

AGENDA
GULFPORT CITY PLANNING COMMISSION MEETING
CITY HALL COUNCIL CHAMBERS
THURSDAY, APRIL 25, 2024 AT 4:30 PM

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

F1. Planning Commission Meeting - March 28, 2024

G. Announcements

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

DECISION ITEMS: Except as noted below, items listed on this agenda as “Decision Items” may be appealed to the Gulfport City Council as follows: Any person or any officer, department or agency of the City aggrieved by a decision of the Planning Commission may, within fifteen (15) days thereafter, appeal therefore to the Gulfport City Council by submitting to the Planning Commission (Department of Urban Development – Planning Division) a written notice of appeal specifying the decision from which the appeal is taken. In the case of such appeal, the Planning Commission shall cause a transcript of the proceedings in the case to be certified to the City Council, and the matter will be heard on said transcripts. The filing fee for an appeal is based on the actual cost of the required official transcript and any related miscellaneous charges.

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

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

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

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

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

H. Hearing of Cases

H1. Planning Commission Decision

1. Planning Commission Approval 2404PC047:

Planning Commission Approval 2404PC047, by owner Tricia Roberts, seeking approval for a mobile home use, Tax Parcel 0810D-02-065.000, 2913 Polk Street, Zoned R-1-5 (Single-family), Ward 3

2. Planning Commission Approval 2404PC055:

Planning Commission Approval 2404PC055, by agent Deberah Couvillion, seeking approval for a mobile home use, Tax Parcel 0907I-03-019.000, Kelly Street, Zoned R-1-5 (Single-family), Ward 6

3. General Plan 2404PC058:

General Plan 2404PC058, by agent Freddie Fountain, seeking approval for a 44-lot townhome subdivision with three outparcels (Cowan Townhomes), Tax Parcels 1010K-04-021.000, 1010K-04-010.000, 1010K-04-006.000, Cowan Road, Zoned T4+ (General Urban Zone "Plus"), T4L (General Urban Zone "Limited"), T3 (Sub-Urban Zone), Ward 2

H14. Hearing of Cases

Tree Permit Appeal 2405TP068, by owner Greg Smith, seeking to appeal the arborist's decision for Tree Permit 2402TP036, 1011D-01-007.000, 1123 Ocean Drive, Zoned T4+ (General Urban Zone "Plus"), Ward 2

5. General Plan 2406PC077:

General Plan 2406PC077, by agent Kenneth Jones, seeking approval for an 84-lot subdivision with six outparcels (Swan Landing Estates), Tax Parcel 0807G-01-001.000, South Swan Road, Zoned R-1-15 (Single-family), Ward 7

H2. Planning Commission Recommendation

1. Zoning Map Amendment 2312PC140: (Remanded back by City Council)

Zoning Map Amendment 2312PC140, by owner Vernon Floyd, Requesting to rezone Tax Parcel 0911C-01-024.000 from B-2 (General-business) to R-2 (Single-family), Hewes Ave, Ward 3

2. Zoning Map Amendment 2404PC051:

Zoning Map Amendment 2404PC051, by owner Hector Rojas, requesting to rezone Tax Parcel 0710M-01-012.006 to R-2 (Single-family), 5914 28th Street, Zoned B-2 (General Business), Ward 1

3. Zoning Map Amendment 2404PC057:

Zoning Map Amendment 2404PC057, by agent Freddie Fountain, requesting to rezone Tax Parcels 1010K-04-021.000, 1010K-04-010.000, 1010K-04-006.000 to T4+ (General Urban Zone "Plus"), Cowan Road, Zoned T4L (General Urban Zone "Limited"), T4+ (General Urban Zone "Plus"), T3 (Sub-Urban Zone), Ward 2

H24. Hearing of Cases

Zoning Text Amendment 2405PC069, by City of Gulfport, seeking approval of amendment Section 9-106(c) of the Code of Ordinances (Sign Ordinance) to exempt certain signs on a building or structure that is owned and operated by a commission or authority created pursuant to Miss. Code Ann. § 21-27-13 from certain requirements of the Sign Ordinance and to provide a means for the review and approval of the same, and for related purposes.

I. Reports

J. Unfinished Business

K. Other Business

K1. Other Business

General Plan 2305PC049, owner is requesting an extension to the approved River Pointe Estates general plan on May 25, 2023. Tentative approval shall be effective for a maximum period of one (1) year unless, the planning commission grants an extension if the final plat was not submitted within the time limit and can resubmit the general plan for tentative approval.

L. Adjournment

MINUTES
GULFPORT CITY PLANNING COMMISSION
Thursday, March 28, 2024, 4:30 P.M.
City Hall Council Chambers

- A. **Prayer:** The Planning Commission led a prayer.
- B. **Pledge of Allegiance:** The Pledge of Allegiance was recited.
- C. **Call to Order:** The meeting of the Planning Commission was called to order at **4:29 PM.**
- D. **Determination of a Quorum:** A roll call was performed and a quorum was determined.

BOARD MEMBERS PRESENT:

KEITH WILLIAMS
WM. PRINCE JONES
CHARLIE HEWES
VIRGINIA ADOLPH
HAROLD SPANN
DOUG HANCOCK BJ SELLERS
TIM DAIGLE JR

BOARD MEMBERS ABSENT:

BRYAN JACOBS
CHRIS ROMANO
BILL WILLIAMS

STAFF MEMBERS PRESENT:

SU-LIN FEATHERSTON
RHONDA GADDIS
LESLIE ERVIN

COURT REPORTER:

NORMA SOROE

E. **Confirmation of Agenda:**

F. **Adoption of Minutes:**

Motion by **Mr. Daigle** and seconded by **Mr. Jones** to approve Minutes of the **February 22, 2024**, Planning Commission meeting was carried unanimously.

G. **Hearing of Cases:**

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

G2. The Chairperson asked for anyone speaking at the meeting to complete a Speaker's Card.

G3. Routine Agenda

H1. Planning Commission Decisions

1. Planning Commission Approval 2402PC011:

Planning Commission Approval 2402PC011, by agent M2 Enterprises, Inc., seeking approval for auto sales of less than fifty vehicles, Tax Parcel 0910M-03-058.000, 941 Pass Rd, Zoned B-2 (General Business), Ward 3

Speaking for the Petition: John Daniel, Matthew Svendsen

Speaking against the Petition: None

Motion: Mr. Jones motion to approve request – with conditions

Second: Mr. Hewes to approve request - with conditions

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

Action: Motion carried unanimously

2. Planning Commission Approval 2403PC029:

Planning Commission Approval 2403PC029, by owner JKA Properties LLC, seeking approval for church use, Tax Parcels 0910I-02-008.001, 0910I-02-008.000, 729 E Pass Rd., Zoned T5 (Urban Center), Ward 2

Speaking for the Petition: Jose Santamaria

Speaking against the Petition: Wiley Wilford Gieger

Motion: Mr. Spann motion to approve request – with conditions

Second: Mrs. Adolph to approve request - with conditions

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

Action: Motion carried unanimously

3. Special Exception 2403SC031: (Withdrawn by Applicant)

Special Exception 2403SC031, by agent Tyler Hickman, seeking approval for daiquiri shop, Tax
Parcels 0908N-04-004.000, 0908N-04-004.001, 13211 Dedeaux Road, Zoned B-1
(Neighborhood business), Ward 5

Speaking for the Petition: Mike Pritchard

Speaking against the Petition:

Motion:

Second:

KEITH WILLIAMS	– Chairman
VIRGINIA ADOLPH	–
CHARLIE HEWES	–
BJ SELLERS	–
WM. PRINCE JONES	–
DOUG HANCOCK	–
BRYAN JACOBS	–
TIM DAIGLE JR	–
CHRIS ROMANO	–
HAROLD SPANN	–
BILL WILLIAMS	–

Action:

4. Planning Commission Approval 2403PC039:

Planning Commission Approval 2403PC039, by agents Charles Gant and Warren Dedeaux,
seeking approval for a townhouse development, Tax Parcels 0908M-01-009.00, 0908M-01-
009.001, 0908M-01-014.000, Zoned B-1 (Neighborhood-business), Ward 5

Speaking for the Petition: Daniel Boudreaux

Speaking against the Petition: None

Motion: Mr. Hancock motion to approve request – with conditions

Second: Mr. Jones to approve request - with conditions

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

Action: Motion carried unanimously

5. Planning Commission Approval 2403PC040:

Planning Commission Approval 2403PC040, by agent Vinson Keyhea, seeking approval for car sales of less than 50 vehicles, Tax Parcel 0910N-06-020.000, Zoned B-2 (General-Business) Ward 4

Speaking for the Petition: Vinson Keyhea

Speaking against the Petition: None

Motion: Mr. Hewes motion to approve request – with conditions

Second: Mr. Jones to approve request - with conditions

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

Action: Motion carried unanimously

6. General Plan 2402PC014:

General Plan 2402PC014, by agent Kenneth Jones, seeking approval for an 84-lot subdivision with five outparcels (Swan Landing Estates), Tax Parcel 0807G-01-001.000, South Swan Road, Zoned R-1-15 (Single-family), Ward 7

Speaking for the Petition: Kenneth Jones

Speaking against the Petition: Ann Stewart, Ricky Dombrowski, Jerry Goforth, Linda Goforth, Lamar Gray, Sheila White, Pamela Mixon, Joe Moffett, Greg White

Motion: Mr. Sellers motion to approve request – with conditions

Second: Mr. Hewes to approve request - with conditions

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

Action: Motion carried 5-1

H2. Planning Commission Recommendation

7. Zoning Map Amendment 2403PC020:

Zoning Map Amendment 2403PC020, by owner David Cospelich, Request rezone to B-1 (Neighborhood Business), Tax Parcels 0907H-02-001.001, 0907H-02-002.000, 1007E-01-002.000, 1007E-01-003.000, Zoned R-1-10 (Single Family Residence), River Road, Ward 6

Speaking for the Petition: David Cospelich, Ricky Dombrowski

Speaking against the Petition: None

Motion: Mr. Hancock motion to approve request – with conditions

Second: Mr. Jones to approve request - with conditions

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

Action: Motion carried unanimously

8. Zoning Map Amendment 2403PC024:

Zoning Map Amendment 2403PC024, by owner Rock Solid Property, Requests to rezone to T5 (Urban Center Zone), Tax Parcel 1010N-01-087.001, Zoned T4+ (General Urban Zone "Plus"), Cowan Road, Ward 2

Speaking for the Petition: Donna Tindall

Speaking against the Petition: None

Motion: Mrs. Adolph motion to approve request – with conditions

Second: Mr. Daigle to approve request - with conditions

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

Action: Motion carried unanimously

9. Zoning Map Amendment 2403PC025:

Zoning Map Amendment 2403PC025, by agent Allison Vencil, requesting to rezone the entire parcel to T4+ (General Urban Zone "Plus"), Tax Parcel 0911B-02-009.002, 210 Texas Ave, Zoned T4+ (General Urban Zone "Plus") and T5 (Urban Center Zone), Ward 2

Speaking for the Petition: Allison Vencil

Speaking against the Petition: None

Motion: Mr. Sellers motion to approve request – with conditions

Second: Mr. Hancock to approve request - with conditions

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

Action: Motion carried unanimously

K. Other Business

K1. Other Business

Discussion regarding changes to the sign ordinance.

Speaking for the Petition: Margaret Murdock

Speaking against the Petition: None

Motion: Mr. Hewes motion to approve request

Second: Mr. Hancock to approve request

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

Action: Motion carried unanimously

I. Adjournment

There being no further business, a Motion was made by **Mr. Sellers** to adjourn, seconded by **Mrs. Adolph** and carried unanimously. The meeting adjourned at **7:02 PM** .

William Prince Jones, Secretary

Date: _____

MEMORANDUM

To: City of Gulfport Planning Commission

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

Date of Hearing: April 25, 2024

Re: Planning Commission Decision

MEMORANDUM

To: City of Gulfport Planning Commission

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

Date of Hearing: April 25, 2024

Re: Planning Commission Approval 2404PC047:

Planning Commission Approval 2404PC047, by owner Tricia Roberts, seeking approval for a mobile home use, Tax Parcel 0810D-02-065.000, 2913 Polk Street, Zoned R-1-5 (Single-family), Ward 3

Technical Report

PLANNING COMMISSION APPROVAL

GENERAL INFORMATION

Case File Number: 2404PC047

Hearing Date: April 25, 2024

Current Zoning/Use: R-1-5 / Single Family Home

Legal: Planning Commission Approval 2404PC047, by owner Tricia Roberts, seeking approval for a mobile home use, Tax Parcel 0810D-02-065.000, 2913 Polk Street, Zoned R-1-5 (Single-family), Ward 3.

TECHNICAL DETAILS

Applicant is seeking approval for a mobile home use in an R-1-5 zoning district, which requires Planning Commission Approval. Applicant is seeking to replace their existing single-family home on site with a new mobile home. Applicant noted on the application that the proposed mobile home will be 48-feet by 28-feet (1296 square feet) with a concrete parking space 9-feet wide by 39-feet long, meeting the standard parking requirements for back-to-back parking. While the subject site is rather small for the zoning district, upon staff review the proposed site the proposed mobile home will be within the allowable lot coverage, and will be able to meet the setbacks for the R-1-5 zoning district. Setbacks for R-1-5 zoning district being 15 feet from the front property line, 6 feet from the side property lines, and 8 feet from the rear property line. The applicant claims that there are other mobile homes in the area. Upon staff review, there are two other pre-existing mobile homes in the immediate area. However, despite these mobile homes being pre-existing, both properties are within R-1-5 zoning districts.

EXECUTIVE SUMMARY

Applicant is seeking approval for a 1269 square-foot mobile home to be placed on their property in a R-1-5 zoning district. The applicant's site plan illustrates that their proposed mobile home to be placed within setbacks for a R-1-5 zoning district, and meeting the parking requirements. Upon staff review of the surrounding area, there are two other pre-existing mobile homes in the immediate area that are also within R-1-5 zoning districts.

Any approval should consider these conditions:

1. Must meet Zone II requirements for Manufactured Homes installed in Hurricane Prone Area. Must meet Mississippi rules and regulation MH-5.
2. Allows for a mobile home use to be placed on this property.
3. A permit to demolish existing structures on site shall be submitted to the building department and finalized before any permits for mobile home placement.

DEPARTMENTAL CONDITIONS

Engineering: No conditions. Memo dated 4/11/24.

Technical Report
PLANNING COMMISSION APPROVAL

<u>Public Works:</u>	No conditions. Memo dated 4/11/24.
<u>Traffic and Safety:</u>	No conditions. Memo dated 4/5/24.
<u>Building Code Services:</u>	Must meet Zone II requirements for Manufactured Homes installed in Hurricane Prone Area. Must meet Mississippi rules and regulation MH-5. Memo dated 4/03/24.
<u>GIS:</u>	No conditions. Memo dated 4/10/24.
<u>Police Department:</u>	No comment as of 4/15/24.
<u>Fire Department:</u>	No conditions. Memo dated 5/12/16.
<u>City Arborist:</u>	No conditions. Memo dated 4/03/24.

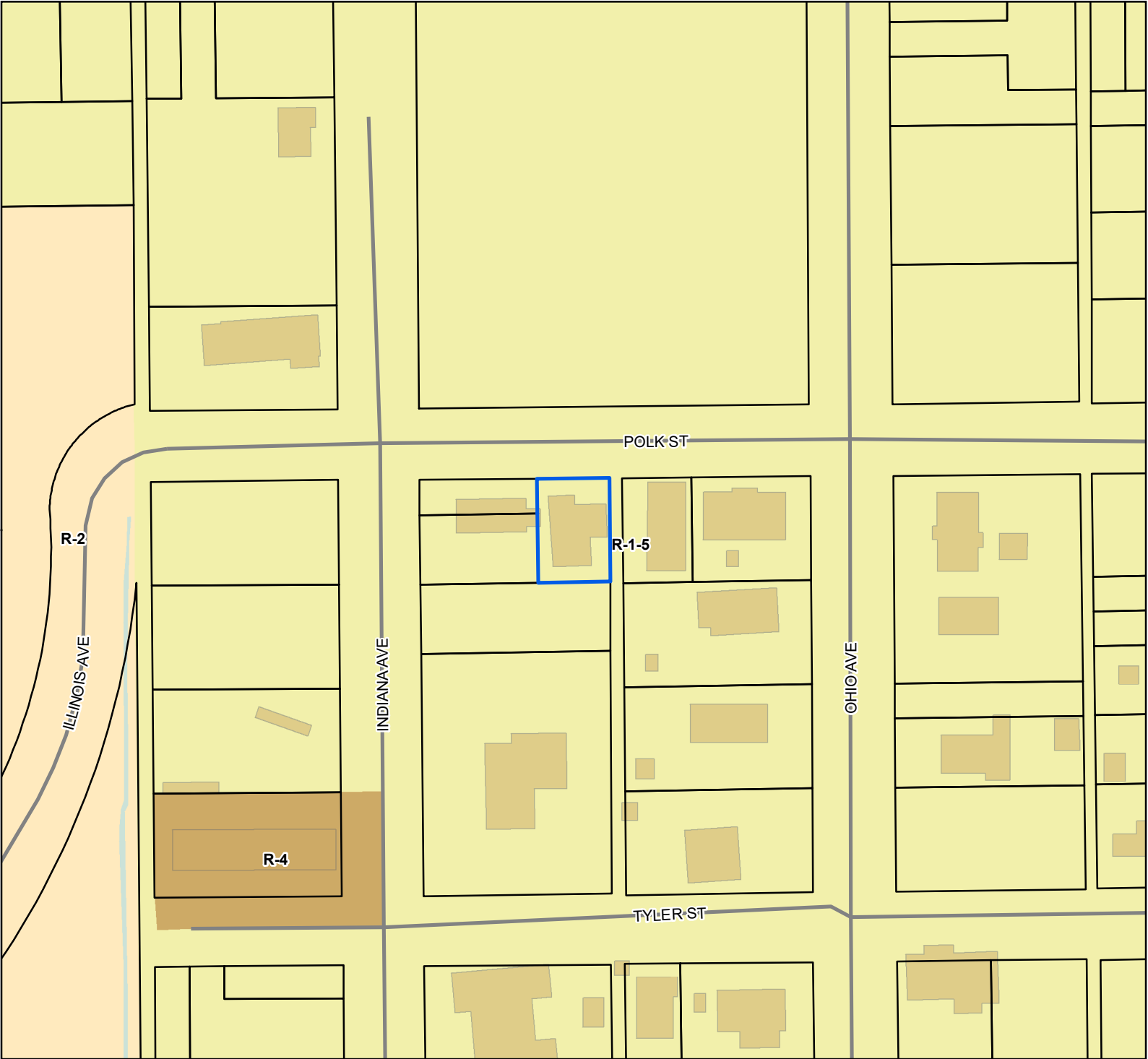
DIRECTOR APPROVAL

This report has been reviewed and approved by:



Greg Holmes
Director of Urban Development Department





Street

Parcels

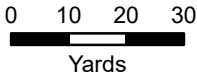
Buildings

Water Features

Zoning

- R-1-5 - Single Family Residence District (Medium Density)
- R-2 - Single Family Residence District (Medium Density)
- R-4 - General Residence (High Density)

Site Information
0810D-02-065.000
Zoning: R-1-5 (Single-family)
Size: 3904.52 sqft
Flood: X



1 inch = 100 feet



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



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

APPLICATION FOR PLANNING COMMISSION APPROVAL

For Staff Use Only

Case Number: 2404PC047Date Received: 2/15/24

Receipt Number: _____

Received By: dtZoning: R-1-5Ward: 3 Flood: XSize: 3904.53 sqft

(If necessary, use separate sheet of paper)

Property Information

TAX PARCEL # D

0	8	1	0	0	-	0	2	-	0	6	5	•	0	0	0
					-			-				•			
					-			-				•			

Address of Property Involved: 2913 polk stLot(s) 18, Block(s) 146, Subdivision North Gulf port

General Location: _____

GENERAL DESCRIPTION OF REQUEST:

Request to place a mobile home (48ft x 27ft)

OWNERSHIP AND CERTIFICATION:

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

OWNER

AGENT

Printed Name of Owner Tricia Roberts

Printed Name of Agent _____

2913 polk st

Mailing Address _____

Mailing Address _____

Gulfport MS 3950

City State Zip code

City State Zip code

228-224-8204

Home Phone Work/Cell Phone

Home Phone Work/Cell Phone

Email _____

Email _____

Tricia Roberts

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)

Tricia Roberts

ADDRESS (STREET, CITY, STATE, ZIP CODE)

2913 Polk St

PHONE # (H)

228-224-8204

(W)

TAX PARCEL NUMBER(S) OWNED

SIGNATURE:

NAME OF OWNER (PRINT)

ADDRESS (STREET, CITY, STATE, ZIP CODE)

PHONE # (H)

(W)

TAX PARCEL NUMBER(S) OWNED

SIGNATURE:

NAME OF OWNER (PRINT)

ADDRESS (STREET, CITY, STATE, ZIP CODE)

PHONE # (H)

(W)

TAX PARCEL NUMBER(S) OWNED

SIGNATURE:

(Use additional forms as needed)

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



Area Map

Printed 2/15/2024

POLK ST

Mobil & Home

0810D-02-066.001

19

8378 INDIANA AVE

20

0810D-02-066.000

5018 INDIANA AVE

21

0810D-02-065.000

18

17

22

0810D-02-064.000

23

2904 POLK ST

0810D-02-037.000

16

1

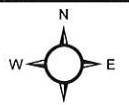
11

0810D-02-038.000

10

Tricia Robert 2/15/224

Donna L. Luning 2/15/24



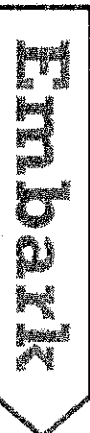
1 inch = 19 feet

- Addresspoints
- Minor/Residential
- WaterFeatures
- Parcels

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.

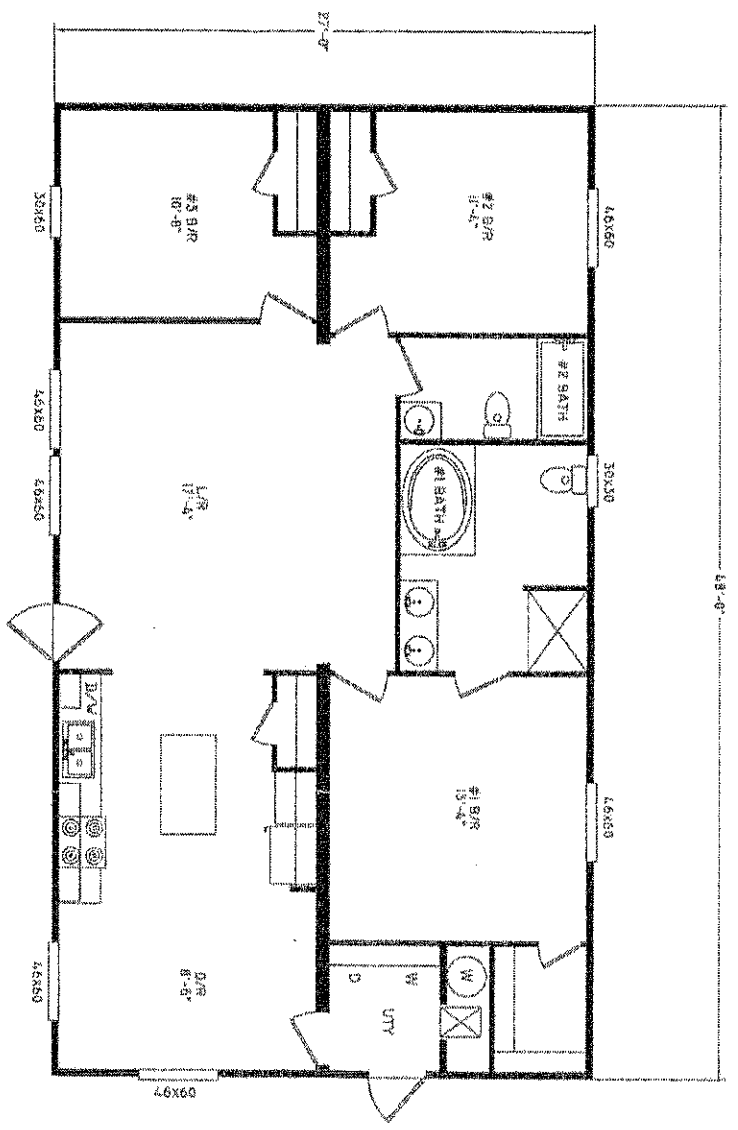
\$ 109-115



HOME BUILDERS

Onward

MODEL 284832B



3

Bedrooms

2

Bathrooms

1,296
Square Feet

DISCLAIMER: Because we are continually updating our products and process, the plans, dimensions, materials, features and other specifications shown here are subject to change without notice or obligation. Please refer to working drawings for actual dimensions. Renderings and floor plans are artist's depictions only and may vary from the completed home. Room dimensions and square footage calculations are approximate subject to industry standards. Some features shown are optional.



Housing begins here.

embarkb.net

1- I will not need Additional Access
to the property ~~of them~~ than ~~what~~ is
wite Present

2- I will not need ~~water~~ Any more than
3- what is currently provided
4- }

#5- There are no public facilities nearby

#6 we will have on site parking

#7 There are other mobile Home near By

Marriage License

STATE OF
MISSISSIPPI



COUNTY OF
HARRISON

To any Judge, Minister, or Justice or any other Person Lawfully Authorized to celebrate the Rites of Matrimony.
You are Hereby Licensed to Celebrate the

rites of MATRIMONY

Between Mr. ANDRE MICHAEL ROBERTS and
MISS TRICIA ANN DEAN
and for so doing this shall be your warrant.

Given under my hand and official seal, this 25TH
day of AUGUST in the year of our Lord
Two Thousand 06
at 10:00 o'clock A m.

GAYLE PARKER

Circuit Clerk

By D. C.

The State of Mississippi.
Harrison County

} By Virtue of A License

From the Clerk of the Circuit and County Courts of said County of Harrison, I have this day
celebrated the Rites of Matrimony between Mr. ANDRE MICHAEL ROBERTS

and Miss TRICIA ANN DEAN

Given under my hand this the 26TH day of AUGUST A.D. 2006

Betty B. R. Fisher SEAL

STATE OF MISSISSIPPI
COUNTY OF HARRISON
FIRST JUDICIAL DISTRICT



1st Judicial District
Instrument 2007 3702 D -J1
Filed/Recorded 4 4 2007 4 12 P
Total Fees 13.00
3 Pages Recorded



WARRANTY DEED

For and in consideration of the sum of TEN DOLLARS (\$10.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, the undersigned **MAE ETTA BALL**, does hereby sell, convey and warrant unto **TRICIA DEAN**, the following described land and real property together with all improvements thereon situated and being in Harrison County, Mississippi, to-wit:

Lots 17 and 18, Block 146, NORTH GULFPORT SUBDIVISION,
Harrison County, Mississippi, according to the official map or plat
thereof on file and of record in the office of the Chancery Clerk
of Harrison County, Mississippi.

Mary M. McInnis, the life estate owner in that deed executed on February 7, 1994 and recorded in Deed Book 1264 at Page 224, died on September 2, 1994 and a copy of her death record is attached hereto as Exhibit "A".

All outstanding real estate taxes are hereby assumed by the Grantee herein. The foregoing real property is no part of my homestead.

THIS the 4th day of April, 2007.

Ma Etta Ball
MAE ETTA BALL

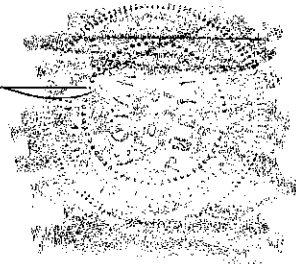
**STATE OF MISSISSIPPI
COUNTY OF HARRISON**

THIS DAY PERSONALLY CAME AND APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, **MAE ETTA BALL**, who acknowledged that she signed, executed and delivered the above and foregoing instrument of writing on the day and in the year therein mentioned as her voluntary act and deed.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 4th day of April, 2007.

Joseph C. Nicks
NOTARY PUBLIC

MY COMMISSION EXPIRES MARCH 13, 2008
My Commission Expires



2

GRANTOR

Mae Etta Ball
5008 Indiana Avenue
Gulfport, MS 39501
228-864-3039

GRANTEE

Tricia Dean
3604 Amtico Street
Gulfport, MS 39501
228-868-5618

228-224-8204

INSTRUMENT PREPARED BY:

Joseph P. Hudson
Attorney-at-Law
Bar # 2841
P. O. Box 908
Gulfport, MS 39502
228-863-3095

INDEXING INSTRUCTIONS:

Lots 17 & 18, Block 146
NORTH GULFPORT SUBDIVISION
Harrison County, Mississippi

deed warranty.BALL MAE ETTA(am)

STATE OF MISSISSIPPI

MISSISSIPPI STATE DEPARTMENT OF HEALTH VITAL RECORDS

EXHIBIT

CERTIFICATE OF DEATH

STATE FILE NUMBER 123

TYPE OR PRINT
WITH BLACK INK

FILING DATE SEP 21 1994

1. NAME - First Middle Last MCINNIS, MARY		2. SEX F		3a. HOUR OF DEATH 1:30 a.m.		3b. DATE OF DEATH (Month, Day, Year) September 2, 1994	
4. RACE (Specify White, Black, American Indian, etc.) BLACK		5a. AGE AT LAST BIRTHDAY 60 Years		5b. MONTHS 6		5c. DAYS 26	
6. DATE OF BIRTH (Month, Day, Year) MAY 26, 1934		7a. COUNTY OF DEATH HARRISON					
7b. CITY OR TOWN OF DEATH GULFPORT		7c. HOSPITAL OR OTHER INSTITUTION NAME AND NUMBER (if not in either, give street address, route number or other location) BOYINGTON HEALTH CARE FACILITY INPT					
9. DECEDENT'S EDUCATION (Specify only highest grade completed) JUNK		10. MARRIED, NEVER MARRIED, WIDOWED, DIVORCED (Specify) NEVER MARRIED		11. SURVIVING SPOUSE (if wife, give maiden name) NO		12. WAS DECEASED EVER IN U.S. ARMED FORCES? (Yes or No) NO	
13. ORIGIN OR DESCENT (Specify Cuban, Afro-American, Mexican, etc.) AFRO-AMERICAN		14. SOCIAL SECURITY NUMBER 428-62-5850		15. USUAL OCCUPATION (Kind of work done, mode of working life) NONE		16. KIND OF BUSINESS OR INDUSTRY NONE	
17a. RESIDENCE - STATE MISSISSIPPI		17b. COUNTY HARRISON		17c. CITY OR TOWN GULFPORT		17d. INSIDE CITY LIMITS (Specify Yes or No) YES	
17e. STREET AND NUMBER OR RURAL LOCATION 1590 BROAD AVE		18. MOTHER - NAME First Middle Maiden LINNIE LEE PRICE					
19a. INFORMANT - NAME (Type or print) MRS. SHIRLEY MCINNIS		19b. MAILING ADDRESS (Street and number or route and box number, City or town, State, ZIP code) 4819-INDIANA AVE. GULFPORT, MS. 39501					
20a. BURIAL, CREMATION, REMOVAL (Specify) BURIAL		20b. CEMETERY, CREMATORY - NAME MONROE MEMORIAL PARK		20c. LOCATION (City and State) GULFPORT, MS.		20d. EMBALMER - SIGNATURE AND NUMBER FS 737 Albert McGowan	
21a. FUNERAL HOME - NAME AND MISSISSIPPI ID. NUMBER LOCKETT-WILLIAMS' MORTUARY, INC. 324S		21b. MAILING ADDRESS (Street and number or route and box number, City or town, State, ZIP code) 2019-31st AVE. GULFPORT, MS. 39501					
22a. PERSON WHO PRONOUNCED DEATH - NAME AND TITLE (Type or print) LETI DAUGHERTY, RN		22b. PRONOUNCED DEAD (Month, Day, Year) ON SEPT. 2, 1994		22c. PRONOUNCED DEAD (Hour) AT 1:30 a.m.		23. MAILING ADDRESS (Street and number or route and box number, City or town, State, ZIP code) 1110 Broad Ave. Ste. 700 Gulfport, MS. 39501	
23a. CERTIFIER - NAME (Type or print) Morris R. Harrison		23b. SIGNATURE <i>Morris R. Harrison</i>		23c. DATE SIGNED (Month, Day, Year) 9/13/94		23d. STATE LICENSE NUMBER 10228	
24a. NAME OF ATTENDING PHYSICIAN, IF OTHER THAN CERTIFIER (Type or print) None		24b. SIGNATURE <i>None</i>		24c. DATE SIGNED (Month, Day, Year) None		24d. STATE LICENSE NUMBER None	
25. PART I: IMMEDIATE CAUSE (Enter one cause only) Respirator Aortic		25a. DATE SIGNED (Month, Day, Year) 9/13/94		25b. STATE LICENSE NUMBER 10228		25c. DATE SIGNED (Month, Day, Year) 9/13/94	
25d. STATE LICENSE NUMBER 10228		25e. DATE SIGNED (Month, Day, Year) 9/13/94		25f. STATE LICENSE NUMBER 10228		25g. DATE SIGNED (Month, Day, Year) 9/13/94	
26. PART II: OTHER SIGNIFICANT CONDITIONS - Conditions contributing to death but not resulting in the underlying cause given in PART I Renal Failure Diabetes		27. AUTOPSY (Yes or No) NO		28. WAS CASE REFERRED TO MEDICAL EXAMINER? (Yes or No) NO		29. DESCRIBE HOW OR BY WHAT MEANS INJURY OCCURRED	
29a. ACCIDENT, SUICIDE, HOMICIDE, PENDING INVESTIGATION, OR UNDETERMINED (Specify) None		29b. DATE OF INJURY (Month, Day, Year) None		29c. HOUR OF INJURY None		29d. DESCRIBE HOW OR BY WHAT MEANS INJURY OCCURRED	
29e. INJURY AT WORK (Yes or No) None		29f. PLACE OF INJURY (Specify Home, Farm, Street, Factory, Office building, etc.) None		29g. LOCATION None		29h. STREET OR ROUTE NUMBER None	
29i. CITY OR TOWN None		29j. STATE None		29k. STREET OR ROUTE NUMBER None		29l. CITY OR TOWN None	
29m. STATE None		29n. STREET OR ROUTE NUMBER None		29o. CITY OR TOWN None		29p. STATE None	

THIS IS TO CERTIFY THAT THE ABOVE IS A TRUE AND CORRECT COPY OF THE CERTIFICATE ON FILE IN THIS OFFICE

F. E. Thompson, Jr., M.D., M.P.H.
STATE HEALTH OFFICER

September 22, 1994

Nita Cox Gunter
STATE REGISTRAR

WARNING:

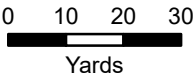
A REPRODUCTION OF THIS DOCUMENT RENDERS IT VOID AND INVALID. DO NOT ACCEPT UNLESS EMBOSSED SEAL OF THE MISSISSIPPI STATE BOARD OF HEALTH IS PRESENT. IT IS ILLEGAL TO ALTER OR COUNTERFEIT THIS DOCUMENT.

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
Y		0810D-02-065.000	TRICIA ROBERTS(OWNER)	2913 POLK STREET	GULFPORT	MS	39501
			Adjacent Property Owners (2404PC047)				
	50269	0810D-02-064.000	MARKS WILLIAM D	143 BARTHEL AVENUE	GARDENER	MA	1044
	50274	0810D-03-028.000	SYKES CURTIS LEE ETAL	6206 OLYMPIC BLVD	LOS ANGELES	CA	90048
	50264	0810D-02-038.000	JONES RICH & OPHELIA -EST-	527 25TH STREET	GULFPORT	MS	39507
	50263	0810D-02-039.000	GREEN JUDY P	5003 OHIO AVE	GULFPORT	MS	39501
	50268	0810D-02-066.000	TAGALOA KRYSTAL MINGO	522 KENNETH DR EXT	BELLE CHASSE	LA	70037
	87546	0810D-03-029.000	FAIRLEY TANGULA	4809 INDIANA AVE	GULFPORT	MS	39503
	50266	0810D-02-037.000	WARD M	210 MAGNOLIA ST	LONG BEACH	MS	39560
	87538	0810D-03-020.000	CZM INVESTMENT LLC	9129 PINCH SHOT DR	WINTER GARDEN	FL	34787
	50275	0810D-03-027.000	SYKES CURTIS LEE ETAL	6206 OLYMPIA BLVD	LOS ANGELES	CA	90048
	50267	0810D-02-065.000	DEAN TRICIA	2913 POLK STREET	GULFPORT	MS	39501
	87525	0810D-02-063.000	BALL MAE ETTA	5008 INDIANA AVE	GULFPORT	MS	39501
	50262	0810D-02-040.000	BUCKHALTER PAUL ETAL	5001 OHIO AVE	GULFPORT	MS	39503
	101465	0810D-03-029.001	FAIRLEY DONALD E JR	4809 INDIANA AVE	GULFPORT	MS	39501
	87544	0810D-03-026.000	OATIS PEGGY JEAN	3004 POLK ST	GULFPORT	MS	39501
	50265	0810D-02-036.000	SMITH WANDA	8261 ARKANSAS AVE	GULFPORT	MS	39501



Legend

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



1 inch = 100 feet



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

RE: Planning Commission Approval 2404PC047, by owner Tricia Roberts, seeking approval for a mobile home use, Tax Parcel 0810D-02-065.000, 2913 Polk Street, Zoned R-1-5 (Single-family), Ward 3

To Applicants and Adjacent Property Owners:

The City of Gulfport Planning Commission will hold a public hearing to consider the above application at 4:30 P.M. on **Thursday, April 25, 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 Planning Commission for **Thursday, April 25, 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.



The Beaufort Gazette
The Belleville News-Democrat
Bellingham Herald
Centre Daily Times
Sun Herald
Idaho Statesman
Bradenton Herald
The Charlotte Observer
The State
Ledger-Enquirer

Durham | The Herald-Sun
Fort Worth Star-Telegram
The Fresno Bee
The Island Packet
The Kansas City Star
Lexington Herald-Leader
The Telegraph - Macon
Merced Sun-Star
Miami Herald
El Nuevo Herald

The Modesto Bee
The Sun News - Myrtle Beach
Raleigh News & Observer
Rock Hill | The Herald
The Sacramento Bee
San Luis Obispo Tribune
Tacoma | The News Tribune
Tri-City Herald
The Wichita Eagle
The Olympian

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
36845	539363	Print Legal Ad-IPL01676370 - IPL0167637		\$92.35	2	51 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, April 25, 2024 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 24 th Avenue.

Planning Commission Approval 2404PC047, by owner Tricia Roberts, seeking approval for a mobile home use, Tax Parcel 0810D-02-065.000, 2913 Polk Street, Zoned R-1-5 (Single-family), Ward 3

Planning Commission Approval 2404PC055, by agent Deberah Couvillion, seeking approval for a mobile home use, Tax Parcel 0907I-03-019.000, Kelly Street, Zoned R-1-5 (Single-family), Ward 6

General Plan 2404PC058, by agent Freddie Fountain, seeking approval for a 44-lot townhome subdivision with three outparcels (Cowan Townhomes), Tax Parcels 1010K-04-021.000, 1010K-04-010.000, 1010K-04-006.000, Cowan Road, Zoned T4+ (General Urban Zone "Plus"), T4L (General Urban Zone "Limited"), T3 (Sub-Urban Zone), Ward 2

Tree Permit Appeal 2405PC068, Tree Permit Appeal 2405TP068, by owner Greg Smith, seeking to appeal the arborist's decision for Tree Permit 2402TP036, 1011D-01-007.000, 1123 Ocean Drive, Zoned T4+ (General Urban Zone "Plus"), Ward 2

Zoning Map Amendment 2312PC140, by owner Vernon Floyd, Requesting to rezone Tax Parcel 0911C-01-024.000 from B-2 (General-business) to R-2 (Single family), Hewes Ave, Ward 3

Zoning Map Amendment 2403PC051, by owner Hector Rojas, requesting to rezone Tax Parcel 0710M-01-012.006 to R-2 (Single-family), 5914 28th Street, Zoned B-2 (General Business), Ward 1 Zoning Map Amendment 2404PC057, by agent Freddie Fountain, requesting to rezone Tax Parcels 1010K-04-021.000, 1010K-04-010.000, 1010K-04-006.000 to T4+ (General Urban Zone "Plus"), Cowan Road, Zoned T4L (General Urban Zone "Limited"), T4+ (General Urban Zone "Plus"), T3 (Sub-Urban Zone), Ward 2

Zoning Text Amendment 2405PC069, by City of Gulfport, seeking approval of amendment Section 9-106(c) of the Code of Ordinances (Sign Ordinance) to exempt certain signs on a building or structure that is owned and operated by a commission or authority created pursuant to Miss. Code Ann. § 21-27-13 from certain requirements of the Sign Ordinance and to provide a means for the review and approval of the same, and for related purposes.

General Plan 2406PC077, by agent Kenneth Jones, seeking approval for an 84-lot subdivision with six outparcels (Swan Landing Estates), Tax Parcel 0807G-01 001.000, South Swan Road, Zoned R-1-15 (Single-family), Ward 7

This the 4 rd day of April 2024
Keith Williams, Chairman
City of Gulfport Planning Commission
IPL0167637
Apr 10 2024

STATE OF MISSISSIPPI COUNTY OF HARRISON

Before me, the undersigned Notary of Dallas County, Texas personally appeared Mary Castro, 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:
04/10/24

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.

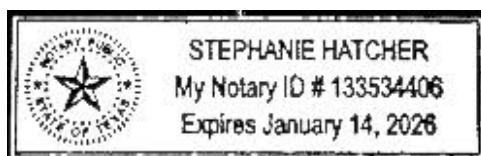
Mary Castro

Sworn to and subscribed before me this 10th day of April in the year of 2024

Stephanie Hatcher

Notary Public

* The Sun Herald has been deemed eligible for publishing legal notices in Jackson County to meet the requirements of Miss. Code 1972 Section 13-3-31 and 13-3-32.



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

MEMORANDUM

To: City of Gulfport Planning Commission

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

Date of Hearing: April 25, 2024

Re: Planning Commission Approval 2404PC055:

Planning Commission Approval 2404PC055, by agent Deberah Couvillion, seeking approval for a mobile home use, Tax Parcel 0907I-03-019.000, Kelly Street, Zoned R-1-5 (Single-family), Ward 6

Technical Report

PLANNING COMMISSION APPROVAL

GENERAL INFORMATION

Case File Number: 2404PC055

Hearing Date: April 25, 2024

Current Zoning/Use: R-1-5 / Vacant Lot

Legal: Planning Commission Approval 2404PC055, by agent Deberah Couvillion, seeking approval for a mobile home use, Tax Parcel 0907I-03-019.000, Kelly Street, Zoned R-1-5 (Single-family), Ward 6

TECHNICAL DETAILS

The applicant requests Planning Commission approval for the placement of a 16' x 76' mobile home on a vacant lot, zoned R-1-5 (Single-family).

Per our chart of permitted uses and City of Gulfport's Ordinances, a mobile home use requires Planning Commission approval in a R-1-5 zoning district with setback requirements; front yard setback of 15-feet, side yard setback of 6-feet and rear yard setback of 8-feet. There are other mobile homes present on Kelly Street. However, the number of dwelling units is sparse. Kelly Street has multiple vacant lots of varying sizes. The neighboring streets contain single-family homes and mobile homes. The lot is large enough such that the mobile home will adequately meet the required setbacks; as is pointed out on the site plan.

EXECUTIVE SUMMARY

Upon staff review, the parcel is currently vacant. The applicant has presented a site plan that appears to meet the setback requirements for a mobile home dwelling in an R-1-5 zone, that includes off street parking for two vehicles (in asphalt or concrete). Several of the neighboring properties have existing mobile homes. The area is a mixed use of single-family homes and mobile homes. Upon review of the site plan submitted by the applicant, parking and all required setbacks have been met. If the request is approved, it would be in harmony with existing housing in the area.

Any approval should consider these conditions:

1. Must meet Zone II requirements for Manufactured Homes installed in Hurricane Prone Area. Must meet Mississippi rules and regulations MH-5.
2. Must comply with all rules by Planning and Zoning.
3. Approval allows for a mobile home use.

DEPARTMENTAL CONDITIONS

Engineering: No conditions. Memo dated 12/01/23.

Public Works: No conditions. Memo dated 11/30/32.

Technical Report
PLANNING COMMISSION APPROVAL

Traffic and Safety: No conditions. Memo dated 04/05/24.

Building Code Services: Must meet Wind Zone II requirements for Manufactured Homes installed in hurricane prone area. Must meet Mississippi rules and regulation MH-5. Memo dated 04/03/24.

GIS: No conditions. Memo dated 04/10/24.

Police Department: No conditions. Memo dated 04/10/24.

Fire Department: No conditions. Memo dated 04/04/24.

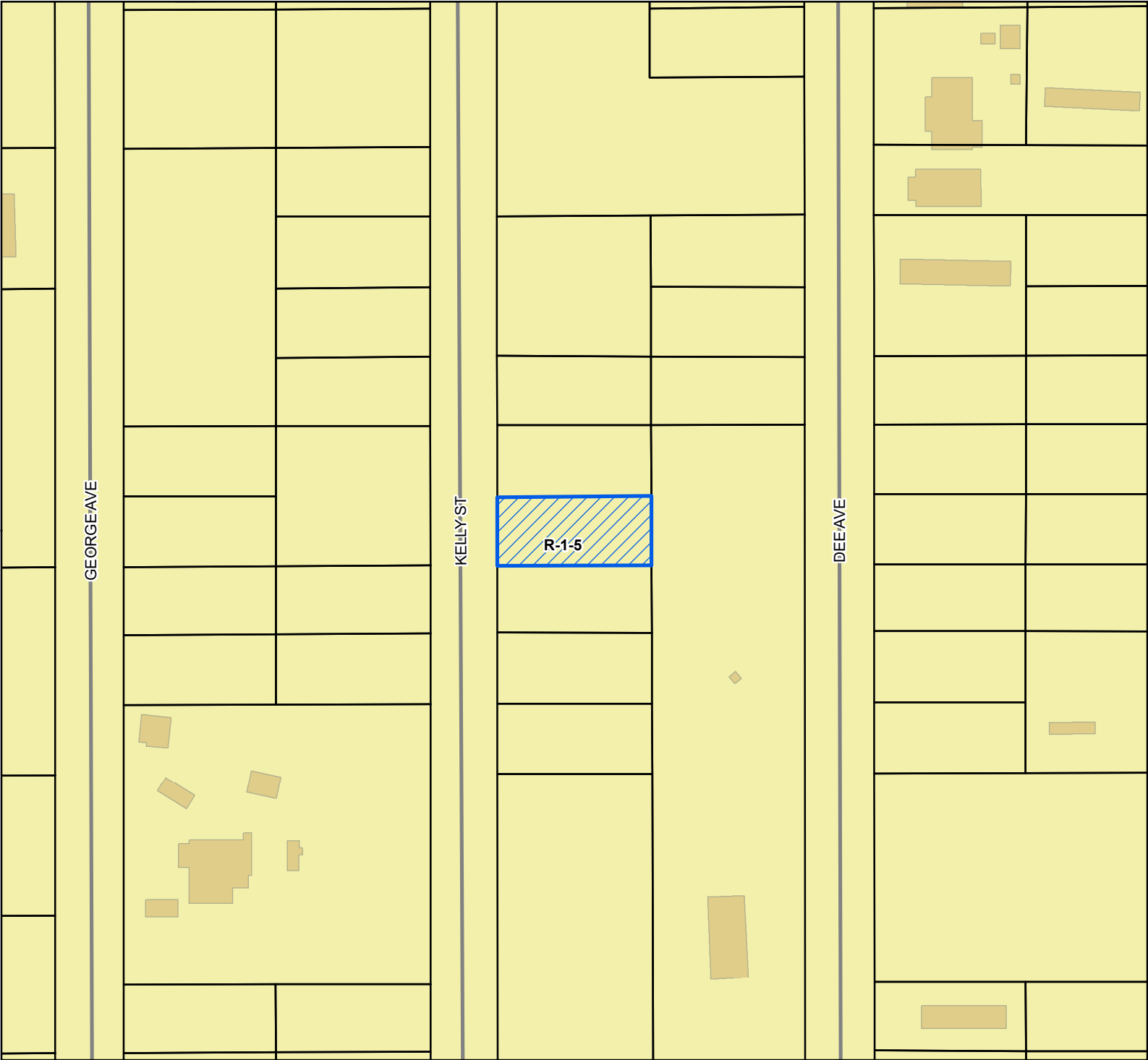
City Arborist: No conditions. Memo dated 04/03/24.

DIRECTOR APPROVAL

This report has been reviewed and approved by:



Greg Holmes
Director of Urban Development Department



Site

Street

Parcels

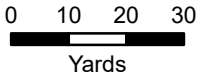
Buildings

Zoning

R-1-5 - Single Family

Residence District (Medium Density)

Site Information
0907I-03-019.000
Zoning: R-1-5 (Single-Family)
Size: 5500 sqft
Flood: X



1 inch = 100 feet



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



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

APPLICATION FOR PLANNING COMMISSION APPROVAL

Property Information

TAX PARCEL #

0	9	0	7	1
0	9	0	7	1

 -

0	3
0	3

 -

0	1	8
0	1	9

 •

0	0	0
0	0	0

BU

For Staff Use Only
Case Number: 2404PC055
Date Received: 3/5/24
Receipt Number: _____
Received By: AA
Zoning: R-1-5
Ward: 6 Flood: X
Size: 5500

(If necessary, use separate sheet of paper)

Address of Property Involved: TBD Kelly Street

Lot(s) 15 *BU*, Block(s) ⁵, Subdivision Re-Subd of Biloxi River Est. Unit 1

General Location: Located on Kelly Street

GENERAL DESCRIPTION OF REQUEST:

Request to place a new mobile home on property for my primary residence - 16 x 76

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

Becca Vanderford
Printed Name of Owner
3487 Wells Ferry Cove
Mailing Address
Biloxi MS 39532
City State Zip code
228.282.3933
Home Phone Work/Cell Phone
beccavanderford@gmail.com
Email

Signature of Owner

AGENT

Deberah Couvillion
Printed Name of Agent
248 Debuys Road
Mailing Address
Biloxi MS 39531
City State Zip code
228.239.9438
Home Phone Work/Cell Phone
deberahcouvillion@gmail.com
Email

Signature of Agent

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

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

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) Becca Vanderford

ADDRESS (STREET, CITY, STATE, ZIP CODE) 3487 Wells Ferry Cove, Biloxi, MS 39532

PHONE # (H) 228.282.3933 (W) _____

TAX PARCEL NUMBER(S) OWNED ~~09071-03-018.000~~ & 09071-03-019.000

SIGNATURE: 

NAME OF OWNER (PRINT) _____

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

PHONE # (H) _____ (W) _____

TAX PARCEL NUMBER(S) OWNED _____

SIGNATURE: _____

NAME OF OWNER (PRINT) _____

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

PHONE # (H) _____ (W) _____

TAX PARCEL NUMBER(S) OWNED _____

SIGNATURE: _____

(Use additional forms as needed)

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

PERSON/AGENT FOR YOU: _____



DESIGNATION OF AGENT

I, Becca Vanderford being property owner of ~~0907F-03-018.000~~ ^{BV} 0907F-03-019.000
PRINT NAME PRIMARY ADDRESS OR PARCEL
which is the subject of this application hereby authorize Deborah Conville to act as
PRINT NAME

my representative with the City of Gulfport's Zoning Board of Adjustment and Appeals, and/or Planning Commission, and/or City Council, and/or permitting and licensing, as required by the City.

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

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

[Signature] 2-29-2024
SIGNATURE DATE

STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 29th day of Feb., 20 2024

[Signature] June 2, 2025
NOTARY PUBLIC COMMISSION EXPIRATION





Covenant Affidavit

I, Deborah Couvillion, being owner or agent of the property

PRINT NAME

~~0907I-03-018.00016~~

0907I-03-019.000

PRIMARY ADDRESS OR PARCEL

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

Deborah Couvillion

Signature

3-4-2024

Date

STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 4th day of March, 2024

Haleigh Triplett

Notary Public



June 2, 2025

Commission Expiration

Planning Commission –

Deberah Couvillion 

Parcel # ~~09071-03-018.000~~ & 09071-03-019.000

Transportation & Access: The placement of my home will not disrupt in any way Transportation & Access to any surrounding property or roadway. There will be no congestion issues within the limits of my property lines. I will only use this home as my primary residence.

Water Supply: The placement of my home will not disrupt any water supply, the home located on the property will have utility connection and will be connected by a licensed contractor. The water supply to my home is appropriate for this property because this will be used as my primary residence and only for that use.

Waste Disposal: The waste disposal will be appropriate for my property because this will be my primary residence and there will be no additional waste disposal other than what the average waste disposal is for a person living at their primary residence.

Fire and Police Protection: Fire and Police protection will be able to access my property with no issues. There will be no vehicles parked in the roadway to block them from getting to their destination if the case of an emergency.

Other Public Facilities: If any other Public Facilities would need to access my property or roadway around my property, the placement of my home will not be disruptive in any way. There will be no vehicles blocking the roadway for any other Public Facilities to access.

Why the proposal will not cause undue traffic congestion or create a traffic hazard: The request for this placement will not cause any undue traffic or any traffic hazard, due to this being solely used as my primary residence. My property will stay clean and will not cause any disruptions to traffic.

Why the proposal is in harmony with the orderly and appropriate development of the district in which the use is located: My home that I am placing on the property abides by the requirements of the code located in the City of Gulfport. I am placing 2024 Mobile Home, in which my neighboring parcels have mobile homes on. I agree to keep my property and home up to code ordinance and abide by any required ordinance in the district in which my home is located. This will be my primary residence and I will take responsibility and pride in my home that I place on my property.

50

09071-03-033.000

09071-03-020.001



Area Map

Printed 3/5/2024

00

09071-03-020.000

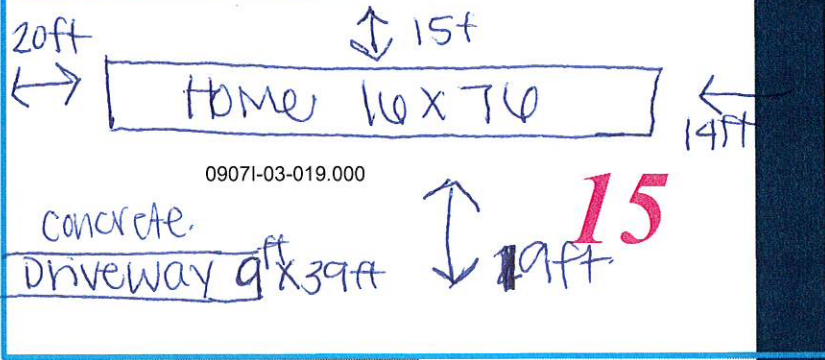
16

60

110

09071-03-034.000

KELLY ST



09071-03-019.000

61

09071-03-011.000

09071-03-035.000

09071-03-018.000

14

62

110

09071-03-036.000

09071-03-017.000

50

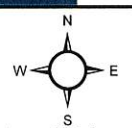
13

63

- Minor/Residential
- Water Features
- Parcels

Deborah G. ...
3/4/24

Samuel ...



1 inch = 25 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.



John

1st Judicial District

Instrument 2010 1376 D -J1

Filed/Recorded 3 5 2010 11 16 A

Total Fees 15.00

2 Pages Recorded

PREPARED BY AND RETURN TO:

JAMES B. WRIGHT, JR., P.A.

Post Office Box 249

Ocean Springs, MS 39566

228-875-2304

****TITLE NOT EXAMINED****

**STATE OF MISSISSIPPI
COUNTY OF HARRISON**

QUITCLAIM D E E D

FOR AND IN CONSIDERATION of the sum of Ten Dollars and other good and valuable considerations, cash in hand paid, the receipt of which is hereby acknowledged,

FOUR STAR BUILDERS, LLC

Post Office Box 7265

D'Iberville, MS 39540

228-282-3933

does hereby sell, convey, and forever quitclaim unto

BECCA E. VANDERFORD

835 Lackland Drive

Biloxi, MS 39532

228-282-3933

the property described as follows, to-wit: Indexing - Exempt

Lot 14, Block 5, Biloxi River Estates, Unit 1, Parcel Number 09071-03-018.000

Lot 15, Block 5, Biloxi River Estates, Unit 1, Parcel Number 09071-03-019.000

Lot 18, Block 6, Biloxi River Estates, Unit 1, Parcel Number 09071-02-125.000

Lot 19, Block 6, Biloxi River Estates, Unit 1, Parcel Number 09071-02-126.000

THIS CONVEYANCE is subject to all restrictions, easements and reservations affecting said property of record in the Office of the Chancery Clerk of Harrison County, Mississippi.

TAXES FOR THE CURRENT YEAR have been prorated as to this date on an estimated basis, and are hereby assumed by the Grantee herein.

WITNESS MY SIGNATURE(S) of the undersigned on this 8 day of July, 2009.

FOUR STAR BUILDERS, LLC

BY: 

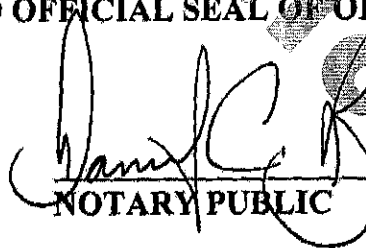
KENNETH DAVIS
ITS: MEMBER

STATE OF MISSISSIPPI
COUNTY JACKSON

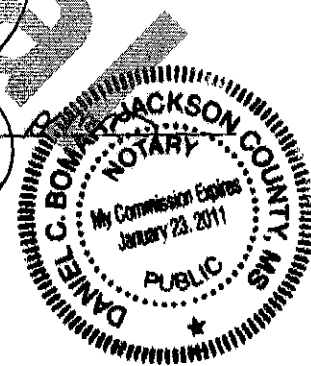
PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said county and state, on this the 8th day of July, 2009, within my jurisdiction, the within named Kenneth Davis, who acknowledged that he is Member of Four Star Properties, LLC. a Limited Liability Company duly authorized under the laws of the State of Mississippi, and that for and on behalf of said Limited Liability Company and as its act and deed, he executed the above and foregoing instrument, after first having been duly authorized so to do.

WITNESS MY SIGNATURE AND OFFICIAL SEAL OF OFFICE, this the

8 day of JULY, 2009.


NOTARY PUBLIC

MY COMMISSION EXPIRES:

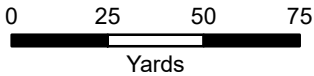


Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
y		0907I-03-019.000	BECCA VANDERFORD (OWNER)	3487 WELLS FERRY CV	BILOXI	MS	39532
			DEBERAH COUVILLION (AGENT)	248 DEBUYS RD	BILOXI	MS	39531
			Adjacent Property Owners (2404PC055)				
	88150	0907I-03-011.000	KELLY FRIEDA ANN	1818 PASS RD	GULFPORT	MS	39501
	44219	0907I-03-019.000	VANDERFORD BECCA E	3487 WELLS FERRY CV	BILOXI	MS	39532
	44200	0907I-03-035.000	BABIN TODD J	617 CARMADELLE ST	MARRERO	LA	70072
N	44217	0907I-03-017.000	GULFPORT CITY OF	PO BOX 1780	GULFPORT	MS	39501
	44221	0907I-03-021.000	SHROPSHIRE JENNIFER C	14 39TH ST	GULFPORT	MS	39507
	44215	0907I-03-015.000	PIERCE CHARLENE & KRISTINE SCHIRO	13400 KELLY ST	GULFPORT	MS	39503
	44201	0907I-03-036.000	MORGAN DANIEL T	25 DEEP GREEN LN	LEVITTOWN	PA	19055
	44216	0907I-03-016.000	BABIN TODD J	617 CARMADELLE ST	MARRERO	LA	70072
	88167	0907I-03-047.000	VARNADO ROY VON ETAL	13478 DEE AVE	GULFPORT	MS	39503
	44199	0907I-03-034.000	NUNN PAMELA T	P O BOX 594	GUALALA	CA	95445
	44179	0907I-03-052.000	HERRINGTON JOYCE	5068 22ND ST	MERIDIAN	MS	39307
	44218	0907I-03-018.000	VANDERFORD BECCA E	3487 WELLS FERRY CV	BILOXI	MS	39532
	134961	0907I-03-048.001	WOODS LOT 2 LLC THE	8002 W BANFF LANE	PEORIA	AZ	85381



Legend

- Site
- Adjacent Properties
- Street
- Buildings



1 inch = 150 feet



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

RE: Planning Commission Approval 2404PC055, by agent Deberah Couvillion, seeking approval for a mobile home use, Tax Parcel 0907I-03-019.000, Kelly Street, Zoned R-1-5 (Single-family), Ward 6

To Applicants and Adjacent Property Owners:

The City of Gulfport Planning Commission will hold a public hearing to consider the above application at 4:30 P.M. on **Thursday, April 25, 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 Planning Commission for **Thursday, April 25, 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.



The Beaufort Gazette
The Belleville News-Democrat
Bellingham Herald
Centre Daily Times
Sun Herald
Idaho Statesman
Bradenton Herald
The Charlotte Observer
The State
Ledger-Enquirer

Durham | The Herald-Sun
Fort Worth Star-Telegram
The Fresno Bee
The Island Packet
The Kansas City Star
Lexington Herald-Leader
The Telegraph - Macon
Merced Sun-Star
Miami Herald
El Nuevo Herald

The Modesto Bee
The Sun News - Myrtle Beach
Raleigh News & Observer
Rock Hill | The Herald
The Sacramento Bee
San Luis Obispo Tribune
Tacoma | The News Tribune
Tri-City Herald
The Wichita Eagle
The Olympian

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
36845	539363	Print Legal Ad-IPL01676370 - IPL0167637		\$92.35	2	51 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, April 25, 2024 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 24 th Avenue.

Planning Commission Approval 2404PC047, by owner Tricia Roberts, seeking approval for a mobile home use, Tax Parcel 0810D-02-065.000, 2913 Polk Street, Zoned R-1-5 (Single-family), Ward 3

Planning Commission Approval 2404PC055, by agent Deberah Couvillion, seeking approval for a mobile home use, Tax Parcel 0907I-03-019.000, Kelly Street, Zoned R-1-5 (Single-family), Ward 6

General Plan 2404PC058, by agent Freddie Fountain, seeking approval for a 44-lot townhome subdivision with three outparcels (Cowan Townhomes), Tax Parcels 1010K-04-021.000, 1010K-04-010.000, 1010K-04-006.000, Cowan Road, Zoned T4+ (General Urban Zone "Plus"), T4L (General Urban Zone "Limited"), T3 (Sub-Urban Zone), Ward 2

Tree Permit Appeal 2405PC068, Tree Permit Appeal 2405TP068, by owner Greg Smith, seeking to appeal the arborist's decision for Tree Permit 2402TP036, 1011D-01-007.000, 1123 Ocean Drive, Zoned T4+ (General Urban Zone "Plus"), Ward 2

Zoning Map Amendment 2312PC140, by owner Vernon Floyd, Requesting to rezone Tax Parcel 0911C-01-024.000 from B-2 (General-business) to R-2 (Single family), Hewes Ave, Ward 3

Zoning Map Amendment 2403PC051, by owner Hector Rojas, requesting to rezone Tax Parcel 0710M-01-012.006 to R-2 (Single-family), 5914 28th Street, Zoned B-2 (General Business), Ward 1 Zoning Map Amendment 2404PC057, by agent Freddie Fountain, requesting to rezone Tax Parcels 1010K-04-021.000, 1010K-04-010.000, 1010K-04-006.000 to T4+ (General Urban Zone "Plus"), Cowan Road, Zoned T4L (General Urban Zone "Limited"), T4+ (General Urban Zone "Plus"), T3 (Sub-Urban Zone), Ward 2

Zoning Text Amendment 2405PC069, by City of Gulfport, seeking approval of amendment Section 9-106(c) of the Code of Ordinances (Sign Ordinance) to exempt certain signs on a building or structure that is owned and operated by a commission or authority created pursuant to Miss. Code Ann. § 21-27-13 from certain requirements of the Sign Ordinance and to provide a means for the review and approval of the same, and for related purposes.

General Plan 2406PC077, by agent Kenneth Jones, seeking approval for an 84-lot subdivision with six outparcels (Swan Landing Estates), Tax Parcel 0807G-01 001.000, South Swan Road, Zoned R-1-15 (Single-family), Ward 7

This the 4 rd day of April 2024
Keith Williams, Chairman
City of Gulfport Planning Commission
IPL0167637
Apr 10 2024

STATE OF MISSISSIPPI COUNTY OF HARRISON

Before me, the undersigned Notary of Dallas County, Texas personally appeared Mary Castro, 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:
04/10/24

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.

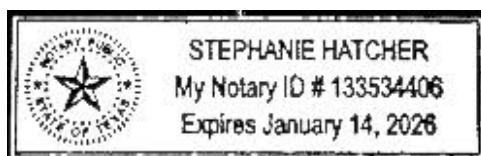
Mary Castro

Sworn to and subscribed before me this 10th day of April in the year of 2024

Stephanie Hatcher

Notary Public

* The Sun Herald has been deemed eligible for publishing legal notices in Jackson County to meet the requirements of Miss. Code 1972 Section 13-3-31 and 13-3-32.



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

MEMORANDUM

To: City of Gulfport Planning Commission

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

Date of Hearing: April 25, 2024

Re: General Plan 2404PC058:

General Plan 2404PC058, by agent Freddie Fountain, seeking approval for a 44-lot townhome subdivision with three outparcels (Cowan Townhomes), Tax Parcels 1010K-04-021.000, 1010K-04-010.000, 1010K-04-006.000, Cowan Road, Zoned T4+ (General Urban Zone "Plus"), T4L (General Urban Zone "Limited"), T3 (Sub-Urban Zone), Ward 2

Technical Report

*General Plan
(Cowan Townhomes)*

GENERAL INFORMATION

Case File Number: 2404PC058

Hearing Date: April 25, 2024

Current Zoning/Use: T4+, T4L & T3 / Vacant Property

Legal: General Plan 2404PC058, by agent Freddie Fountain, seeking approval for a 44-lot townhome subdivision with three outparcels (Cowan Townhomes), Tax Parcels 1010K-04-021.000, 1010K-04-010.000, 1010K-04-006.000, Cowan Road, Zoned T4+ (General Urban Zone "Plus"), T4L (General Urban Zone "Limited"), T3 (Sub-Urban Zone), Ward 2

TECHNICAL DETAILS

The applicant requests approval of a General Plan to create a new 44-lot townhome with 3 outparcels 7.47-acres residential subdivision, named Cowan Townhomes, tax parcels 1010K-04-021.000, 1010K-04-010.000, and 1010K-04-006.000. This new subdivision is for the future construction of Cowan Townhomes a single-family residential development, zoned T4+ (General Urban Zone "Plus"), T4L (General Urban Zone "Limited") and T3 (Sub-Urban zone). Moreover, the applicant is requesting to rezone all the parcels to T4+ (General Urban Zone "Plus") in Case Number: 2404PC057.

Regulations state that the minimum property size for new townhome development must have for the first two (2) dwelling units, 3,800 square feet and each additional dwelling unit, 1,200 square feet; in which the applicant exceeds the required square footage requirement. In addition, this includes a lot width minimum of 14 feet wide with a 10-foot front yard setback. In addition, the minimum side yard required for the townhouse unit located at the end of a row of townhouses shall be eight (8) feet from the exterior lot line. Applicant must meet all on-site parking requirements. Parking dimensions will be required on construction plans as well as drainage calculations. In review of the General Plan, the applicant meets or exceeds the city's requirements for this zoning district. Street access created for this a straight-of-way that is connected to an existing roadways and provides an ingress and egress off of Cowan Rd. Further, it will be required to change the name of Murphy Street to Mia Court. Staff found there is an existing Murphy Street and may cause confusion in a time of emergency.

To be considered townhomes, each townhome must be located on its own parcel. The applicant has met this particular requirement. In addition, the proposed parcels are located adjacent to existing city rights-of-way; are protected by Gulfport Fire and Police, and will have capacity for city water and sewer.

Any approval should consider these conditions:

1. City Council must approve zoning regulations.
2. Must meet all current building Codes and City of Gulfport Ordinances.

Technical Report

General Plan (Cowan Townhomes)

3. Tree survey and tree permits required. Preserve and protect protected trees on-site. This includes protective barriers during development and construction per Ordinance Chapter 8 Sec. 8-12.
4. Parking dimensions will be required on construction plans.
5. Must meet architectural standards.
6. Please provide all documentation for new development.
7. Provide construction plans at time of permitting.
8. Provide drainage calculations & outfall for detention pond.
9. Drainage to flow to Highway 605.
10. Required to change the name of Murphy Street to Mia Court.
11. Provide connection to Howard St.
12. Must identify all utility easements ie. water, sewer & electrical. Each townhome will require it's own individual water & sewer taps.
13. Water & sewer tap locations must be coordinated with City of Gulfport Public Works Department.
14. Electrical secondary line location and transformer locations must be coordinated with Coastal Electric Power Association and shown on the Utility Plan.
15. Each townhome will require a 13D fire sprinkler system. (One fire apparatus access road). Show proposed lot elevations with proposed finished floor elevations.
16. Provide construction plans/drainage calcs/state and federal permitting at time of permitting.
17. Provide access to existing streets adjacent to development.
18. Murphy Street, as referenced on page C5 and C6 in the Civil Construction Plans, must be changed as Murphy Street already exists in the City of Gulfport.

DEPARTMENTAL CONDITIONS

Engineering:

Disapprove. Provide construction plans/drainage calcs/state and federal permitting at time of permitting. Provide access to existing streets adjacent to development. Memo dated 04/15/2024.

Public Works:

Disapprove. Provide construction plans at time of permitting. Provide drainage calculations & outfall for detention pond. Drainage to flow to Highway 605. Provide connection to Howard St. Memo dated 4/11/2024.

Traffic and Safety:

No conditions. Memo date 4/5/24.

Building Code Services:

Disapprove. Must meet all current building Codes and City of Gulfport Ordinances. Must identify all utility easements ie. water, sewer & electrical. Each townhome will require it's own individual water & sewer taps. Water & sewer tap locations must be coordinated with City of Gulfport Public Works Department. Electrical secondary line location and transformer locations must be coordinated with Coastal Electric Power Association and shown

Technical Report

*General Plan
(Cowan Townhomes)*

on the Utility Plan. Each townhome will require a 13D fire sprinkler system. (One fire apparatus access road). Show proposed lot elevations with proposed finished floor elevations. Memo dated 4/3/24.

GIS:

Murphy Street, as referenced on page C5 and C6 in the Civil Construction Plans, must be changed as Murphy Street already exists in the City of Gulfport. Memo date 04/17/24.

Police Department:

No comment as of 04/17/2024.

Fire Department:

No conditions. Memo dated 4/4/24.

City Arborist:

Tree survey and tree permits required. Preserve and protect protected trees on-site. This includes protective barriers during development and construction per Ordinance Chapter 8 Sec. 8-12. Memo dated 4/4/2024.

DIRECTOR APPROVAL

This report has been reviewed and approved by:



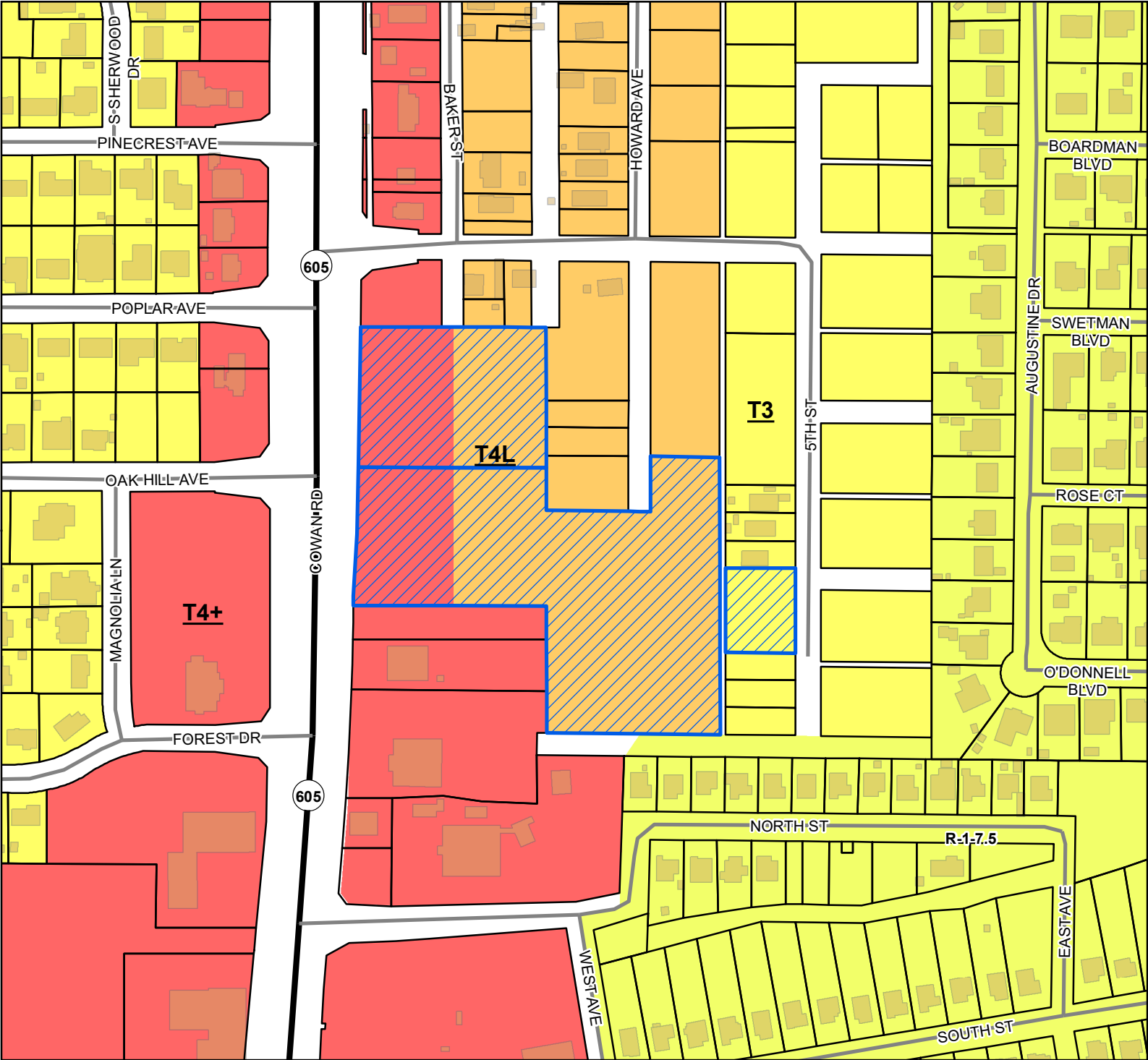
Greg Holmes

Director of Urban Development Department



2404PC058

General Subdivision Plan for Townhomes



Legend

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

Smart Code

- T4+
- T4L
- T3

Zoning

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

Site Information

1010K-04-021.000
1010K-04-010.000
1010K-04-006.000
Zoning: T4+ (General Urban Zone "Plus")
T4L (General Urban Zone "Limited")
T3 (Sub-Urban zone)
Size: 7.47 acres
Flood: X

0 40 80 120

Yards

1 inch = 250 feet



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



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

**APPLICATION FOR
GENERAL SUBDIVISION PLAN
FOR TOWNHOMES**

Property Information

For Staff Use Only

Case File #: 2404PC058

Date Received: 03/06/24

Receipt #: _____

Received By: BC, JJ

Zoning: T4+, T4L, T3

Ward: 2 Flood: X

Size: 7.5 acres

TAX PARCEL #	1	0	1	0	K	-	0	4	-	0	2	1	●	0	0	0
	1	0	1	0	K	-	0	4	-	0	1	0	●	0	0	0
	1	0	1	0	K	-	0	4	-	0	0	6	●	0	0	0

(If necessary, use separate sheet of paper)

Address of Property Involved: 0 Cowan Road

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

General Location: East of Cowan Road, West of 5th Street, South of 5th Street, North of North Street

GENERAL DESCRIPTION OF REQUEST:

Taking three existing parcels and subdividing into three large commercial outparcels along Cowan Road and a 44 lot townhome subdivision that includes a 50 foot wide deeded right of way to access Cowan. See attached construction plans.

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

Columbus Management, LLC & Gulf South Capitol Corp

Printed Name Of Owner
909 Poydras Street, Ste. 1700

Mailing Address
New Orleans LA 70112

City State Zip code
504-584-5000

Home Phone Work/Cell Phone

Email: tperez@canizaro.com

Email

Signature Of Owner

AGENT

Freddie Fountain w/Fountain & Associates, LLC

Printed Name Of Agent
13334 Seaway Road, Ste. 202

Mailing Address
Gulfport MS 39503

City State Zip code
228-574-3659

Home Phone Work/Cell Phone

Email: freddie@fountainllc.com

Email

Signature Of Agent

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

☐

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

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) Columbus Management, LLC

ADDRESS (STREET, CITY, STATE, ZIP CODE) 909 Poydras Street, Ste. 1700 New Orleans, LA 70112

PHONE # (H) _____ (W) _____

TAX PARCEL NUMBER(S) OWNED 1010K-04-006.000 & 1010K-04-010.000

SIGNATURE: _____

NAME OF OWNER (PRINT) Gulf South Capital Corp

ADDRESS (STREET, CITY, STATE, ZIP CODE) 909 Poydras Street, Ste. 1700 New Orleans, LA 70112

PHONE # (H) _____ (W) _____

TAX PARCEL NUMBER(S) OWNED 1010K-04-021.000

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: _____

**Gulf South Capitol, LLC
909 Poydras Street, Ste. 1700
New Orleans, LA 70112**

February 29, 2024

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

RE: **Planning Commission and City Council Hearings
0 Cowan Road
Tax Parcel #: 1010K-04-021.000
Gulfport, MS**

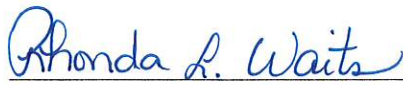
To Whom It May Concern:

Please allow this letter to serve as official notice that **Freddie Fountain with Fountain & Associates**, is authorized to act as agent on behalf of **Gulf South Capitol, LLC** in any hearings for Planning Commission and City Council for the above referenced address.

If you have any questions, please call me at 504-584-5000.

Sincerely,


Tricia Perez


Notary



**Columbus Management, LLC
909 Poydras Street, Ste. 1700
New Orleans, LA 70112**

February 29, 2024

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

**RE: Planning Commission and City Council Hearings
0 Cowan Road
Tax Parcel #: 1010K-04-006.000 & 1010K-04-010.000
Gulfport, MS**

To Whom It May Concern:

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

If you have any questions, please call me at 504-584-5000.

Sincerely,


Tricia Perez


Rhonda L. Waits
Notary





Michael Watson

SECRETARY OF STATE

This is not an official certificate of good standing.

Name History

Name	Name Type
COLUMBUS MANAGEMENT, L.L.C.	Legal

Business Information

Business Type:	Limited Liability Company
Business ID:	711169
Status:	Good Standing
Effective Date:	01/03/2002
State of Incorporation:	LA
Principal Office Address:	909 POYDRAS ST #1700 NEW ORLEANS, LA 70112

Registered Agent

Name
GERALD BLESSEY 2562 RIVER PLACE BLVD BILOXI, MS 39531

Officers & Directors

Name	Title
JOSEPH C CANIZARO 909 POYDRAS ST #1700 NEW ORLEANS, LA 70112	Member

**CONSENT
OF THE MANAGER OF
COLUMBUS MANAGEMENT, L.L.C.**

The undersigned being the Manager of Columbus Management, L.L.C., a Louisiana limited liability company with its principal place of business at 909 Poydras Street, Suite 1700, New Orleans, Louisiana (the "Company") hereby adopts by written consent the following resolutions:

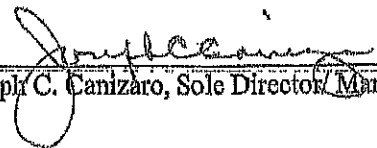
RESOLVED, that Joseph C. Canizaro shall serve as President of the Company, at the pleasure of the Manager.

RESOLVED FURTHER, that Tricia R. Perez shall serve as Treasurer of the Company, at the pleasure of the Manager.

RESOLVED FURTHER, that Mark Jeansonne shall serve as Secretary of the Company, at the pleasure of the Manager.

This Consent is effective this 24rd day of August, 2006

MANAGER



Joseph C. Canizaro, Sole Director/Manager

**UNANIMOUS CONSENT OF DIRECTOR
COLUMBUS MANAGEMENT, INC.**

The undersigned, being the sole director of Columbus Management, Inc., a Mississippi corporation (the "Corporation") acting pursuant to Section 79-4-8.21 of the Mississippi Business Corporations Act, hereby adopts by written consent the following resolutions:

AGREEMENT AND PLAN OF MERGER

RESOLVED, that the Agreement and Plan of Merger (the "Merger Agreement") pursuant to which Columbus Management, Inc., a Mississippi Corporation (the "Corporation") will be merged with and into Columbus Management, L.L.C., (the "Merger"), is hereby approved and the President of the Corporation is hereby authorized and empowered to execute and deliver for and on behalf of the Corporation the Merger Agreement;

FURTHER RESOLVED, that the appropriate officers of this Corporation are hereby authorized and empowered to do such acts and things as are necessary and proper to submit the proposed Merger Agreement to the shareholders of the Corporation for their approval;

FURTHER RESOLVED, that the appropriate officers of the Corporation are hereby authorized and empowered to (i) execute and deliver for and on behalf of the Corporation all consents, agreements, certificates and other instruments that are necessary, advisable or appropriate in order to consummate the Merger and (ii) take any and all actions that they, in their sole discretion, shall deem necessary, advisable or appropriate in order to consummate the Merger or to carry out the purpose and intent of these resolutions.

OTHER RELATED CORPORATE ACTION

RESOLVED, that the execution by any officers delegated authority by the Board of Directors of any instruments or documents authorized by these resolutions or of any instruments or documents executed in the accomplishment of any action or actions so authorized is (or shall become upon delivery) the enforceable and binding act of the Corporation without the necessity of the signature or attestation of any other officer of the Corporation or the affixing of the corporate seal;

FURTHER RESOLVED, that any and all actions described in the foregoing resolutions heretofore taken on behalf of the Corporation by its officers are hereby approved, ratified and confirmed as the act of the Corporation without the necessity of any further action by the Corporation.

This consent dated December 14, 2001.


Joseph C. Canizaro

**CONSENT
OF THE MANAGER OF
COLUMBUS MANAGEMENT, L.L.C.**

The undersigned being the Manager of Columbus Management, L.L.C., a Louisiana limited liability company with its principal place of business at 909 Poydras Street, Suite 1700, New Orleans, Louisiana (the "Company") hereby adopts by written consent the following resolutions:

WHEREAS, that Mark Jeansonne has resigned from any position he has held in the Company, effective April 18, 2008;

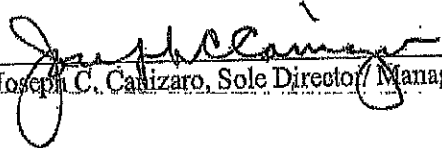
RESOLVED, that Mark J. Jeansonne shall no longer serve as Secretary of the Company,

FURTHER RESOLVED, that Tricia R. Perez be appointed as Secretary of the Company.

FURTHER RESOLVED, that Tricia R. Perez be appointed as Agent for Service of Process for the Company.

This resolution is effective this 18th day of April, 2008.

MANAGER



Joseph C. Canizaro, Sole Director/Manager

UNANIMOUS CONSENT OF DIRECTOR
COLUMBUS MANAGEMENT, INC.

The undersigned, being the sole director of Columbus Management, Inc., a Mississippi corporation (the "Corporation") acting pursuant to Section 79-4-8.21 of the Mississippi Business Corporations Act, hereby adopts by written consent the following resolutions:

AGREEMENT AND PLAN OF MERGER

RESOLVED, that the Agreement and Plan of Merger (the "Merger Agreement") pursuant to which Columbus Management, Inc., a Mississippi Corporation (the "Corporation") will be merged with and into Columbus Management, L.L.C. (the "Merger"), is hereby approved and the President of the Corporation is hereby authorized and empowered to execute and deliver for and on behalf of the Corporation the Merger Agreement;

FURTHER RESOLVED, that the appropriate officers of this Corporation are hereby authorized and empowered to do such acts and things as are necessary and proper to submit the proposed Merger Agreement to the shareholders of the Corporation for their approval;

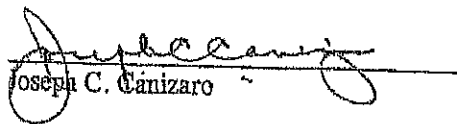
FURTHER RESOLVED, that the appropriate officers of the Corporation are hereby authorized and empowered to (i) execute and deliver for and on behalf of the Corporation all consents, agreements, certificates and other instruments that are necessary, advisable or appropriate in order to consummate the Merger and (ii) take any and all actions that they, in their sole discretion, shall deem necessary, advisable or appropriate in order to consummate the Merger or to carry out the purpose and intent of these resolutions.

OTHER RELATED CORPORATE ACTION

RESOLVED, that the execution by any officers delegated authority by the Board of Directors of any instruments or documents authorized by these resolutions or of any instruments or documents executed in the accomplishment of any action or actions so authorized is (or shall become upon delivery) the enforceable and binding act of the Corporation without the necessity of the signature or attestation of any other officer of the Corporation or the affixing of the corporate seal;

FURTHER RESOLVED, that any and all actions described in the foregoing resolutions heretofore taken on behalf of the Corporation by its officers are hereby approved, ratified and confirmed as the act of the Corporation without the necessity of any further action by the Corporation.

This consent dated December 27, 2001


Joseph C. Canizaro

ARTICLES OF AMENDMENT
to the
ARTICLES OF INCORPORATION
of
GULF SOUTH CAPITAL CORPORATION

Pursuant to Section 79-4-10.06 of the Mississippi Business Corporations Act (the "Act"), Gulf South Capital Corporation, a Mississippi profit corporation (the "Corporation"), acting through its undersigned President, does hereby certify the following:

1. On the date hereof, acting pursuant to Section 79-4-8.21 of the Act and the Corporation's Articles of Incorporation (the "Articles"), the Board of Directors and the holders of all the issued and outstanding shares of common stock of the Corporation each executed a written consent approving an amendment to the Articles to effect the changes set forth below.
2. Effective the date hereof, Article 1 of the Articles shall be amended to read in its entirety as follows:

"1. The corporate title of said company is: COLUMBUS MANAGEMENT, INC."

3. Except as amended by these Articles of Amendment, the Articles of Incorporation of the Corporation shall remain in full force and effect.

IN WITNESS WHEREOF, the undersigned President has executed these Articles of Amendment on December 17, 1998.

GULF SOUTH CAPITAL CORPORATION

By: Joseph C. Cantzaro
Joseph C. Cantzaro, President

Civil Construction Plans for COWAN TOWNHOMES

Cowan Road
Gulfport, Mississippi

Client:

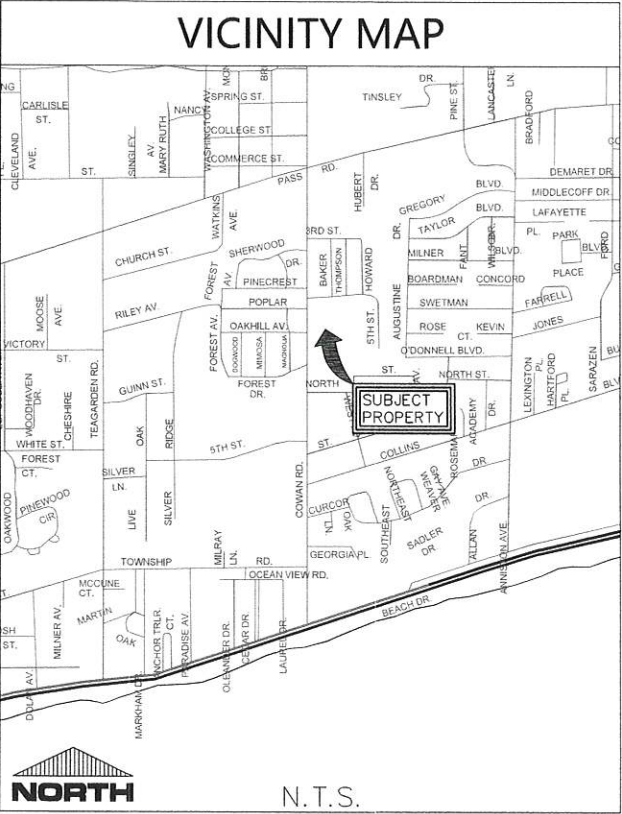
Camdav, LLC
13334 Seaway Road Ste. 201
Gulfport, MS 39503

March 4, 2024



IN ASSOCIATION WITH

FA FOUNTAIN & ASSOCIATES
CIVIL AND COMMERCIAL DESIGN
13334 Seaway Road, Ste. 202
Gulfport, MS 39503
228-574-3659



SHEET INDEX

PLAN COVER SHEET	T1
GENERAL NOTES & LEGENDS	C1
EXISTING CONDITIONS & DEMOLITION PLAN	C2
LOT & STREET LAYOUT	C3
GRADING & DRAINAGE PLAN	C4
EROSION CONTROL PLAN	C5
UTILITY PLAN	C6
PLAN & PROFILE	PP1
PLAN & PROFILE	PP2
PLAN & PROFILE	PP3
PLAN & PROFILE	PP4
CONSTRUCTION DETAILS	CD1
CONSTRUCTION DETAILS	CD2
CONSTRUCTION DETAILS	CD3



TERRY MORAN
ENGINEERING
P.O. BOX 4075
BILOXI, MS 39535
PH 228.896.4733
FAX 228.896.6768
TERRY MORAN,
P.E., P.L.S.

ATTENTION: NO CONSTRUCTION IS TO COMMENCE ON THIS PROJECT BEFORE
THE APPROPRIATE PERMITS HAVE BEEN OBTAINED.

DEMOLITION NOTES:

1. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ANY AND ALL EXISTING STRUCTURES DESIGNATED TO BE REMOVED WITHIN THE PROPERTY LIMITS, INCLUDING BUT NOT LIMITED TO STRUCTURES, FOUNDATIONS, ALL EXISTING PAVEMENTS AND DRIVEWAYS, EXISTING FENCES, UTILITIES, AND DEBRIS.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL DAMAGES THAT MIGHT OCCUR TO IMPROVEMENTS SHOWN HEREON TO REMAIN.
3. CONTRACTOR SHALL REMOVE ALL DEBRIS FROM THE SITE THAT IS FOUND TO EXIST PRIOR TO HIS WORK OR THAT IS GENERATED AS A RESULT OF HIS WORK. DEBRIS SHALL CONSIST OF ANY MATERIAL OTHER THAN SOIL. SOIL DESIGNATED TO BE REMOVED FROM THE SITE SHALL BE AT THE CONTRACTORS EXPENSE.
4. CONTRACTOR WILL NOT BE RESPONSIBLE FOR DEMOLISHING, REMOVING, OR RELOCATING ANY EXISTING ABOVE OR BELOW GROUND TELEPHONE OR POWER (UNLESS OTHERWISE SPECIFIED)BUT SHALL BE RESPONSIBLE FOR COORDINATING HIS WORK WITH ALL LOCAL UTILITY COMPANIES.
5. CONTRACTOR SHALL CALL THE MISSISSIPPI DAMAGE PREVENTION NUMBER (1-800-227-6477) BY LAW TO LOCATE ALL EXISTING UTILITIES ON SITE PRIOR TO HIS WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING UTILITIES NOT DESIGNATED TO BE REMOVED UNDER THIS CONTRACT AND BE RESPONSIBLE FOR ANY AND ALL DAMAGES TO EXISTING UTILITIES NOT DESIGNATED TO BE DEMOLISHED, REMOVED, OR RELOCATED THAT RESULT FROM CONTRACTOR'S WORK. REMOVAL OF ALL POWER LINES, POLES, AND APPURTENANCES SHALL BE BY LOCAL UTILITY COMPANY.
6. LIMITS OF CLEARING AND GRUBBING SHALL BE PROPERTY LINES, UNLESS SPECIFICALLY DESIGNATED OTHERWISE.
7. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL CONSTRUCTION PERMITS THAT ARE REQUIRED TO ACCOMPLISH THE WORK SPECIFIED HEREON.

EROSION CONTROL NOTES:

1. CONTRACTOR SHALL STOCKPILE TOPSOIL ON SITE FOR USE IN LANDSCAPING.
2. CONTRACTOR SHALL LINE ALL PROPOSED SWALES AND DETENTION POND SLOPES WITH EROSION AND SEDIMENT CONTROL BLANKETS AS SHOWN.
3. CONTRACTOR SHALL ROUGHEN ALL 4:1 CUT SLOPES BY DISKING PRIOR TO SEEDING.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR SEEDING WITH TEMPORARY SEED ANY DISTURBED AREAS THAT WILL BE LEFT UNDISTURBED FOR FOURTEEN OR MORE DAYS (SEE MDEQ LIST OF TEMPORARY SEED TYPES).
5. CONTRACTOR SHALL BE RESPONSIBLE FOR SEEDING WITH PERMANENT SEED ANY DISTURBED AREAS WITHIN SEVEN DAYS (SEE OWNER FOR TYPE OF LANDSCAPE TO BE USED).
6. ALL EQUIPMENT MAINTENANCE AND REPAIR SHALL BE DONE OFFSITE.
7. TRASH RECEPTACLES SHALL BE PLACED AT CONVENIENT LOCATIONS THROUGHOUT THE SITE.
8. THE MAIN TRASH COLLECTION BIN SHALL BE PLACED NEAR THE CORNER OF THE CONSTRUCTION ENTRANCE. CONTRACTOR SHALL COORDINATE PICKUP WITH THE CITY OR REFUSE DISPOSAL PROVIDERS AND SHALL ENSURE THAT COLLECTION IS DONE A MINIMUM OF ONCE A WEEK.
9. CONTRACTOR SHALL CHECK ALL DISTURBED AREAS, EROSION AND SEDIMENT CONTROLS AFTER EACH SIGNIFICANT RAINFALL BUT NOT LESS THAN ONCE PER WEEK AND MAKE ANY NEEDED REPAIRS WITHIN 24 HOURS.
10. CONTRACTOR SHALL REMOVE ANY SEDIMENT FROM SILT FENCE, CHECK POINTS, AND INLET PROTECTION DEVICES WHENEVER SEDIMENT HAS ACCUMULATED TO 50 PERCENT CAPACITY. CONTRACTOR SHALL MAINTAIN ALL VEGETATED AREAS TO PROVIDE PROPER GROUND COVER BY RESEEDING, FERTILIZATION, OR MULCHING AS NEEDED.
11. A TEMPORARY OFFICE AND PORTABLE TOILET BUILDINGS SHALL BE LOCATED AT THE OR NEAR THE JOB TRAILER OR LAY-DOWN YARD AND AT LOCATIONS SO THAT NO PART OF THE PROJECT IS MORE THAN 1,000 FEET FROM A TOILET FACILITY IF POSSIBLE. THESE STRUCTURES SHALL BE MAINTAINED ON A REGULAR SCHEDULE BY A LICENSED DISPOSAL COMPANY.

GENERAL NOTES & LEGENDS

PAVEMENT AND HARDSCAPE NOTES:

1. SEE SHEET CD1 FOR PAVEMENT DETAILS.
2. SHOULD CONTRACTOR FIND ANY DISCREPANCIES IN DIMENSIONS, PROJECT ENGINEER SHALL BE CONSULTED IMMEDIATELY.
3. ALL DIMENSIONS ARE FROM BOC TO BOC.
4. CONTRACTOR SHALL FORM CURB AT HANDICAP RAMP LOCATIONS TO MEET ADA REQUIREMENTS. ALL FINISH SPOT ELEVATIONS REPRESENT CURB FLANGE (FL) ELEVATIONS, TOP OF CURB (TOC), OR TOP OF SURFACE (TOP).
5. CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE AT ALL TIMES.
6. OWNER SHALL BE RESPONSIBLE FOR GRADING OF PARCELS TO ENSURE POSITIVE DRAINAGE AS INDICATED.
7. ALL FINISH SPOT ELEVATIONS REPRESENT CURB FLANGE (FL) ELEVATIONS, TOP OF CURB (TOC), OR TOP OF SURFACE (TOP).

UTILITY NOTES:

1. ALL NEW WATER MAIN SHALL BE PVC, C900 AWWA APPROVED.
2. ALL SEWER MAIN SHALL BE PVC, ASTM 2-3034 SDR 26.
3. WATER AND SEWER SERVICES SHALL CONFORM TO THE DETAIL SHEET.
4. ANY ROAD CROSSING REQUIRED SHALL BE DONE IN STRICT CONFORMANCE WITH THE PLAN DETAIL AND SPECIFICATIONS.
5. ALL TAPS ONTO EXISTING WATER AND SEWER MAINS SHALL BE COORDINATED WITH THE CITY OF GULFPORT'S PUBLIC WORKS.
6. EXISTING UTILITY INFORMATION BASED ON SURVEY.
7. ALL PRESSURE AND LEAKAGE TESTS MUST BE IN ACCORDANCE WITH AWWA C-600.
8. DISINFECTION AND SAMPLING PROCEDURES SHOULD MEET THE CURRENT AWWA STANDARD (C652).

LOCAL UTILITY COMPANIES

1. WATER AND SEWER - CITY OF GULFPORT 868-5700
2. GAS SERVICE - CENTERPOINT ENERGY 896-7500
3. TV CABLE SERVICE - CABLE ONE 864-1506
4. ELECTRICAL SERVICE - COAST ELECTRIC 832-1761
5. TELEPHONE SERVICE - AT&T 557-6000
6. MISS I CALL BEFORE YOU DIG 1-800-227-6477

LEGEND

PROPOSED		EXISTING
	WATER MAIN	
	SEWER LINE	
	GAS LINE	
	ROW/PROP	
	QTR SECTION	
	WIRE FENCE	
	CLEAN-OUT	
	MANHOLE	
	WATER VALVE	
	FIRE HYDRANT	
	WATER METER	
	PROP. SPOT EL.	
	EXIST. SPOT EL.	
	TYP. SIGN	
	TYP. STOP BAR	
	HEADER CURB	
	CURB & GUTTER	



TERRY MORAN
ENGINEERING

P.O. BOX 4075
BILLOXI, MS 39535

PH 228.898.4733

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



In Association With

FA FOUNTAIN & ASSOCIATES
CIVIL AND COMMERCIAL DESIGN
13334 Seaway Road, Ste. 202
Gulfport, MS 39503
228-574-3659

Date 03-04-2024

Drawn By F.O.F.

Check By T.J.M.

REV _____

PROPOSED DEVELOPMENT
0 COWAN ROAD
GULFPORT, MS

Sheet

C3

24-011

PROJECT SCOPE:

CONSTRUCT PLANTATION OAKS PHASE THREE AS PER DRAWINGS FOUND HEREIN AND ALL CITY/STATE REQ'S & PERMITS.

NON-EXCLUSIVELY, GRADING, ASPHALT PAVING, STORM & UTILITY LINES, CONCRETE FORMING AND FINISHING, PAVEMENT STRIPING, AND GRADING/GRASSING/FINISHING IMPROVEMENTS SHALL BE REQ'D TO COMPLETE THIS PROJECT.



TERRY MORAN
ENGINEERING
P.O. BOX 4075
BILLOXI, MS 39535
PH 228.898.4733
TERRY MORAN,
P.E., P.L.S.



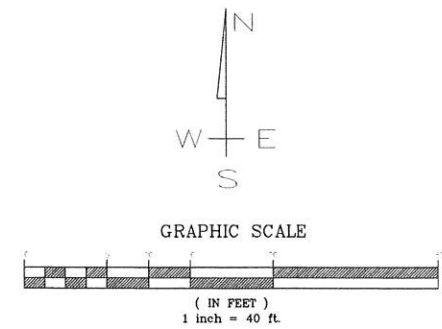
In Association With

FA FOUNTAIN & ASSOCIATES
CIVIL AND COMMERCIAL DESIGN
13334 Seaway Road, Ste. 202
Gulfport, MS 39503
228-574-3659

Date 03-04-2024
Drawn By F.O.F.
Check By T.J.M.
REV _____

PROPOSED DEVELOPMENT
0 COWAN ROAD
GULFPORT, MS

Sheet
C2



ELEV. = 28.71' TOP OF SEWER MANHOLE AT SW CORNER OF PROPERTY

BOUNDARY BASED ON SURVEY BY CROSBY SURVEYING;
TOPOGRAPHIC INFORMATION BASED ON THE SAME
SUBJECT PROPERTY LIES WITHIN "X" FLOOD ZONE
PER FEMA PANEL 28047C0269G DATED JUNE 16, 2009.

LEGEND

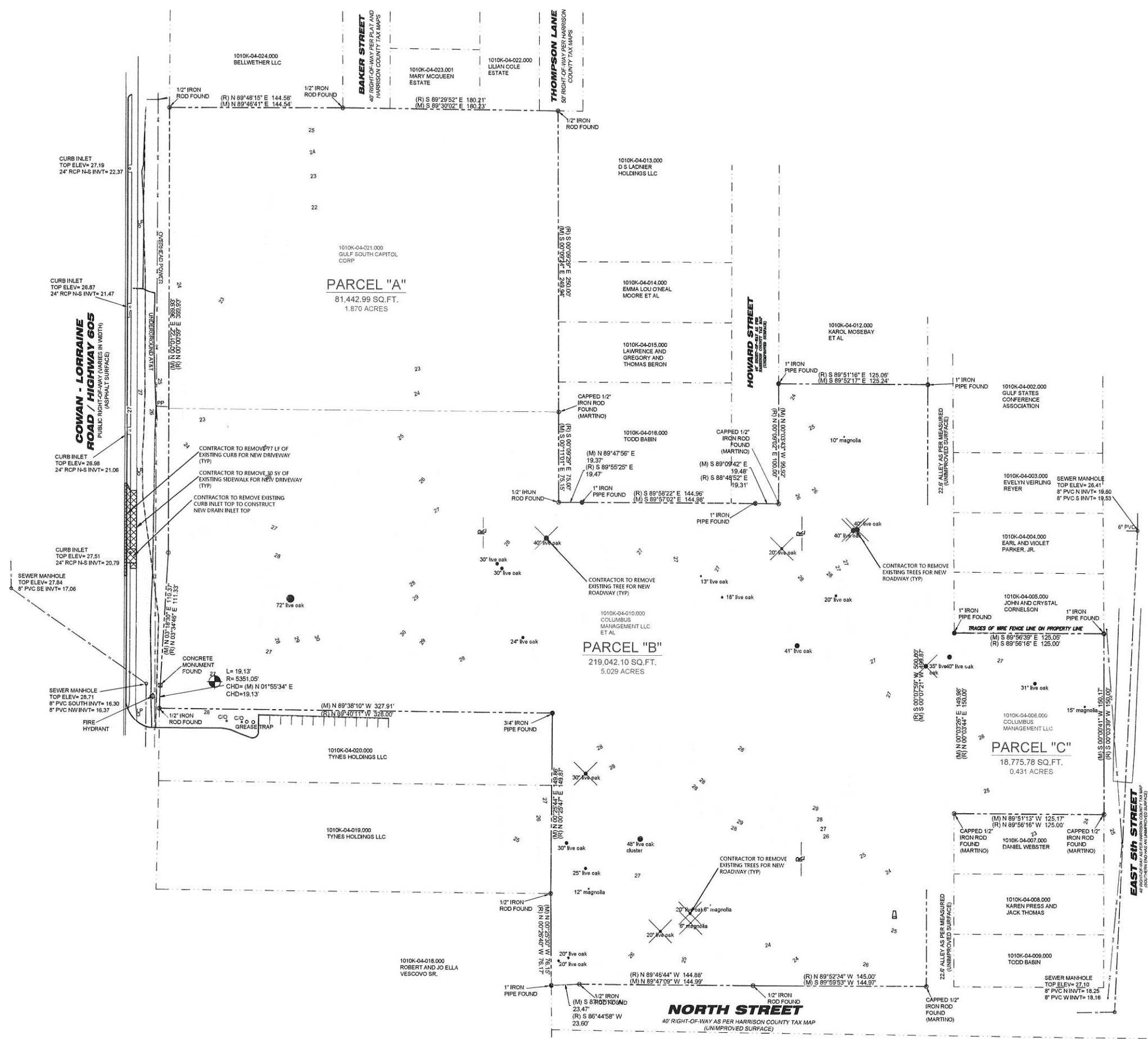
- REMOVE UTILITY
- DENOTES REMOVAL OF ALL EXISTING IMPROVEMENTS AND FILL
- DENOTES LIMITS OF REMOVAL FOR A STRUCTURE AND ITS APPURTENANCES
- TREE DEMO

DEMOLITION NOTES:

- CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ANY AND ALL EXISTING STRUCTURES DESIGNATED TO BE REMOVED WITHIN THE PROPERTY LIMITS, INCLUDING BUT NOT LIMITED TO STRUCTURES, FOUNDATIONS, ALL EXISTING PAVEMENTS AND DRIVEWAYS, EXISTING FENCES, UTILITIES, AND DEBRIS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL DAMAGES THAT MIGHT OCCUR TO IMPROVEMENTS SHOWN HEREON TO REMAIN.
- CONTRACTOR SHALL REMOVE ALL DEBRIS FROM THE SITE THAT IS FOUND TO EXIST PRIOR TO HIS WORK OR THAT IS GENERATED AS A RESULT OF HIS WORK. DEBRIS SHALL CONSIST OF ANY MATERIAL OTHER THAN SOIL.
- CONTRACTOR WILL NOT BE RESPONSIBLE FOR DEMOLISHING OR REMOVING ANY EXISTING ABOVE OR BELOW GROUND TELEPHONE OR POWER BUT SHALL BE RESPONSIBLE FOR COORDINATING NECESSARY WORK WITH LOCAL UTILITY COMPANIES.
- CONTRACTOR SHALL CALL THE MISSISSIPPI DAMAGE PREVENTION NUMBER (1-800-227-6477) BY LAW TO LOCATE ALL EXISTING UTILITIES ON SITE PRIOR TO HIS WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING UTILITIES NOT DESIGNATED TO BE REMOVED UNDER THIS CONTRACT AND BE RESPONSIBLE FOR ANY AND ALL DAMAGES TO EXISTING UTILITIES NOT DESIGNATED TO BE REMOVED THAT RESULT FROM CONTRACTOR'S WORK.
- REMOVAL OF ALL POWER LINES, POLES, AND APPURTENANCES SHALL BE BY LOCAL UTILITY COMPANY.
- LIMITS OF CLEARING AND GRUBBING SHALL BE PROPERTY LINES, UNLESS SPECIFICALLY DESIGNATED OTHERWISE.
- CONTRACTOR SHALL OBTAIN AND PAY FOR ALL CONSTRUCTION PERMITS THAT ARE REQUIRED.

TREE NOTE:

CONTRACTOR TO ONLY REMOVE TREES THAT CONFLICT WITH NEWLY PROPOSED ROADWAY AND/OR INFRASTRUCTURE. HOME BUILDER TO PERMIT AND REMOVE TREES WITHIN PROPOSED LOTS AS THEY SEE FIT.



EXISTING CONDITIONS & DEMOLITION PLAN

SCALE: 1" = 40'-0"

BEFORE WORK COMMENCES, CONTRACTOR SHALL CAREFULLY EXAMINE AND VERIFY PLANS & SPECIFICATIONS SHOWN HEREIN. IF ANY CONFLICTS, ERRORS, DISCREPANCIES, OR OTHER UNFORESEEN CONDITIONS ARE DISCOVERED IN THE CONSTRUCTION DOCUMENTS OR IN THE FIELD, CONTRACTOR MUST PROMPTLY REPORT IN WRITING TO THE ENGINEER OR HIS REPRESENTATIVE BEFORE PROCEEDING WITH ANY WORK THAT COULD BE AFFECTED BY SAID CONDITION.



TERRY MORAN
ENGINEERING

P.O. BOX 4075
BLOXI, MS 39535

PH 228-895-4733

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



In Association With

FA FOUNTAIN & ASSOCIATES
CIVIL AND COMMERCIAL DESIGN
13334 Seaway Road, Ste. 202
Gulfport, MS 39503
228-574-3659

Date 03-26-2024

Drawn By F.O.F.

Check By T.J.M.

REV

PROPOSED DEVELOPMENT
O COWAN ROAD
GULFPORT, MS

Sheet
C3



GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft.

TOP OF SEWER MANHOLE AT
SW CORNER OF PROPERTY
ELEV. = 28.71'

BOUNDARY BASED ON SURVEY BY CROSBY SURVEYING;
TOPOGRAPHIC INFORMATION BASED ON THE SAME

SUBJECT PROPERTY LIES WITHIN "X" FLOOD ZONE
PER FEMA PANEL 28047C0269G DATED JUNE 16, 2009.



Notes for Decorative Post Top Luminaires:
Poles shown are street lamps. If different pole is available, contact Mississippi Electric for pricing. Luminaire poles are available in 10' or 12' heights.
Pole heights are shown in feet. If different pole is available, contact Mississippi Electric for pricing. Luminaire poles are available in 10' or 12' heights.

NOTE: SITE LIGHTING POLES, FIXTURES, AND
PHOTOMETRIC STUDY TO BE PROVIDED BY MS
POWER.

SITE DATA TABLE

ACREAGE: 30.245 +/- AC

ZONING: T4+ (R-B)

SETBACKS:

FYSB - 25 FT

VSYSB - 8 FT

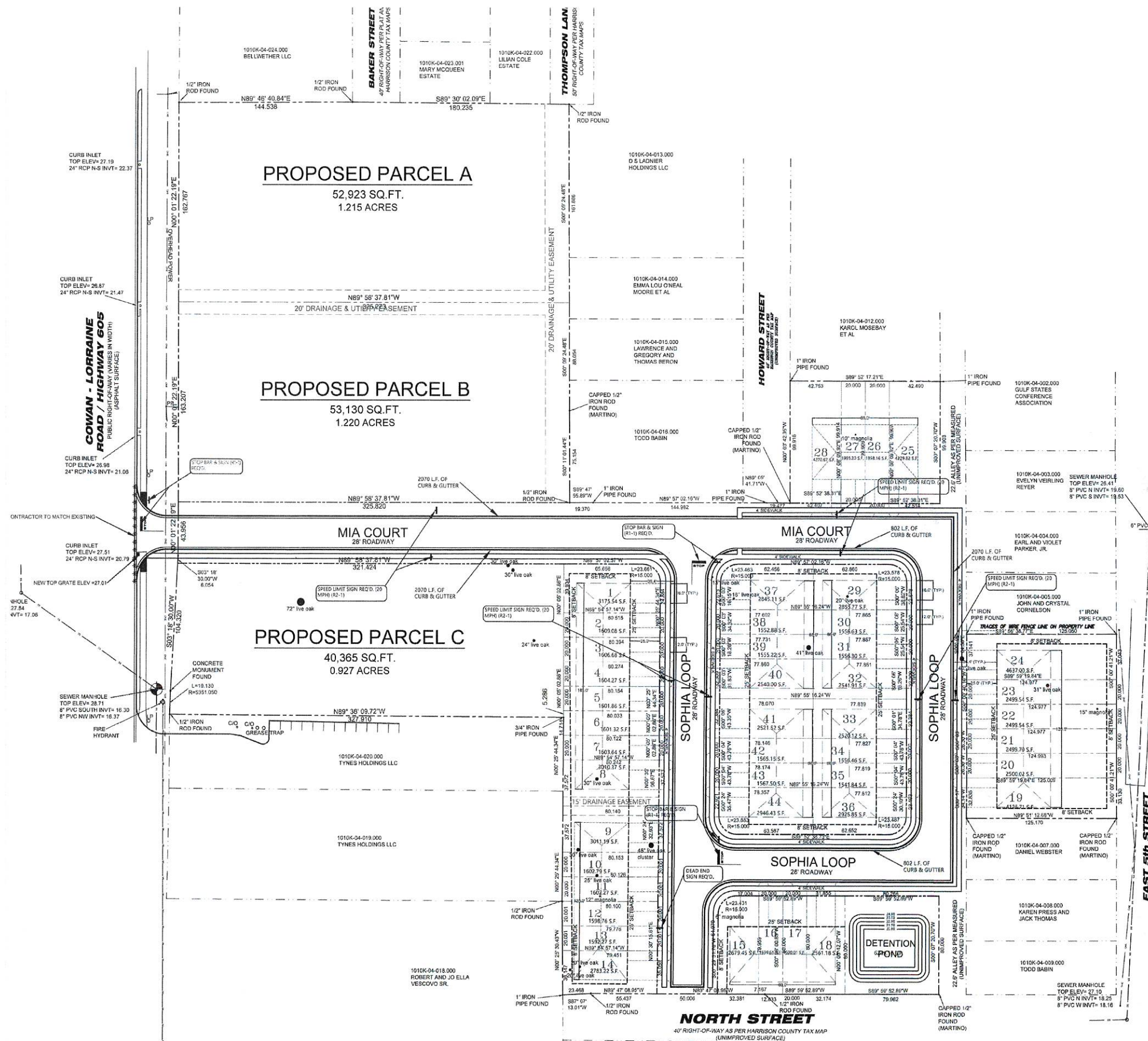
VSYSB - 8 FT

TYPICAL BUILDING HEIGHT: 18'-5"

NOTE: ALL CONSTRUCTION SHALL COMPLY WITH THE
"MISSISSIPPI STANDARD SPECIFICATIONS FOR STATE
AID ROAD CONSTRUCTION, 2017 EDITION".

NOTE:
NO ON SITE SUPERVISION OR INSPECTIONS ARE PROVIDED WITH THE USE OF THESE PLANS BY THE DESIGNER.
BUILDER/CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS, CONDITIONS, AND SIZES OF COMPONENTS
ALONG WITH SITE CONDITIONS BEFORE STARTING CONSTRUCTION. BUILDER/CONTRACTOR SHALL SEE THAT
CONSTRUCTION IS IN CONFORMANCE WITH THE 2018 EDITION OF THE INTERNATIONAL BUILDING CODE (I.B.C.)
AND WITH THE COUNTY/CITY BUILDING INSPECTOR. THE USE OF THESE PLANS FOR CONSTRUCTION SHALL BE
EVIDENCE THAT THE REQUIREMENTS STATED ARE ACCEPTED BY THE BUILDER/CONTRACTOR.

BEFORE BEGINNING WORK, THE CONTRACTOR SHALL CAREFULLY STUDY THE PLANS & SPECIFICATIONS, CHECK,
AND VERIFY INFORMATION SHOWN HEREIN. IF ANY CONFLICTS, ERRORS, DISCREPANCIES, OR OTHER
UNSATISFACTORY CONDITIONS ARE DISCOVERED EITHER IN THE CONSTRUCTION DOCUMENTS OR IN THE FIELD,
THE CONTRACTOR SHALL PROMPTLY REPORT IN WRITING TO THE ENGINEER OR HIS REPRESENTATIVE BEFORE
PROCEEDING WITH ANY WORK AFFECTED BY SAID DISCREPANCY.



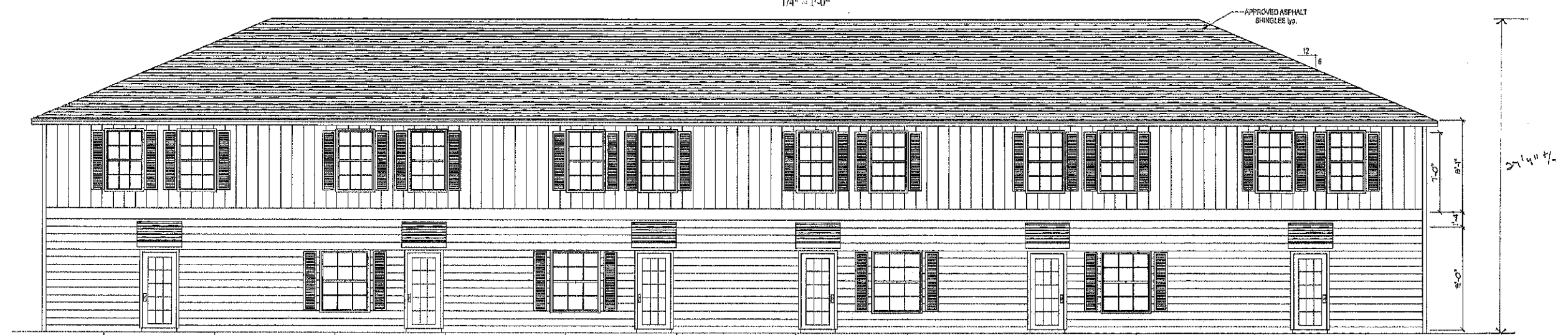
LOT & STREET LAYOUT

SCALE: 1" = 40'-0"



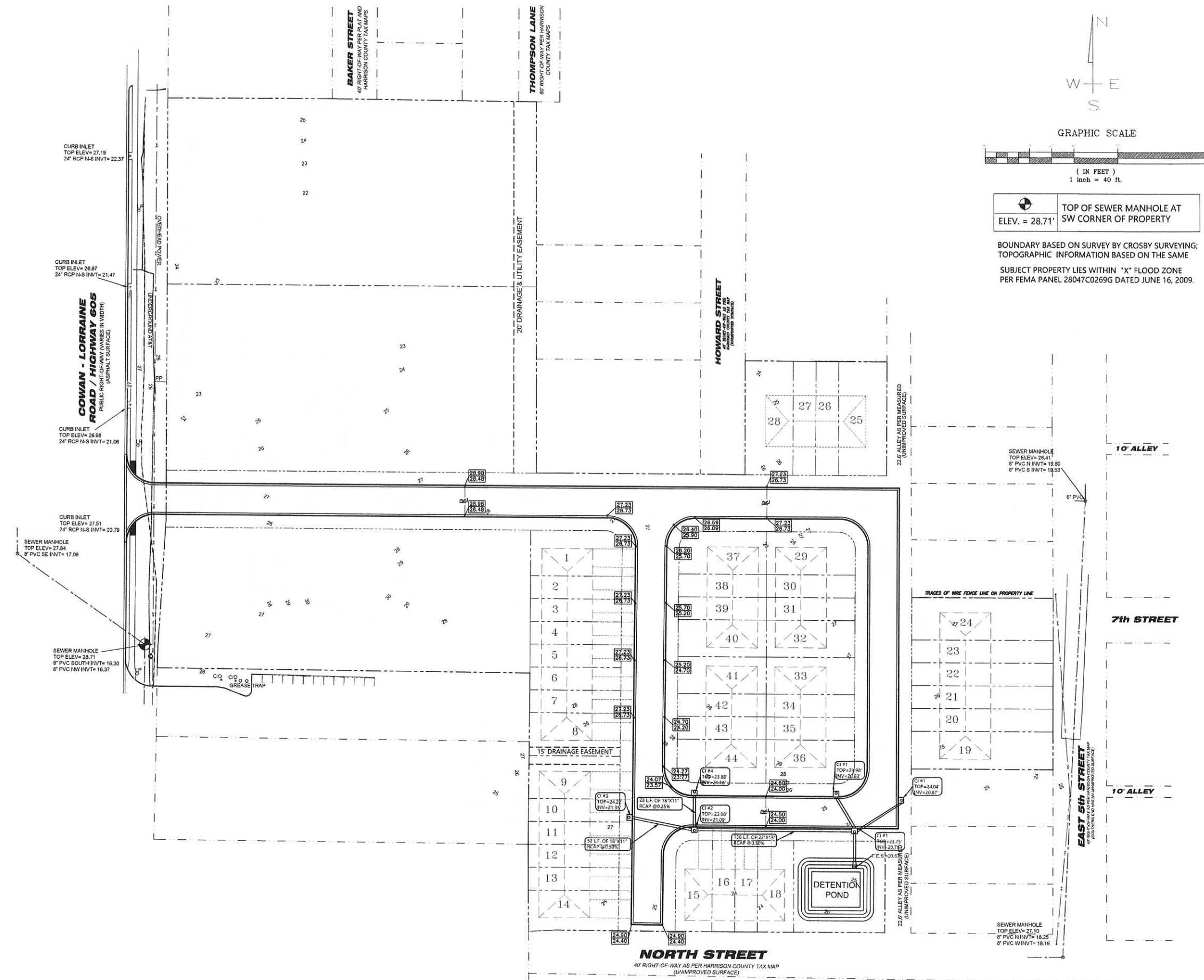
FRONT ELEVATION

1/4" = 1'-0"



REAR ELEVATION

1/4" = 1'-0"



GRADING & DRAINAGE PLAN

SCALE: 1" = 40'-0"



In Association With

FA FOUNTAIN & ASSOCIATES
CIVIL AND COMMERCIAL DESIGN
13334 Seaway Road, Ste. 202
Gulfport, MS 39503
228-574-3659

Date 03-04-2024
Drawn By F.O.F.
Check By T.J.M.
REV

PROPOSED DEVELOPMENT
0 COWAN ROAD
GULFPORT, MS

Sheet
C4

TERRY MORAN
ENGINEERING
P.O. BOX 4075
BILOXI, MS 39535
PH 228.896.4733
TERRY MORAN,
P.E., P.L.S.

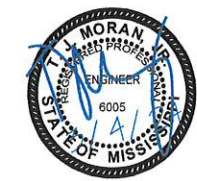
24-011



TERRY MORAN
ENGINEERING

P.O. BOX 4075
BILOXI, MS 39535
PH 228.896.4733

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



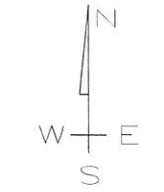
In Association With

FA FOUNTAIN & ASSOCIATES
CIVIL AND COMMERCIAL DESIGN
13334 Seaway Road, Ste. 202
Gulfport, MS 39503
228-574-3659

Date 03-04-2024
Drawn By F.O.F.
Check By T.J.M.
REV

PROPOSED DEVELOPMENT
0 COWAN ROAD
GULFPORT, MS

Sheet
C5



GRAPHIC SCALE

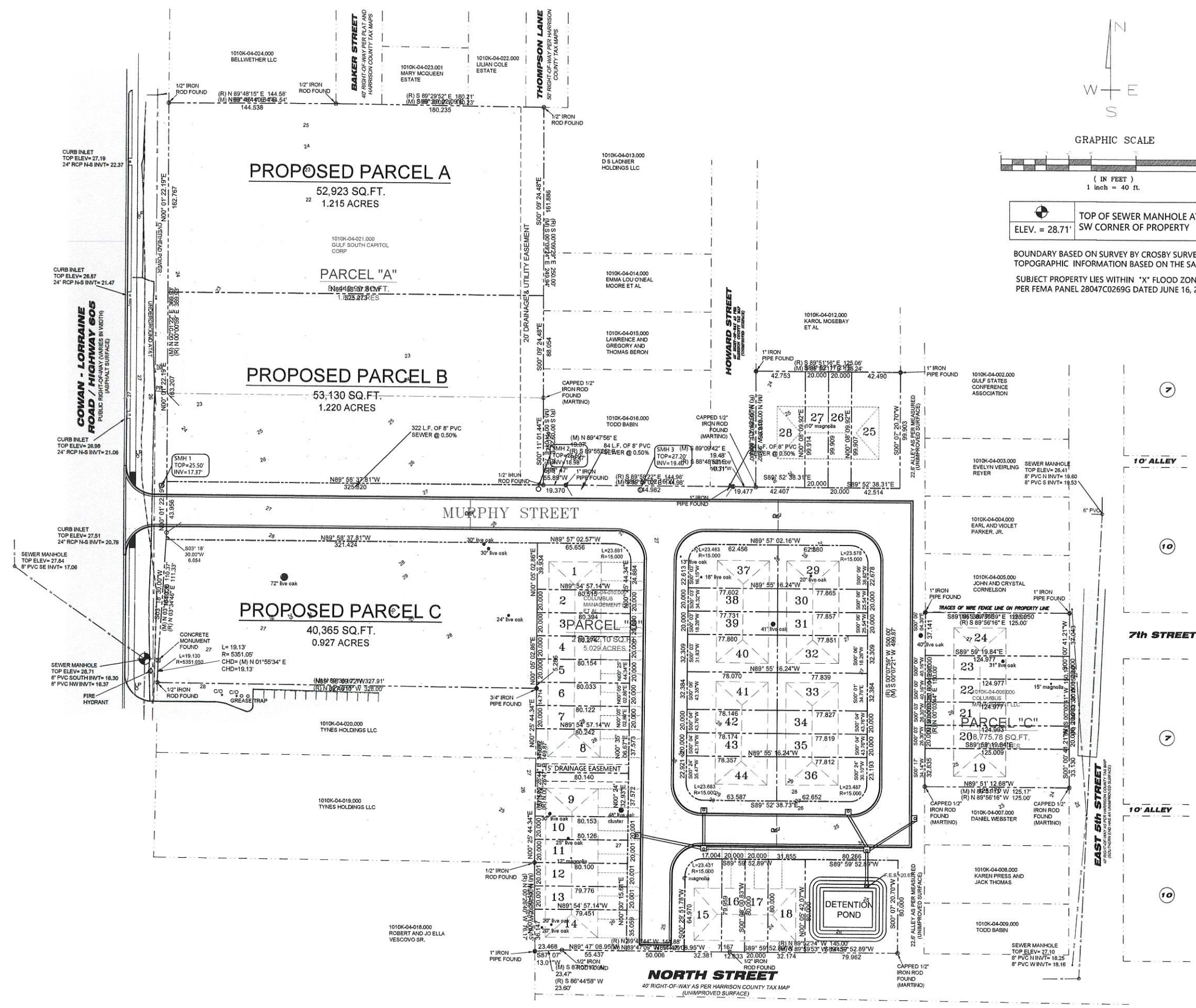


(IN FEET)
1 inch = 40 ft.

	TOP OF SEWER MANHOLE AT SW CORNER OF PROPERTY
ELEV. = 28.71'	

BOUNDARY BASED ON SURVEY BY CROSBY SURVEYING;
TOPOGRAPHIC INFORMATION BASED ON THE SAME

SUBJECT PROPERTY LIES WITHIN "X" FLOOD ZONE
PER FEMA PANEL 28047C0269G DATED JUNE 16, 2009.



EROSION CONTROL PLAN

SCALE: 1" = 40'-0"



TERRY MORAN
ENGINEERING

P.O. BOX 4075
BILOXI, MS 39535

PH 228.896.4733

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



In Association With

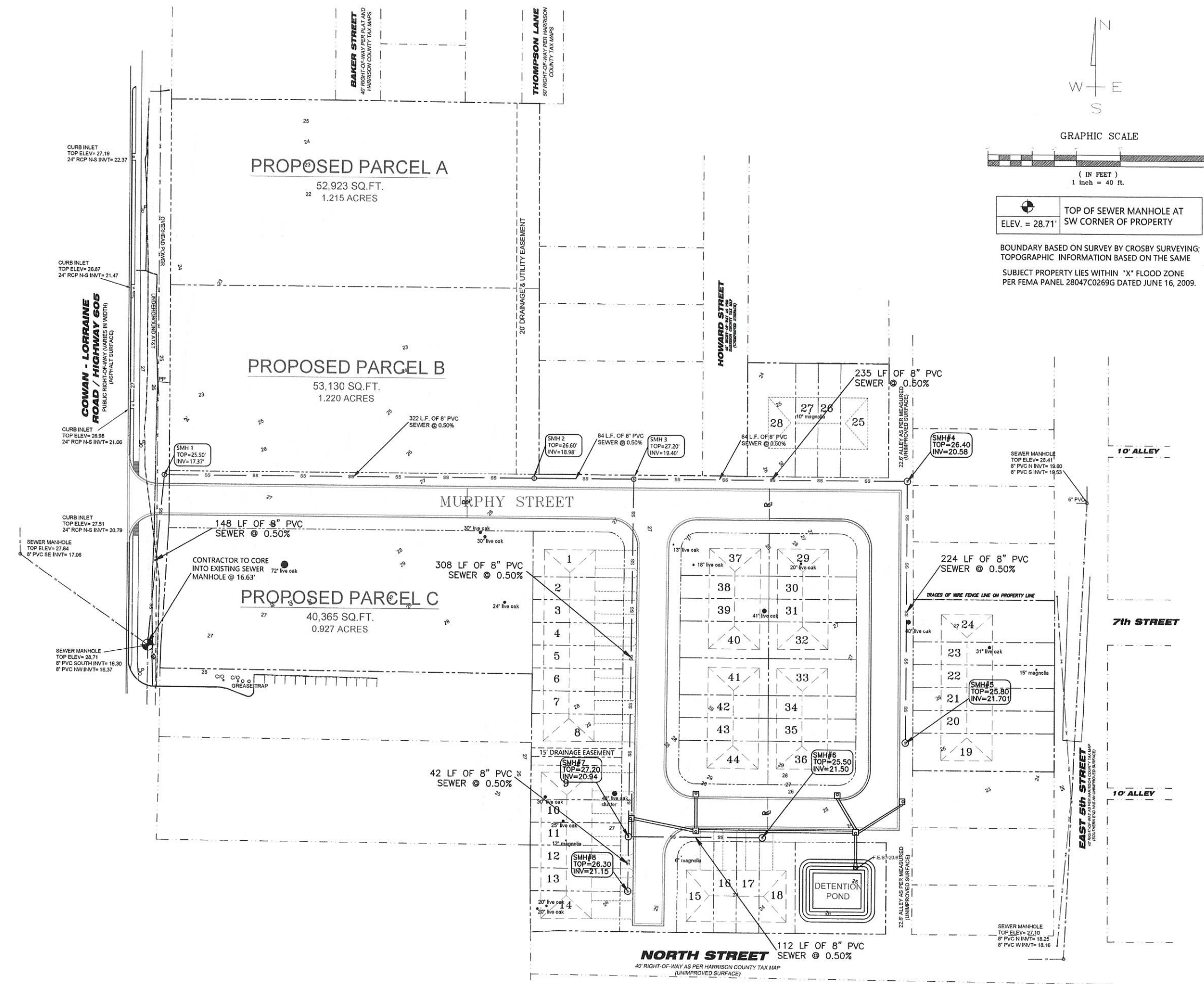
FA FOUNTAIN & ASSOCIATES
CIVIL AND COMMERCIAL DESIGN
13334 Seaway Road, Ste. 202
Gulfport, MS 39503
228-574-3659

Date: 03-04-2024
Drawn By: F.O.F.
Check By: T.J.M.
REV: _____

PROPOSED DEVELOPMENT
0 COWAN ROAD
GULFPORT, MS

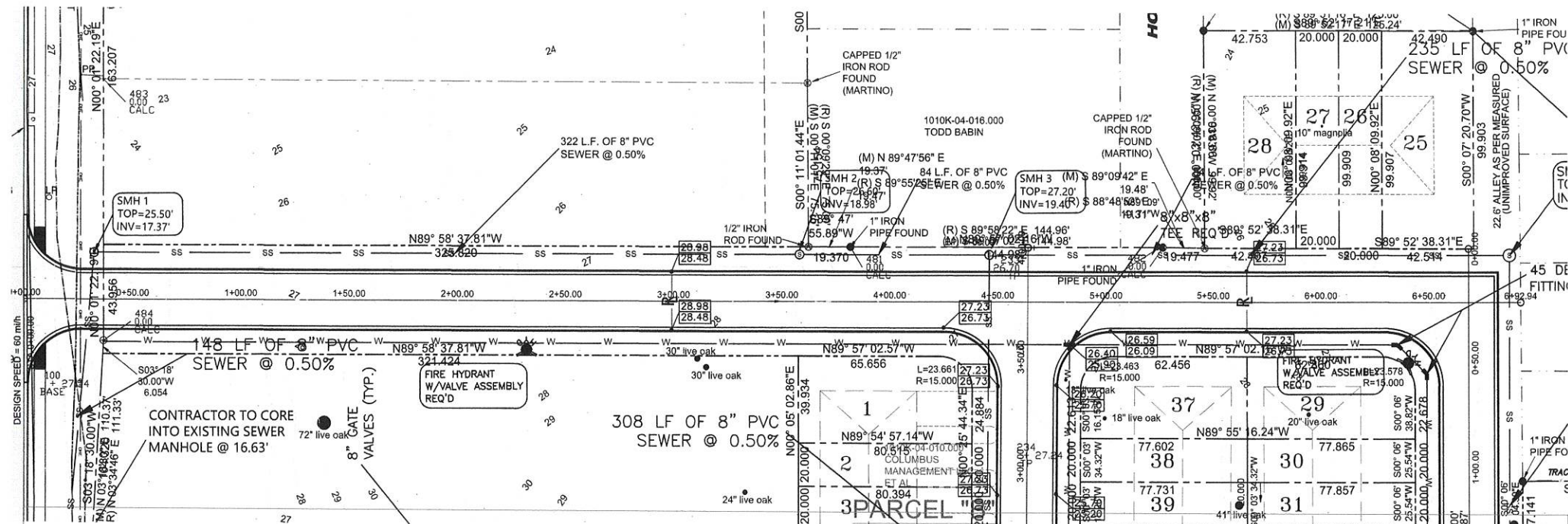
Sheet

C6



UTILITY PLAN

SCALE: 1" = 40'-0"

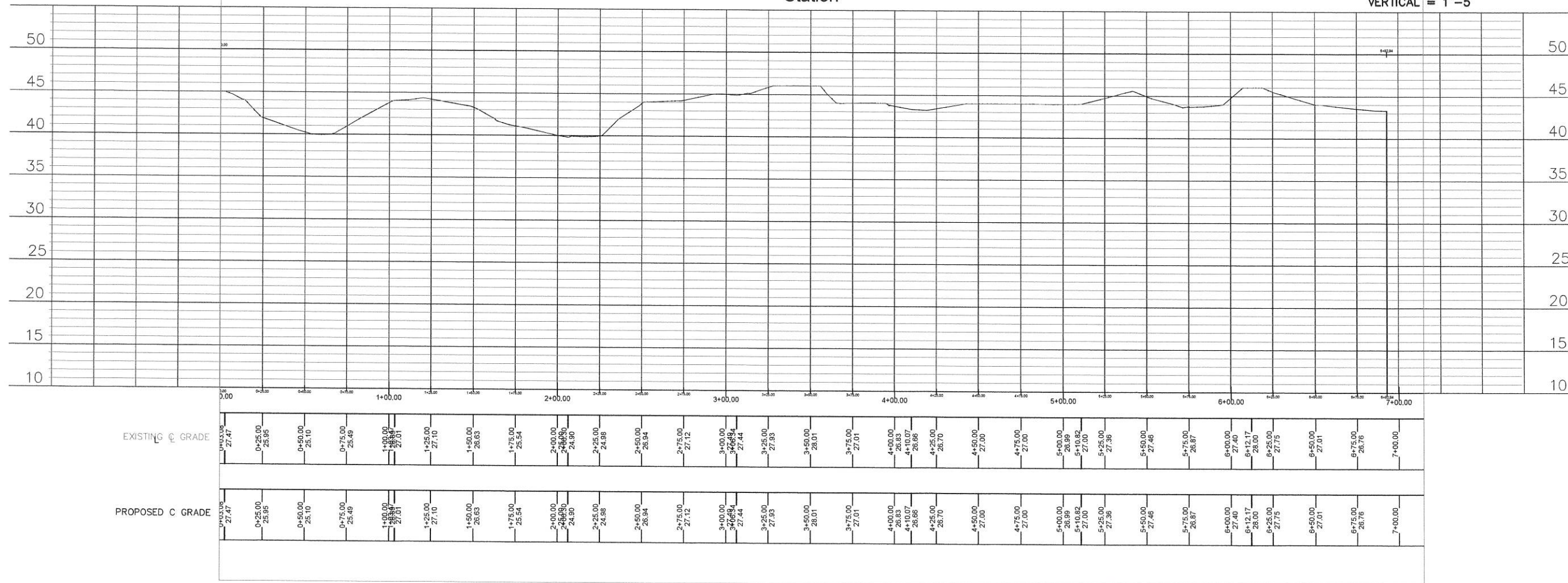


NOTE: ALL CONSTRUCTION SHALL COMPLY WITH THE "MISSISSIPPI STANDARD SPECIFICATIONS FOR STATE AID ROAD CONSTRUCTION, 2017 EDITION".

MIA COURT STA. 0+00 - 6+92.94

Station

HORIZONTAL = 1"=30'
VERTICAL = 1"=5'





TERRY MORAN ENGINEERING

P.O. BOX 4075
BILOXI, MS 39535
PH 228.896.4733

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



In Association With

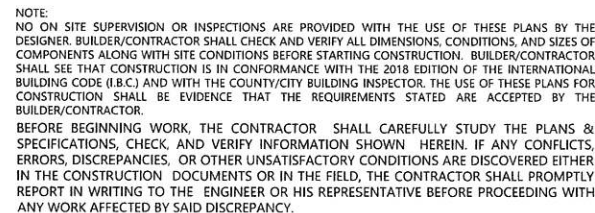


FA FOUNTAIN & ASSOCIATES

CIVIL AND COMMERCIAL DESIGN
13334 Seaway Road, Ste. 202
Gulfport, MS 39503
228-574-3659

Date 03-04-2024
Drawn By F.O.F.
Check By T.J.M.
REV _____

PROPOSED DEVELOPMENT
0 COWAN ROAD
GULFPORT, MS



SOPHIA LOOP STA. 0+00 - 3+19.97

FA | FOUNTAIN & ASSOCIATES
CIVIL AND COMMERCIAL DESIGN
13334 Seaway Road, Ste. 202
Gulfport, MS 39503
228-574-3659

Date 03-04-2024
 Drawn By F.O.F.
 Check By T.J.M.
 REV _____

PROPOSED DEVELOPMENT
0 COWAN ROAD
GULFPORT, MS

Sheet
PP2

In Association With



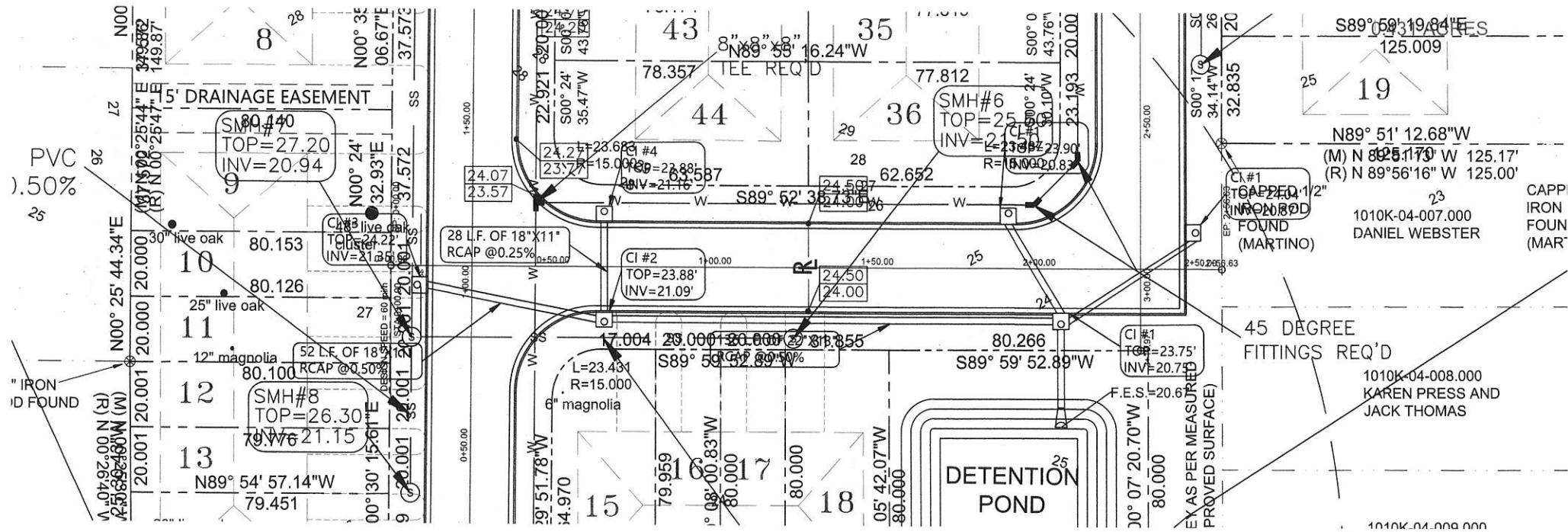
**TERRY MORAN
ENGINEERING**

P.O. BOX 4075
BLOXI, MS 39535

PH 228.896.4733

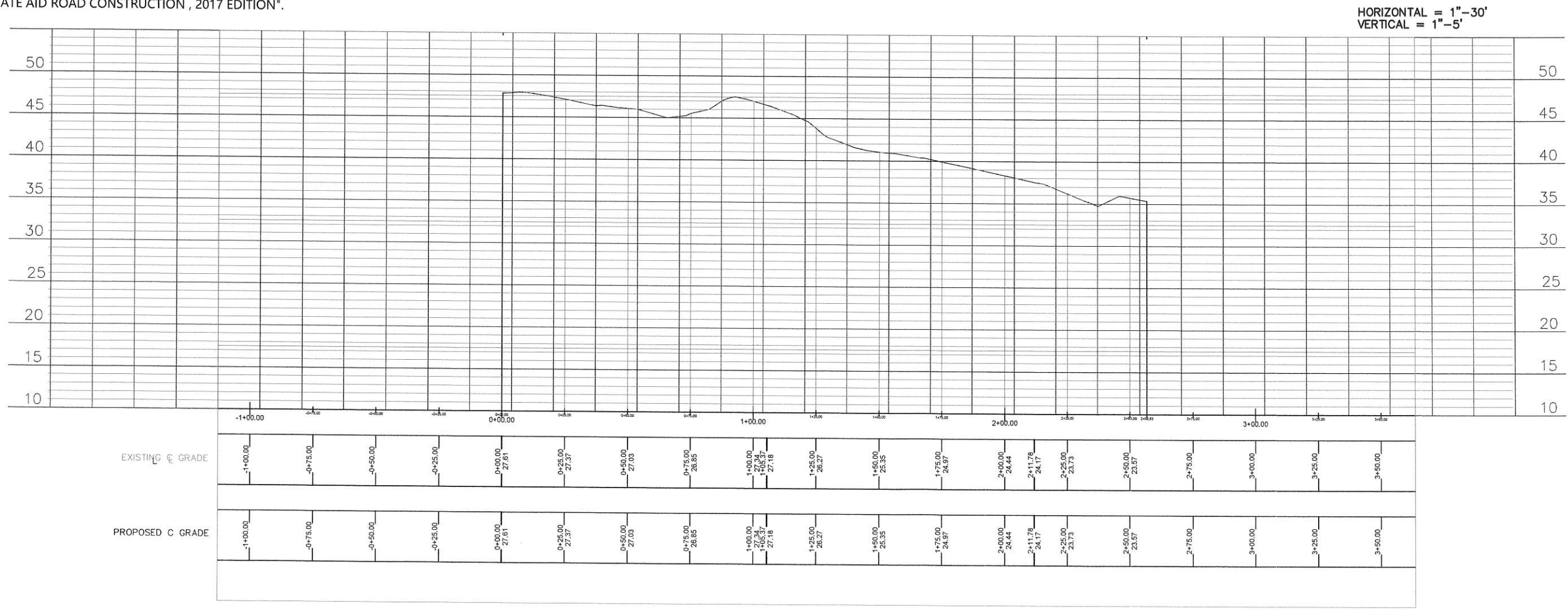
**TERRY MORAN,
P.E., P.L.S.**

24-011

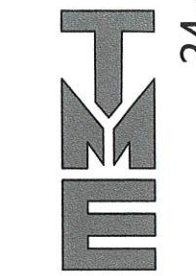


SOPHIA LOOP STA. 0+00 - 2+56.63

NOTE: ALL CONSTRUCTION SHALL COMPLY WITH THE "MISSISSIPPI STANDARD SPECIFICATIONS FOR STATE AID ROAD CONSTRUCTION, 2017 EDITION".



HORIZONTAL = 1"=30'
VERTICAL = 1"=5'



TERRY MORAN
ENGINEERING
P.O. BOX 4075
BILOXI, MS 39535
PH 228.896.4733
TERRY MORAN,
P.E., P.L.S.



In Association With

FA FOUNTAIN & ASSOCIATES
CIVIL AND COMMERCIAL DESIGN
13334 Seaway Road, Ste. 202
Gulfport, MS 39503
228-574-3659

Date 03-04-2024
Drawn By F.O.F.
Check By T.J.M.
REV

PROPOSED DEVELOPMENT
0 COWAN ROAD
GULFPORT, MS

Sheet
PP3



TERRY MORAN
ENGINEERING

P.O. BOX 4075
BILOXI, MS 39535

PH 228.896.4733

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

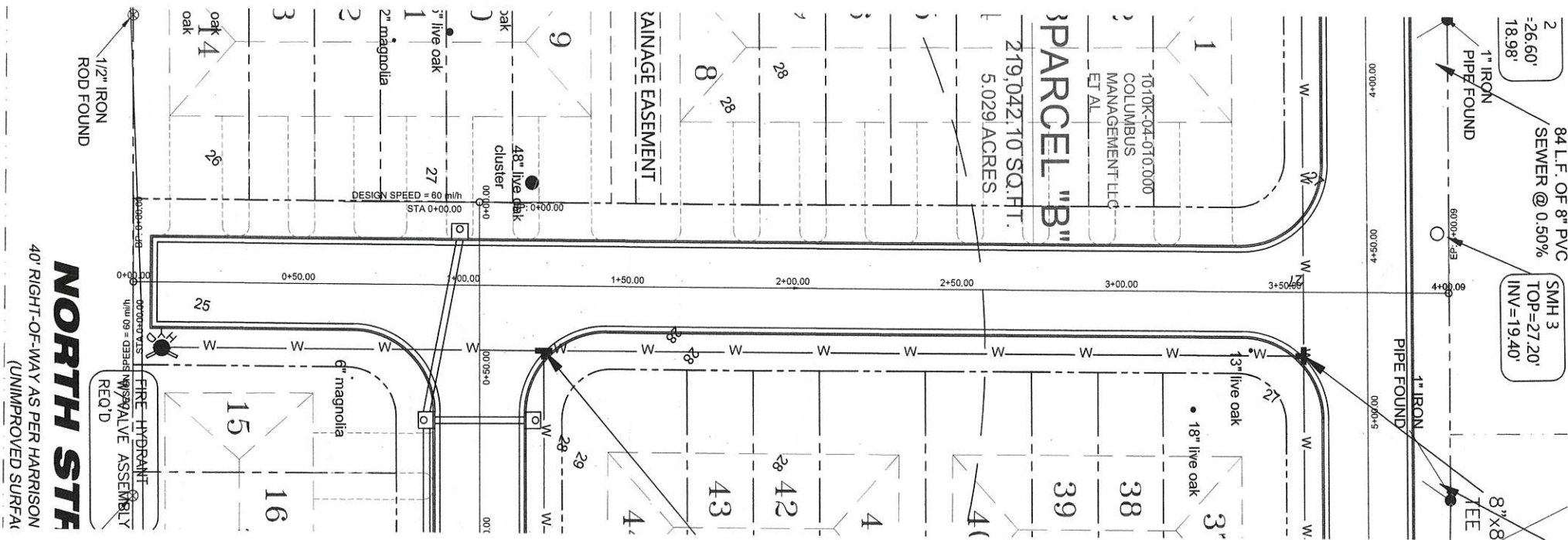


In Association With

FA FOUNTAIN & ASSOCIATES
CIVIL AND COMMERCIAL DESIGN
13334 Seaway Road, Ste. 202
Gulfport, MS 39503
228-574-3659

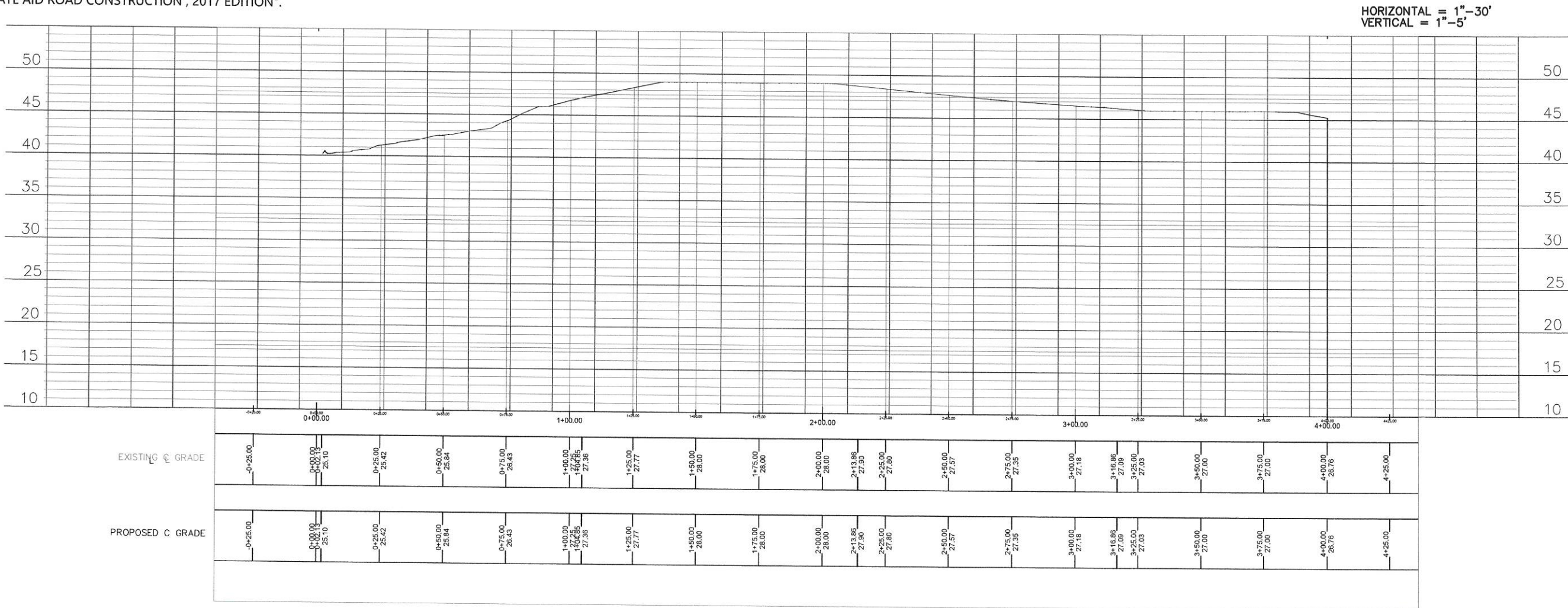
Date 03-04-2024
Drawn By F.O.F.
Check By T.J.M.
REV

PROPOSED DEVELOPMENT
0 COWAN ROAD
GULFPORT, MS



MIA COURT STA. 0+00 - 6+92.94

NOTE: ALL CONSTRUCTION SHALL COMPLY WITH
THE "MISSISSIPPI STANDARD SPECIFICATIONS FOR
STATE AID ROAD CONSTRUCTION , 2017 EDITION".



DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
COWAN TOWNHOMES
CITY OF GULFPORT, HARRISON COUNTY, MISSISSIPPI

This Declaration of Covenants, Conditions and Restrictions is made on the ___ day of _____, 2024, A.D., by Camdav, LLC (hereinafter call "Declarant");

WITNESSETH:

WHEREAS, Declarant is the owner of certain real property situated in City of Gulfport, Mississippi, more particularly described on Exhibit "A" attached hereto; and

WHEREAS, Declarant desired to create and develop thereon a residential community with designated common areas for the benefit of the community, (hereinafter referred to as the "Property"); and

NOW, THEREFORE, Declarant; herby declares that all the properties described above shall be held, sold and conveyed subject to the platted subdivision and the following restrictions, covenants and conditions are for the purpose of protecting the value and desirability of, and which shall run with the real property and be binding on all parties having and right, title or interest in the described properties or any par thereof, their heirs, successors, and assigns, and shall inure to the benefit of each owner thereof.

1. **RESIDENTIAL:** All lots in Cowan Townhomes as shown on the official map or plat thereof on file in the office of the Chancery Clerk of Harrison County, Mississippi, shall be known, used, and described as two-story single family attached residential lots.

2. **MINIMUM SQUARE FOOTAGE:** No residence, built, placed or maintained on any lot, shall contain less than one thousand six hundred (1,400) square feet of living heated floor space, exclusive of perches, terraces, garages, patios and courts, unless otherwise approved by Architectural Review Committee.

3. **LOT SIZE:** No residence shall be constructed in the subdivision on a less quantity of ground that the whole of one entire lot, as shown by the official plat of said subdivision.

4. **SETBACKS:** For any and all residences constructed, erected, placed and maintained on each and every lot located in the subdivision the Architectural Review Committee shall establish the location, position and placing of the residence on the LOT. All construction shall be in compliance with the city zoning requirement.

5. **REQUIREMENTS FOR DWELLING:** In addition to all approvals required pursuant to Paragraph 9 herein, no residence shall be constructed, built or placed on any lot in the subdivision unless the Architectural Review Committee shall have approved the exterior

fences. The Architectural Review Committee established herein shall establish and publish approved building materials, colors and specifications for all exterior materials and colors.

6. **CREATION, MEMBERSHIP AND VOTING RIGHT IN THE COWAN TOWNHOMES HOMEOWNERS' ASSOCIATION:** Declarant will as its discretion relinquish responsibility for maintenance of common area and cause to be formed a non-profit corporation called Cowan Townhomes Homeowners Association as hereafter set forth:

Section 1. Creation: All owners of records, as that term is herein defined, shall be a member of the Cowan Townhomes Homeowners Association (hereinafter "Association"). Said Association shall be governed by three (3) directors, who serve for a term of three (3) years, and who are elected by the owners of record. The Board of Directors shall perform the duties and responsibilities as set for herein, in addition to any other duties and owners which said Association members shall determine or as set for in the By Laws of the Association.

Section 2. Membership: The members of the Association shall be and consist of each and all of the following, to-wit:

(a) Every person who is, or who hereafter becomes, an owner of record of the fee title to a Lot. The expression "owner of record of the fee title to a Lot" shall include a contract seller of any such Lot, but shall not include any person who owns such title solely as security for the performance of an obligation of payment of a debt.

(b) The Association shall have two classes of voting membership:

Class A: Class A members shall be all members with exception of Declarant. Class A members shall be entitled to one vote for each Lot owned. When more than one person or entity holds an interest or interests in any Lot, all such persons or entities shall be Members, and the vote for such Lot shall be exercised as they, among themselves, determine, but in no event shall more than one vote be cast with respect to any such lot.

Class B: Class B member(s) shall be the Declarant. The Class B member(s) shall be entitled to four (4) votes for each Lot owned except as restricted under Section 3 hereof. When the total votes outstanding in the Class A membership equals the votes outstanding in the Class B membership, then the Class B membership shall cease and be converted into Class A membership.

Section 3. Voting Rights: Each member shall have one vote in the election of each officer of the Association. For all other purposes, the voting rights of the members shall be by class of membership, and shall be as follows, to-wit:

(a) Class A Members: Each person, other than person herein defined as "Declarant", who is or who hereafter becomes the Owner of a Lot shall be a Class A member of the Association. Class A members shall be entitled to one vote for each Lot owned.

ownership, assignment, transfer, pledge, hypothecation, encumbrance, conveyance, or alienation of the Lot to which the membership is appurtenant.

7. CREATION OF LIEN AND PERSONAL OBLIGATION OF ASSESSMENTS:

(a) Creation of the Lien and Personal Obligation of Assessments: The Declarant or developer of each lot owned within the property, hereby covenants, and each owner of each lot by acceptance of a deed therefore whether or not it shall be so expressed in such deed, is deemed to covenant and agree to pay the Association: (1) annual assessments or charges, and (2) special assessments for capital improvements, such assessments to be established and collected for and as hereinafter provided. The annual and special assessments, together with interest, costs, and reasonable attorney's fees, shall also be the personal obligation of the person who was the owner for such property at the time when the assessment fell due. The personal obligation for delinquent assessments shall not pass to his successors in title unless expressly assumed by them. Both annual and special assessments must be fixed at a rate for all lots and may be elected monthly. Class B Members shall be exempted from assessments on lots Declarant owns until eighty (80%) of lots are sold, thereafter, Declarant shall be responsible for payment of assessments according to the terms of this paragraph.

(b) Payments and purpose of Assessments: Each person, group of persons, corporation partnership, trust or other legal entity, or any combination thereof, who becomes a record owner of the lot, where or not it shall be so expressed in the act of sale, contract to sell or other conveyance, shall be deemed to covenant and agree to pay the Association, in advance, a monthly sum (herein elsewhere sometimes referred to as "assessments" or "carrying charges") equal to one-twelfth (1/12th) of the members proportionate share of the sum required but the Association as estimated by its Board of Directors, to meet its annual expenses, including, but in no way limited to the following:

(i) The cost of all operating expenses of the common areas and including charges by the Association for services furnished by it;

(ii) The amount of all taxes and assessments levied against the Association or upon any property which it may own or which it is otherwise required to pay, if any;

(iii) The cost of general or comprehensive public liability insurance on the common areas and the cost of such other insurance as the Association may effect;

(iv) The cost of maintenance, replacing, repairing and landscaping the common areas of Cowan townhomes without limitation.

(v) The cost of funding all reserves established by the Association, including, when appropriate a general operating reserve and/or a reserve for replacements.

The Board of Directors shall determine the amount of the assessment annually.

applicable thereto which shall be kept in the office of the Secretary of the Association and shall be open to inspection by any owner upon reasonable notice to the Board. Written notice of the assessment shall thereupon be sent to the members. The omission of the Board of Directors, before the expiration of any assessment period, to fix assessments hereunder for that or the next period, shall not be deemed a waiver or modification in any respect of the provisions of this Article, or a release of any member from the obligation to pay the assessment, or any installment thereof, for that or any subsequent assessment period, but the assessment fixed for the preceding period shall continue until a new assessment is fixed. No member may exempt himself from liability for assessments or carrying charges by a waiver of the use or enjoyment of any of the common areas or by abandonment of any lot belonging to him.

(c) Non-payment assessment: Any assessment levied pursuant to this Act of Dedication, or any installment thereof, which is not paid on the date when due shall be delinquent. The personal obligation of the member, to pay such assessment shall remain his personal obligation and a suit to recover a money judgment for nonpayment of any assessment levied pursuant to this Act of Dedication, or any installment thereof, may be maintained by the Association.

Any assessment levied pursuant to this Act of Dedication or any installment thereof, which is not paid within thirty (30) days after it is due, shall bear interest at the rate of eight percent (8%) per annum.

The Association may bring an action at law against the owner personally obligated to pay the same, or foreclose the lien against the property provided, however, that the Association shall not be required to pursue either remedy and that all decisions are within the sole discretion of the Association. No owner may waive or otherwise escape the liability for the assessments provided for herein by non-use of the Common Areas or by abandonment of his lot. The Association shall notify the holder of the first mortgage on any lot for which any assessment of the Act of Dedication becomes delinquent for a period in excess of sixty (60) days and in any other case where the owner of such lot is in default with respect to the performance of any other obligation hereunder for a period of sixty (60) days but any failure to give such notice shall not affect the validity of any assessment levied or to be levied pursuant to this Act of Dedication.

The Board of Directors may post a list of members who are delinquent in the payment of any assessment or other fees which may be due the Association, including any installment thereof which becomes delinquent in any prominent location within the community.

(d) Assessment Certificates: The Association shall upon demand at any time furnish to any member liable for any assessment levied pursuant to this Act of Dedication (or any third

lot shall not affect the assessment lien. However, the sale or trade of any lot pursuant to mortgage foreclosure or any proceeding in lieu thereof shall extinguish the lien of such assessments as to the payment which becomes due prior to such sale or transfer. No sale or transfer shall relieve such lot from liability for any assessments thereafter becoming due or from the lien thereof.

8. ARCHITECTURAL COMMITTEE: There shall be an Architectural Review Committee composed of the Declarant and/or the heirs, successors, assigns or other entities appointed by the Declarant.

9. INSURANCE:

(a) Each owner shall keep his residence insured at all times for its full replacement value against loss due to fire, windstorm, hail, explosion, riot, civil commotion, aircraft, vehicles, smoke and any other hazards that may be covered under standard extended coverage provisions, and shall furnish the Association proof of such coverage. In every case of a loss due to these hazards, each owner shall promptly repair or rebuild his lot from the insurance proceeds. Repair or reconstruction of the improvements as used herein shall mean restoring the improvements to substantially the same condition which existed prior to the damage. Each owner's fire insurance policy shall contain a waiver of subrogation clause; and each owner shall furnish the Association with a copy of his policy. Each owner does, by his acceptance of a deed, irrevocably constitute and appoint the Association his true and lawful attorney, in his name, place and stead for the purpose of accomplishing a repair or reconstruction or the improvements in the event the owner fails or refuses to carry out any of the provisions contained herein. If insurance proceeds are insufficient to cover the cost of the reconstruction, the Association may pay the excess and the cost thereof shall become a part of the assessment to which lot is subject.

(b) Each owner shall be responsible at his own expense and cost for his own personal insurance on the contents of his own residence, carport, or parking space, including decorations, furnishings and personal property therein, and his personal property stored elsewhere on the property; and for his personal liability not covered by liability insurance for all owners obtained as a part of the common expense.

10. ANTENNAS: No television or other electronic receiving or transmitting device shall be located or placed in or upon any parcel with the exception of such devices as shall be fully contained and enclosed with a dwelling located upon a particular parcel. Without limiting the general provisions hereof, this provision is specifically intended to prohibit the installation of what are commonly referred to as "Satellite Dishes" and any shortwave or other transmitting devices which interfere with the television or other electronic receptions of the neighbors. Each

12. PETS: No animals, livestock, poultry of any kind shall be raised, bred, kept, staked or pastured on any lot or in the common areas, except dogs, cats, birds, or other household pets, which shall be kept and maintained in accordance with the rules and regulations adopted from time to time by the Board of Directors. No pets are to be allowed to roam freely within the subdivision.

13. SIGNS: Except as may be required by legal proceedings, no signs, advertising or ornaments of any kind shall be maintained or permitted within the window, on the exterior of any window, or any portion of the property by anyone, including, but not limited to, the property owner, realtor, contractor, or subcontractor, without the express written permission of the Architectural Review Committee. The approval of any signs and posters without limitation, name and address signs, shall be upon such conditions as may be from time to time determined by the Architectural committee and may be arbitrarily withheld. If any such sign or advertising device is approved, it shall only contain one name, and/or one number, not exceeding one hundred twenty (120) square inches, and if for sale purposes, such sign shall not exceed six (6) feet in area, and shall be subject to the right of the Architectural Committee to restrict color and content.

14. The Association will continue to be responsible for the maintenance, at its own expense, of the detention pond shown on the recorded plat for Cowan Townhomes Subdivision. The Association shall use best management practices or BMP's and the City of Gulfport has not at this time accepted same for public maintenance.

15. OTHER BUILDINGS AND VEHICLES: No tent, trailer, barn or any similar outbuilding or structure shall be placed on any lot or on any other areas at any time, either temporarily or permanently, without prior approval from the Architectural Review Committee. No mobile home, tractor, boats, trailer or RV vehicle shall be placed on any lot or on subdivision streets, either temporarily or permanently. Each owner shall provide for parking for at least two (2) automobiles per owner for each dwelling owned or maintained by such owner.

16. VARIANCES: The undersigned Declarant reserves the right to make minor changes or alterations in these Restriction and Covenants and to waive minor violations of the same. No private or public nuisance may be created or maintained upon any of any said lots. All construction taking place upon subject property shall be completed within seven (7) months from starting date.

17. ENFORCEMENT: If the owner or claimant of any of said lots shall violate or attempt to violate any of the conditions, restrictions or covenants herein contain, then in such event any other person or persons owning any other of said lots or portion thereof or interest therein may institute and prosecute any appropriate proceeding or proceedings either at law or

19. TERM: The Restrictive Covenants shall run with the land and the title thereto and shall be binding upon all properties owned and/or claiming out of them by purchase, inheritance or otherwise, for a period of thirty (30) years from the date which they are executed, and upon expiration of said thirty (30) year period, the Covenants shall automatically be extended for additional terms of ten (10) years each.

20. AMENDMENTS, VOTING RIGHTS AND TERMINATION: These Building restrictions and Protective Covenants may be amended from time to time by a written document signed, acknowledged and recorded, which reflects the affirmative vote in favor of the amendment by eighty percent (80%) of the lot owners, and in each case, such amendments shall be evidenced by a document in writing, bearing each of their signatures. All amendments, if any, shall be recorded in the office of the Chancery Clerk of Harrison County, Mississippi.

WITNESS THE SIGNATURE of the Declarant on this the ____ day of _____, A.D., 2023.

By: _____

Jennifer Davi – Member
Camdav, LLC

“Exhibit A”

Legal Description:

(refer to recording plat for legal description)

DRAFT

STATE OF MISSISSIPPI
COUNTY OF HARRISON

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said county and state, on this ____ day of 2024, A.D., within my jurisdiction, the within named Jennifer Davi who acknowledges that he is the developer of Cowan Townhomes Subdivision.

GIVEN UNDER MY HAND AND SEAL of office this ____ day of _____, 2024.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

_____.

STATE OF MISSISSIPPI

BOOK 863 PAGE 446

COUNTY OF HARRISON

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, the undersigned THETA MARTIN a/k/a Theta Finch, does hereby sell, convey and warrant unto GULF SOUTH CAPITAL CORPORATION a Mississippi Corporation, the following described land and property, being located and situated in the City of Gulfport, County of Harrison, First Judicial District, State of Mississippi, and being more particularly described as follows, to-wit:

Lots 31 - 40 inclusive of Block 4, ABYSSINIA SUBDIVISION, a subdivision located in the City of Gulfport, First Judicial District of Harrison County, Mississippi, according to the official map or plat thereof on file and of record in the office of the Chancery Clerk in Plat Book 7 at Page 4, AND ALSO:

Beginning at the Northeast corner of Lot 6, Block 4 of Abyssinia Subdivision and from said point run thence South to the Southeast corner of Lot 25, from said point run thence East 10 feet to the Southwest corner of Lot 50, from said point run thence North to the Northwest corner of Lot 31, from said point run thence West a distance of 10 feet to the point of beginning. Said property being located in the First Judicial District of Harrison County, Mississippi.

THIS CONVEYANCE is subject to any and all recorded restrictive covenants, rights of way, easements and prior reservations of any oil, gas, minerals and other rights.

TAXES for the current year have been prorated as of this date and are assumed by the Grantee herein.

WITNESS MY SIGNATURE this the 6th day of August, 1979.

Theta Martin a/k/a Theta Finch
THETA MARTIN a/k/a THETA FINCH

STATE OF MISSOURI
COUNTY OF JACKSON

BOOK 883 PAGE 447

PERSONALLY, came and appeared before me, the undersigned authority in and for the aforesaid jurisdiction, the within named THETA MARTIN who was formerly Theta Finch, who acknowledged to and before me that she signed and delivered the above and foregoing instrument of writing on the day and in the year therein mentioned.

GIVEN under my hand and official seal of office this the 6th day of August, 1979.

Rhonda S. Carpenter
NOTARY PUBLIC

My Commission Expires:

RHONDA S. CARPENTER M.C.E. OCT. 31, 1981

4902
STATEMENT OF FEES
Filing _____ .05
Recording _____ .15
15¢ per 100 _____
Certificate _____ .30
Indexing 15¢ each _____
Separate Subdivision _____
Total Fees _____

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

I hereby certify that this instrument was received and filed for record at 11 o'clock
and 01 minutes of 9 day of Aug, A. D. 19 79
and recorded Aug 10 1979 in Records of Deeds
Book 163 Pages 446-447

G. N. Creel, Chancery Clerk

By J. B. Creel, D. C.

run Southerly along a line that is 21.000 meters (68.898 feet) Easterly of and parallel with the centerline of construction of said project, having a radius of 1631.000 meters (5351.050 feet), an arc distance of 5.342 meters (17.526 feet) [said arc having a chord bearing of South 00° 10' 53" West for a distance of 5.342 meters (17.526 feet)] to the Southern line of grantors property; thence run North 89° 53' 42" West along said Southern property line, a distance of 31.852 meters (104.501 feet) to the present Eastern right-of-way line of Cowan Road; thence run North 00° 24' 50" West along the present Eastern right-of-way line of said Cowan Road, a distance of 151.863 meters (498.238 feet) to the Northern line of grantors property; thence run North 89° 42' 46" East along said Northern property line, a distance of 12.190 meters (39.993 feet) to the point of beginning, containing 0.520 hectares (1.286 acres), more or less and being situated in and a part of the Lots 6 through 25, Block 4, Abyssinia Subdivision, Plat Book 7, Page 4 in the Chancery Clerk's Office, City of Gulfport, First Judicial District, Harrison County, Mississippi, the Northeast 1/4, Section 31, Township 7 South, Range 10 West.

BOOK 1427 PAGE 431

Gulf South Capital Corp.

044-0-00-W
Page 3

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

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

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

BOOK 1427 PAGE 432

Gulf South Capital Corp.

044-0-00-W
Page 4

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

Witness this signature the 26th Day of August, A.D., 19 98.

Gulf South Capital Corporation
By [Signature] President

Grantee, Prepared by and return to:
Miss. Department of Transportation
Right of Way Division
P. O. Box 1850
Jackson, Mississippi 39215-1850
Phone Number: (601) 359-7559
Account No. 94-9271-00-005-10

Grantor Address:
Gulf South Capital Corp.
909 Poydras St., Suite 1700
New Orleans, LA 70112
Phone Number: _____
Business Number: (504) 584-5000

BOOK 1427 PAGE 434

Project No. 94-9371-00-005-10
Parcel No. 044-0-00-0
County HARRISON

Whereas, at a special meeting of the Board of Directors of this Corporation duly held on the 26th day of August 19 98, the board duly passed a resolution authorizing the sale, conveyance, and transfer of certain property to the Mississippi Department of Transportation for the sum of \$ 150,000;

Be it resolved that Joseph C. Canizaro

is / are hereby authorized, empowered and directed to execute and deliver unto the Mississippi Transportation Commission a deed to 1.286 acres of land as described above.

That the principal terms of the transaction and the nature and amount of the consideration, and the resolution of the board of directors hereinabove set forth, be and the same hereby are approved by the stockholders of this corporation as set forth by its charter, said approval is recorded in Corporation Minute Book n/a at Page n/a.

ATTEST: Janet L. Bunn
Secretary

Joseph C. Canizaro
Chairman of Board
Joseph C. Canizaro
Name of Corporation
Gulf South Capital Corp.

(CORPORATE SEAL)

Address
909 Poydras Street, Suite 1700
New Orleans, LA 70112

Instrument No. 7875

STATEMENT OF FEES

Recording Fee \$6.00
Records Maintenance Fee \$1.00
Abstracting Fee \$100.00
Marginal Entry at 50¢ per line 2.00
Other 0.00
TOTAL FEES COLLECTED 8.00

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

I hereby certify that this instrument was received and filed for record at 8 o'clock and 03 minutes A. M. on 19 day of Oct, A.D. 19 98 and recorded Oct 20, 19 98 in Records of Deeds Book 1427 Pages 429-434

JOHN McADAMS, Chancery Clerk
By John McAdams, D.C.

LAWRENCE-GREENWOOD 8885

PARCEL A

A parcel of land being a portion of Lots 6 through 15, Block 4, and being all of Lots 31 through 40, inclusive of Block 4 and all of Lots 6 through 15, inclusive of Block 3, ABYSSINIA SUBDIVISION, a subdivision located in the City of Gulfport, First Judicial District of Harrison County, Mississippi, according to the official map or plat thereof on file and of record in the Office of the Chancery Clerk, and together with all interest the Grantors now have or may hereinafter acquire in the streets and alleys joining the above described land and property. Said parcel of land being more particularly described as follows:

Beginning at a $\frac{1}{4}$ " iron rod found at the Northeast corner of Lot 31, Block 4, of ABYSSINIA SUBDIVISION, S89°29'52"E 19.77 feet to a capped $\frac{1}{4}$ " iron rod set in the center of Baker Street; thence S89°29'52"E 160.44 feet to a $\frac{1}{4}$ " iron rod found; thence S00°09'29"E 250.02 feet to a capped $\frac{1}{4}$ " iron rod set; thence N89°29'52"W 141.58 feet to the Southwest corner of Lot 15, Block 4, of ABYSSINIA SUBDIVISION; thence N89°29'23"W 39.55 feet to a capped $\frac{1}{4}$ " iron rod set at the Southeast corner of Lot 40, Block 4, of ABYSSINIA SUBDIVISION; thence S89°48'15"W 144.43 feet to a capped $\frac{1}{4}$ " iron rod set lying on the East margin of Cowan-Lorraine Road (Also known as Highway 605); thence along said East margin, N00°00'59"E 250.00 feet to a $\frac{1}{4}$ " iron rod found; thence N89°48'15"E 144.58 feet to the point of beginning. Said parcel contains 1.87 acres, more or less. Said parcel contains a vacated portion of a 10 foot alley lying between Block 4, of ABYSSINIA SUBDIVISION, also a vacated portion of Baker Street lying between Blocks 3 and 4, of ABYSSINIA SUBDIVISION and also a vacated portion of now or formerly Day Street lying East of Block 3, of ABYSSINIA SUBDIVISION.

PARCEL B

A parcel of land being a portion of Lots 16 through 25, Block 4, and being all of Lots 41 through 50, inclusive of Block 4, and all of Lots 16 through 25, inclusive, of Block 3, ABYSSINIA SUBDIVISION, a subdivision located in the City of Gulfport, First Judicial District of Harrison County, Mississippi, according to the official map or plat thereof on file and of record in the Office of the Chancery Clerk. Said parcel also, being all of Lots 19 through 34, inclusive, of Block 7, and all of Lots 35 through 54, inclusive, of Block 6, EUREKA SUBDIVISION, according to the official map or plat thereof on file and of record in the Office of the Chancery Clerk of Harrison County, Mississippi; together with all interest the Grantors now have or may hereinafter acquire in the streets and alleys joining the above described land and property. Said parcel of land being particularly described as follows:

Beginning at a $\frac{3}{4}$ " iron pipe found at the Northwest corner of Lot 19, Block 7, of EUREKA SUBDIVISION, S89°58'22"E 144.96 feet to a $\frac{3}{4}$ " iron pipe found; thence S88°48'52"E 19.31 feet to a capped $\frac{1}{4}$ " iron rod set at the Southwest corner of Lot 51, Block 6, EUREKA SUBDIVISION, said point also lying on the East margin of Howard Street; thence along the East margin of Howard Street, N00°09'02"E 100.00 feet to a $\frac{3}{4}$ " iron pipe found at the Northwest corner of Lot 54, Block 6, EUREKA SUBDIVISION; thence along the North line of Lot 54,

Block 6, EUREKA SUBDIVISION, S89°31'16"E 125.06 feet to a ¾" iron pipe found at the Northeast corner of said Lot 54, Block 6; thence S00°07'59"W 500.00 feet to a capped ½" iron rod set at the Southeast corner of Lot 35, Block 6, EUREKA SUBDIVISION, said point also lying on the North margin of North Street; thence also said North margin, N89°52'34"W 145.00 feet to a 1" iron pipe found; thence continue along said North margin, N89°46'44"W 144.88 feet to a 1" iron pipe found at the Southwest corner of Lot 34, Block 7, EUREKA SUBDIVISION; thence S86°44'58"W 23.60 feet to a ¾" iron pipe found lying on the East boundary line of the property now or formerly of HSC Cowan Road, LLC as recorded in Deed Instrument Number 2017-0000147-D-11; thence along the East boundary line of said HSC Cowan Road, LLC property, N00°26'40"W 76.17 feet to a 1/2 " iron rod found at the Southeast corner of the property now or formerly of Lacuesta; thence along the East boundary line of Lacuesta property, N00°25'47"E 149.87 feet to a ¾" iron pipe found at the Northeast corner of said Lacuesta property; thence along the North boundary line of said Lacuesta property, N89°40'11"W 328.00 feet to a ½" iron rod found lying on the East margin of Cowan - Lorraine Road (also known as Highway 605); thence along said East margin, along a curve to the left, having a radius of 5,351.05 feet, an arc length of 18.41 feet and a chord bearing and distance of N00°47'04"E 18.41 feet to a concrete monument found; thence continue along said East margin, N03°34'48"E 111.33 feet to a concrete monument found; thence continue along said East margin, N00°00'59"E 119.93 feet to a capped ½" iron rod set; thence leaving said East margin, N89°48'15"E 144.43 feet to a capped ½" iron rod set at the Northeast corner of Lot 41, Block 4, ABYSSINIA SUBDIVISION; thence S89°29'23"E 39.55 feet to a capped ½" iron rod set at the Northwest corner of Lot 16, Block 3, ABYSSINIA SUBDIVISION; thence S89°29'52"E 141.58 feet to a capped ½" iron rod set; thence S00°09'29"E 75.00 feet to a ½" iron rod found; thence S89°35'23"E 19.47 feet to the point of beginning. Containing 5.03 acres, more or less. Said parcel contains a vacated portion of a 10 foot alley lying between Block 4, of ABYSSINIA SUBDIVISION, a vacated portion of Baker Street lying between Blocks 3 and 4, of ABYSSINIA SUBDIVISION, a vacated portion of now or formerly Day Street lying East of Block 3, of ABYSSINIA SUBDIVISION, a portion now or formerly Day Street lying West of Block 7, EUREKA SUBDIVISION, and a vacated portion of Howard Street lying between Block 6 and 7 of EUREKA SUBDIVISION.

PARCEL C

Lots Twenty-Three to Twenty-Eight (23-28) inclusive, Block Six (6), EUREKA ADDITION TO THE CITY OF GULFPORT, according to the official map or plat thereof, on file and of record in the Office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi in Plat Book 9 at Page 8 (copy Book 4 at Page 279) thereof; reference to which is hereby made in and of as a part of this description.



1st Judicial District
Instrument 2014 9229 D -J1
Filed/Recorded 11/18/2014 01:40 P
Total Fees \$ 86.00
2 Pages Recorded

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

Index: Lots Twenty-three to Twenty-eight (23-28) Inclusive, Thirty-five to Fifty-four (35-54)
Inclusive, Block Six (6), EUREKA ADDITION TO THE CITY OF GULFPORT

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 PEOPLES BANK, BILOXI, MISSISSIPPI,

155 LaMeuse St, Biloxi, MS 39530, 228-435-5511,

does hereby sell, convey and specially warrant unto

COLUMBUS MANAGEMENT, LLC,

909 Poydras St, Ste 1700, New Orleans, LA 70112, 504-584-5000,

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

Lots Twenty-three to Twenty-eight (23-28) Inclusive, Thirty-five to Fifty-four (35-54) Inclusive, Block Six
(6), EUREKA ADDITION TO THE CITY OF GULFPORT, according to the official map or plat thereof;
on file and of record in the office of the Chancery Clerk of the First Judicial District of Harrison County,
Mississippi in Plat Book 9 at Page 8 (Copy Book 4 at Page 279) thereof; reference to which is hereby made
in aid of and as a part of this description.

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

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

THE SUBJECT PROPERTY IS CONVEYED IN ITS 'AS-IS, WHERE-IS" CONDITION WITHOUT ANY WARRANTY OR REPRESENTATION BY THE GRANTOR, OTHER THAN GRANTOR'S SPECIAL WARRANTY OF TITLE.

IN WITNESS WHEREOF, The Peoples Bank, Biloxi, Mississippi has caused this conveyance to be executed by its duly authorized officer after having first been duly authorized to do so, on this the 17th day of November, 2014.

The Peoples Bank, Biloxi, Mississippi

BY: *Chevis C. Swetman*
Name: Chevis Swetman
Title: President

STATE OF MISSISSIPPI
COUNTY OF HARRISON

THIS DAY PERSONALLY CAME AND APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, Chevis C. Swetman, who acknowledge that he/she/they are the President of The Peoples Bank, Biloxi, Mississippi, and as its act and deed, signed, sealed and delivered the above and foregoing instrument of writing on the day and in the year therein mentioned after having been first duly authorized to do so.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 17th day of November, 2014.

Kristi M. Gilbert
NOTARY PUBLIC

My Commission Expires



BOOK 1427 PAGE 429

ROW005A

94005044.WA

Gulf South Capital Corp.

SEP 16 1998

08-27-98d yh

044-G-00-W

Do not record above this line

WARRANTY DEED



THE STATE OF MISSISSIPPI

County of Harrison

For and in consideration of One Hundred Fifty Thousand and NO

/100 Dollars (\$150,000.00)

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

INDEXING INSTRUCTIONS: Lots 6 through 25, Block 4, Abyssinia Subdivision, Plat Book 7, Page 4, Chancery Clerk's Office, City of Gulfport, First Judicial District, Harrison County, Mississippi, the NE 1/4, Section 31, Township 7 South, Range 10 West.

Begin at the point of intersection of the Northern line of grantors property with the centerline of construction of State Project No. 94-9371-00-005-10 at Highway Survey Station 2+287.692; from said point of beginning run thence North 89° 42' 46" East along said Northern property line, a distance of 23.000 meters (75.459 feet); thence run South 00° 05' 15" West along a line that is 23.000 meters (75.459 feet) Easterly of and parallel with the centerline of construction of said project, a distance of 112.842 meters (370.217 feet) to a point that is 23.000 meters (75.459 feet) Easterly of and perpendicular to the centerline of construction of said project at Station 2+175; thence run South 03° 27' 46" West, a distance of 33.972 meters (111.457 feet) to a point that is 21.000 meters (68.898 feet) Easterly of and perpendicular to the centerline of construction of said project at Station 2+141.301; thence

BOOK 1427 PAGE 433

Gulf South Capital Corp.

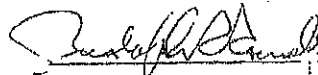
044-0-00-W
Page 045

In the case of corporations:

STATE OF LOUISIANA
COUNTY OF ORLEANS (parish)

Personally appeared before me, the undersigned authority in and for the said county and state, on this 26th day of August, 1998, within my jurisdiction, the within named Joseph C. Canizaro

who acknowledged that (he)(she) is President of Gulf South Capital Corporation a Mississippi corporation, and that for and on behalf of the said corporation, and as its act and deed (he)(she) executed the above and foregoing instrument, after first having been duly authorized by said corporation so to do.

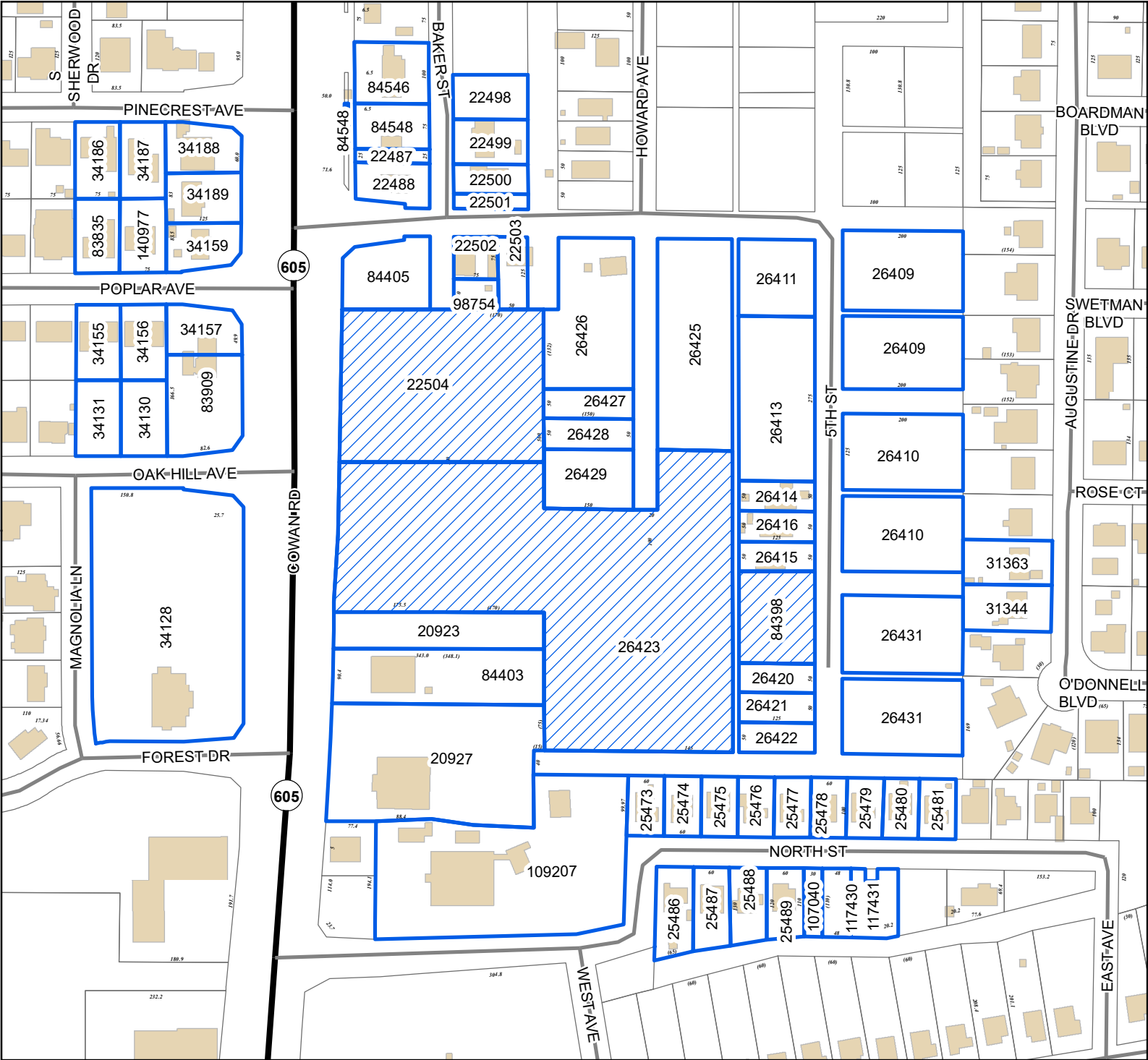
 (NOTARY PUBLIC)

My commission expires:
NOTARY PUBLIC
ORLEANS PARISH
LOUISIANA
MY COMMISSION IS FOR LIFE

(SEAL)

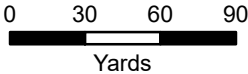
Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
Y	84398	1010K-04-006.000	COLUMBUS MANAGEMENT LLC (OWNER)	909 POYDRAS ST STE 1700	NEW ORLEANS	LA	70112
Y	26423	1010K-04-010.000	COLUMBUS MANAGEMENT LLC ETAL (OWNI	909 POYDRAS ST STE 1700	NEW ORLEANS	LA	70112
Y	22504	1010K-04-021.000	GULF SOUTH CAPITOL CORP (OWNER)	909 POYDRAS ST STE-1700	NEW ORLEANS	LA	70112
Y			FREDDIE FOUNTAIN W/FOUNTAIN & ASSOCI	13334 SEAWAY ROAD, STE. 202	GULFPORT	MS	39503
N			Adjacent Property Owners (2404PC058)				
	84546	1010K-05-042.000	ANDREWS VICKI M	615 BAKER ST	GULFPORT	MS	39507
	26422	1010K-04-009.000	BABIN TODD	617 CARMADELLE ST	MARRERO	LA	70072
N	26429	1010K-04-016.000	BABIN TODD	617 CARMADELLE ST	MARRERO	LA	70072
N	117431	1010N-05-063.003	BABIN TODD	617 CARMADELLE ST	MARRERO	LA	70072
	25480	1010N-05-071.000	BEAVERS PATRICIA A	2015 NORTH ST	GULFPORT	MS	39507
	84405	1010K-04-024.000	BELLWETHER LLC	11511 TREELAWN STREET	GULFPORT	MS	39507
	26428	1010K-04-015.000	BERON LAWRENCE & GREGORY & THOMAS	2200 NEELY STREET	JEFFERSON	LA	70121
	34159	1010L-02-078.000	CARTER VARINA	575 COWAN RD	GULFPORT	MS	39507
	31363	1010K-01-040.000	CECALA JOHN A -L/E-	706 AUGUSTINE DR	GULFPORT	MS	39507
	25475	1010N-05-076.000	CHAMBERS TERRELLE & TASHAWA	2005 NORTH ST	GULFPORT	MS	39507
	22503	1010K-04-022.000	COLE LILLIAN E -EST-	1427 5TH ST	GULFPORT	MS	39501
	26423	1010K-04-010.000	COLUMBUS MANAGEMENT LLC ETAL	909 POYDRAS ST STE 1700	NEW ORLEANS	LA	70112
	26415	1010K-04-005.000	CORNELSON JOHN E III & CRYSTAL M	503 EAST 5TH STREET	GULFPORT	MS	39507
	26426	1010K-04-013.000	D S LADNER HOLDINGS LLC	P O BOX 6546	GULFPORT	MS	39506
	22487	1010K-05-045.000	DALEY ROBERT M	P O BOX 4273	GULFPORT	MS	39502
	109207	1010N-05-079.001	DE L'EPEE DEAF CENTER INC	1790 POPPS FERRY RD	BILOXI	MS	39532
	25476	1010N-05-075.000	DREW DANIEL & KRISTI	2701 517TH ST NW	GIG HARBOR	WA	98335
	83909	1010L-03-025.002	FRISBY CLIFFORD C	2205 JOHN HILL BLVD	GULFPORT	MS	39501
N	34157	1010L-03-001.000	FRISBY CLIFFORD C	2205 JOHN HILL BLVD	GULFPORT	MS	39501
N	34130	1010L-03-025.001	FRISBY CLIFFORD C	2205 JOHN HILL BLVD	GULFPORT	MS	39501
	25473	1010N-05-078.000	GRACE MARGARET	2001 NORTH ST	GULFPORT	MS	39501
	26411	1010K-04-001.000	GULF STATES CONFERENCE ASSN ETAL	P O BOX 240249	MONTGOMERY	AL	36124
	26413	1010K-04-002.000	GULF STATES CONFERENCE ASSOCIATION	10633 ATLANTA HWY	MONTGOMERY	AL	36117
	22488	1010K-05-046.000	HAYES LUTHER C -EST-	1326 PINECREST AVE	GULFPORT	MS	39507
	26431	1010K-01-061.000	HUTCHINSON BRIDGET	18353 SKY LANE	SAUCIER	MS	39574
	34128	1010L-03-059.000	JNM OFFICE PROPERTY LLC	382 COURTHOUSE RD SUITE C	GULFPORT	MS	39507
	22500	1010K-05-024.000	JOHNSON MAMIE -ESTATE-	602 BAKER STREET	GULFPORT	MS	39501
	25487	1010N-05-060.000	JP SILVA PROPERTIES LLC	2740 TIDE MARK COVE	BILOXI	MS	39531
N	25488	1010N-05-061.000	JP SILVA PROPERTIES LLC	2740 TIDE MARK COVE	BILOXI	MS	39531
	84548	1010K-05-044.000	KENDY LUCIUS	705 BAKER ST	GULFPORT	MS	39507
	25486	1010N-05-059.000	KNEALE ANTHONY P	2000 NORTH ST	GULFPORT	MS	39507

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
	34187	1010L-02-052.000	LANE VONCILE ETAL	1325 PINECREST AVE	GULFPORT	MS	39507
	34156	1010L-03-002.000	LEE FAITH -ETAL-	117 CONNIE DR	GULFPORT	MS	39503
	25489	1010N-05-062.000	LEE GLORIA	2006 NORTH ST	GULFPORT	MS	39507
	22501	1010K-05-023.000	LEWIS CHARLES E	610 BAKER ST	GULFPORT	MS	39507
N	22498	1010K-05-026.000	LEWIS CHARLES E	610 BAKER	GULFPORT	MS	39507
N	22499	1010K-05-025.000	LEWIS CHARLES E	610 BAKER	GULFPORT	MS	39507
	25478	1010N-05-073.000	LEWIS DAVID S & GRACE E	2011 NORTH ST	GULFPORT	MS	39507
	34188	1010L-02-051.000	LOVE ROGICK D	603 COWAN ROAD	GULFPORT	MS	39507
	34186	1010L-02-053.000	MAGEE ETHEL M -L/E-	1323 PINECREST AVE	GULFPORT	MS	39503
	22502	1010K-04-023.000	MCQUEEN MARY L -EST-	1425 5TH STREET	GULFPORT	MS	39501
	98754	1010K-04-023.001	MCQUEEN MARY L -EST-	1425 5TH ST	GULFPORT	MS	39501
	140977	1010L-02-077.001	MILNER WAYLON J & CHRISTINA L	1324 POPLAR AVE	GULFPORT	MS	39507
	25477	1010N-05-074.000	MOEINI MOHAMMAD -ESTATE-	P O BOX 8833	GULFPORT	MS	39506
	26427	1010K-04-014.000	MOORE EMMA LOU O'NEAL ETAL	314 42ND ST	GULFPORT	MS	39507
	26425	1010K-04-012.000	MOSEBAY KAROL L ETAL	3004 VALARIA DR	HIGHLAND	CA	92346
	34189	1010L-02-079.000	MYERS KENNETH R	P O BOX 7124	GULFPORT	MS	39506
	25479	1010N-05-072.000	NEKOOEI BEN	11201 LAMBERT WAY	STANTON	CA	90680
	26416	1010K-04-004.000	PARKER VIOLET M	504 5TH STREET	GULFPORT	MS	39507
	31344	1010K-01-041.000	PARRATORE DOLORES M -L/E-	508 HAYDEN DRIVE	GULFPORT	MS	39507
	26409	1010K-01-063.000	PIERCE MRS HUGH V & PARKER C	694 NATCHEZ DR	BROOKHAVEN	MS	39601
	117430	1010N-05-063.002	PITTMAN GREGORY	3601 MEADOWLARK DR	GULFPORT	MS	39501
	26421	1010K-04-008.000	PRESS KAREN J & THOMAS JACK D	527 A MAGNOLIA ST	GULFPORT	MS	39507
	26414	1010K-04-003.000	REYER EVELYN D VEIRLING	505 E 5TH ST	GULFPORT	MS	39507
	34155	1010L-03-003.000	REYNOLDS LEE ESTER	1323 POPLAR AVE	GULFPORT	MS	39501
N	34131	1010L-03-025.003	REYNOLDS LEE ESTER	1323 POPLAR AVE	GULFPORT	MS	39501
	26410	1010K-01-062.000	RICE JOHN B & ATWOOD L III ETAL	1172 CAMP STREET	NEW ORLEANS	LA	70130
	107040	1010N-05-063.001	SCOTT CARROL A	531 ROBINS ST	TUPELO	MS	38804
	25474	1010N-05-077.000	SWAW LECIA E	2003 NORTH ST	GULFPORT	MS	39507
	83835	1010L-02-077.000	TROBAUGH MARISSA ANN	1322 POPLAR AVE	GULFPORT	MS	39507
	20923	1010K-04-020.000	TYNES HOLDINGS LLC	4913 COURTHOUSE RD	GULFPORT	MS	39507
N	84403	1010K-04-019.000	TYNES HOLDINGS LLC	4913 COURTHOUSE RD	GULFPORT	MS	39507
	20927	1010K-04-018.000	VESCOVO ROBERT E SR & JO ELLA -TRUSTEE-	117 DEER MEADOWS CT	BALLWIN	MO	63011
	26420	1010K-04-007.000	WEBSTER DANIEL	P O BOX 1511	GULFPORT	MS	39502
	25481	1010N-05-070.000	WHITE CORA	2017 NORTH ST	GULFPORT	MS	39507



Legend

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



1 inch = 230 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: General Plan 2404PC058, by agent Freddie Fountain, seeking approval for a 44-lot townhome subdivision with three outparcels (Cowan Townhomes), Tax Parcels 1010K-04-021.000, 1010K-04-010.000, 1010K-04-006.000, Cowan Road, Zoned T4+ (General Urban Zone "Plus"), T4L (General Urban Zone "Limited"), T3 (Sub-Urban Zone), Ward 2

To Applicants and Adjacent Property Owners:

The City of Gulfport Planning Commission will hold a public hearing to consider the above application at 4:30 P.M. on **Thursday, April 25, 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 Planning Commission for **Thursday, April 25, 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.



The Beaufort Gazette
The Belleville News-Democrat
Bellingham Herald
Centre Daily Times
Sun Herald
Idaho Statesman
Bradenton Herald
The Charlotte Observer
The State
Ledger-Enquirer

Durham | The Herald-Sun
Fort Worth Star-Telegram
The Fresno Bee
The Island Packet
The Kansas City Star
Lexington Herald-Leader
The Telegraph - Macon
Merced Sun-Star
Miami Herald
El Nuevo Herald

The Modesto Bee
The Sun News - Myrtle Beach
Raleigh News & Observer
Rock Hill | The Herald
The Sacramento Bee
San Luis Obispo Tribune
Tacoma | The News Tribune
Tri-City Herald
The Wichita Eagle
The Olympian

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
36845	539363	Print Legal Ad-IPL01676370 - IPL0167637		\$92.35	2	51 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, April 25, 2024 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 24 th Avenue.

Planning Commission Approval 2404PC047, by owner Tricia Roberts, seeking approval for a mobile home use, Tax Parcel 0810D-02-065.000, 2913 Polk Street, Zoned R-1-5 (Single-family), Ward 3

Planning Commission Approval 2404PC055, by agent Deberah Couvillion, seeking approval for a mobile home use, Tax Parcel 0907I-03-019.000, Kelly Street, Zoned R-1-5 (Single-family), Ward 6

General Plan 2404PC058, by agent Freddie Fountain, seeking approval for a 44-lot townhome subdivision with three outparcels (Cowan Townhomes), Tax Parcels 1010K-04-021.000, 1010K-04-010.000, 1010K-04-006.000, Cowan Road, Zoned T4+ (General Urban Zone "Plus"), T4L (General Urban Zone "Limited"), T3 (Sub-Urban Zone), Ward 2

Tree Permit Appeal 2405PC068, Tree Permit Appeal 2405TP068, by owner Greg Smith, seeking to appeal the arborist's decision for Tree Permit 2402TP036, 1011D-01-007.000, 1123 Ocean Drive, Zoned T4+ (General Urban Zone "Plus"), Ward 2

Zoning Map Amendment 2312PC140, by owner Vernon Floyd, Requesting to rezone Tax Parcel 0911C-01-024.000 from B-2 (General-business) to R-2 (Single family), Hewes Ave, Ward 3

Zoning Map Amendment 2403PC051, by owner Hector Rojas, requesting to rezone Tax Parcel 0710M-01-012.006 to R-2 (Single-family), 5914 28th Street, Zoned B-2 (General Business), Ward 1 Zoning Map Amendment 2404PC057, by agent Freddie Fountain, requesting to rezone Tax Parcels 1010K-04-021.000, 1010K-04-010.000, 1010K-04-006.000 to T4+ (General Urban Zone "Plus"), Cowan Road, Zoned T4L (General Urban Zone "Limited"), T4+ (General Urban Zone "Plus"), T3 (Sub-Urban Zone), Ward 2

Zoning Text Amendment 2405PC069, by City of Gulfport, seeking approval of amendment Section 9-106(c) of the Code of Ordinances (Sign Ordinance) to exempt certain signs on a building or structure that is owned and operated by a commission or authority created pursuant to Miss. Code Ann. § 21-27-13 from certain requirements of the Sign Ordinance and to provide a means for the review and approval of the same, and for related purposes.

General Plan 2406PC077, by agent Kenneth Jones, seeking approval for an 84-lot subdivision with six outparcels (Swan Landing Estates), Tax Parcel 0807G-01 001.000, South Swan Road, Zoned R-1-15 (Single-family), Ward 7

This the 4 rd day of April 2024
Keith Williams, Chairman
City of Gulfport Planning Commission
IPL0167637
Apr 10 2024

STATE OF MISSISSIPPI COUNTY OF HARRISON

Before me, the undersigned Notary of Dallas County, Texas personally appeared Mary Castro, 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:
04/10/24

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.

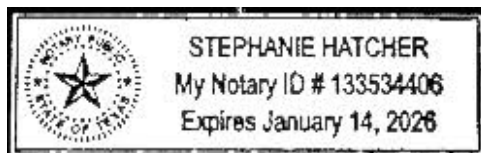
Mary Castro

Sworn to and subscribed before me this 10th day of
April in the year of 2024

Stephanie Hatcher

Notary Public

* The Sun Herald has been deemed eligible for publishing legal notices in Jackson County to meet the requirements of Miss. Code 1972 Section 13-3-31 and 13-3-32.



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

Tree Permit Appeal 2405PC068

Tree Permit Appeal



Site

Street

Parcels

Buildings

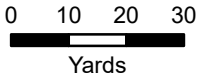
Smart Code

T6

T5

T4+

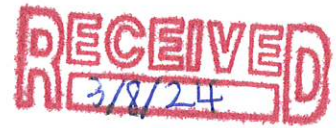
Site Information
1011D-01-007.000
Zoning: T4+ (General Urban Zone "Plus")
Size: 14514.71 sqft
Flood: X



1 inch = 100 feet



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



GREG SMITH PROPERTIES

Residential Builders License # R 16557

PO BOX 7704

GULFPORT, MS 39506

228-263-3456 gtsmith1225@gmail.com

March 8, 2024

Gulfport Planning Commission
Gulfport, MS

RE: 1123 Ocean View Drive

I am appealing the decision of the Tree Protection Advisor to deny my removal of a protected tree at 1123 Ocean View Drive.

I will have over \$70,000 in the cost of the lot requiring me to build a home in the \$425,000 price range. Because of the root system and the location of the front steps, the home needs a setback of approximately fifty-eight feet which does not leave enough property to build my Plan 153, which is the plan a buyer wants me to build.

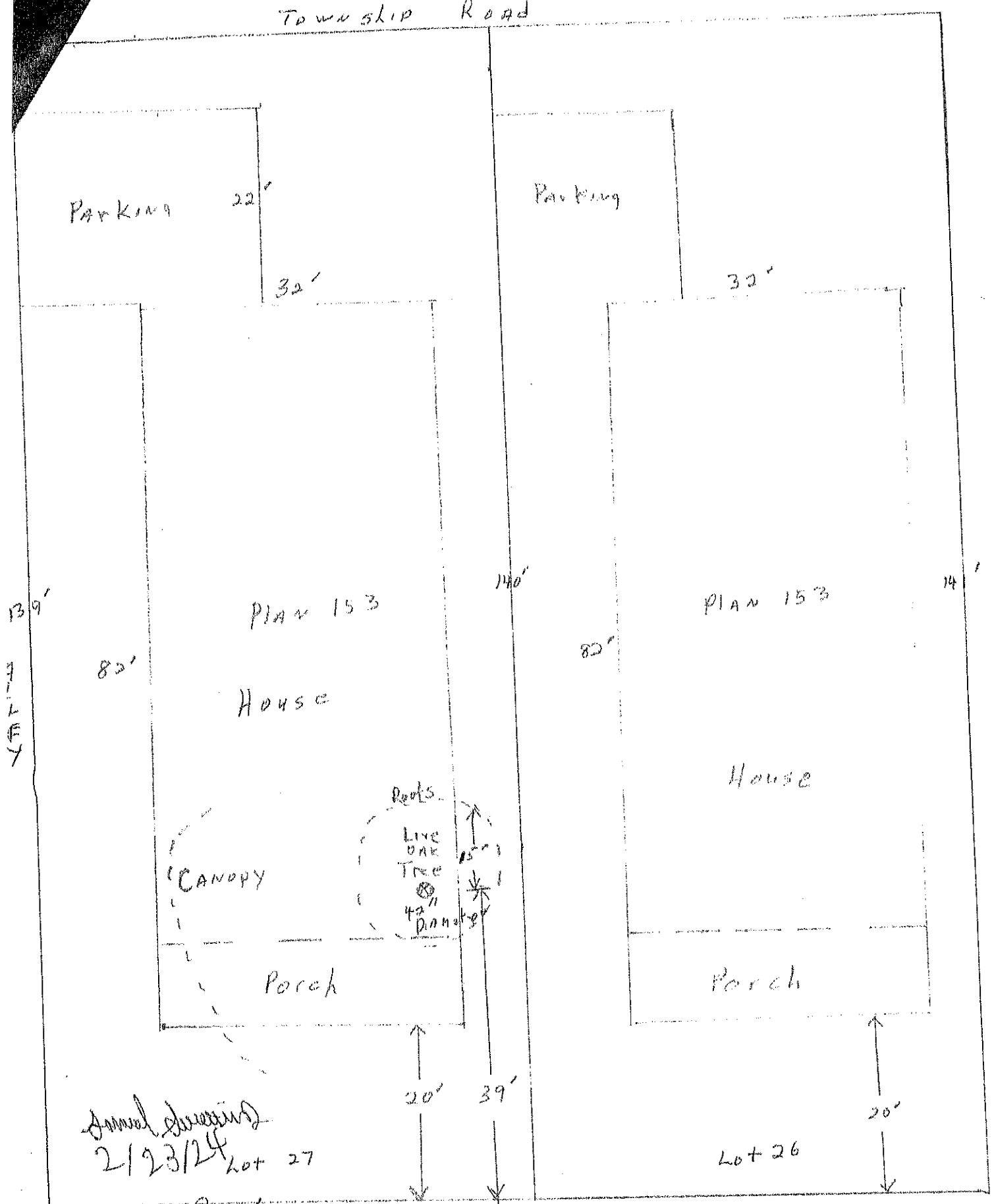
In my 30+ years of building in Gulfport, I have always strived to preserve every tree that I could. I truly regret that this tree needs to be removed. With the Commission's approval, I intend to plant 2 trees on the Neutral Ground on Cedar Drive, in front of the proposed home.

Sincerely,

Gregory T. Smith

Encl: Site Plan and Floorplan of Proposed Home

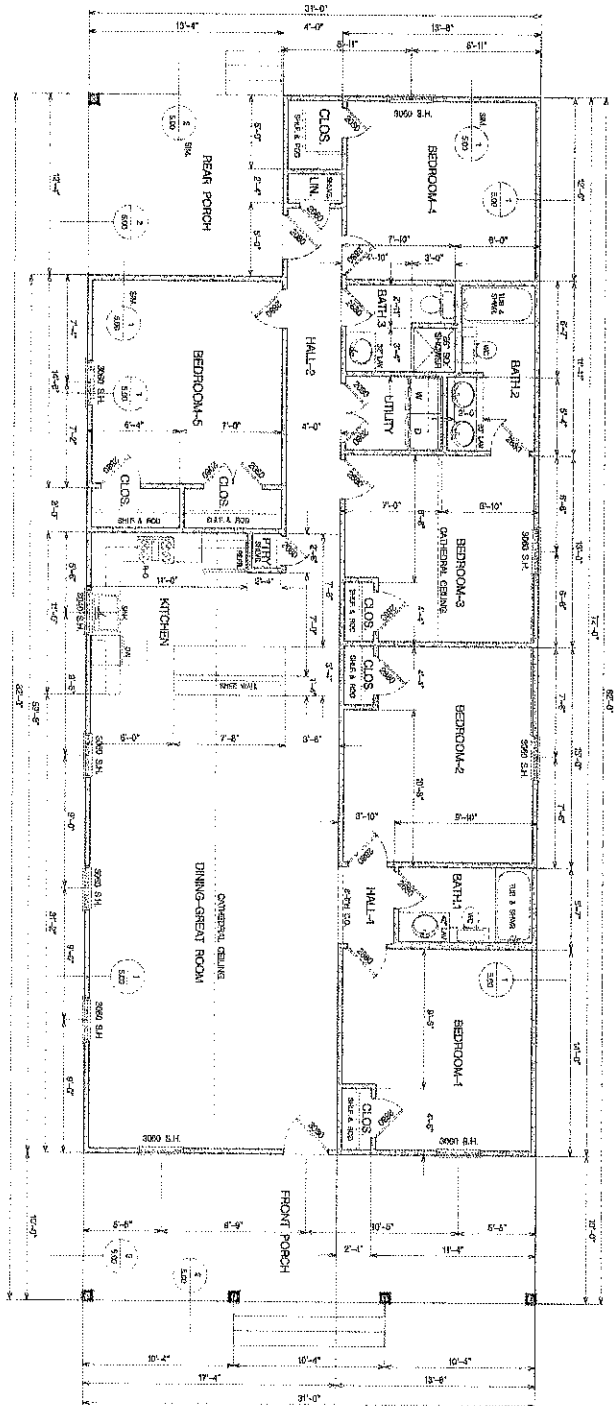
Township Road



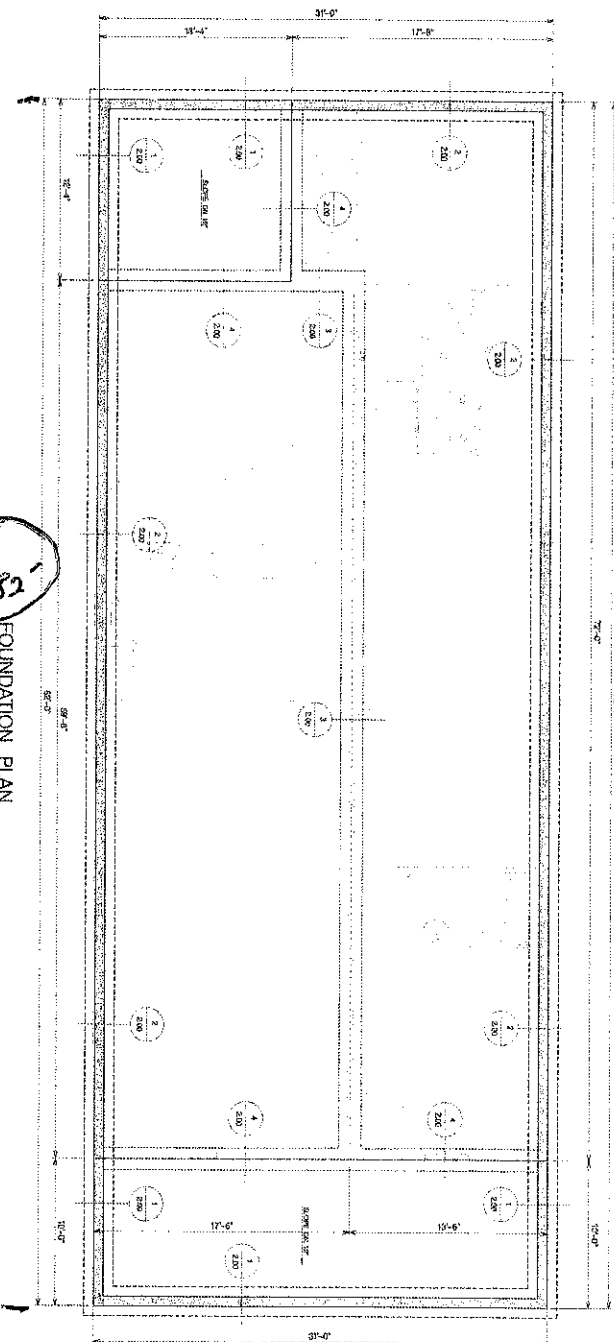
Amel Shamsi
2/23/24 Lot 27

Shy Smith
2-23-24

OCEAN VIEW DRIVE



FLOOR PLAN
SCALE: 1/8" = 1'-0"



FOUNDATION PLAN
SCALE: 1/8" = 1'-0"

1 FOOTING DETAIL

2 FOOTING DETAIL

3 FOOTING DETAIL

4 FOOTING DETAIL

Plan 153

A NEW RESIDENCE FOR
GREG SMITH PROPERTIES LLC
LOT 33, LAKELAND SUBDIVISION

PK
ROBERT J. KNESEL, P.E.
CIVIL ENGINEER
1000 S. LAKEVIEW AVENUE
SUITE 100
DALLAS, TEXAS 75210
PH: 214.343.8888

DATE: 04-22-22
BY: [Signature]
CHECKED: TH
SCALE: 1/8" = 1'-0"
2.00

DISCLAIMER
THIS PLAN IS A PRELIMINARY DESIGN AND IS NOT TO BE USED FOR CONSTRUCTION. THE DESIGNER MAKES NO WARRANTY, REPRESENTATION, OR GUARANTEE OF ANY KIND, EXPRESS OR IMPLIED, REGARDING THE ACCURACY, COMPLETENESS, OR SUITABILITY OF THIS DESIGN. THE USER OF THIS DESIGN SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THE ACCURACY OF ALL INFORMATION PROVIDED TO THE DESIGNER. THE DESIGNER SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE, LOSS, OR INJURY, INCLUDING CONSEQUENTIAL DAMAGES, ARISING FROM THE USE OF THIS DESIGN.

TO WHOM IT MAY CONCERN:
THIS SET OF PLANS IS THE PROPERTY OF THE DESIGNER AND IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF THE DESIGNER. THE USER OF THIS DESIGN SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THE ACCURACY OF ALL INFORMATION PROVIDED TO THE DESIGNER. THE DESIGNER SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE, LOSS, OR INJURY, INCLUDING CONSEQUENTIAL DAMAGES, ARISING FROM THE USE OF THIS DESIGN.

NO.	REVISION	DATE
1	ISSUED FOR PERMIT	04-22-22
2	REVISED PER COMMENTS	05-05-22

COPY

CITY OF GULFPORT
TREE PERMIT APPLICATION VER. 9/19
PLEASE PRINT LEGIBLY

DATE RECEIVED: 2/23/24 TREE PERMIT # 2402TP036

1410 24th Avenue, Gulfport, Mississippi 39501 (228) 868-5715

Please read and fill in ALL information that is requested. Failure to complete this application may result in a delay in issuing the desired permit.

*** CALL BEFORE YOU DIG! 1-800-227-6477 ***

It shall be the responsibility of the owner of the property and the contractor on this application for the removal of all limbs, stumps and other related material after said trimming or tree removal.

CONTRACTOR OR APPLICANT INFORMATION

COMPANY NAME: Greg Smith

PHONE NO.: (228) 263-3456 FAX: ()

NAME: Smith Greg
Last First

ADDRESS: PO Box 7704 Gulfport Ms 39506
Street City State Zip

PROPERTY INFORMATION

JOB STREET ADDRESS: 1123 Ocean View Dr Lot 27

JOB AD VALOREM TAX PARCEL NUMBER: 1011 D - 01 - 007.000

(REQUIRED FOR ISSUANCE)

* IF METES AND BOUNDS ATTACH PHOTOCOPY OF DEED OR SURVEY WITH LEGAL DESCRIPTION

PROPERTY OWNER NAME: Smith Gregory
Last First

ADDRESS: PO Box 7704 Gulfport Ms 39506
Street City State Zip

PHONE NO.: (228) 263-3456 FAX: ()

PERMIT INFORMATION

Permit for: Trimming ☐ Removal ☒ Pruning ☐ Other ☐

Reason for permit request: New Home Construction
Use separate sheet if needed.

Number of Trees: 1 Number of Acres: .18

☒ Live Oak	☐ Sweet Bay
☐ Willow Oak	☐ Sweetgum
☐ Swamp Chestnut Oak	☐ Red Maple
☐ Overcup Oak	☐ American Holly
☐ Shumard Oak	☐ Bald Cypress
☐ Nuttall Oak	☐ Other trees registered
☐ Southern Magnolia	☐ with Societes' des Arbes

Application is hereby made to the City of Gulfport, Mississippi for official permission for tree removal alteration, and/or planting within the City limits of Gulfport, Mississippi. I, the undersigned applicant/ contractor, affirm that the above information is true and correct, and that I have full authority over the description of work to be performed. Furthermore, I understand the tree advisor has fourteen (14) working days to issue or deny the application.

SIGNATURE: Greg Smith DATE: 2-23-24

OFFICIAL USE ONLY

Approved ☐ Denied ☒ (See Comments on separate page)

Signature: Al C Smith Date: 03/07/2024

ADDITIONAL INFORMATION
REQUIRED FROM APPLICANT

Site plan in quadruplicate (4) showing the following information at a scale sufficient to enable the determination of matters required under the Tree Protection Ordinance:

- (1) The shape and dimensions of the lot or parcel, together with the existing and proposed locations of structures and improvements, if any.
- (2) Location and dimensions of all protected trees identified by common or botanical name. Trees proposed to remain, to be relocated or to be removed shall be so identified. Groups of trees in close proximity, three (3) foot spacing or closer, may be designated as a "clump" of trees, and predominant species, estimated number, and average size listed.
- (3) A statement showing how trees not proposed for removal are to be protected during land clearing and construction, i.e., a statement as to proposed Protective Barriers as defined in Section 8-12.
- (4) Statement as to grade changes proposed for the lot or parcel and how such changes will affect these regulations.
- (5) Any proposed tree replacement program.
- (6) The Tree Protection Advisor may require the applicant to furnish additional information as necessary and appropriate to properly analyze the application.

Tree Permit Fee Schedule

RESIDENTIAL AND
COMMERCIAL (IMPROVED)*

One Tree: \$25.00

Each additional tree \$10.00

Plus the Minimum Charge of \$30.00 per half acre, but the Maximum Charge is \$250.00 per half acre of property.

RESIDENTIAL AND
COMMERCIAL (UNIMPROVED)*

One Tree: \$35.00

Each Additional Tree: \$15.00

Plus the Minimum Charge of \$30.00 per half acre, but the Maximum Charge is \$250.00 per half acre of property.

*Subject to a \$30.00 permit fee.

\\UD\USERS\PLANNING\A_Templates\Permit Applications\Planning Tree.App.pdf

NOT APPROVED



DEPARTMENT OF LEISURE SERVICES

P.O. Box 1780
Gulfport, MS 39502
Phone: 228-868-5881

Memo:

Date: March 7th, 2024
Permit #: 2402TP036
Address: 1123 Ocean View Drive, Lot 27
Parcel Number: 1011D-01-007.000

This memo is in regards to the denial of the tree permit application for the removal of a live oak (*Quercus virginiana*) located at 1123 Ocean View Drive, parcel number 1011D-01-007.000.

From a ground visual inspection, the tree appears to be healthy with no health related issues to encourage or justify the removal of the tree.

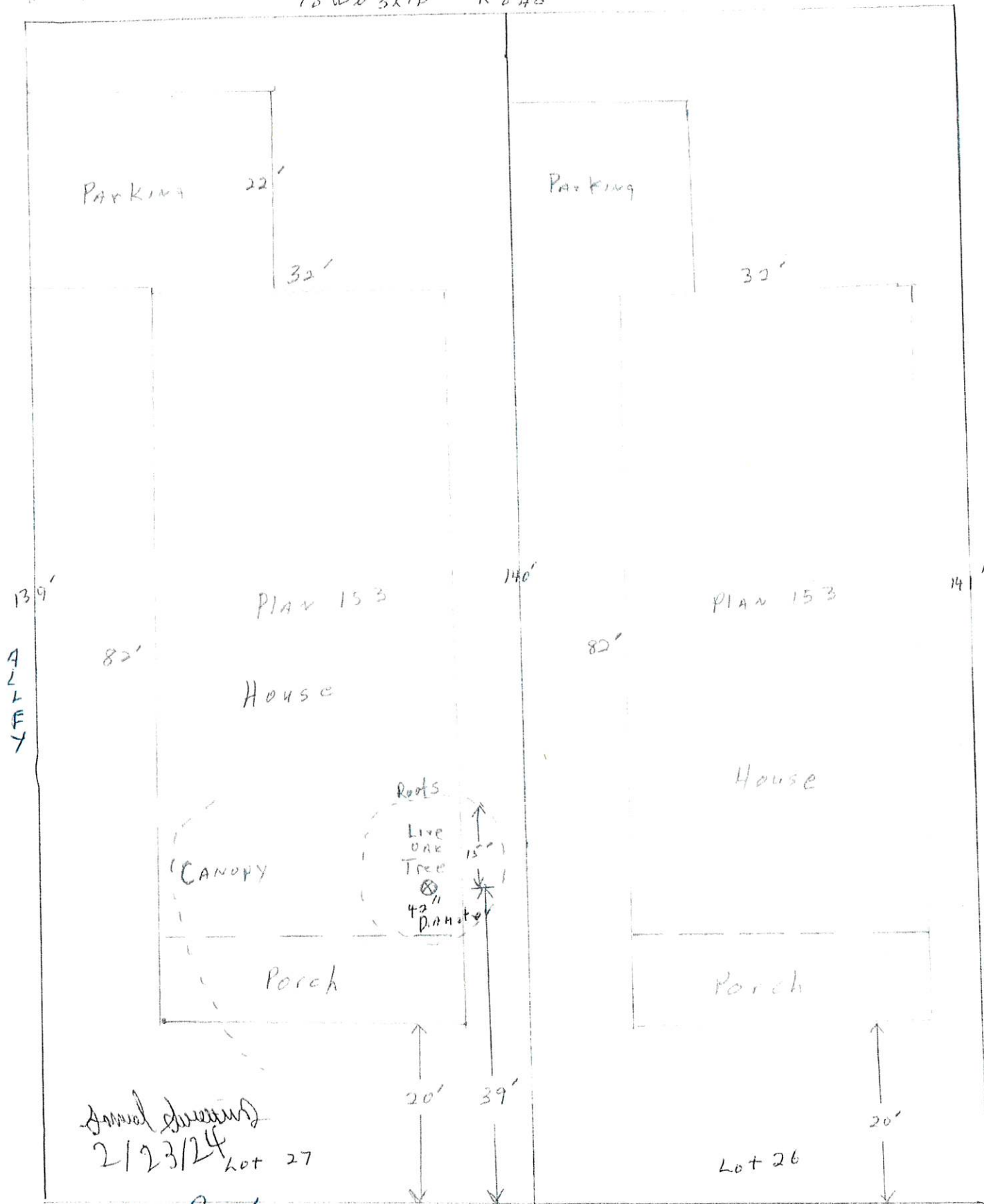
While considering the criteria in the thirteen items listed in Chapter 8 of the City of Gulfport's ordinance for issuance of a tree permit, I found no reasons to justify the removal of the tree.

Thank you.

 03/07/2024
Alan Featherston

City Arborist/Tree Advisor
ISA Certified Arborist® SO-10351A
ISA TRAQ Qualified
Department of Leisure Services
Phone: (228) 236-4596
Fax: (228) 868-5883

Township Road



Amel Sherris
2/23/24

Shy Smith
2-23-24

Ocean View Drive

1123 Ocean View Dr
Tree Removal

- (1) Enclosed
- (2) No other protected trees on property
- (3) No other trees on property
- (4) No grade changes will occur
- (5) I will plant two live oaks on the neutral ground property on Cedar Drive if you would like. However, I will need something from the City allowing me to plant the trees.

Greg Smith



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



Angela Hunt 1st JUDICIAL DISTRICT
Instrument 2024-0002390-D-11
Filed/Recorded 02/05/2024 2:20:01 PM
Total Fees 26.00
2 Pages Recorded

STATE OF MISSISSIPPI
COUNTY OF HARRISON
FIRST JUDICIAL DISTRICT

INDEXING: Lot 27, Lakeland Subdivision, First Judicial District, Harrison County, MS

QUITCLAIM 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,

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

do hereby sell, convey and quitclaim unto:

GTS SHORT TERM, LLC
PO BOX 7704
GULFPORT, MS 39506
(228) 263-3456

TITLE NOT EXAMINED

All of their right, title and interest in property situated and located in the First Judicial District of Harrison County, Mississippi, and being more particularly described as follows to-wit:

Lot 27, Lakeland Subdivision, as per map or plat thereon file and of record in the office of the Chancery Clerk, Harrison County, Mississippi, together with all or any improvements thereon.

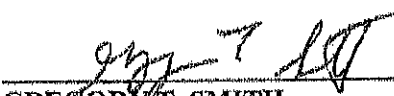
The above-described property is no part of the Grantor's homestead.

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

Taxes for the current year are hereby assumed by the Grantee herein and paying same when due.

WITNESS THE SIGNATURE of the Grantor, this the 22 day of January 2024.

BY:


GREGORY T. SMITH

TITLE NOT EXAMINED

STATE OF MISSISSIPPI

COUNTY OF HARRISON

PERSONALLY, came and appeared before me, the undersigned authority in and for the County and State aforesaid, the within named Gregory T. Smith, who acknowledged that he signed and delivered the above and foregoing instrument on the day and year therein set out as the act and full authority to do so.

WITNESS my hand and official seal of office on this the 22 day of January 2024.

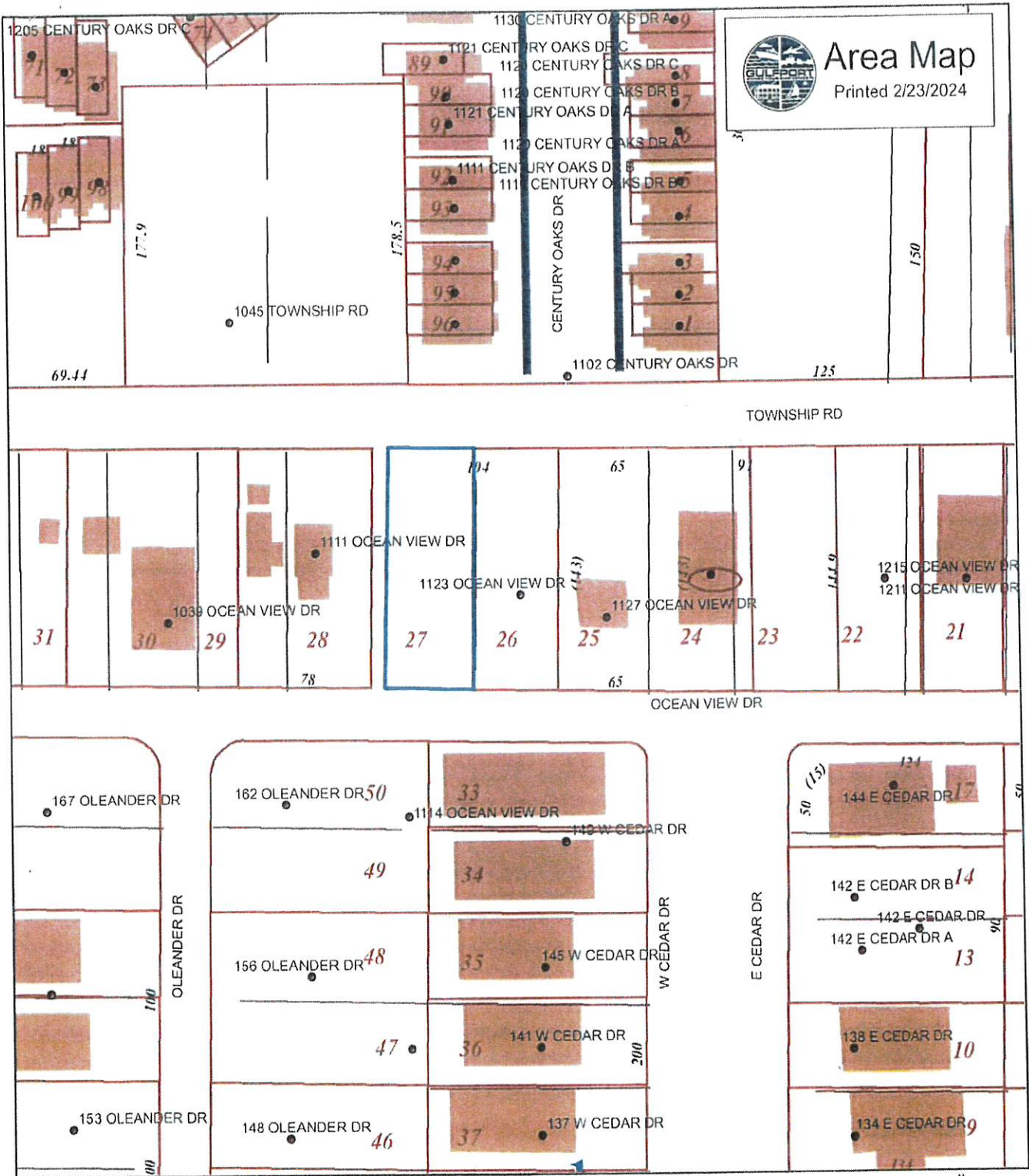
Lisa Marie Verhovshek
NOTARY PUBLIC

My Commission Expires:

Nov 26, 2025
(seal)



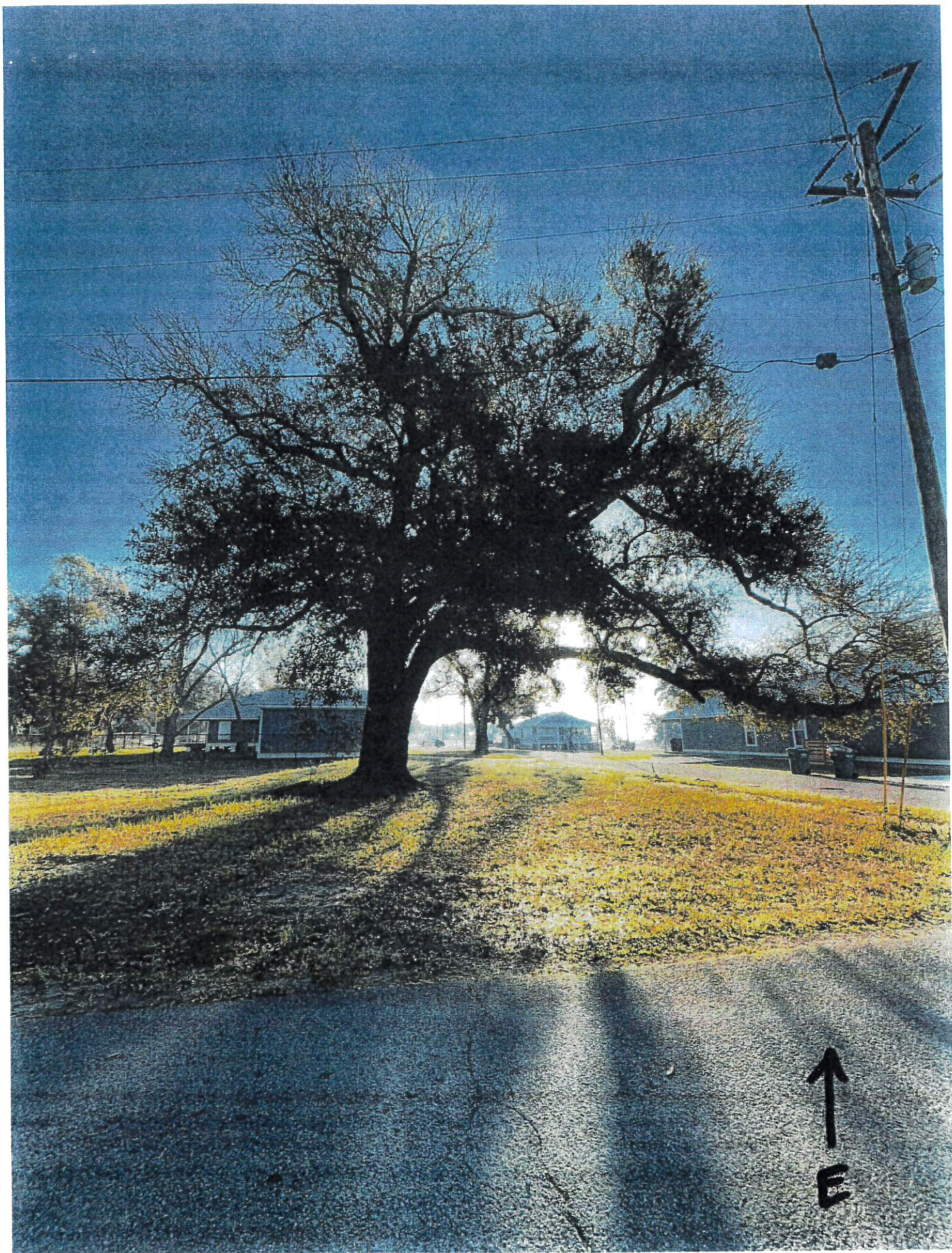
TITLE NOT EXAMINED

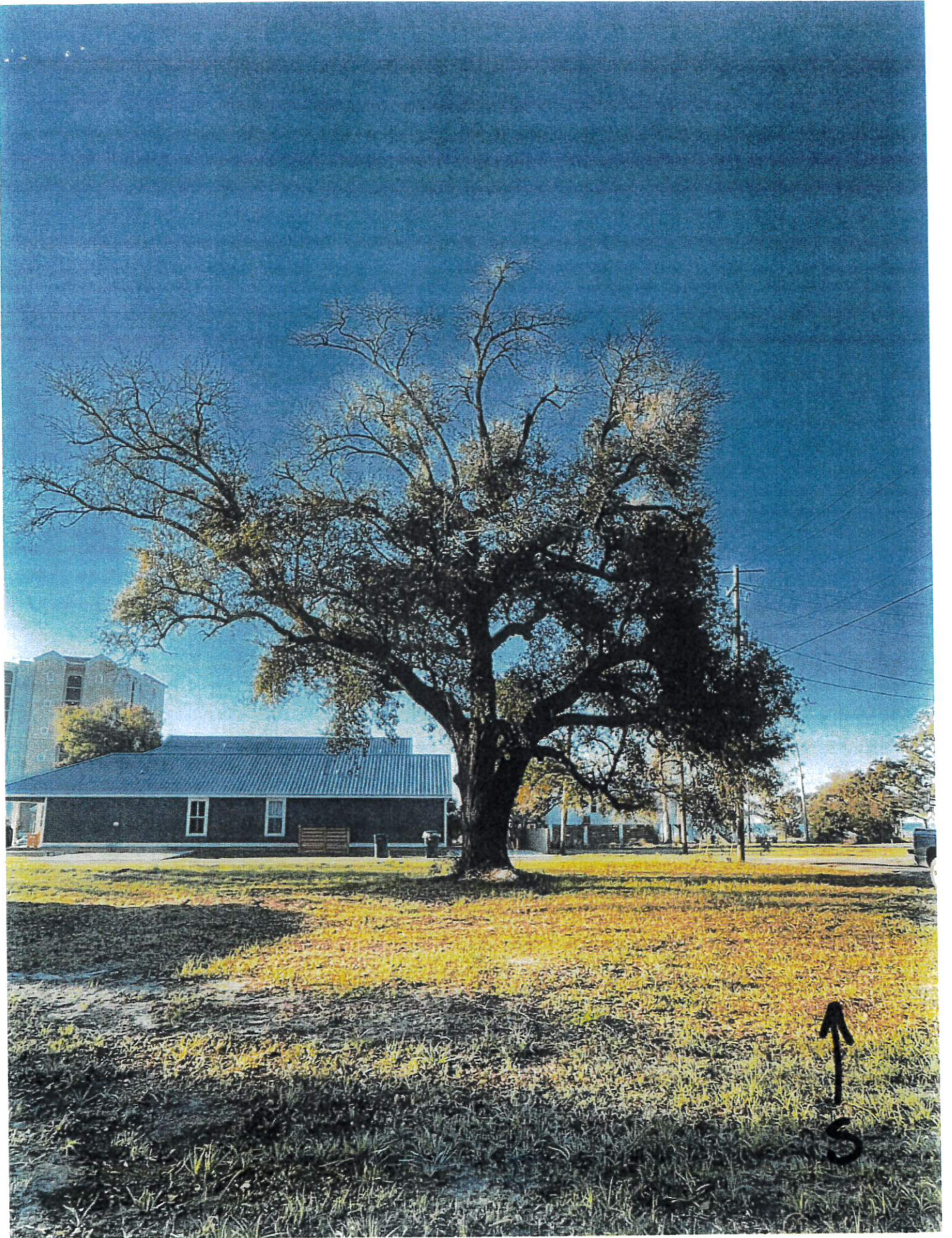


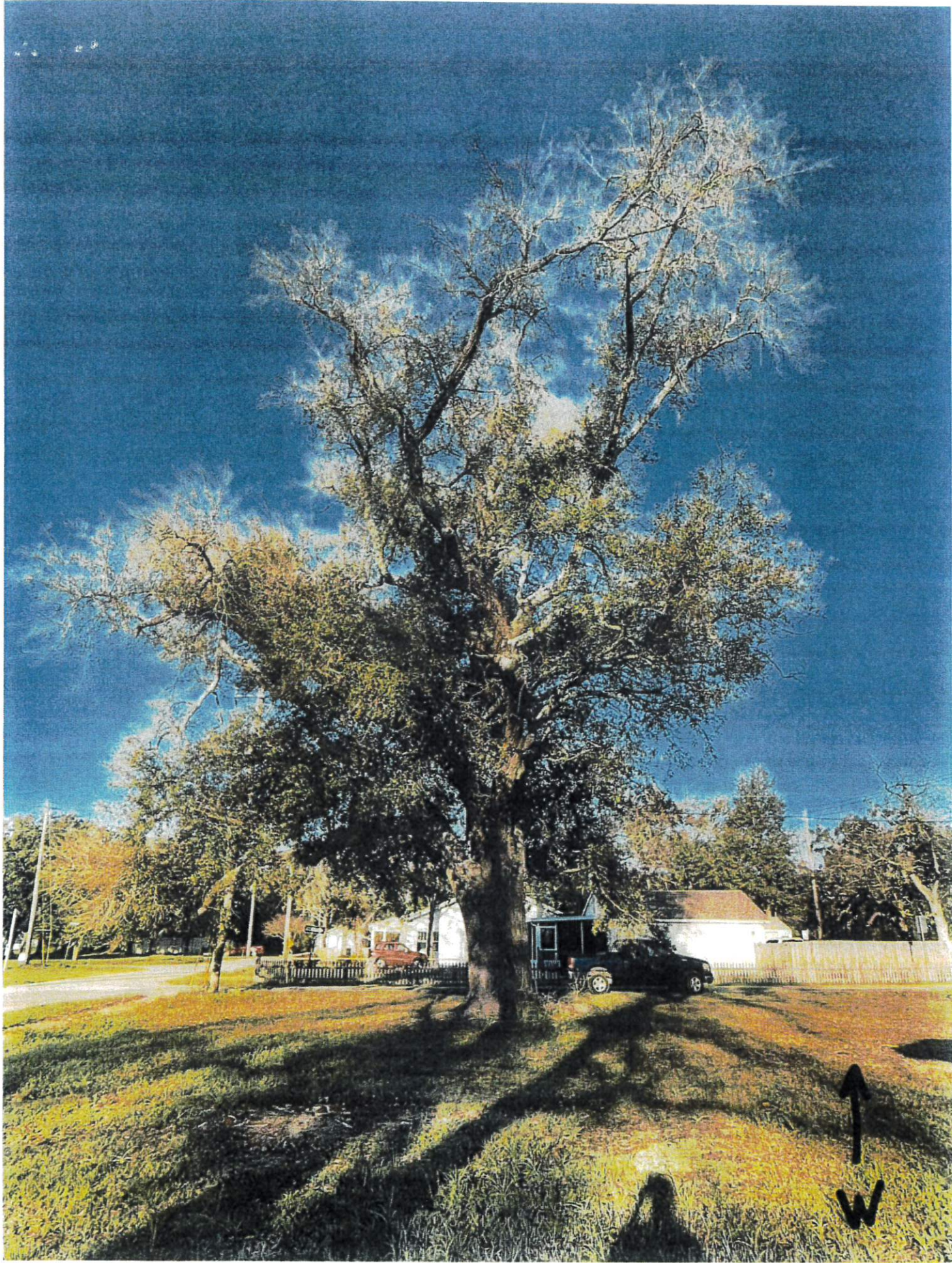
DATA DISCLAIMER:
 All information that is provided on this map is believed to be correct. However, no liability is assumed by the City of Gulfport for errors in substance or form of any of the materials published on this map. The GIS Division, City of Gulfport, provides the information represented on 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.

1123 Ocean View Dr
2/26/2024

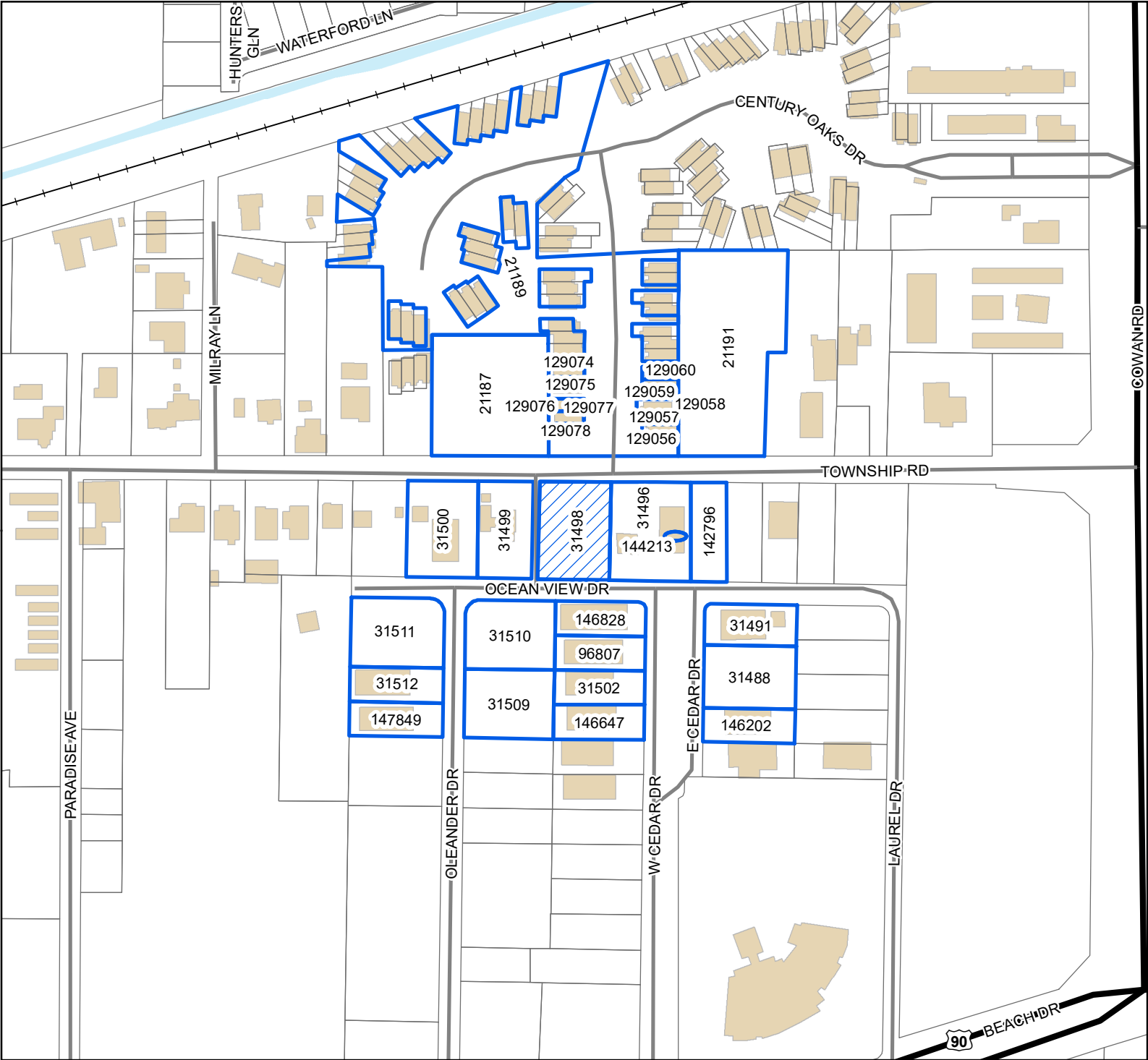






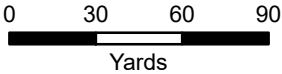


Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
Y		1011D-01-007.000	GREGORY SMITH (OWNER)	PO BOX 7704	GULFPORT	MS	39506
			Adjacent Property Owners (2405PC068)				
	31500	1011D-01-009.000	SUTTON CHARLES R & MARIA M	1039 OCEANVIEW DR	GULFPORT	MS	39507
	31496	1011D-01-005.000	PAPE WILLIAM C & VIRGINIA KAY	1044 LEWIS RD	RAYMOND	MS	39154
	31499	1011D-01-008.000	HAYES JOHN S & NINA J	1111 OCEAN VIEW DR	GULFPORT	MS	39507
	31498	1011D-01-007.000	VARADI JOHN M & LILLIAN	105 S MAIN ST	COMO	MS	38619
	31510	1011D-01-039.000	CHAUVERS DENNIS	146 TEAGARDEN RD	GULFPORT	MS	39503
	31511	1011D-01-025.000	BLUE RIBBON PROPERTIES LLC	390 FLY AWAY COURT	BILOXI	MS	39532
	31488	1011D-01-050.000	BROOKS M DENNIS & BECKY M	525 GLEN VALLEY WAY	GULFPORT	MS	39507
	31491	1011D-01-051.000	VARADI JOHN	P O BOX 980	COMO	MS	38619
	129057	1010M-03-010.102	MCCORMICK RICHARD J & WALSH ALICE P	3520 BUTCHER DRIVE	SANTA CLARA	CA	95051
	129059	1010M-03-010.104	OZDEL ALP & ELSIE VIDAD	1339 BATTLEFORD DR	VIRGINIA BEACH	VA	23464
	129075	1010M-03-010.193	SCOTT MARK	15442 W ENCANTADA DRIVE	SURPRISE	AZ	85374
	129078	1010M-03-010.196	FS RENOVATIONS LLC	1101 CENTRY OAKS DR, A	GULFPORT	MS	39507
	21191	1010M-03-009.000	SWITZER KEITH & CRISTINA	4464 KENDALL CIRCLE	GULFPORT	MS	39507
	21189	1010M-03-010.000	IMPERIAL DEVELOPMENT III LLC	7555 HWY 98 WEST	PENSACOLA	FL	32506
	21187	1010M-03-012.000	CASMON DEVELOPMENTS LLC	1045 TOWNSHIP RD	GULFPORT	MS	39507
	129056	1010M-03-010.101	VICTORINO MONICA	704 S F STREET	OXNARD	CA	93030
	129058	1010M-03-010.103	BURGO WENDY A	2095 ORIOLE ST	SAN DIEGO	CA	92114
	129060	1010M-03-010.105	LUXURY WITHIN REACH LLC	1500 ROSECRANS AVE, STE 500	MANHATTAN BEACH	CA	90266
	129074	1010M-03-010.192	FOGT DERICK L & THY N	5213 MONTIANO LN	DUBLIN	CA	94568
	129076	1010M-03-010.194	RUSS PAMELA M	265 WEST COUNTYLINE RD	TOUGALOO	MS	39174
	129077	1010M-03-010.195	LEE FRANCES	1101 B CENTURY OAKS DR	GULFPORT	MS	39507
	146202	1011D-01-049.001	DAVIS PIPER	138 E CEDAR DR	GULFPORT	MS	39507
	31502	1011D-01-040.000	KOGANTI PREMCHAND & PATURI SUNITA	102 RAPPORT DR	CARY	NC	27519
	146647	1011D-01-040.002	HILL BILL	306 WINDY CITY RD	JACKSON	TN	38305
	31509	1011D-01-038.000	GRAY PHILLIP W & SUSAN M	329 PATTERSON MILL RD	BEL AIR	MD	21015
	31512	1011D-01-026.000	KENYON LAUREN	14227 8TH AVE S	BURIEN	WA	98168
	147849	1011D-01-026.001	ALLEN MATTHEW E & HILLARY L	10812 SHAW CT	PARKER	CO	80134



Legend

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



1 inch = 200 feet



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

RE: Tree Permit Appeal 2405PC068, by owner Greg Smith, seeking to appeal the arborist's decision for Tree Permit 2402TP036, 1011D-01-007.000, 1123 Ocean Drive, Zoned T4+, Ward 2

To Applicants and Adjacent Property Owners:

The City of Gulfport Planning Commission will hold a public hearing to consider the above application at 4:30 P.M. on **Thursday, April 25, 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 Planning Commission for **Thursday, April 25, 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.



The Beaufort Gazette
The Belleville News-Democrat
Bellingham Herald
Centre Daily Times
Sun Herald
Idaho Statesman
Bradenton Herald
The Charlotte Observer
The State
Ledger-Enquirer

Durham | The Herald-Sun
Fort Worth Star-Telegram
The Fresno Bee
The Island Packet
The Kansas City Star
Lexington Herald-Leader
The Telegraph - Macon
Merced Sun-Star
Miami Herald
El Nuevo Herald

The Modesto Bee
The Sun News - Myrtle Beach
Raleigh News & Observer
Rock Hill | The Herald
The Sacramento Bee
San Luis Obispo Tribune
Tacoma | The News Tribune
Tri-City Herald
The Wichita Eagle
The Olympian

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
36845	539363	Print Legal Ad-IPL01676370 - IPL0167637		\$92.35	2	51 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, April 25, 2024 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 24 th Avenue.

Planning Commission Approval 2404PC047, by owner Tricia Roberts, seeking approval for a mobile home use, Tax Parcel 0810D-02-065.000, 2913 Polk Street, Zoned R-1-5 (Single-family), Ward 3

Planning Commission Approval 2404PC055, by agent Deberah Couvillion, seeking approval for a mobile home use, Tax Parcel 0907I-03-019.000, Kelly Street, Zoned R-1-5 (Single-family), Ward 6

General Plan 2404PC058, by agent Freddie Fountain, seeking approval for a 44-lot townhome subdivision with three outparcels (Cowan Townhomes), Tax Parcels 1010K-04-021.000, 1010K-04-010.000, 1010K-04-006.000, Cowan Road, Zoned T4+ (General Urban Zone "Plus"), T4L (General Urban Zone "Limited"), T3 (Sub-Urban Zone), Ward 2

Tree Permit Appeal 2405PC068, Tree Permit Appeal 2405TP068, by owner Greg Smith, seeking to appeal the arborist's decision for Tree Permit 2402TP036, 1011D-01-007.000, 1123 Ocean Drive, Zoned T4+ (General Urban Zone "Plus"), Ward 2

Zoning Map Amendment 2312PC140, by owner Vernon Floyd, Requesting to rezone Tax Parcel 0911C-01-024.000 from B-2 (General-business) to R-2 (Single family), Hewes Ave, Ward 3

Zoning Map Amendment 2403PC051, by owner Hector Rojas, requesting to rezone Tax Parcel 0710M-01-012.006 to R-2 (Single-family), 5914 28th Street, Zoned B-2 (General Business), Ward 1 Zoning Map Amendment 2404PC057, by agent Freddie Fountain, requesting to rezone Tax Parcels 1010K-04-021.000, 1010K-04-010.000, 1010K-04-006.000 to T4+ (General Urban Zone "Plus"), Cowan Road, Zoned T4L (General Urban Zone "Limited"), T4+ (General Urban Zone "Plus"), T3 (Sub-Urban Zone), Ward 2

Zoning Text Amendment 2405PC069, by City of Gulfport, seeking approval of amendment Section 9-106(c) of the Code of Ordinances (Sign Ordinance) to exempt certain signs on a building or structure that is owned and operated by a commission or authority created pursuant to Miss. Code Ann. § 21-27-13 from certain requirements of the Sign Ordinance and to provide a means for the review and approval of the same, and for related purposes.

General Plan 2406PC077, by agent Kenneth Jones, seeking approval for an 84-lot subdivision with six outparcels (Swan Landing Estates), Tax Parcel 0807G-01 001.000, South Swan Road, Zoned R-1-15 (Single-family), Ward 7

This the 4 rd day of April 2024
Keith Williams, Chairman
City of Gulfport Planning Commission
IPL0167637
Apr 10 2024

STATE OF MISSISSIPPI COUNTY OF HARRISON

Before me, the undersigned Notary of Dallas County, Texas personally appeared Mary Castro, 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:
04/10/24

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.

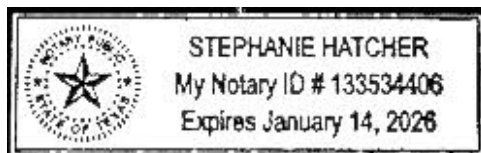
Mary Castro

Sworn to and subscribed before me this 10th day of
April in the year of 2024

Stephanie Hatcher

Notary Public

* The Sun Herald has been deemed eligible for publishing legal notices in Jackson County to meet the requirements of Miss. Code 1972 Section 13-3-31 and 13-3-32.



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

MEMORANDUM

To: City of Gulfport Planning Commission

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

Date of Hearing: April 25, 2024

Re: General Plan 2406PC077:

General Plan 2406PC077, by agent Kenneth Jones, seeking approval for an 84-lot subdivision with six outparcels (Swan Landing Estates), Tax Parcel 0807G-01-001.000, South Swan Road, Zoned R-1-15 (Single-family), Ward 7

Technical Report

*General Plan
(Swan Landing Estates)*

GENERAL INFORMATION

Case File Number: 2406PC077

Hearing Date: April 25, 2024

Current Zoning/Use: R-1-15 / Vacant Property

Legal: General Plan 2406PC077, by agent Kenneth Jones, seeking approval for an 84-lot subdivision with six outparcels (Swan Landing Estates), Tax Parcel 0807G-01-001.000, South Swan Road, Zoned R-1-15 (Single-family), Ward 7

TECHNICAL DETAILS

The applicant requests approval of a General Plan to create a new 84-lot single-family home subdivision with 6 outparcels, (Swan Landing Estates), containing approximately 80 acres on tax parcel 0807G-01-001.000, Zoned R-1-15 (Single-family) district.

Regulations state that the minimum property size for a new single-family home in this zoning district is 15,000 square feet with a front yard setback of 25 feet and a side and rear yard setback of 15 feet, with lot width of 60 feet. Site plan illustrates the appropriate setbacks for an R-1-15 zoning district. Lots are clearly labeled and meet the square-footage requirements for the zoning regulations.

The proposed parcel is located adjacent to existing city right-of-way, South Swan Road, which are protected by Gulfport Fire and Police, and will have capacity for water and sewer. The applicant has also provided a copy of the proposed covenants for the potential subdivision.

Any approval should consider these conditions:

1. Provide circular driveways for lots along South Swan Rd to prevent backing into Right of Way.
2. Provide construction plans for review and approval during permitting phase.
3. Must meet all current building Codes and City of Gulfport Ordinances.
4. The subdivision covenants shall require circle driveways on lots along South Swan Road and not allow backing into the right of way.

DEPARTMENTAL CONDITIONS

Engineering:

Conditions:

1. Provide construction plans for review and approval during permitting phase.

Memo dated 4/11/24

Technical Report

General Plan

(Swan Landing Estates)

Public Works:

Conditions:

1. Provide circle driveways for lots along South Swan Rd to prevent backing into Right of Way. The subdivision covenants shall require circle driveways on lots along South Swan Road and not allow backing into the right of way. Memo dated 4/11/24.

Traffic and Safety:

No comment as of 4/15/24.

Building Code Services:

Conditions:

1. Must meet all current building Codes and City of Gulfport Ordinances.
Memo dated 4/4/24.

GIS:

No conditions. Memo date 3/14/24.

Police Department:

No comment as of 4/15/24.

Fire Department:

No conditions. Memo dated 4/4/24.

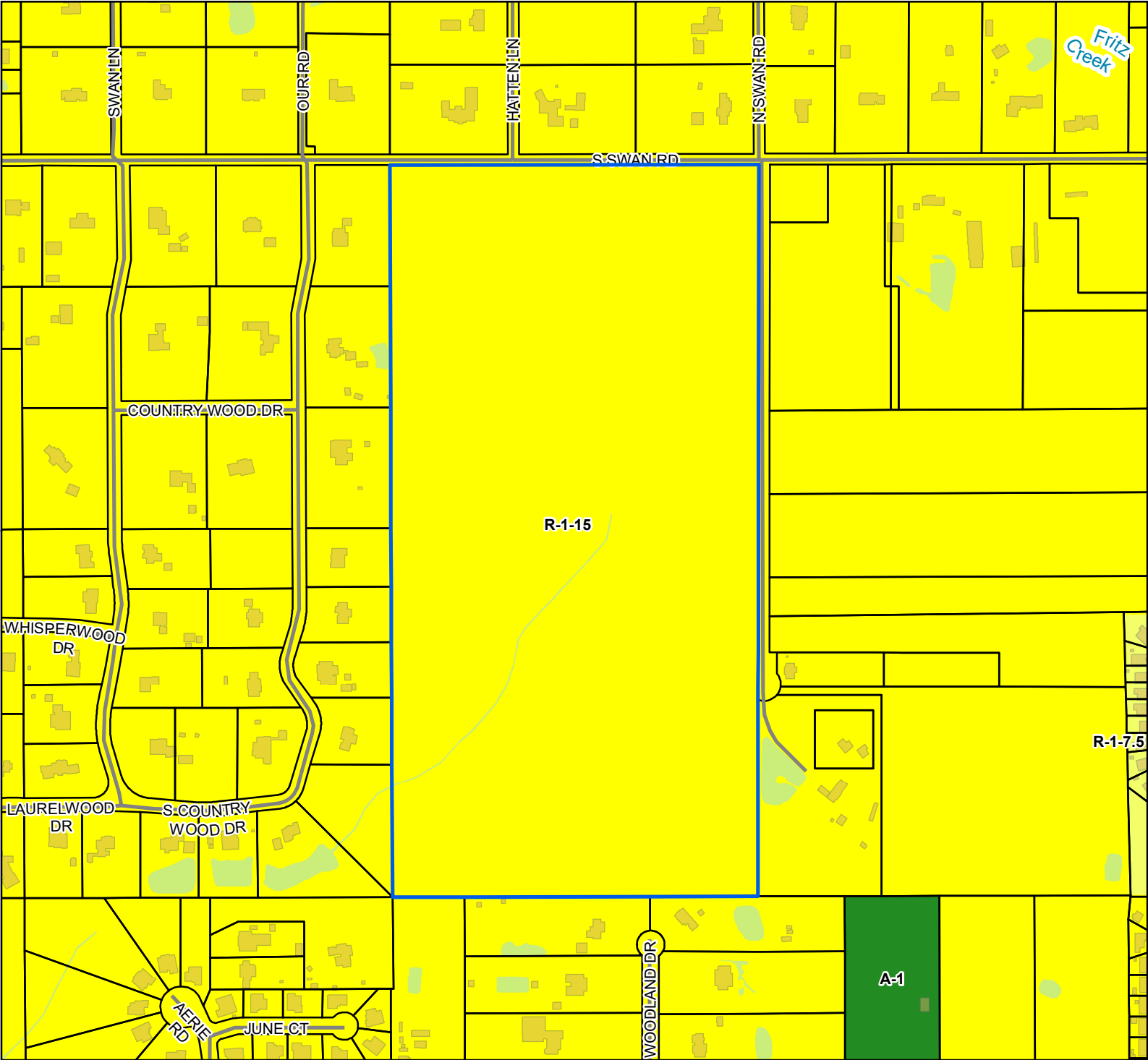
City Arborist:

No conditions. Memo dated 4/10/24.

DIRECTOR APPROVAL

This report has been reviewed and approved by:

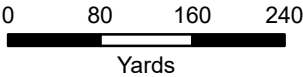
Greg Holmes
Director of Urban Development Department



- Street
- Parcels
- Buildings
- Water Features

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

Site Information
0807G-01-001.000
Zoning: R-1-15 (Single Family)
Size: 80 Acres
Flood: X



1 inch = 500 feet



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



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

For Staff Use Only

Case File #: 2406 PCO 77Date Received: 4/5/24

Receipt #: _____

Received By: JAZoning: R-1-15Ward: 7 Flood: _____Size: 80 acres

APPLICATION FOR GENERAL SUBDIVISION PLAN

Property Information

TAX PARCEL #	0	8	0	7	G	-	0	1	-	0	0	1	●	0	0	0
						-			-				●			
						-			-				●			

(If necessary, use separate sheet of paper)

Address of Property Involved: 0 South Swan Road - Approximately 80 Acres

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

General Location: South Side of S. Swan Road between Country Wood Dr. & N. Swan Rd

GENERAL DESCRIPTION OF REQUEST:

General Plan Approval for an 84-Lot Single-Family Subdivision with 6 outparcels (common areas)

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

The Flair Family, LLC, Beatrice A. Flair, Member

Printed Name Of Owner

614 Willowridge Drive

Mailing Address

Luling LA 70070

City State Zip code

Home Phone Work/Cell Phone

Email

Beatrice A. Flair
Signature Of Owner

AGENT

Kenneth Jones

Printed Name Of Agent

919 2nd Street

Mailing Address

Gulfport MS 39501

City State Zip code

228-596-4471

Home Phone Work/Cell Phone

kenneth@gcdevelopmentdesign.com

Email

[Signature]
Signature Of Agent

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



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

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) THE Flair Family, LLC, Alan Timothy Flair, Member

ADDRESS (STREET, CITY, STATE, ZIP CODE) Same as above

PHONE # (H) _____ (W) _____

TAX PARCEL NUMBER(S) OWNED 0807G-01-001.000

SIGNATURE: _____

NAME OF OWNER (PRINT) THE Flair Family, LLC, Gustave B Flair, Member

ADDRESS (STREET, CITY, STATE, ZIP CODE) Same as above

PHONE # (H) _____ (W) _____

TAX PARCEL NUMBER(S) OWNED 0807G-01-001.000

SIGNATURE Gustave B. Flair

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: _____

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) THE Flair Family, LLC, Alan Timothy Flair, Member

ADDRESS (STREET, CITY, STATE, ZIP CODE) Same as above

PHONE # (H) _____ (W) _____

TAX PARCEL NUMBER(S) OWNED 0807G-01-001.000

SIGNATURE: Alan Timothy Flair

NAME OF OWNER (PRINT) THE Flair Family, LLC, Gustave B Flair, Member

ADDRESS (STREET, CITY, STATE, ZIP CODE) Same as above

PHONE # (H) _____ (W) _____

TAX PARCEL NUMBER(S) OWNED 0807G-01-001.000

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: _____

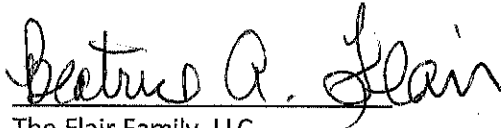
April 3, 2024

City of Gulfport
Urban Development – Planning Division
1410 24th Avenue
Gulfport, MS 39501

To Whom It May Concern:

As owners of parcel 0807G-01-001.000, we the Members of The Flair Family, LLC (the owner of the property), authorize Kenneth Jones and/or Andy Phelan of Gulf Coast Development and Design, LLC to act as agent regarding the rezoning, general plan approval, permitting, land clearing and any other permits required for subdivision development for Parcel 0807G-01-001.000. We also state that the application will not violate any restrictive or protective covenants.

Sincerely,


The Flair Family, LLC

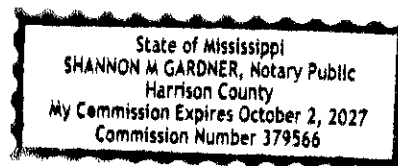
By: **Beatrice A. Flair** (Print Name)

State of Mississippi
County of Hancock

Personally appeared before me, the undersigned authority in and for the said county and state, on this 5th day of April, 2024, within my jurisdiction, the within named **Beatrice A. Flair** [name(s) of person(s) acknowledged], who acknowledged that (he)(she)(they) executed the above and foregoing instrument.

Name: Shannon M Gardner

My Commission Expires: 10-02-2027



Remaining Signatures on Separate Pages

Gustave B. Flair
The Flair Family, LLC

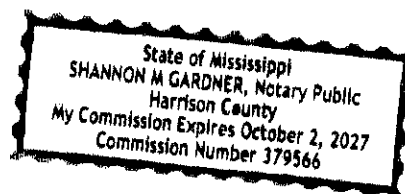
By: Gustave B. Flair (Print Name)

State of Mississippi
County of Hancock

Personally appeared before me, the undersigned authority in and for the said county and state, on this 5th day of April, 2024, within my jurisdiction, the within named Gustave B. Flair [name(s) of person(s) acknowledged], who acknowledged that (he)(she)(they) executed the above and foregoing instrument.

Name: Shannon M Gardner

My Commission Expires: 10-02-2027



Alan Timothy Flair

The Flair Family, LLC

By: **Alan Timothy Flair** (Print Name)

State of Louisiana

County of Orleans

Personally appeared before me, the undersigned authority in and for the said county and state, on this 5th day of April, 2024, within my jurisdiction, the within named **Alan Timothy Flair** [name(s) of person(s) acknowledged], who acknowledged that (he)(she)(they) executed the above and foregoing instrument.

Name: 

My Commission Expires: _____
Lauren B. Griffin
Attorney/Notary Public
State of Louisiana
Notary ID# 148527
My commission expires with life



LOUISIANA
SECRETARY
OF STATE
N. KYLE ARDOIN

(<https://www.sos.la.gov/Pages/default.aspx>)

Search for Louisiana Business Filings

[Buy Certificates and Certified Copies](#)
[Print Annual Report for Filing](#)
[Subscribe to Electronic Notification](#)
[Print Detailed Record](#)

Name	Type	City	Status
THE FLAIR FAMILY, LLC	Limited Liability Company	LULING	Active

Previous Names

Business: THE FLAIR FAMILY, LLC

Charter Number: 41039252K

Registration Date: 12/28/2012

Domicile Address

614 WILLOWRIDGE DRIVE
 LULING, LA 70070

Mailing Address

C/O ALAN TIMOTHY FLAIR
 P.O. BOX 951
 METAIRIE, LA 70004

Status

Status: Active

Annual Report Status: Not In Good Standing for failure to file Annual Report

File Date: 12/28/2012

Last Report Filed: 1/4/2022

Type: Limited Liability Company

Registered Agent(s)

Agent: ALAN TIMOTHY FLAIR
 Address 1: 614 WILLOWRIDGE DRIVE
 City, State, Zip: LULING, LA 70070
 Appointment Date: 12/28/2012

Officer(s)

Additional Officers: No

Officer: ALAN TIMOTHY FLAIR
 Title: Manager
 Address 1: 614 WILLOWRIDGE DRIVE
 City, State, Zip: LULING, LA 70070

Officer: BEATRICE A. FLAIR
 Title: Member
 Address 1: 614 WILLOWRIDGE DRIVE
 City, State, Zip: LULING, LA 70070

Officer: GUSTAVE B. FLAIR
 Title: Member
 Address 1: 614 WILLOWRIDGE DR
 City, State, Zip: LULING, LA 70070

Amendments on File

No Amendments on file

[Back to Search Results](#)
[New Search](#)
[View Shopping Cart](#)

DONALD R. JONES, ATTORNEY, PLLC

ATTORNEY AT LAW

1605 23RD AVENUE

P.O. BOX 7555

GULFPORT, MS 39506

donaldjonesatty@gmail.com

Telephone 228-864-8965

Fax 228-864-3252

January 2, 2024

Mr. Kenneth L. Jones, II
Gulf Coast Development & Design, LLC

RE: THE FLAIR FAMILY, LLC
E1/2 of SW1/4, Sec. 27-6-11,
Harrison County, Miss.
Tax Parcel # 0807G-01-001.000
Our file no. 235090

Dear Mr. Jones:

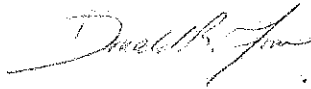
This is to confirm that I have this date made an examination of the deed records of the above referenced property and have determined that the current owner of said property is The Flair Family, LLC. Further, the documents furnished to me show that the current owners of The Flair Family, LLC are Beatrice Flair, Gustave Flair and Alan Timothy Flair.

This letter is limited to the current ownership of said property and does not reflect any liens, easements or other encumbrances that may be applicable to subject property.

Thank you for your attention and courtesies in this matter.

Sincerely,

DONALD R. JONES, ATTORNEY, PLLC



Donald R. Jones

DRJ:gh



(<https://www.sos.la.gov/Pages/default.aspx>)

Search for Louisiana Business Filings

Buy Certificates and Certified Copies	Print Annual Report for Filing	Subscribe to Electronic Notification	Print Detailed Record
Name	Type	City	Status
THE FLAIR FAMILY, LLC	Limited Liability Company	LULING	Active
Previous Names			
Business:		THE FLAIR FAMILY, LLC	
Charter Number:		41039252K	
Registration Date:		12/28/2012	
Domicile Address			
614 WILLOWRIDGE DRIVE			
LULING, LA 70070			
Mailing Address			
C/O ALAN TIMOTHY FLAIR			
P.O. BOX 951			
METAIRIE, LA 70004			
Status			
Status:		Active	
Annual Report Status: Not In Good Standing for failure to file Annual Report			
File Date:		12/28/2012	
Last Report Filed:		1/4/2022	
Type:		Limited Liability Company	
Registered Agent(s)			
Agent:		ALAN TIMOTHY FLAIR	
Address 1:		614 WILLOWRIDGE DRIVE	
City, State, Zip:		LULING, LA 70070	
Appointment Date:		12/28/2012	
Officer(s)			
Additional Officers: No			
Officer:		ALAN TIMOTHY FLAIR	
Title:		Manager	
Address 1:		614 WILLOWRIDGE DRIVE	
City, State, Zip:		LULING, LA 70070	
Officer:		BEATRICE A. FLAIR	
Title:		Member	
Address 1:		614 WILLOWRIDGE DRIVE	
City, State, Zip:		LULING, LA 70070	
Officer:		GUSTAVE B. FLAIR	
Title:		Member	
Address 1:		614 WILLOWRIDGE DR	
City, State, Zip:		LULING, LA 70070	
Amendments on File			
No Amendments on file			
Back to Search Results New Search View Shopping Cart			



CIVIL ENGINEERING DESIGN AND CONSULTING

City of Gulfport Engineering
4050 Hewes Ave
Gulfport, MS 39507

12/29/2023

Re: Swan Landing Estates – Preliminary Drainage Study

To Whom it May Concern -

I am providing this letter as an accompaniment to a General Plan Application for Swan Landing Estates Subdivision, an 87-lot single family residential subdivision planned at South Swan Road across from Hatten Lane. Per section 7 of Appendix C of Gulfport's Code of ordinance, the project is being designed for a fifty (50) year frequency storm event.

Based on a topographical survey of this site reviewed against USGS quadrangle maps, it was determined that approximately 16 acres of this site drain to the east (towards Fritz Creek) with 37.5 acres draining westerly (towards Flat Branch); note on-site downstream wetlands which will remain unchanged during construction were omitted from this study. Utilizing Hydroflow computer software, it was determined peak 50-year flow rates to the east and west were 19.62 cfs and 61.46 cfs, respectively, for a combined total on-site peak of 71.96 cfs.

After design of on-site grading and drainage improvements, including 5 detention ponds, resulting post-construction peak flows for the east, west, and total were observed at: 18.81 cfs, 60.49 cfs, and 71.56 cfs, respectively. All flow rates observed in the post-construction analysis were lower peak flows than pre-construction.

With this letter, please find output data from Hydroflow and StormSewers design software to further illustrate on-site drainage calculations.

Please call (228.229.5021) or email (andy@gcdevelopmentdesign.com) with any questions.

Sincerely,

Andy Phelan
Owner
Civil Engineer (MS #19480)

Enclosures

Hydraflow Hydrographs – Peak flow Analysis (30 pages)
StormSewer – Design Drainage Structure Analysis (1 page)
StormSewer – Design Drainage Pipe Analysis (1 page)

Hydraflow Hydrographs - Peak Flow Analysis

Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2024

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	Rational	13.98	1	23	24,117	---	---	---	EX-NORTHWEST
2	Rational	18.01	1	33	44,578	---	---	---	EX-MIDWEST
3	Rational	37.48	1	38	106,810	---	---	---	EX-SOUTHWEST
4	Rational	19.82	1	71	104,451	---	---	---	EX-EAST
5	Combine	61.46	1	38	175,025	1, 2, 3,	---	---	EX-WEST
6	Combine	71.96	1	38	279,182	4, 5	---	---	EX-TOTAL
8	Rational	19.98	1	20	29,970	---	---	---	POST-DIRECT-NW
9	Rational	18.07	1	10	12,633	---	---	---	POST-DIRECT-MIDWEST
10	Rational	30.55	1	24	51,258	---	---	---	POST-DIRECT-SOUTHWEST
11	Combine	49.61	1	20	92,855	8, 9, 10	---	---	POST-DIRECT-WEST
12	Rational	22.99	1	25	40,169	---	---	---	POST-TO-POND1
13	Reservoir	6.900	1	48	39,989	12	71.84	27,136	POST-THRU-POND1
14	Rational	32.23	1	33	74,340	---	---	---	POST-TO-POND2
15	Reservoir	14.08	1	57	73,475	14	66.16	39,093	POST-THRU-POND2
16	Rational	17.61	1	34	41,846	---	---	---	POST-TO-POND3
17	Reservoir	4.125	1	68	41,622	16	64.06	29,397	POST-THRU-POND3
18	Rational	14.33	1	10	10,014	---	---	---	POST-DIRECT-SOUTHEAST
19	Rational	10.78	1	15	11,302	---	---	---	POST-TO-POND4
20	Reservoir	2.549	1	30	10,990	19	69.01	7,870	POST-THRU-POND4
21	Rational	17.45	1	39	47,575	---	---	---	POST-TO-POND5
22	Reservoir	13.21	1	51	47,119	21	73.76	8,014	POST-THRU-POND5
24	Combine	18.81	1	10	67,993	18, 20, 22,	---	---	POST-EAST
25	Combine	60.49	1	24	247,942	11, 13, 15, 17,	---	---	POST-WEST
26	Combine	71.56	1	20	315,935	24, 25	---	---	POST-TOTAL
SouthSwanHF.gpw					Return Period: 50 Year			Friday, 12 / 29 / 2023	

Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2024

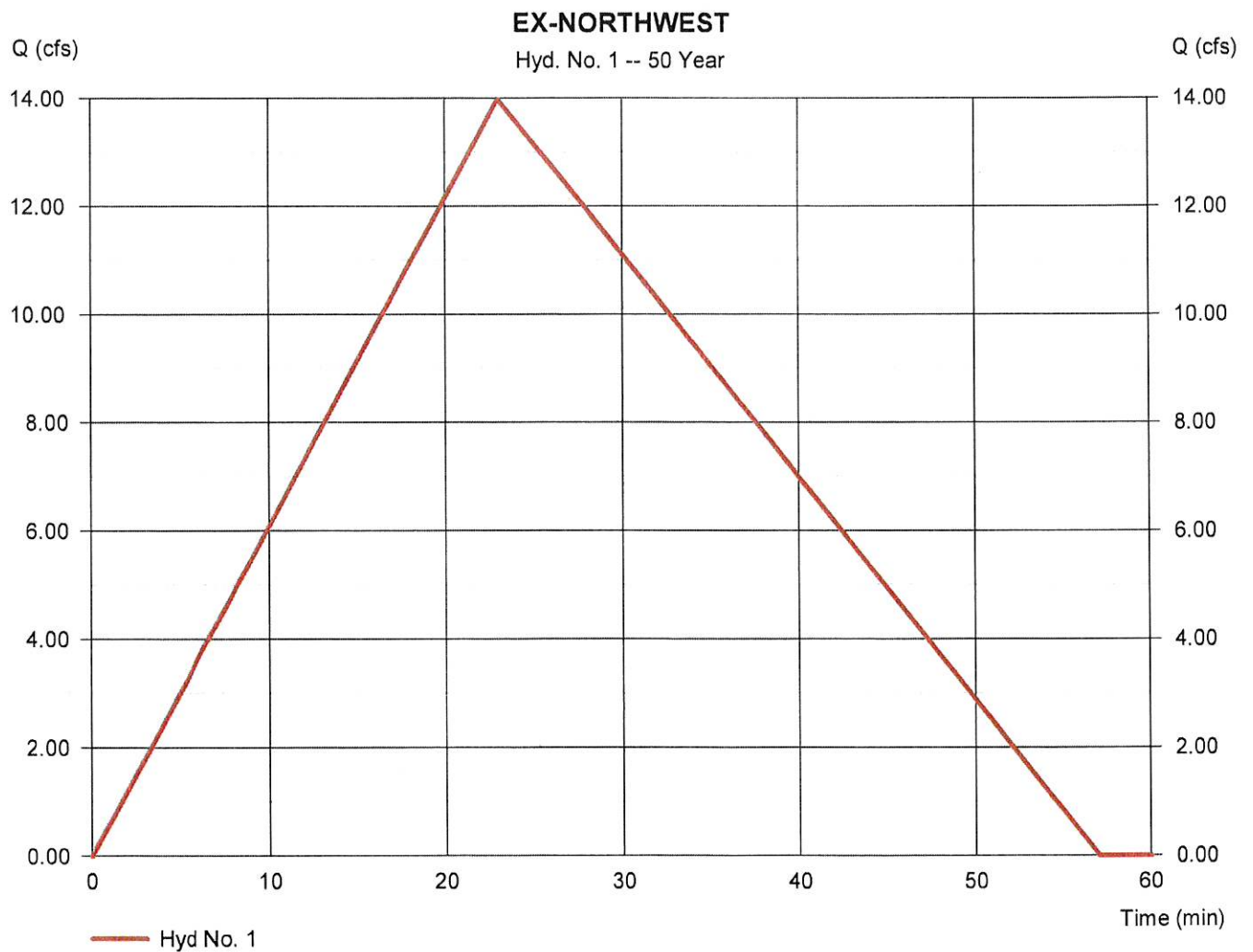
Friday, 12 / 29 / 2023

Hyd. No. 1

EX-NORTHWEST

Hydrograph type	= Rational	Peak discharge	= 13.98 cfs
Storm frequency	= 50 yrs	Time to peak	= 23 min
Time interval	= 1 min	Hyd. volume	= 24,117 cuft
Drainage area	= 6.220 ac	Runoff coeff.	= 0.3*
Intensity	= 7.492 in/hr	Tc by FAA	= 23.00 min
IDF Curve	= Gulfport.IDF	Asc/Rec limb fact	= 1/1.5

* Composite (Area/C) = $[(16.490 \times 0.30) + (23.010 \times 0.30) + (9.570 \times 0.30) + (6.060 \times 0.30)] / 6.220$



Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2024

Friday, 12 / 29 / 2023

Hyd. No. 2

EX-MIDWEST

Hydrograph type	= Rational	Peak discharge	= 18.01 cfs
Storm frequency	= 50 yrs	Time to peak	= 33 min
Time interval	= 1 min	Hyd. volume	= 44,578 cuft
Drainage area	= 9.650 ac	Runoff coeff.	= 0.3*
Intensity	= 6.222 in/hr	Tc by FAA	= 33.00 min
IDF Curve	= Gulfport.IDF	Asc/Rec limb fact	= 1/1.5

* Composite (Area/C) = $[(16.490 \times 0.30) + (23.010 \times 0.30) + (9.570 \times 0.30) + (6.060 \times 0.30)] / 9.650$



Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2024

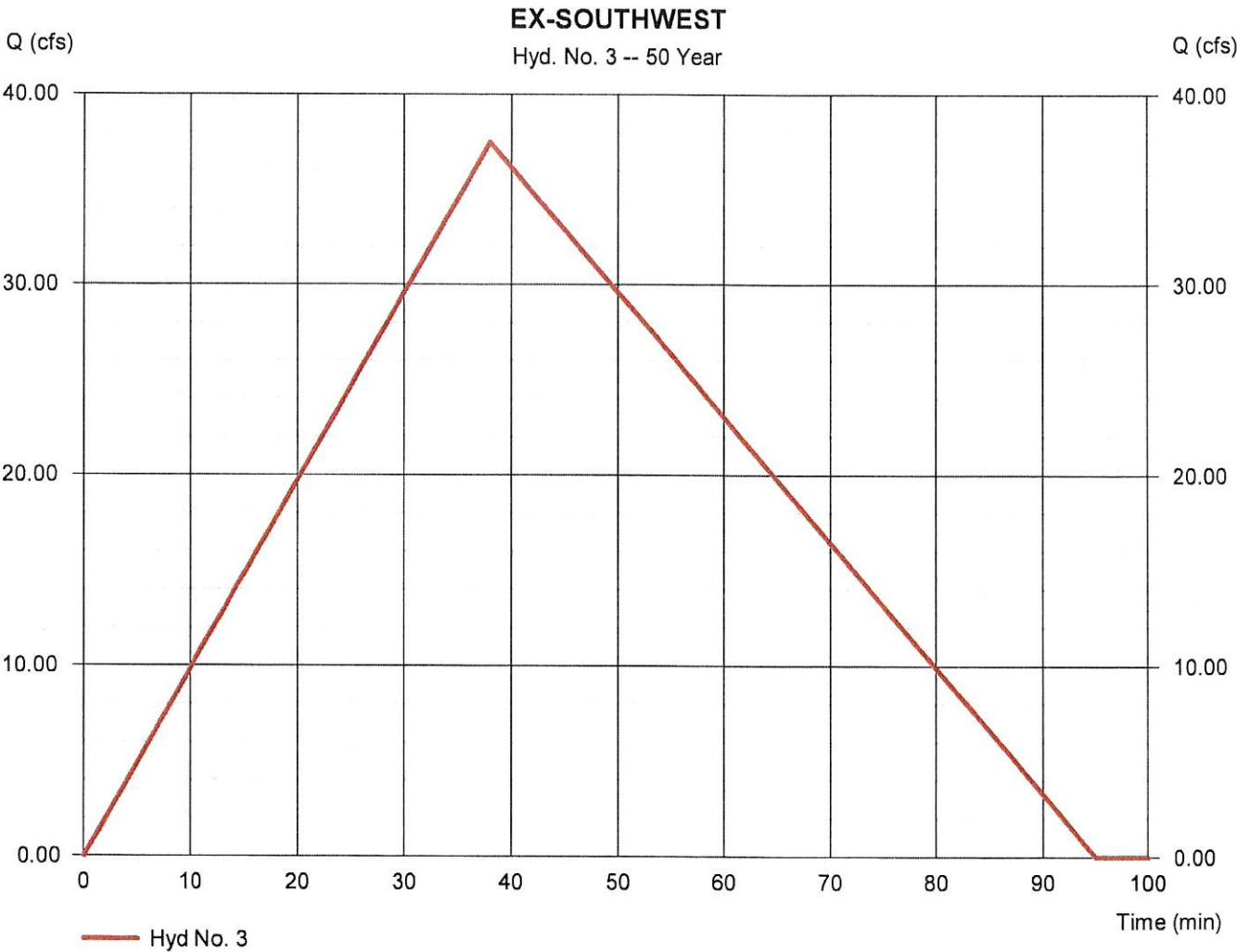
Friday, 12 / 29 / 2023

Hyd. No. 3

EX-SOUTHWEST

Hydrograph type	= Rational	Peak discharge	= 37.48 cfs
Storm frequency	= 50 yrs	Time to peak	= 38 min
Time interval	= 1 min	Hyd. volume	= 106,810 cuft
Drainage area	= 21.640 ac	Runoff coeff.	= 0.3*
Intensity	= 5.773 in/hr	Tc by FAA	= 38.00 min
IDF Curve	= Gulfport.IDF	Asc/Rec limb fact	= 1/1.5

* Composite (Area/C) = [(16.490 x 0.30) + (23.010 x 0.30) + (9.570 x 0.30) + (6.060 x 0.30)] / 21.640



Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2024

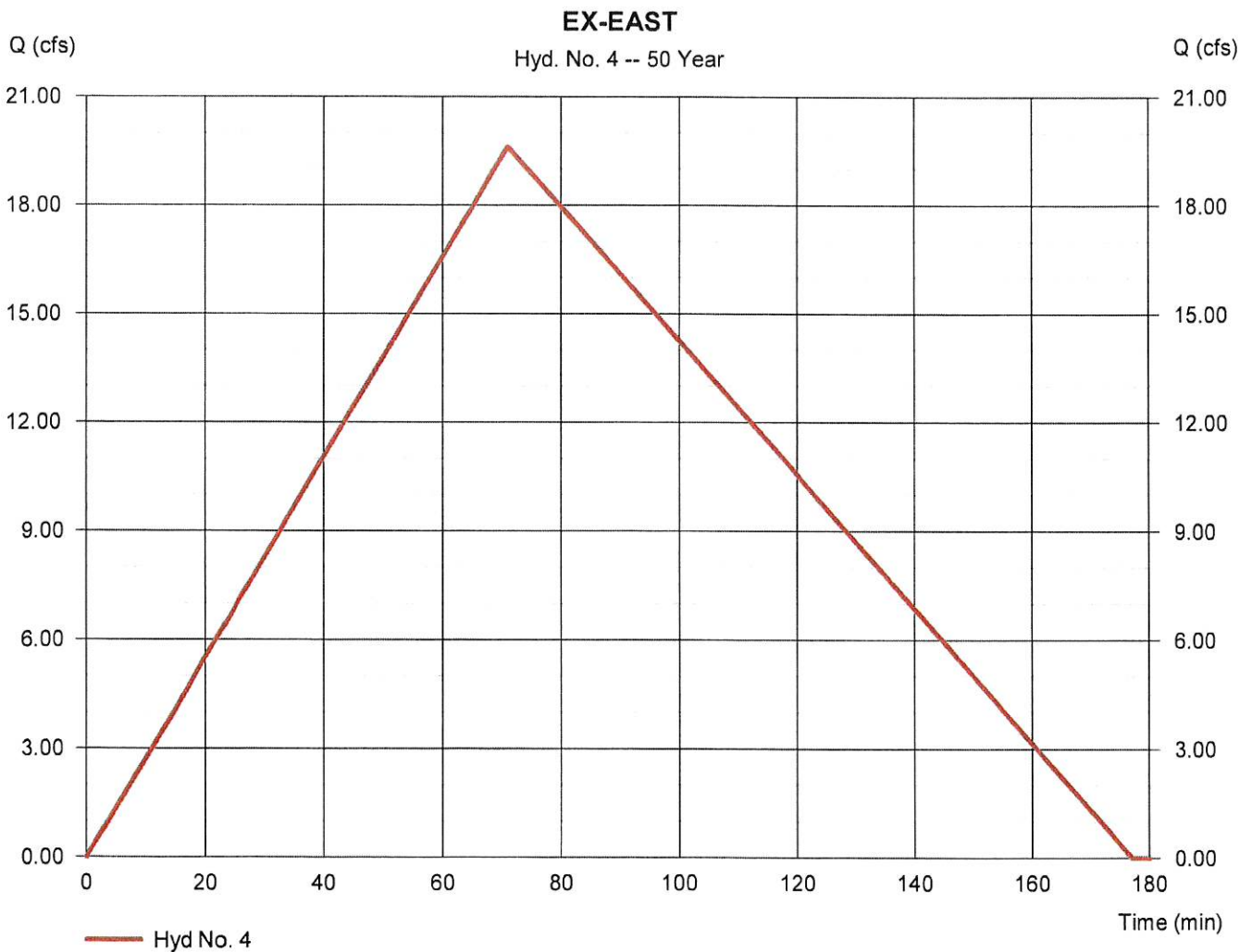
Friday, 12 / 29 / 2023

Hyd. No. 4

EX-EAST

Hydrograph type	= Rational	Peak discharge	= 19.62 cfs
Storm frequency	= 50 yrs	Time to peak	= 71 min
Time interval	= 1 min	Hyd. volume	= 104,451 cuft
Drainage area	= 15.960 ac	Runoff coeff.	= 0.3*
Intensity	= 4.097 in/hr	Tc by FAA	= 71.00 min
IDF Curve	= Gulfport.IDF	Asc/Rec limb fact	= 1/1.5

* Composite (Area/C) = [(2.740 x 0.30) + (3.980 x 0.30) + (15.100 x 0.30) + (2.910 x 0.30)] / 15.960



Hydrograph Report

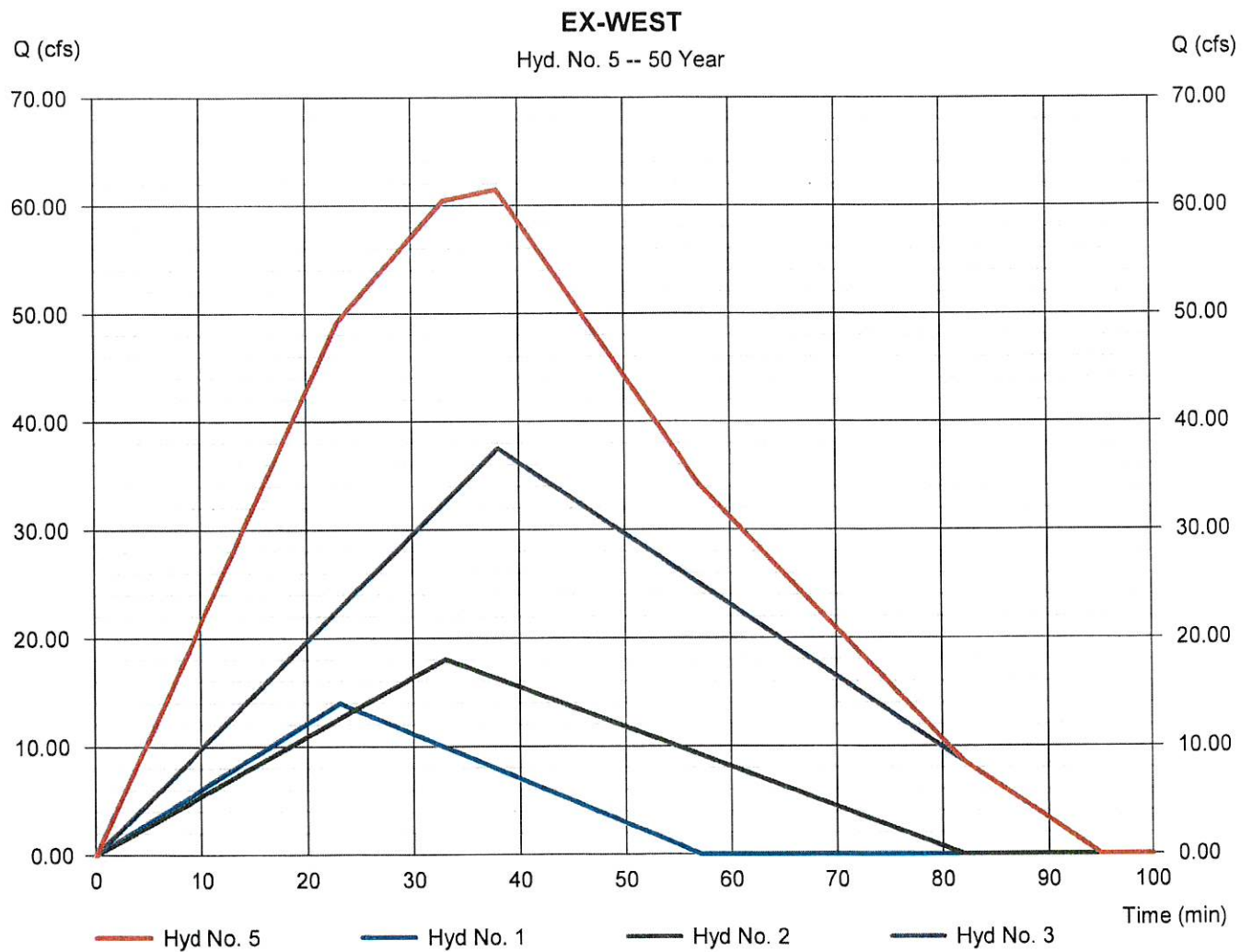
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2024

Friday, 12 / 29 / 2023

Hyd. No. 5

EX-WEST

Hydrograph type	= Combine	Peak discharge	= 61.46 cfs
Storm frequency	= 50 yrs	Time to peak	= 38 min
Time interval	= 1 min	Hyd. volume	= 175,025 cuft
Inflow hyds.	= 1, 2, 3	Contrib. drain. area	= 37.510 ac



Hydrograph Report

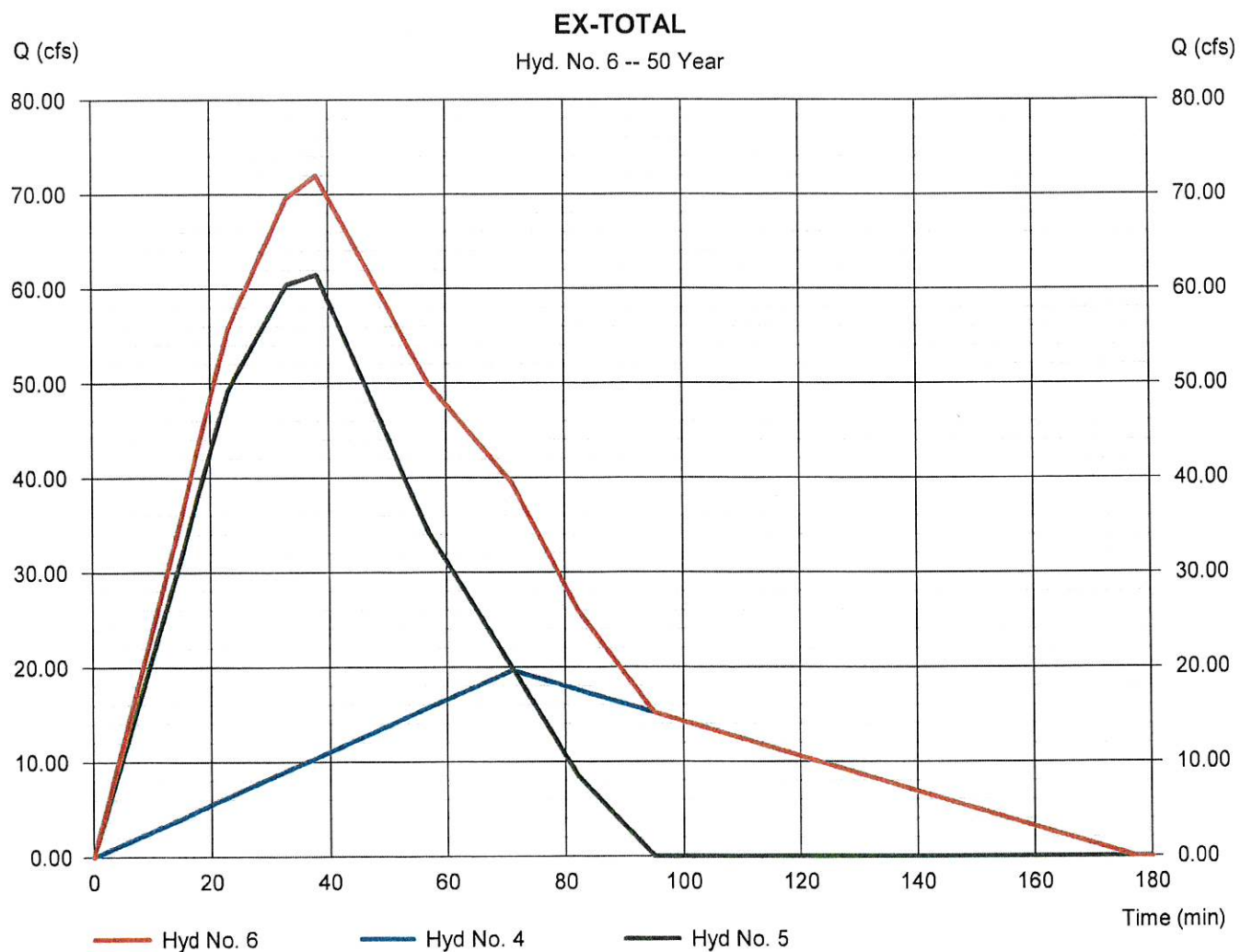
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2024

Friday, 12 / 29 / 2023

Hyd. No. 6

EX-TOTAL

Hydrograph type	= Combine	Peak discharge	= 71.96 cfs
Storm frequency	= 50 yrs	Time to peak	= 38 min
Time interval	= 1 min	Hyd. volume	= 279,182 cuft
Inflow hyds.	= 4, 5	Contrib. drain. area	= 15.960 ac



Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2024

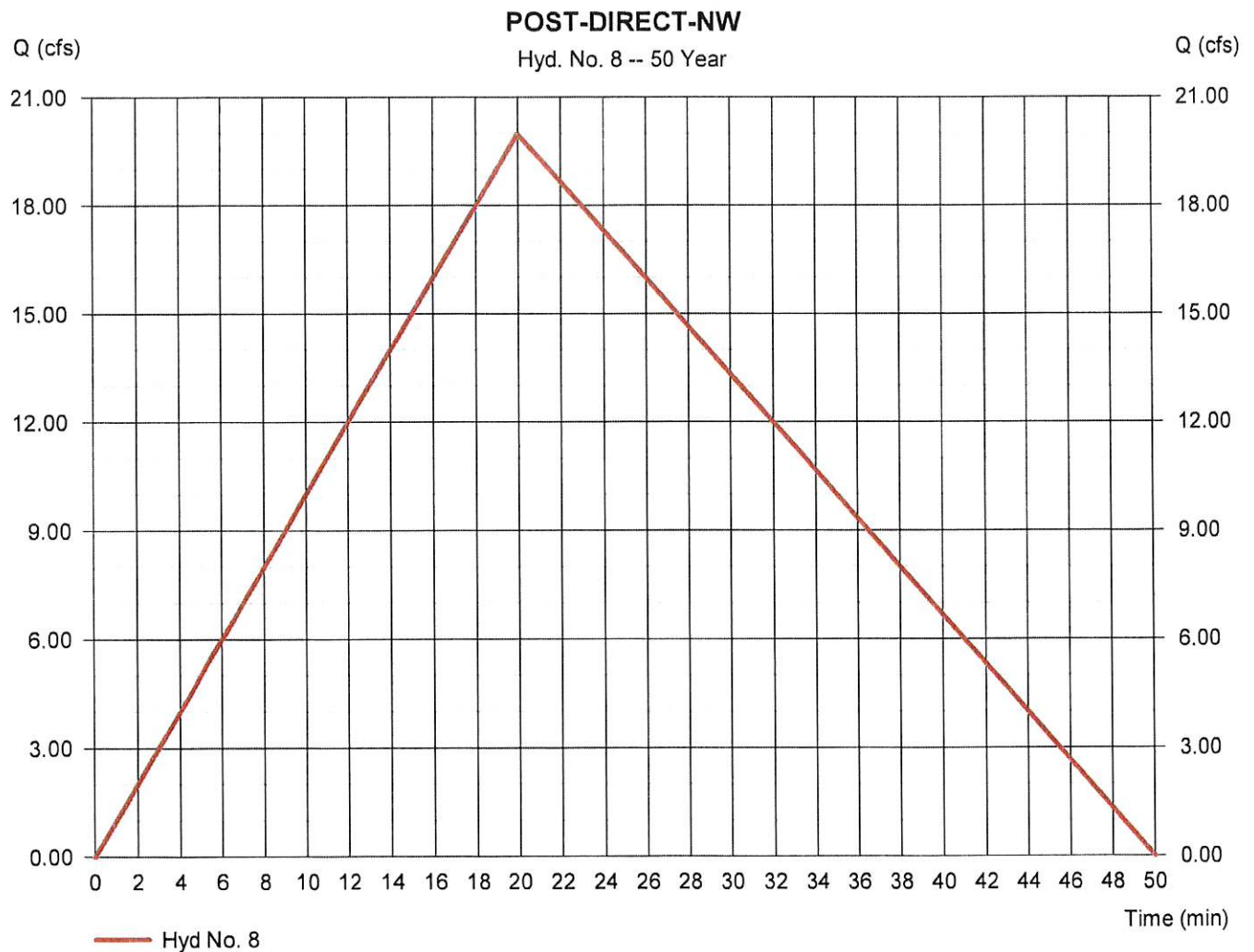
Friday, 12 / 29 / 2023

Hyd. No. 8

POST-DIRECT-NW

Hydrograph type	= Rational	Peak discharge	= 19.98 cfs
Storm frequency	= 50 yrs	Time to peak	= 20 min
Time interval	= 1 min	Hyd. volume	= 29,970 cuft
Drainage area	= 6.220 ac	Runoff coeff.	= 0.4*
Intensity	= 8.031 in/hr	Tc by FAA	= 20.00 min
IDF Curve	= Gulfport.IDF	Asc/Rec limb fact	= 1/1.5

* Composite (Area/C) = [(3.200 x 0.50) + (3.020 x 0.30)] / 6.220



Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2024

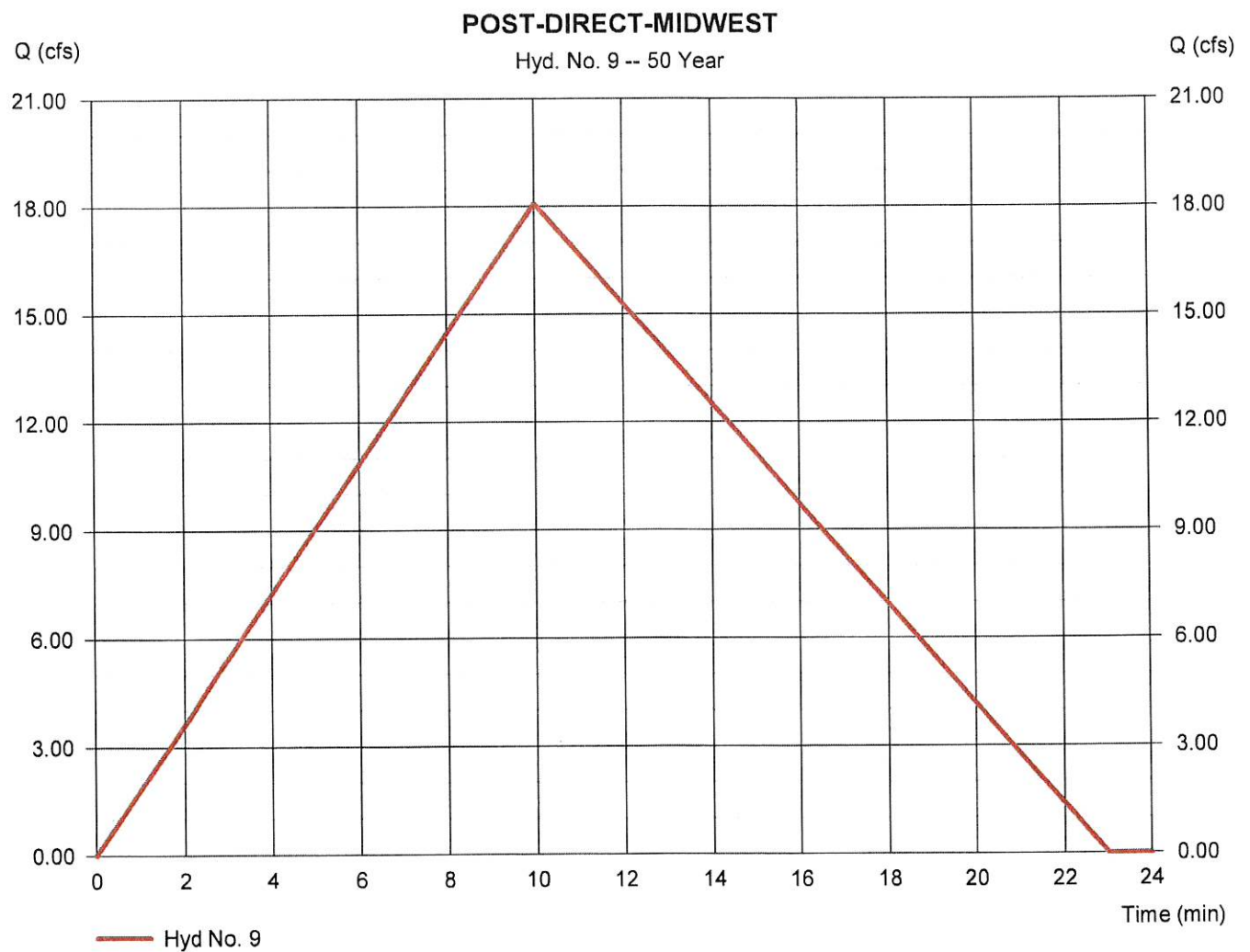
Friday, 12 / 29 / 2023

Hyd. No. 9

POST-DIRECT-MIDWEST

Hydrograph type	= Rational	Peak discharge	= 18.07 cfs
Storm frequency	= 50 yrs	Time to peak	= 10 min
Time interval	= 1 min	Hyd. volume	= 12,633 cuft
Drainage area	= 3.280 ac	Runoff coeff.	= 0.5*
Intensity	= 11.020 in/hr	Tc by User	= 10.00 min
IDF Curve	= Gulfport.IDF	Asc/Rec limb fact	= 1/1.33

* Composite (Area/C) = $[(4.300 \times 0.55) + (0.290 \times 0.30)] / 3.280$



Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2024

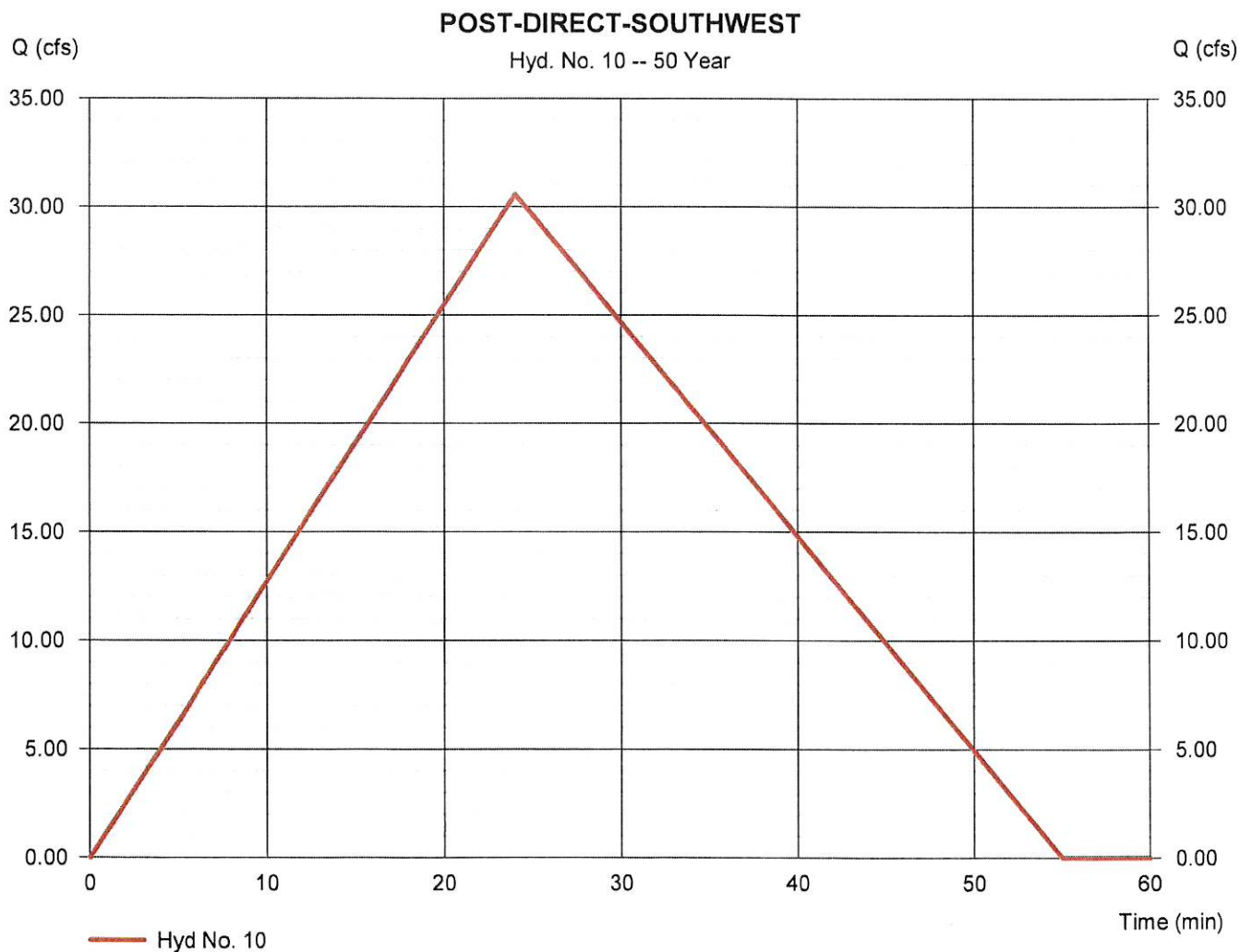
Friday, 12 / 29 / 2023

Hyd. No. 10

POST-DIRECT-SOUTHWEST

Hydrograph type	= Rational	Peak discharge	= 30.55 cfs
Storm frequency	= 50 yrs	Time to peak	= 24 min
Time interval	= 1 min	Hyd. volume	= 51,258 cuft
Drainage area	= 8.680 ac	Runoff coeff.	= 0.48*
Intensity	= 7.333 in/hr	Tc by FAA	= 24.00 min
IDF Curve	= Gulfport.IDF	Asc/Rec limb fact	= 1/1.33

* Composite (Area/C) = $[(7.780 \times 0.50) + (0.900 \times 0.30)] / 8.680$



Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2024

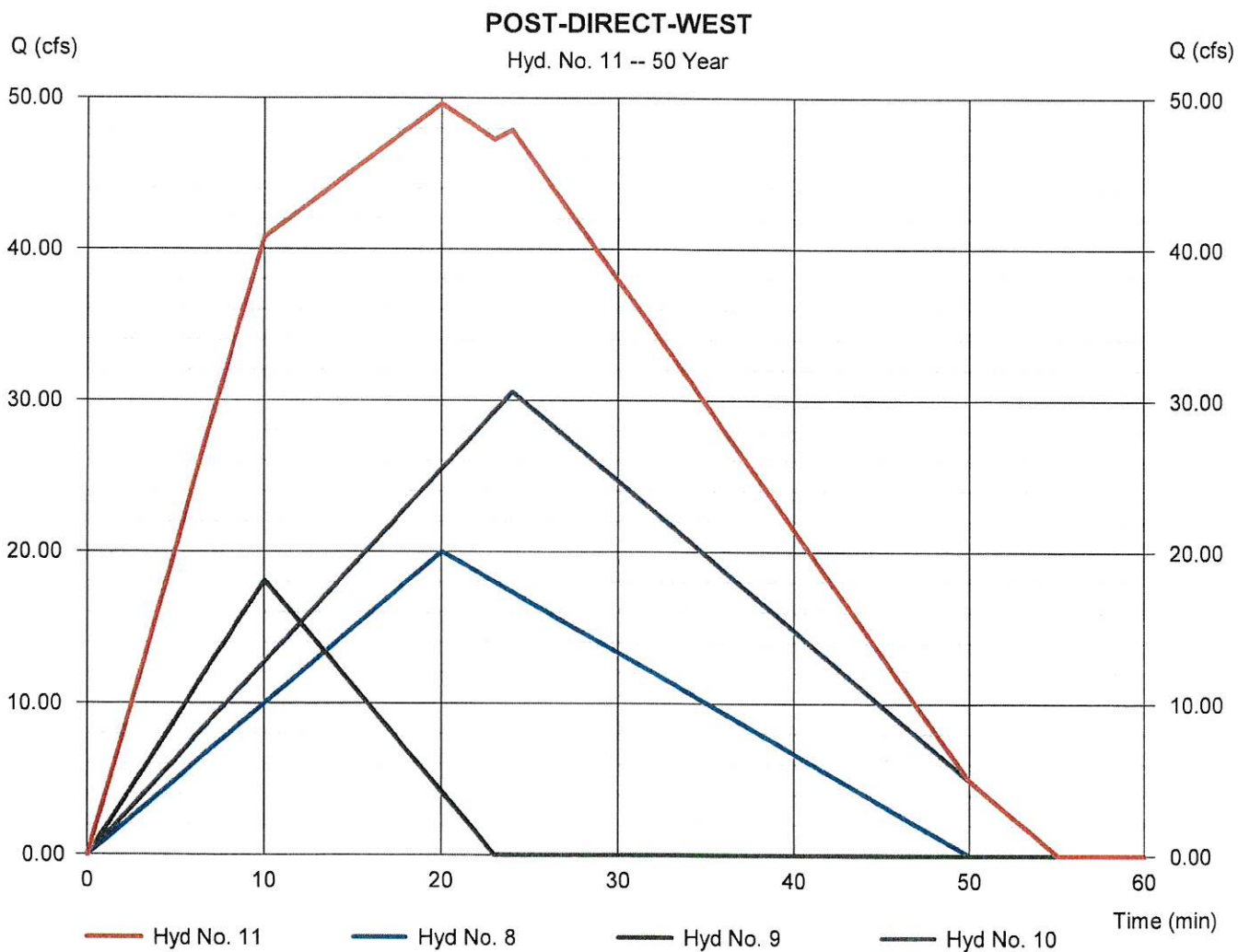
Friday, 12 / 29 / 2023

Hyd. No. 11

POST-DIRECT-WEST

Hydrograph type = Combine
 Storm frequency = 50 yrs
 Time interval = 1 min
 Inflow hyds. = 8, 9, 10

Peak discharge = 49.61 cfs
 Time to peak = 20 min
 Hyd. volume = 92,855 cuft
 Contrib. drain. area = 18.180 ac



Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2024

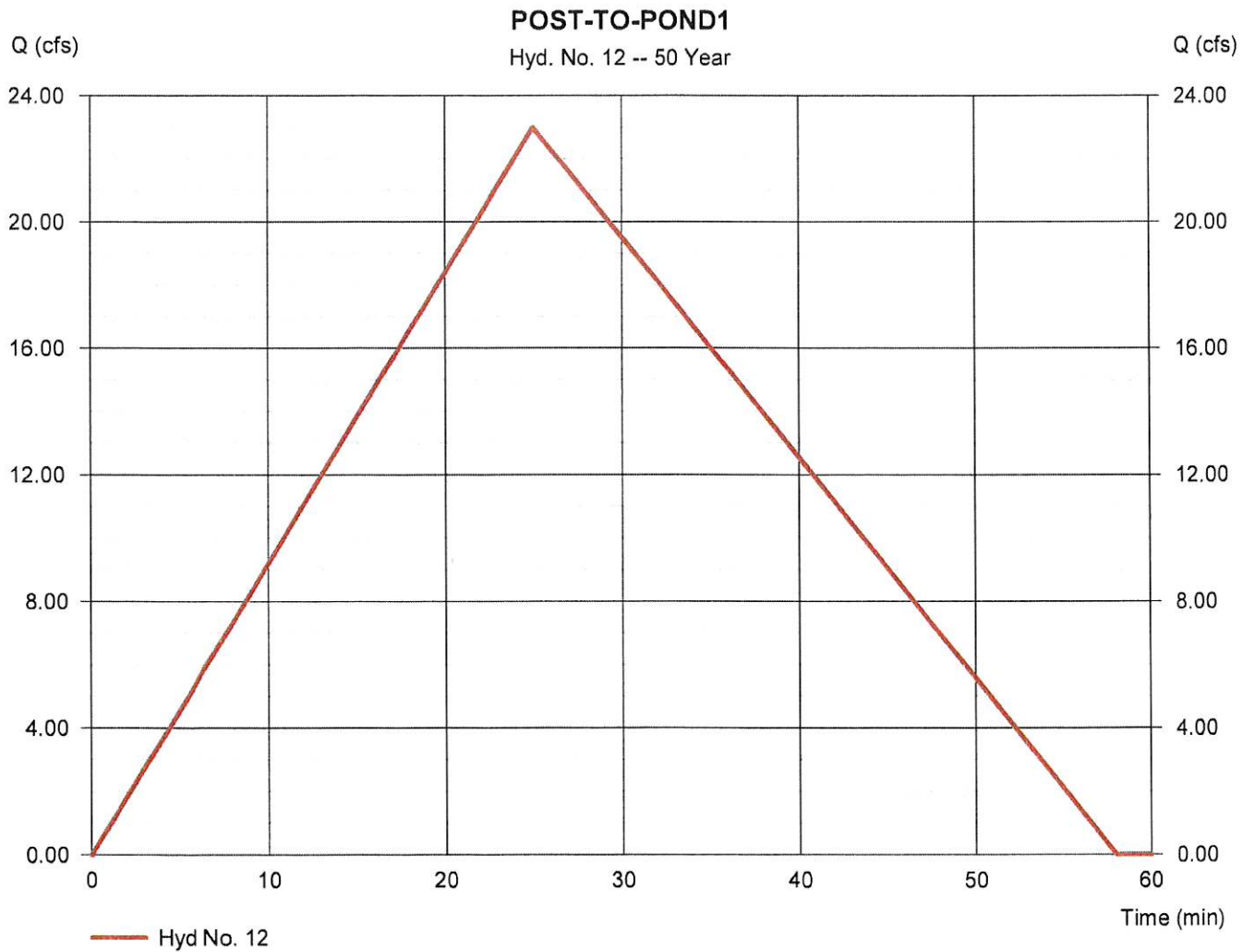
Friday, 12 / 29 / 2023

Hyd. No. 12

POST-TO-POND1

Hydrograph type	= Rational	Peak discharge	= 22.99 cfs
Storm frequency	= 50 yrs	Time to peak	= 25 min
Time interval	= 1 min	Hyd. volume	= 40,169 cuft
Drainage area	= 6.400 ac	Runoff coeff.	= 0.5*
Intensity	= 7.183 in/hr	Tc by FAA	= 25.00 min
IDF Curve	= Gulfport.IDF	Asc/Rec limb fact	= 1/1.33

* Composite (Area/C) = [(3.200 x 0.55) + (3.020 x 0.30)] / 6.400



Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2024

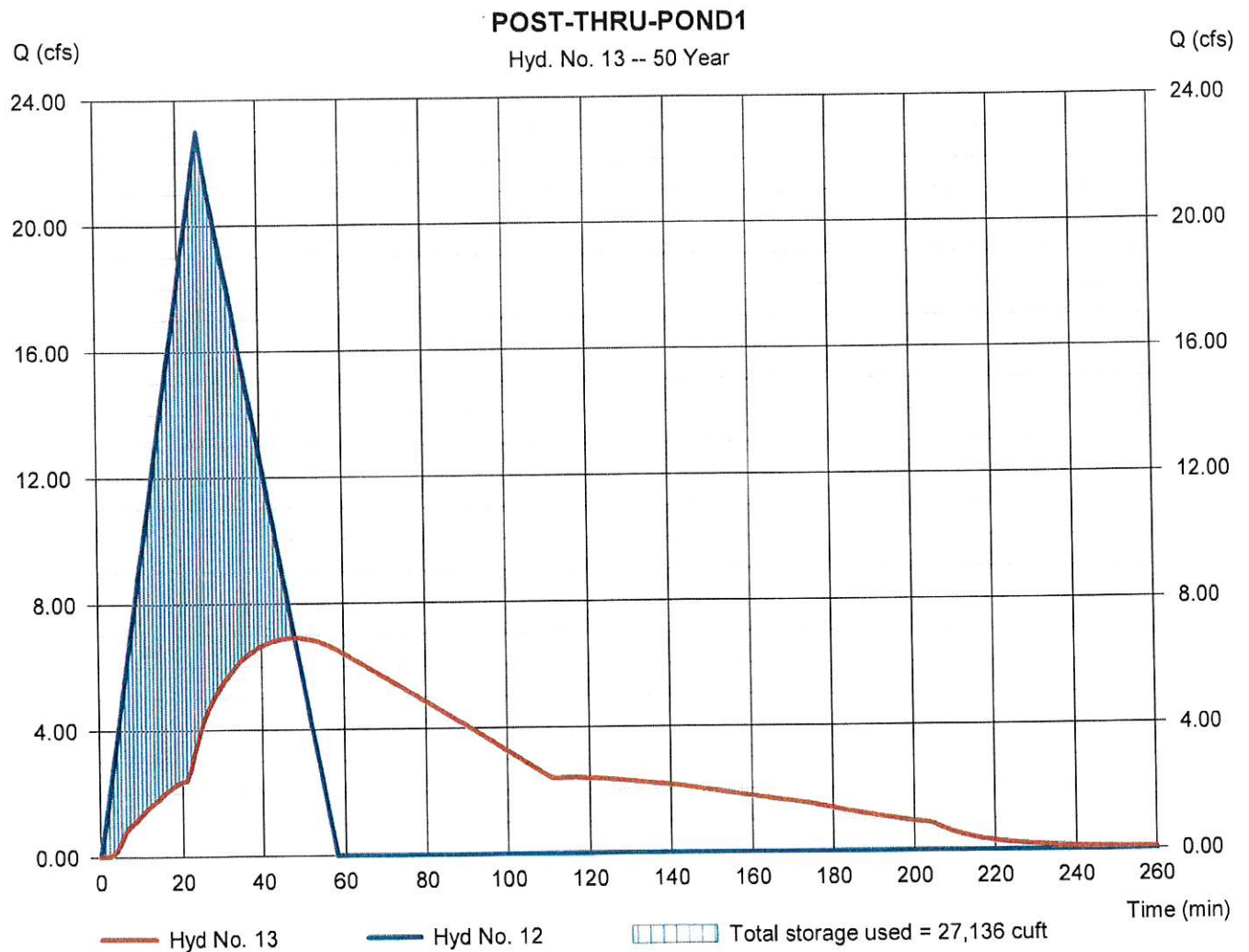
Friday, 12 / 29 / 2023

Hyd. No. 13

POST-THRU-POND1

Hydrograph type	= Reservoir	Peak discharge	= 6.900 cfs
Storm frequency	= 50 yrs	Time to peak	= 48 min
Time interval	= 1 min	Hyd. volume	= 39,989 cuft
Inflow hyd. No.	= 12 - POST-TO-POND1	Max. Elevation	= 71.64 ft
Reservoir name	= POND 1	Max. Storage	= 27,136 cuft

Storage Indication method used.



Pond Report

14

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2024

Friday, 12 / 29 / 2023

Pond No. 1 - POND 1

Pond Data

Contours -User-defined contour areas. Conic method used for volume calculation. Beginning Elevation = 69.50 ft

Stage / Storage Table

Stage (ft)	Elevation (ft)	Contour area (sqft)	Incr. Storage (cuft)	Total storage (cuft)
0.00	69.50	01	0	0
0.50	70.00	5,813	982	982
0.75	70.25	11,240	2,094	3,076
1.00	70.50	16,811	3,483	6,559
1.50	71.00	17,964	8,691	15,250
2.00	71.50	18,868	9,206	24,456
2.50	72.00	19,952	9,703	34,159
3.00	72.50	21,243	10,296	44,455

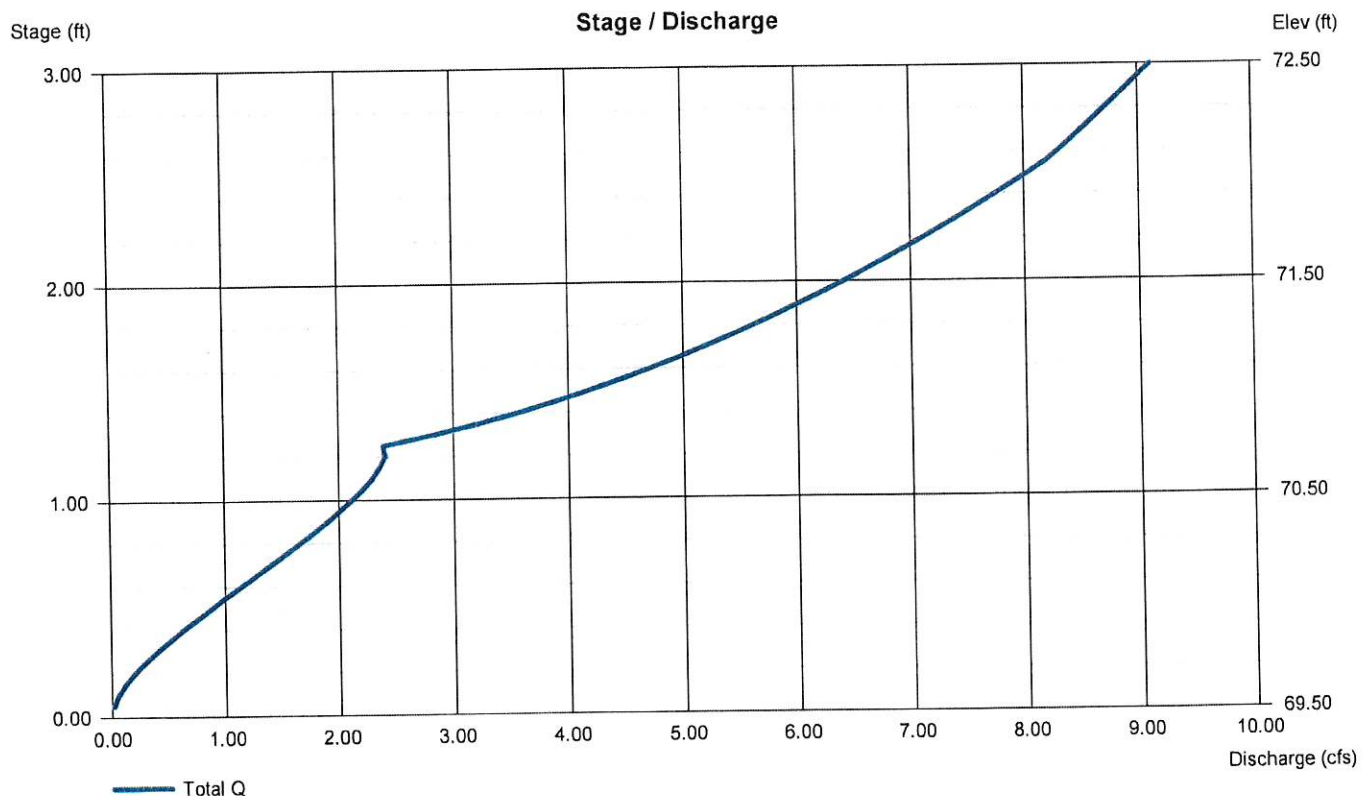
Culvert / Orifice Structures

	[A]	[B]	[C]	[PrfRsr]
Rise (in)	= 15.00	0.00	0.00	0.00
Span (in)	= 15.00	0.00	0.00	0.00
No. Barrels	= 1	0	0	0
Invert El. (ft)	= 69.50	0.00	0.00	0.00
Length (ft)	= 24.00	0.00	0.00	0.00
Slope (%)	= 0.50	0.00	0.00	n/a
N-Value	= .013	.013	.013	n/a
Orifice Coeff.	= 0.60	0.60	0.60	0.60
Multi-Stage	= n/a	No	No	No

Weir Structures

	[A]	[B]	[C]	[D]
Crest Len (ft)	= 0.00	0.00	0.00	0.00
Crest El. (ft)	= 0.00	0.00	0.00	0.00
Weir Coeff.	= 3.33	3.33	3.33	3.33
Weir Type	= ---	---	---	---
Multi-Stage	= No	No	No	No
Exfil.(in/hr)	= 0.000 (by Wet area)			
TW Elev. (ft)	= 0.00			

Note: Culvert/Orifice outflows are analyzed under inlet (ic) and outlet (oc) control. Weir risers checked for orifice conditions (ic) and submergence (s).



Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2024

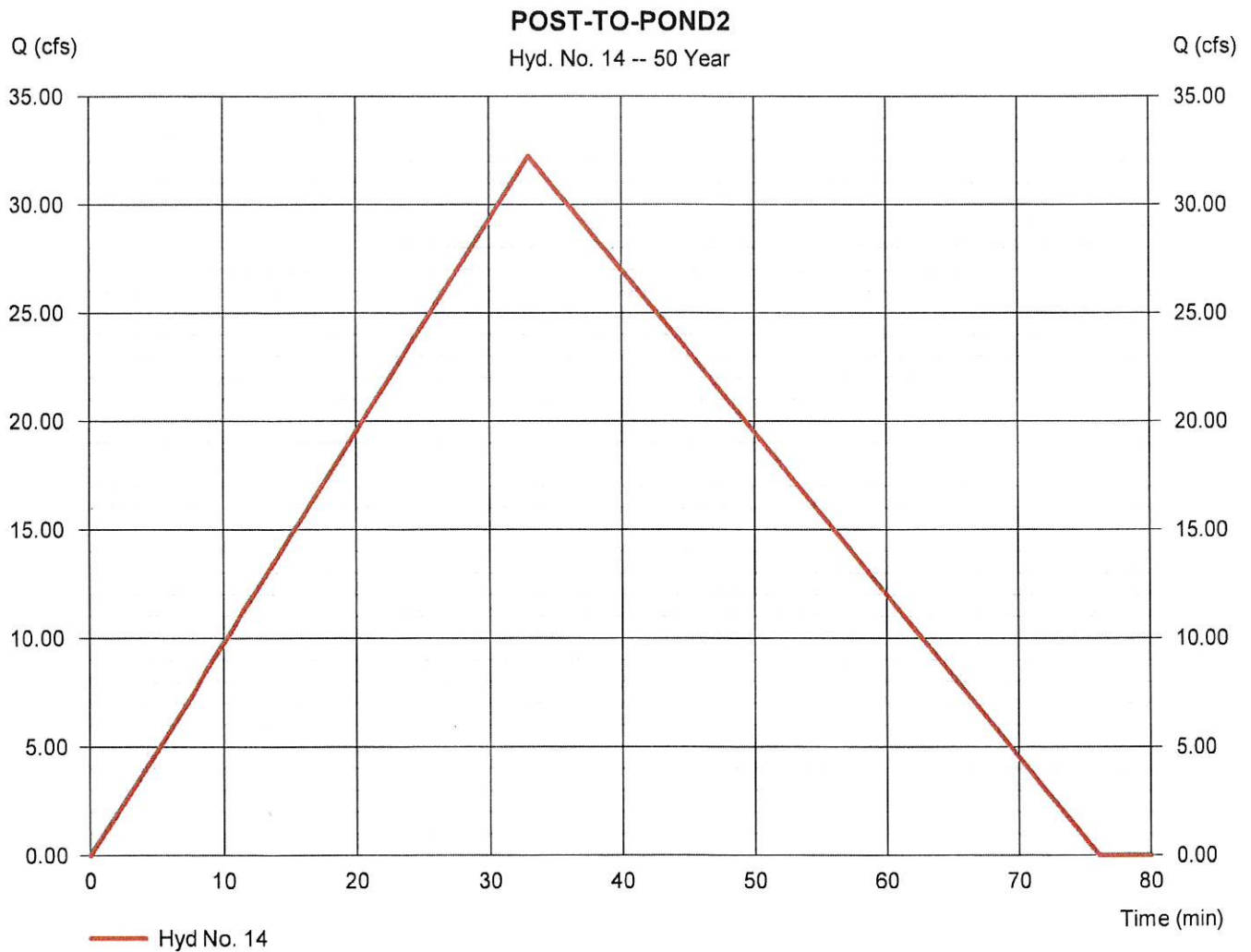
Friday, 12 / 29 / 2023

Hyd. No. 14

POST-TO-POND2

Hydrograph type = Rational
 Storm frequency = 50 yrs
 Time interval = 1 min
 Drainage area = 10.360 ac
 Intensity = 6.222 in/hr
 IDF Curve = Gulfport.IDF

Peak discharge = 32.23 cfs
 Time to peak = 33 min
 Hyd. volume = 74,340 cuft
 Runoff coeff. = 0.5
 Tc by FAA = 33.00 min
 Asc/Rec limb fact = 1/1.33



Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2024

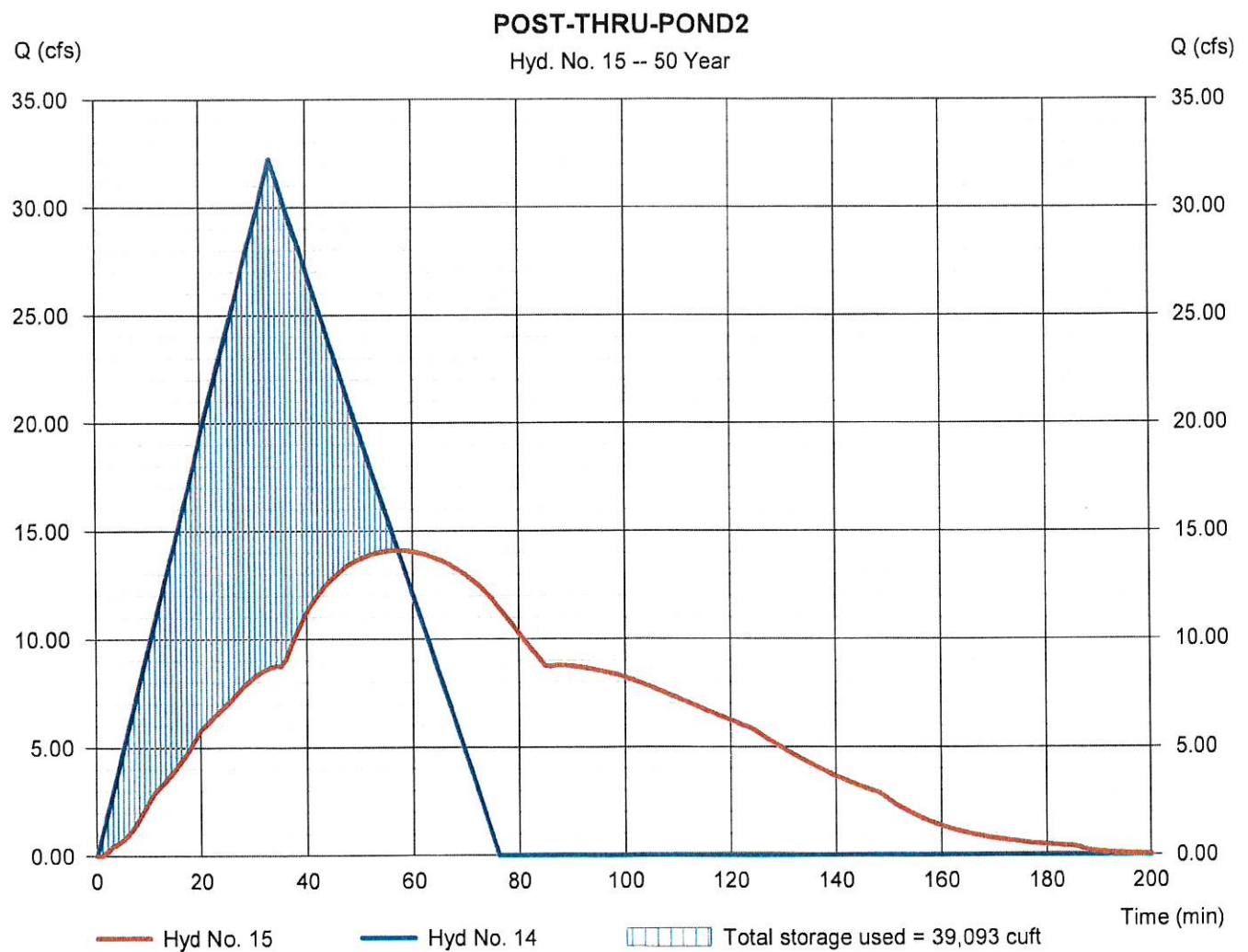
Friday, 12 / 29 / 2023

Hyd. No. 15

POST-THRU-POND2

Hydrograph type	= Reservoir	Peak discharge	= 14.08 cfs
Storm frequency	= 50 yrs	Time to peak	= 57 min
Time interval	= 1 min	Hyd. volume	= 73,475 cuft
Inflow hyd. No.	= 14 - POST-TO-POND2	Max. Elevation	= 66.16 ft
Reservoir name	= POND2	Max. Storage	= 39,093 cuft

Storage Indication method used.



Pond Report

17

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2024

Friday, 12 / 29 / 2023

Pond No. 3 - POND2

Pond Data

Contours -User-defined contour areas. Conic method used for volume calculation. Beginning Elevation = 63.75 ft

Stage / Storage Table

Stage (ft)	Elevation (ft)	Contour area (sqft)	Incr. Storage (cuft)	Total storage (cuft)
0.00	63.75	00	0	0
0.25	64.00	1,929	161	161
0.75	64.50	8,933	2,502	2,663
1.25	65.00	15,797	6,101	8,764
1.75	65.50	27,435	10,674	19,438
2.00	65.75	29,089	7,064	26,501
2.25	66.00	30,022	7,388	33,889
3.25	67.00	34,534	32,248	66,138

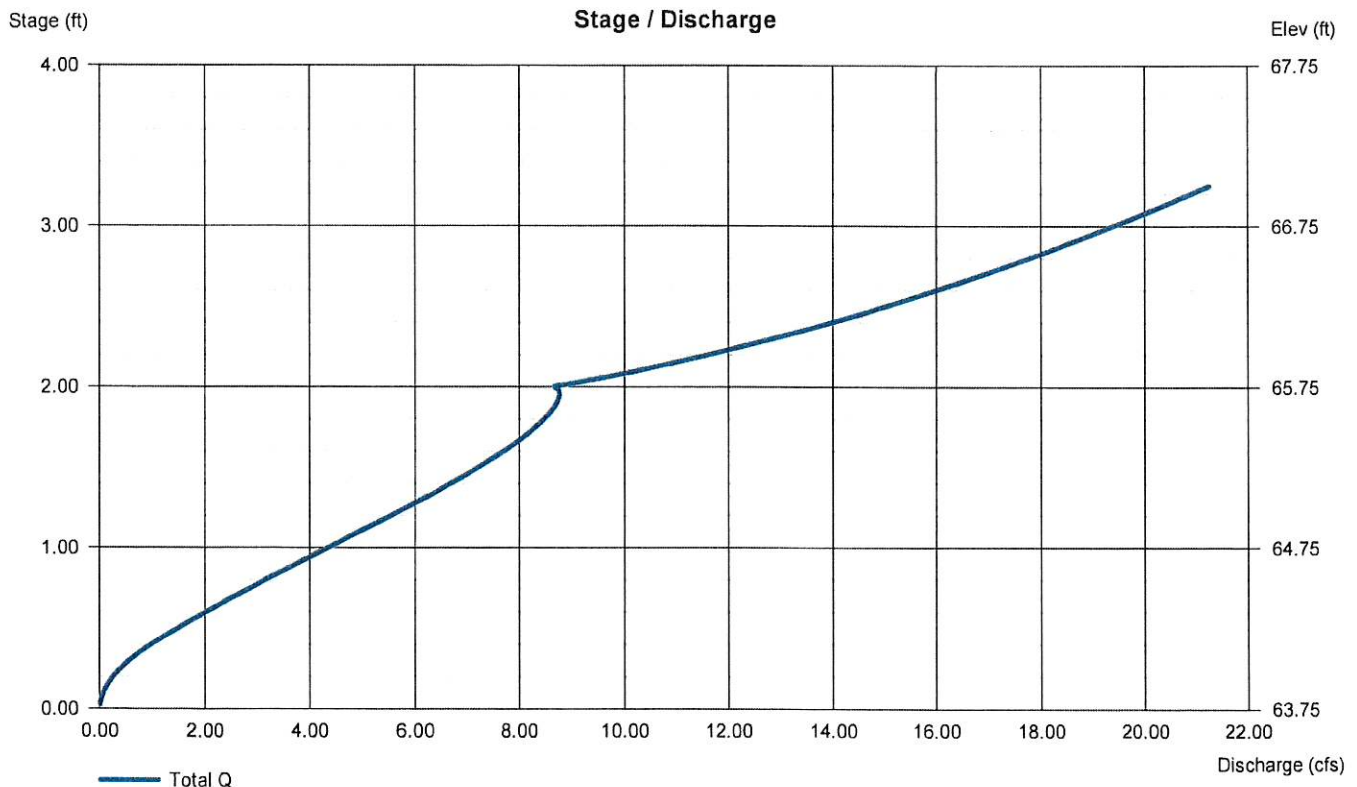
Culvert / Orifice Structures

	[A]	[B]	[C]	[PrfRsr]
Rise (in)	= 24.00	0.00	0.00	0.00
Span (in)	= 24.00	0.00	0.00	0.00
No. Barrels	= 1	0	0	0
Invert El. (ft)	= 63.75	0.00	0.00	0.00
Length (ft)	= 50.00	0.00	0.00	0.00
Slope (%)	= 0.50	0.00	0.00	n/a
N-Value	= .013	.013	.013	n/a
Orifice Coeff.	= 0.60	0.60	0.60	0.60
Multi-Stage	= n/a	No	No	No

Weir Structures

	[A]	[B]	[C]	[D]
Crest Len (ft)	= 0.00	0.00	0.00	0.00
Crest El. (ft)	= 0.00	0.00	0.00	0.00
Weir Coeff.	= 3.33	3.33	3.33	3.33
Weir Type	= ---	---	---	---
Multi-Stage	= No	No	No	No
Exfil.(in/hr)	= 0.000 (by Wet area)			
TW Elev. (ft)	= 0.00			

Note: Culvert/Orifice outflows are analyzed under inlet (ic) and outlet (oc) control. Weir risers checked for orifice conditions (ic) and submergence (s).



Hydrograph Report

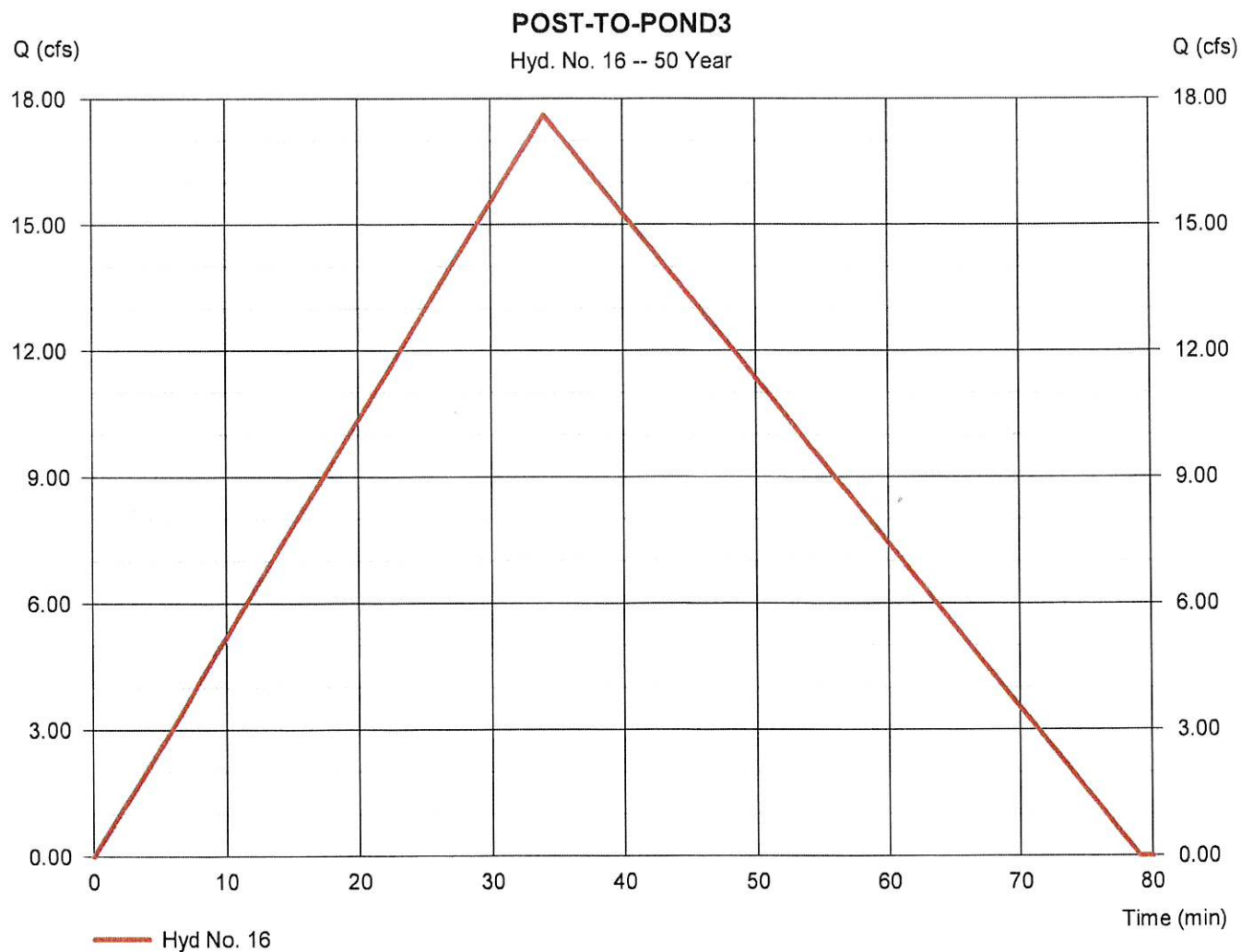
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2024

Friday, 12 / 29 / 2023

Hyd. No. 16

POST-TO-POND3

Hydrograph type	= Rational	Peak discharge	= 17.61 cfs
Storm frequency	= 50 yrs	Time to peak	= 34 min
Time interval	= 1 min	Hyd. volume	= 41,846 cuft
Drainage area	= 5.750 ac	Runoff coeff.	= 0.5
Intensity	= 6.124 in/hr	Tc by FAA	= 34.00 min
IDF Curve	= Gulfport.IDF	Asc/Rec limb fact	= 1/1.33



Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2024

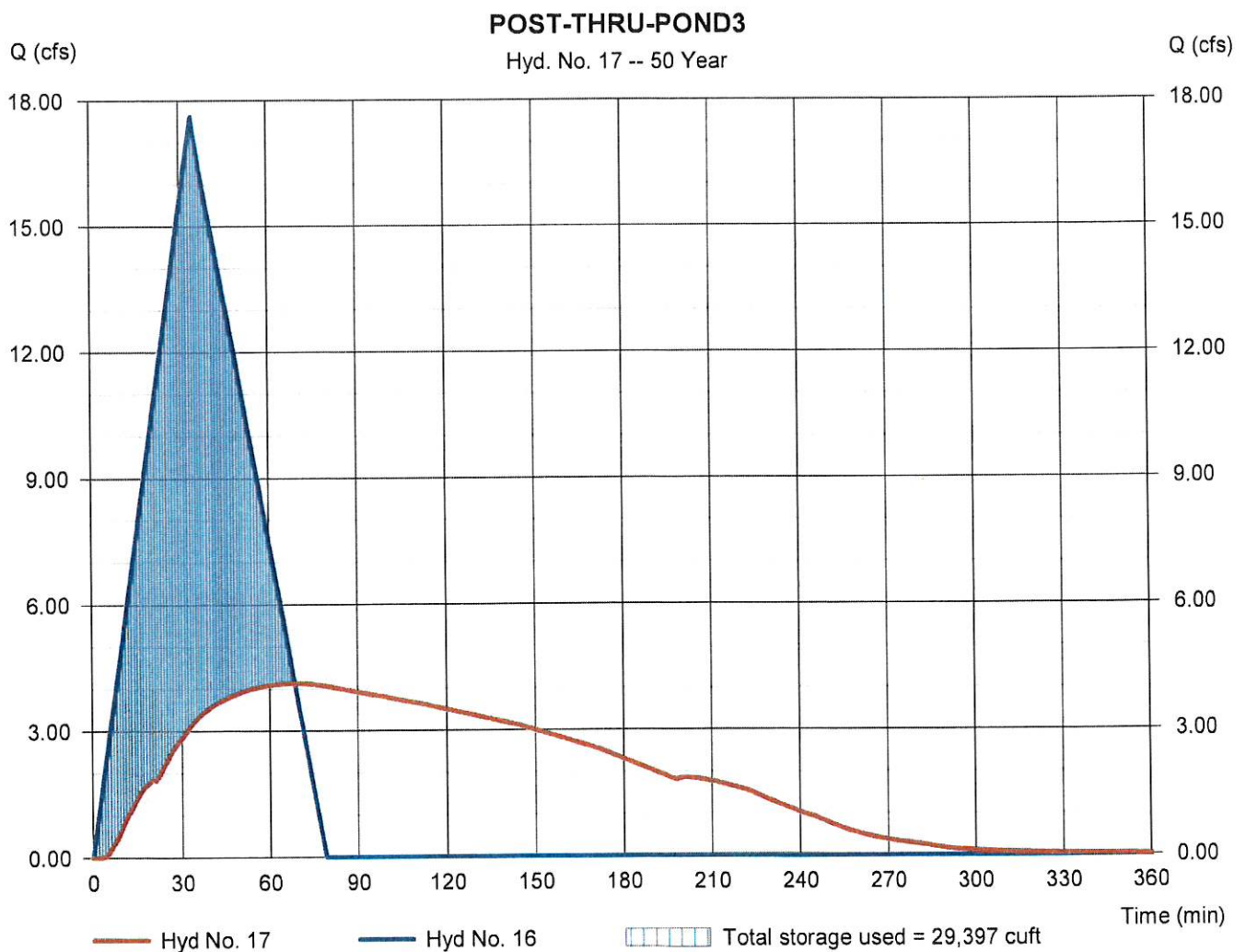
Friday, 12 / 29 / 2023

Hyd. No. 17

POST-THRU-POND3

Hydrograph type	= Reservoir	Peak discharge	= 4.125 cfs
Storm frequency	= 50 yrs	Time to peak	= 68 min
Time interval	= 1 min	Hyd. volume	= 41,622 cuft
Inflow hyd. No.	= 16 - POST-TO-POND3	Max. Elevation	= 64.06 ft
Reservoir name	= POND3	Max. Storage	= 29,397 cuft

Storage Indication method used.



Pond Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2024

Friday, 12 / 29 / 2023

Pond No. 4 - POND3

Pond Data

Contours -User-defined contour areas. Conic method used for volume calculation. Beginning Elevation = 61.75 ft

Stage / Storage Table

Stage (ft)	Elevation (ft)	Contour area (sqft)	Incr. Storage (cuft)	Total storage (cuft)
0.00	61.75	01	0	0
0.25	62.00	1,041	90	90
0.50	62.25	3,195	505	594
0.75	62.50	5,566	1,081	1,676
1.00	62.75	8,000	1,686	3,362
1.25	63.00	12,629	2,556	5,919
1.50	63.25	15,216	3,475	9,394
1.75	63.50	22,002	4,626	14,020
2.00	63.75	28,446	6,288	20,308
2.25	64.00	29,880	7,289	27,597
3.25	65.00	33,585	31,711	59,308

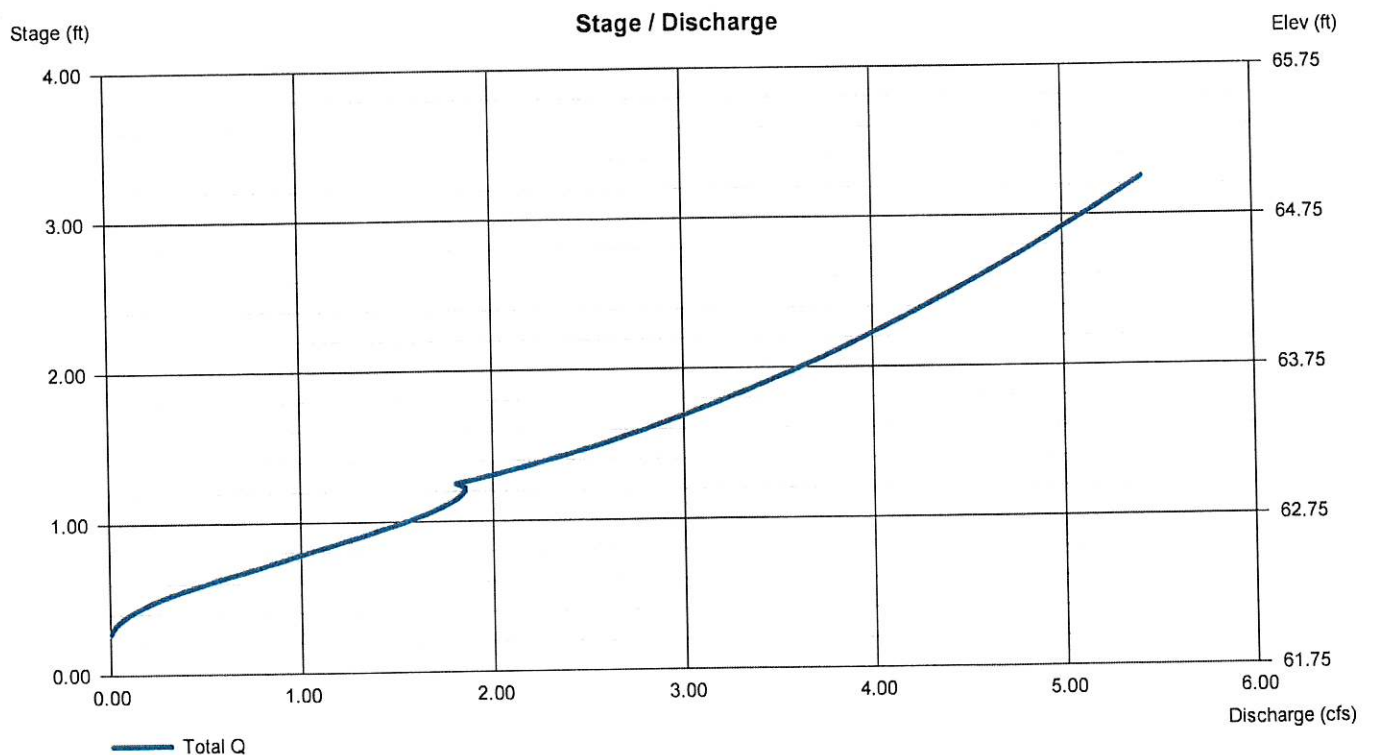
Culvert / Orifice Structures

	[A]	[B]	[C]	[PrfRsr]
Rise (in)	= 12.00	0.00	0.00	0.00
Span (in)	= 12.00	0.00	0.00	0.00
No. Barrels	= 1	0	0	0
Invert El. (ft)	= 62.00	0.00	0.00	0.00
Length (ft)	= 50.00	0.00	0.00	0.00
Slope (%)	= 0.50	0.00	0.00	n/a
N-Value	= .013	.013	.013	n/a
Orifice Coeff.	= 0.60	0.60	0.60	0.60
Multi-Stage	= n/a	No	No	No

Weir Structures

	[A]	[B]	[C]	[D]
Crest Len (ft)	= 0.00	0.00	0.00	0.00
Crest El. (ft)	= 0.00	0.00	0.00	0.00
Weir Coeff.	= 3.33	3.33	3.33	3.33
Weir Type	= ---	---	---	---
Multi-Stage	= No	No	No	No
Exfil.(in/hr)	= 0.000 (by Wet area)			
TW Elev. (ft)	= 0.00			

Note: Culvert/Orifice outflows are analyzed under inlet (ic) and outlet (oc) control. Weir risers checked for orifice conditions (ic) and submergence (s).



Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2024

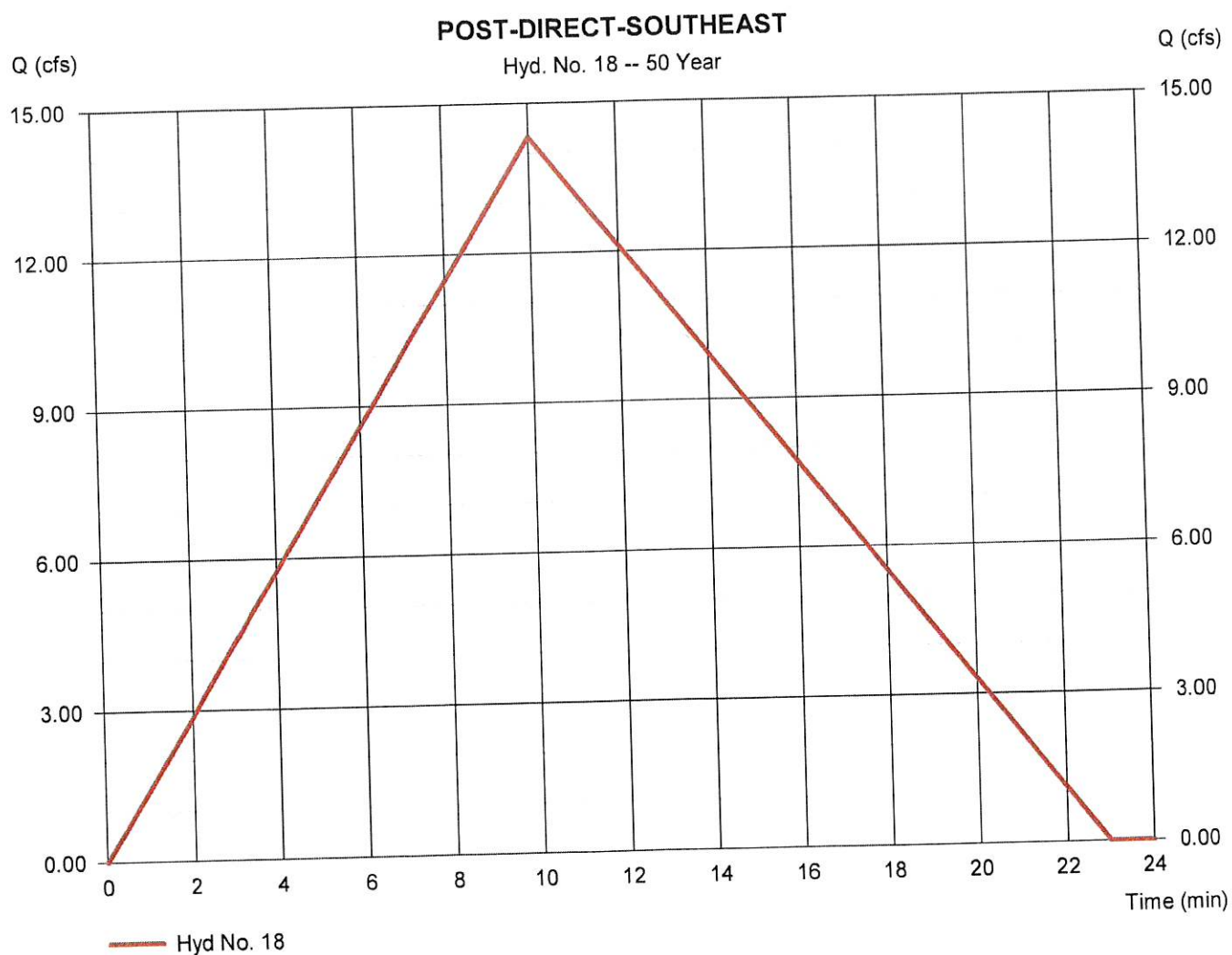
Friday, 12 / 29 / 2023

Hyd. No. 18

POST-DIRECT-SOUTHEAST

Hydrograph type	= Rational	Peak discharge	= 14.33 cfs
Storm frequency	= 50 yrs	Time to peak	= 10 min
Time interval	= 1 min	Hyd. volume	= 10,014 cuft
Drainage area	= 2.600 ac	Runoff coeff.	= 0.5*
Intensity	= 11.020 in/hr	Tc by User	= 10.00 min
IDF Curve	= Gulfport.IDF	Asc/Rec limb fact	= 1/1.33

* Composite (Area/C) = [(5.850 x 0.50) + (4.510 x 0.30)] / 2.600



Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2024

Friday, 12 / 29 / 2023

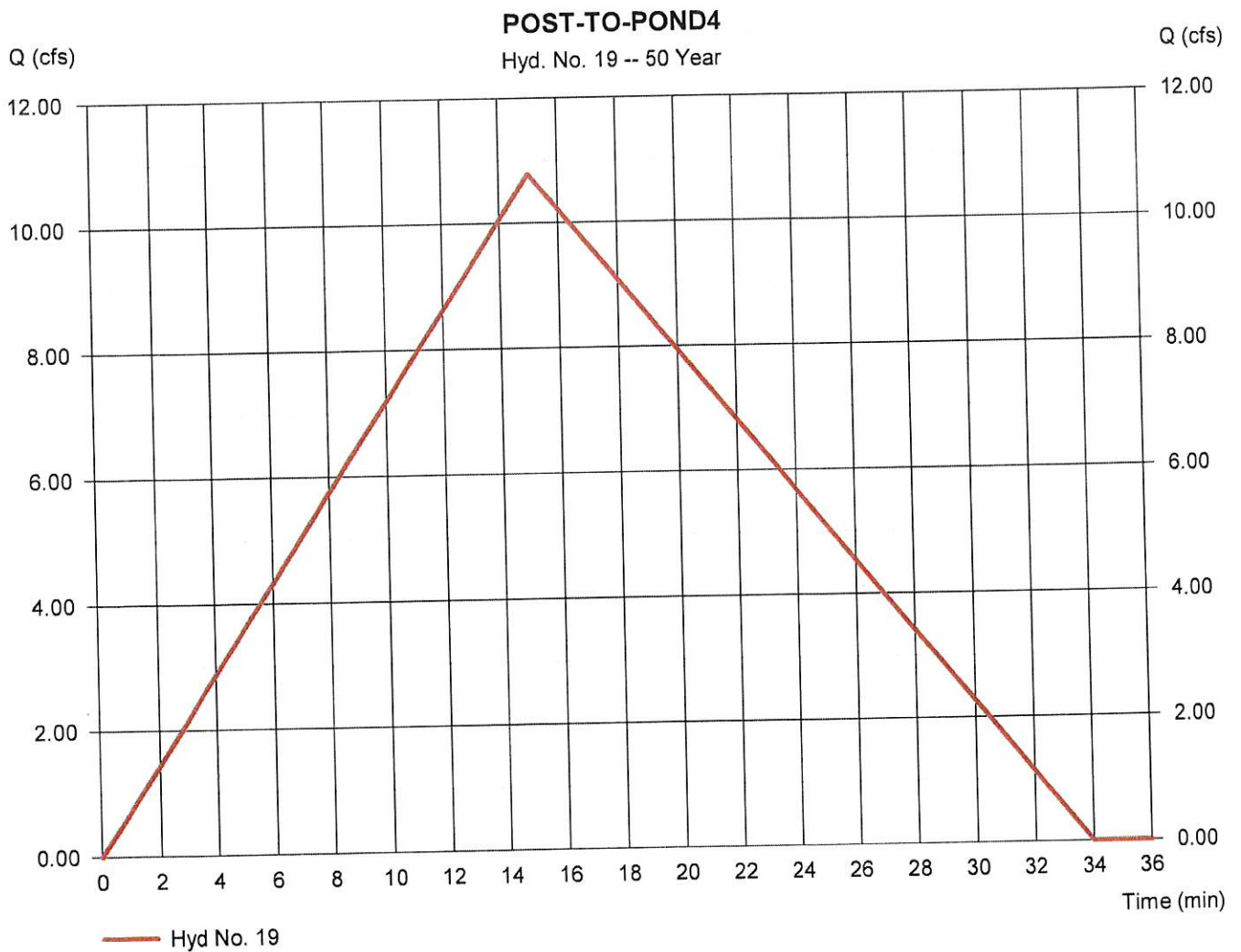
Hyd. No. 19

POST-TO-POND4

Hydrograph type = Rational
 Storm frequency = 50 yrs
 Time interval = 1 min
 Drainage area = 2.340 ac
 Intensity = 9.213 in/hr
 IDF Curve = Gulfport.IDF

Peak discharge = 10.78 cfs
 Time to peak = 15 min
 Hyd. volume = 11,302 cuft
 Runoff coeff. = 0.5*
 Tc by User = 15.00 min
 Asc/Rec limb fact = 1/1.33

* Composite (Area/C) = $[(2.450 \times 0.50)] / 2.340$



Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2024

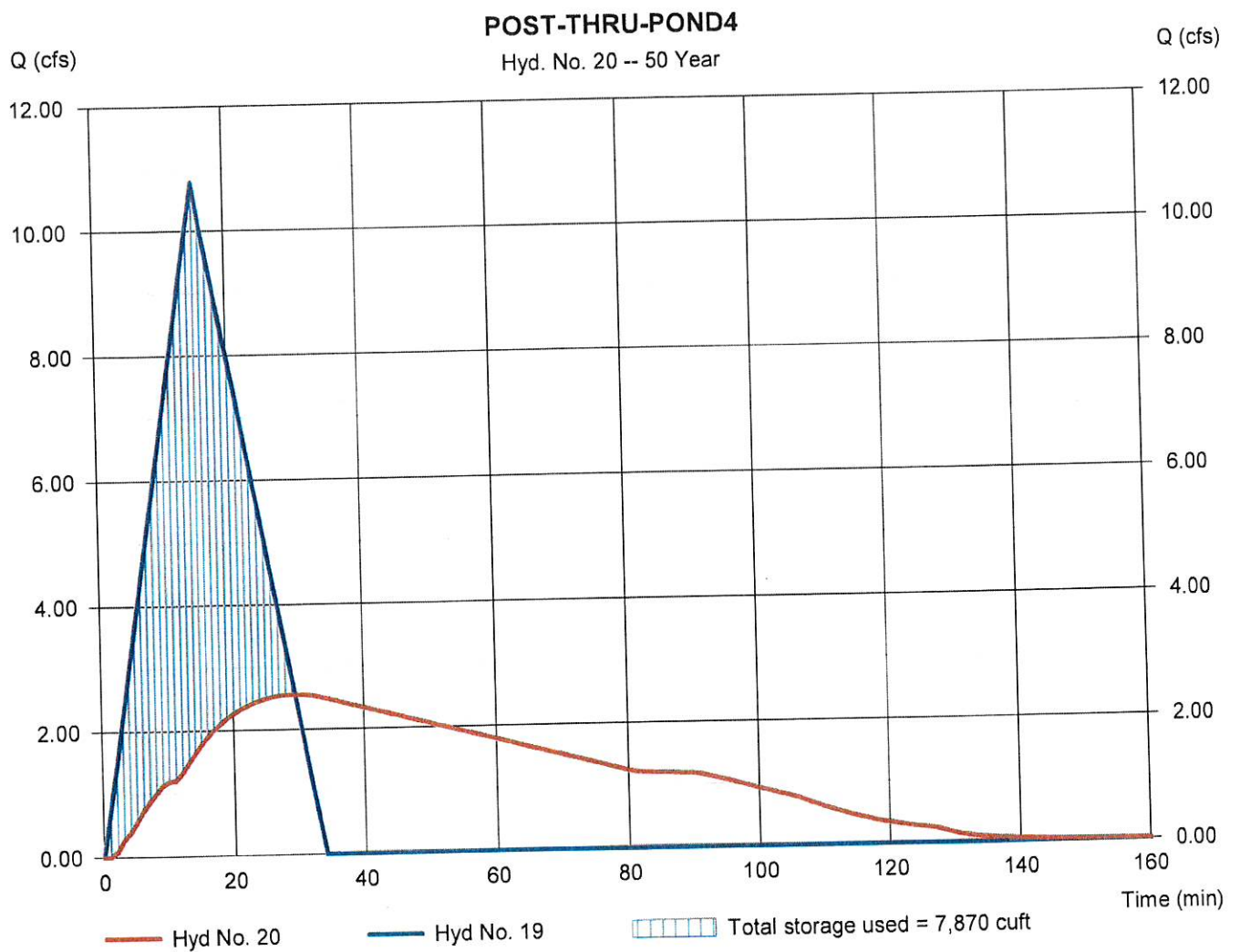
Friday, 12 / 29 / 2023

Hyd. No. 20

POST-THRU-POND4

Hydrograph type	= Reservoir	Peak discharge	= 2.549 cfs
Storm frequency	= 50 yrs	Time to peak	= 30 min
Time interval	= 1 min	Hyd. volume	= 10,990 cuft
Inflow hyd. No.	= 19 - POST-TO-POND4	Max. Elevation	= 69.01 ft
Reservoir name	= POND4	Max. Storage	= 7,870 cuft

Storage Indication method used.



Pond Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2024

Friday, 12 / 29 / 2023

Pond No. 5 - POND4

Pond Data

Contours -User-defined contour areas. Conic method used for volume calculation. Beginning Elevation = 67.25 ft

Stage / Storage Table

Stage (ft)	Elevation (ft)	Contour area (sqft)	Incr. Storage (cuft)	Total storage (cuft)
0.00	67.25	01	0	0
0.25	67.50	1,656	141	141
0.50	67.75	2,968	570	711
0.75	68.00	4,711	951	1,663
1.75	69.00	7,609	6,102	7,765
2.75	70.00	10,196	8,870	16,635
3.00	70.25	10,851	2,630	19,265

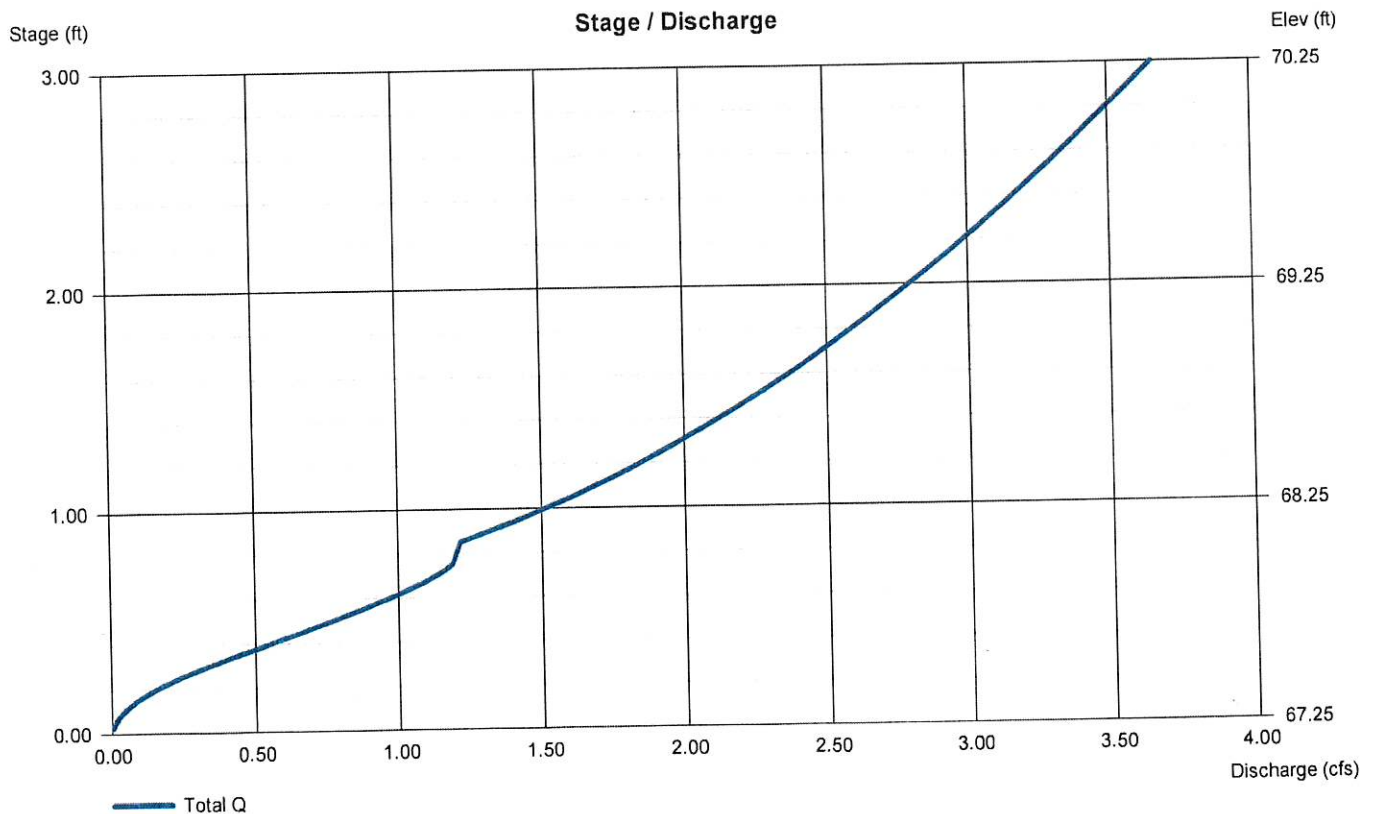
Culvert / Orifice Structures

	[A]	[B]	[C]	[PrfRsr]
Rise (in)	= 10.00	0.00	0.00	0.00
Span (in)	= 10.00	0.00	0.00	0.00
No. Barrels	= 1	0	0	0
Invert El. (ft)	= 67.25	0.00	0.00	0.00
Length (ft)	= 50.00	0.00	0.00	0.00
Slope (%)	= 0.50	0.00	0.00	n/a
N-Value	= .013	.013	.013	n/a
Orifice Coeff.	= 0.60	0.60	0.60	0.60
Multi-Stage	= n/a	No	No	No

Weir Structures

	[A]	[B]	[C]	[D]
Crest Len (ft)	= 0.00	0.00	0.00	0.00
Crest El. (ft)	= 0.00	0.00	0.00	0.00
Weir Coeff.	= 3.33	3.33	3.33	3.33
Weir Type	= ---	---	---	---
Multi-Stage	= No	No	No	No
Exfil.(in/hr)	= 0.000 (by Wet area)			
TW Elev. (ft)	= 0.00			

Note: Culvert/Orifice outflows are analyzed under inlet (ic) and outlet (oc) control. Weir risers checked for orifice conditions (ic) and submergence (s).



Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2024

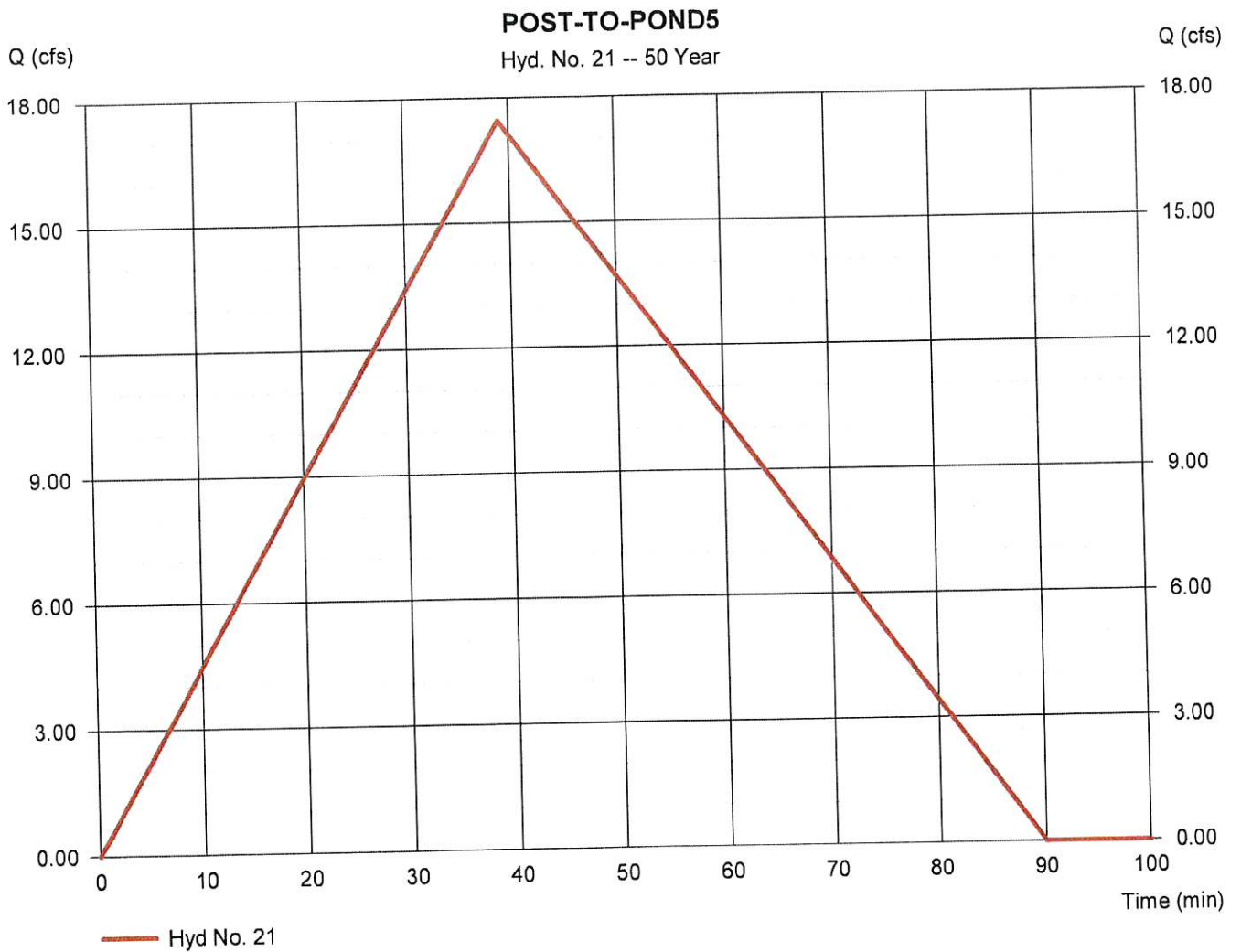
Friday, 12 / 29 / 2023

Hyd. No. 21

POST-TO-POND5

Hydrograph type = Rational
Storm frequency = 50 yrs
Time interval = 1 min
Drainage area = 7.860 ac
Intensity = 5.693 in/hr
IDF Curve = Gulfport.IDF

Peak discharge = 17.45 cfs
Time to peak = 39 min
Hyd. volume = 47,575 cuft
Runoff coeff. = 0.39
Tc by FAA = 39.00 min
Asc/Rec limb fact = 1/1.33



Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2024

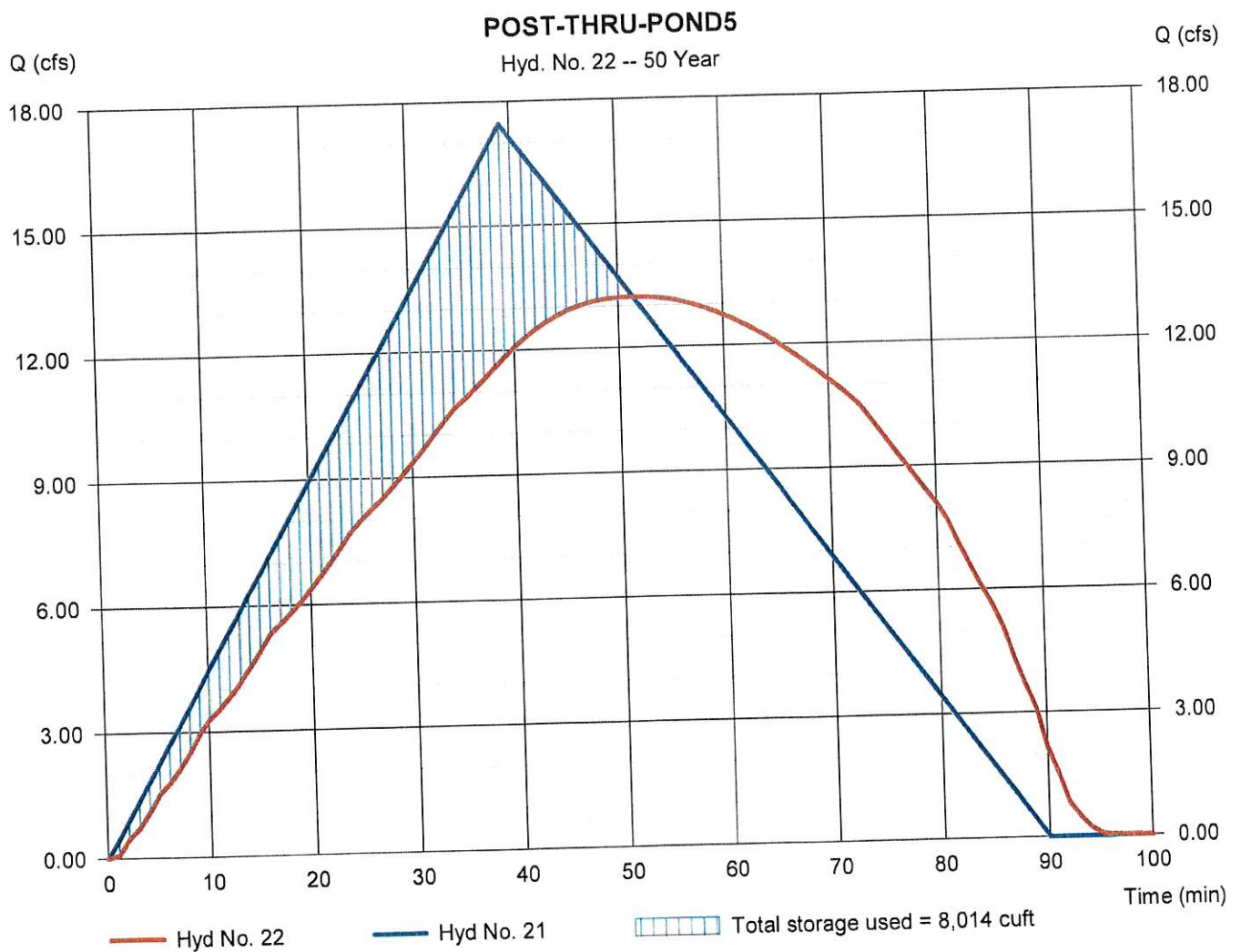
Friday, 12 / 29 / 2023

Hyd. No. 22

POST-THRU-POND5

Hydrograph type	= Reservoir	Peak discharge	= 13.21 cfs
Storm frequency	= 50 yrs	Time to peak	= 51 min
Time interval	= 1 min	Hyd. volume	= 47,119 cuft
Inflow hyd. No.	= 21 - POST-TO-POND5	Max. Elevation	= 73.76 ft
Reservoir name	= POND5	Max. Storage	= 8,014 cuft

Storage Indication method used.



Pond Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2024

Friday, 12 / 29 / 2023

Pond No. 6 - POND5

Pond Data

Contours -User-defined contour areas. Conic method used for volume calculation. Beginning Elevation = 72.00 ft

Stage / Storage Table

Stage (ft)	Elevation (ft)	Contour area (sqft)	Incr. Storage (cuft)	Total storage (cuft)
0.00	72.00	01	0	0
0.25	72.25	293	26	26
0.50	72.50	671	117	143
0.75	72.75	1,589	274	418
1.00	73.00	3,593	631	1,048
1.25	73.25	6,727	1,270	2,318
1.50	73.50	11,002	2,194	4,512
1.75	73.75	16,050	3,361	7,873
2.00	74.00	16,968	4,126	12,000
2.25	74.25	17,597	4,320	16,320
2.50	74.50	18,229	4,478	20,797

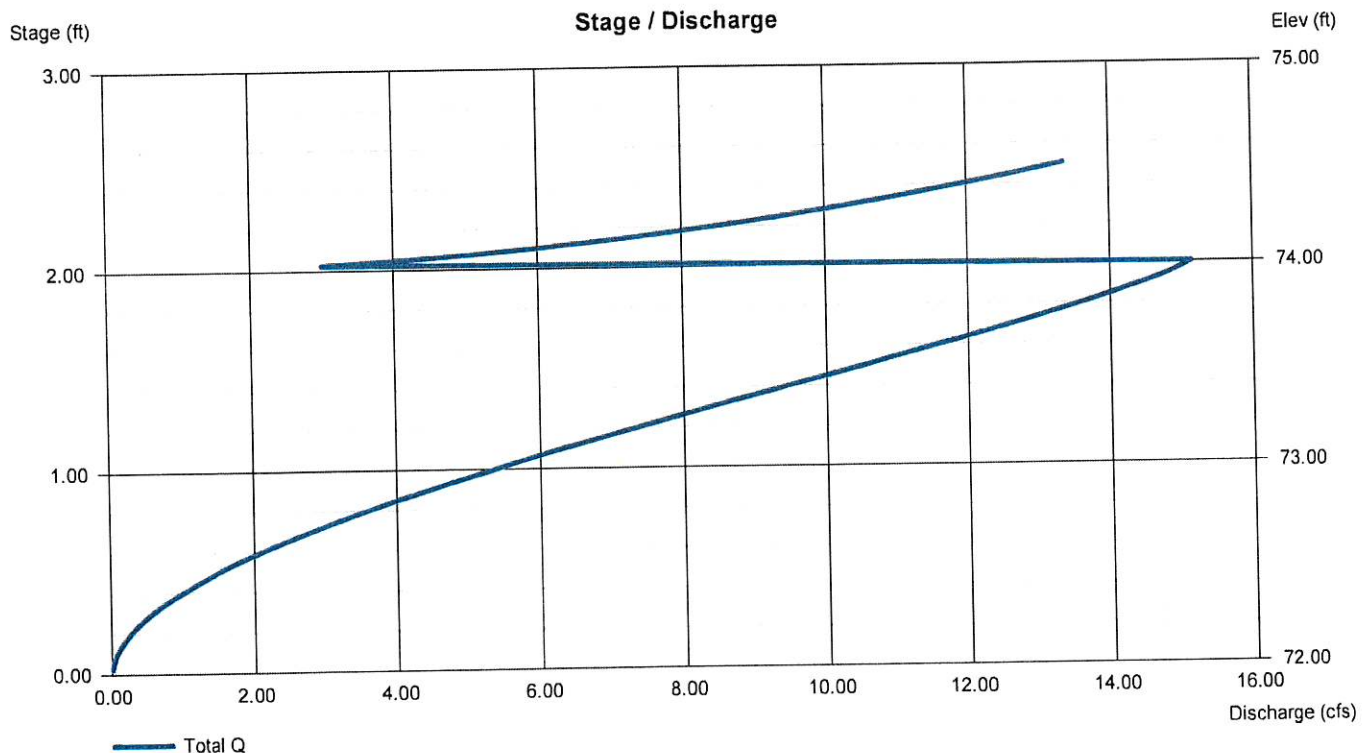
Culvert / Orifice Structures

	[A]	[B]	[C]	[PrfRsr]
Rise (in)	= 24.00	0.00	0.00	0.00
Span (in)	= 24.00	0.00	0.00	0.00
No. Barrels	= 1	0	0	0
Invert El. (ft)	= 72.00	0.00	0.00	0.00
Length (ft)	= 23.00	0.00	0.00	0.00
Slope (%)	= 0.00	0.00	0.00	n/a
N-Value	= .013	.013	.013	n/a
Orifice Coeff.	= 0.60	0.60	0.60	0.60
Multi-Stage	= n/a	No	No	No

Weir Structures

	[A]	[B]	[C]	[D]
Crest Len (ft)	= 0.00	0.00	0.00	0.00
Crest El. (ft)	= 0.00	0.00	0.00	0.00
Weir Coeff.	= 3.33	3.33	3.33	3.33
Weir Type	= ---	---	---	---
Multi-Stage	= No	No	No	No
Exfil.(in/hr)	= 0.000 (by Wet area)			
TW Elev. (ft)	= 0.00			

Note: Culvert/Orifice outflows are analyzed under inlet (ic) and outlet (oc) control. Weir risers checked for orifice conditions (ic) and submergence (s).



Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2024

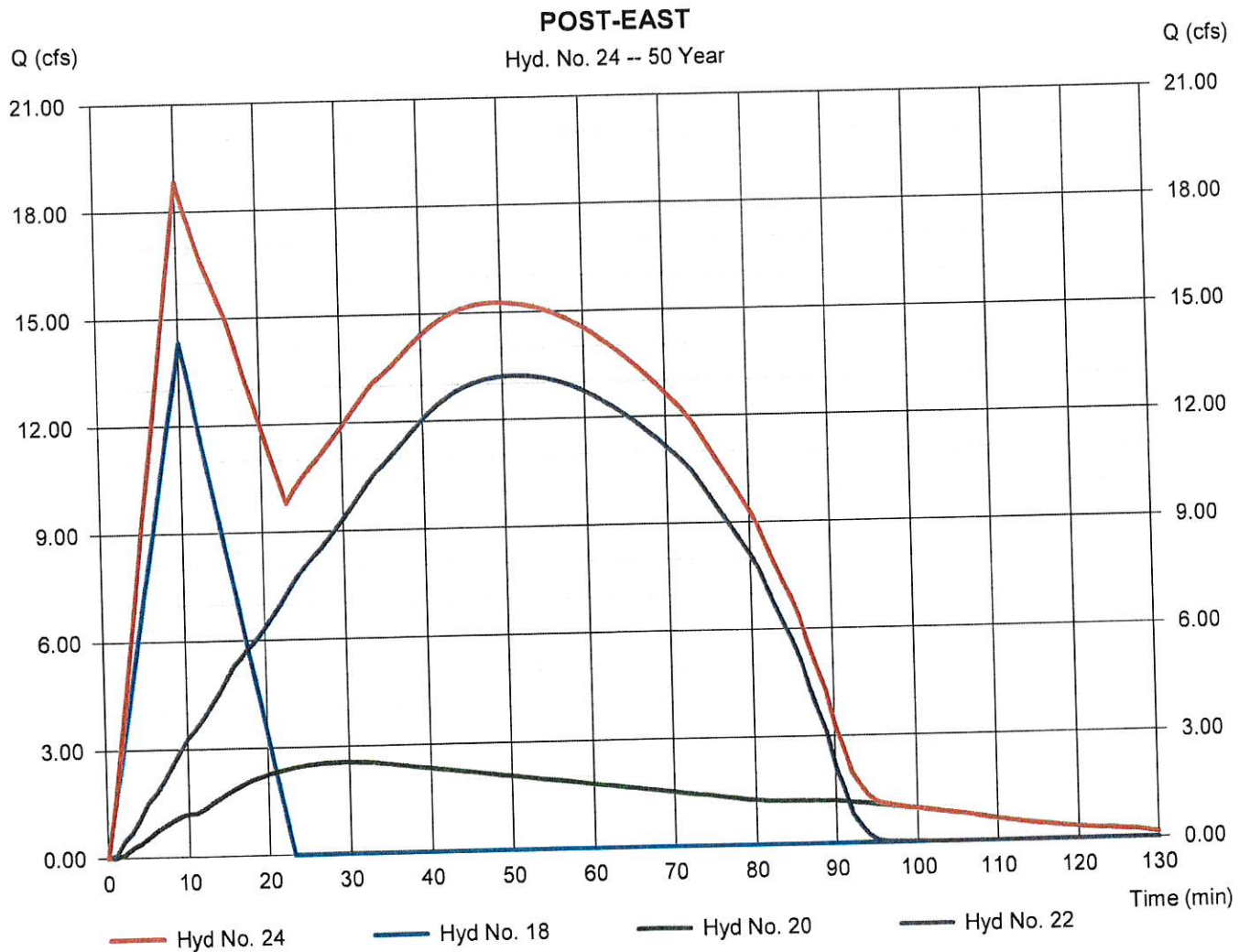
Friday, 12 / 29 / 2023

Hyd. No. 24

POST-EAST

Hydrograph type = Combine
 Storm frequency = 50 yrs
 Time interval = 1 min
 Inflow hyds. = 18, 20, 22

Peak discharge = 18.81 cfs
 Time to peak = 10 min
 Hyd. volume = 67,993 cuft
 Contrib. drain. area = 2.600 ac



Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2024

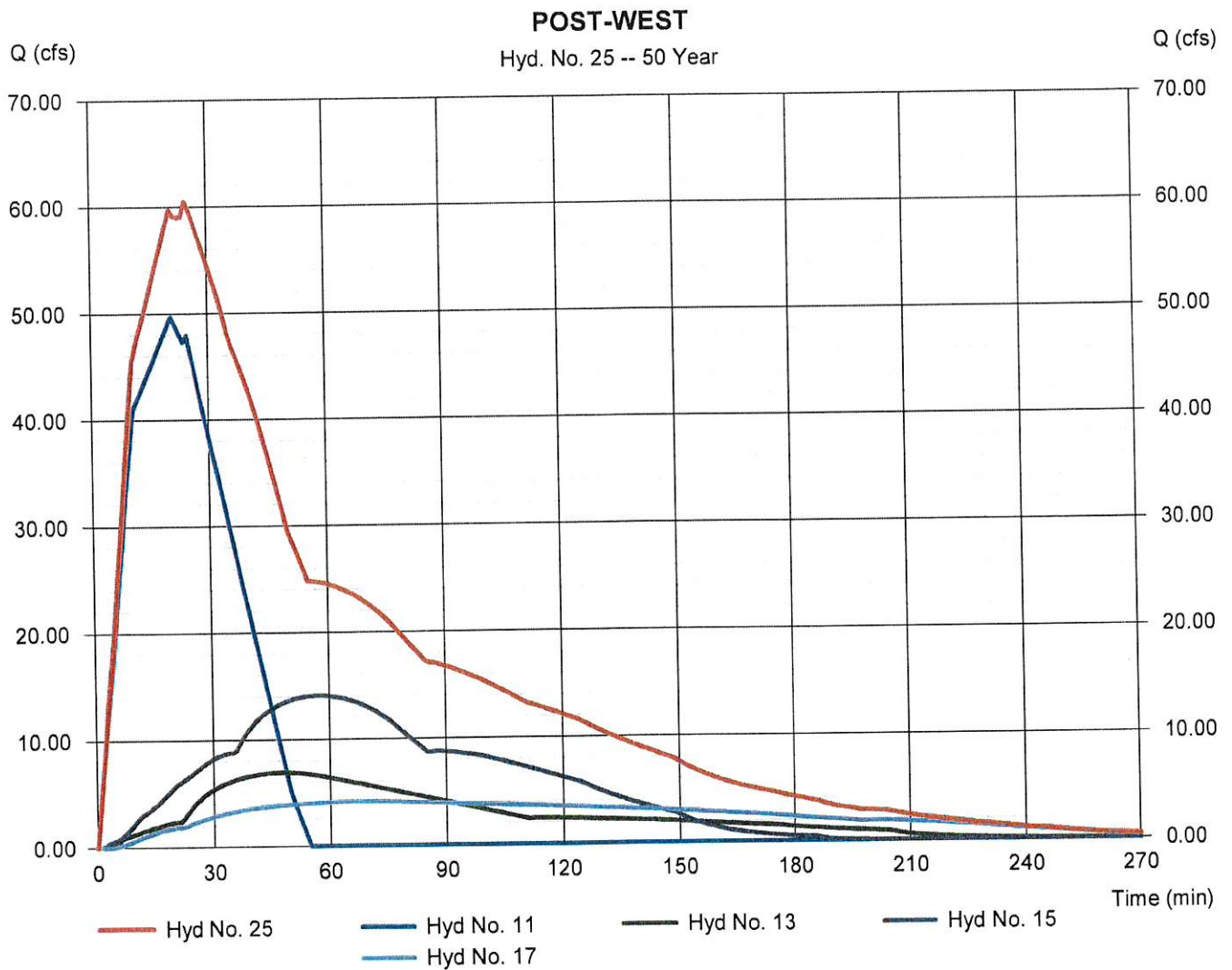
Friday, 12 / 29 / 2023

Hyd. No. 25

POST-WEST

Hydrograph type = Combine
 Storm frequency = 50 yrs
 Time interval = 1 min
 Inflow hyds. = 11, 13, 15, 17

Peak discharge = 60.49 cfs
 Time to peak = 24 min
 Hyd. volume = 247,942 cuft
 Contrib. drain. area = 0.000 ac



Hydrograph Report

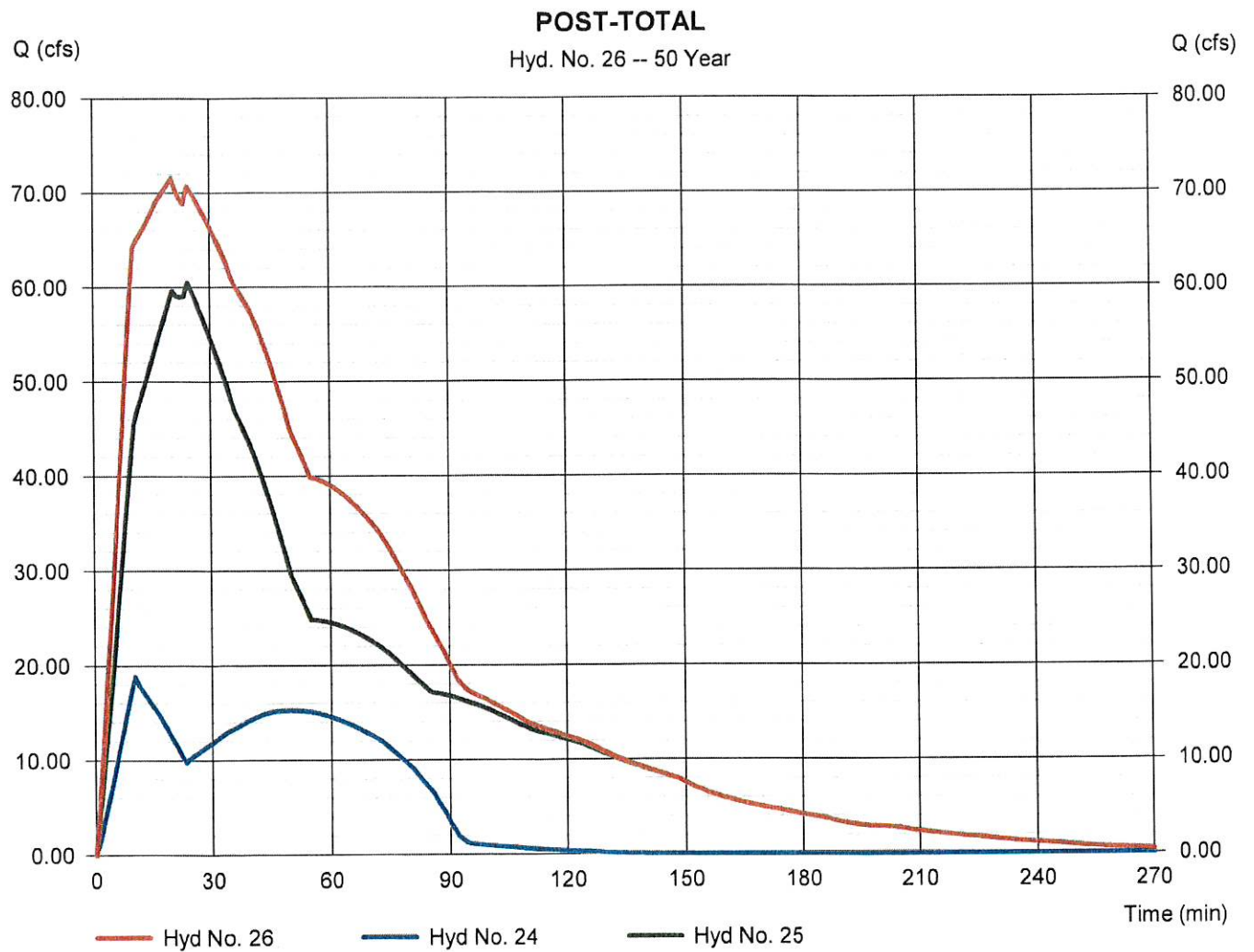
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2024

Friday, 12 / 29 / 2023

Hyd. No. 26

POST-TOTAL

Hydrograph type	= Combine	Peak discharge	= 71.56 cfs
Storm frequency	= 50 yrs	Time to peak	= 20 min
Time interval	= 1 min	Hyd. volume	= 315,935 cuft
Inflow hyds.	= 24, 25	Contrib. drain. area	= 0.000 ac



StormSewer - Design Drianage Structure Analysis

PE-INLET

Line No.	Inlet ID	Gnd/Rim El Up (ft)	Invert Up (ft)	Inlet Depth (ft)	Drng Area (ac)	Inlet Time (min)	Runoff Coeff (C)	Incr Q (cfs)	Q Byp (cfs)	Q Carry (cfs)	Q Capt (cfs)	Gutter Spread (ft)	
1	A1	75.30	72.06	0.53	0.72	10.0	0.90	7.14	0.00	0.00	7.14	15.15	
2	A2	75.30	72.20	0.50	0.44	10.0	0.90	4.36	0.00	0.00	4.36	13.44	
3	A3	74.09	74.03	...	6.18	39.5	0.35	12.23	0.00	0.00	12.23	...	
4	B1	71.91	68.52	0.53	0.54	10.0	0.90	5.36	0.00	0.00	5.36	15.41	
5	B2	71.91	68.66	0.54	0.56	10.0	0.90	5.55	0.00	0.00	5.55	15.79	
6	B3	69.22	68.85	...	22.70	47.4	0.38	44.19	0.00	0.00	44.19	...	
7	C1	72.41	70.18	0.30	1.24	20.0	0.40	3.98	0.00	0.00	3.98	32.18	
8	C2	70.56	70.71	...	2.29	20.0	0.50	9.20	0.00	0.00	9.20	...	
9	D1	71.35	67.00	0.51	0.99	10.0	0.60	6.55	0.00	0.00	6.55	14.30	
10	D2	71.35	67.86	0.55	1.20	10.0	0.60	7.93	0.00	0.00	7.93	16.25	
11	E1	68.66	65.05	0.87	1.52	10.0	0.60	10.05	0.00	0.00	10.05	89.46	
12	E2	70.99	67.70	0.55	0.89	10.0	0.60	5.88	0.00	0.00	5.88	16.41	
13	E3	70.99	67.84	0.55	0.54	10.0	0.60	3.57	0.00	0.00	3.57	15.96	
14	F1	68.82	65.16	0.51	0.70	10.0	0.60	4.63	0.00	0.00	4.63	13.98	
15	F2	68.82	65.36	0.53	0.79	10.0	0.60	5.22	0.00	0.00	5.22	15.15	
16	G1	63.91	62.15	0.43	1.03	10.0	0.60	6.81	0.00	0.00	6.81	45.16	
17	H1	68.71	68.61	...	0.90	15.0	0.40	3.32	0.00	0.00	3.32	...	
Project File: S-Swan-StormDrain.stm													Number of lines: 17
Date: 12/29/2023													
NOTES: ** Critical depth													

StormSewer - Design Drianage Pipe Analysis

PE-PIPE

PE-PIPE

Line No.	Line ID	Line Size (in)	Line Length (ft)	Invert Dn (ft)	Line Slope (%)	Invert Up (ft)	Total Area (ac)	Flow Rate (cfs)	Capac Full (cfs)	Cover Up (ft)	Cover Dn (ft)
1	A0-A1	24	26.190	71.89	0.65	72.06	7.34	18.11	18.22	1.24	-4.43
2	A1-A2	24	27.000	72.06	0.52	72.20	6.62	14.47	16.29	1.10	1.24
3	A2-A3	15	8.000	73.00	12.87	74.03	6.18	12.23	23.17	-1.19	1.05
4	B0-B1	36	11.420	68.45	0.61	68.52	23.80	49.21	52.22	0.39	-2.40
5	B1-B2	36	27.000	68.52	0.52	68.66	23.26	46.76	48.03	0.25	0.39
6	B2-B3	30	14.110	68.66	1.35	68.85	22.70	44.19	47.59	-2.13	0.75
7	C0-C1	30	319.010	69.85	0.10	70.18	3.53	12.72	13.19	-0.27	-10.76
8	C1-C2	24	266.610	70.18	0.20	70.71	2.29	9.20	10.08	-2.15	0.23
9	D0-D1	24	210.832	66.00	0.47	67.00	2.19	14.44	16.88	2.35	n/a
10	D1-D2	15	27.000	67.40	1.70	67.86	1.20	7.93	8.43	2.24	2.70
11	E0-E1	30	261.222	64.50	0.21	65.05	2.95	18.64	18.82	1.11	n/a
12	E1-E2	18	312.346	65.05	0.85	67.70	1.43	9.39	9.67	1.79	2.11
13	E2-E3	15	27.000	67.70	0.52	67.84	0.54	3.57	4.65	1.90	2.04
14	F0-F1	18	221.318	63.50	0.75	65.16	1.49	9.81	9.85	2.16	n/a
15	F1-F2	15	27.000	65.16	0.74	65.36	0.79	5.22	5.56	2.21	2.41
16	G0-G1	18	70.240	61.85	0.43	62.15	1.03	6.81	6.86	0.26	-1.50
17	H0-H1	15	52.081	68.45	0.31	68.61	0.90	3.32	3.58	-1.15	-1.25
Project File: S-Swan-StormDrain.stm											
Number of lines: 17										Date: 12/29/2023	
NOTES: ** Critical depth											

Storm Sewers

THIS INSTRUMENT WAS PREPARED BY:

Sabrina B. Ruffin, MSB#103659
Hand Arendall Harrison Sale LLC
104 St. Francis Street, Ste. 300
Mobile, Alabama 36602
(251) 432-5511

WHEN RECORDED RETURN TO:

Hand Arendall Harrison Sale LLC
Attn: Jody Maddock
104 St. Frances St., Suite 300
Mobile, Alabama 36602
(251) 432-5511

Indexing Instructions: Lots 1 through 87, all common areas, and all other property shown on that certain plat of subdivision for Swan Landing Estates Subdivision recorded in Map Book [REDACTED], at Page [REDACTED] of the Office of the Chancery Clerk of Harrison County, First (1st) Judicial District of Mississippi.

GULF COAST DEVELOPMENT & DESIGN, LLC

919 2nd Street
Gulfport, MS 39501
Residence no.: N/A
Business no.: (228) 596-4471

DECLARATION OF CONDITIONS, COVENANTS AND RESTRICTIONS

OF

SWAN LANDING ESTATES SUBDIVISION

THIS DECLARATION OF CONDITIONS, COVENANTS AND RESTRICTIONS (this "Declaration") is made this [REDACTED] day of [REDACTED], 2023, by Gulf Coast Development & Design, LLC, a Mississippi limited liability company ("Declarant", as further defined below).

WITNESSETH:

WHEREAS, on _____, Declarant recorded in Plat Book _____, Page _____ of the Office of the Chancery Clerk of Harrison County, First (1st) Judicial District (the "Public Records"), a subdivision plat for Swan Landing Estates Subdivision ("Plat of Subdivision", as further defined below) pertaining to certain real property owned by Declarant in Harrison County, Mississippi, as more specifically described on Exhibit "A" hereto.

NOW, THEREFORE, DECLARANT HEREBY DECLARES, that subject to the provisions hereof, all of the Lots (hereinafter defined) shall be held, sold and conveyed by the Owners and the Common Area (hereinafter defined) shall be held by the Association subject to the restrictions, covenants and conditions contained herein for the purposes of protecting the value and desirability of, and which shall run with, the Community Property (hereinafter defined) and be binding on all parties having any right, title or interest in the Community Property or any part thereof, their heirs, successors and assigns, and shall inure to the benefit of each Owner of any portion thereof.

ARTICLE ONE
GENERAL PROVISIONS

1.01 Restrictive Covenants and Easements Running with the Land. The use of the Community Property shall be in accordance with the provisions and restrictions of this Declaration, all of which are to be construed as restrictive covenants and/or easements, as applicable, running with the land and with the title to each and every Lot and shall be binding upon all Owners and other persons having interests therein and upon their heirs, personal representatives, successors, grantees and assigns.

1.02 Terminology. Whenever the context requires, words used in the singular shall be construed to mean or to include the plural and vice versa, and pronouns of any gender shall be deemed to include and to designate the masculine, feminine or neuter gender.

1.03 Definitions. The following terms, when capitalized herein, shall have the meaning set forth in this Section 1.03:

- (a) [INTENTIONALLY DELETED].
- (b) "Architectural Review Committee" means the Architectural Review Committee as established by the Board of Directors in accordance with the Bylaws.
- (c) "Articles of Incorporation" means the Articles of Incorporation of Swan Landing Estates Owners Association, Inc., a Mississippi non-profit corporation, as recorded in the records of the Office of the Secretary of State of Mississippi, as the same may hereafter be amended, altered or repealed from time to time.

- (d) "Association" means Swan Landing Estates Owners Association, Inc., a Mississippi non-profit corporation.
- (e) "Board" or "Board of Directors" means the Board of Directors of the Association, established in accordance with the Articles of Incorporation and Bylaws of the Association.
- (f) "Builder" means any commercial home builder or contractor who owns one or more Lots in the Subdivision and is in the business of constructing residential structures to sell to owner-occupants.
- (g) "Bylaws" means the Bylaws of the Association, as the same may hereafter be amended, altered or repealed from time to time.
- (h) "Common Area" means all real property within the Subdivision which is owned or leased by the Association or dedicated for use or maintenance by the Association or its members, regardless of whether title has been conveyed to the Association.
- (i) "Community Property" means all of the Lots and the Common Area, collectively.
- (j) "Declarant" means Gulf Coast Development & Design, LLC, a Mississippi limited liability company, its successors and assigns which expressly are assigned and assume the Declarant's rights as "Declarant" hereunder.
- (k) "House" or "Home" means any single family dwelling unit situated upon a Lot.
- (l) "Lot" means each and every numbered lot shown on the Plat of Subdivision.
- (m) "Member" means every person or entity who is a member of the Association.
- (n) "Mortgagee" means a holder or beneficiary of any mortgage, deed of trust, deed with vendor's lien reserved, or any other form of instrument used for the purpose of encumbering or conveying real property as security for payment or satisfaction of any obligation.
- (o) "Owner" means the record owner, whether one or more persons or entities, of a fee simple title to any Lot, including contract sellers, but excluding mortgagees, lien holders, lessees, tenants, and those having such interests solely as security for the performance of an obligation.
- (p) "Person" means any individual, corporation, trust, partnership, joint venture, limited liability company or other entity.
- (q) "Plat of Subdivision" has the meaning ascribed to such term hereinabove.

- (r) "Subdivision" means Swan Landing Estates Subdivision, a subdivision as shown on the Plat of Subdivision.
- (s) "Turnover" means the earlier to occur of (i) Declarant relinquishing control of the Association in a written instrument recorded in the real property records of Harrison County, Mississippi, (ii) three (3) months after one hundred percent (100%) of the lots in the Subdivision have been conveyed to persons other than Declarant or Declarant's successors or assigns, or (iii) December 31, 2043; provided, however, that in the event of a conflict between Mississippi law and the foregoing, the applicable Mississippi law shall control.

ARTICLE TWO

COMMON AREA

2.01 Common Area. The Association, subject to the rights of the Owners set forth in this Declaration, the Articles of Incorporation and the Bylaws, shall be responsible for the exclusive maintenance, management, and control of the Common Area and all improvements thereon, and shall keep the Common Area in good, clean, attractive, and sanitary condition, order, and repair pursuant to the terms and conditions of this Declaration. The Association has the right to restrict the use and govern the operation of the Common Area by promulgating reasonable rules and regulations, including with respect to any Common Area facilities, the right to charge reasonable one-time or monthly fees for the use thereof by the Owners as the Association deems necessary or appropriate. Rules and regulations may be established by the Association to regulate the use of the Common Area.

2.02 Right of Enjoyment. Subject to any rules and regulations promulgated by the Board of Directors and the terms and conditions of the Bylaws, every Member shall have a right and easement of enjoyment of the Common Area, and such easement shall be appurtenant to and pass with the title to each Lot.

2.03 Lots Subject to Covenants, Restrictions, Limitations and Term. Each Lot that shall be conveyed, held, devised, leased, or demised at any time hereafter shall be subject to all the terms, conditions, covenants, restrictions, and limitations herein contained, and the obligation to observe and perform the same whether or not it be so expressed in the deed or other instrument of conveyance of the Lot or real property, and such shall run with the Lot or real property and be appurtenant thereto as if fully set out in such deed or instrument of conveyance, subject to the terms and conditions hereof.

2.04 Easements. As used in this Declaration, "Coast Easement" means that certain Right-of-Way Easement granted to Coast Electric Power Association and recorded at Instrument 2003-0012270-D-J1 of the Public Records. The Coast Easement is hereby adopted as part of this Declaration. As shown on the Plat of Subdivision, the Coast Easement is located on portions of Lot 1, Lot 43, Common Area "A", and Common Area "B", as depicted on the Plat of Subdivision, all of which shall be subject to the Coast Easement, including the use restrictions therein. Without limiting the foregoing, (a) if an Owner constructs a fence or other structure on the portion of his

or her Lot that is subject to the Coast Easement, such Owner shall be responsible for any and all costs associated with removing, replacing and/or relocating such fence or structure if requested to do so by the holder or owner of the Coast Easement, and (b) with regard to any entrance monument, landscaping, and/or other improvement that may be located on Common Area "A" or Common Area "B" from time to time (as applicable and collectively the "Entrance Feature"), if the holder or Owner of the Coast Easement exercises any rights thereunder and removes, damages and/or alters any improvements located thereon, then the Association shall cause the Entrance Feature to be repaired or reconstructed, and the costs thereof shall be charged to the Owners as a special Assessment in accordance with Section 4.04 below.

2.05 Overhead Wires. No Lot shall be served with any overhead electrical or communications service, and no Owner shall erect power poles for such service; provided, however, that nothing herein shall be construed to prohibit overhead street lighting or ornamental yard lighting provided that such lighting is constructed in accordance with the terms and conditions hereof.

2.06 Control of Common Area. The Association may, upon approval by the Board of Directors, sell, subdivide, lease, mortgage, grant easements over or otherwise encumber the Common Area, or exchange all or any portion of the Common Area for Lots or other real property, or purchase or acquire any additional real property and dedicate the same as Common Area subject to the terms of this Declaration.

2.07 Condemnation. In the event of a taking by eminent domain of any portion of the Common Area on which improvements have been constructed, the Association shall restore or replace such improvements so taken on the remaining Common Area, unless within sixty (60) days after such taking, an alternative plan is approved by at least seventy-five percent (75%) of the voting interests of the Members. The provisions of this Declaration applicable to replacement or restoration of damaged improvements on the Common Area shall also apply to and govern the actions to be taken in the event that the improvements are not restored or replaced after a condemnation.

2.08 Liability. Owners, occupants and their guests shall use and enjoy the Common Area at their own risk and shall assume sole responsibility for their personal belongings used or stored there. The Association, Declarant and their respective officers, directors, employees, representatives and agents shall not be held liable for personal injury to any person, nor for loss or damage to personal belongings used or stored on any of the Common Area. The Association shall not be liable for injury or damage to any person or property (a) caused by the elements or by an Owner or any other person, (b) resulting from any rain or other surface water which may leak or flow from any street, pipe, plumbing, drain, conduit, appliance, equipment, security system, or utility line or facility, the responsibility for the maintenance of which is that of the Association, or (c) caused by any street, pipe, plumbing, drain, conduit, appliance, equipment, security system, utility line, facility, or from any portion of the Common Area, the responsibility for the maintenance of which is that of the Association, becoming out of repair. Nor shall the Association be liable to any Owner or occupant for loss or damage, by theft or otherwise, of any property of such Owner or occupant.

ARTICLE THREE
ASSOCIATION MEMBERSHIP AND VOTING RIGHTS

3.01 Membership. Each Owner shall be a Member, subject to the terms and conditions of the Articles of Incorporation and the Bylaws.

3.02 Voting. Voting by Owners shall be in accordance with the Bylaws.

3.03 Assignment. The share of a Member in the funds and assets of the Association cannot be assigned, hypothecated, or transferred in any manner except as an appurtenance of said Owner's Lot.

ARTICLE FOUR
COVENANT FOR MAINTENANCE ASSESSMENTS

4.01 Personal Obligation of Assessments. Declarant, for each Lot, hereby covenants, and each Owner of any Lot by acceptance of a deed therefor, whether or not it shall be so expressed in such deed, is deemed to covenant and agree to pay to the Association: (1) annual assessments or charges, (2) special assessments, and (3) any individual assessments, fines or charges charged against the Lot or Owner, as such assessments are hereinafter established and shall be collected as hereinafter provided (singularly, an "Assessment" and collectively, the "Assessments"), as such Assessments are hereinafter established and shall be collected as hereinafter provided. The annual, special, and individual assessments, together with interest, costs, an administrative late fee not to exceed the greater of twenty-five and no/100 dollars (\$25.00) or five percent (5%) of the amount of each installment that is past due, and reasonable attorneys' fees, shall be a charge on the Lot and shall be a continuing lien upon the property against which each such Assessment is made effective from and relating back to the date on which this Declaration was recorded. Any payment received and accepted by the Association shall be applied first to any interest accrued, then to any administrative late fee, then to any costs and reasonable attorney's fees, and then to the delinquent Assessments. Each such Assessment, together with interest, costs, the administrative late fee and reasonable attorneys' fees, shall also be the personal obligation of the person who was the Owner of such Lot at the time when the Assessment fell due. The personal obligation for delinquent Assessments shall pass to successors in title.

4.02 Purpose of Assessments. The Assessments levied by the Association shall be used to provide for the operation of the Association and the management, care and maintenance of the Common Area and any improvements constructed thereon, including provision for appropriate insurance against casualty and liability. At the Board's discretion, the Association may establish and maintain a reserve fund with such sums as the Board determines in good faith are necessary and adequate for the periodic maintenance, repair, and replacement of improvements to the Common Area (the "Reserve Account").

4.03 Annual Assessments. To provide the total sum necessary for the insurance purchased by the Association hereunder, the Reserve Account, the maintenance, repair and

replacement (as applicable) of any improvements located on the Common Area, and any and all other expenses of the Association (whether pertaining to the ownership, operation, use, maintenance, and/or repair of the Common Areas or otherwise), each Member for each Lot owned shall pay a portion of the total amount necessary for such purposes to the Association. The portion to be paid by each Member for each Lot shall be determined in accordance with Section 4.06 hereof. The amount of the annual Assessment assessed against each Member as provided under the foregoing sentence shall be assessed by the Association as a lien at the beginning of each annual Assessment period.

4.04 Special Assessments for Capital Improvements Upon Common Area. In addition to the annual Assessments authorized above, the Board of Directors may levy, in any assessment year, a special Assessment applicable to that year only for the purpose of defraying, in whole or in part, the cost of any construction, reconstruction, repair or replacement of a capital improvement upon the Common Area and any entrance wall or signage, including fixtures and personal property related thereto.

4.05 Date of Commencement of Annual Assessments and Due Dates. The Assessments provided for herein shall only be assessed against Lots upon which a House has been constructed, and will commence as to a particular Lot upon conveyance of the Lot to any Owner who is not the Declarant or a Builder. The first annual Assessment shall be adjusted according to the number of months remaining in the calendar year. The Board of Directors shall fix the amount of the annual Assessment against each Lot at least thirty (30) days in advance of each annual Assessment period. Written notice of the annual Assessment shall be sent to every Owner subject thereto. The Board of Directors shall determine if annual and special Assessments will be collected annually, quarterly or at some other interval and shall set due dates for Assessment payments. If the Board of Directors does not fix an annual Assessment in advance of any annual Assessment period, the annual Assessment for the period will be the same as for the prior period until the Board fixes a new annual Assessment amount.

4.06 Assessment Shares. Each Member shall be responsible for a portion of any annual or special Assessments levied against the Members equal to a fraction calculated in accordance with the following: the numerator of such fraction shall be the number of Lots owned by such Member and the denominator of which shall be the total number of Lots in the Subdivision at the time such Assessment is levied. The quotient of such fraction shall be multiplied by the total sum of the applicable Assessment, and the resulting figure shall be the portion of such Assessment that is owed by the applicable Member.

4.07 Initial Capital Contribution Assessment. An Assessment is hereby levied against, and due upon the closing of the sale of each Lot in the amount of the greater of (a) Two Hundred and No/100 Dollars (\$200.00), or (b) one-fourth (1/4) of the then current annual Assessment against the purchaser of each Lot (whether such Lot has a completed Home located upon it or otherwise) and against each subsequent purchaser of each Lot; provided, however, that in the case of sales of Lots by Declarant to a Builder, the Builder shall be exempt from such Assessment. The proceeds of such Assessments may be used by the Association for any purpose for which the Association is authorized under the Articles of Incorporation, Bylaws or this Declaration.

4.08 Reservation of Lien; Effect of Nonpayment of Assessments; and Remedies of the Association. Any Assessment not paid within thirty (30) days after the due date shall bear interest thereon at a rate to be set by the Board of Directors but in no event greater than the maximum percentage rate as may then be permitted under the laws of the State of Mississippi. The Association may bring an action at law or in equity against the Owner personally obligated to pay any Assessment. Furthermore, a lien is hereby reserved in favor of the Association against each Lot in the amount of all Assessments outstanding against such Lot (the "Assessment Lien"). Interest, costs, and reasonable attorneys' fees of any action brought by the Association in respect of an Assessment and/or the Assessment Lien applicable to such Assessment shall be added to the amount of such Assessment and shall be secured by the Assessment Lien. Each such Owner, by his acceptance of a deed to or other conveyance of an interest in a Lot, hereby expressly vests in the Association the right and power to bring all actions, in the name of the Association, against such Owner personally for the collection of each Assessment as a debt and to foreclose the Assessment Lien in the manner provided for the foreclosure and sale under a mortgage and deed of trust pursuant to Mississippi law. Each Owner hereby expressly grants to the Association a power of sale in connection with the Assessment Lien. The Association, including its agents, successors, assigns, attorneys in fact or other legal representatives, shall have the power to appoint a trustee or substitute trustee to perform the sale, and the Association shall have the right to bid at any foreclosure sale and to acquire and hold, lease, encumber, and convey the same. At any such public sale, the appointed trustee may execute and deliver to the purchaser a conveyance of the property in fee simple. No Owner may waive or otherwise escape liability for the Assessments by non-use of the Common Area or abandonment of said Owner's Lot. The Board of Directors may also suspend the use rights of any Owner of the Common Area in the event of a failure to pay any Assessment within thirty (30) days of the applicable due date. Furthermore, and without limiting any rights of the Association hereunder, the Association shall have the right to transfer, assign and convey to any third party any debt associated with any unpaid Assessments and the Assessment Lien that is associated therewith.

4.09 Election of Remedies. Institution of a suit at law to collect payment of any delinquent Assessments shall not be deemed to be an election by the Association which shall prevent its thereafter seeking enforcement of the collection by foreclosure of any sums remaining owing to it, nor shall proceeding by foreclosure to effect such collection be deemed to be an election precluding the institution of a suit at law to collect any sum then remaining owing to the Association. The Association shall be entitled to bid at any sale held in connection with the foreclosure of the Assessment Lien and may apply as a cash credit against its bid all sums secured by the lien enforced.

4.10 Subordination of the Lien to Deeds of Trust. The Assessment Lien shall be subordinate to the lien of any first deed of trust on a Lot. Sale or transfer of any Lot shall not affect the Assessment Lien; provided, however, the sale or transfer of any Lot pursuant to foreclosure of a first deed of trust on said Lot or any proceeding in lieu thereof, shall extinguish the Assessment Lien as to payments which became due prior to such sale or transfer. No sale or transfer shall relieve such Lot from liability for any Assessments thereafter becoming due or from the Assessment Lien associated therewith or relieve the prior Owner from any personal liability for any unpaid Assessments occurring prior to said sale or transfer.

4.11 Estoppel Letter. The Association shall, within thirty (30) days after receiving a written request therefor and for a reasonable charge, as established by the Board of Directors, certify to the amount of any unpaid Assessments constituting a lien on a specified Lot. A certification letter signed by an officer of the Association or the Association's managing agent, if any, as to the amount of Assessments due with respect to a Lot shall be binding upon the Association.

ARTICLE FIVE

MAINTENANCE AND REPAIR

5.01 Maintenance. The Association shall provide maintenance of the Common Area. In addition, the Association shall have the right, but not the obligation, to maintain other property not owned by the Association, whether within or without the Subdivision and to enter into easement and covenant to share costs agreements regarding such property where the Board has determined that such action would benefit the Owners. Without limiting the foregoing, the Association shall have a reasonable right of entry upon any Lot to make emergency repairs and to do other work reasonably necessary for the proper maintenance and operation of the Common Area and to carry out its rights and duties set forth in this Declaration. Each Owner shall maintain his or her respective Lot and shall also maintain and repair, at such Owner's sole cost and expense, said Owner's House, patio and yard area keeping the same in good condition and making all structural repairs and maintenance, external and internal, as may be required from time to time, including, but not limited to maintenance and repairs of any enclosed patio area, screens and screen doors, exterior door and window fixtures, glass, and other hardware. Each Owner shall also be responsible for the maintenance and repair of any fence or fences erected on such Owner's Lot and gates appurtenant thereto.

5.02 Failure to Maintain. In the event an Owner shall fail to maintain and repair his Lot and the improvements situated thereon, as provided for herein and provided that the failure to so maintain shall cause damage or injury to the adjoining Lot or to common structural elements which affect an adjoining Lot, the Association, after approval by a majority vote of the Board of Directors, shall have the right, through its agents and employees, to enter upon said Lot and to repair, maintain, and restore the Lot and the House and any other improvements erected thereon. The cost of the same shall be added to and become part of the Assessment to which such Lot is subject; provided, however, if a dispute arises concerning the foregoing between the Owner and the Association, the matter may be submitted to arbitration in accordance with the mutual agreement of the parties.

5.03 Damage to Common Area. Notwithstanding anything contained in this Article Five to the contrary, each Owner shall be personally responsible and personally liable for any damage to the Common Area, or any portion thereof, caused by the Owner and/or the Owner's family members, guests, invitees, lessees or licensees as a consequence of the negligence, recklessness or willful misconduct of such person. The cost of repair for any damage so caused by the Owner, the Owner's family members, guests, invitees, lessees or licensees shall be an individual Assessment against the Owner responsible therefor and the Lot of such Owner.

ARTICLE SIX
ARCHITECTURAL CONTROL

6.01 Submission of Plans and Specifications. No House, building, fence, wall, or other structure or improvement shall be constructed, erected, or maintained upon any Lot, nor shall any exterior addition to or change or alteration therein be made until the plans and specifications of the same shall have been submitted by an Owner to and approved in writing as in harmony with this Declaration by the Architectural Review Committee. Two (2) copies of the building or construction plans and specifications (collectively, the "Plans") shall be submitted to the Architectural Review Committee. Prior to commencement of any construction activities on a Lot, an Owner's Plans must be approved by the Architectural Review Committee as to conformity and harmony with this Declaration. The Architectural Review Committee may, from time to time, establish additional written design guidelines for the Subdivision, and a copy of any such guidelines then in effect shall be made available to any Member requesting a copy of same from the Association.

6.02 Approval or Disapproval. The Architectural Review Committee shall indicate its approval or disapproval of such plans and specifications by delivering, in writing, notice of such approval or disapproval to the requesting Owner. In the event the Architectural Review Committee fails to approve or disapprove such design and location within thirty (30) days after said plans and specifications have been submitted to it, approval shall be deemed automatically given. Notwithstanding the immediately preceding sentence, if an Owner constructs, modifies, or alters any improvement on his or her Lot prior to delivering the applicable plans and specifications to the Architectural Review Committee as required hereunder, then such plans and specifications shall not be deemed approved if the Architectural Review Committee fails to approve or disapprove of such plans and specifications within said thirty (30) day period.

6.03 Right of Inspection. The Architectural Review Committee shall have the right, but not the obligation, to inspect the Owner's Lot and improvements during construction and prior to occupancy to inspect whether construction is proceeding in accordance with the construction plans submitted and approved by the Architectural Review Committee. Failure of an Owner to comply with the provisions of this Section 6.03, or failure of an Owner to carry out construction in accordance with the provisions of this Article, shall subject such Owner to such remedies as might be available at law or in equity (including, but not limited to, specific performance and injunction, payment of the prosecuting parties' reasonable legal fees and expenses).

6.04 Limited Review. The scope of review by the Architectural Review Committee is limited to appearance only and does not include any responsibility for structural soundness, suitability of construction or materials, compliance with building or zoning codes or standards, this Declaration, or any other similar or dissimilar factors.

6.05 Waiver of Liability. Neither the Architectural Review Committee nor any architect nor agent thereof nor the Association nor any agent or employee of any of the foregoing shall be responsible in any way for the failure of any improvements to comply with the requirements of this Declaration, nor for any defects in any plans and specifications submitted, revised or approved

in accordance with the foregoing provisions, nor for any structural or other defects in any work done according to such plans and specifications, and all persons relying thereon or benefiting therefrom agree not to sue or claim against the entities and persons referred to in this Section for any cause arising out of the matters referred to herein and further agree to and do hereby release said entities and persons for any and every such cause.

ARTICLE SEVEN **USE RESTRICTIONS**

7.01 Residential Use; Commercial Activity. Except as is hereinafter provided in this Section and in Section 10.01(c) hereof, each Lot is hereby restricted to a private, single-family dwelling for residential use. No commercial activities of any kind whatsoever shall be conducted in any Home, any other building located on a Lot, or any portion of any Lot; provided, however, that (a) an Owner may conduct a business entirely within his Home so long as (i) such business uses only ten percent (10%) of the total square footage of such Home, (ii) such business does not result in parking of additional vehicles on the Subdivision streets or Common Areas, (iii) such business is secondary to the use of the Lot for residential purposes, and (iv) such business shall not violate any applicable zoning ordinances, and (b) Builders shall have the right to use a House as a "model home" and to operate a sales office from such model home.

7.02 Subdivision of Lots. Each Lot shall be conveyed as a separately designated and legally described freehold estate subject to the terms, conditions, and provisions hereof, to easements and rights-of-way, and matters of public record. No Lot may be subdivided into a smaller Lot or Lots unless approved by the Association; provided, however, that an entire Lot may be combined with an entire adjacent Lot and occupied as one Lot but assessed and governed as two Lots.

7.03 Signs. No sign of any kind shall be displayed on any Lot (including, without limitation, any signage within a Home that is visible from the exterior of such Home), except (i) that any Owner actively attempting to sell his Lot may place a "for sale" sign of less than four (4) square feet on his Lot; (ii) during the building of homes in the Subdivision, Declarant and/or the Builders in the Subdivision may place signs at the entrance and/or on any Lot to advertise the Subdivision and the Lots for sale therein and (iii) any Owner may display a sign of reasonable size provided by a contractor for security services within 10 feet of any entrance to the home.

7.04 Noxious and Offensive Activity. No noxious or offensive activity shall be carried on, in or upon any Lot, nor shall anything be done thereon which may be or become an annoyance or nuisance to any other Owner.

7.05 Design Criteria: Structure. All improvements to be constructed or otherwise located on a Lot by an Owner shall comply with the following requirements:

- (a) Any House shall contain a minimum of one thousand two hundred seventy (1,270) square feet of heated and cooled living space.

- (b) No House may exceed three (3) habitable stories above grade.
- (c) All sidewalks shall be constructed along the street right-of-way of each Lot in accordance with a uniform plan established by the Declarant. Accordingly, each site Plan submitted to the Architectural Review Committee shall show the location and material to be used for construction of the sidewalk, all as required and approved by the Architectural Review Committee. Each Owner shall construct or cause to be constructed on his or her Lot the approved sidewalk upon completion of the House on his or her Lot and before occupancy thereof. It shall be each Owner's responsibility to maintain any portion of a sidewalk situated on the Owner's Lot so that such sidewalk remains in an attractive, well-kept condition.
- (d) The residential structure may contain a garage or carport; provided however, that no garage or carport may have a screen located in the vehicular-entryway or a flat roof, and any such garage or carport shall be in conformity with the general architecture of the primary residential building or structure. Without limiting the foregoing, the roof shingles of any such garage or carport must match the roof shingles of the House.
- (e) No window air-conditioning units shall be permitted on the front or sides of any residence so as to be visible from the front line of such Lot.
- (f) Underground electrical distribution facilities are required and no overhead electrical or similar wiring or lines shall be permitted.
- (g) All outside radio and T.V. antennas (including satellite dishes and other signal receiving/transmitting equipment) shall be installed in such a way as to minimize visibility from the front of the Lot and shall be placed on the back or side of any roof.
- (h) Driveways must be made of concrete. In no event may any driveway be painted, scored or otherwise colored. Any driveway extension must be approved by the Architectural Review Committee and any such extension shall not impede any utility easement.
- (i) Fences constructed or erected on any Lot shall be of wood construction. Each fence must be a picket fence design, privacy fence design or shadowbox fence design. No fence shall exceed six feet in height. The application of paint or stain to a fence resulting in any solid color appearance is strictly prohibited, provided, however, that clear stain or waterproof coating may be applied to fences to maintain the natural wood appearance. Walls or other designs are not permissible. No fence shall be constructed from the front property line to 20 feet behind the corner of the house nearest front property line. No fence upon any residential Lot shall be constructed over or within the boundaries of any dedicated easement in the Subdivision. Any portion of a fence which faces a street, alley, or Common Area shall have a finished side appearance facing said street, alley, or Common Area. Notwithstanding

anything contained in this paragraph to the contrary, any fence located on a Lot that faces or abuts a pond or lake must be constructed of metal and measure four feet (4') in height.

- (j) All Lots shall be grassed in the entire designated yard area by sodding and the yard shall be landscaped upon the completion of construction and before occupancy. It shall be the Owner's responsibility to maintain any landscaping or fences situated on a Lot so that such improvements remain in an attractive, well-kept condition.
- (k) No outside clothes lines shall be permitted.
- (l) Following construction of a Home on a Lot, existing drainage shall not be altered in any manner, and specifically shall not be altered in such a manner as to divert the flow of water onto an adjacent Lot.

7.06 Animals. No animals, livestock, or poultry of any kind shall be raised, bred, or kept on any Lot except that dogs, cats, and other household pets may be kept subject to the rules and regulations adopted by the Association, provided that they are not kept, bred, or maintained for any commercial purpose. Pets must be kept leashed and/or under control at all times. Notwithstanding the foregoing, the restrictions in this Section 7.06 shall not apply to any service animals, support animals, and any other animals permissible under the Americans with Disabilities Act.

7.07 Waste. No rubbish, trash, garbage, or other waste material shall be kept or permitted upon any Lot except in sanitary containers located in appropriate area, screened and concealed from view.

7.08 Accessory Structures. Except as otherwise provided for herein, no patio cover, building or storage unit of any kind shall be erected, placed or set on any Lot unless such structure is attached to the House erected on the same Lot and the architecture and character of such structure matches that of said House. Notwithstanding the foregoing, one (1) accessory building may be erected, placed or set on any Lot if such structure is: (a) no more than twelve (12) feet by sixteen (16) feet in size; (b) no more than nine (9) feet in height; (c) located upon the back yard of such Lot; (d) enclosed on all sides by a wooden fence of at least six (6) feet in height; (e) of the same architecture and character of the House located on such Lot; and (f) approved by the Architectural Review Committee. Without limiting the foregoing, the roof shingles of the accessory building and the House must match.

7.09 Temporary Structures. No structure of a temporary character, trailer, mobile home, motor home, modular building unit, basement, tent, shack, garage, barn, or other outbuilding shall be used at any time on the Lots as a residence, either temporarily or permanently.

7.10 Vehicles.

- (a) No inoperative cars, trucks or other types of vehicles shall be allowed to remain either on or adjacent to any Lot; provided, however, this provision shall not apply to any such vehicle being kept in an enclosed garage.
- (b) No trucks larger than a one-ton pickup shall be parked in the Subdivision, except those reasonably necessary to complete approved improvements.
- (c) Recreational vehicles, campers and semi-trucks shall not be parked or stored on any Lot. Boats and utility trailers shall be parked in garages or basements or shall be stored out of sight from all neighbors and fully screened by a privacy fence of no less than six (6) feet in height.
- (d) Parking in yards, on sidewalks and in front of private driveways is strictly prohibited
- (e) There shall be no major repair performed on any motor vehicle on or adjacent to any Lot unless performed inside an enclosed garage.
- (f) No noxiously loud or dangerous vehicles shall be allowed to be operated on any Lot, including, without limitation, all terrain vehicles (aka ATVs).

7.11 Construction. Any and all improvements on any Lot shall comply with the standards and provisions of Harrison County, and its applicable building code. The use of dumpsters for cleaning and construction sites is permitted.

7.12 Pollution. There shall be no noxious emission of smoke, dust, odor, fumes, glare, noise, vibration, electrical or magnetic disturbance, detectable at the lot line or beyond.

7.13 Outdoor Lighting. No exterior lighting fixture (other than fixtures approved by the Architectural Review Committee) shall be installed within or upon any Lot without adequate and proper shielding of the fixture. No lighting fixture shall be installed that may become an annoyance or a nuisance to Owners or occupants of adjacent properties. No flood lights or security lights shall be allowed on any Lot. No light shall be attached to the soffits of any improvements on the Lot unless the lights are recessed.

7.14 Garbage and Refuse Disposal. No Lot shall be used or maintained as a dumping ground for rubbish, trash, garbage, or waste. All storage equipment for such material shall be kept in a clean and sanitary condition and screened from street view.

7.15 Oil and Mining Operations. No activity or hardware used for the purpose of exploration or extraction of minerals, oil, or gas shall be allowed on any Community Property at any time.

7.16 Firearms and Fireworks. The display or discharge of firearms or fireworks on any Lot or any Common Area is prohibited; provided, however, that the display of lawful firearms on the Common Area is permitted by law enforcement officers and also is permitted for the limited purpose of transferring firearms across the Common Area to or from an Owner's Lot. The term "firearms" includes "B-B" guns, pellet guns and other firearms of all types, regardless of size.

7.17 No Hanging of Items. No clothes, sheets, blankets, towels, laundry of any kind or other articles shall be hung out or exposed on any balconies, patios, or railings. Notwithstanding the foregoing, (a) in the event the Association purchases any flags or other decorative items, each Owner shall hang any such flag or other decorative item from the exterior of such Owner's Home at the location, in the manner and at such times as shall be required by the Association in the Association's sole and absolute discretion, and (b) each Owner may exhibit or display on such Owner's Lot a current flag of the United States on a pole that does not extend beyond the highest point on the roof of such Owner's Home.

7.18 Hazardous Items. No one shall use or permit to be brought onto any Lot or upon any of the Common Area any flammable oils or fluids such as gasoline, kerosene, naphtha or benzene, or other explosives or articles deemed hazardous to life, limb or property, without the written consent of the Board of Directors; provided, however, that an Owner may store and possess gasoline and other flammable or hazardous materials typically used in the operation and maintenance of a single family residence and yard, in reasonable quantities for personal use upon Owner's Lot without obtaining such written consent. The Board of Directors may require removal of any flammable or hazardous materials from the Subdivision if it determines, in its sole and absolute discretion, that any type or quantity of material is in violation of this Section.

7.19 Water and Sewer Service. The Owner of each Lot shall be required to connect to and use the central water distribution system and central sanitary sewage disposal system serving the Subdivision, and shall be responsible for paying all connection fees and assessments. No septic tanks or wells will be permitted.

7.20 Windows and Window Treatments. The exterior facing of window coverings must be off-white or a neutral color. Reflective glass shall not be permitted on the exterior of any House or other structure. No foil or other reflective materials shall be installed on any windows or used for sunscreens, blinds, shades or for other purposes. All exterior window styles, materials, and colors and all hurricane or storm shutters must be approved by the Architectural Review Committee; provided, however, that in no event shall burglar bars and/or wrought iron doors be permitted. Hurricane or storm shutters (a) may not be closed or otherwise installed to cover windows unless and until a tropical storm or hurricane warning is issued by the National Weather Service for the County in which the Subdivision is located, and (b) shall be opened and/or otherwise removed within seventy-two (72) hours of the storm's passage.

7.21 Lots on Wetland Areas, Body of Water. No Lot shall be increased in size by filling in of any wetlands, body of water, creek or any waterway on which it may abut without appropriate governmental permits (if any are required) and prior written approval of the Architectural Review Committee.

7.22 Compliance With Law. In all cases, each Owner shall comply in all respects with all applicable laws, rules and regulations (including, without limitation, applicable zoning ordinances) promulgated by any governmental authority having jurisdiction over the Lots and the Common Area.

7.23 Swimming Pools. No swimming pools shall be constructed, altered or maintained upon any Lot without the prior written approval of the Architectural Review Committee in accordance with Article Six hereof. Notwithstanding the foregoing, any such swimming pool must also be constructed, equipped, and maintained in accordance with the laws, ordinances, regulations, rules and standards of any city, county, and/or state authorities having jurisdiction over the Subdivision. Any Owner who desires to construct a swimming pool on such Owner's Lot shall also, prior to completion of such swimming pool, construct a fence around such swimming pool, which fence must also be approved by the Architectural Review Committee in accordance with Article Six hereof. Notwithstanding anything contained herein to the contrary, pools shall not be screened.

7.24 Stormwater Drainage Improvements. Owners shall not alter, fill or otherwise change any stormwater improvements made to such Owner's Lot by Declarant in the development of the Subdivision or by any Builder during the construction of a Home on such Owner's Lot, including, without limitation, any drainage ditches and/or swales, without the prior written approval of the Association, which may be withheld by the Association in its sole and absolute discretion.

7.25 Outdoor Equipment. No outdoor equipment, tools, generators, or sporting equipment (including but not limited to basketball goals) may be installed or affixed to any Lot or House without prior written approval from the Architectural Review Committee; provided, however, that portable outdoor equipment, tools, generators, or sporting equipment may be used on a temporary basis and removed from view immediately after use. Certain outdoor equipment including firepits, grills, patio furniture, artificial vegetation, playground equipment and/or trampolines may be placed on a Lot, however such items must be placed behind the House, on the rear side of the Lot, and enclosed with a fence, with prior approval of the Architectural Review Committee required for the fencing design, materials, height and location for such fencing.

7.26 Holiday Displays. Notwithstanding anything to the contrary in this Declaration, including but not limited to those certain restrictions set forth in Section 7.13, holiday lighting and holiday decorations shall be permitted to be placed, installed, located, and/or erected upon the exterior portion of the Home or Owner's Lot beginning no earlier than thirty (30) days before a holiday, and shall be removed in their entirety no later than fourteen (14) days following such holiday. In no way limiting the foregoing, the Architectural Review Committee and/or the Association may establish additional standards and/or rules and regulations regarding holiday lights and/or decorations. The Association may require the removal of any holiday lighting and/or decoration that creates a nuisance, which includes but is not limited to, spillover to adjacent Lots, excessive noise, light shining directly onto adjacent Homes, and/or the cause of excessive vehicular traffic within the Subdivision.

7.27 Solar Panels and Collectors. No solar panels and/or solar collectors (as applicable, "Solar Equipment") may be placed on a Home without prior written approval from the Architectural Review Committee; provided, however, that if such approval is granted by the Architectural Review Committee, such solar equipment must be located on the rear elevations of the Home. Notwithstanding the foregoing, if a Home's rear elevation is in the line of sight of any lake, pond or Common Area, and such line of sight is unobstructed in the opinion of the Architectural Review Committee, then the Architectural Review Committee may prohibit the installation of Solar Equipment on such Home. The Architectural Review Committee shall have the right to grant variances if needed to comply with any future changes to applicable laws.

7.28 Rules and Regulations. The Association may, from time to time, establish additional written use guidelines for the Subdivision, and a copy of any such guidelines then in effect shall be made available to any Owner requesting a copy of same from the Association.

ARTICLE EIGHT

ADDITIONAL RESTRICTIONS

8.01 Leasing. Homes and Lots may be leased by an Owner for residential purposes only; provided, however, that any such leasing activities shall be subject to the following terms and conditions: (a) any such lease and the rights of any tenants thereunder are hereby made expressly subject to the power of the Association to prescribe reasonable rules and regulations relating to the lease and rental of Lots and Homes and to enforce the same directly against such tenant or other occupant by the exercise of such remedies as the Board of Directors deems appropriate, including eviction; (b) no such lease shall be for less than six (6) months; and (c) all leases must be in writing, with a copy provided to the Association upon request by the Association. Any Owner who leases his Home or any portion thereof shall be responsible for the acts of his tenants, including, without limitation, the violation of this Declaration and/or any rules and regulations promulgated by the Association hereunder. Notwithstanding the foregoing, this Section shall not apply with respect to any Lot subject to a mortgage which is insured or guaranteed by the Federal Housing Administration or the Veterans Administration, or where the provisions of this Section are otherwise prohibited by law.

8.02 Restrictions on Mortgaging Lots. Nothing contained herein shall be construed to place any restrictions on an Owner's right to encumber his Lot.

8.03 Regulations. Reasonable regulations concerning the use of the Lots and the Common Area may be made and amended from time to time by the Board of Directors.

8.04 Lender's Notices. Upon written request to the Association, identifying the name and address of the holder, insurer or guarantor and the Lot number or address, any holder of a deed of trust, insurer, or guarantor will be entitled to timely written notice of:

- (a) Any condemnation or casualty loss that affects either a material portion of the Common Area or the Lot securing its deed of trust.

- (b) Any sixty (60) day delinquency in the payment of Assessments or charges owed by the Owner of any Lot on which it holds the deed of trust.

ARTICLE NINE
ENFORCEMENT; DURATION; AMENDMENT

9.01 Enforcement. The Association, the Board of Directors, the Architectural Review Committee and/or any Owner shall have the right to enforce by any proceeding at law or in equity, all restrictions, conditions, covenants, reservations, liens and charges imposed by the provisions of this Declaration. Failure by the Association, the Board of Directors, the Architectural Review Committee and/or any Owner to enforce any covenant or restriction herein contained shall in no event be deemed a waiver of the right to do so thereafter.

9.02 Enforcement by Owners. An Owner may file a legal action for the violation of this Declaration (the "Complainant"), provided that the following procedure is strictly followed:

- (a) The Complainant must first give the Association written notice of the alleged violation of this Declaration together with a demand seeking that the Association enforce the terms of this Declaration as against said violator; and
- (b) The Association must fail to cause a cure of the alleged violation or, if the alleged violation has not been cured, fail to commence legal proceedings against said violator for the enforcement of the terms and conditions of this Declaration within one hundred twenty (120) days of the date of the Association's receipt of the notice referenced in subsection (a) hereof.

9.03 Attorneys' Fees. In any action (whether in advance of or prior to the initiation of any legal or equitable proceeding, in arbitration, in trial, in any administrative or other similar proceedings, or in any appeal from any of the same) pertaining to any condition, restriction or covenant herein contained (due to their alleged violation or breach) or for the enforcement of any lien against any Lot or against any Person, unless otherwise expressly provided in this Declaration to the contrary for specific instances and conflicts, the prevailing party shall be entitled to recover all costs, including reasonable legal fees and expenses.

9.04 Term. This Declaration is to take effect upon recordation and shall be binding upon the Association and all Owners and all persons and entities claiming title under and through them for fifty (50) years after the date this Declaration is recorded in the public records, after which it shall be automatically extended for successive ten (10) year periods unless an instrument in writing, signed by Members holding at least eighty percent (80%) of the voting interests in the Association, has been recorded within the year preceding the beginning of each successive period of ten (10) years, agreeing to change said covenants and restrictions, in whole or in part, or to terminate the same, in which case this Declaration shall be modified or terminated as specified therein.

9.05 No Additional Burden. Except as provided in Article Ten, no amendment of this Declaration shall place an additional burden or restriction or requirement on any Lot where the Owner of such Lot does not join in said amending instrument.

9.06 Amendments. Except as provided in Article Ten, this Declaration may be amended by vote of the Members having sixty-seven percent (67%) of the voting interests in the Association, or by a written instrument signed by the same percentage of Members; provided, however, that unless and until Turnover has occurred no such amendment may be effected without the written consent of Declarant to such amendment, which consent may be withheld by Declarant in Declarant's sole and absolute discretion. Declarant shall have and reserves the right at any time and from time to time, without the joinder or consent of any other party to amend this Declaration by any instrument in writing duly signed, acknowledged and filed for record for the purpose of correcting any typographical or grammatical error, ambiguity or inconsistency appearing herein, provided that any such amendment shall be consistent with and in furtherance of the general plan and scheme of development as evidenced by this Declaration and shall not impair or adversely affect the vested property or other rights of any Owner or such Owner's Mortgagee.

ARTICLE TEN **RESERVED DECLARANT RIGHTS**

10.01 General Reserved Rights. Until Turnover, Declarant reserves unto itself, its successors and assigns:

- (a) A right-of-way and easement for ingress and egress and easement for utilities, drainage, maintenance, repairs and other related uses over, along, and across the Common Area for all purposes relating in any manner to the subdividing, developing or aiding in the development of the Subdivision or any parts or parts thereof or additions thereto by Declarant or others.
- (b) The right to grant easements and rights-of-way of ingress and egress and for drainage, utilities, maintenance and repairs along, over, across and under the Common Area to any person, firm, corporation or entity for use as ingress or egress or for drainage, utilities, maintenance and repairs.
- (c) The right to maintain, and grant Builders the right to maintain, a sales office and/or a management office and/or one or more model homes in the Subdivision and to maintain signs therein advertising the Subdivision and to conduct its business and sales activities pertaining to the Subdivision therein and therefrom.

Except as set forth in Section 10.04, all of the above rights and interests reserved by Declarant may be exercised by Declarant without the consent or concurrence of the Association or any Member.

10.02 Amendment of Declaration by Declarant. Until Turnover, Declarant reserves unto itself the right, authority and power to amend this Declaration in any manner Declarant deems necessary and appropriate. Any amendment to this Declaration made in accordance with this

Section shall require only the signature of Declarant and shall not require the signature of any other Owner or any Mortgagee of any Owner, except as required by Section 10.04.

10.03 Rights in Regard to the Association. Until Turnover, Declarant shall have the sole and exclusive right to (1) appoint, remove and replace all of the members of the Board of Directors of the Association; (2) appoint all of the officers of the Association; (3) appoint, remove and replace the members of the Architectural Review Committee of the Association as defined in and in accordance with the Bylaws; (4) amend the Articles of Incorporation and the Bylaws; and (5) take all other action on behalf of the Association and vote on all other matters required to be voted on or approved by the members of the Association. Upon Turnover, the then-current members of the Association shall be entitled to vote on all the foregoing matters subject to any restrictions set forth in this Declaration and the Bylaws.

10.04 Consent of D.R. Horton to Certain Matters. Declarant may not exercise any rights reserved in this Article Ten, or take any action or grant any approval as Declarant under this Declaration (other than any other approval given in the ordinary course as an Owner and not as Declarant) without obtaining the prior written consent of D.R. Horton, Inc. -- Birmingham, an Alabama corporation.

10.05 Turnover. All rights of Declarant hereunder shall automatically terminate upon Turnover, except those rights that Declarant holds as an Owner and not by virtue of being the declarant under this Declaration, which shall continue as long as Declarant is an Owner.

ARTICLE ELEVEN INSURANCE; CASUALTY

11.01 Insurance on Common Area. The Association shall obtain the insurance coverage necessary to satisfy the requirements, if any, of the Federal Home Loan Mortgage Corporation, the Federal National Mortgage Association, the U.S. Department of Veterans Affairs, and the U.S. Department of Housing and Urban Development, as applicable to the Subdivision. Without limiting the foregoing, the Board shall obtain casualty insurance for all insurable improvements, whether or not located on the Common Area, which the Association is obligated to maintain. This insurance shall provide, at a minimum, fire and extended coverage and shall be in an amount sufficient to cover the full replacement cost of any repair or reconstruction in the event of damage or destruction from any such hazard. The Board shall obtain a public liability policy applicable to the Common Area covering the Association and its Members for all damage or injury caused by the negligence of the Association or any of its Members or agents, and, if reasonably available, directors' and officers' liability insurance. Policies may contain a reasonable deductible as determined by the Board. In addition to the other insurance required by this section, the Board shall obtain worker's compensation insurance, if and to the extent necessary to satisfy the requirements of applicable laws, and a fidelity bond or bonds on directors, officers, employees and other persons handling or responsible for the Association's funds, if reasonably available. If obtained, the amount of fidelity coverage shall cover the maximum funds that will be in the custody of the Association or its management agent at any time while the policy is in force, or any lesser amount of fidelity coverage allowable under the applicable Fannie Mae guidelines. Fidelity

coverage shall contain a waiver of all defenses based upon the exclusion of persons serving without compensation. All such insurance coverage shall be written in the name of the Association. The expense of all insurance coverage obtained by the Association in accordance with this Section shall be a Common Expense.

11.02 Individual Insurance. By virtue of taking title to a Lot subject to the terms of this Declaration, each Owner acknowledges that the Association has no obligation to provide any insurance for any portion of individual Lots and each Owner covenants and agrees with all other Owners and with the Association that each Owner shall carry all-risk casualty insurance on the Lot and all structures constructed thereon and a liability policy covering damage or injury occurring on a Lot. The casualty insurance shall cover loss or damage by fire and other hazards commonly insured under an all-risk policy, if reasonably available and shall be in an amount sufficient to cover the full replacement cost of any repair or reconstruction in the event of damage or destruction from any such hazard. The policies required hereunder shall be in effect at all times.

11.03 Damage and Destruction – Insured by Association. Not later than ninety (90) days after damage or destruction by fire or other casualty to any portion of any improvement covered by insurance written in the name of the Association, the Board or its duly authorized agent shall proceed with the filing and adjustment of all claims arising under such insurance and obtain reliable and detailed estimates of the cost of repair or reconstruction of the damaged or destroyed property. Repair or reconstruction, as used in this Section, means repairing or restoring the property to substantially the same condition and location that existed prior to the fire or other casualty, allowing for any changes or improvements necessitated by changes in applicable building codes. Any damage or destruction to property covered by insurance written in the name of the Association shall be repaired or reconstructed unless, within 120 days after the casualty, a proposal not to repair or reconstruct such property is approved by at least seventy-five percent (75%) of the voting interests of the Members. If for any reason either the amount of the insurance proceeds to be paid as a result of such damage or destruction, or reliable and detailed estimates of the cost of repair or reconstruction, or both, are not made available to the Association within such period, then the period shall be extended until such information shall be made available; provided, however, such extension shall not exceed one hundred eighty (180) days. If the damage or destruction for which the insurance proceeds are paid is to be repaired or reconstructed and such proceeds are not sufficient to defray the cost thereof, the Board of Directors shall, without the necessity of a vote of the Members, levy a special Assessment against the Owner of each Lot. Additional Assessments may be made in like manner, as necessary, at any time during or following the completion of any repair or reconstruction. If the funds available from insurance exceed the costs of repair or reconstruction or if the improvements are not repaired or reconstructed, such excess shall be deposited to the benefit of the Association. In the event that it should be determined by the Association in the manner described above that the damage or destruction shall not be repaired or reconstructed and no alternative improvements are authorized, the property shall thereafter be maintained by the Association in a neat and attractive condition.

11.04 Damage and Destruction – Insured by Owners. The damage or destruction by fire or other casualty to all or any portion of any improvement on a Lot shall be repaired by the Owner thereof within ninety (90) days after such damage or destruction or, where repairs cannot be completed within ninety (90) days, they shall be commenced within such period and shall be

completed within a reasonable time thereafter. Alternatively, the Owner may elect to demolish all improvements on the Lot and remove all debris therefrom within ninety (90) days after such damage or destruction.

ARTICLE TWELVE MISCELLANEOUS

12.01 Savings. If any provision or provisions of this Declaration, or any article, section, sentence, clause, phrase, or word herein, or the application thereof, is in any circumstances held invalid, the validity of the remainder of this Declaration and the application thereof shall not be affected thereby.

12.02 Captions. The captions in this Declaration are for convenience only and are not a part of this Declaration and do not in any way limit or amplify the terms and provisions of this Declaration.

12.03 Applicable Law. The laws of the State of Mississippi shall govern this Declaration. All actions or proceedings in any way, manner or respect, arising out of or from or related to this Declaration shall be litigated only in courts having situs within the county in which the Subdivision is located. Each Owner hereby consents and submits to the jurisdiction of any local, state or federal court located within said county and state and hereby waives any rights it may have to transfer or change the venue of any such litigation. The prevailing party in any litigation in connection with this Declaration shall be entitled to recover from the other party all costs and expenses, including, without limitation, fees of attorneys and paralegals, incurred by such party in connection with any such litigation.

12.04 Effect of Waiver or Consent. A waiver or consent, express or implied, to or of any breach or default by any Person in the performance by that Person of its obligations hereunder is not a consent or waiver to or of any breach or default in the performance by that Person of the same or any other obligations of that Person. Failure on the part of a Person to complain of any act or to declare any Person in default hereunder, irrespective of how long that failure continues, does not constitute a waiver by that Person of its rights with respect to that default.

12.05 Headings. The headings and captions herein are used solely as a matter of convenience and shall not define, limit or expand any term or provision of this Declaration.

12.06 Interpretation. The provisions of this Declaration shall be liberally construed to effectuate its purpose of creating a uniform plan for the development and operation of a subdivision in accordance with Mississippi law. Failure to enforce any provision hereof shall not constitute a waiver of the right to enforce said provision or any other provision hereof.

12.07 Notice. All notices required or desired under this Declaration to be sent to the Association shall be sent certified mail, return receipt requested, by hand delivery or by a recognized overnight courier who maintains verification of delivery, to the Secretary of the Association, at such address as the Association may designate from time to time by notice in

writing to all Owners. All notices to any Owner shall be delivered by hand delivery, by a recognized overnight courier who maintains verification of delivery in person, or sent by first (1st) class mail to the address of such Owner's Lot, or to such other address as he may have designated from time to time, in a writing duly received, to the Association.

12.08 Conflict Between Documents. If there is any conflict or inconsistency between the terms and conditions of this Declaration and the terms and conditions of the Articles of Incorporation, the Bylaws or any rules and regulations promulgated hereunder, the terms and conditions of this Declaration shall control. If there is any conflict or inconsistency between the terms and conditions of the Articles of Incorporation and the terms and conditions of the Bylaws or any rules and regulations promulgated hereunder, the terms and conditions of the Articles of Incorporation shall control. If there is any conflict or inconsistency between the terms and conditions of the Bylaws and the terms and conditions of any rules and regulations promulgated hereunder, the terms and conditions of the Bylaws shall control.

[Remainder of Page Intentionally Left Blank]

IN WITNESS WHEREOF, Declarant has executed this Declaration by and through its duly authorized representative as of the date first set forth above.

DECLARANT:

GULF COAST DEVELOPMENT & DESIGN,
LLC, a Mississippi limited liability company

By: _____
Name: Kenneth Jones
As Its: Authorized Member

STATE OF MISSISSIPPI :
COUNTY OF HARRISON :

Personally appeared before me, the undersigned authority in and for the said county and state, on this ____ day of _____, 2023, within my jurisdiction, the within named Kenneth Jones, who acknowledged that he, as Authorized Member of Gulf Coast Development & Design, LLC, a Mississippi limited liability company, and that for and on behalf of the said limited liability company, and as its act and deed he executed the above and foregoing instrument, after first having been duly authorized by said limited liability company so to do.

{SEAL}

NOTARY PUBLIC
My Commission Expires: _____

EXHIBIT "A"
DESCRIPTION OF THE SUBDIVISION PROPERTY

All property within the Swan Landing Estates Subdivision as shown on the plat recorded in Plat Book _____, Page _____ in the Office of the Chancery Clerk of Harrison County, First Judicial District, Mississippi.

WETLAND DELINEATION REPORT

+/- 80-Acre North Swan Project Area
Gulfport, Harrison County, MS

Prepared by
Dylan Bartlett, B.S.
Anna Grace Boxx, B.S.
Randy Ellis, B.S.

Ecological Asset Management, LLC

Environmental Consulting and Restoration
803 Highway 90
Bay St. Louis, MS 39520

June 2, 2022

CONFIDENTIAL

WETLAND DELINEATION REPORT
+/- 80+ Acre North Swan Project Area
Section 27, Township 6-South, Range 11-West
Gulfport, Harrison County, Mississippi

Introduction

Ecological Asset Management, LLC (EAM) was retained by Engineering Xcellence to conduct a wetland delineation and provide a report for the +/- 80-acre project area (Figure 1) described above. The following sections present EAM's methods, hydrology, vegetation, soils, and conclusion.

Methods

Prior to the field investigation, a variety of in-house data, maps and reports as well as area specific digital repositories were researched and gathered to assist in identifying potential wetlands on the property. Examples of detailed in-house data includes digital elevation models (DEM) compiled from LIDAR elevation data (USGS, 2014), high accuracy true color and infrared aerial imagery. The field investigation, conducted on May 19, 20, 23 & 24, 2022, was performed according to the wetland delineation definition and procedures outlined in the 1987 Corps of Engineers Wetland Delineation Manual (USACE, 1987) with the Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Atlantic and Gulf Coastal Plain Region (USACE, 2010). An area is a wetland, according to the procedure, if positive wetland indicators are found for each of the three criteria (hydrology, vegetation, and soils). If positive wetland indicators are not found for any of the three criteria, the area cannot be determined a wetland.

Hydrology

The local hydrology was investigated extensively throughout the project area. It was determined that the natural hydrology has not been recently altered. Most on-site drainage is directed into a centralized wetland drain that encourages flow off-site to the southwest. Within the northern portion of the property, a less confined wetland area exists within flatter areas of lower elevation. This feature funnels excess drainage southward into the site's primary system. Additionally, a distinct system traverses the site's southeastern property corner. This system directs drainage from the northeast southwestward.

Vegetation

The subject property contains a mixed forested/shrub upland vegetative community, and a freshwater forested/shrub wetland vegetative community.

The mixed forested/shrub upland vegetative community is dominated by *Nyssa sylvatica* (Black Tupelo), *Magnolia virginiana* (Sweetbay Magnolia), *Pinus palustris* (Longleaf Pine), *Quercus nigra* (Water Oak), *Ilex coriacea* (Large Gallberry) and *Ilex vomitoria* (Yaupon).

The freshwater forested/shrub wetland vegetative community is dominated by *Magnolia virginiana* (Sweetbay Magnolia), *Cyrilla racemiflora* (Swamp Titl), *Pinus palustris* (Longleaf Pine), *Ilex coriacea* (Large Gallberry) and *Vaccinium elliotii* (Elliott's Huckleberry).

Soils

The US Department of Agriculture - Natural Resource Conservation Service's Web Soil Survey shows the following soil map units in the project area: Atmore silt loam, 0 to 2 percent slopes (At), Poarch fine sandy loam, 0 to 2 percent slopes (PoA), Poarch fine sandy loam, 2 to 5 percent slopes (PoB) and Ponzer and Smithton soils (Ps) (USDA-NRCS, Accessed May 24, 2022).

According to the Soil Survey of Harrison County, Mississippi (USDA-SCS, 1975) Atmore silt loam, 0 to 2 percent slopes (At), are poorly drained soils on broad flats. Permeability is moderate in the upper part and slow in the lower part. The available water capacity is medium to high. The water table is at the surface during wet periods. Runoff is slow.

Poarch fine sandy loam, 0 to 2 percent slopes (PoA), is a well-drained soil typically found on broad upland flats. It is strongly to very strongly acid with moderate to moderately slow permeability throughout. It has a slow runoff with medium available water capacity.

Poarch fine sandy loam, 2 to 5 percent slopes (PoB), is a well-drained soil on ridges. The soil is strongly acid of very strongly acid. Permeability is moderate in the upper part and moderately slow in the lower part. Available water capacity is medium. Runoff is slow to medium.

Ponzer and Smithton soils, 0 to 2 percent slopes (Ps), are poorly to very poorly drained soils found in low-lying flats and depressions. The soil is strongly acid of extremely acid. Permeability is moderate in the upper part but moderately slow in the lower part. The available water capacity is medium. There is a high water-table and little to no runoff.

The detailed soil profile descriptions of sample sites can be found in Appendix A. The hydric indicator "1 cm Muck" (A9) was observed in Plot 2. The hydric indicators "Sandy Redox" (S5) and "Depleted Matrix" (F3) were observed in Plots 5 and 6.

Conclusion

Positive wetland indicators were found for hydrology, vegetation, and soils on +/- 30.21 acres of the +/- 80.0-acre project area. This wetland delineation was performed using approved federal guidelines and procedures. In the professional opinion of EAM's field personnel, each specified area satisfies the criteria to be a wetland or waters of the US pursuant to the Army Corps of Engineers' Regional Supplement and appropriate guidance and pursuant to confirmation by appropriate regulatory staff including but not limited to the Army Corps of Engineers. However, final authority for jurisdictional determinations within the subject property resides with the U.S. Army Corps of Engineers, Mobile District.

References

- University of California Davis-Land, Air and Water Resources (UCD-LAWR). 2018. "California Soil Research Lab (CSRL) processing data for the Soil Survey Geographic Database (SSURGO)." Retrieved from: https://casoilresource.lawr.ucdavis.edu/soil_web/ssurgo.php?action=list_mapunits&areasybol=ms047 . Mississippi, USA
- US Army Corps of Engineers Environmental Laboratory (USACE). 1987. "Corps of Engineers Wetlands Delineation Manual," U.S. Army Engineers Waterways Experiment Station, Vicksburg, MS.
- US Army Corps of Engineers Environmental Laboratory (USACE). 2010. "Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Atlantic and Gulf Coastal Plain Region (Version 2.0)." U.S. Army Engineers Waterways Experiment Station, Vicksburg, MS.
- US Department of Agriculture-Natural Resources Conservation Service (USDA-NRCS). 2002. "Field Office Technical Guide for Harrison County, MS." US Department of Agriculture's Natural Resources Conservation Service. Washington, D.C.
- US Department of Agriculture-Natural Resources Conservation Service (USDA-NRCS). "Web Soil Survey (WSS)" Retrieved on May 24, 2022, from: <http://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx>
- US Department of Agriculture-Soil Conservation Service (USDA-SCS). 1975. "Soil Survey of Harrison County, Mississippi," USDA Natural Resources Conservation Service. Washington, D.C.
- US Geologic Survey (USGS). 2014. "Mississippi Coastal QL2 Lidar with 3DEP Extension Lidar 0.7m NPS Lidar Data Acquisition and Processing Production Task, USGS Contract No. G10PC00057, Task Order No. G15PD00091," Contractor, Woolpert, Inc., DEMs distributed by: Mississippi Automated Resource Information System (MARIS).

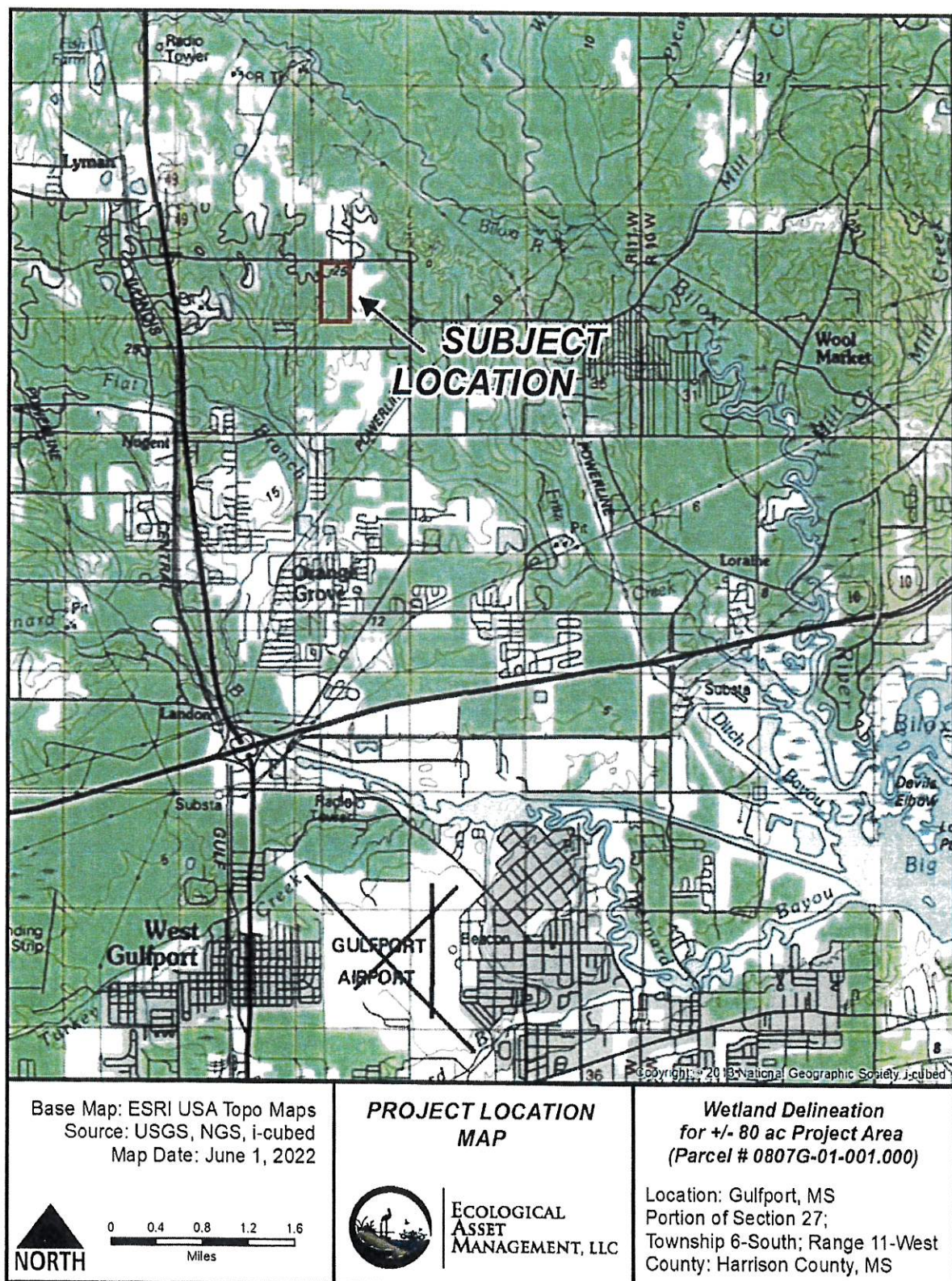


Figure 1: Project Location of the +/- 80-acre North Swan project area; Gulfport, Harrison County, MS.

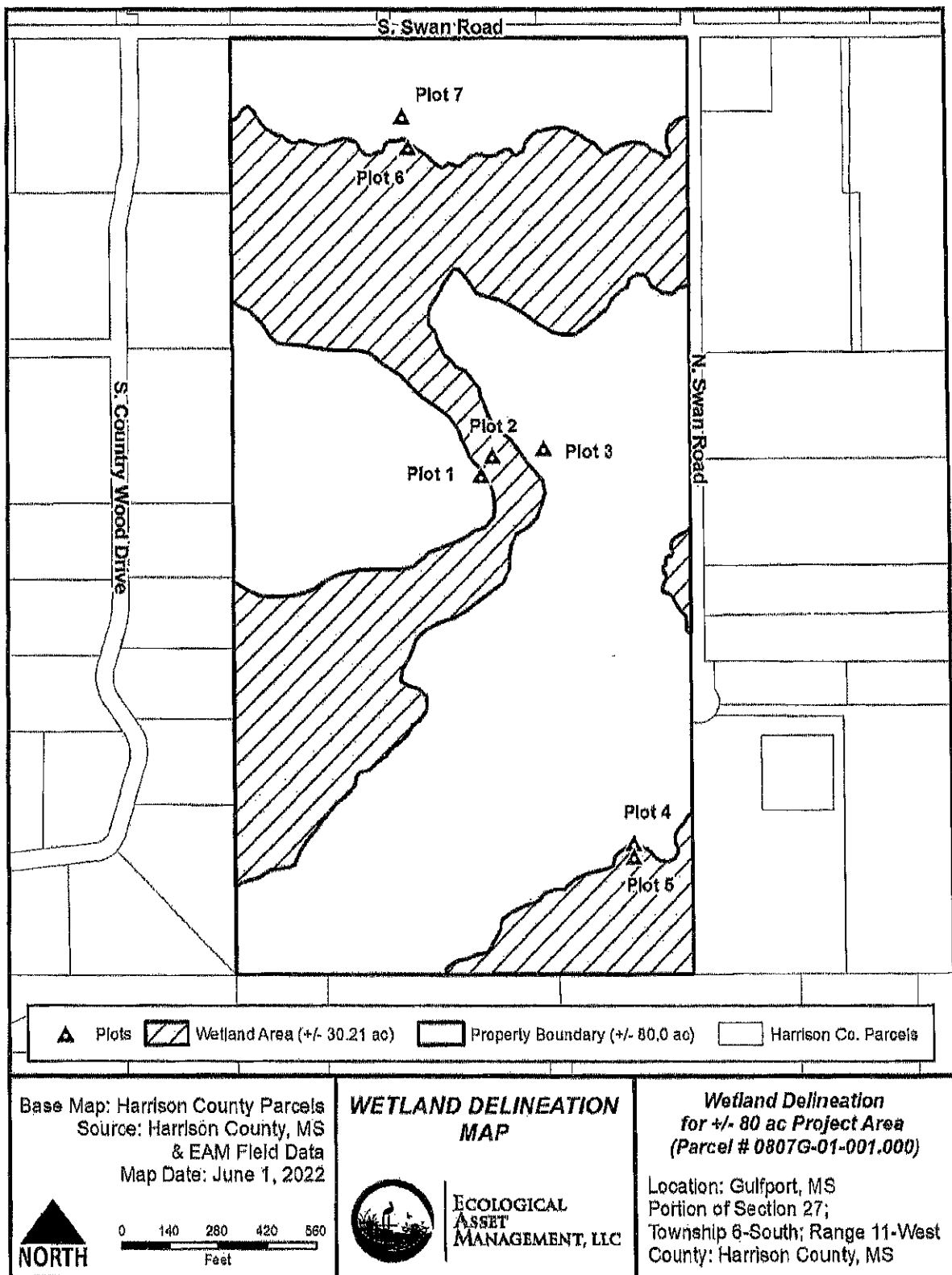


Figure 2: Wetland Delineation Map of the +/- 80-acre North Swan project area; Gulfport, Harrison County, MS.

Appendix A
Wetland Determination Data Forms

WETLAND DETERMINATION DATA FORM - Atlantic and Gulf Coastal Plain Region

Project/Site: 8044 North Swan City/County: Harrison Sampling Date: 19-May-22
 Applicant/Owner: Engineering Excellence State: MS Sampling Point: Plot 1
 Investigator(s): R. Ellis, D. Bartlett & A.G. Box Section, Township, Range: S 27 T 6-S R 11-W
 Landform (hillslope, terrace, etc.): _____ Local relief (concave, convex, none): _____ Slope: 0.0 % / 0.0 °
 Subregion (LRR or MLRA): LRR T Lat.: 30° 29' 22.101" N Long.: 89° 4' 49.077" W Datum: _____
 Soil Map Unit Name: Poarch fine sandy loam, 0 to 2 percent slopes (PoA) NWI classification: N/A
 Are climatic/hydrologic conditions on the site typical for this time of year? Yes ☒ No ☐ (If no, explain in Remarks.)
 Are Vegetation ☐ , Soil ☐ , or Hydrology ☐ significantly disturbed? Are "Normal Circumstances" present? Yes ☒ No ☐
 Are Vegetation ☐ , Soil ☐ , or Hydrology ☐ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS - Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes ☒ No ☐	Is the Sampled Area
Hydric Soil Present? Yes ☐ No ☒	within a Wetland? Yes ☐ No ☒
Wetland Hydrology Present? Yes ☐ No ☒	
Remarks:	

HYDROLOGY

Wetland Hydrology Indicators: Primary Indicators (minimum of one required; check all that apply) ☐ Surface Water (A1) ☐ Aquatic Fauna (B13) ☐ High Water Table (A2) ☐ Marl Deposits (B15) (LRR U) ☐ Saturation (A3) ☐ Hydrogen Sulfide Odor (C1) ☐ Water Marks (B1) ☐ Oxidized Rhizospheres along Living Roots (C3) ☐ Sediment Deposits (B2) ☐ Presence of Reduced Iron (C4) ☐ Drift Deposits (B3) ☐ Recent Iron Reduction in Tilled Soils (C6) ☐ Algal Mat or Crust (B4) ☐ Thin Muck Surface (C7) ☐ Iron Deposits (B5) ☐ Other (Explain in Remarks) ☐ Inundation Visible on Aerial Imagery (B7) ☐ Water-Stained Leaves (B9)		Secondary Indicators (minimum of 2 required) ☐ Surface Soil Cracks (B6) ☐ Sparsely Vegetated Concave Surface (B8) ☐ Drainage Patterns (B10) ☐ Moss Trim Lines (B16) ☐ Dry Season Water Table (C2) ☐ Crayfish Burrows (C8) ☐ Saturation Visible on Aerial Imagery (C9) ☐ Geomorphic Position (D2) ☐ Shallow Aquitard (D3) ☒ FAC-Natural Test (D5) ☐ Sphagnum moss (D9) (LRR T, U)
Field Observations: Surface Water Present? Yes ☐ No ☒ Depth (inches): _____ Water Table Present? Yes ☐ No ☒ Depth (inches): _____ Saturation Present? (includes capillary fringe) Yes ☐ No ☒ Depth (inches): _____	Wetland Hydrology Present? Yes ☐ No ☒	
Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available: 		
Remarks: mid 3% slope		

VEGETATION (Five/Four Strata) - Use scientific names of plants.

				Dominant Species?		Sampling Point: Plot 1	
Tree Stratum (Plot size: 30m)		Absolute % Cover	Rel. Strat. Cover	Indicator	Dominance Test worksheet:		
1.	<i>Magnolia virginiana</i>	30	45.2%	FACW	Number of Dominant Species That are OBL, FACW, or FAC: 4 (A)		
2.	<i>Quercus nigra</i>	5	7.7%	FAC	Total Number of Dominant Species Across All Strata: 4 (B)		
3.	<i>Nyssa sylvatica</i>	20	30.8%	FAC	Percent of dominant Species That Are OBL, FACW, or FAC: 100.0% (A/B)		
4.	<i>Pinus palustris</i>	10	15.4%	FACU			
5.		0	0.0%				
6.		0	0.0%				
7.		0	0.0%				
8.		0	0.0%				
50% of Total Cover: 12.5		20% of Total Cover: 15	65	= Total Cover			
Sapling or Sapling/Shrub Stratum (Plot size: 80m)		Absolute % Cover	Rel. Strat. Cover	Indicator	Prevalence Index worksheet:		
1.	<i>Ilex coriacea</i>	70	81.4%	FACW	Total % Cover of: Multiply by:		
2.	<i>Acer rubrum</i>	3	3.5%	FAC	OBL species	0	x 1 = 0
3.	<i>Vaccinium allottii</i>	8	9.8%	FACW	FACW species	115	x 2 = 230
4.	<i>Ilex vomitoria</i>	8	9.8%	FAC	FAC species	36	x 3 = 108
5.		0	0.0%		FACU species	10	x 4 = 40
6.		0	0.0%		UPL species	0	x 5 = 0
7.		0	0.0%		Column Totals:	161	(A) 378 (B)
8.		0	0.0%		Prevalence Index = B/A = 2.348		
50% of Total Cover: 43		20% of Total Cover: 17.2	85	= Total Cover			
Shrub Stratum (Plot size:)		Absolute % Cover	Rel. Strat. Cover	Indicator	Hydrophytic Vegetation Indicators:		
1.		0	0.0%		☐ 1 - Rapid Test for Hydrophytic Vegetation		
2.		0	0.0%		☒ 2 - Dominance Test is > 50%		
3.		0	0.0%		☒ 3 - Prevalence Index is > 3.0 ¹		
4.		0	0.0%		☐ Problematic Hydrophytic Vegetation ¹ (Explain)		
5.		0	0.0%		¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.		
6.		0	0.0%				
50% of Total Cover: 0		20% of Total Cover: 0	0	= Total Cover			
Herb Stratum (Plot size: 50m)		Absolute % Cover	Rel. Strat. Cover	Indicator	Definition of Vegetation Strata:		
1.	<i>Ilex coriacea</i>	10	100.0%	FACW	Tree - Woody plants, excluding woody vines, approximately 20 ft (6 m) or more in height and 3 in. (7.6 cm) or larger in diameter at breast height (DBH).		
2.		0	0.0%		Sapling - Woody plants, excluding woody vines, approximately 20 ft (6 m) or more in height and less than 3 in. (7.6 cm) DBH.		
3.		0	0.0%		Sapling/Shrub - Woody plants, excluding vines, less than 3 in. DBH and greater than 3.28 ft (1 m) tall.		
4.		0	0.0%		Shrub - Woody plants, excluding woody vines, approximately 3 to 20 ft (1 to 6 m) in height.		
5.		0	0.0%		Herb - All herbaceous (non-woody) plants, including herbaceous vines, regardless of size, and woody plants, except woody vines, less than approximately 3 ft (1 m) in height.		
6.		0	0.0%		Woody vine - All woody vines, regardless of height.		
7.		0	0.0%				
8.		0	0.0%				
9.		0	0.0%				
10.		0	0.0%				
11.		0	0.0%				
12.		0	0.0%				
50% of Total Cover: 5		20% of Total Cover: 2	10	= Total Cover			
Woody Vine Stratum (Plot size:)		Absolute % Cover	Rel. Strat. Cover	Indicator	Hydrophytic Vegetation Present?		
1.		0	0.0%		Yes ☒	No ☐	
2.		0	0.0%				
3.		0	0.0%				
4.		0	0.0%				
5.		0	0.0%				
50% of Total Cover: 0		20% of Total Cover: 0	0	= Total Cover			

Remarks: (If observed, list morphological adaptations below).

*Indicator suffix = National status or professional decision assigned because Regional status not defined by FWS.

SOIL

Sampling Point: Plot 1

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)									
Depth (inches)	Matrix			Redox Features			Logs	Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹				
0-3	10YR	3/2	100					Fine Sandy Loam	
3-9	10YR	7/6	75	10YR	3/2	2.9		Fine Sandy Loam	
9-23	10YR	7/6	100					Fine Sandy Loam	

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains ²Location: PL=Pure Lining, M=Matrix

Hydric Soil Indicators: ☐ Histosol (A1) ☐ Histic Epipedon (A2) ☐ Black Histic (A3) ☐ Hydrogen Sulfide (A4) ☐ Stratified Layers (A5) ☐ Organic Bodies (A6) (LRR P, T, U) ☐ 5 cm Mucky Mineral (A7) (LRR P, T, U) ☐ Muck Presence (A8) (LRR U) ☐ 1 cm Muck (A9) (LRR P, T) ☐ Depleted Below Dark Surface (A11) ☐ Thick Dark Surface (A12) ☐ Coast Prehla Redox (A16) (MLRA 150A) ☐ Sandy Muck Mineral (S1) (LRR O, S) ☐ Sandy Gleyed Matrix (S4) ☐ Sandy Redox (S5) ☐ Stripped Matrix (S6) ☐ Dark Surface (S7) (LRR P, S, T, U)	☐ Polyvalue Below Surface (S8) (LRR S, T, U) ☐ Thin Dark Surface (S9) (LRR S, T, U) ☐ Loamy Mucky Mineral (F1) (LRR O) ☐ Loamy Gleyed Matrix (F2) ☐ Depleted Matrix (F3) ☐ Redox Dark Surface (F6) ☐ Depleted Dark Surface (F7) ☐ Redox Depressions (F8) ☐ Marl (F10) (LRR U) ☐ Depleted Ochric (F11) (MLRA 151) ☐ Iron-Manganese Masses (F12) (LRR O, P, T) ☐ Umbric Surface (F13) (LRR P, T, U) ☐ Delta Ochric (F17) (MLRA 151) ☐ Reduced Vertic (F18) (MLRA 150A, 150B) ☐ Piedmont Floodplain Soils (F19) (MLRA 145A) ☐ Anomalous Bright Loamy Soils (F20) (MLRA 149A, 153C, 153D)	Indicators for Problematic Hydric Soils³: ☐ 1 cm Muck (A9) (LRR O) ☐ 2 cm Muck (A10) (LRR S) ☐ Reduced Vertic (F18) (outside MLRA 150A,B) ☐ Piedmont Floodplain Soils (F19) (LRR P, S, T) ☐ Anomalous Bright Loamy Soils (F20) (MLRA 153B) ☐ Red Parent Material (TF2) ☐ Very Shallow Dark Surface (TF12) ☐ Other (Explain in Remarks)
--	--	--

³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed): Type: _____ Depth (inches): _____	Hydric Soil Present? Yes ☐ No ☒
---	---

Remarks:
top layer - low chroma but dry

WETLAND DETERMINATION DATA FORM - Atlantic and Gulf Coastal Plain Region

Project/Site: 80 de North Swan City/County: Harrison Sampling Date: 19-May-22
 Applicant/Owner: Engineering Excellence State: MS Sampling Point: Plot 2
 Investigator(s): R. Ellis, D. Hardett & A.G. Boxx Section, Township, Range: 8 27 T 6-S R 11-W
 Landform (hilllope, terrace, etc.): _____ Local relief (concave, convex, none): _____ Slope: 0.0 % / 0.0 °
 Subregion (LRR or MLRA): LRR T Lat.: 30° 29' 22.652" N Long.: 89° 4' 48.709" W Datum: _____
 Soil Map Unit Name: Forch fine sandy loam, 2 to 5 percent slopes (PoB) NWI classification: PFO4/SS3B
 Are climatic/hydrologic conditions on the site typical for this time of year? Yes ☒ No ☐ (If no, explain in Remarks.)
 Are Vegetation ☐ , Soil ☐ , or Hydrology ☐ significantly disturbed? Are "Normal Circumstances" present? Yes ☒ No ☐
 Are Vegetation ☐ , Soil ☐ , or Hydrology ☐ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS - Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ☒ No ☐	Is the Sampled Area within a Wetland? Yes ☒ No ☐
Hydric Soil Present?	Yes ☒ No ☐	
Wetland Hydrology Present?	Yes ☒ No ☐	
Remarks:		

HYDROLOGY

Wetland Hydrology Indicators Primary Indicators (minimum of one required; check all that apply) ☐ Surface Water (A1) ☒ High Water Table (A2) ☒ Saturation (A3) ☐ Water Marks (B1) ☐ Sediment Deposits (B2) ☐ Drift Deposits (B3) ☐ Algal Mat or Crust (B4) ☐ Iron Deposits (B5) ☐ Inundation Visible on Aerial Imagery (B7) ☒ Water-Stained Leaves (B9)		Secondary Indicators (minimum of 2 required) ☐ Surface Soil Cracks (B6) ☐ Sparsely Vegetated Concave Surface (B8) ☒ Drainage Patterns (B10) ☐ Moss Trim Lines (B16) ☐ Dry Season Water Table (C2) ☐ Crayfish Burrows (C8) ☐ Saturation Visible on Aerial Imagery (C9) ☐ Geomorphic Position (D2) ☐ Shallow Aquitard (D3) ☒ PAC-Neutral Test (D5) ☒ Sphagnum moss (D8) (LRR T, U)	
Field Observations: Surface Water Present? Yes ☐ No ☒ Depth (inches): _____ Water Table Present? Yes ☒ No ☐ Depth (inches): <u>8</u> Saturation Present? (includes capillary fringe) Yes ☒ No ☐ Depth (inches): <u>0</u>		Wetland Hydrology Present? Yes ☒ No ☐	
Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:			
Remarks:			

VEGETATION (Five/Four Strata) - Use scientific names of plants.

Sampling Point: **Plot 2**

Tree Stratum (Plot size: 30m)		Absolute % Cover	Dominant Species?	Rel. Strat. Cover	Indicator Status
1.	<i>Acer rubrum</i>	20	☐	17.4%	FAC
2.	<i>Magnolia virginiana</i>	40	☒	34.8%	FACW
3.	<i>Nyssa sylvatica</i>	10	☐	8.7%	FAC
4.	<i>Quercus nigra</i>	5	☐	4.3%	FAC
5.	<i>Cyrilla racemiflora</i>	40	☒	34.8%	FACW
6.		0	☐	0.0%	
7.		0	☐	0.0%	
8.		0	☐	0.0%	
50% of Total Cover: 57.5		20% of Total Cover: 23	115 = Total Cover		
Sapling or Sapling/Shrub Stratum (Plot size: 30m)		Absolute % Cover	Dominant Species?	Rel. Strat. Cover	Indicator Status
1.	<i>Ilex coriacea</i>	10	☒	32.5%	FACW
2.	<i>Magnolia virginiana</i>	6	☒	31.6%	FACW
3.	<i>Acer rubrum</i>	3	☐	15.8%	FAC
4.		0	☐	0.0%	
5.		0	☐	0.0%	
6.		0	☐	0.0%	
7.		0	☐	0.0%	
8.		0	☐	0.0%	
50% of Total Cover: 9.5		20% of Total Cover: 8.5	19 = Total Cover		
Shrub Stratum (Plot size: 30m)		Absolute % Cover	Dominant Species?	Rel. Strat. Cover	Indicator Status
1.		0	☐	0.0%	
2.		0	☐	0.0%	
3.		0	☐	0.0%	
4.		0	☐	0.0%	
5.		0	☐	0.0%	
6.		0	☐	0.0%	
7.		0	☐	0.0%	
8.		0	☐	0.0%	
50% of Total Cover: 0		20% of Total Cover: 0	0 = Total Cover		
Herb Stratum (Plot size: 30m)		Absolute % Cover	Dominant Species?	Rel. Strat. Cover	Indicator Status
1.	<i>Rhynchospora laxiflora</i>	4	☒	44.4%	FACW
2.	<i>Ilex coriacea</i>	3	☒	33.3%	FACW
3.	<i>Ilex verticillata</i>	2	☒	22.2%	FAC
4.		0	☐	0.0%	
5.		0	☐	0.0%	
6.		0	☐	0.0%	
7.		0	☐	0.0%	
8.		0	☐	0.0%	
9.		0	☐	0.0%	
10.		0	☐	0.0%	
11.		0	☐	0.0%	
12.		0	☐	0.0%	
50% of Total Cover: 4.9		20% of Total Cover: 1.8	9 = Total Cover		
Woody Vine Stratum (Plot size: 30m)		Absolute % Cover	Dominant Species?	Rel. Strat. Cover	Indicator Status
1.	<i>Vitis rotundifolia</i>	2	☐	100.0%	FAC
2.		0	☐	0.0%	
3.		0	☐	0.0%	
4.		0	☐	0.0%	
5.		0	☐	0.0%	
50% of Total Cover: 1		20% of Total Cover: 0.4	2 = Total Cover		

Dominance Test worksheet:

Number of Dominant Species That are OBL, FACW, or FAC: 7 (A)

Total Number of Dominant Species Across All Strata: 7 (B)

Percent of dominant Species That Are OBL, FACW, or FAC: 100.0% (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:	
OBL species <u>0</u>	x 1 =	<u>0</u>
FACW species <u>103</u>	x 2 =	<u>206</u>
FAC species <u>42</u>	x 3 =	<u>126</u>
FACU species <u>0</u>	x 4 =	<u>0</u>
UPL species <u>0</u>	x 5 =	<u>0</u>
Column Totals:		<u>145</u> (A) <u>332</u> (B)

Prevalence Index = B/A = 2.290

Hydrophytic Vegetation Indicators:

☐ 1 - Rapid Test for Hydrophytic Vegetation

☒ 2 - Dominance Test is > 50%

☒ 3 - Prevalence Index is < 3.0¹

☐ Problematic Hydrophytic Vegetation¹ (Explain)

¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definition of Vegetation Strata:

Tree - Woody plants, excluding woody vines, approximately 20 ft (6 m) or more in height and 3 in. (7.6 cm) or larger in diameter at breast height (DBH).

Sapling - Woody plants, excluding woody vines, approximately 20 ft (6 m) or more in height and less than 3 in. (7.6 cm) DBH.

Sapling/Shrub - Woody plants, excluding vines, less than 3 in. DBH and greater than 3.28 ft (1 m) tall.

Shrub - Woody plants, excluding woody vines, approximately 3 to 20 ft (1 to 6 m) in height.

Herb - All herbaceous (non-woody) plants, including herbaceous vines, regardless of size, and woody plants, except woody vines, less than approximately 3 ft (1 m) in height.

Woody vine - All woody vines, regardless of height.

Hydrophytic Vegetation Present? Yes ☒ No ☐

Remarks: (If observed, list morphological adaptations below).

*Indicator suffix = National status or professional decision assigned because National status not defined by FWS.

Sampling Point Plot 2

Atlantic and Gulf Coastal Plain Region - Version 2.0

WETLAND DETERMINATION DATA FORM - Atlantic and Gulf Coastal Plain Region

Project/Site: 60 ac North Swan City/County: Harrison Sampling Date: 19-May-22
 Applicant/Owner: Engineering Excellence State: MS Sampling Point: Plot 3
 Investigator(s): R. Ellis, D. Bartlett & A.G. Boxx Section, Township, Range: S 27 T 6-S R 11-W
 Landform (hillslope, terrace, etc.): Local relief (concave, convex, none): Slope: 0.0 % / 0.0 °
 Subregion (LRR or MLRA): LRR T Lat: 30° 29' 22.869" N Long: 89° 41' 46.994" W Datum:
 Soil Map Unit Name: Pearch fine sandy loam, 2 to 5 percent slopes (PaB) NWI classification: N/A

Are climatic/hydrologic conditions on the site typical for this time of year? Yes ☒ No ☐ (If no, explain in Remarks.)
 Are Vegetation ☐, Soil ☐, or Hydrology ☐ significantly disturbed? Are "Normal Circumstances" present? Yes ☒ No ☐
 Are Vegetation ☐, Soil ☐, or Hydrology ☐ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS - Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes ☒ No ☐	Is the Sampled Area
Hydric Soil Present? Yes ☐ No ☒	within a Wetland? Yes ☐ No ☒
Wetland Hydrology Present? Yes ☐ No ☒	
Remarks:	

HYDROLOGY

Wetland Hydrology Indicators: Primary Indicators (minimum of one required; check all that apply) ☐ Surface Water (A1) ☐ Aquatic Fauna (B13) ☐ High Water Table (A2) ☐ Marl Deposits (B15) (LRR U) ☐ Saturation (A3) ☐ Hydrogen Sulfide Odor (C1) ☐ Water Marks (B1) ☐ Oxidized Rhizospheres along Living Roots (C3) ☐ Sediment Deposits (B2) ☐ Presence of Reduced Iron (C4) ☐ Drift Deposits (B3) ☐ Recent Iron Reduction in Tilled Soils (C6) ☐ Algal Mat or Crust (B4) ☐ Thin Muck Surface (C7) ☐ Iron Deposits (B5) ☐ Other (Explain in Remarks) ☐ Inundation Visible on Aerial Imagery (B7) ☐ Water-Stained Leaves (B9)		Secondary Indicators (minimum of 2 required) ☐ Surface Soil Cracks (B8) ☐ Sparsely Vegetated Concave Surface (B9) ☐ Drainage Patterns (B10) ☐ Moss Trim Lines (B16) ☐ Dry Season Water Table (C2) ☐ Crayfish Burrows (C8) ☐ Saturation Visible on Aerial Imagery (C9) ☐ Geomorphic Position (D2) ☐ Shallow Aquitard (D3) ☒ FAC-Natural Test (D5) ☐ Sphagnum moss (D8) (LRR T, U)
Field Observations: Surface Water Present? Yes ☐ No ☒ Depth (Inches): _____ Water Table Present? Yes ☐ No ☒ Depth (Inches): _____ Saturation Present? (includes capillary fringe) Yes ☐ No ☒ Depth (Inches): _____	Wetland Hydrology Present? Yes ☐ No ☒	
Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:		
Remarks:		

VEGETATION (Five/Four Strata) - Use scientific names of plants.

Sampling Point: PLOT 3

Tree Stratum (Plot size: 30m)		Absolute % Cover	Dominant Species?	Rel. Strat. Cover	Indicator Status
1.	<i>Pinus palustris</i>	30	☒	40.0%	FACU
2.	<i>Magnolia virginiana</i>	20	☒	40.0%	FACW
3.		0	☐	0.0%	
4.		0	☐	0.0%	
5.		0	☐	0.0%	
6.		0	☐	0.0%	
7.		0	☐	0.0%	
8.		0	☐	0.0%	
50% of Total Cover: 25		20% of Total Cover: 10	50 = Total Cover		

Sapling or Sapling/Shrub Stratum (Plot size: 30m)		Absolute % Cover	Dominant Species?	Rel. Strat. Cover	Indicator Status
1.	<i>Ilex coriacea</i>	80	☒	100.0%	FACW
2.		0	☐	0.0%	
3.		0	☐	0.0%	
4.		0	☐	0.0%	
5.		0	☐	0.0%	
6.		0	☐	0.0%	
7.		0	☐	0.0%	
8.		0	☐	0.0%	
50% of Total Cover: 40		20% of Total Cover: 16	80 = Total Cover		

Shrub Stratum (Plot size: 30m)		Absolute % Cover	Dominant Species?	Rel. Strat. Cover	Indicator Status
1.		0	☐	0.0%	
2.		0	☐	0.0%	
3.		0	☐	0.0%	
4.		0	☐	0.0%	
5.		0	☐	0.0%	
6.		0	☐	0.0%	
50% of Total Cover: 0		20% of Total Cover: 0	0 = Total Cover		

Herb Stratum (Plot size: 30m)		Absolute % Cover	Dominant Species?	Rel. Strat. Cover	Indicator Status
1.	<i>Ilex coriacea</i>	20	☒	100.0%	FACW
2.		0	☐	0.0%	
3.		0	☐	0.0%	
4.		0	☐	0.0%	
5.		0	☐	0.0%	
6.		0	☐	0.0%	
7.		0	☐	0.0%	
8.		0	☐	0.0%	
9.		0	☐	0.0%	
10.		0	☐	0.0%	
11.		0	☐	0.0%	
12.		0	☐	0.0%	
50% of Total Cover: 10		20% of Total Cover: 4	20 = Total Cover		

Woody Vine Stratum (Plot size: 30m)		Absolute % Cover	Dominant Species?	Rel. Strat. Cover	Indicator Status
1.	<i>Smilax blanda</i>	3	☐	100.0%	FAC
2.		0	☐	0.0%	
3.		0	☐	0.0%	
4.		0	☐	0.0%	
5.		0	☐	0.0%	
50% of Total Cover: 1.5		20% of Total Cover: 0.6	3 = Total Cover		

Remarks: (If observed, list morphological adaptations below).

*Indicator suffix = National status or professional decision assigned because Regional status not defined by FWIS.

Dominance Test worksheet:

Number of Dominant Species That are OBL, FACW, or FAC: 3 (A)

Total Number of Dominant Species Across All Strata: 4 (B)

Percent of dominant Species That Are OBL, FACW, or FAC: 75.0% (A/B)

Prevalence Index worksheet:

Total % Cover of: Multiply by:

OBL species 0 x 1 = 0

FACW species 120 x 2 = 240

FAC species 3 x 3 = 9

FACU species 30 x 4 = 120

UPL species 0 x 5 = 0

Column Totals: 153 (A) 369 (B)

Prevalence Index = B/A = 2.412

Hydrophytic Vegetation Indicators:

☐ 1 - Rapid Test for Hydrophytic Vegetation

☒ 2 - Dominance Tests > 50%

☒ 3 - Prevalence Index is ≤ 3.0 ¹

☐ Problematic Hydrophytic Vegetation¹ (Explain)

¹ Indicators of hydric soil and wetland hydrology must be present unless disturbed or problematic.

Definition of Vegetation Strata:

Tree - Woody plants, excluding woody vines, approximately 20 ft (6 m) or more in height and 3 in. (7.6 cm) or larger in diameter at breast height (DBH).

Sapling - Woody plants, excluding woody vines, approximately 20 ft (6 m) or more in height and less than 3 in. (7.6 cm) DBH.

Sapling/Shrub - Woody plants, excluding vines, less than 3 in. DBH and greater than 3.28 ft (1 m) tall.

Shrub - Woody plants, excluding woody vines, approximately 3 to 20 ft (1 to 6 m) in height.

Herb - All herbaceous (non-woody) plants, including herbaceous vines, regardless of size, and woody plants, except woody vines, less than approximately 3 ft (1 m) in height.

Woody vine - All woody vines, regardless of height.

Hydrophytic Vegetation Present? Yes ☒ No ☐

SOIL

Sampling Point: Plot 3

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)										
Depth (inches)	Matrix			Redox Features			Type ¹	Loc ²	Texture	Remarks
	Color (moist)	%		Color (moist)	%					
0-8	10YR	3/2	100						Fine Sandy Loam	
8-13	10YR	6/6	65	10YR	3/2	35			Fine Sandy Loam	
13-23	10YR	6/6	92	10YR	5/8	8			Fine Sandy Loam	

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains ²Location: PL=Pore Lining, M=Matrix

Hydric Soil Indicators: ☐ Histosol (A1) ☐ Histio Epipedon (A2) ☐ Black Histio (A3) ☐ Hydrogen Sulfide (A4) ☐ Stratified Layers (A5) ☐ Organic Bodies (A6) (LRR P, T, U) ☐ 8 cm Mucky Mineral (A7) (LRR P, T, U) ☐ Muck Presence (AB) (LRR U) ☐ 1 cm Muck (A9) (LRR P, T) ☐ Depleted Below Dark Surface (A11) ☐ Thick Dark Surface (A12) ☐ Cowet Prairie Redox (A16) (MLRA 150A) ☐ Sandy Muck Mineral (S1) (LRR O, S) ☐ Sandy Clayed Matrix (S4) ☐ Sandy Redox (S5) ☐ Stripped Matrix (S6) ☐ Dark Surface (S7) (LRR P, S, T, U)	☐ Polyvalue Below Surface (S8) (LRR S, T, U) ☐ Thin Dark Surface (S9) (LRR S, T, U) ☐ Loamy Mucky Mineral (F1) (LRR O) ☐ Loamy Clayed Matrix (F2) ☐ Depleted Matrix (F3) ☐ Redox Dark Surface (F6) ☐ Depleted Dark Surface (F7) ☐ Redox Depressions (F8) ☐ Marl (F10) (LRR U) ☐ Depleted Ochric (F11) (MLRA 151) ☐ Iron-Manganese Masses (F12) (LRR O, P, T) ☐ Umbric Surface (F13) (LRR P, T, U) ☐ Delta Ochric (F17) (MLRA 151) ☐ Reduced Vertic (F18) (MLRA 150A, 150B) ☐ Piedmont Floodplain Soils (F19) (MLRA 149A) ☐ Anomalous Bright Loamy Soils (F20) (MLRA 149A, 153C, 153D)	Indicators for Problematic Hydric Soils³: ☐ 1 cm Muck (A9) (LRR O) ☐ 2 cm Muck (A10) (LRR S) ☐ Reduced Vertic (F18) (outside MLRA 150A,B) ☐ Piedmont Floodplain Soils (F19) (LRR P, S, T) ☐ Anomalous Bright Loamy Soils (F20) (MLRA 153B) ☐ Red Parent Material (TP2) ☐ Very Shallow Dark Surface (TF12) ☐ Other (Explain in Remarks)
---	--	--

³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed): Type: _____ Depth (inches): _____	Hydric Soil Present? Yes ☐ No ☒
---	---

Remarks:
Typical PoB

WETLAND DETERMINATION DATA FORM - Atlantic and Gulf Coastal Plain Region

Project/Site: 00 ac North Swan City/County: Harrison Sampling Date: 20-May-22
 Applicant/Owner: Engineering Excellence State: MS Sampling Point: Plot 4
 Investigator(s): R. Ellis, D. Bartlett & A.G. Boxx Section, Township, Range: B 27 T 6-S R 11-W
 Landform (hillslope, terrace, etc.): _____ Local relief (concave, convex, none): _____ Slope: 0.0 % / 0.0 °
 Subregion (LRR or MLRA): LRR T Lat.: 30° 29' 11.848" N Long.: 89° 4' 44.064" W Datum: _____
 Soil Map Unit Name: Poarch fine sandy loamy, 0 to 2 percent slopes (PaA) NWI classification: N/A

Are climatic/hydrologic conditions on the site typical for this time of year? Yes ☒ No ☐ (If no, explain in Remarks.)
 Are Vegetation ☐ , Soil ☐ , or Hydrology ☐ significantly disturbed? Are "Normal Circumstances" present? Yes ☒ No ☐
 Are Vegetation ☐ , Soil ☐ , or Hydrology ☐ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS - Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes ☒ No ☐	Is the Sampled Area
Hydric Soil Present? Yes ☐ No ☒	within a Wetland? Yes ☐ No ☒
Wetland Hydrology Present? Yes ☐ No ☒	
Remarks:	

HYDROLOGY

Wetland Hydrology Indicators Primary Indicators (minimum of one required; check all that apply) ☐ Surface Water (A1) ☐ High Water Table (A2) ☐ Saturation (A3) ☐ Water Marks (B1) ☐ Sediment Deposits (B2) ☐ Drift Deposits (B3) ☐ Algal Mat or Crust (B4) ☐ Iron Deposits (B5) ☐ Inundation Visible on Aerial Imagery (B7) ☐ Water-Stained Leaves (B9)		☐ Aquatic Fauna (B13) ☐ Marl Deposits (B15) (LRR U) ☐ Hydrogen Sulfide Odor (C1) ☐ Oxidized Rhizospheres along Living Roots (C3) ☐ Presence of Reduced Iron (C4) ☐ Recent Iron Reduction in Tilled Soils (C6) ☐ Thin Muck Surface (C7) ☐ Other (Explain in Remarks)	Secondary Indicators (minimum of 2 required) ☐ Surface Soil Cracks (B6) ☐ Sparsely Vegetated Concave Surface (B8) ☐ Drainage Patterns (B10) ☐ Moss Trim Lines (B16) ☐ Dry Season Water Table (C2) ☐ Crayfish Burrows (C8) ☐ Saturation Visible on Aerial Imagery (C9) ☐ Geomorphic Position (D2) ☐ Shallow Aquitard (C3) ☒ FAC Neutral Test (D8) ☐ Sphagnum moss (D8) (LRR T, U)
Field Observations: Surface Water Present? Yes ☐ No ☒ Depth (inches): _____ Water Table Present? Yes ☐ No ☒ Depth (inches): _____ Saturation Present? (includes capillary fringe) Yes ☐ No ☒ Depth (inches): _____		Wetland Hydrology Present? Yes ☐ No ☒	
Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:			
Remarks:			

VEGETATION (Five/Four Strata) - Use scientific names of plants.

Sampling Point: Plot 4

Tree Stratum (Plot size: 30m)		Absolute % Cover	Dominant Species?	Rel. Strat. Cover	Indicator Status
1.	<i>Pinus palustris</i>	30	☒	37.5%	FACU
2.	<i>Nyssa sylvatica</i>	10	☐	12.5%	FAC
3.	<i>Moralea carifera</i>	5	☐	6.3%	FAC
4.	<i>Cyrilla racemiflora</i>	15	☐	18.8%	FACW
5.	<i>Magnolia virginiana</i>	20	☒	25.0%	FACW
6.		0	☐	0.0%	
7.		0	☐	0.0%	
8.		0	☐	0.0%	
50% of Total Cover: 40		20% of Total Cover: 16	60		= Total Cover

Sapling or Sapling/Shrub Stratum (Plot size: 30m)		Absolute % Cover	Dominant Species?	Rel. Strat. Cover	Indicator Status
1.	<i>Ilex coriacea</i>	35	☒	100.0%	FACW
2.		0	☐	0.0%	
3.		0	☐	0.0%	
4.		0	☐	0.0%	
5.		0	☐	0.0%	
6.		0	☐	0.0%	
7.		0	☐	0.0%	
8.		0	☐	0.0%	
50% of Total Cover: 17.5		20% of Total Cover: 7	35		= Total Cover

Shrub Stratum (Plot size: 30m)		Absolute % Cover	Dominant Species?	Rel. Strat. Cover	Indicator Status
1.		0	☐	0.0%	
2.		0	☐	0.0%	
3.		0	☐	0.0%	
4.		0	☐	0.0%	
5.		0	☐	0.0%	
6.		0	☐	0.0%	
50% of Total Cover: 0		20% of Total Cover: 0	0		= Total Cover

Herb Stratum (Plot size: 30m)		Absolute % Cover	Dominant Species?	Rel. Strat. Cover	Indicator Status
1.	<i>Ilex coriacea</i>	8	☒	100.0%	FACW
2.		0	☐	0.0%	
3.		0	☐	0.0%	
4.		0	☐	0.0%	
5.		0	☐	0.0%	
6.		0	☐	0.0%	
7.		0	☐	0.0%	
8.		0	☐	0.0%	
9.		0	☐	0.0%	
10.		0	☐	0.0%	
11.		0	☐	0.0%	
12.		0	☐	0.0%	
50% of Total Cover: 4		20% of Total Cover: 1.6	8		= Total Cover

Woody Vine Stratum (Plot size: 30m)		Absolute % Cover	Dominant Species?	Rel. Strat. Cover	Indicator Status
1.		0	☐	0.0%	
2.		0	☐	0.0%	
3.		0	☐	0.0%	
4.		0	☐	0.0%	
5.		0	☐	0.0%	
50% of Total Cover: 0		20% of Total Cover: 0	0		= Total Cover

Remarks: (If observed, list morphological adaptations below).

*Indicator suffix = National status or professional decision assigned because Regional status not defined by FWS.

Dominance Test worksheet:

Number of Dominant Species That are OBL, FACW, or FAC: 3 (A)

Total Number of Dominant Species Across All Strata: 4 (B)

Percent of dominant Species That Are OBL, FACW, or FAC: 75.0% (A/B)

Prevalence Index worksheet:

Total % Cover of: Multiply by:

OBL species	0	x 1 =	0
FACW species	78	x 2 =	156
FAC species	15	x 3 =	45
FACU species	30	x 4 =	120
OPL species	0	x 5 =	0
Column Totals:	123	(A)	321 (B)

Prevalence Index = B/A = 2.610

Hydrophytic Vegetation Indicators:

☐ 1 - Rapid Test for Hydrophytic Vegetation

☒ 2 - Dominance Test is > 50%

☒ 3 - Prevalence Index is ≥ 3.0 ¹

☐ Problematic Hydrophytic Vegetation¹ (Explain)

¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definition of Vegetation Strata:

Tree - Woody plants, excluding woody vines, approximately 20 ft (6 m) or more in height and 3 in. (7.6 cm) or larger in diameter at breast height (DBH).

Sapling - Woody plants, excluding woody vines, approximately 20 ft (6 m) or more in height and less than 3 in. (7.6 cm) DBH.

Sapling/Shrub - Woody plants, excluding vines, less than 3 in. DBH and greater than 3.28 ft (1m) tall.

Shrub - Woody plants, excluding woody vines, approximately 3 to 20 ft (1 to 6 m) in height.

Herb - All herbaceous (non-woody) plants, including herbaceous vines, regardless of size, and woody plants, except woody vines, less than approximately 3 ft (1 m) in height.

Woody vine - All woody vines, regardless of height.

Hydrophytic Vegetation Present? Yes ☒ No ☐

Sampling Point: Plot 4

US Army Corps of Engineers

WETLAND DETERMINATION DATA FORM - Atlantic and Gulf Coastal Plain Region

Project/Site: 80 ac North Swan City/County: Harrison Sampling Date: 20-May-22
 Applicant/Owner: Engineering Excellence State: MS Sampling Point: Plot 5
 Investigator(s): R. Ellis, D. Bartlett & A.G. Kox Section, Township, Range: S 27 T 6-S R 11-W
 Landform (hillslope, terrace, etc.): _____ Local relief (concave, convex, none): _____ Slope: 0.0 % / 0.0 °
 Subregion (LRR or MLRA): LRR T Lat.: 30° 29' 11.479" N Long.: 89° 4' 44.058" W Datum: _____
 Soil Map Unit Name: Poarch fine sandy loam, 0 to 2 percent slopes (PoA) NWI classification: N/A

Are climatic/hydrologic conditions on the site typical for this time of year? Yes ☒ No ☐ (If no, explain in Remarks.)
 Are Vegetation ☐ , Soil ☐ , or Hydrology ☐ significantly disturbed? Are "Normal Circumstances" present? Yes ☒ No ☐
 Are Vegetation ☐ , Soil ☐ , or Hydrology ☐ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS - Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes ☒ No ☐	Is the Sampled Area within a Wetland? Yes ☒ No ☐
Hydric Soil Present? Yes ☒ No ☐	
Wetland Hydrology Present? Yes ☒ No ☐	
Remarks:	

HYDROLOGY

Wetland Hydrology Indicators: Primary Indicators (minimum of one required; check all that apply) ☐ Surface Water (A1) ☐ Aquatic Fauna (B13) ☐ High Water Table (A2) ☐ Marl Deposits (B15) (LRR U) ☐ Saturation (A3) ☐ Hydrogen Sulfide Odor (C1) ☐ Water Marks (B1) ☒ Oxidized Rhizospheres along Living Roots (C3) ☐ Sediment Deposits (B2) ☐ Presence of Reduced Iron (C4) ☐ Drift Deposits (B3) ☐ Recent Iron Reduction in Tilled Soils (C6) ☐ Algal Mat or Crust (B4) ☐ Thin Muck Surface (C7) ☐ Iron Deposits (B5) ☐ Other (Explain in Remarks) ☐ Inundation Visible on Aerial Imagery (B7) ☐ Water-Stained Leaves (B9)		Secondary Indicators (minimum of 2 required) ☐ Surface Soil Cracks (B6) ☐ Sparsely Vegetated Concave Surface (B8) ☒ Drainage Patterns (B10) ☐ Moss Trim Lines (B16) ☐ Dry Season Water Table (C2) ☐ Crayfish Burrows (C8) ☐ Saturation Visible on Aerial Imagery (C9) ☒ Geomorphic Position (D2) ☐ Shallow Aquitard (D3) ☒ FAC-Neutral Test (D5) ☐ Sphagnum moss (D8) (LRR T, U)
Field Observations: Surface Water Present? Yes ☐ No ☒ Depth (inches): _____ Water Table Present? Yes ☐ No ☒ Depth (inches): _____ Saturation Present? (includes capillary fringe) Yes ☐ No ☒ Depth (inches): _____	Wetland Hydrology Present? Yes ☒ No ☐	
Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:		
Remarks:		

VEGETATION (Five/Four Strata) - Use scientific names of plants.

Tree Stratum (Plot size: 30m)				Dominant Species?		Sampling Point: Plot 5	
	Absolute % Cover	Rel. Strat. Cover	Indicator Status	Dominance Test worksheet:			
1. <i>Pinus palustris</i>	15	☒ 21.4%	FACU	Number of Dominant Species That are OBL, FACW, or FAC: <u>2</u> (A)			
2. <i>Cyrilla racemifera</i>	10	☒ 14.3%	FACW	Total Number of Dominant Species Across All Strata: <u>3</u> (B)			
3. <i>Quercus nigra</i>	5	☐ 7.1%	FAC	Percent of dominant Species That are OBL, FACW, or FAC: <u>66.7%</u> (A/B)			
4. <i>Magnolia virginiana</i>	10	☐ 14.3%	FACW	Prevalence Index worksheet:			
5.	0	☐ 0.0%		Total % Cover of: Multiply by:			
6.	0	☐ 0.0%		OBL species <u>0</u> x 1 = <u>0</u>			
7.	0	☐ 0.0%		FACW species <u>84</u> x 2 = <u>168</u>			
8.	0	☐ 0.0%		FAC species <u>5</u> x 3 = <u>15</u>			
50% of Total Cover: <u>35</u> 20% of Total Cover: <u>14</u> 70% = Total Cover				FACU species <u>15</u> x 4 = <u>60</u>			
				UPL species <u>0</u> x 5 = <u>0</u>			
				column Totals: <u>104</u> (A) <u>243</u> (B)			
				Prevalence Index = B/A = <u>2.337</u>			
Sapling or Sapling/Shrub Stratum (Plot size: 30m)				Hydrophytic Vegetation Indicators:			
1. <i>Ilex coriacea</i>	30	☒ 100.0%	FACW	☐ 1 - Rapid Test for Hydrophytic Vegetation			
2.	0	☐ 0.0%		☒ 2 - Dominance Test is > 50%			
3.	0	☐ 0.0%		☒ 3 - Prevalence Index is > 3.0 ¹			
4.	0	☐ 0.0%		☐ Problematic Hydrophytic Vegetation ¹ (Explain)			
5.	0	☐ 0.0%		¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.			
6.	0	☐ 0.0%		Definition of Vegetation Strata:			
7.	0	☐ 0.0%		Tree - Woody plants, excluding woody vines, approximately 20 ft (6 m) or more in height and 3 in. (7.6 cm) or larger in diameter at breast height (DBH).			
8.	0	☐ 0.0%		Sapling - Woody plants, excluding woody vines, approximately 20 ft (6 m) or more in height and less than 3 in. (7.6 cm) DBH.			
9.	0	☐ 0.0%		Sapling/Shrub - Woody plants, excluding vines, less than 3 in. DBH and greater than 3.28 ft (1m) tall.			
10.	0	☐ 0.0%		Shrub - Woody plants, excluding woody vines, approximately 3 to 20 ft (1 to 6 m) in height.			
11.	0	☐ 0.0%		Herb - All herbaceous (non-woody) plants, including herbaceous vines, regardless of size, and woody plants, except woody vines, less than approximately 3 ft (1 m) in height.			
12.	0	☐ 0.0%		Woody vine - All woody vines, regardless of height.			
50% of Total Cover: <u>0</u> 20% of Total Cover: <u>0</u> 0% = Total Cover				Hydrophytic Vegetation Present? Yes ☒ No ☐			
Herb Stratum (Plot size: 30m)							
1. <i>Ilex coriacea</i>	4	☐ 100.0%	FACW				
2.	0	☐ 0.0%					
3.	0	☐ 0.0%					
4.	0	☐ 0.0%					
5.	0	☐ 0.0%					
6.	0	☐ 0.0%					
7.	0	☐ 0.0%					
8.	0	☐ 0.0%					
9.	0	☐ 0.0%					
10.	0	☐ 0.0%					
11.	0	☐ 0.0%					
12.	0	☐ 0.0%					
50% of Total Cover: <u>2</u> 20% of Total Cover: <u>0.8</u> 4% = Total Cover							
Woody Vine Stratum (Plot size: 30m)							
1.	0	☐ 0.0%					
2.	0	☐ 0.0%					
3.	0	☐ 0.0%					
4.	0	☐ 0.0%					
5.	0	☐ 0.0%					
50% of Total Cover: <u>0</u> 20% of Total Cover: <u>0</u> 0% = Total Cover							
Remarks: (If observed, list morphological adaptations below).							

¹Indicator suffix = National status or professional decision assigned because Regional status not defined by FWS.

Sampling Point: Plot 5

US Army Corps of Engineers

WETLAND DETERMINATION DATA FORM - Atlantic and Gulf Coastal Plain Region

Project/Site: 80 ac North Swan City/County: Harrison Sampling Date: 24-May-22
 Applicant/Owner: Engineering Excellence State: MS Sampling Point: Plot 6
 Investigator(s): R. Ellis, D. Bartlett & A.G. Boxx Section, Township, Range: S 27 T 6-S R 11-W
 Landform (hillslope, terrace, etc.): _____ Local relief (concave, convex, none): _____ Slope: 0.0 % / 0.0 %
 Subregion (LRR or MLRA): LRR T Lat.: 30° 29' 31.237" N Long.: 89° 4' 51.456" W Datum: _____
 Soil Map Unit Name: Poarch fine sandy loam, 0 to 2 percent slopes (PoA) NWI classification: 9F04/SB3B
 Are climatic/hydrologic conditions on the site typical for this time of year? Yes ☒ No ☐ (If no, explain in Remarks.)
 Are Vegetation ☐ , Soil ☐ , or Hydrology ☐ significantly disturbed? Are "Normal Circumstances" present? Yes ☒ No ☐
 Are Vegetation ☐ , Soil ☐ , or Hydrology ☐ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS - Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes ☒ No ☐	Is the Sampled Area within a Wetland? Yes ☒ No ☐
Hydric Soil Present? Yes ☒ No ☐	
Wetland Hydrology Present? Yes ☒ No ☐	
Remarks:	

HYDROLOGY

Wetland Hydrology Indicators Primary Indicators (minimum of one required; check all that apply) ☐ Surface Water (A1) ☐ Aquatic Fauna (B13) ☐ High Water Table (A2) ☐ Marl Deposits (B15) (LRR U) ☒ Saturation (A3) ☐ Hydrogen Sulfide Odor (C1) ☐ Water Marks (B1) ☒ Oxidized Rhizospheres along Living Roots (C3) ☐ Sediment Deposits (B2) ☐ Presence of Reduced Iron (C4) ☐ Drift Deposits (B3) ☐ Recent Iron Reduction in Filled Soils (C6) ☐ Algal Mat or Crust (B4) ☐ Thin Muck Surface (C7) ☐ Iron Deposits (B5) ☐ Other (Explain in Remarks) ☐ Inundation Visible on Aerial Imagery (B7) ☐ Water-Stained Leaves (B9)		Secondary Indicators (minimum of 2 required) ☐ Surface Soil Cracks (B6) ☐ Sparsely Vegetated Concave Surface (B8) ☐ Drainage Patterns (B10) ☐ Moss Trim Lines (B16) ☐ Dry Season Water Table (C2) ☐ Crayfish Burrows (C8) ☐ Saturation Visible on Aerial Imagery (C9) ☐ Geomorphic Position (D2) ☐ Shallow Aquitard (D3) ☒ FAC-Natural Test (D5) ☐ Sphagnum moss (D8) (LRR T, U)
Field Observations: Surface Water Present? Yes ☐ No ☒ Depth (inches): _____ Water Table Present? Yes ☐ No ☒ Depth (inches): _____ Saturation Present? (includes capillary fringe) Yes ☒ No ☐ Depth (inches): <u>17</u>	Wetland Hydrology Present? Yes ☒ No ☐	
Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:		
Remarks:		

VEGETATION (Five/Four Strata) - Use scientific names of plants.

				Dominant Species?		Sampling Point Plot 8	
Tree Stratum (Plot size: 30m)	Absolute % Cover	Rel. Strat. Cover	Indicator Status	Dominance Test worksheet:			
1. <i>Pinus palustris</i>	25	☒ 29.4%	FACU	Number of Dominant Species That are OBL, FACW, or FAC: 4 (A)			
2. <i>Quercus nigra</i>	10	☐ 11.8%	FAC	Total Number of Dominant Species Across All Strata: 5 (B)			
3. <i>Cyrilla racemiflora</i>	15	☐ 17.5%	FACW	Percent of dominant Species That Are OBL, FACW, or FAC: 80.0% (A/B)			
4. <i>Magnolia virginiana</i>	30	☒ 33.3%	FACW				
5. <i>Symplocos tinctoria</i>	5	☐ 5.9%	FAC				
6.	0	☐ 0.0%					
7.	0	☐ 0.0%					
8.	0	☐ 0.0%					
50% of Total Cover: 42.5	20% of Total Cover: 17	85	= Total Cover	Prevalence Index worksheet:			
Sapling or Sapling/Shrub Stratum (Plot size: 30m)				Total % Cover of: Multiply by:			
1. <i>Ilex coriacea</i>	30	☒ 66.7%	FACW	OBL species	0	x 1 =	0
2. <i>Vaccinium ellipticum</i>	10	☒ 22.2%	FACW	FACW species	96	x 2 =	192
3. <i>Cyrilla racemiflora</i>	5	☐ 11.1%	FACW	FAC species	16	x 3 =	54
4.	0	☐ 0.0%		FACU species	25	x 4 =	100
5.	0	☐ 0.0%		UPL species	0	x 5 =	0
6.	0	☐ 0.0%		Column Totals:	139	(A)	346 (B)
7.	0	☐ 0.0%		Prevalence Index = B/A = 2.489			
8.	0	☐ 0.0%		Hydrophytic Vegetation Indicators:			
50% of Total Cover: 22.5				☐ 1 - Rapid Test for Hydrophytic Vegetation ☒ 2 - Dominance Tests > 50% ☒ 3 - Prevalence Index is > 3.0 ¹ ☐ Problematic Hydrophytic Vegetation ¹ (Explain)			
20% of Total Cover: 9				¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.			
48 = Total Cover				Definition of Vegetation Strata:			
Shrub Stratum (Plot size: 30m)				Tree - Woody plants, excluding woody vines, approximately 20 ft (6 m) or more in height and 3 in. (7.6 cm) or larger in diameter at breast height (DBH).			
1.	0	☐ 0.0%		Sapling - Woody plants, excluding woody vines, approximately 20 ft (6 m) or more in height and less than 3 in. (7.6 cm) DBH.			
2.	0	☐ 0.0%		Sapling/Shrub - Woody plants, excluding vines, less than 3 in. DBH and greater than 3.28 ft (1 m) tall.			
3.	0	☐ 0.0%		Shrub - Woody plants, excluding woody vines, approximately 3 to 20 ft (1 to 6 m) in height.			
4.	0	☐ 0.0%		Herb - All herbaceous (non-woody) plants, including herbaceous vines, regardless of size, and woody plants, except woody vines, less than approximately 3 ft (1 m) in height.			
5.	0	☐ 0.0%		Woody vine - All woody vines, regardless of height.			
6.	0	☐ 0.0%					
50% of Total Cover: 0				Hydrophytic Vegetation Present? Yes ☒ No ☐			
20% of Total Cover: 0							
0 = Total Cover							
Herb Stratum (Plot size: 30m)							
1. <i>Ilex coriacea</i>	6	☒ 100.0%	FACW				
2.	0	☐ 0.0%					
3.	0	☐ 0.0%					
4.	0	☐ 0.0%					
5.	0	☐ 0.0%					
6.	0	☐ 0.0%					
7.	0	☐ 0.0%					
8.	0	☐ 0.0%					
9.	0	☐ 0.0%					
10.	0	☐ 0.0%					
11.	0	☐ 0.0%					
12.	0	☐ 0.0%					
50% of Total Cover: 6							
20% of Total Cover: 1.2							
6 = Total Cover							
Woody Vine Stratum (Plot size: 30m)							
1. <i>Vitis rotundifolia</i>	3	☐ 100.0%	FAC				
2.	0	☐ 0.0%					
3.	0	☐ 0.0%					
4.	0	☐ 0.0%					
5.	0	☐ 0.0%					
50% of Total Cover: 1.5							
20% of Total Cover: 0.5							
3 = Total Cover							
Remarks: (If observed, list morphological adaptations below).							
*Indicator suffix = National status or professional decision assigned because Regional status not defined by FWS.							

SOIL

Sampling Point: Plot 8

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)									
Depth (Inches)	Matrix			Redox Features			Type	Loc ²	Remarks
	Color (moist)	%		Color (moist)	%				
1-7	10YR	8/1	70	10YR	7/1	25			Fine Sandy Loam
+mottle	10YR	6/8	5						Fine Sandy Loam
7-27	10YR	6/1	60	10YR	7/1	30			Fine Sandy Loam
+mottle	10YR	6/8	100						Fine Sandy Loam
¹ Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains ² Location: PL=Pore Lining, M=Matrix									
Hydric Soil Indicators¹ ☐ Histic (A1) ☐ Histic Epipedon (A2) ☐ Black Histic (A3) ☐ Hydrogen Sulfide (A4) ☐ Stratified Layers (A5) ☐ Organic Bodies (A6) (LRR P, T, U) ☐ 5 cm Mucky Mineral (A7) (LRR P, T, U) ☐ Muck Presence (A8) (LRR U) ☐ 1 cm Muck (A9) (LRR P, T) ☐ Depleted Below Dark Surface (A11) ☐ Thick Dark Surface (A12) ☐ Coast Prairie Redox (A16) (MLRA 130A) ☐ Sandy Muck Mineral (S4) (LRR O, S) ☐ Sandy Gleyed Matrix (S4) ☒ Sandy Redox (S3) ☐ Stripped Matrix (S6) ☐ Dark Surface (S7) (LRR P, S, T, U) ☐ Polyvalue Below Surface (S6) (LRR S, T, U) ☐ Thin Dark Surface (S8) (LRR S, T, U) ☐ Loamy Mucky Mineral (F1) (LRR O) ☐ Loamy Gleyed Matrix (F2) ☒ Depleted Matrix (F3) ☐ Redox Dark Surface (F6) ☐ Depleted Dark Surface (F7) ☐ Redox Depressions (F8) ☐ Marl (F10) (LRR U) ☐ Depleted Ochric (F11) (MLRA 151) ☐ Iron-Manganese Masses (F12) (LRR O, P, T) ☐ Umbria Surface (F13) (LRR P, T, U) ☐ Balta Ochric (F17) (MLRA 151) ☐ Reduced Vertic (F18) (MLRA 130A, 130B) ☐ Piedmont Floodplain Soils (F19) (MLRA 149A) ☐ Anomalous Bright Loamy Soils (F20) (MLRA 149A, 153C, 153D) Indicators for Problematic Hydric Soils³ ☐ 1 cm Muck (A9) (LRR O) ☐ 2 cm Muck (A10) (LRR S) ☐ Reduced Vertic (F18) (outside MLRA 130A,B) ☐ Piedmont Floodplain Soils (F19) (LRR P, S, T) ☐ Anomalous Bright Loamy Soils (F20) (MLRA 153B) ☐ Red Parent Material (TF2) ☐ Very Shallow Dark Surface (TF12) ☐ Other (Explain in Remarks) ³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.									
Restrictive Layer (if observed): Type: _____ Depth (Inches): _____								Hydric Soil Present? Yes ☒ No ☐	
Remarks:									

WETLAND DETERMINATION DATA FORM - Atlantic and Gulf Coastal Plain Region

Project/Site: 80 ac North Swan City/County: Harrison Sampling Date: 24-May-22
 Applicant/Owner: Engineering Excellence State: MS Sampling Point: Plot 7
 Investigator(s): R. Ellis, D. Bartlett & A.G. Boxx Section, Township, Range: B 27 T 6-S R 11-W
 Landform (hillslope, terrace, etc.): _____ Local relief (concave, convex, none): _____ Slope: 0.0 % / 0.0 °
 Subregion (LRR or MLRA): LRR T Lat.: 30° 29' 32.094" N Long.: 89° 4' 51.639" W Datum: _____
 Soil Map Unit Name: Poarch fine sandy loam, 0 to 2 percent slopes (PoA) NWI classification: N/A
 Are climatic/hydrologic conditions on the site typical for this time of year? Yes ☒ No ☐ (If no, explain in Remarks.)
 Are Vegetation ☐ , Soil ☐ , or Hydrology ☐ significantly disturbed? Are "Normal Circumstances" present? Yes ☒ No ☐
 Are Vegetation ☐ , Soil ☐ , or Hydrology ☐ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS - Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ☒ No ☐	Is the Sampled Area within a Wetland? Yes ☐ No ☒
Hydric Soil Present?	Yes ☐ No ☒	
Wetland Hydrology Present?	Yes ☐ No ☒	
Remarks:		

HYDROLOGY

Wetland Hydrology Indicators Primary Indicators (minimum of one required; check all that apply)		Secondary Indicators (minimum of 2 required)	
☐ Surface Water (A1)	☐ Aquatic Fauna (B13)	☐ Surface Soil Cracks (B6)	
☐ High Water Table (A2)	☐ Marl Deposits (B15) (LRR U)	☐ Sparsely Vegetated Concave Surface (B8)	
☐ Saturation (A3)	☐ Hydrogen Sulfide Odor (C1)	☐ Drainage Patterns (B10)	
☐ Water Marks (B1)	☐ Oxidized Rhizospheres along Living Roots (C3)	☐ Moss Trim Lines (B16)	
☐ Sediment Deposits (B2)	☐ Presence of Reduced Iron (C4)	☐ Dry Season Water Table (C2)	
☐ Drift Deposits (B3)	☐ Recent Iron Reduction in Tilled Soils (C6)	☐ Clayfish Burrows (C8)	
☐ Algal Mat or Crust (B4)	☐ Thin Muck Surface (C7)	☐ Saturation Visible on Aerial Imagery (C9)	
☐ Iron Deposits (B5)	☐ Other (Explain in Remarks)	☐ Geomorphic Position (D2)	
☐ Inundation Visible on Aerial Imagery (B7)		☐ Shallow Aquitard (D3)	
☐ Water-Stained Leaves (B9)		☒ FAC-Neutral Test (D5)	
		☐ Sphagnum moss (D6) (LRR T, U)	
Field Observations: Surface Water Present? Yes ☐ No ☒ Depth (inches): _____ Water Table Present? Yes ☐ No ☒ Depth (inches): _____ Saturation Present? (includes capillary fringe) Yes ☐ No ☒ Depth (inches): _____		Wetland Hydrology Present? Yes ☐ No ☒	
Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:			
Remarks: Dump site			

VEGETATION (Five/Four Strata) - Use scientific names of plants.

Tree Stratum (Plot size: 30m)				Dominant Species?		Sampling Point: Plot 7	
	Absolute % Cover	Rel. Strat. Cover	Indicator Status	Dominance Test worksheet:			
1. <i>Pinus palustris</i>	30	44.1%	FACU	Number of Dominant Species That are OBL, FACW, or FAC: 5 (A)			
2. <i>Quercus nigra</i>	20	29.4%	FAC	Total Number of Dominant Species Across All Strata: 6 (B)			
3. <i>Carya illinoensis</i>	10	14.7%	FACU	Percent of dominant Species That are OBL, FACW, or FAC: 83.3% (A/B)			
4. <i>Magnolia virginiana</i>	8	11.8%	FACW				
5.	0	0.0%					
6.	0	0.0%					
7.	0	0.0%					
8.	0	0.0%					
50% of Total Cover: 84 20% of Total Cover: 13.6 68 = Total Cover				Prevalence Index worksheet			
Sapling or Sapling/Shrub Stratum (Plot size: 30m)				Total % Cover of: Multiply by:			
1. <i>Ilex vomitoria</i>	30	42.9%	FAC	OBL species	0	x 1 =	0
2. <i>Ilex coriacea</i>	18	37.5%	FACW	FACW species	34	x 2 =	68
3.	0	0.0%		FAC species	58	x 3 =	174
4.	0	0.0%		FACU species	40	x 4 =	160
5.	0	0.0%		UPL species	0	x 5 =	0
6.	0	0.0%		Column Totals:	132 (A)		402 (B)
7.	0	0.0%		Prevalence Index = B/A = 3.045			
8.	0	0.0%		Hydrophytic Vegetation Indicators:			
50% of Total Cover: 24 20% of Total Cover: 9.6 48 = Total Cover				☐ 1 - Rapid Test for Hydrophytic Vegetation ☒ 2 - Dominance Test is > 50% ☐ 3 - Prevalence Index is > 3.0 ☐ Problematic Hydrophytic Vegetation ¹ (Explain)			
Shrub Stratum (Plot size: 30m)				¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.			
1.	0	0.0%		Definition of Vegetation Strata:			
2.	0	0.0%		Tree - Woody plants, excluding woody vines, approximately 20 ft (6 m) or more in height and 3 in. (7.6 cm) or larger in diameter at breast height (DBH).			
3.	0	0.0%		Sapling - Woody plants, excluding woody vines, approximately 20 ft (6 m) or more in height and less than 3 in. (7.6 cm) DBH.			
4.	0	0.0%		Sapling/Shrub - Woody plants, excluding vines, less than 3 in. DBH and greater than 3.28 ft (1 m) tall.			
5.	0	0.0%		Shrub - Woody plants, excluding woody vines, approximately 3 to 20 ft (1 to 6 m) in height.			
6.	0	0.0%		Herb - All herbaceous (non-woody) plants, including herbaceous vines, regardless of size, and woody plants, except woody vines, less than approximately 3 ft (1 m) in height.			
7.	0	0.0%		Woody vine - All woody vines, regardless of height.			
8.	0	0.0%					
9.	0	0.0%					
10.	0	0.0%					
11.	0	0.0%					
12.	0	0.0%					
50% of Total Cover: 0 20% of Total Cover: 0 0 = Total Cover				Hydrophytic Vegetation Present? Yes ☒ No ☐			
Woody Vine Stratum (Plot size: 30m)							
1. <i>Vitis rotundifolia</i>	5	31.3%	FAC				
2. <i>Smilax laurifolia</i>	8	50.0%	FACW				
3. <i>Toxicodendron radicans</i>	3	18.8%	FAC				
4.	0	0.0%					
5.	0	0.0%					
50% of Total Cover: 8 20% of Total Cover: 3.2 16 = Total Cover							
Remarks: (If observed, list morphological adaptations below).							
Indicator suffix = National status or professional decision assigned because Regional status not defined by FWS.							

SOIL

Sampling Point: Plot 7

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)									
Depth (Inches)	Matrix			Bedrock Features			Texture	Remarks	
	Color (moist)	%		Color (moist)	%	Type ¹			
0-2								organic	
2-11	10YR	4/2	100					Fine Sandy Loam	
11-18	10YR	6/3	90	10YR	4/2	5		Fine Sandy Loam	some gravel (<5%)

¹ Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains ² Location: PL=Pore Lining, M=Matrix

Hydric Soil Indicators: ☐ Histosol (A1) ☐ Histic Epipedon (A2) ☐ Black Histic (A3) ☐ Hydrogen Sulfide (A4) ☐ Stratified Layers (A5) ☐ Organic Bodies (A6) (LRR P, T, U) ☐ 5 cm Mucky Mineral (A7) (LRR P, T, U) ☐ Muck Presence (A8) (LRR U) ☐ 1 cm Muck (A9) (LRR P, T) ☐ Depleted Below Dark Surface (A11) ☐ Thick Dark Surface (A12) ☐ Coastal Prairie Redox (A16) (MLRA 150A) ☐ Sandy Muck Mineral (S1) (LRR O, S) ☐ Sandy Gleyed Matrix (S4) ☐ Sandy Redox (S5) ☐ Stripped Matrix (S6) ☐ Dark Surface (S7) (LRR P, S, T, U)	☐ Polyvalue Below Surface (S8) (LRR S, T, U) ☐ Thin Dark Surface (S9) (LRR S, T, U) ☐ Loamy Mucky Mineral (F1) (LRR O) ☐ Loamy Gleyed Matrix (F2) ☐ Depleted Matrix (F3) ☐ Redox Dark Surface (F5) ☐ Depleted Dark Surface (F7) ☐ Redox Depressions (F8) ☐ Marl (F10) (LRR U) ☐ Depleted Ochric (F11) (MLRA 151) ☐ Iron-Manganese Masses (F12) (LRR O, P, T) ☐ Umbria Surface (F13) (LRR P, T, U) ☐ Delta Ochric (F17) (MLRA 151) ☐ Reduced Vertic (F18) (MLRA 150A, 150B) ☐ Piedmont Floodplain Soils (F19) (MLRA 149A) ☐ Anomalous Bright Loamy Soils (F20) (MLRA 149A, 153C, 153D)	Indicators for Problematic Hydric Soils³: ☐ 1 cm Muck (A9) (LRR O) ☐ 2 cm Muck (A10) (LRR S) ☐ Reduced Vertic (F18) (outside MLRA 150A,B) ☐ Piedmont Floodplain Soils (F19) (LRR P, S, T) ☐ Anomalous Bright Loamy Soils (F20) (MLRA 153B) ☐ Red Parent Material (TF2) ☐ Very Shallow Dark Surface (TF12) ☐ Other (Explain in Remarks)
---	--	--

³ Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed): Type: _____ Depth (Inches): _____	Hydric Soil Present? Yes ☐ No ☒
Remarks: Porous soils	

Appendix B
Field Photographs

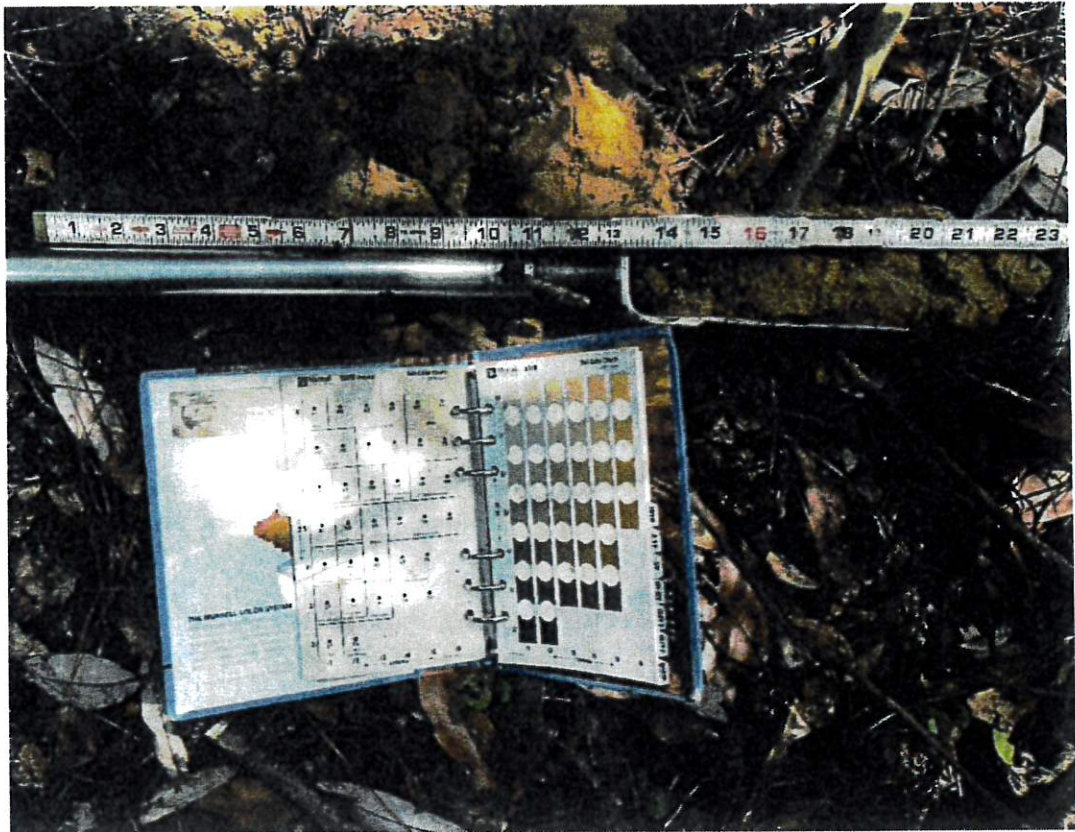


Figure B-1. View of soil profile from Plot 1 (May 19, 2022).



Figure B-2. View of vegetation from Plot 1 (May 19, 2022).



Figure B-3. View of soil profile from Plot 2 (May 19, 2022).



Figure B-4. View of vegetation from Plot 2 (May 19, 2022).

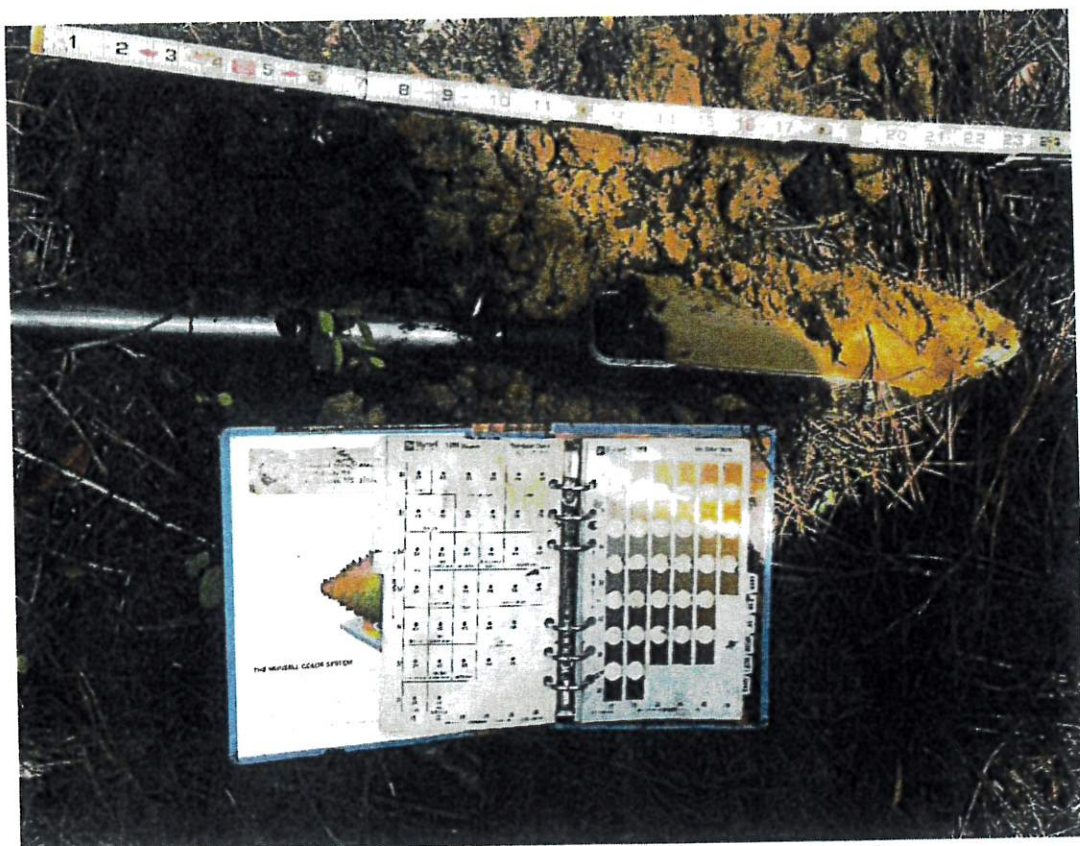


Figure B-5. View of soil profile from Plot 3 (May 19, 2022).



Figure B-6. View of vegetation from Plot 3 (May 19, 2022).



Figure B-7. View of soil profile from Plot 4 (May 20, 2022).



Figure B-8. View of vegetation from Plot 4 (May 20, 2022).

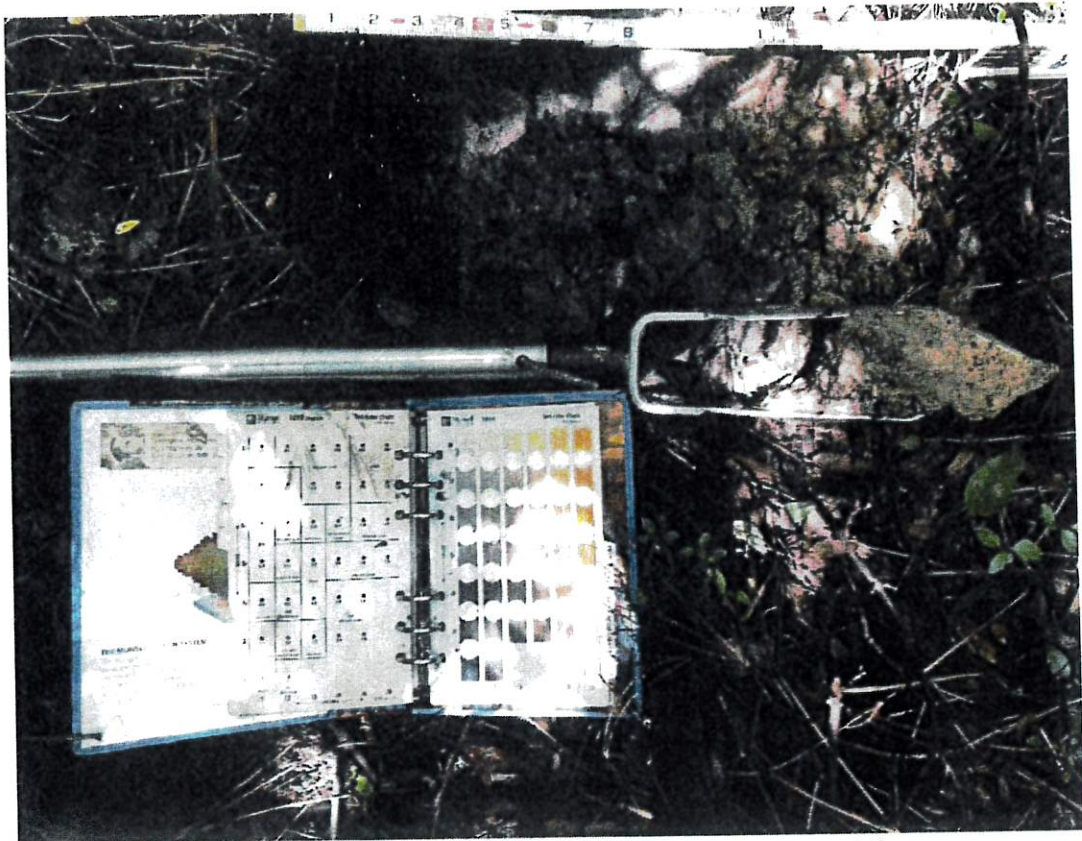


Figure B-9. View of soil profile from Plot 5 (May 20, 2022).



Figure B-10. View of vegetation from Plot 5 (May 20, 2022).



Figure B-11. View of soil profile from Plot 6 (May 24, 2022).



Figure B-12. View of vegetation from Plot 6 (May 24, 2022).



Figure B-13. View of soil profile from Plot 7 (May 24, 2022).



Figure B-14. View of vegetation from Plot 7 (May 24, 2022).

Swan Landing

Site Plan Changes

On February 24, 2024, we met with some neighboring property owners who live in Countrywood Estates. Based on comments from those owners at that meeting, several site plan changes have been made.

It should be noted that our previous site plan conformed to ALL zoning requirements for R-1-15 zoning, and that these changes have been made to help the surrounding residents. These changes resulted in a loss of 3 lots to the overall site plan (previously 87 lots, now 84 lots). *The previous variance request (which was denied by the City Council) would have allowed wider homes on the lots, but the lots themselves met all the zoning requirements.*

1. Lot Size – Residents asked if we could make the lots larger.
 - We increased the square footage of many of the lots.
 - The average Lot SF is now over 19,000 square feet.
 - Greater than 25% of statutory requirement
 - We Increased the width of nearly all lots.
 - Statutory minimum lot width is 60 feet.
 - Previous plan had a minimum lot width at the setback of approximately 80 feet, and the revised site plan has a lot width of approximately 86 feet
 - New plan will honor the 15' statutory setback and no variance will be requested.
 - Reduction of 3 lots - previously 87 lots, now 84 lots
2. Buffers – 3 Residents have lots that will back up to the newly developed lots, and asked if we could install a buffer.
 - Placed a 15'-20' natural/undisturbed buffer along the rear of the lots. No trees or bush will be cut in these areas.
 - Furthermore, now there are only 2 lots backing up to 14501 S Countrywood Dr. where there used to be 3 lots
3. Lots Facing South Swan – Residents asked us to try and remove all lots facing South Swan.
 - While these lots facing South Swan are allowed by right, the following concessions were made:
 - Provided an additional 10' Right-of-Way to the City of Gulfport
 - Increased the minimum front yard setback from 25 feet to 40 feet
 - Added language to General Plan – “Homebuilder to ensure that lots 1-10 (fronting South Swan) are provided with circular driveways or turnarounds such that no vehicles are required to back onto South Swan.
 - Eliminated 4 lots (30% +/-) of lots facing South Swan.
 - Engineering requested that we install concrete piping for the ditch (to eliminate driveway culverts) along South Swan and we will comply with that request.

Swan Landing

Site Plan Changes

On February 24, 2024, we met with some neighboring property owners who live in Countrywood Estates. Based on comments from those owners at that meeting, several site plan changes have been made.

It should be noted that our previous site plan conformed to ALL zoning requirements for R-1-15 zoning, and that these changes have been made to help the surrounding residents. These changes resulted in a loss of 3 lots to the overall site plan (previously 87 lots, now 84 lots). *The previous variance request (which was denied by the City Council) would have allowed wider homes on the lots, but the lots themselves met all the zoning requirements.*

1. Lot Size – Residents asked if we could make the lots larger.
 - We increased the square footage of many of the lots.
 - The average Lot SF is now over 19,000 square feet.
 - Greater than 25% of statutory requirement
 - We Increased the width of nearly all lots.
 - Statutory minimum lot width is 60 feet.
 - Previous plan had a minimum lot width at the setback of approximately 80 feet, and the revised site plan has a lot width of approximately 86 feet
 - New plan will honor the 15' statutory setback and no variance will be requested.
 - Reduction of 3 lots - previously 87 lots, now 84 lots
2. Buffers – 3 Residents have lots that will back up to the newly developed lots, and asked if we could install a buffer.
 - Placed a 15'-20' natural/undisturbed buffer along the rear of the lots. No trees or bush will be cut in these areas.
 - Furthermore, now there are only 2 lots backing up to 14501 S Countrywood Dr. where there used to be 3 lots
3. Lots Facing South Swan – Residents asked us to try and remove all lots facing South Swan.
 - While these lots facing South Swan are allowed by right, the following concessions were made:
 - Provided an additional 10' Right-of-Way to the City of Gulfport
 - Increased the minimum front yard setback from 25 feet to 40 feet
 - Added language to General Plan – “Homebuilder to ensure that lots 1-10 (fronting South Swan) are provided with circular driveways or turnarounds such that no vehicles are required to back onto South Swan.
 - Eliminated 4 lots (30% +/-) of lots facing South Swan.
 - Engineering requested that we install concrete piping for the ditch (to eliminate driveway culverts) along South Swan and we will comply with that request.

PHASING NOTE:
PROJECT TO BE CONSTRUCTED IN
THREE (3) PHASES:

PHASE 1 - LOTS 1-10 (10 LOTS)
PHASE 2 - LOTS 11-62 (52 LOTS)
PHASE 3 - LOTS 63-84 (22 LOTS)

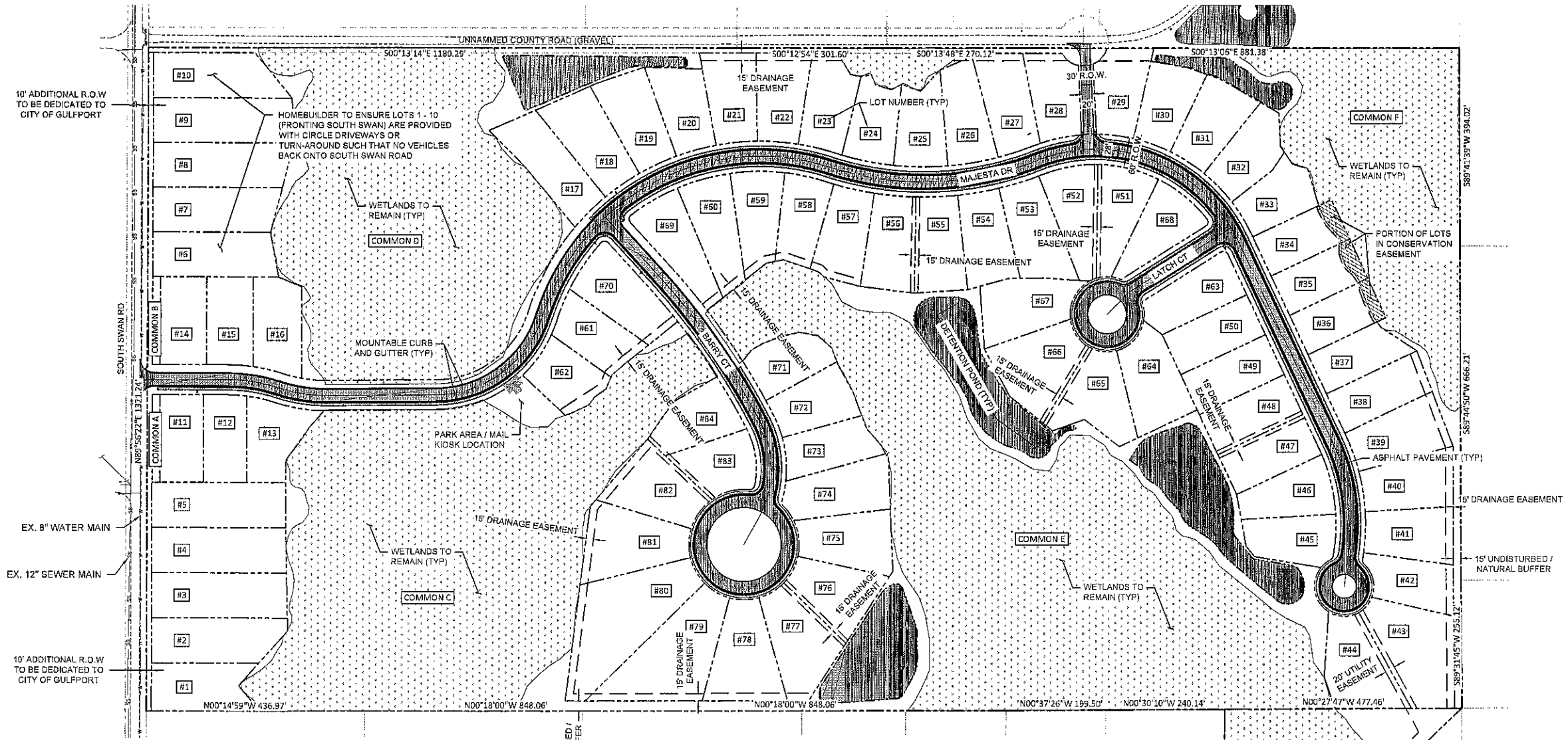
SWAN LANDING ESTATES

SOUTH SWAN ROAD - GULFPORT, MS

LOCATED IN SECTION 27, TOWNSHIP 6 SOUTH, RANGE 11 WEST
CITY OF GULFPORT, 1ST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI



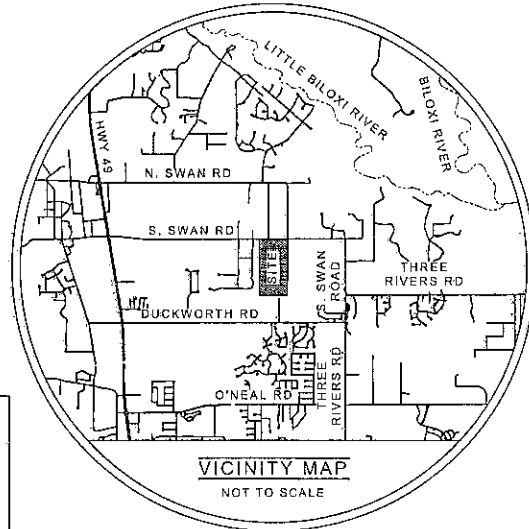
SCALE: 1 INCH = 150 FEET



GENERAL SUBDIVISION PLAN SHEET LEGEND

- 1 OF 7 - PROJECT LAYOUT
- 2 OF 7 - DIMENSIONAL LAYOUT - NORTH
- 3 OF 7 - DIMENSIONAL LAYOUT - MIDDLE
- 4 OF 7 - DIMENSIONAL LAYOUT - SOUTH
- 5 OF 7 - PROJECT TABLES
- 6 OF 7 - BOUNDARY SURVEY
- 7 OF 7 - TOPO SURVEY

SHEET 1 OF 7 - PROJECT LAYOUT



PROPOSED ROAD LENGTHS

MAJESTA DRIVE = 3,225 LF
BARRY COURT = 775 LF
LATCH COURT = 310 LF

LAND AREA ANALYSIS

TOTAL = 78.86 AC (100%)
WETLANDS = 29.73 AC (37.2%)
R.O.W. = 7.35 AC (9.2%)
(INCL. EMERGENCY ACCESS)
COMMON AREA = 5.17 AC (7.7%)
LOTS (87) = 37.80 AC (45.9%)

MINIMUM BUILDING SETBACKS

FRONT YARD = 25 FEET
FRONT YARD (S. SWAN) = 40 FEET
REAR YARD = 15 FEET
SIDE YARD = 15 FEET

MINIMUM BUILDING SITE AREA

MIN REQUIRED = 15,000 SF
MIN PROVIDED = 15,027 SF

BUILDING HEIGHT

MAX REQUIRED: 3 STORIES OR 35 FEET
MAX PROVIDED: < 35 FEET

LOT COVERAGE

MAXIMUM ALLOWED: 45% OF LOT AREA
ANTICIPATED: 40% (MAX)

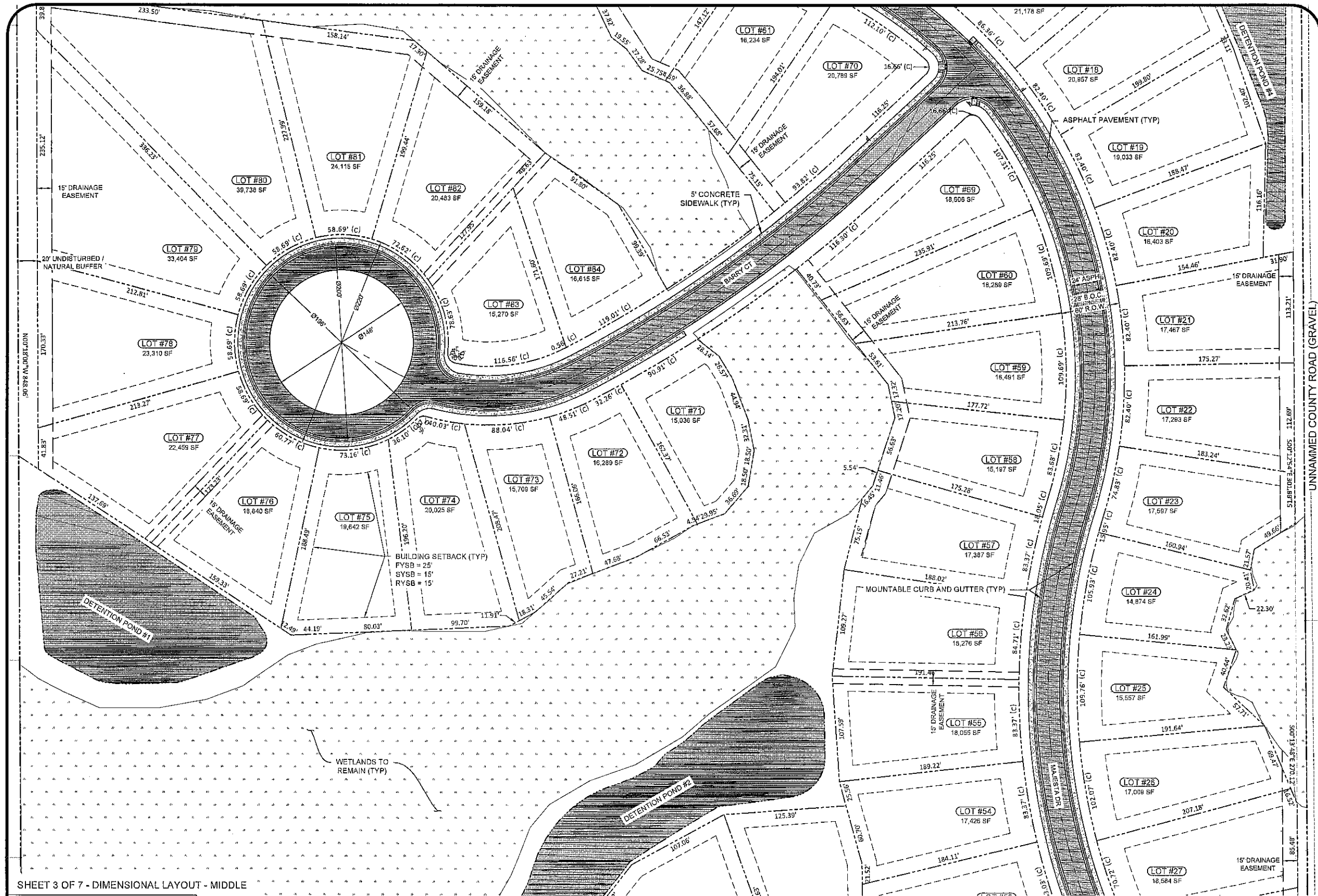
MISCELLANEOUS DATA

1. PRESENT TRACT DESIGNATION: 0807G-01-001.000
2. SUBDIVISION NAME: SWAN LANDING ESTATES
3. PRESENT OWNER: THE FLAIR FAMILY LLC, 225 GULF DRIVE, WAVELAND, MS 39576
4. SUBDIVIDER: GULF COAST DEVELOPMENT & DESIGN, LLC, 919 2ND STREET, GULFPORT, MS 39501
5. PROJECT ENGINEER: PHELAN ENGINEERING, LLC; ANDY PHELAN, PE
6. PROJECT LAND SURVEYOR: W. ENGINEERING & GEOTECHNICAL; PETE WILLIAMS

FLOOD NOTE:

ENTIRE PROPERTY IS LOCATED IN A ZONE X (SHADED) PER MAP NUMBER 28047C0255H (EFFECTIVE 12/21/2017)

MARCH 1, 2024

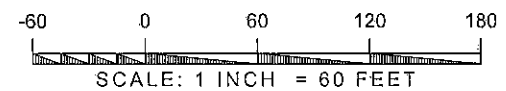


SHEET 3 OF 7 - DIMENSIONAL LAYOUT - MIDDLE

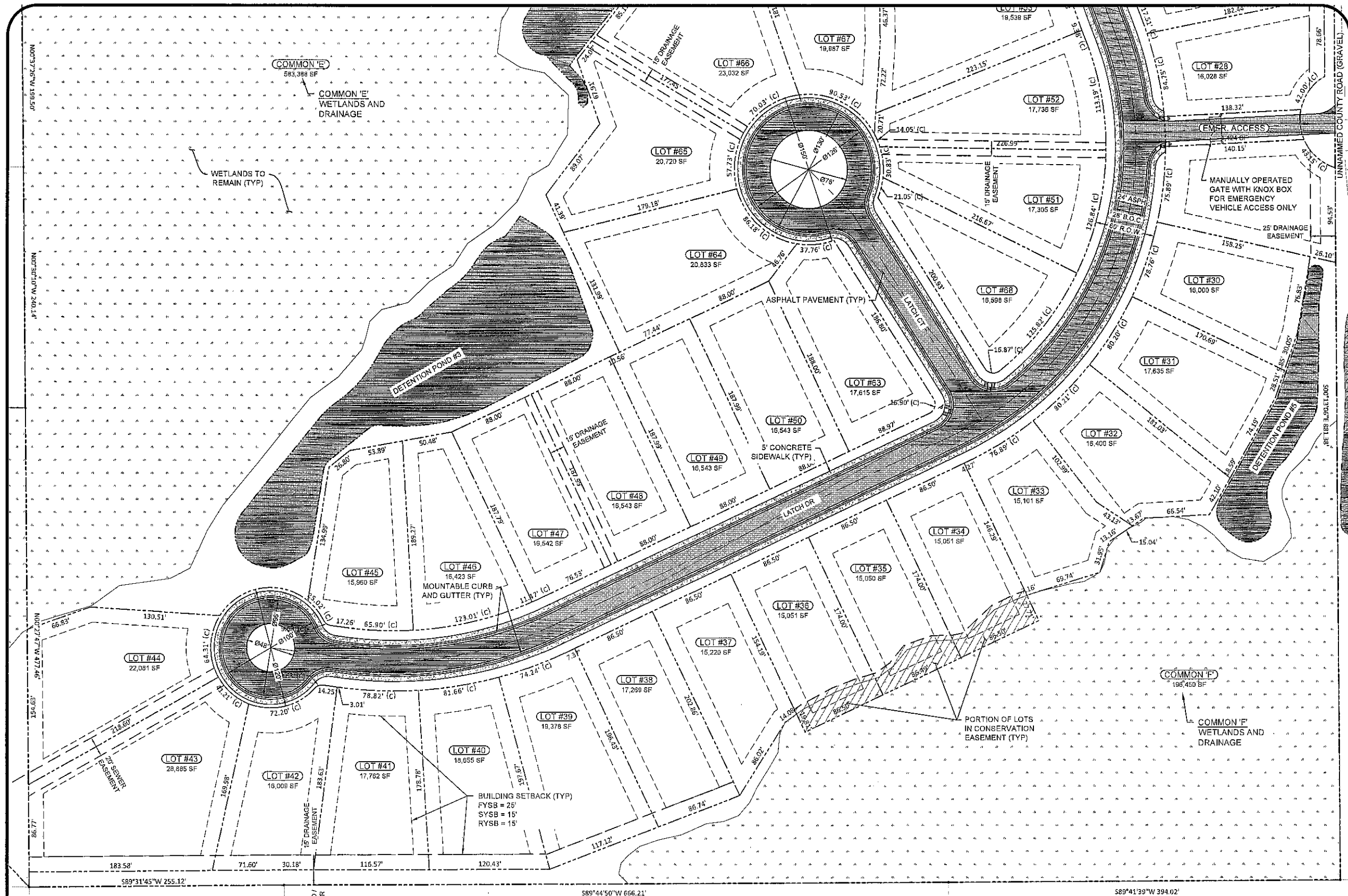


SWAN LANDING ESTATES

SOUTH SWAN ROAD - GULFPORT, MS



MARCH 1, 2024



SHEET 4 OF 7 - DIMENSIONAL LAYOUT - SOUTH



SWAN LANDING ESTATES

SOUTH SWAN ROAD - GULFPORT, MS



MARCH 1, 2024

PARCEL TABLE		
PARCEL #	AREA (SF)	AREA (AC)
COMMON 'A'	2,825	0.060
COMMON 'B'	2,825	0.060
COMMON 'C'	415,780	9.545
COMMON 'D'	368,844	8.487
COMMON 'E'	583,388	13.393
COMMON 'F'	186,450	4.510
EMER. ACCESS	4,124	0.095
LOT #1	18,582	0.427
LOT #2	22,598	0.519
LOT #3	24,337	0.559
LOT #4	24,182	0.555
LOT #5	24,078	0.553
LOT #6	21,659	0.497

PARCEL TABLE		
PARCEL #	AREA (SF)	AREA (AC)
LOT #7	21,957	0.504
LOT #8	24,036	0.552
LOT #9	24,895	0.572
LOT #10	21,608	0.496
LOT #11	15,225	0.350
LOT #13	16,833	0.386
LOT #14	18,275	0.374
LOT #15	16,329	0.375
LOT #16	18,083	0.415
LOT #17	21,178	0.486
LOT #18	20,957	0.481
LOT #19	19,033	0.437
LOT #20	16,403	0.377

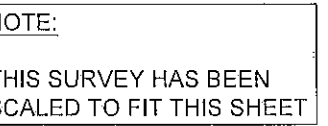
PARCEL TABLE		
PARCEL #	AREA (SF)	AREA (AC)
LOT #21	17,467	0.401
LOT #22	17,293	0.397
LOT #23	17,597	0.404
LOT #24	14,874	0.341
LOT #25	15,557	0.357
LOT #26	17,009	0.390
LOT #27	18,584	0.427
LOT #28	16,028	0.368
LOT #29	16,853	0.387
LOT #30	16,000	0.367
LOT #31	17,835	0.405
LOT #32	16,400	0.376
LOT #33	15,101	0.347

PARCEL TABLE		
PARCEL #	AREA (SF)	AREA (AC)
LOT #34	15,051	0.346
LOT #35	15,050	0.346
LOT #36	15,051	0.346
LOT #37	15,220	0.349
LOT #38	17,269	0.396
LOT #39	18,378	0.445
LOT #40	18,855	0.428
LOT #41	17,762	0.408
LOT #42	16,009	0.368
LOT #43	28,985	0.663
LOT #44	22,091	0.507
LOT #45	15,960	0.366
LOT #46	16,423	0.377

PARCEL TABLE		
PARCEL #	AREA (SF)	AREA (AC)
LOT #47	16,542	0.380
LOT #48	16,543	0.380
LOT #49	16,543	0.380
LOT #50	16,543	0.380
LOT #51	17,305	0.397
LOT #52	17,736	0.407
LOT #53	19,539	0.449
LOT #54	17,426	0.400
LOT #55	18,055	0.414
LOT #56	18,276	0.420
LOT #57	17,387	0.399
LOT #58	15,197	0.349
LOT #59	16,491	0.379

PARCEL TABLE		
PARCEL #	AREA (SF)	AREA (AC)
LOT #60	16,289	0.420
LOT #61	16,234	0.373
LOT #62	15,007	0.345
LOT #63	17,615	0.404
LOT #64	20,833	0.478
LOT #65	20,720	0.476
LOT #66	23,032	0.529
LOT #67	19,987	0.458
LOT #68	16,598	0.381
LOT #69	18,506	0.427
LOT #70	20,789	0.477
LOT #71	15,036	0.345
LOT #72	16,289	0.374

PARCEL TABLE		
PARCEL #	AREA (SF)	AREA (AC)
LOT #73	15,709	0.361
LOT #74	20,025	0.460
LOT #75	19,642	0.451
LOT #76	18,840	0.433
LOT #77	22,459	0.516
LOT #78	23,310	0.535
LOT #79	33,404	0.767
LOT #80	39,738	0.912
LOT #81	24,115	0.554
LOT #82	20,483	0.470
LOT #83	15,270	0.351
LOT #84	16,615	0.381
LOT #12	15,198	0.349



GENERAL S/D PLAN BY:
PHELAN
ENGINEERING LLC

MARCH 1, 2024

REVISIONS		
NO.	DATE	DESCRIPTION
	DATE: 11/10/23	BY:
Scale 1" = 100'		
Drawn By: SCL		
Checked By: HSW		
SZE SOUTH SHAN RD.		

Topographical Survey for:

Swan Landing Estates Subdivision
Situating in Section 27, Township 6 South, Range 11 West
City of Gulfport, Harrison County, Mississippi

W ENGINEERING, P.A.

301 Central Ave East
Wiggins, MS 39577
Office 601-928-5981
pw@weng-ms.com

Office 601-928-5981
pw@weng-ms.com

01

Sheet No.

DONALD R. JONES, ATTORNEY, PLLC

ATTORNEY AT LAW
1605 23RD AVENUE
P.O. BOX 7555
GULFPORT, MS 39506

Telephone 228-864-8965

donaldjonesatty@gmail.com

Fax 228-864-3252

January 2, 2024

Mr. Kenneth L. Jones, II
Gulf Coast Development & Design, LLC

RE: THE FLAIR FAMILY, LLC
E1/2 of SW1/4, Sec. 27-6-11,
Harrison County, Miss.
Tax Parcel # 0807G-01-001.000
Our file no. 235090

Dear Mr. Jones:

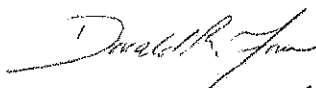
This is to confirm that I have this date made an examination of the deed records of the above referenced property and have determined that the current owner of said property is The Flair Family, LLC. Further, the documents furnished to me show that the current owners of The Flair Family, LLC are Beatrice Flair, Gustave Flair and Alan Timothy Flair.

This letter is limited to the current ownership of said property and does not reflect any liens, easements or other encumbrances that may be applicable to subject property.

Thank you for your attention and courtesies in this matter.

Sincerely,

DONALD R. JONES, ATTORNEY, PLLC



Donald R. Jones

DRJ:gh

BOOK 1494 PAGE 561



ACT OF EXCHANGE

UNITED STATES OF AMERICA

BETWEEN BETTY BLANCAND FLAIR

STATE OF LOUISIANA

AND THE FLAIR FAMILY L.L.C.

PARISH OF ORLEANS

BE IT KNOWN, that on this 26th day of December, 1999,

BEFORE ME, Patricia G. Breckenridge, a Notary Public duly commissioned and qualified in and for the State of Louisiana, and in the presence of the witnesses hereinafter named and undersigned,

PERSONALLY CAME AND APPEARED:

BETTY BLANCAND FLAIR, a person of the full age of majority and a resident of and domiciled in the Parish of Orleans, State of Louisiana, appearing herein in her individual capacity, and who declared that her mailing address is 2538 Calhoun Street, New Orleans, LA 70118, and that her social security number is 437-38-0662; and also appearing herein in her capacity as the subscribing member and manager of The Flair Family L.L.C., a limited liability company formed on December 26, 1999 under the laws of the State of Louisiana

(hereinafter "Appearer")

who further declared that she does hereby make an exchange of the following described real property on the express terms and conditions hereinafter set forth, as follows, to-wit:

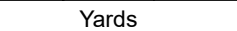
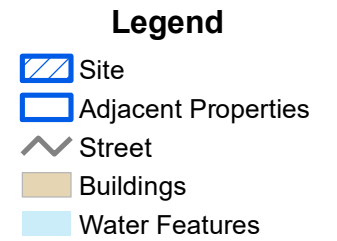
For and in consideration of the issuance and transfer to Appearer individually of a membership interest in The Flair Family L.L.C., Appearer individually does hereby transfer, grant, bargain, assign, and deliver with all legal warranties and with full substitution and subrogation in and to all the rights and actions of warranty which she has or may have unto the Flair Family L.L.C., which she represents herein in her capacity as subscribing member and manager, the following described property:

A CERTAIN PIECE OR PORTION OF GROUND, together with all the improvements thereon, containing eighty (80) acres, situated in the East one-half of the Southwest quarter of Section 27, Township 6, South of Range 11 West, of the First Judicial District of Harrison County, Mississippi; and bounded on the North by South Swan Road, on the East by North Swan Road Extension, on the South by property formerly owned by Robert Barber et al, and on the West by Country Wood Drive.

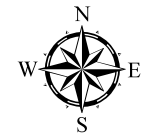
Being the same property acquired by Mrs. Betty Blancand Flair by an act of transfer dated August 14, 1956 pursuant to an Order dated August 9, 1956 of the Chancery Court of Harrison County, Mississippi in Proceedings No. 35,851, entitled Estate of Gus Blancand.

(hereinafter "The Mississippi Property").

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
Y		0807G-01-001.000	THE FLAIR FAMILY LLC (OWNER)	614 WILLOWRIDGE DRIVE	LULING	LA	70070
			KENNETH JONES (AGENT)	919 2ND ST	GULFPORT	MS	39501
			Adjacent Property Owners (2406PC077)				
107925		0807H-01-006.001	CASTILLEJA HENRY MATTHEW JR	14241 S SWAN RD	GULFPORT	MS	39503
56286		0807B-01-017.000	PALMORE CARROLL A JR	14386 S SWAN RD	GULFPORT	MS	39503
93266		0807H-01-007.002	PAGE PAUL B	14349 4TH AVE	GULFPORT	MS	39503
56225		0807A-01-027.000	MIXON PAMELA M & WILLIAM K	14250 NORTH SWAN RD	GULFPORT	MS	39503
56289		0807G-01-001.000	FLAIR FAMILY LLC THE	225 GULF DR	WAVELAND	MS	39576
91414		0807G-01-002.000	LADNIER PASANDRA A & JEFFREY ETAL	14221 COUNTRY WOOD DR	GULFPORT	MS	39503
56300		0807H-01-005.000	MORRIS M C & LINDA -TRUSTEES-	13862 GULF HAVEN ROAD	GULFPORT	MS	39503
56680		0807J-01-010.000	MERRITT GLENN B & VALERI M	14380 DUCKWORTH RD	GULFPORT	MS	39503
56281		0807B-01-005.000	SWEEBE CHRISTOPHER L & ADDISON	14247 N SWAN RD	GULFPORT	MS	39503
91422		0807G-01-004.000	GRAY LAMAR S & SUSAN A	14501 S COUNTRYWOOD DR	GULFPORT	MS	39503
93265		0807H-01-007.001	REALTY INTERNATIONAL LLC	9122 VICTORIA CIR	GULFPORT	MS	39503
101591		0807G-01-008.000	GILMORE MARK S & KARLA G	14593 COUNTRYWOOD DR	GULFPORT	MS	39503
110359		0807H-01-006.003	JARVIS JANET BRICKLEY & DAVID MARK	14251 S SWAN RD	GULFPORT	MS	39503
56682		0807J-01-004.000	SMITH NANCY E	13516 WOODLAND DR	GULFPORT	MS	39503
56684		0807J-01-005.000	ABEL CHRISTOPHER J	13517 WOODLAND DR	GULFPORT	MS	39503
101590		0807G-01-009.000	HICKEY CHRIS & ANITA ETAL	2002 STONEBRIDGE CT	MANSFEILD	TX	76063
101585		0807G-01-010.000	GOFORTH JERRY & LINDA	14661 COUNTRY WOOD DR	GULFPORT	MS	39503
101604		0807G-01-006.000	HOWZE LYNDIA RUTH & KIP DUDLEY	14553 S COUNTRY WOOD DR	GULFPORT	MS	39503
91418		0807G-01-003.000	SELLERS WILLIAM R & SANDRA N	14263 COUNTRY WOOD DRIVE	GULFPORT	MS	39503
101605		0807G-01-005.000	LUCKETT CLEOTHA JR & CONNIE R	14525 S COUNTRY WOOD DR	GULFPORT	MS	39503
56282		0807B-01-006.000	BOZANT PAUL & HEATHER	14300 HATTEN LANE	GULFPORT	MS	39503
101586		0807G-01-007.000	BEY RASHAWN	14575 S COUNTRYWOOD DR	GULFPORT	MS	39503
56302		0807H-01-006.000	COURTEAUX MILTON A JR -TOD-	14241 S SWAN RD	GULFPORT	MS	39503
93267		0807H-01-007.003	DAVENPORT TABITHA	14361 CARRIAGE CIRCLE	GULFPORT	MS	39503
56695		0807J-01-013.000	PETRO SHAWN M	14440 DUCKWORTH RD	GULFPORT	MS	39503
146104		0807B-01-018.001	MIXON JAMES ADAM & ASHLEY	14363 HATTEN LN	GULFPORT	MS	39503



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: General Plan 2406PC077, by agent Kenneth Jones, seeking approval for an 84-lot subdivision with five outparcels (Swan Landing Estates), Tax Parcel 0807G-01-001.000, South Swan Road, Zoned R-1-15 (Single-family), Ward 7

To Applicants and Adjacent Property Owners:

The City of Gulfport Planning Commission will hold a public hearing to consider the above application at 4:30 P.M. on **Thursday, April 25, 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 Planning Commission for **Thursday, April 25, 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.



The Beaufort Gazette
The Belleville News-Democrat
Bellingham Herald
Centre Daily Times
Sun Herald
Idaho Statesman
Bradenton Herald
The Charlotte Observer
The State
Ledger-Enquirer

Durham | The Herald-Sun
Fort Worth Star-Telegram
The Fresno Bee
The Island Packet
The Kansas City Star
Lexington Herald-Leader
The Telegraph - Macon
Merced Sun-Star
Miami Herald
El Nuevo Herald

The Modesto Bee
The Sun News - Myrtle Beach
Raleigh News & Observer
Rock Hill | The Herald
The Sacramento Bee
San Luis Obispo Tribune
Tacoma | The News Tribune
Tri-City Herald
The Wichita Eagle
The Olympian

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
36845	539363	Print Legal Ad-IPL01676370 - IPL0167637		\$92.35	2	51L

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, April 25, 2024 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 24 th Avenue.

Planning Commission Approval 2404PC047, by owner Tricia Roberts, seeking approval for a mobile home use, Tax Parcel 0810D-02-065.000, 2913 Polk Street, Zoned R-1-5 (Single-family), Ward 3

Planning Commission Approval 2404PC055, by agent Deberah Couvillion, seeking approval for a mobile home use, Tax Parcel 0907I-03-019.000, Kelly Street, Zoned R-1-5 (Single-family), Ward 6

General Plan 2404PC058, by agent Freddie Fountain, seeking approval for a 44-lot townhome subdivision with three outparcels (Cowan Townhomes), Tax Parcels 1010K-04-021.000, 1010K-04-010.000, 1010K-04-006.000, Cowan Road, Zoned T4+ (General Urban Zone "Plus"), T4L (General Urban Zone "Limited"), T3 (Sub-Urban Zone), Ward 2

Tree Permit Appeal 2405PC068, Tree Permit Appeal 2405TP068, by owner Greg Smith, seeking to appeal the arborist's decision for Tree Permit 2402TP036, 1011D-01-007.000, 1123 Ocean Drive, Zoned T4+ (General Urban Zone "Plus"), Ward 2

Zoning Map Amendment 2312PC140, by owner Vernon Floyd, Requesting to rezone Tax Parcel 0911C-01-024.000 from B-2 (General-business) to R-2 (Single family), Hewes Ave, Ward 3

Zoning Map Amendment 2403PC051, by owner Hector Rojas, requesting to rezone Tax Parcel 0710M-01-012.006 to R-2 (Single-family), 5914 28th Street, Zoned B-2 (General Business), Ward 1 Zoning Map Amendment 2404PC057, by agent Freddie Fountain, requesting to rezone Tax Parcels 1010K-04-021.000, 1010K-04-010.000, 1010K-04-006.000 to T4+ (General Urban Zone "Plus"), Cowan Road, Zoned T4L (General Urban Zone "Limited"), T4+ (General Urban Zone "Plus"), T3 (Sub-Urban Zone), Ward 2

Zoning Text Amendment 2405PC069, by City of Gulfport, seeking approval of amendment Section 9-106(c) of the Code of Ordinances (Sign Ordinance) to exempt certain signs on a building or structure that is owned and operated by a commission or authority created pursuant to Miss. Code Ann. § 21-27-13 from certain requirements of the Sign Ordinance and to provide a means for the review and approval of the same, and for related purposes.

General Plan 2406PC077, by agent Kenneth Jones, seeking approval for an 84-lot subdivision with six outparcels (Swan Landing Estates), Tax Parcel 0807G-01 001.000, South Swan Road, Zoned R-1-15 (Single-family), Ward 7

This the 4 rd day of April 2024
Keith Williams, Chairman
City of Gulfport Planning Commission
IPL0167637
Apr 10 2024

STATE OF MISSISSIPPI COUNTY OF HARRISON

Before me, the undersigned Notary of Dallas County, Texas personally appeared Mary Castro, 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:
04/10/24

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.

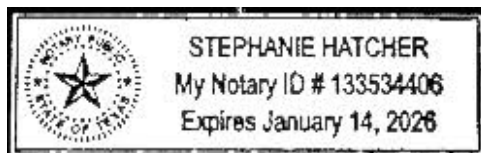
Mary Castro

Sworn to and subscribed before me this 10th day of
April in the year of 2024

Stephanie Hatcher

Notary Public

* The Sun Herald has been deemed eligible for publishing legal notices in Jackson County to meet the requirements of Miss. Code 1972 Section 13-3-31 and 13-3-32.



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

MEMORANDUM

To: City of Gulfport Planning Commission

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

Date of Hearing: April 25, 2024

Re: Planning Commission Recommendation

MEMORANDUM

To: City of Gulfport Planning Commission

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

Date of Hearing: April 25, 2024

Re: **Zoning Map Amendment 2312PC140: (Remanded back by City Council)**

Zoning Map Amendment 2312PC140, by owner Vernon Floyd, Requesting to rezone Tax Parcel 0911C-01-024.000 from B-2 (General-business) to R-2 (Single-family), Hewes Ave, Ward 3

MEMORANDUM

To: Mayor Billy Hewes and
Gulfport City Council

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

Date: January 12, 2024

Re: Zoning Map Amendment 2312PC140, by owner Vernon Floyd, Requesting to rezone
Tax Parcel 0911C-01-024.000 from B-2 (General-business) to R-2 (Single-family),
Hewes Ave, Ward 3

Planning Commission recommendation: To approve applicant request.

Motion: Mr. Hewes

Second: Mrs. Adolph

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

Action: Motion carried unanimously.

Speaking for the Petition:

1. Vernon Floyd

Speaking against the Petition: None

On December 21, 2023, the Planning Commission recommended approval of the above referenced case.

Please place the attached item on the Council agenda for February 6, 2023.

Technical Report

Zoning Map Amendment

GENERAL INFORMATION

Case File Number: 2312PC140

Hearing Date: December 21, 2023

Current Zoning/Use: B-2 / Vacant lot

Legal: Zoning Map Amendment 2312PC140, by owner Vernon Floyd, Requesting to rezone Tax Parcel 0911C-01-024.000 from B-2 (General-business) to R-2 (Single-family), Hewes Ave, Ward 3

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 10,596.53 square feet of property from B-2 (General business) to an R-2 (Single-family residence) district. Currently the property has the purposed house sitting on blocks and wheels and is adjacent to a non-conforming convenience store in a B-2 zoning district. As presented, the applicant requests to rezone the property from B-2 (General-business) to R-2 (Single-family) for the purpose of placing a single-family residence onto the property. Furthermore, the applicant states, "To accommodate the need for reasonably priced housing in the area." They plan to begin development (foundation to renovation) upon approval of the zoning change by the Planning Commission. The surrounding consistency of the neighborhood are areas containing general business districts, one-family, two-family and multiple-family dwellings.

The applicant has not provided as justifications 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 accommodate the need for reasonably priced housing in the area.

Technical Report

Zoning Map Amendment

EXECUTIVE SUMMARY

The applicant wishes to rezone the subject site from B-2 to R-2 in order to place a single-family residential dwelling unit onto the property. While the requested zoning allows for multi-family housing, it also allows for single-family homes and duplexes. While there are existing single-family homes adjacent to the subject site, said homes are pre-existing nonconforming and are within B-2 (General business) zoning districts.

The applicant has not proven with clear and convincing evidence for a zoning change as required by the state, however, the staff notes that there are more single-family homes in the surrounding neighborhood than commercial uses and rezoning to R-2 would be in harmony with the existing neighborhood.

Any approval should consider these conditions:

1. Must meet all current building Codes and City of Gulfport Ordinances.
2. Must comply with all Planning & Zoning rules and regulations.

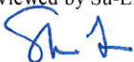
DIRECTOR APPROVAL

This report has been reviewed and approved by:



Greg Holmes

Director of Urban Development Department



Technical Report

Zoning Map Amendment

GENERAL INFORMATION

Case File Number: 2312PC140

Hearing Date: April 25, 2024

Current Zoning/Use: B-2 / Vacant lot

Legal: Zoning Map Amendment 2312PC140, by owner Vernon Floyd, Requesting to rezone Tax Parcel 0911C-01-024.000 from B-2 (General-business) to R-2 (Single-family), Hewes Ave, Ward 3

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 10,596.53 square feet of property from B-2 (General business) to an R-2 (Single-family residence) district. Currently the property has the purposed house sitting on blocks and wheels and is adjacent to a non-conforming convenience store in a B-2 zoning district. As presented, the applicant requests to rezone the property from B-2 (General-business) to R-2 (Single-family) for the purpose of placing a single-family residence onto the property. Furthermore, the applicant states, "To accommodate the need for reasonably priced housing in the area, they wish to provide a much improved residential space on lots they purchases." They plan to begin development ("renovate the small house they purchased and place it on 4 lots and rent") upon approval of the zoning change by the Planning Commission. The surrounding consistency of the neighborhood are areas containing general business districts, one-family, two-family and multiple-family dwellings.

The applicant has not provided as justifications 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 accommodate the need for reasonably priced housing in the area.

Technical Report

Zoning Map Amendment

EXECUTIVE SUMMARY

The applicant wishes to rezone the subject site from B-2 to R-2 in order to place a single-family residential dwelling unit onto the property. While the requested zoning allows for multi-family housing, it also allows for single-family homes and duplexes. While there are existing single-family homes adjacent to the subject site, said homes are pre-existing nonconforming and are within B-2 (General business) zoning districts.

The applicant has not proven with clear and convincing evidence for a zoning change as required by the state, however, the staff notes that there are more single-family homes in the surrounding neighborhood than commercial uses and rezoning to R-2 would be in harmony with the existing neighborhood.

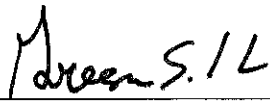
This case was rescinded by the City Council back to Planning Commission on February 28, 2024.

Any approval should consider these conditions:

1. Must meet all current building Codes and City of Gulfport Ordinances.
2. Must comply with all Planning & Zoning rules and regulations.
3. Planning Commission only gives recommendation. This will require approval from City Council.

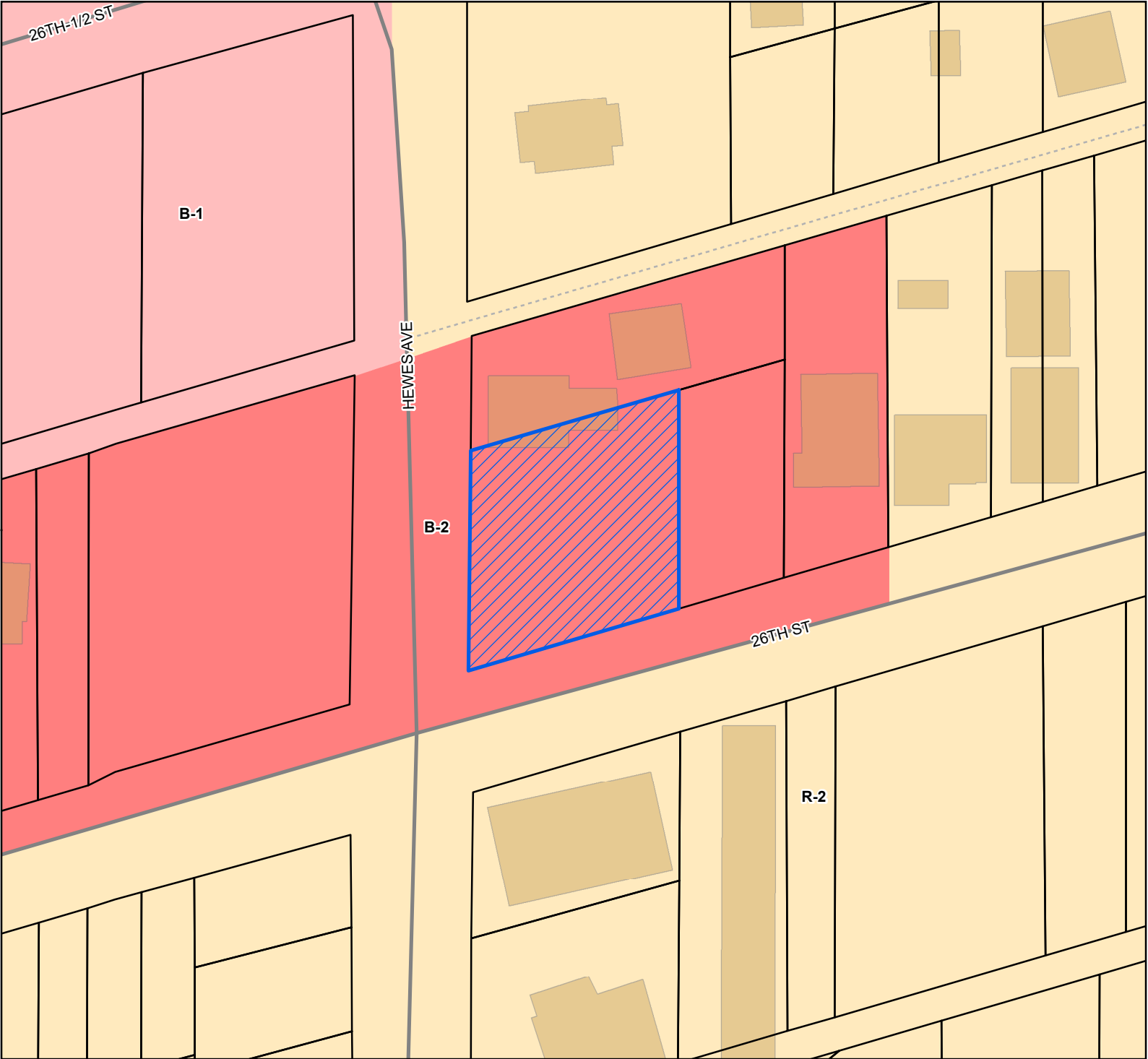
DIRECTOR APPROVAL

This report has been reviewed and approved by:



Greg Holmes
Director of Urban Development Department





Site

Street

Alley

Parcels

Buildings

Zoning

B-1 - Neighborhood Business District

B-2 - General Business District

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

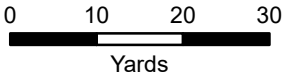
Site Information

0911C-01-024.000

Zoning: B-2 (General Business District)

Size:10596.53 sqft

Flood: X



1 inch = 67 feet



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



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

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

For Staff Use Only

Case File #: 2312PC140
Date Received: 10/31/2023
Receipt #: _____
Received By: LJK
Zoning: B-2
Ward: 3 Flood: X
Size: 10,596.53 sq ft

TAX PARCEL # 0911C - 01 - 024 • 000

(If necessary, use separate sheet of paper)

Address of Property Involved: 0 Hewes AvenueLot(s) 1-4, Block(s) _____, Subdivision Hewes Addition

General Location: _____

GENERAL DESCRIPTION OF REQUEST:

Requesting to Rezone from
B-2 to R-2

OWNERSHIP AND CERTIFICATION:

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

OWNER

AGENT

Printed Name Of Owner

Printed Name Of Agent

Mailing Address

Mailing Address

City

State

Zip code

City

State

Zip code

Home Phone

Work/Cell Phone

Home Phone

Work/Cell Phone

Email

Email

Signature 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)

CASSANDRA FLOYD

ADDRESS (STREET, CITY, STATE, ZIP CODE)

~~621 3rd ST~~ 3403 SABINE ST, Apt 39501

PHONE # (H)

678-438-4171

(W)

114

TAX PARCEL NUMBER(S) OWNED

6911C - 01 - 024 - 000

SIGNATURE:

C Floyd

NAME OF OWNER (PRINT)

ADDRESS (STREET, CITY, STATE, ZIP CODE)

PHONE # (H)

(W)

TAX PARCEL NUMBER(S) OWNED

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:

Application for Zoning Map Amendment/Land Use Reclassification
Tax Parcel #0911C-01-024.000
0 Hewes Avenue Lots 1-4 Hewes Addition

Application Requirements

A. See Page 1 completed and signed application

B. Proof of ownership: see attached Deed

C. Not applicable

D. Not applicable

E. Why we're requesting rezoning?

To accommodate the need for reasonably priced housing in the area.

F1. Interest: We are 3rd Street or 17th Street LLC (Vernon & Cassandra Floyd) (678)438-4897. We own parcel #0911C-01-024.000 which is S105 feet of lots 1-4 block 21 of vacant land on Hewes Avenue in Gulfport. I am providing a copy of the County map showing adjacent parcels and owners.

Neighbor to north: Eddie Smith 228)539-7647

F2. Development Schedule: Beginning upon approval by City of Gpt of zoning change and completion will be in 90 days (foundation to renovation)

F3. Effect of Amendment: Will accommodate the need for reasonably priced housing. Otherwise there will be little to no effect to the surrounding property uses.

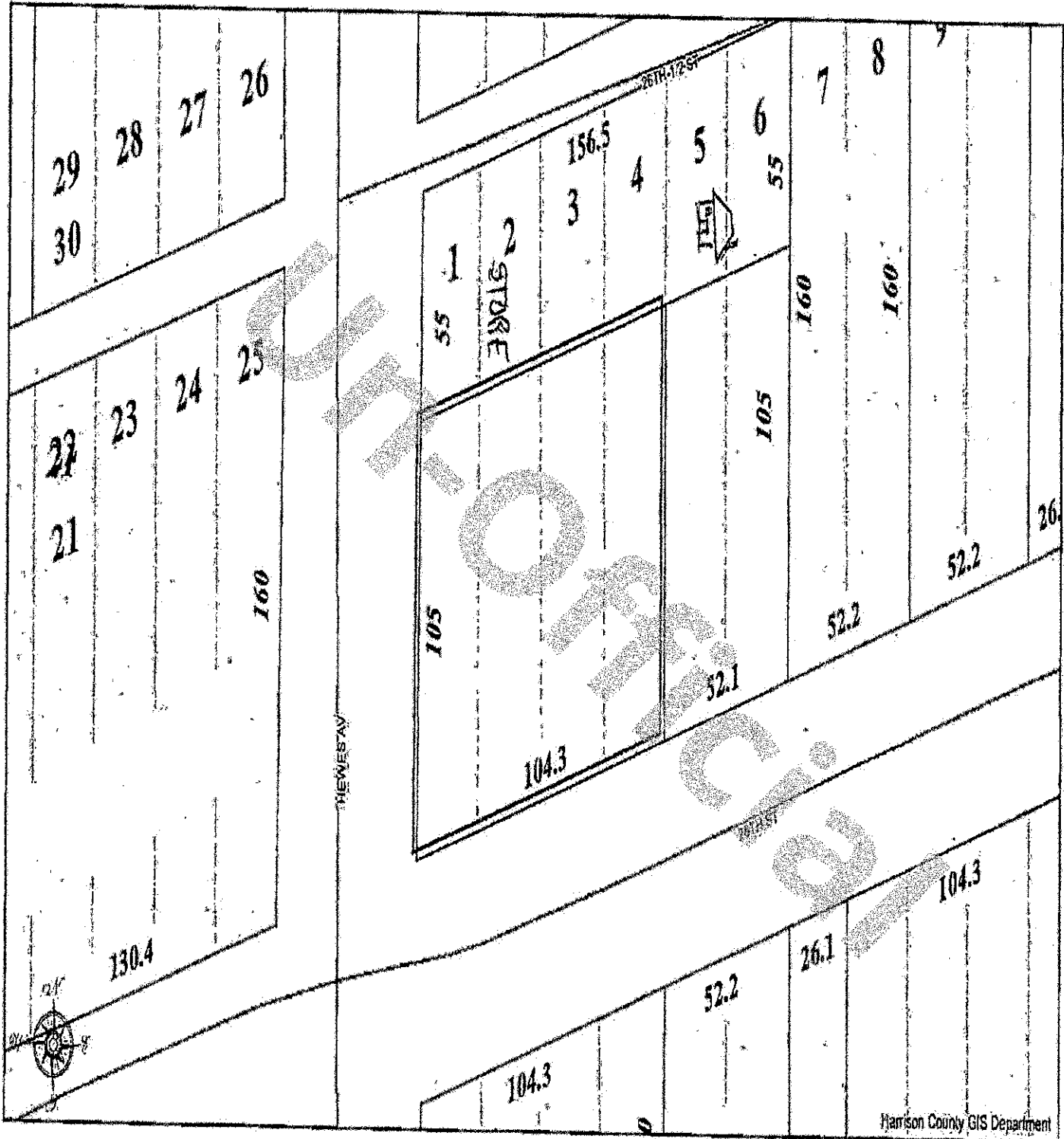
F4. Not applicable - no error

G. See check for \$175 to City of Gpt (provided with application)

A handwritten signature in black ink, appearing to read "Vernon & Cassandra Floyd", with a long horizontal flourish extending to the right.

E. The neighborhood has supported less than 8 commercial businesses over decades. The community is majorly residential with very few affordable, nice rentals. We wish to provide a much improved residential space on lots we purchased. I grew up in the neighborhood and would like to return as an asset. Our plan is to renovate the small house we purchased, place it on the 4 lots and rent.

My Map



HARRISON COUNTY, MISSISSIPPI

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

MAP DATE: July 19, 2022



Harrison County GIS Department



GEORGIA CORPORATIONS DIVISION

GEORGIA SECRETARY OF
STATE

**BRAD
RAFFENSPERGER**

[HOME \(/\)](#)

BUSINESS SEARCH

BUSINESS INFORMATION

Business Name:	3rd Street or 17th Street, LLC	Control Number:	21225886
Business Type:	Domestic Limited Liability Company	Business Status:	Active/Owes Current Year AR
NAICS Code:	Real Estate and Rental and Leasing	NAICS Sub Code:	Lessors of Residential Buildings and Dwellings
Principal Office Address:	6125 STAGECOACH RD, REX, GA, 30273, USA	Date of Formation / Registration Date:	8/17/2021
State of Formation:	Georgia	Last Annual Registration Year:	2023

REGISTERED AGENT INFORMATION

Registered Agent
Name: **Cassandra Floyd**

Physical Address: **6125 STAGECOACH RD, REX, GA, 30273, USA**

County: **Clayton**

Office of the Georgia Secretary of State Attn: 2 MLK, Jr. Dr. Suite 313, Floyd West Tower
Atlanta, GA 30334-1530, Phone: (404) 656-2817 Toll-free: (844) 753-7825, WEBSITE:

<https://sos.ga.gov/>

© 2015 PCC Technology Group. All Rights Reserved. Version 6.2.19

[Report a Problem?](#)



Filing History



Back

Name History

Return to Business Search

Office of the Georgia Secretary of State Attn: 2 MLK, Jr. Dr. Suite 313, Floyd West Tower
Atlanta, GA 30334-1530, Phone: (404) 656-2817 Toll-free: (844) 753-7825, WEBSITE:
<https://sos.ga.gov/>

© 2015 PCC Technology Group. All Rights Reserved. Version 6.2.19

Report a Problem?

ARTICLES OF ORGANIZATION

Electronically Filed

Secretary of State

Filing Date: 8/17/2021 8:56:17 PM

BUSINESS INFORMATION

CONTROL NUMBER 21225886
BUSINESS NAME 3rd Street or 17th Street, LLC
BUSINESS TYPE Domestic Limited Liability Company
EFFECTIVE DATE 08/17/2021

PRINCIPAL OFFICE ADDRESS

ADDRESS 6125 STAGECOACH RD, REX, GA, 30273, USA

REGISTERED AGENT

NAME	ADDRESS	COUNTY
Cassandra Floyd	6125 STAGECOACH RD, REX, GA, 30273, USA	Clayton

ORGANIZER(S)

NAME	TITLE	ADDRESS
Cassandra Floyd	ORGANIZER	6125 STAGECOACH RD, REX, GA, 30273, USA
Vernon floyd	ORGANIZER	6125 STAGECOACH RD, REX, GA, 30273, USA

OPTIONAL PROVISIONS

N/A

AUTHORIZER INFORMATION

AUTHORIZER SIGNATURE Cassandra Floyd, MD
AUTHORIZER TITLE Member

STATE OF GEORGIA

Secretary of State

Corporations Division

313 West Tower

2 Martin Luther King, Jr. Dr.

Atlanta, Georgia 30334-1530

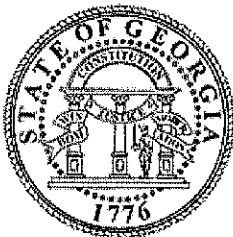
CERTIFICATE OF ORGANIZATION

I, **Brad Raffensperger**, the Secretary of State and the Corporation Commissioner of the State of Georgia, hereby certify under the seal of my office that

3rd Street or 17th Street, LLC
a Domestic Limited Liability Company

has been duly organized under the laws of the State of Georgia on **08/17/2021** by the filing of articles of organization in the Office of the Secretary of State and by the paying of fees as provided by Title 14 of the Official Code of Georgia Annotated.

WITNESS my hand and official seal in the City of Atlanta
and the State of Georgia on **08/23/2021**.



Brad Raffensperger

Brad Raffensperger
Secretary of State

STATE OF GEORGIA

Secretary of State

Corporations Division

313 West Tower

2 Martin Luther King, Jr. Dr.

Atlanta, Georgia 30334-1530

ANNUAL REGISTRATION

Electronically Filed

Secretary of State

Filing Date: 3/21/2022 3:41:08 PM

BUSINESS INFORMATION

CONTROL NUMBER	21225886
BUSINESS NAME	3rd Street or 17th Street, LLC
BUSINESS TYPE	Domestic Limited Liability Company
EFFECTIVE DATE	03/21/2022
ANNUAL REGISTRATION PERIOD	2022

PRINCIPAL OFFICE ADDRESS

ADDRESS	6125 STAGECOACH RD, REX, GA, 30273, USA
---------	---

REGISTERED AGENT

NAME	ADDRESS	COUNTY
Cassandra Floyd	6125 STAGECOACH RD, REX, GA, 30273, USA	Clayton

AUTHORIZER INFORMATION

AUTHORIZER SIGNATURE	Vernon Floyd
AUTHORIZER TITLE	Authorized Person



GEORGIA CORPORATIONS DIVISION

GEORGIA SECRETARY OF STATE
BRAD RAFFENSPERGER

[HOME \(/\)](#)

BUSINESS SEARCH

BUSINESS INFORMATION

Business Name:	3rd Street or 17th Street, LLC	Control Number:	21225886
Business Type:	Domestic Limited Liability Company	Business Status:	Active/Owes Current Year AR
NAICS Code:	Real Estate and Rental and Leasing	NAICS Sub Code:	Lessors of Residential Buildings and Dwellings
Principal Office Address:	6125 STAGECOACH RD, REX, GA, 30273, USA	Date of Formation / Registration Date:	8/17/2021
State of Formation:	Georgia	Last Annual Registration Year:	2023

REGISTERED AGENT INFORMATION

Registered Agent Name: **Cassandra Floyd**
Physical Address: **6125 STAGECOACH RD, REX, GA, 30273, USA**
County: **Clayton**

[Back](#)

[Filing History](#)

[Name History](#)

[Return to Business Search](#)

Prepared by and Return to:

Cassandra Floyd, MD MS

6125 Stagecoach Road

Rex, GA 30273

678)438-4171



[Signature] 1st JUDICIAL DISTRICT
Instrument 2022-0018645-D-11
Filed/Recorded 07/25/2022 2:47:01 PM
Total Fees 36.00
3 Pages Recorded

Index Information: S105 Ft of Lots 1 to 4 BLK 21 Hewes Addition

STATE OF MISSISSIPPI

COUNTY OF HARRISON

FIRST JUDICIAL DISTRICT

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of \$5,000 (\$5,000), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, the undersigned,

Valerie Lane and Bill Harrien Jr,

534 25th Street, Gulfport, MS 39507, (228)563-0340

does hereby sell, convey and quitclaim unto

3rd Street or 17th Street, LLC, A Georgia Limited Liability Company,

6125 Stagecoach Road, Rex, GA 30273, 678-438-4897

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

S 105 FT of Lots 1 to 4 BLK 21 Hewes Add, 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,

Lots 1 to 4, Block 21, Hewes Addition, Section 02, Township 08, Range 11

Parcel #0911C-01-024.000, PPIN 47691, Tax District 4G, Judicial Dist. 1

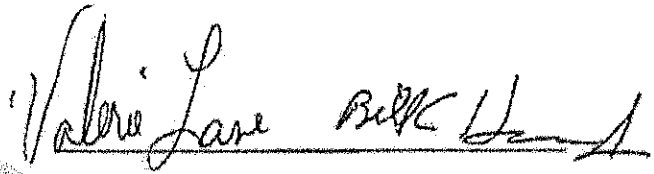
Of said Harrison County, MS

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

AD VALOREM TAXES for the current year have been pro-rated and are hereby assumed by the Grantees herein.

THE ABOVE DESCRIBED PROPERTY constitutes no part of the Grantor's homestead.

WITNESS MY SIGNATURE, on July 19, 2022.



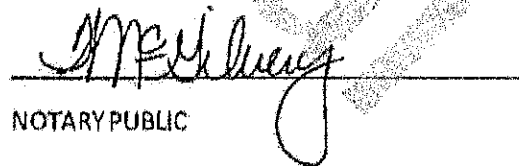
Valerie Lane and Bill Harrien Jr

STATE OF MISSISSIPPI

COUNTY OF HARRISON

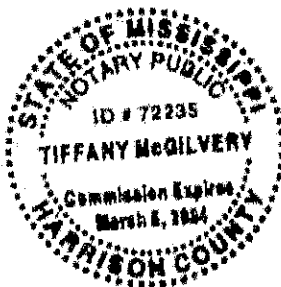
THIS DAY PERSONALLY CAME AND APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, Valerie Lane and Bill Harrien Jr, who acknowledged that the above and foregoing instrument was signed and delivered as the free and voluntary act and deed of the Grantor on the day and in the year therein mentioned.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, on July 19, 2022.


NOTARY PUBLIC

My Commission Expires:

March 5, 2022

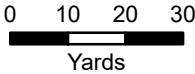


Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
Y			VERNON FLOYD (OWNER)	6125 STAGECOACH RD	REX	GA	30273
			Adjacent Property Owners (2312PC140)				
	117377	0911C-01-024.001	NOMADIC BUSINESS GROUP LLC	1700 NORTHSIDE DR NW #1407	ATLANTA	GA	30318
	118573	0911C-01-024.002	RODGERS MICHAEL	1702 61ST AVE	GULFPORT	MS	39501
	30407	0911C-01-013.000	SCOTT GWENDOLYN ANITA	2420 SOUTH WESTERN AVE APT 108	LOS ANGELES	CA	90018
	30367	0911C-01-041.000	HUTCHINS LYNDA & JAMES	528 26TH ST	GULFPORT	MS	39507
	30405	0911C-01-012.000	WHITE DWIGHT	527 26 1/2 ST	GULFPORT	MS	39506
	30386	0911C-01-025.000	CRAIN JON'KENDRIC	538 26TH STREET	GULFPORT	MS	39507
	30410	0911C-01-015.000	COLLINS ALBERT F	18628 W WORTHAM RD	SAUCIER	MS	39574
	30387	0911C-01-026.000	ADAMS JOHN L -EST-	530 26TH ST	GULFPORT	MS	39501
	30406	0911C-01-019.000	SCOTT TONY RAY -EST-	P O BOX 871	GULFPORT	MS	39502
	30423	0911D-01-068.000	KOULOS DEBRA BARTLETT	P O BOX 18123	PANAMA CITY BCH	FL	32417
	30368	0911C-01-042.000	HEATER JERROD & LYNDA HUTCHIN	528 26TH STREET	GULFPORT	MS	39507
	30388	0911C-01-027.000	HUTCHINS JAMES	528 26TH STE	GULFPORT	MS	39503
	30424	0911C-01-217.000	ARD SHIRLEY	15547 PARKWOOD DR SOUTH	GULFPORT	MS	39503
	30371	0911C-01-043.001	PRISMA BUILDERS LLC	2472 PASS RD STE A	BILOXI	MS	39531
	30370	0911C-01-044.000	GIN INVESTMENTS LLC	51 EMERALD COVE	GULFPORT	MS	39503
	30408	0911C-01-014.000	SCOTT BENNIE C	607 26 1/2 ST	GULFPORT	MS	39501
	47691	0911C-01-024.000	3RD STREET OR 17TH STREET LLC	6125 STAGECOACH RD	REX	GA	30273
	30369	0911C-01-043.000	PRISMA BUILDERS LLC	11058 CHANNELSIDE DR	GULFPORT	MS	39503



Legend

- Site
- Adjacent Properties
- Street
- Alley
- Buildings



1 inch = 100 feet



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

**RE: Zoning Map Amendment 2312PC140, by owner Vernon Floyd,
Requesting to rezone Tax Parcel 0911C-01-024.000 from B-2
(General-business) to R-2 (Single-family), Hewes Ave, Ward 3**

To Applicants and Adjacent Property Owners:

The City of Gulfport Planning Commission will hold a public hearing to consider the above application at 4:30 P.M. on **Thursday, December 21, 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, December 21, 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.



The Beaufort Gazette
The Belleville News-Democrat
Bellingham Herald
Centre Daily Times
Sun Herald
Idaho Statesman
Bradenton Herald
The Charlotte Observer
The State
Ledger-Enquirer

Durham | The Herald-Sun
Fort Worth Star-Telegram
The Fresno Bee
The Island Packet
The Kansas City Star
Lexington Herald-Leader
The Telegraph - Macon
Merced Sun-Star
Miami Herald
El Nuevo Herald

The Modesto Bee
The Sun News - Myrtle Beach
Raleigh News & Observer
Rock Hill | The Herald
The Sacramento Bee
San Luis Obispo Tribune
Tacoma | The News Tribune
Tri-City Herald
The Wichita Eagle
The Olympian

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
36845	492381	Print Legal Ad-IPL01489300 - IPL0148930	210200 DecPC	\$61.45	1	50 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, December 21, 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 2312PC141, by owner Stevie Bush, seeking approval for a church use, at Tax Parcel 0908M-01-004.002, Stewart Road, Zoned B-2 (General Business), Ward 5

Planning Commission Approval 2312PC147, by agent Deberah Couvillion, seeking approval for a mobile home use, at Tax Parcel 0810E-03-048.000, Ohio Ave, Zoned R-1-5 (Single-family), Ward 3

General Plan 2312PC150, by agent Brown, Mitchell & Alexander, Inc., at Tax Parcel 0908E-01-001.001, Approval of a General Plan for 19 lots with 6 out parcels (Florence Gardens Phase 12), Preservation Drive, Zoned R-1-15 (Single-family) and T4+ (General Urban Zone "Plus"), Ward 6

Zoning Map Amendment 2312PC140, by owner Vernon Floyd, Requesting to rezone Tax Parcel 0911C-01-024.000 from B-2 (General-business) to R-2 (Single-family), Hewes Ave, Ward 3

This the 17th day of November 2023
Keith Williams, Chairman
City of Gulfport Planning Commission
IPL0148930
Dec 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:

12/06/23

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.

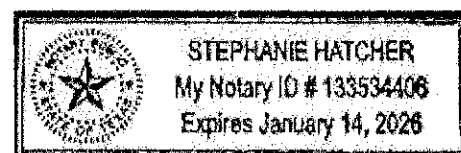
Stefani Beard

Sworn to and subscribed before me this 6th day of
December in the year of 2023

Stephanie Hatcher

Notary Public

* The Sun Herald has been deemed eligible for publishing legal notices in Jackson County to meet the requirements of Miss. Code 1972 Section 13-3-31 and 13-3-32.



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



The Beaufort Gazette
The Belleville News-Democrat
Bellingham Herald
Centre Daily Times
Sun Herald
Idaho Statesman
Bradenton Herald
The Charlotte Observer
The State
Ledger-Enquirer

Durham | The Herald-Sun
Fort Worth Star-Telegram
The Fresno Bee
The Island Packet
The Kansas City Star
Lexington Herald-Leader
The Telegraph - Macon
Merced Sun-Star
Miami Herald
El Nuevo Herald

The Modesto Bee
The Sun News - Myrtle Beach
Raleigh News & Observer
Rock Hill | The Herald
The Sacramento Bee
San Luis Obispo Tribune
Tacoma | The News Tribune
Tri-City Herald
The Wichita Eagle
The Olympian

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
36845	539363	Print Legal Ad-IPL01676370 - IPL0167637		\$92.35	2	51 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, April 25, 2024 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 24 th Avenue.

Planning Commission Approval 2404PC047, by owner Tricia Roberts, seeking approval for a mobile home use, Tax Parcel 0810D-02-065.000, 2913 Polk Street, Zoned R-1-5 (Single-family), Ward 3

Planning Commission Approval 2404PC055, by agent Deberah Couvillion, seeking approval for a mobile home use, Tax Parcel 0907I-03-019.000, Kelly Street, Zoned R-1-5 (Single-family), Ward 6

General Plan 2404PC058, by agent Freddie Fountain, seeking approval for a 44-lot townhome subdivision with three outparcels (Cowan Townhomes), Tax Parcels 1010K-04-021.000, 1010K-04-010.000, 1010K-04-006.000, Cowan Road, Zoned T4+ (General Urban Zone "Plus"), T4L (General Urban Zone "Limited"), T3 (Sub-Urban Zone), Ward 2

Tree Permit Appeal 2405PC068, Tree Permit Appeal 2405TP068, by owner Greg Smith, seeking to appeal the arborist's decision for Tree Permit 2402TP036, 1011D-01-007.000, 1123 Ocean Drive, Zoned T4+ (General Urban Zone "Plus"), Ward 2

Zoning Map Amendment 2312PC140, by owner Vernon Floyd, Requesting to rezone Tax Parcel 0911C-01-024.000 from B-2 (General-business) to R-2 (Single family), Hewes Ave, Ward 3

Zoning Map Amendment 2403PC051, by owner Hector Rojas, requesting to rezone Tax Parcel 0710M-01-012.006 to R-2 (Single-family), 5914 28th Street, Zoned B-2 (General Business), Ward 1 Zoning Map Amendment 2404PC057, by agent Freddie Fountain, requesting to rezone Tax Parcels 1010K-04-021.000, 1010K-04-010.000, 1010K-04-006.000 to T4+ (General Urban Zone "Plus"), Cowan Road, Zoned T4L (General Urban Zone "Limited"), T4+ (General Urban Zone "Plus"), T3 (Sub-Urban Zone), Ward 2

Zoning Text Amendment 2405PC069, by City of Gulfport, seeking approval of amendment Section 9-106(c) of the Code of Ordinances (Sign Ordinance) to exempt certain signs on a building or structure that is owned and operated by a commission or authority created pursuant to Miss. Code Ann. § 21-27-13 from certain requirements of the Sign Ordinance and to provide a means for the review and approval of the same, and for related purposes.

General Plan 2406PC077, by agent Kenneth Jones, seeking approval for an 84-lot subdivision with six outparcels (Swan Landing Estates), Tax Parcel 0807G-01 001.000, South Swan Road, Zoned R-1-15 (Single-family), Ward 7

This the 4 rd day of April 2024
Keith Williams, Chairman
City of Gulfport Planning Commission
IPL0167637
Apr 10 2024

STATE OF MISSISSIPPI COUNTY OF HARRISON

Before me, the undersigned Notary of Dallas County, Texas personally appeared Mary Castro, 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:
04/10/24

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.

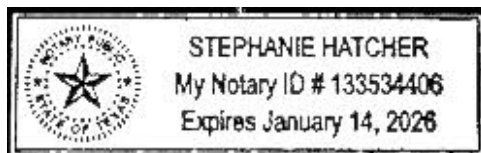
Mary Castro

Sworn to and subscribed before me this 10th day of April in the year of 2024

Stephanie Hatcher

Notary Public

* The Sun Herald has been deemed eligible for publishing legal notices in Jackson County to meet the requirements of Miss. Code 1972 Section 13-3-31 and 13-3-32.



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

There came on for consideration at a duly constituted meeting of the City Council and Mayor of the City of Gulfport held on the ____ day of _____, 2024, the following Ordinance:

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF GULFPORT, MISSISSIPPI ADOPTED THE 29TH DAY OF JUNE, 1979, AS AMENDED, TO REZONE CERTAIN PROPERTY FROM ITS PRESENT ZONING CLASSIFICATION OF **B-2 (GENERAL BUSINESS) DISTRICT TO R-2 (SINGLE-FAMILY) DISTRICT**

WHEREAS, the Mayor and City Council of the City of Gulfport, Mississippi, find and do so determine, based upon the recommendation of the Gulfport City Planning Commission and City departments, and based upon a reasonable consideration of the character of the district and neighborhood and suitability for particular purposes, that ad valorem tax parcel number **0911C-01-024.000**, which is generally described as being located North of and adjacent to 26th Street, South of 26th ½ Street, East of and adjacent to Hewes Avenue, and West of 25th Street, should be rezoned from its present classification of B-2 (General Business) District to R-2 (Single-Family) District. The Case File Number is 2312PC140; and

WHEREAS, the Mayor and City Council of the City of Gulfport, Mississippi, further find that the applicant in the said Case has demonstrated, by clear and convincing evidence, that a mistake in the original zoning existed or that there has been such a change in the character of the relevant neighborhood and a public need so as to justify the request to rezone the real property identified herein.

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

SECTION 1: That the Official Zoning Map of the Comprehensive Zoning Ordinance of the City of Gulfport, adopted the 29th day of June, 1979, as amended, be and the same is hereby amended to provide that the following legally described property **be rezoned from its present classification of B-2 (General Business) District to R-2 (Single-Family) District.**

Ad valorem tax parcel number **0911C-01-024.000** is legally described as:

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

S 105 FT of Lots 1 to 4 BLK 21 Hewes Add, according to the official map or plat thereof on file an of record in the office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi,

Lots 1 to 4, Block 21, Hewes Addition, Section 02, Township 08, Range 11

Parcel #9011C-01-024.000, PPIN 47691, Tax District 4G, Judicial Dist. 1

Of said Harrison County, MS

SECTION 2: The rezoning of said parcel shall be further subject to the following conditions: The owner, agent or lessee who requested rezoning of the property, which was subsequently rezoned by the Mayor and City Council must secure a building permit from the Building Official and commence construction within one year from the date of approval of rezoning by the City Council. If no building permit has been obtained and said plan development is not completed according to approved plans, the rezoning of said parcel shall be null and void and automatically revert back to its original zoning classification.

See also: COMPREHENSIVE ZONING ORDINANCE {Section IX (3) (b)} Reversion.

SECTION 3: This ordinance shall be in full force and effect thirty (30) days after the date of passage. It shall be published according to law and shall be spread on the minutes of the Gulfport City Council.

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 and Official Zoning Map by rezoning Tax Parcel No. 0911C-01-024.000 from its present zoning classification of B-2 (General Business) district to R-2 (Single-Family) district. 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.

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 vote:

YEAS:

ABSTENTIONS:

ABSENCES:

NAYS:

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

(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 _____, _____.

BILLY HEWES, Mayor

CITY OF GULFPORT PLANNING COMMISSION

2312PC140

TRANSCRIPT OF HEARING

December 21, 2023

TRANSCRIPT OF HEARING HELD BEFORE THE CITY OF GULFPORT
PLANNING COMMISSION HELD IN THE CITY COUNCIL CHAMBERS,
GULFPORT, MISSISSIPPI, ON THE 21ST DAY OF DECEMBER 2023
COMMENCING AT 4:30 P.M. AND REPORTED BY
NORMA JEAN LADNER SOROE, CERTIFIED SHORTHAND REPORTER.

COMMISSION MEMBERS PRESENT:

KEITH WILLIAMS, President
WILLIAM "PRINCE" JONES
VIRGINIA ADOLPH
B.J. SELLERS
CHARLIE HEWES
TIMOTHY DAIGLE, JR.
BRYAN JACOBS
CHRIS ROMANO

STAFF PRESENT:

SU-LIN FEATHERSTON
LESLIE ERVIN
BRYCE CLUGH

1 H.2. 1. Zoning Map Amendment 2312PC140

2 MR. CLUGH: Zoning Map Amendment 2312PC140 by
3 Vernon Floyd requesting from B-2 general business to R-2
4 single family Hewes Avenue, Ward 3. A copy of the packet
5 Exhibit A considered is hereby offered to the record.

6 MR. WILLIAMS: Thank you, sir.

7 All right. Good evening. How y'all doing?

8 MR. FLOYD: Pretty good. Doing great.

9 We're here to speak on the case.

10 And what we're planning to do --

11 MR. WILLIAMS: Name and address real quick.

12 I'm sorry.

13 MR. FLOYD: I apologize. Vernon Floyd, 621
14 Third Street, Gulfport, Mississippi, soon to be.

15 MR. WILLIAMS: Thank you.

16 MR. FLOYD: And we're here to speak on the
17 case.

18 Basically what we're attempting to do is
19 obviously change it from the business to residential. And
20 we're moving a residence that's to the left of it, one
21 building to the left of it. It's been vacant since Katrina.
22 It was built shortly after Katrina and has never been
23 occupied.

24 And so what we did was bought the lot to the
25 right of it, and we want to move it there. It's been

1 sitting vacant. We want to turn it into some reasonable
2 priced housing. So we're going to take that and fix it up.
3 And if we get this zoning request approved, that is the
4 goal.

5 And it was at one point residential. And it
6 was business and has been without a business on it for
7 years. And now it is, we'd like to have it changed back if
8 we possibly could have it rezoned.

9 MR. WILLIAMS: All right. I was just looking
10 at the map that was up there.

11 So, Commissioners, any questions for the
12 applicant?

13 MR. DAIGLE: Just one. So when we rezone
14 properties, we like to have certain questions asked.

15 Can you state, can you just tell us a little
16 bit about, I understand your reasoning about wanting to, you
17 know, move -- remove a home -- is that right? -- you want to
18 remove the home that's on the other property --

19 MR. FLOYD: And move it next door.

20 MR. DAIGLE: -- and move it next door. And
21 that's B-2 so you want to make that R-2.

22 And when we rezone, have you addressed or can
23 you talk about if you think that there is maybe a change in
24 the characteristic of the neighborhood or there was a
25 mistake in the original zoning or when it was changed you

1 said from R-2 to B-2, can you just elaborate on that?

2 MR. FLOYD: For as long as I've known the
3 property, it's been residential. And there's nothing been
4 on it. There was an old home on it years and years and
5 years ago.

6 And so the aesthetics of the neighborhood
7 wouldn't change at all. We will do board and batten update
8 and metal roof and things of that nature.

9 But the house has just been sitting vacant
10 for since Katrina. It's never been lived in at all.

11 The interior of the house has no Sheetrock
12 and again built shortly after Katrina, and it was completely
13 wired, but it's been blighted property. It's been just
14 sitting there, and we've had folks in and out of the
15 property. And my wife and I purchased over a year ago and
16 just looking to have it zoned to where we can move it next
17 door.

18 MR. DAIGLE: So are you saying that there's a
19 characteristic of that neighborhood that's predominantly
20 more residential?

21 MR. FLOYD: Oh, absolutely. Along Hewes
22 corridor from 90 to Pass Road, I would -- 80 percent of the
23 homes in that area are residential, 80 percent of what's
24 facing Hewes is residential. And there's a church.

25 MR. DAIGLE: Are there any businesses around

1 this particular property?

2 MR. FLOYD: There's a business next door to
3 it. It is a business. It was a convenience store, and it
4 sat vacant for a period of time, and I'm thinking that they
5 changed it into a restaurant. But there is a business next
6 door to it.

7 MR. DAIGLE: Thank you.

8 MR. FLOYD: Yes, absolutely.

9 MR. WILLIAMS: So I was wondering the same
10 thing. So as I'm looking at the map up here, the business
11 is to the north, when you say next door to it, it's in the
12 north there?

13 MR. FLOYD: The business is currently to the
14 south of it. And so it will be to the north if the zoning
15 is approved, it will be to the north of it.

16 So the -- our purchased property is 26 --
17 it's 540 26th Street.

18 MR. WILLIAMS: Okay.

19 MR. FLOYD: Is the purchased property.

20 MR. WILLIAMS: Okay. Okay.

21 MR. FLOYD: Yes.

22 MR. WILLIAMS: All right. Thank you for that
23 clarification.

24 MR. FLOYD: Absolutely.

25 MR. WILLIAMS: Any other questions?

1 All right. If something were to come up,
2 we'll bring you back up and you can answer the question.

3 Thank you so much.

4 Anyone else here to speak for this request?

5 Anyone here to speak against this request?

6 Okay. Commissioners, any questions, comments
7 on this case? Or a motion?

8 MR. HEWES: I'll make a quick comment and
9 then a motion.

10 The reasons why he had questions is the city
11 ordinances want there to be a reason for a change. And it
12 was residential, it's not now. But in looking at the map,
13 there are residences all around it.

14 So with that being said, I move that we
15 approve Case 2312PC140 with any conditions as stated.

16 MS. ADOLPH: Second.

17 MR. WILLIAMS: We've got a motion and a
18 second to approve the case with any conditions as stated.
19 Charlie, good explanation on the motion. Appreciate that.

20 So any further discussion on that motion,
21 y'all?

22 All right. All those in favor signify by
23 saying aye. Any opposed? It's been approved. Good luck.

24 (Unanimous vote.)
25

BEFORE THE CITY OF GULFPORT PLANNING COMMISSION

2312PC140

COURT REPORTER'S CERTIFICATE

I, Norma Jean Ladner Soroë, Certified Shorthand Reporter, do hereby certify that to the best of my skill and ability I have reported the hearing held before the City of Gulfport Planning Commission and that the foregoing 6 pages constitute a true and correct transcription of said hearing held on the 21st day of December 2023.

I do further certify that my certificate annexed hereto applies only to the original and certified transcript. The undersigned assumes no responsibility for the accuracy of any reproduced copies not made under my control and direction.

Witness my signature this the 26th day of December 2023.

NORMA JEAN LADNER SOROE, CSR #1297
Certified Shorthand Reporter

MEMORANDUM

To: City of Gulfport Planning Commission

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

Date of Hearing: April 25, 2024

Re: **Zoning Map Amendment 2404PC051:**

Zoning Map Amendment 2404PC051, by owner Hector Rojas, requesting to rezone Tax Parcel 0710M-01-012.006 to R-2 (Single-family), 5914 28th Street, Zoned B-2 (General Business), Ward 1

Technical Report

Zoning Map Amendment

GENERAL INFORMATION

Case File Number: 2404PC051

Hearing Date: April 25, 2024

Current Zoning/Use: B-2 / Commercial Structure

Legal: Zoning Map Amendment 2404PC051, by owner Hector Rojas, requesting to rezone Tax Parcel 0710M-01-012.006 to R-2 (Single-family), 5914 28th Street, Zoned B-2 (General Business), Ward 1

TECHNICAL DETAILS

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

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

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

The applicant requests to rezone approximately 12,566.66 square feet of property from B-2 (General Business) district to an R-2 (Single-family) district. Currently, the property has an abandoned general business office on-site. The applicant requests to rezone the property for the purpose of unlocking the land behind this property that they own, because they currently do not have access to the property behind this one. Furthermore, the applicant states, "The character of the neighborhood has changed and is all approximately 95% residential." Also, the applicant suggests, "No development will take place, the structure on the property will stay a house and they will clean the front of the property and put up a small fence." The structure is not a house. The applicant wishes to use the existing structure for a single-family residence. The existing structure was previously used as a plumbing service and then as a church use. The surrounding consistency of the areas contains The United States Naval Base and an abandon business next door.

The applicant has not provided as justifications for change of the current zoning district.

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

Technical Report

Zoning Map Amendment

2. Need is addressed by the applicant as this zoning change would accommodate their desire to access the property they own behind this property.

EXECUTIVE SUMMARY

The applicant wishes to rezone the subject site from B-2 (General Business) to R-2 (Single-family) in order to use the existing building as a single-family home and have access to the vacant parcel in the rear that is also owned by the applicant.

The applicant has not proven with clear and convincing evidence for a zoning change as required by the state, however, the staff notes that there are several residential homes in the surrounding neighborhood along with commercial uses and rezoning to R-2 would be in harmony with the existing neighborhood.

Any approval should consider these conditions:

1. Must meet all current building Codes and City of Gulfport Ordinances.
2. Must comply with all Planning & Zoning rules and regulations.
3. Planning Commission only gives recommendation. This will require approval from City Council.

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

For Staff Use Only

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

Property Information

TAX PARCEL # 0710M-01-012.006

Case File #: 2404PC051Date Received: 3/4/2024

Receipt #: _____

Received By: L3Zoning: B-2Ward: 1 Flood: X12,564.66 sq ft

(If necessary, use separate sheet of paper)

Address of Property Involved: 5914 28th Street, Gulfport 39501

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

General Location: _____

GENERAL DESCRIPTION OF REQUEST:I like to change this B-2 location to R-2**OWNERSHIP AND CERTIFICATION:**

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

OWNER

AGENT

Printed Name Of Owner

Hector Rojas

Mailing Address

27460 Road 310

City

State

Zip code

Pasc Christian MS 39571

Home Phone

Work/Cell Phone

228-731-7210

Email

hectorhectorsearices@hotmail.com

Signature Of Owner

Printed Name Of Agent

Mailing Address

City

State

Zip code

Home Phone

Work/Cell Phone

Email

Signature Of Agent

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



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

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) _____

Hector Rojas

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

PHONE # (H) _____ (W) _____

TAX PARCEL NUMBER(S) OWNED _____

SIGNATURE: _____

NAME OF OWNER (PRINT) _____

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

PHONE # (H) _____ (W) _____

TAX PARCEL NUMBER(S) OWNED _____

SIGNATURE: _____

NAME OF OWNER (PRINT) _____

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

PHONE # (H) _____ (W) _____

TAX PARCEL NUMBER(S) OWNED _____

SIGNATURE: _____

(Use additional forms as needed)

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

For Parce # 0710M-01-012.006
Hector Rojas.

B. Proof of ownership (Deed included)

E. Written Statement (Letter included)

2. The character of the neighborhood has
change and is all approx 95% Resident

1. Interest:

Hector Rojas

27460 Road 310

PASS Christian, MS 39571

This property has an existing house on it and its
floor plan is a house. I also own the property
behind and is an R-2 zone. This property behind
is locked property and have no access unless
passes through my house on 38th Street.

2. ~~This~~ Development Schedule: No development it
will stay as a house. I will ~~make~~ ^{clean} the
front of property and put in a small fence.

3. Effect of Amendment: ~~In~~ ^{most} this Area there is
about 95% of House all the front area on
28 street are house with exception of
convenience store I don't believe it will cause
any disturbances.

4. Error: No Error

To: Whom it may conder

From: Hector Rojas

Re: Property 5914 28th Street Gulfport, MS 39501

Date: March 4, 2024

Dear Sir.

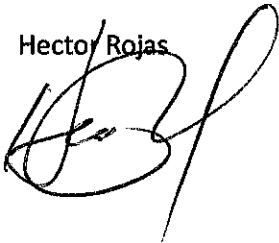
I, Hector Rojas come before you to ask for a change of zoning at parcel #0710M-01-012.006 from a B-2 TO R-2.

This property I purchase back in September 2021 has a house on it and its floor plan is as a house. I also own the property parcel #0710M-01-012.001 right behind this one and it is an R-2. This property behind has no access to it. It is locked in, unless I can make the front property an R-2 as well, this way I can resolve the problem of access, I can clean it up the property behind and make good use of it. I will also be able to have a good family presence and help keep crime down in this area.

This area already has about 95 percent or better residential. This property is surrounded with houses except for the one in the corner lot on 28th street and 59th Ave and it has and old building that used to be a convenience store has been decaying for a very long time before I purchased these properties.

Thank you for taking the time to review this amendment.

Hector Rojas

A handwritten signature in black ink, appearing to be 'Hector Rojas', written over the printed name.



Area Map

Printed 2/16/2024

0710M-01-012.000

R-2

0710M-01-012.001

0710M-01-012.004

0710M-01-053.003

WATER CREEK

0710M-01-012.006

5914 28TH ST

B-2

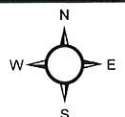
0710M-01-012.005

5912 28TH ST

0710M-01-012.002

28TH ST

I-1



1 inch = 40 feet

● Addresspoints

~ Minor Arterial

WaterFeatures

Parcels

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.



Certified True Copy
By: Thad Henley
Notary

Prepared by/return to:
Henley Title Company LLC
1706 22nd Avenue
Gulfport, MS 39501
Phone 228/324-9099

Index to:
Township 7 South, Range 11 West
Section 31 (part)
Glen Terrace Subdivision, Block 21
Lots 11, 12, 13, W 15 feet of Lot 14

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

WARRANTY DEED

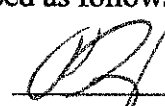
For and in consideration of Ten Dollars (\$10.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged,

GRAND SOUTHERN VENTURES, LLC,
a Mississippi limited liability company
(of 16520 West Main Street, Louisville, MS 39339 Phone 662/779-4130),
as **GRANTOR,**

hereby grant, bargain, sell, convey and warrant unto

HECTOR ROJAS
(of 27460 Road 310, Pass Christian, MS 39507 Phone: 228/864-3439),
as **GRANTEE,**

all of that certain tract or parcel of land and real property, together with all improvements erected thereon, lying and being situated within the City of Gulfport in the First Judicial District of Harrison County, and the State of Mississippi, more particularly described as follows, to-wit:

Initials: 

LOTS 11, 12, and 13, BLOCK 21, GLEN TERRACE SUBDIVISION, of the City of Gulfport, Mississippi, 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 Copy Plat Book 5A, at Page 464 thereof, reference to which is hereby made in aid of and as a part of this legal description,

AND

The West 15' (fifteen feet) of LOT 14, BLOCK 21, GLEN TERRACE SUBDIVISION, of the City of Gulfport, Mississippi, 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 Copy Plat Book 5A, at Page 464 thereof, reference to which is hereby made in aid of and as a part of this legal description.

Also sometimes identified by Tax Parcel No. 0710M-01-012.006, and its Municipal Address: 5914 28th Street, Gulfport, Mississippi 39501 (for information purposes)

Said property includes all of those same lands and improvements conveyed to Grand Southern Ventures, LLC, a Mississippi limited liability company, by Warranty Deed dated November 4, 2010 heretofore filed among the First Judicial District land records of Harrison County, Mississippi as Instrument No. 2010 7441 D-J1.

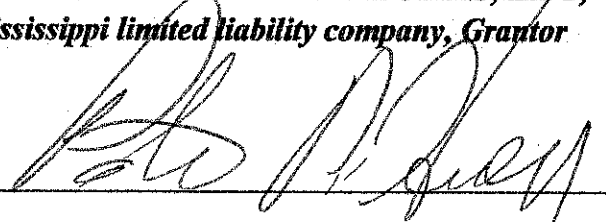
This conveyance is made subject to any and all regulations, ordinances, reservations, restrictions, easements, exceptions, covenants and conditions of record, including any reservations of oil, gas or other minerals affecting the above described land.

All ad valorem taxes assessed to said property for the year 2021 and thereafter are assumed by the Grantee.

WITNESS THE EXECUTION HEREOF, on the date of acknowledgment below, and effective as of the 20 day of September, 2021.

**GRAND SOUTHERN VENTURES, LLC,
a Mississippi limited liability company, Grantor**

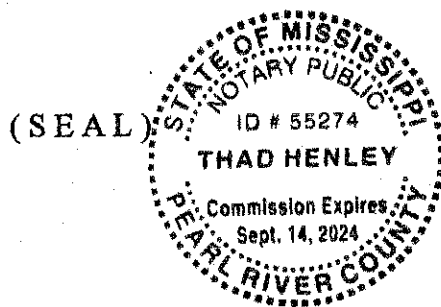
BY:


PATRICK D. HUEY, ITS MANAGER

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

Personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid, the within named *PATRICK D. HUEY*, who being by me first duly sworn, stated on oath that he is the duly appointed Managing Member of *GRAND SOUTHERN VENTURES, LLC, a Mississippi limited liability company*, and he acknowledged to me that in his capacity as said Managing Member, and for and on behalf of said enterprise, he signed, executed and delivered the above and foregoing Warranty Deed as of the day and in the year therein mentioned, as the free and voluntary act of said limited liability company, having been first duly authorized so to do.

GIVEN under my hand and official seal, this the 20th day of September, 2021.



Thad Henley

Notary Public
My Commission Expires:

Initials: *PH*

CERTIFIED RESOLUTION
of
GRAND SOUTHERN VENTURES, LLC

WHEREAS, GRAND SOUTHERN VENTURES, LLC, a Mississippi limited liability company (hereinafter referred to as "the company"), as Seller, desires to sell unto HECTOR ROJAS, as Buyer, the real property and improvements addressed as 5914 28th Street, Gulfport, MS 39501, and further identified by Harrison County, Mississippi Tax Parcel No. 0710M-01-012.006 pursuant to the terms of the Purchase Agreement and all Addendums relating thereto (collectively hereafter referred to as "the Contract") heretofore executed on behalf of the company and by the above named Buyer, and

WHEREAS, on or before the resolution execution date recited below, at a duly called regular or special meeting of the Members of the company attended by a full quorum of the members thereof, it was agreed and decided by the affirmative vote of a majority of said members as follows:

BE IT RESOLVED that company sell the real estate and improvements identified above unto Hector Rojas in accordance with the Purchase Agreement referenced above, as amended, and that Patrick D. Huey, as Managing Member of GRAND SOUTHERN VENTURES, LLC, is hereby authorized and directed to represent the company in executing the Warranty Deed and all other documentation required to perfect said sale, covering all of those lands and improvements referenced above, pursuant to the terms and conditions stated within the Purchase Agreement aforesaid.

SO CERTIFIED, effective the 20th day of September, 2021.

GRAND SOUTHERN VENTURES, LLC,
a Mississippi limited liability company, Grantor

BY: _____

PATRICK D. HUEY, ITS MANAGER

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

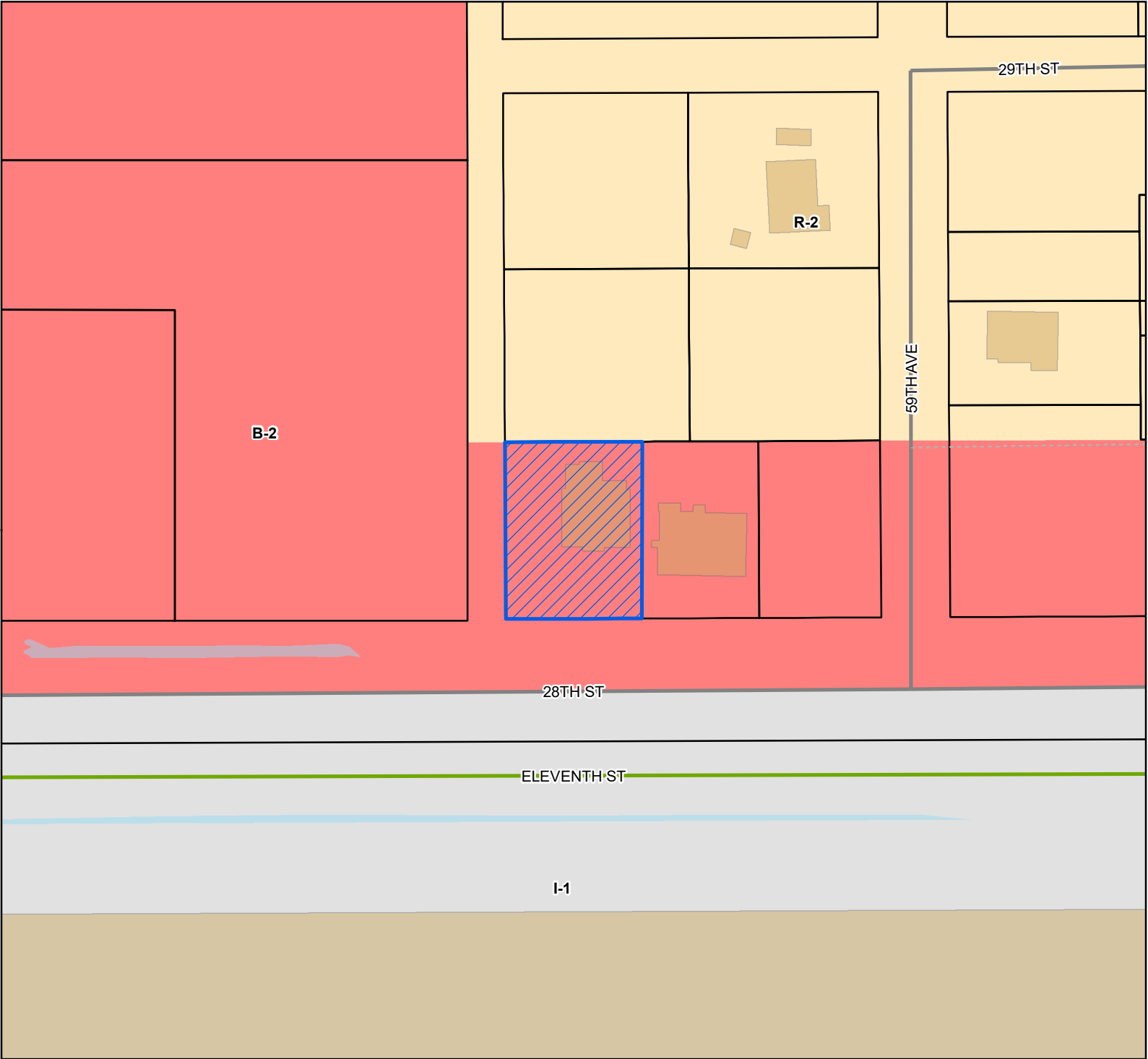
Personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid, the within named **PATRICK D. HUEY**, who being by me first duly sworn, stated on oath that he is the duly appointed Managing Member of **GRAND SOUTHERN VENTURES, LLC, a Mississippi limited liability company**, and he acknowledged to me that in his capacity as said Managing Member, and for and on behalf of said enterprise, he signed, executed and delivered the above and foregoing Certified Resolution as of the day and in the year therein mentioned, as the free and voluntary act of said limited liability company, having been first duly authorized so to do.

GIVEN under my hand and official seal, this the 20th day of September, 2021.



Notary Public
My Commission Expires:

Zoning Map Amendment



Site

Street

Military Street

Alley

Parcels

Buildings

Water Features

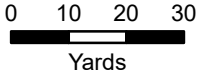
Zoning

B-2 - General Business District

I-1 - Light Industry District

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

Site Information
0710M-01-012.006
Zoning: B-2 (General business)
Size: 12566.66 sqft
Flood: X

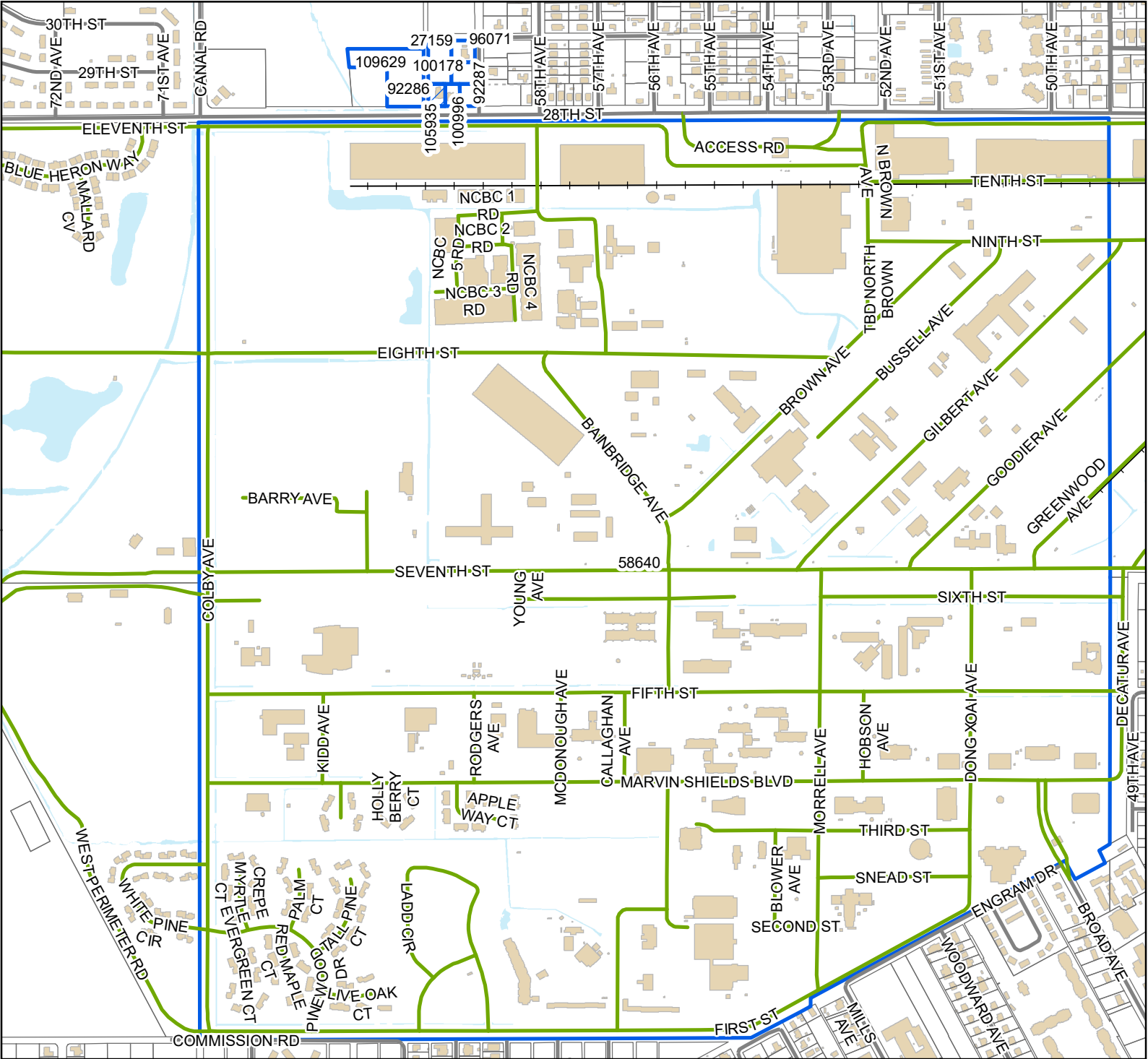


1 inch = 100 feet



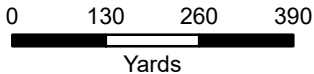
DATA DISCLAIMER: All information that is provided on this map is believed to be correct. However, no liability is assumed by the City of Gulfport for errors in substance or form of any of the materials published on this map. The GIS Division, City of Gulfport, provides the information represented on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

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
Y	105935	0710M-01-012.006	ROJAS HECTOR (Owner)	27460 ROAD 310	PASS CHRISTIAN	MS	39571
N			Adjacent Property Owners (2404PC051)				
	96071	0710M-01-012.003	MASON ELIZABETH A	506 BROCK ROAD	BOAZ	AL	35957
	100178	0710M-01-012.004	BARTHOLOMEW JOSEPH A & DEBORAH	19070 LANDON ROAD	GULFPORT	MS	39503
N	92287	0710M-01-012.002	BARTHOLOMEW JOSEPH A & DEBORAH	19070 LANDON RD	GULFPORT	MS	39503
N	100996	0710M-01-012.005	BARTHOLOMEW JOSEPH A & DEBORAH	19070 LANDON ROAD	GULFPORT	MS	39503
	92286	0710M-01-012.001	MAY HUBERT H JR	9300 COCONUT DR	OCEAN SPRINGS	MS	39564
	27159	0710M-01-012.000	MASON ELIZABETH	506 BROCK ROAD	BOAZ	AL	35957
	58640	0711F-01-001.000	U S GOVT	4802 JEFFERSON AVE	GULFPORT	MS	39501
	109629	0710M-01-053.003	ADVANCED CONTRACTING SERVICES LLC	24080 ANNO SAUCIER RD	GULFPORT	MS	39503



Legend

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



1 inch = 800 feet



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

RE: Zoning Map Amendment 2403PC051, by owner Hector Rojas, requesting to rezone Tax Parcel 0710M-01-012.006 to R-2 (Single-family), 5914 28th Street, Zoned B-2 (General Business), Ward 1

To Applicants and Adjacent Property Owners:

The City of Gulfport Planning Commission will hold a public hearing to consider the above application at 4:30 P.M. on **Thursday, April 25, 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 Planning Commission for **Thursday, April 25, 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.



The Beaufort Gazette
The Belleville News-Democrat
Bellingham Herald
Centre Daily Times
Sun Herald
Idaho Statesman
Bradenton Herald
The Charlotte Observer
The State
Ledger-Enquirer

Durham | The Herald-Sun
Fort Worth Star-Telegram
The Fresno Bee
The Island Packet
The Kansas City Star
Lexington Herald-Leader
The Telegraph - Macon
Merced Sun-Star
Miami Herald
El Nuevo Herald

The Modesto Bee
The Sun News - Myrtle Beach
Raleigh News & Observer
Rock Hill | The Herald
The Sacramento Bee
San Luis Obispo Tribune
Tacoma | The News Tribune
Tri-City Herald
The Wichita Eagle
The Olympian

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
36845	539363	Print Legal Ad-IPL01676370 - IPL0167637		\$92.35	2	51 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, April 25, 2024 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 24 th Avenue.

Planning Commission Approval 2404PC047, by owner Tricia Roberts, seeking approval for a mobile home use, Tax Parcel 0810D-02-065.000, 2913 Polk Street, Zoned R-1-5 (Single-family), Ward 3

Planning Commission Approval 2404PC055, by agent Deberah Couvillion, seeking approval for a mobile home use, Tax Parcel 0907I-03-019.000, Kelly Street, Zoned R-1-5 (Single-family), Ward 6

General Plan 2404PC058, by agent Freddie Fountain, seeking approval for a 44-lot townhome subdivision with three outparcels (Cowan Townhomes), Tax Parcels 1010K-04-021.000, 1010K-04-010.000, 1010K-04-006.000, Cowan Road, Zoned T4+ (General Urban Zone "Plus"), T4L (General Urban Zone "Limited"), T3 (Sub-Urban Zone), Ward 2

Tree Permit Appeal 2405PC068, Tree Permit Appeal 2405TP068, by owner Greg Smith, seeking to appeal the arborist's decision for Tree Permit 2402TP036, 1011D-01-007.000, 1123 Ocean Drive, Zoned T4+ (General Urban Zone "Plus"), Ward 2

Zoning Map Amendment 2312PC140, by owner Vernon Floyd, Requesting to rezone Tax Parcel 0911C-01-024.000 from B-2 (General-business) to R-2 (Single family), Hewes Ave, Ward 3

Zoning Map Amendment 2403PC051, by owner Hector Rojas, requesting to rezone Tax Parcel 0710M-01-012.006 to R-2 (Single-family), 5914 28th Street, Zoned B-2 (General Business), Ward 1 Zoning Map Amendment 2404PC057, by agent Freddie Fountain, requesting to rezone Tax Parcels 1010K-04-021.000, 1010K-04-010.000, 1010K-04-006.000 to T4+ (General Urban Zone "Plus"), Cowan Road, Zoned T4L (General Urban Zone "Limited"), T4+ (General Urban Zone "Plus"), T3 (Sub-Urban Zone), Ward 2

Zoning Text Amendment 2405PC069, by City of Gulfport, seeking approval of amendment Section 9-106(c) of the Code of Ordinances (Sign Ordinance) to exempt certain signs on a building or structure that is owned and operated by a commission or authority created pursuant to Miss. Code Ann. § 21-27-13 from certain requirements of the Sign Ordinance and to provide a means for the review and approval of the same, and for related purposes.

General Plan 2406PC077, by agent Kenneth Jones, seeking approval for an 84-lot subdivision with six outparcels (Swan Landing Estates), Tax Parcel 0807G-01 001.000, South Swan Road, Zoned R-1-15 (Single-family), Ward 7

This the 4 rd day of April 2024
Keith Williams, Chairman
City of Gulfport Planning Commission
IPL0167637
Apr 10 2024

STATE OF MISSISSIPPI COUNTY OF HARRISON

Before me, the undersigned Notary of Dallas County, Texas personally appeared Mary Castro, 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:
04/10/24

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.

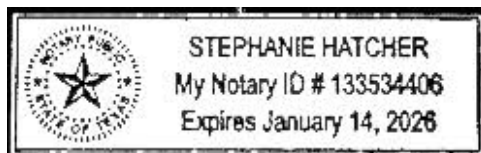
Mary Castro

Sworn to and subscribed before me this 10th day of April in the year of 2024

Stephanie Hatcher

Notary Public

* The Sun Herald has been deemed eligible for publishing legal notices in Jackson County to meet the requirements of Miss. Code 1972 Section 13-3-31 and 13-3-32.



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

MEMORANDUM

To: City of Gulfport Planning Commission

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

Date of Hearing: April 25, 2024

Re: **Zoning Map Amendment 2404PC057:**

Zoning Map Amendment 2404PC057, by agent Freddie Fountain, requesting to rezone Tax Parcels 1010K-04-021.000, 1010K-04-010.000, 1010K-04-006.000 to T4+ (General Urban Zone "Plus"), Cowan Road, Zoned T4L (General Urban Zone "Limited"), T4+ (General Urban Zone "Plus"), T3 (Sub-Urban Zone), Ward 2

Technical Report

Zoning Map Amendment

GENERAL INFORMATION

Case File Number: 2404PC057

Hearing Date: April 25, 2024

Current Zoning/Use: T3, T4L, T4+ / Vacant Lots

Legal: Zoning Map Amendment 2404PC057, by agent Freddie Fountain, requesting to rezone Tax Parcels 1010K-04-021.000, 1010K-04-010.000, 1010K-04-006.000 to T4+ (General Urban Zone "Plus"), Cowan Road, Zoned T4L (General Urban Zone "Limited"), T4+ (General Urban Zone "Plus"), T3 (Sub-Urban Zone), 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 applicants are requesting to rezone approximately 7.3 acres of vacant land from T3, T4+, and T4L to be all T4+ in order to construct a townhome development on the eastern side of the property with the west half being set aside for commercial development. The applicant states that the current zonings of T4+ and T4L allows for the townhome use, however they wish to rezone it to avoid "confusion on the future uses of the commercial outparcels." While the T4+ and T4L zonings do allow for the townhouse use by right, however the T3 zoning does not allow the townhouse use at all. Rezoning these subject parcels would allow for the townhouse use by right, in addition to any uses allowed in T4+ zoning.

According to the City's 2002 Comprehensive Plan, the west half of the properties was intended to remain commercial while the east half was to remain residential with medium density which is in harmony with the applicant's proposed townhome development.

The applicant has chosen error and change in the surrounding area as justification for rezoning.

Technical Report

Zoning Map Amendment

- (a) The applicant states that “there was a mistake in the original zoning of this property.” The applicant claims that when the property was zoned that it was split zoned, with the eastern portion being zoned T4L and the western portion being zoned T4+. The City’s Comprehensive Plan (drafted in 2002) does indicate some change would occur in the area; however, City policy is to allow the property owners to request zone changes.
- (b) The applicant claims that the “entire area of Cowan is changing with condos to the north, new single homes to the west, and new commercial properties to the north and south.” Upon staff review, there is a platted condominium north of the subject site that is actually off of Magnolia Street. Towards the west of the subject site, there are single family homes that are within the platted Sherwood subdivision, which was platted back in 1963. While there are commercial uses both north and south of the subject parcels, including retail uses and medical offices, the majority of what surrounds the subject site are residential uses.

EXECUTIVE SUMMARY

The future plan of the City’s growth indicated that the west half of the subject parcels would remain commercial while the eastern half would remain residential with medium density, which is in harmony with the applicant’s request. As the subject parcels do span from both west and east bounds between Cowan Road and 5th Street, and the applicant’s request to rezone would be in harmony with the surrounding area.

Any approval should consider these conditions:

1. Must meet all current building Codes and City of Gulfport Ordinances.
2. Planning Commission can only give a recommendation for approval for the rezoning, approval for rezoning would need to be granted by City Council.

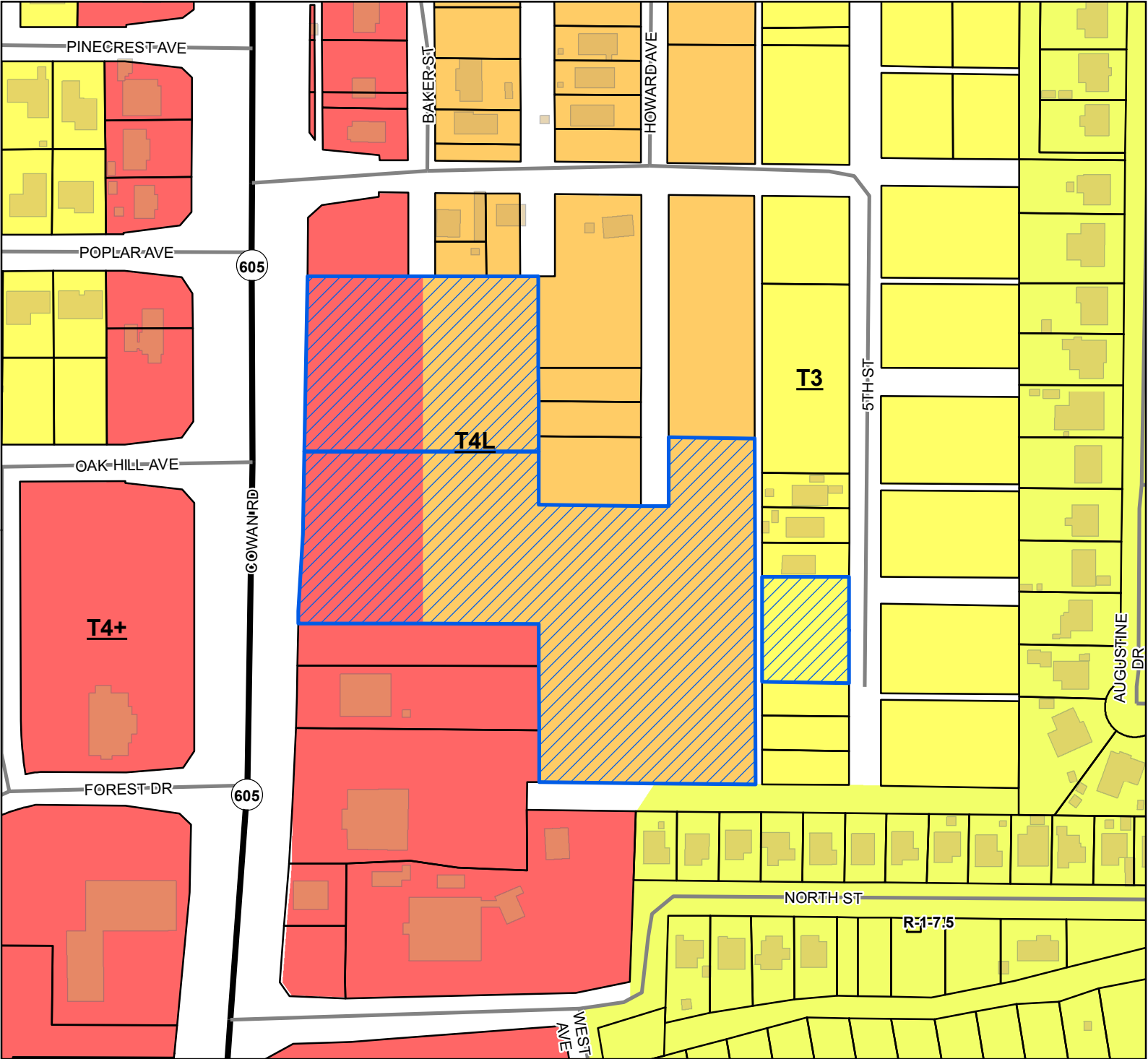
DIRECTOR APPROVAL

This report has been reviewed and approved by:



Greg Holmes

Director of Urban Development Department



 Site

 US or State Highway

 Street

 Parcels

 Buildings

Smart Code

 T4+

 T4L

 T3

Zoning

 R-1-7.5 - Single Family

 Residence District (Low Density)

Site Information

1010K-04-021.000

1010K-04-010.000

1010K-04-006.000

Zoning:T3 (Sub-Urban Zone)

T4L (General Urban Zone "Limited")

T4+ (General Urban Zone "Plus")

Size: 7.47 Acres

Flood: X

1 inch = 200 feet

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



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

For Staff Use Only

Case File #: 2404 PC057Date Received: 03/06/20

Receipt #: _____

Received By: BC, JJZoning: T4T, T4L, T3Ward: 2 Flood: X

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

Property Information

TAX PARCEL #

1	0	1	0	K
1	0	1	0	K
1	0	1	0	K

 -

0	4
0	4
0	4

 -

0	2	1
0	1	0
0	0	6

 •

0	0	0
0	0	0
0	0	0

 (If necessary, use separate sheet of paper)

Address of Property Involved: 0 Cowan Road

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

General Location: East of Cowan Road, West of 5th Street, South of 5th Street, North of North Street

GENERAL DESCRIPTION OF REQUEST:

Rezoning of three parcels from being split zoned as T3, T4L, & T4+ to all be T 4+.

OWNERSHIP AND CERTIFICATION:

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

OWNER

Columbus Management, LLC & Gulf South Capitol Corp

Printed Name Of Owner
909 Poydras Street, Ste. 1700

Mailing Address

New Orleans LA 70112

City State Zip code
504-584-5000

Home Phone Work/Cell Phone

tperez@canizaro.com
Email

[Signature]
Signature Of Owner

AGENT

Freddie Fountain w/Fountain & Associates, LLC

Printed Name Of Agent
13334 Seaway Road, Ste. 202

Mailing Address

Gulfport MS 39503

City State Zip code
228-574-3659

Home Phone Work/Cell Phone

freddie@fountainllc.com
Email

[Signature]
Signature Of Agent

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



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

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) Columbus Management, LLC

ADDRESS (STREET, CITY, STATE, ZIP CODE) 909 Poydras Street, Ste. 1700 New Orleans, LA 70112

PHONE # (H) _____ (W) _____

TAX PARCEL NUMBER(S) OWNED 1010K-04-006.000 & 1010K-04-010.000

SIGNATURE: _____

NAME OF OWNER (PRINT) Gulf South Capitol Corp

ADDRESS (STREET, CITY, STATE, ZIP CODE) 909 Poydras Street, Ste. 1700 New Orleans, LA 70112

PHONE # (H) _____ (W) _____

TAX PARCEL NUMBER(S) OWNED 1010K-04-021.000

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: _____

**Gulf South Capitol, LLC
909 Poydras Street, Ste. 1700
New Orleans, LA 70112**

February 29, 2024

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

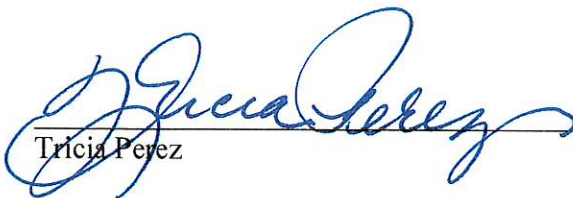
RE: **Planning Commission and City Council Hearings
0 Cowan Road
Tax Parcel #: 1010K-04-021.000
Gulfport, MS**

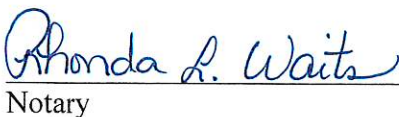
To Whom It May Concern:

Please allow this letter to serve as official notice that **Freddie Fountain with Fountain & Associates**, is authorized to act as agent on behalf of **Gulf South Capitol, LLC** in any hearings for Planning Commission and City Council for the above referenced address.

If you have any questions, please call me at 504-584-5000.

Sincerely,


Tricia Perez


Notary



**Columbus Management, LLC
909 Poydras Street, Ste. 1700
New Orleans, LA 70112**

February 29, 2024

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

RE: **Planning Commission and City Council Hearings
0 Cowan Road
Tax Parcel #: 1010K-04-006.000 & 1010K-04-010.000
Gulfport, MS**

To Whom It May Concern:

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

If you have any questions, please call me at 504-584-5000.

Sincerely,


Tricia Perez


Notary



Narrative For Zoning Map Amendment for

Parcels 1010K-04-006.000, 1010K-04-010.000,
& 1010K-04-021.000

E.

- 1) There was a mistake in the original zoning of this property. When the new zoning map was created, there was a split zoning created on these parcels. The front along Cowan is zoned T4+ with the eastern portion of the property zoned T4L. This application is to correct the split zoning and have the entire property zoned T4+.
- 2) This entire area of Cowan is changing with condos to the north, new single family homes to the west, and new commercial properties to the north and south.

F

- 1) The applicant is Columbus Management, LLC & Gulf South Capital Corp. The applicant is requesting a rezone on the portions zoned T4L and T3 to all be T4+.
- 2) Once approved, the Developer will submit construction plans for the project to the City, MDEQ, & MSDH for a full review. Once approved construction will commence. It is expected that construction will take 4-6 months.
- 3) This rezone will not affect the surrounding area. The town home use is allowed in the T4+ & T4L zoning district both. So, the use is already allowed. The rezone will allow there to be no confusion on the future uses of the commercial out parcels. These currently could have a use that's allowed on the front of the property, but not in the rear of the property.
- 4) This application would eliminate the split zoning.



Michael Watson

SECRETARY OF STATE

This is not an official certificate of good standing.

Name History

Name	Name Type
COLUMBUS MANAGEMENT, L.L.C.	Legal

Business Information

Business Type:	Limited Liability Company
Business ID:	711169
Status:	Good Standing
Effective Date:	01/03/2002
State of Incorporation:	LA
Principal Office Address:	909 POYDRAS ST #1700 NEW ORLEANS, LA 70112

Registered Agent

Name
GERALD BLESSEY 2562 RIVER PLACE BLVD BILOXI, MS 39531

Officers & Directors

Name	Title
JOSEPH C CANIZARO 909 POYDRAS ST #1700 NEW ORLEANS, LA 70112	Member

**CONSENT
OF THE MANAGER OF
COLUMBUS MANAGEMENT, L.L.C.**

The undersigned being the Manager of Columbus Management, L.L.C., a Louisiana limited liability company with its principal place of business at 909 Poydras Street, Suite 1700, New Orleans, Louisiana (the "Company") hereby adopts by written consent the following resolutions:

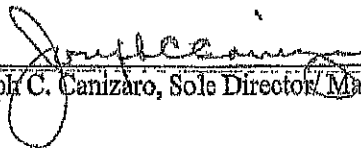
RESOLVED, that Joseph C. Canizaro shall serve as President of the Company, at the pleasure of the Manager.

RESOLVED FURTHER, that Tricia R. Perez shall serve as Treasurer of the Company, at the pleasure of the Manager.

RESOLVED FURTHER, that Mark Jeansonne shall serve as Secretary of the Company, at the pleasure of the Manager.

This Consent is effective this 24rd day of August, 2006

MANAGER



Joseph C. Canizaro, Sole Director/Manager

**CONSENT
OF THE MANAGER OF
COLUMBUS MANAGEMENT, L.L.C.**

The undersigned being the Manager of Columbus Management, L.L.C., a Louisiana limited liability company with its principal place of business at 909 Poydras Street, Suite 1700, New Orleans, Louisiana (the "Company") hereby adopts by written consent the following resolutions:

WHEREAS, that Mark Jeansonne has resigned from any position he has held in the Company, effective April 18, 2008;

RESOLVED, that Mark J. Jeansonne shall no longer serve as Secretary of the Company,

FURTHER RESOLVED, that Tricia R. Perez be appointed as Secretary of the Company.

FURTHER RESOLVED, that Tricia R. Perez be appointed as Agent for Service of Process for the Company.

This resolution is effective this 18th day of April, 2008.

MANAGER



Joseph C. Canizaro, Sole Director/Manager

UNANIMOUS CONSENT OF DIRECTOR
COLUMBUS MANAGEMENT, INC.

The undersigned, being the sole director of Columbus Management, Inc., a Mississippi corporation (the "Corporation") acting pursuant to Section 79-4-8.21 of the Mississippi Business Corporations Act, hereby adopts by written consent the following resolutions:

AGREEMENT AND PLAN OF MERGER

RESOLVED, that the Agreement and Plan of Merger (the "Merger Agreement") pursuant to which Columbus Management, Inc., a Mississippi Corporation (the "Corporation") will be merged with and into Columbus Management, L.L.C. (the "Merger"), is hereby approved and the President of the Corporation is hereby authorized and empowered to execute and deliver for and on behalf of the Corporation the Merger Agreement;

FURTHER RESOLVED, that the appropriate officers of this Corporation are hereby authorized and empowered to do such acts and things as are necessary and proper to submit the proposed Merger Agreement to the shareholders of the Corporation for their approval;

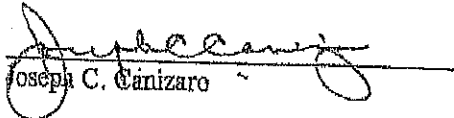
FURTHER RESOLVED, that the appropriate officers of the Corporation are hereby authorized and empowered to (i) execute and deliver for and on behalf of the Corporation all consents, agreements, certificates and other instruments that are necessary, advisable or appropriate in order to consummate the Merger and (ii) take any and all actions that they, in their sole discretion, shall deem necessary, advisable or appropriate in order to consummate the Merger or to carry out the purpose and intent of these resolutions.

OTHER RELATED CORPORATE ACTION

RESOLVED, that the execution by any officers delegated authority by the Board of Directors of any instruments or documents authorized by these resolutions or of any instruments or documents executed in the accomplishment of any action or actions so authorized is (or shall become upon delivery) the enforceable and binding act of the Corporation without the necessity of the signature or attestation of any other officer of the Corporation or the affixing of the corporate seal;

FURTHER RESOLVED, that any and all actions described in the foregoing resolutions heretofore taken on behalf of the Corporation by its officers are hereby approved, ratified and confirmed as the act of the Corporation without the necessity of any further action by the Corporation.

This consent dated December 7, 2001


Josepha C. Canizaro

BOOK 50 PAGE 196

ARTICLES OF AMENDMENT
to the
ARTICLES OF INCORPORATION
of
GULF SOUTH CAPITAL CORPORATION

Pursuant to Section 79-4-10.06 of the Mississippi Business Corporations Act (the "Act"), Gulf South Capital Corporation, a Mississippi profit corporation (the "Corporation"), acting through its undersigned President, does hereby certify the following:

1. On the date hereof, acting pursuant to Section 79-4-8.21 of the Act and the Corporation's Articles of Incorporation (the "Articles"), the Board of Directors and the holders of all the issued and outstanding shares of common stock of the Corporation each executed a written consent approving an amendment to the Articles to effect the changes set forth below.

2. Effective the date hereof, Article 1 of the Articles shall be amended to read in its entirety as follows:

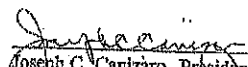
"1. The corporate title of said company is: COLUMBUS MANAGEMENT, INC."

3. Except as amended by these Articles of Amendment, the Articles of Incorporation of the Corporation shall remain in full force and effect.

IN WITNESS WHEREOF, the undersigned President has executed these Articles of Amendment on December 17, 1998.

GULF SOUTH CAPITAL CORPORATION

By:


Joseph C. Canizaro, President

**MINUTES OF THE ANNUAL MEETING
OF THE SOLE MEMBER OF
COLUMBUS MANAGEMENT, L.L.C.**

An annual meeting of the sole members of Columbus Management, L.L.C., a Louisiana limited liability company with its principal place of business at 909 Poydras Street, Suite 1700, New Orleans, Louisiana (the "Company"). The sole member of the Company hereby adopts the following resolutions for the purpose of electing Directors/Managers of the Company.

The sole organizational member of record at the time of the meeting was Joseph C. Canizaro, an individual of the full age of majority and a resident of the State of Louisiana. Joseph C. Canizaro was the record holder of all 8,000 outstanding shares.

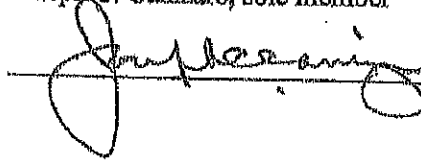
The following resolutions were adopted by 8,000 affirmative votes and no votes in opposition out of a possible 8,000 votes in each instance:

RESOLVED, that Joseph C. Canizaro shall serve as manager/director of the Company, and as Chairman of the Board of Directors, at the pleasure of the sole member.

I certify that the above are true and correct minutes of the August 24, 2005 annual meeting of the sole member of Columbus Management, L.L.C.

{SEAL}

Acknowledged by
Joseph C. Canizaro, sole member

A handwritten signature in dark ink, appearing to read 'Joseph C. Canizaro', is written over a horizontal line.

PARCEL A

A parcel of land being a portion of Lots 6 through 15, Block 4, and being all of Lots 31 through 40, inclusive of Block 4 and all of Lots 6 through 15, inclusive of Block 3, ABYSSINIA SUBDIVISION, a subdivision located in the City of Gulfport, First Judicial District of Harrison County, Mississippi, according to the official map or plat thereof on file and of record in the Office of the Chancery Clerk, and together with all interest the Grantors now have or may hereinafter acquire in the streets and alleys joining the above described land and property. Said parcel of land being more particularly described as follows:

Beginning at a $\frac{1}{2}$ " iron rod found at the Northeast corner of Lot 31, Block 4, of ABYSSINIA SUBDIVISION, S89°29'52"E 19.77 feet to a capped $\frac{1}{2}$ " iron rod set in the center of Baker Street; thence S89°29'52"E 160.44 feet to a $\frac{1}{2}$ " iron rod found; thence S00°09'29"E 250.02 feet to a capped $\frac{1}{2}$ " iron rod set; thence N89°29'52"W 141.58 feet to the Southwest corner of Lot 15, Block 4, of ABYSSINIA SUBDIVISION; thence N89°29'23"W 39.55 feet to a capped $\frac{1}{2}$ " iron rod set at the Southeast corner of Lot 40, Block 4, of ABYSSINIA SUBDIVISION; thence S89°48'15"W 144.43 feet to a capped $\frac{1}{2}$ " iron rod set lying on the East margin of Cowan-Lorraine Road (Also known as Highway 605); thence along said East margin, N00°00'59"E 250.00 feet to a $\frac{1}{2}$ " iron rod found; thence N89°48'15"E 144.58 feet to the point of beginning. Said parcel contains 1.87 acres, more or less. Said parcel contains a vacated portion of a 10 foot alley lying between Block 4, of ABYSSINIA SUBDIVISION, also a vacated portion of Baker Street lying between Blocks 3 and 4, of ABYSSINIA SUBDIVISION and also a vacated portion of now or formerly Day Street lying East of Block 3, of ABYSSINIA SUBDIVISION.

PARCEL B

A parcel of land being a portion of Lots 16 through 25, Block 4, and being all of Lots 41 through 50, inclusive of Block 4, and all of Lots 16 through 25, inclusive, of Block 3, ABYSSINIA SUBDIVISION, a subdivision located in the City of Gulfport, First Judicial District of Harrison County, Mississippi, according to the official map or plat thereof on file and of record in the Office of the Chancery Clerk. Said parcel also, being all of Lots 19 through 34, inclusive, of Block 7, and all of Lots 35 through 54, inclusive, of Block 6, EUREKA SUBDIVISION, according to the official map or plat thereof on file and of record in the Office of the Chancery Clerk of Harrison County, Mississippi; together with all interest the Grantors now have or may hereinafter acquire in the streets and alleys joining the above described land and property. Said parcel of land being particularly described as follows:

Beginning at a $\frac{3}{4}$ " iron pipe found at the Northwest corner of Lot 19, Block 7, of EUREKA SUBDIVISION, S89°58'22"E 144.96 feet to a $\frac{3}{4}$ " iron pipe found; thence S88°48'52"E 19.31 feet to a capped $\frac{1}{2}$ " iron rod set at the Southwest corner of Lot 51, Block 6, EUREKA SUBDIVISION, said point also lying on the East margin of Howard Street; thence along the East margin of Howard Street, N00°09'02"E 100.00 feet to a $\frac{3}{4}$ " iron pipe found at the Northwest corner of Lot 54, Block 6, EUREKA SUBDIVISION; thence along the North line of Lot 54,

Block 6, EUREKA SUBDIVISION, S89°51'16"E 125.06 feet to a ¾" iron pipe found at the Northeast corner of said Lot 54, Block 6; thence S00°07'59"W 500.00 feet to a capped ½" iron rod set at the Southeast corner of Lot 35, Block 6, EUREKA SUBDIVISION, said point also lying on the North margin of North Street; thence also said North margin, N89°52'34"W 145.00 feet to a 1" iron pipe found; thence continue along said North margin, N89°46'44"W 144.88 feet to a 1" iron pipe found at the Southwest corner of Lot 34, Block 7, EUREKA SUBDIVISION; thence S86°44'58"W 23.60 feet to a ¾" iron pipe found lying on the East boundary line of the property now or formerly of HSC Cowan Road, LLC as recorded in Deed Instrument Number 2017-0000147-D-J1; thence along the East boundary line of said HSC Cowan Road, LLC property, N00°26'40"W 76.17 feet to a 1/2 " iron rod found at the Southeast corner of the property now or formerly of Lacuesta; thence along the East boundary line of Lacuesta property, N00°25'47"E 149.87 feet to a ¾" iron pipe found at the Northeast corner of said Lacuesta property; thence along the North boundary line of said Lacuesta property, N89°40'11"W 328.00 feet to a ½" iron rod found lying on the East margin of Cowan - Lorraine Road (also known as Highway 605); thence along said East margin, along a curve to the left, having a radius of 5,351.05 feet, an arc length of 18.41 feet and a chord bearing and distance of N00°47'04"E 18.41 feet to a concrete monument found; thence continue along said East margin, N03°34'48"E 111.33 feet to a concrete monument found; thence continue along said East margin, N00°00'59"E 119.93 feet to a capped ½" iron rod set; thence leaving said East margin, N89°48'15"E 144.43 feet to a capped ½" iron rod set at the Northeast corner of Lot 41, Block 4, ABYSSINIA SUBDIVISION; thence S89°29'23"E 39.55 feet to a capped ½" iron rod set at the Northwest corner of Lot 16, Block 3, ABYSSINIA SUBDIVISION; thence S89°29'52"E 141.58 feet to a capped ½" iron rod set; thence S00°09'29"E 75.00 feet to a ½" iron rod found; thence S89°55'25"E 19.47 feet to the point of beginning. Containing 5.03 acres, more or less. Said parcel contains a vacated portion of a 10 foot alley lying between Block 4, of ABYSSINIA SUBDIVISION, a vacated portion of Baker Street lying between Blocks 3 and 4, of ABYSSINIA SUBDIVISION, a vacated portion of now or formerly Day Street lying East of Block 3, of ABYSSINIA SUBDIVISION, a portion now or formerly Day Street lying West of Block 7, EUREKA SUBDIVISION, and a vacated portion of Howard Street lying between Block 6 and 7 of EUREKA SUBDIVISION.

PARCEL C

Lots Twenty-Three to Twenty-Eight (23-28) inclusive, Block Six (6), EUREKA ADDITION TO THE CITY OF GULFPORT, according to the official map or plat thereof; on file and of record in the Office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi in Plat Book 9 at Page 8 (copy Book 4 at Page 279) thereof; reference to which is hereby made in and of as a part of this description.

State of
Louisiana
Secretary of
State



COMMERCIAL DIVISION
225.925.4704

Fax Numbers
225.932.5317 (Admin. Services)
225.932.5314 (Corporations)
225.932.5318 (UCC)

Name	Type	City	Status
COLUMBUS MANAGEMENT, L.L.C.	Limited Liability Company	NEW ORLEANS	Active

Previous Names

Business: COLUMBUS MANAGEMENT, L.L.C.

Charter Number: 35184587K

Registration Date: 12/14/2001

Domicile Address

909 POYDRAS ST.
SUITE 1700
NEW ORLEANS, LA 70112

Mailing Address

C/O TRICIA R. PEREZ
909 POYDRAS ST., SUITE 1700
NEW ORLEANS, LA 70112

Status

Status: Active

Annual Report Status: In Good Standing

File Date: 12/14/2001

Last Report Filed: 9/12/2023

Type: Limited Liability Company

Registered Agent(s)

Agent:	TRICIA R. PEREZ
Address 1:	909 POYDRAS ST.
Address 2:	SUITE 1700
City, State, Zip:	NEW ORLEANS, LA 70112
Appointment Date:	7/9/2008

Officer(s)

Additional Officers: No

Officer:	JOSEPH C. CANIZARO
Title:	Manager
Address 1:	909 POYDRAS ST.
Address 2:	SUITE 1700
City, State, Zip:	NEW ORLEANS, LA 70112

Mergers (2)

Filed Date	Effective Date:	Type	Charter#	Chater Name	Role
12/31/2001	12/31/2001	MERGE	35184587K	COLUMBUS MANAGEMENT, L.L.C.	SURVIVOR
			34169132F	COLUMBUS MANAGEMENT, INC.	NON-SURVIVOR
12/28/2015	12/28/2015	MERGE	35184587K	COLUMBUS MANAGEMENT, L.L.C.	SURVIVOR
			34320129D	REAL ESTATE MANAGEMENT CORPORATION	NON-SURVIVOR

Amendments on File (3)

Description	Date
Merger	12/31/2001
Domestic LLC Agent/Domicile Change	7/9/2008
Merger	12/28/2015

Print

OPERATING AGREEMENT AND BY-LAWS

OF

COLUMBUS MANAGEMENT, L.L.C.

TABLE OF CONTENTS

ARTICLE I	OFFICES AND RECORDS	1
Section 1.1	Registered Office and Registered Agent	1
Section 1.2	Other Offices	1
Section 1.3	Maintenance of Books	1
Section 1.4	No State Law Partnership	1
Section 1.5	Title to Company Assets	1
ARTICLE II	DETERMINATION OF AND MEETINGS OF MEMBERS	2
Section 2.1	Record Date	2
Section 2.2	Place of Meetings	2
Section 2.3	Annual Meetings	2
Section 2.4	Special Meetings	2
Section 2.5	Notice of Meetings	2
Section 2.6	Agenda and Conduct of Meetings	2
Section 2.7	Quorum	3
Section 2.8	Proxies	3
Section 2.9	Action by Members	3
ARTICLE III	MANAGEMENT	4
Section 3.1	Management of the Company's Affairs	4
Section 3.2	Election; Removal; Vacancies	4
Section 3.3	Officers	5
Section 3.4	Compensation	7
ARTICLE IV	MEETINGS OF THE BOARD OF DIRECTORS	7
Section 4.1	Place of Meetings	7
Section 4.2	Meetings; Notice	7
Section 4.3	Quorum; Acts of the Board	8
Section 4.4	Action by Unanimous Written Consent	8
Section 4.5	Meetings by Telephone or Similar Communication	8
Section 4.6	Committees	8
Section 4.7	Remuneration to Directors	8
Section 4.8	Resignations	8
ARTICLE V	DIVIDENDS	9
Section 5.1	Dividends	9
Section 5.2	Limitation	9
ARTICLE VI	SHARES	9
Section 6.1	Shares	9
Section 6.2	Members	9
Section 6.3	Liability to Third Parties	10
Section 6.4	Certificates	10

Section 6.5	Register, Registration of Transfer and Exchange	10
Section 6.6	Mutilated, Destroyed, Lost or Stolen Certificates	11
Section 6.7	Return of Consideration; Withdrawal and Expulsion	12
ARTICLE VII	DISSOLUTION; LIQUIDATION AND TERMINATION	12
Section 7.1	Dissolution	12
Section 7.2	Liquidation and Termination	12
ARTICLE VIII	AMENDMENTS	13
Section 8.1	Amendments to this Agreement	13
Section 8.2	Amendments to Articles	14
ARTICLE IX	LIMITATION OF LIABILITY; INDEMNIFICATION	14
Section 9.1	Limitation of Liability	14
Section 9.2	Right to Indemnification	14
Section 9.3	Advance Payment	14
Section 9.4	<i>Nonexclusivity of Rights</i>	15
Section 9.5	Insurance	15
Section 9.6	Savings Clause	15
ARTICLE X	GENERAL PROVISIONS	15
Section 10.1	Notices	15
Section 10.2	Governing Law; Severability	15
Section 10.3	Counterparts	16
Section 10.4	Fiscal Year	16

**OPERATING AGREEMENT AND BY-LAWS
OF
COLUMBUS MANAGEMENT, L.L.C.**

This Operating Agreement and By-laws (this "Agreement"), made and entered into effective as of December 14, 2001, the date and time that the Louisiana Secretary of State issues a certificate of organization for the Company, constitutes the Operating Agreement for Columbus Management, L.L.C. (the "Company"). This Agreement and the Articles of Organization of the Company (the "Articles") shall be binding on all holders of Shares (as defined in the Articles) of the Company as members of the Company and all transferees of such Shares as substituted or additional members of the Company (collectively, the "Members" and individually, a "Member").

**ARTICLE I
OFFICES AND RECORDS**

1.1 *Registered Office and Registered Agent.* The Company's registered office and registered agent required by the Limited Liability Company Law of Louisiana (as amended from time to time and any successor statute, the "Act") to be continuously maintained in Louisiana shall be the registered office and agent named in the initial report filed with the Articles or such other office or agent as the Board of Directors (as hereinafter defined) may designate from time to time in the manner provided by the Act.

1.2 *Other Offices.* The Company may also have offices at such other places both within and without Louisiana as the Board of Directors may from time to time determine or the business of the Company may require.

1.3 *Maintenance of Books.* The Company shall keep books and records of accounts on an accrual or cash basis as determined by the Board of Directors and shall keep minutes of the proceedings of its Board of Directors and its Members.

1.4 *No State Law Partnership.* The Members intend that the Company not be a partnership (including a limited partnership) or joint venture, and that no Member be a partner or joint venturer of any other Member for any purposes and this Agreement may not be construed to suggest otherwise. The Members intend that the Company be taxed as a corporation for federal income tax purposes.

1.5 *Title to Company Assets.* Title to Company assets, whether real, personal or mixed and whether corporeal or incorporeal, shall be deemed to be owned by the Company as an entity and no Member, individually or collectively, shall have any ownership interest in such Company assets or any portion thereof. Title to any or all of the Company assets may be held in the name of the Company or one or more of its affiliates or one or more nominees, as the Board of Directors may determine. All Company assets shall be recorded as the property of the Company in its books and records, irrespective of the name in which record title to such Company assets is held.

ARTICLE II DETERMINATION OF AND MEETINGS OF MEMBERS

2.1 *Record Date.* The Board of Directors may fix in advance a record date for the purpose of determining Members entitled to notice of and to vote at a meeting, receive a dividend or other distribution or in order to make a determination of Members for any other purpose; however, such date must not be more than sixty days, and, if fixed for the purpose of determining Members entitled to notice of and to vote at a meeting, not less than ten days, prior to the date on which the action requiring the determination of Members is to be taken. If no record date is fixed for the purpose of determining Members (a) entitled to notice of and to vote at a meeting, the close of business on the day before notice of the meeting is mailed, or if notice is waived, the close of business on the day before the meeting, shall be the record date for such purpose, or (b) for any other purpose or action, the close of business on the day on which the Board of Directors adopts the resolution relating to such purpose or action shall be the record date. A determination of Members of record entitled to notice of or to vote at a meeting of Members shall apply to any adjournment of the meeting; provided, however, that the Board of Directors may fix a new record date for the adjourned meeting.

2.2 *Place of Meetings.* All meetings of Members shall be held at the principal place of business of the Company or at such other place as shall be specified by the Board of Directors in the notices or waivers of notice thereof.

2.3 *Annual Meetings.* An annual meeting of the Members shall be held each year on the first Monday of September of each year, unless such day is a legal holiday, in which case on the next business day following, at 7:00 o'clock P.M., or on such other date or at such other time as may be designated by the Board of Directors, for the purpose of electing individuals to serve as members of the Board of Directors and for the transaction of such other business as may be properly brought before the meeting.

2.4 *Special Meetings.* Special meetings of Members for any purpose or purposes may be called by the Chairman, the President or the Board of Directors. At any time, upon the written request of any two Directors or of the holders of 40% of the Shares then issued and outstanding, the Secretary shall call a special meeting to be held at the registered office of the Company at such time as the Secretary may fix, not less than fifteen nor more than sixty days after the receipt of said request, and if the Secretary shall neglect or refuse to fix such time or to give notice of the meeting, the Members making the request may do so.

2.5 *Notice of Meetings.* The authorized person or persons calling a Members' meeting shall cause written notice of the time, place and purpose of the meeting to be given to all Members at least ten days before the meeting in the case of the annual meeting or a special meeting and in both cases not more than 60 days prior to the day fixed for the meeting.

2.6 *Agenda and Conduct of Meetings.* The business to be conducted at a Members' meeting shall be limited to the purpose or purposes stated in the notice of the meeting, provided

that other matters may be considered if all Members are present or represented at the meeting and consent thereto. The Chairman shall preside over any meetings of Members and shall have the authority to make all decisions regarding the conduct of the meeting.

2.7 *Quorum.* Except as herein provided, the presence, in person or by proxy, of Members holding a majority of the total voting power shall constitute a quorum at all meetings of Members. When a quorum is present at any meeting, the vote of the holders of a majority of the voting power present, whether by person or by proxy, shall decide any question brought before such meeting, unless the question is one upon which, by express provision of law, the Articles or this Agreement, a different vote is required, in which case such express provision shall govern and control the decision of such question. Directors shall be elected by plurality vote.

If a quorum is present or represented at a duly organized meeting, such meeting may continue to do business until adjournment, notwithstanding the withdrawal of Members or the refusal of any Members present to vote. If an annual or special meeting cannot be organized because a quorum is not present, the Members present may adjourn the meeting from time to time without notice, unless a new record date is fixed for the adjourned meeting, but any meeting at which Directors are to be elected shall be adjourned only from day to day until such Directors shall have been elected. At such adjourned meeting at which a quorum shall be present or represented, any business may be transacted that might have been transacted at the meeting as originally notified. In the case of any meeting called for the election of Directors, those who attend the second of such adjourned meetings, although less than a quorum, shall nevertheless constitute a quorum for the purposes of electing Directors. If the adjournment is for more than 30 days or if after the adjournment a new record date is fixed for the adjourned meeting, a notice of the adjourned meeting shall be given to each Member of record entitled to vote at the meeting.

Members may participate in and be present at a meeting of the Members by means of conference telephone or similar communications equipment if all persons participating in such meeting can hear and communicate with each other.

2.8 *Proxies.* A Member may vote either in person or by proxy executed in writing by the Member. No proxy shall be valid after 11 months from the date of its execution unless otherwise provided in the proxy. A proxy shall be revocable unless the proxy form conspicuously states that the proxy is irrevocable and the proxy is coupled with an interest.

2.9 *Action by Members.* Except as provided in this Section 2.9, every action of Members must be taken at a meeting of Members. Any action permitted or required by the Act or this Agreement to be taken at a meeting of the Members may be taken without a meeting, without prior notice and without a vote, if a consent or consents in writing, setting forth the action so taken, is signed by all of the Members. Such consent shall have the same force and effect as a unanimous vote at a meeting and may be stated as such in any document or instrument filed with the Louisiana Secretary of State.

ARTICLE III MANAGEMENT

3.1 *Management of the Company's Affairs.* As provided in the Articles and this Agreement, all management powers over the business and affairs of the Company shall be exclusively vested in a Board of Directors (the "Board of Directors") consisting of not less than one nor more than five individuals, as set from time to time by resolutions adopted by the Board of Directors, and, subject to the direction of the Board of Directors, the officers elected by the Board of Directors in accordance with the terms of this Agreement (the "Officers"), who shall collectively (Officers and Directors) constitute "managers" of the Company within the meaning of the Act. No Director need be a Member. No Member, by virtue of having the status of a Member, shall have any management power over the business and affairs of the Company or actual or apparent authority to enter into contracts on behalf of, or to otherwise bind, the Company. Except as otherwise specifically provided in this Agreement, the authority and functions of the Board of Directors on the one hand and of the Officers on the other shall be identical to the authority and functions of the board of directors and officers, respectively, of a corporation organized under the Louisiana Business Corporation Law. Thus, except as otherwise specifically provided in this Agreement, the business and affairs of the Company shall be managed under the direction of the Board of Directors, and the day-to-day activities of the Company shall be conducted on the Company's behalf by the Officers, who shall be agents of the Company. In addition to the powers that now or hereafter can be granted to managers under the Act and to all other powers granted under any other provision of this Agreement, the Board of Directors and the Officers (subject to the direction of the Board of Directors) shall have full power and authority to do all things on such terms as they, in their sole discretion, may deem necessary or appropriate to conduct, or cause to be conducted, the business and affairs of the Company.

3.2 *Election; Removal; Vacancies.*

- (a) Directors, other than the first Board of Directors, shall be elected at the annual meeting of Members by a plurality vote of the Shares present in person or represented by proxy at such meeting, and each Director elected shall serve until the next succeeding annual meeting and until his successor shall have been elected and qualified.
- (b) The Members, by vote of a majority of the total voting power at any special meeting called for the purpose, may remove from office any one or more of the Directors, notwithstanding that his, her or their terms of office may not have expired, and may at such meeting elect one or more successors, as the case may be, for the unexpired term.
- (c) Vacancies and newly created directorships resulting from any increase in the number of Directors may be filled by a majority of the Directors remaining in office; provided that the Members shall have the right to fill

the vacancy at any special meeting called for such purpose prior to such action by the Board.

3.3 *Officers.*

- (a) *General.* The Board of Directors shall appoint agents of the Company who shall be referred to as "Officers" of the Company. Unless provided otherwise by resolution of the Board of Directors, the Officers shall have the titles, power, authority and duties described below in this Section 3.3
- (b) *Titles and Number.* The Officers of the Company shall be the Chairman of the Board/Chief Executive Officer, the President, the Secretary and a Treasurer. There shall be appointed from time to time, in accordance with Section 3.3(c), such Vice Presidents, Assistant Secretaries and Assistant Treasurers as the Board of Directors may desire. Any person may hold two or more offices, provided that no person holding more than one office may sign, in more than one capacity, any certificate or other instrument required by law to be signed by two officers.
- (c) *Appointment and Term of Office.* The Officers shall be appointed by the Board of Directors at such time and for such term as the Board of Directors shall determine. Any Officer may be removed, with or without cause, only by the Board of Directors. Vacancies in any office may be filled only by the Board of Directors.
- (d) *Chairman of the Board/Chief Executive Officer.* The Chairman of the Board shall be the chief executive officer of the Company and shall have the general powers, duties and responsibilities of supervision and management inherent in such office as well as such additional powers and duties as the Board of Directors may from time to time prescribe. The Chairman of the Board shall preside at all meetings of the Directors and Members. He shall be an ex-officio member of all committees of the Board of Directors, except that he shall be a full member and entitled to all rights and privileges pertaining thereto with respect to committees on which he is named a full member.
- (e) *President.* The President, subject to the direction of the Board of Directors and the Chairman of the Board, shall be the chief operating officer of the Company and shall be responsible for the management and direction of the day-to-day business and affairs of the Company, its other Officers, employees and agents, shall supervise generally the affairs of the Company and shall have full authority to execute all documents and take all actions that the Company may legally take. The President shall exercise such other powers and perform such other duties as may be assigned to him by this

Agreement, the Board of Directors and the Chairman of the Board. The President shall preside at all Member meetings and all meetings of the Board of Directors and Members in the absence of the Chairman of the Board.

- (f) *Vice Presidents.* Each Vice President appointed by the Board of Directors shall, in the absence or disability of the President, have all of the powers and duties conferred upon the President, including the same power as the President to execute documents on behalf of the Company. Each such Vice President shall perform such other duties and may exercise such other powers as may from time to time be assigned to him by the Board of Directors or the President.
- (g) *Secretary and Assistant Secretaries.* The Secretary shall record or cause to be recorded in books provided for that purpose the minutes of the meetings or actions of the Board of Directors and Members, except that the President, in his discretion, may arrange for the recordation of any meeting of Directors or Members by a stenographer. The Secretary shall see that all notices are duly given in accordance with the provisions of this Agreement and as required by law, shall be custodian of all records (other than financial), shall see that the books, reports, statements, certificates and all other documents and records required by law are properly kept and filed, and, in general, shall perform all duties incident to the office of Secretary and such other duties as may, from time to time, be assigned to him by this Agreement, the Board of Directors or the President. The Assistant Secretaries shall exercise the powers of the Secretary during that Officer's absence or inability or refusal to act.
- (h) *Treasurer and Assistant Treasurers.* The Treasurer shall keep or cause to be kept the books of account of the Company and shall render statements of the financial affairs of the Company in such form and as often as required by this Agreement, the Board of Directors or the President. The Treasurer, subject to the order of the Board of Directors, shall have the custody of all funds and securities of the Company. The Treasurer shall perform all other duties commonly incident to his office and shall perform such other duties and have such other powers as this Agreement, the Board of Directors or the President shall designate from time to time. The Assistant Treasurers shall exercise the power of the Treasurer during that Officer's absence or inability or refusal to act. Each of the Assistant Treasurers shall possess the same power as the Treasurer to sign all certificates, contracts, obligations and other instruments of the Company.

- (i) *Powers of Attorney.* The Company may grant powers of attorney or other authority as appropriate to establish and evidence the authority of the Officers and other persons.
- (j) *Delegation of Authority.* Unless otherwise provided by resolution of the Board of Directors, no Officer shall have the power or authority to delegate to any Person such Officer's rights and powers as an Officer to manage the business and affairs of the Company.

3.4 *Compensation.* The Directors and Officers shall receive such compensation for their services as may be designated by the Board of Directors. In addition, the Officers shall be entitled to be reimbursed for reasonable and necessary out-of-pocket costs and expenses incurred in the ordinary course of their service hereunder. In addition, the members of the Board of Directors shall be entitled to be reimbursed for out-of-pocket costs and expenses incurred in attending each regular and special meeting of the Board of Directors.

ARTICLE IV MEETINGS OF THE BOARD OF DIRECTORS

4.1 *Place of Meetings.* The meetings of the Board of Directors may be held at the principal office of the Company or at such other place, within or without the State of Louisiana, as may be designated by majority of the Board of Directors from time to time.

4.2 *Meetings; Notice.* Regular meetings of the Board of Directors shall be held on the third Thursday of March, June, September and December of each year, upon at least five days' written notice from the President or Secretary or at such other time as shall from time to time be determined by the Board, provided that notice of such determination shall be given to all Directors. Special meetings of the Board of Directors may be called by the Chairman or President on no less than two days' notice given to each director, either personally or by telephone, mail, facsimile transmission, e-mail or any other comparable form of communication. Special meetings shall be called by the President or Secretary in like manner and on like notice on the written request of two Directors, and if the President or Secretary fail or refuse, then the two Directors may call the meeting on two days' written notice given to each Director. Special meetings shall be held at the principal place of business of the Company, unless otherwise determined by the Board of Directors. Notwithstanding the above, a meeting of each newly elected Board of Directors shall be held immediately following the annual meeting of Members at the same location as such meeting of Members, and no notice of such meeting of the Board of Directors shall be necessary to legally constitute the meeting, provided a quorum shall be present. Members of the Board of Directors present or represented at any meeting shall be deemed to have received due notice, or to have waived, notice thereof, except when a Director attends for the express purpose of objecting to the transaction of any business because the meeting is not lawfully called or convened.

4.3 *Quorum; Acts of the Board.* A majority of the Board of Directors shall be necessary to constitute a quorum for the transaction of business. If a quorum is present, the act of a majority of the members of the Board of Directors present shall be the act of the Board of Directors. If a quorum is not present at any meeting of the Board of Directors, the Board of Directors present may adjourn the meeting without notice other than announcement at the meeting, until a quorum is present. If a quorum is present when the meeting is convened, the members present may continue to do business notwithstanding the withdrawal of enough members to leave less than a quorum or the refusal of any member present to vote.

4.4 *Action by Unanimous Written Consent.* Any action which may be taken at a meeting of the Board of Directors may be taken by a consent in writing signed by all of the members of the Board of Directors and filed with the records of proceedings of the Board of Directors.

4.5 *Meetings by Telephone or Similar Communication.* Members of the Board of Directors may participate in and be present at any meeting of the Board of Directors by means of conference telephone or similar communications equipment if all persons participating in such meeting can hear and communicate with each other.

4.6 *Committees.* The Board of Directors may designate one or more committees, each committee to consist of two or more of the Directors of the Company (and one or more Directors may be named as alternate members to replace any absent or disqualified regular members of such committees), which, to the extent provided by resolution of the Board of Directors or this Agreement, shall have and may exercise the powers of the Board of Directors in the management of the business and affairs of the Company, and may have power to authorize the seal of the Company to be affixed to documents. Such committee or committees shall have such name or names as may be determined from time to time by the Board of Directors. Any vacancy occurring in any such committee shall be filled by the Board of Directors, but the Chairman may designate another Director to serve on any such committee pending action by the Board. Each such committee shall hold office during the term of this Board of Directors constituting it, unless otherwise ordered by the Board of Directors, and shall keep regular minutes of its proceedings and report the same to the Board of Directors when required.

4.7 *Remuneration to Directors.* Members of the Board of Directors, as such, shall receive such salary for their services by resolution of the Board of Directors, and shall receive the actual expenses of attendance, if any, for each regular or special meeting of the Board of Directors; but this section does not preclude any Director from serving the Company in any other capacity and receiving compensation therefore.

4.8 *Resignations.* The resignation of a Director shall take effect on receipt thereof by the President or Secretary or any later date not more than 30 days after such receipt, specified therein.

ARTICLE V DIVIDENDS

5.1 *Dividends.* Subject to Section 5.2, the Board of Directors at any regular or special meeting may from time to time declare, and the Company may pay, dividends in cash, property or its own Shares.

5.2 *Limitation.* No dividend or other distribution shall be made by the Company if, after giving effect to the distribution: (a) the Company would not be able to pay its debts as they become due in the usual course of business; or (b) the Company's total assets would be less than the sum of its total liabilities. The Company may base a determination that a distribution is not prohibited under this Section 5.2 either on financial statements prepared on the basis of accounting practices and principles that are reasonable under the circumstances or a fair valuation or other method that is reasonable under the circumstances. For purposes of this Section 5.2, generally accepted accounting principles are deemed to be reasonable. The effect of a distribution under this Section shall be measured as of the date upon which the distribution is authorized if the payment occurs within 120 days after the date of authorization, or the date upon which payment is made if it occurs more than 120 days after the date of authorization.

ARTICLE VI SHARES

6.1 *Shares.* The holders of Shares (a) shall be entitled on a pro rata basis to such distributions, if any, as shall be provided thereon from time to time by the Board of Directors, (b) upon liquidation or dissolution of the Company, shall be entitled on a pro rata basis to all remaining assets after satisfaction of the Company's liabilities to creditors, (c) shall not be subject to any right of redemption by the Company (except as otherwise provided in this Agreement) and (d) shall be entitled to one vote per Share on matters submitted to a vote or consent of Members. Each Share shall be identical in all respects with each other Share.

6.2 *Members.*

(a) A Person shall be admitted as a Member, and shall become bound by this Agreement, if such Person executes this Agreement or, without such execution, if such Person purchases or otherwise lawfully acquires any Shares and becomes the record holder of such Shares in accordance with the provisions of this Agreement. For purposes of this Agreement and the Articles, "Person" means any individual, partnership, corporation, limited liability company, trust or other entity. In the case of a Member who is not a natural person, such Member may act through any Person authorized by such Member.

(b) The name and mailing address of each Member shall be listed on the books and records of the Company. The Secretary of the Company shall be

required to update the books and records from time to time as necessary to accurately reflect the information therein. A Member's Shares shall be represented by the Certificate (as hereinafter defined) held by such Member.

6.3 *Liability to Third Parties.* No Member or beneficial owner of Shares shall be liable for the debts, obligations or liabilities of the Company.

6.4 *Certificates.* Certificates ("Certificates") evidencing Shares shall be in such form, not inconsistent with that required by the Act or any other law and this Agreement, as shall be approved by the Board of Directors. The Company shall issue to each Member one or more Certificates, signed by the President or a Vice President and the Secretary or an Assistant Secretary or the Treasurer or an Assistant Treasurer of the Company certifying the number of Shares owned by such Member; provided, however, that any of or all the signatures on the Certificate may be facsimile. In case any Officer who shall have signed or whose facsimile signature or signatures shall have been placed upon any such Certificate or Certificates shall have ceased to be such Officer before such Certificate is issued by the Company, such Certificate may nevertheless be issued by the Company with the same effect as if such person were such Officer at the date of issue. Certificates shall be consecutively numbered and shall be entered in the books and records of the Company as they are issued and shall exhibit the holder's name and number of Shares.

6.5 *Register, Registration of Transfer and Exchange.*

- (a) The Company shall keep or cause to be kept on behalf of the Company a register that, subject to any requirements of the Board of Directors and subject to the provisions of Section 6.5(b), will provide for the registration and transfer of Shares. The Company shall not recognize transfers of Shares unless the same are effected in the manner described in this Section 6.5. Upon surrender for registration of transfer of any Certificate, and subject to the provisions of Section 6.5(b), the appropriate Officers of the Company shall execute and deliver, in the name of the holder or the designated transferee or transferees, as required pursuant to the holder's instructions, one or more new Certificates evidencing the same aggregate number of Shares as was evidenced by the Certificate so surrendered.
- (b) The Company shall not be required to recognize any transfer of Shares until the Certificates evidencing such Shares are surrendered to the Company for registration of transfer. No charge shall be imposed by the Company for such transfer, *provided*, that, as a condition to the issuance of any new Certificate under this Section 6.5, the Company may require the payment of a sum sufficient to cover any tax or other governmental charge that may be imposed with respect thereto.

- (c) By transfer of Shares in accordance with this Section 6.5, the transferor shall be deemed to have given the transferee the right to be admitted to the Company as a Member, and each transferee of Shares (including any nominee holder or an agent acquiring such Share for the account of another person) shall become a Member with respect to the Share so transferred to such person when any such transfer and admission is reflected in the books and records of the Company and shall be subject to the terms and conditions of the Articles and this Agreement.
- (d) The Company shall be entitled to recognize the record holder as the owner of Shares and, accordingly, shall not be bound to recognize any equitable or other claim to or interest in such Shares on the part of any other person, whether or not the Company shall have actual or other notice thereof, except as otherwise provided by law or any applicable rule or regulation. Subject to the foregoing provisions of this Section 6.5(d), Shares shall be freely transferable. The transfer of any Shares and the admission of any new Member shall not constitute an amendment to this Agreement.
- (e) Each dividend or other distribution in respect of the Shares shall be paid by the Company, directly or through any other person or agent, only to the record holders thereof as of the record date set forth the dividend or other distribution. Such payment shall constitute full payment and satisfaction of the Company's liability in respect of such payment, regardless of any claim of any Person who may have an interest in such payment by reason of an assignment or otherwise.

6.6 *Mutilated, Destroyed, Lost or Stolen Certificates.*

- (a) If any mutilated Certificate is surrendered to the Company, then the appropriate Officers on behalf of the Company shall execute and deliver in exchange therefor, a new Certificate evidencing the same aggregate number and type of Shares as the Certificate so surrendered.
- (b) The appropriate Officers on behalf of the Company shall execute and deliver a new Certificate in place of any Certificate previously issued if the record holder of the Certificate:
 - (i) makes proof by affidavit, in form and substance satisfactory to an Officer, that a previously issued Certificate has been lost, destroyed or stolen;
 - (ii) requests the issuance of a new Certificate before the Company has notice that the Certificate has been acquired by a purchaser for value in good faith and without notice of an adverse claim;

(iii) if requested, delivers to the Company a bond, in form and substance satisfactory to the Company, with surety or sureties and with fixed or open penalty as the Company may reasonably direct, in its sole discretion, to indemnify the Company against any claim that may be made on account of the alleged loss, destruction or theft of the Certificate; and

cretary
ccessor
similar

(iv) satisfies any other reasonable requirements imposed by the Company.

i of the
of that
ccessor

If a Member fails to notify the Company within a reasonable time after he has notice of the loss, destruction or theft of a Certificate, and a transfer of the Shares by the Certificate is registered before the Company receives such notification, the Member shall be precluded from making any claim against the Company for such transfer or for a new Certificate.

lation,
grized
tes and
ch the
le;

(c) As a condition to the issuance of any new Certificate under this Section 6.6, the Company may require the payment of a sum sufficient to cover any tax or other government charge that may be imposed in relation thereto and any other expenses reasonably connected therewith.

l of the
without
equate
tation,
n such
); and

6.7 *Return of Consideration; Withdrawal and Expulsion.* A Member is not entitled to the return of any part of its consideration paid to the Company for any Shares or to be paid interest in respect thereto. Except as otherwise provided in this Agreement or in the Articles, no Member shall be entitled to a distribution upon such Member ceasing to be a Member for any reason. No Member shall be required to contribute or to lend any cash or property to the Company to enable the Company to return to a Member its consideration paid to the Company for any Shares. Members may not be expelled from the Company or withdraw from the Company, except by transferring Shares.

ers as

ling to

ARTICLE VII

DISSOLUTION; LIQUIDATION AND TERMINATION

each

7.1 *Dissolution.* The Company shall be dissolved and its affairs shall be wound up only upon the affirmative vote of the Members holding the majority of the Shares present at the meeting. The termination of a Member's status as a Member shall not terminate or dissolve the Company.

in; the
ig that
islana
imilar
ary to

7.2 *Liquidation and Termination.* On dissolution of the Company, the Board of Directors shall serve as liquidator. The liquidator shall proceed diligently to wind up the affairs of the Company and make final distributions as provided herein and in the Act. The costs of liquidation shall be borne as a Company expense. Until final distribution, the liquidator shall continue to operate the Company's business with all of the power and authority of the Board of Directors and the Members. The steps to be accomplished by the liquidator are as follows:

e vote
ment;

subject, however, to the right of the Members to change or repeal any portion of this Agreement made or amended by the Directors.

8.2 *Amendments to Articles.* Except as provided herein, the approval of a majority of the Board of Directors and the approval of Members holding at least 2/3rds of issued and outstanding Shares shall be required to approve an amendment to the Articles of Organization. The Board of Directors, without the approval of the Members, may amend the Articles to change the certifying official or to delete or add one or more certifying officials.

ARTICLE IX LIMITATION OF LIABILITY; INDEMNIFICATION

9.1 *Limitation of Liability.* Neither any Member or the Board of Directors (a "Director") nor any Officer shall be personally liable for monetary damages for breach of any duty provided for in La. R.S. 12:1314; provided, that this Section shall not limit or eliminate the liability of any Director or Officer for a breach of fiduciary duty, for the amount of a financial benefit received by the Director or Officer to which he or she is not entitled or for an intentional violation of a criminal law.

9.2 *Right to Indemnification.* Each person who is involved in any threatened, pending, or completed action, suit, or proceeding, whether civil, criminal, administrative, arbitrative, or investigative (hereinafter a "Proceeding"), or any appeal in such a Proceeding, or any inquiry or investigation that could lead to such a Proceeding, by reason of the fact that he or she is or was a Director or Officer of the Company shall be indemnified by the Company to the fullest extent permitted by law, as the same exists or may hereafter be in effect (but, in the case of any subsequent change in the law, only to the extent that such change permits the Company to provide broader indemnification rights than were permitted prior to such amendment) against judgments, penalties (including excise and similar taxes and punitive damages), fines, settlements, and reasonable expenses (including, without limitation, attorneys' fees) actually incurred by such person in connection with such Proceeding, and indemnification under this Article shall continue as to a person who has ceased to serve as a Director or Officer. The rights granted pursuant to this Article shall be deemed contract rights, and no amendment, modification, or repeal of this Article shall have the effect of limiting or denying any such rights with respect to actions taken or Proceedings arising prior to any such amendment, modification or repeal.

9.3 *Advance Payment.* The right to indemnification conferred in this Article shall include the right to be paid or reimbursed by the Company the reasonable expenses incurred by a person of the type entitled to be indemnified under this Article who was, is, or is threatened to be made, a named defendant or respondent in a Proceeding in advance of the final disposition of the Proceeding and without any determination as to the person's ultimate entitlement to indemnification; provided, however, that the payment of such expenses incurred by any such person in advance of the final disposition of a Proceeding shall be made only upon delivery to the Company of (a) a written affirmation by such person of his or her good faith belief that he or she has met the standard of conduct necessary for indemnification under this Article and (b) a written

undertaking, by or on behalf of such person, to repay all amounts so advanced if it shall ultimately be determined that such indemnified person is not entitled to be indemnified under this Article or otherwise.

9.4 *Nonexclusivity of Rights.* The right to indemnification and the advancement and payment of expenses conferred in this Article shall not be exclusive of any other right which a Director or Officer may have or hereafter acquire under any law (common or statutory), provision of the Articles or this Agreement, any agreement, vote of Members, or otherwise.

9.5 *Insurance.* The Company may purchase and maintain insurance, at its expense, to protect itself, and any person who is or was serving as a Director or Officer of the Company, against any expense, liability, or loss, whether or not the Company would have the power to indemnify such person against such expense, liability, or loss under this Article.

9.6 *Savings Clause.* If this Article or any portion hereof shall be invalidated on any ground by any court of competent jurisdiction, then the Company shall nevertheless indemnify and hold harmless each Director or Officer indemnified pursuant to this Article as to costs, charges and expenses (including attorneys' fees), judgments, fines, and amounts paid in settlement with respect to any action, suit, or proceeding, whether civil, criminal, administrative, or investigative to the full extent permitted by any applicable portion of this Article that shall not have been invalidated and to the fullest extent permitted by applicable law.

ARTICLE X GENERAL PROVISIONS

10.1 *Notices.* Except as expressly set forth to the contrary in the Articles or this Agreement, all notices, requests, or consents provided for or permitted to be given under this Agreement must be in writing and must be given either by depositing that writing in the United States mail, addressed to the recipient, postage paid or by delivering that writing to the recipient in person, by courier, or by facsimile transmission. A notice, request, or consent given under this Agreement is effective on receipt by the person to receive it; however, if such notice is placed in the United States mail, postage prepaid, and addressed to a Member at such Member's last known address, notice shall be deemed to have been received by such Member on two business days after such notice is placed in the mail. All notices, requests, and consents to be sent to a Member must be sent to or made at the address given for that Member on the books and records of the Company or such other address as that a Member may specify by notice to the Company. Any notice, request, or consent to the Company must be given at the following address: 909 Poydras Street, Suite 1700, New Orleans, Louisiana 70112. Whenever any notice is required to be given by law, the Articles, or this Agreement, a written waiver thereof, signed by the person entitled to notice, whether before or after the time stated therein, shall be deemed equivalent to the giving of such notice.

10.2 *Governing Law; Severability.* This Agreement is governed by and shall be construed in accordance with the internal laws of the State of Louisiana. If a direct conflict exists between the provisions of this Agreement and (a) any provision of the Articles or (b) any

mandatory provision of the Act, the applicable provision of the Articles or the Act shall control. If any provision of this Agreement or the application thereof to any person or circumstance is held invalid or unenforceable to any extent, the remainder of this Agreement and the application of that provision to other persons or circumstances not affected thereby shall be enforced to the greatest extent permitted by law.

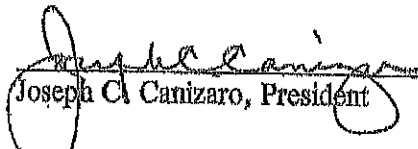
10.3 *Counterparts.* This Agreement may be executed in any number of counterparts with the same effect as if all signing parties had signed the same document. All counterparts shall be construed together and constitute the same instrument.

10.4 *Fiscal Year.* The Board of Directors may adopt for and on behalf of the Company a fiscal or a calendar year.

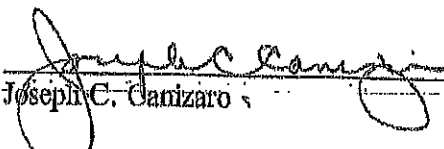
IN WITNESS WHEREOF, the Organizational Member and the Company have executed and agreed to this Agreement as of the date first set forth above.


Joseph C. Canizaro
Organizational Member

COLUMBUS MANAGEMENT, L.L.C.

By: 
Joseph C. Canizaro, President

Members effective as of merger of Columbus Management, Inc. into the Company on December 30, 2001.


Joseph C. Canizaro



Handwritten signature
1st Judicial District
Instrument 2014 9229 D -J1
Filed/Recorded 11/18/2014 01:40 P
Total Fees \$ 38.00
2 Pages Recorded

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

Index: Lots Twenty-three to Twenty-eight (23-28) Inclusive, Thirty-five to Fifty-four (35-54) Inclusive, Block Six (6), EUREKA ADDITION TO THE CITY OF GULFPORT

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 PEOPLES BANK, BILOXI, MISSISSIPPI,
155 LaMeuse St, Biloxi, MS 39530, 228-435-5511,
does hereby sell, convey and specially warrant unto

COLUMBUS MANAGEMENT, LLC,
909 Poydras St, Ste 1700, New Orleans, LA 70112, 504-584-5000,

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

Lots Twenty-three to Twenty-eight (23-28) Inclusive, Thirty-five to Fifty-four (35-54) Inclusive, Block Six (6), EUREKA ADDITION TO THE CITY OF GULFPORT, according to the official map or plat thereof, on file and of record in the office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi in Plat Book 9 at Page 8 (Copy Book 4 at Page 279) thereof, reference to which is hereby made in aid of and as a part of this description.

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

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

THE SUBJECT PROPERTY IS CONVEYED IN ITS 'AS-IS, WHERE-IS" CONDITION
WITHOUT ANY WARRANTY OR REPRESENTATION BY THE GRANTOR, OTHER THAN
GRANTOR'S SPECIAL WARRANTY OF TITLE.

IN WITNESS WHEREOF, The Peoples Bank, Biloxi, Mississippi has caused this conveyance to
be executed by its duly authorized officer after having first been duly authorized to do so, on this the 17th
day of November, 2014.

The Peoples Bank, Biloxi, Mississippi

BY: *Chevis C. Sweetman*
Name: Chevis Sweetman
Title: President

STATE OF MISSISSIPPI

COUNTY OF HARRISON

THIS DAY PERSONALLY CAME AND APPEARED BEFORE ME, the undersigned authority
in and for the jurisdiction aforesaid, Chevis C. Sweetman, who acknowledge that
he/she is are the President of The Peoples Bank, Biloxi, Mississippi, and as its
act and deed, signed, sealed and delivered the above and foregoing instrument of writing on the day and
in the year therein mentioned after having been first duly authorized to do so.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 17th day of November,
2014.

My Commission Expires



Kristi M. Gilbert
NOTARY PUBLIC

STATE OF MISSISSIPPI

BOOK 883 PAGE 446

COUNTY OF HARRISON

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, the undersigned THETA MARTIN a/k/a Theta Finch, does hereby sell, convey and warrant unto GULF SOUTH CAPITAL CORPORATION a Mississippi Corporation, the following described land and property, being located and situated in the City of Gulfport, County of Harrison, First Judicial District, State of Mississippi, and being more particularly described as follows, to-wit:

Lots 31 - 40 inclusive of Block 4, ABYSSINIA SUBDIVISION, a subdivision located in the City of Gulfport, First Judicial District of Harrison County, Mississippi, according to the official map or plat thereof on file and of record in the office of the Chancery Clerk in Plat Book 7 at Page 4, AND ALSO:

Beginning at the Northeast corner of Lot 6, Block 4 of Abyssinia Subdivision and from said point run thence South to the Southeast corner of Lot 25, from said point run thence East 10 feet to the Southwest corner of Lot 50, from said point run thence North to the Northwest corner of Lot 31, from said point run thence West a distance of 10 feet to the point of beginning. Said property being located in the First Judicial District of Harrison County, Mississippi.

THIS CONVEYANCE is subject to any and all recorded restrictive covenants, rights of way, easements and prior reservations of any oil, gas, minerals and other rights.

TAXES for the current year have been prorated as of this date and are assumed by the Grantee herein.

WITNESS MY SIGNATURE this the 6th day of August, 1979.

Theta Martin a/k/a Theta Finch
THETA MARTIN a/k/a THETA FINCH

STATE OF MISSOURI
COUNTY OF JACKSON

BOOK 863 PAGE 447

PERSONALLY, came and appeared before me, the undersigned authority in and for the aforesaid jurisdiction, the within named THETA MARTIN who was formerly Theta Finch, who acknowledged to and before me that she signed and delivered the above and foregoing instrument of writing on the day and in the year therein mentioned.

GIVEN under my hand and official seal of office this the 6th day of August, 1979.

Rhonda S. Carpenter
NOTARY PUBLIC

My Commission Expires:

RHONDA S. CARPENTER M.C.E. OCT. 31, 1981

4902
STATEMENT OF FEES
Filing _____ .05
Recording _____ 250
15¢ per 100
Certificate _____ .50
Indexing 15¢ _____
Separate Subdivision _____
Total Fees _____ 453.5

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

I hereby certify that this instrument was received and filed for record at 11 o'clock and 01 minutes P. M. on 9 day of Aug, A. D. 19 79 and recorded Aug 10, 1979 In Records of Deeds Book 863 Pages 446-447

G. N. Creely, Chancery Clerk

By J. B. Beck, D. C.

run Southerly along a line that is 21.000 meters (68.898 feet) Easterly of and parallel with the centerline of construction of said project, having a radius of 1631.000 meters (5351.050 feet), an arc distance of 5.342 meters (17.526 feet) [said arc having a chord bearing of South 00° 10' 53" West for a distance of 5.342 meters (17.526 feet)] to the Southern line of grantors property; thence run North 89° 53' 42" West along said Southern property line, a distance of 31.852 meters (104.501 feet) to the present Eastern right-of-way line of Cowan Road; thence run North 00° 24' 50" West along the present Eastern right-of-way line of said Cowan Road, a distance of 151.863 meters (498.218 feet) to the Northern line of grantors property; thence run North 89° 42' 46" East along said Northern property line, a distance of 12.190 meters (39.993 feet) to the point of beginning, containing 0.520 hectares (1.286 acres), more or less and being situated in and a part of the Lots 6 through 25, Block 4, Abyssinia Subdivision, Plat Book 7, Page 4 in the Chancery Clerk's Office, City of Gulfport, First Judicial District, Harrison County, Mississippi, the Northeast 1/4, Section 31, Township 7 South, Range 10 West.

BOOK 1427 PAGE 431

Gulf South Capital Corp.

044-0-00-W

Page 3

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

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

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

BOOK 1427 PAGE 432

Gulf South Capital Corp.

044-0-00-W
Page 4

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

Witness this signature the 26th Day of August, A.D., 19 98.

Gulf South Capital Corporation
By [Signature] President

Grantee, Prepared by and return to:
Miss. Department of Transportation
Right of Way Division
P. O. Box 1850
Jackson, Mississippi 39215-1850
Phone Number: (601) 359-7559
Account No. 94-9371-00-005-10

Grantor Address:
Gulf South Capital Corp.
909 Poydras St., Suite 1700
New Orleans, LA 70112
Phone Number: _____
Business Number: (504) 584-5000

BOOK 1427 PAGE 434

Project No. 94-9371-00-005-10
Parcel No. 044-0-00-W
County HARRISON

Whereas, at a special meeting of the Board of Directors of this Corporation duly held on the 26th day of August 19 98, the board duly passed a resolution authorizing the sale, conveyance, and transfer of certain property to the Mississippi Department of Transportation for the sum of \$ 150,000;

Be it resolved that Joseph C. Canizaro

is / are hereby authorized, empowered and directed to execute and deliver unto the Mississippi Transportation Commission a deed to 1.286 acres of land as described above.

That the principal terms of the transaction and the nature and amount of the consideration, and the resolution of the board of directors hereinabove set forth, he and the same hereby are approved by the stockholders of this corporation as set forth by its charter, said approval is recorded in Corporation Minute Book n/a at Page n/a.

ATTEST: John L. Burns
Secretary

Joseph C. Canizaro
Chairman of Board
Joseph C. Canizaro
Name of Corporation
Gulf South Capital Corp.

(CORPORATE SEAL)

Address
909 Poydras Street, Suite 1700
New Orleans, LA 70112

Instrument No. 875

STATEMENT OF FEES

Recording Fee \$6.00
Records Maintenance Fee \$1.00
Abstract/Section Fee \$1.00
Marginal Entry \$1.00
Other \$8.00
TOTAL FEES COLLECTED \$17.00

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

I hereby certify that this instrument was received and filed for record at 2 o'clock and 03 minutes A. M. on 19 day of Oct, A.D. 19 98 and recorded Oct 20 19 98 in Records of Deeds Book 1427 Pages 429, 434

JOHN McADAMS, Chancery Clerk
By John L. Burns, D.C.

LAWRENCE GREENWOOD 00885

PARCELA

A parcel of land being a portion of Lots 6 through 13, Block 4, and being all of Lots 31 through 40, inclusive of Block 4 and all of Lots 6 through 13, inclusive of Block 3, ABYSSINIA SUBDIVISION, a subdivision located in the City of Gulfport, First Judicial District of Harrison County, Mississippi, according to the official map or plat thereof on file and of record in the Office of the Chancery Clerk, and together with all interest the Grantors now have or may hereinafter acquire in the streets and alleys joining the above described land and property. Said parcel of land being more particularly described as follows:

Beginning at a $\frac{1}{4}$ " iron rod found at the Northeast corner of Lot 31, Block 4, of ABYSSINIA SUBDIVISION, S89°29'52"E 19.77 feet to a capped $\frac{1}{4}$ " iron rod set in the center of Baker Street; thence S89°29'52"E 160.44 feet to a $\frac{1}{4}$ " iron rod found; thence S00°09'29"E 250.02 feet to a capped $\frac{1}{4}$ " iron rod set; thence N89°29'52"W 141.58 feet to the Southwest corner of Lot 15, Block 4, of ABYSSINIA SUBDIVISION; thence N89°29'23"W 39.55 feet to a capped $\frac{1}{4}$ " iron rod set at the Southeast corner of Lot 40, Block 4, of ABYSSINIA SUBDIVISION; thence S89°48'15"W 144.43 feet to a capped $\frac{1}{4}$ " iron rod set lying on the East margin of Cowan-Lorraine Road (Also known as Highway 605); thence along said East margin, N00°00'59"E 250.00 feet to a $\frac{1}{4}$ " iron rod found; thence N89°48'15"E 144.58 feet to the point of beginning. Said parcel contains 1.87 acres, more or less. Said parcel contains a vacated portion of a 10 foot alley lying between Block 4, of ABYSSINIA SUBDIVISION, also a vacated portion of Baker Street lying between Blocks 3 and 4, of ABYSSINIA SUBDIVISION and also a vacated portion of now or formerly Day Street lying East of Block 3, of ABYSSINIA SUBDIVISION.

PARCELE

A parcel of land being a portion of Lots 16 through 25, Block 4, and being all of Lots 41 through 50, inclusive of Block 4, and all of Lots 16 through 25, inclusive, of Block 3, ABYSSINIA SUBDIVISION, a subdivision located in the City of Gulfport, First Judicial District of Harrison County, Mississippi, according to the official map or plat thereof on file and of record in the Office of the Chancery Clerk. Said parcel also, being all of Lots 19 through 34, inclusive, of Block 7, and all of Lots 35 through 54, inclusive, of Block 6, EUREKA SUBDIVISION, according to the official map or plat thereof on file and of record in the Office of the Chancery Clerk of Harrison County, Mississippi; together with all interest the Grantors now have or may hereinafter acquire in the streets and alleys joining the above described land and property. Said parcel of land being particularly described as follows:

Beginning at a $\frac{3}{4}$ " iron pipe found at the Northwest corner of Lot 19, Block 7, of EUREKA SUBDIVISION, S89°58'22"E 144.96 feet to a $\frac{3}{4}$ " iron pipe found; thence S88°48'52"E 19.31 feet to a capped $\frac{1}{4}$ " iron rod set at the Southwest corner of Lot 51, Block 6, EUREKA SUBDIVISION, said point also lying on the East margin of Howard Street; thence along the East margin of Howard Street, N00°09'02"E 100.00 feet to a $\frac{3}{4}$ " iron pipe found at the Northwest corner of Lot 54, Block 6, EUREKA SUBDIVISION; thence along the North line of Lot 54,

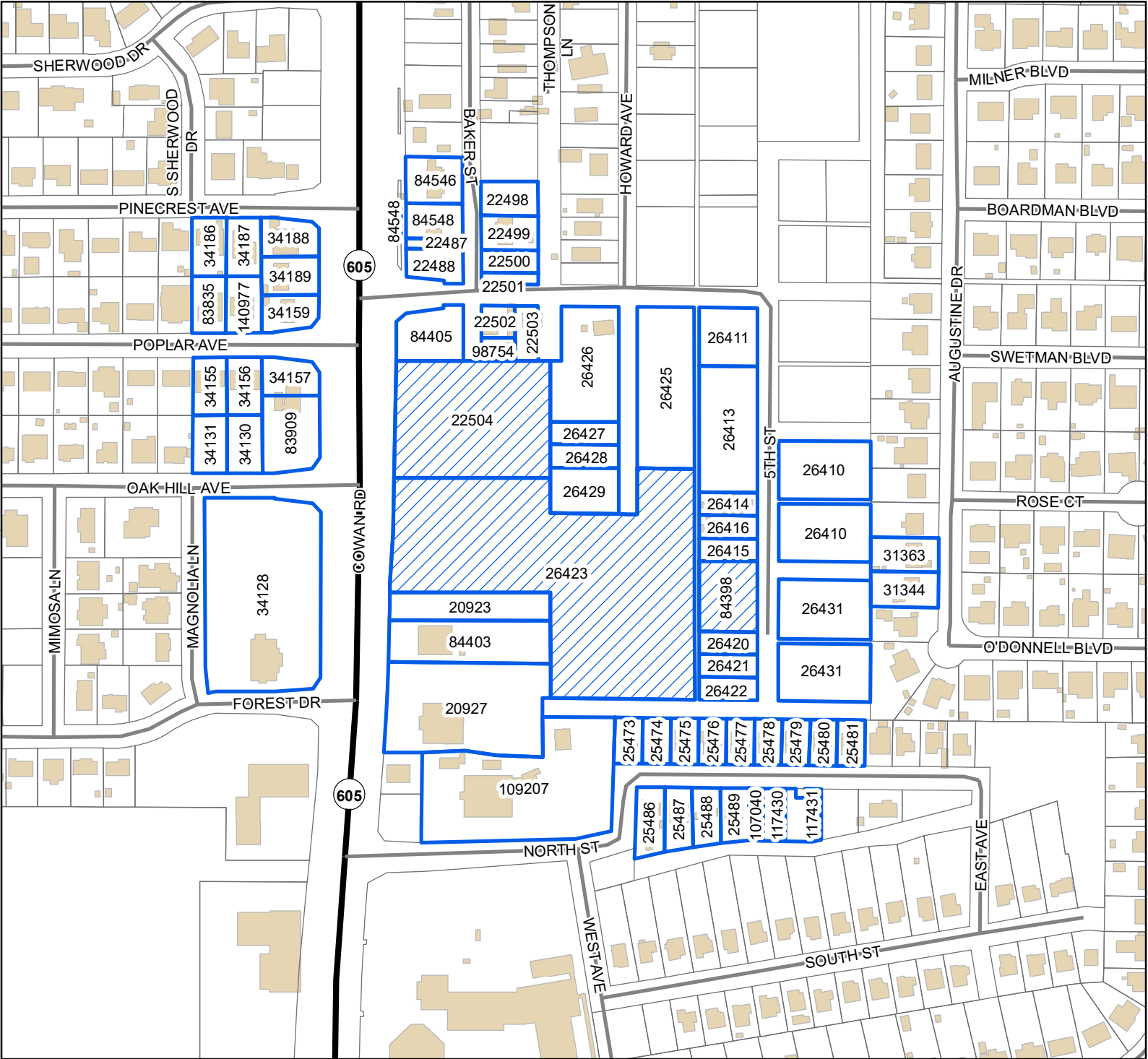
Block 6, EUREKA SUBDIVISION, S89°51'16"E 125.06 feet to a ¾" iron pipe found at the Northeast corner of said Lot 54, Block 6; thence S00°07'59"W 500.00 feet to a capped ½" iron rod set at the Southeast corner of Lot 35, Block 6, EUREKA SUBDIVISION, said point also lying on the North margin of North Street; thence also said North margin, N89°52'34"W 145.00 feet to a 1" iron pipe found; thence continue along said North margin, N89°46'44"W 144.88 feet to a 1" iron pipe found at the Southwest corner of Lot 34, Block 7, EUREKA SUBDIVISION; thence S86°44'58"W 23.60 feet to a ¾" iron pipe found lying on the East boundary line of the property now or formerly of HSC Cowan Road, LLC as recorded in Deed Instrument Number 2017-0000147-D-J1; thence along the East boundary line of said HSC Cowan Road, LLC property, N00°26'40"W 76.17 feet to a 1/2" iron rod found at the Southeast corner of the property now or formerly of Lacuesta; thence along the East boundary line of Lacuesta property, N00°25'47"E 149.87 feet to a ¾" iron pipe found at the Northeast corner of said Lacuesta property; thence along the North boundary line of said Lacuesta property, N89°40'11"W 328.00 feet to a ½" iron rod found lying on the East margin of Cowan - Lorraine Road (also known as Highway 605); thence along said East margin, along a curve to the left, having a radius of 5,351.05 feet, an arc length of 18.41 feet and a chord bearing and distance of N00°47'04"E 18.41 feet to a concrete monument found; thence continue along said East margin, N03°34'48"E 111.33 feet to a concrete monument found; thence continue along said East margin, N00°00'59"E 119.93 feet to a capped ½" iron rod set; thence leaving said East margin, N89°48'15"E 144.43 feet to a capped ½" iron rod set at the Northeast corner of Lot 41, Block 4, ABYSSINIA SUBDIVISION; thence S89°29'23"E 39.55 feet to a capped ½" iron rod set at the Northwest corner of Lot 16, Block 3, ABYSSINIA SUBDIVISION; thence S89°29'52"E 141.58 feet to a capped ½" iron rod set; thence S00°09'29"E 75.00 feet to a ½" iron rod found; thence S89°55'25"E 19.47 feet to the point of beginning. Containing 5.03 acres, more or less. Said parcel contains a vacated portion of a 10 foot alley lying between Block 4, of ABYSSINIA SUBDIVISION, a vacated portion of Baker Street lying between Blocks 3 and 4, of ABYSSINIA SUBDIVISION, a vacated portion of now or formerly Day Street lying East of Block 3, of ABYSSINIA SUBDIVISION, a portion now or formerly Day Street lying West of Block 7, EUREKA SUBDIVISION, and a vacated portion of Howard Street lying between Block 6 and 7 of EUREKA SUBDIVISION.

PARCEL C

Lots Twenty-Three to Twenty-Eight (23-28) inclusive, Block Six (6), EUREKA ADDITION TO THE CITY OF GULFPORT, according to the official map or plat thereof; on file and of record in the Office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi in Plat Book 9 at Page 8 (copy Book 4 at Page 279) thereof; reference to which is hereby made in and of as a part of this description.

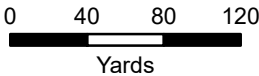
Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
Y		1010K-04-021.000	COLUMBUS MANAGEMENT LLC (OWNER)	909 POYDRAS STREET, STE. 1700	NEW ORLEANS	LA	70112
Y		1010K-04-010.000	COLUMBUS MANAGEMENT LLC ETAL (OWNER)	909 POYDRAS STREET, STE. 1700	NEW ORLEANS	LA	70112
Y		1010K-04-006.000	GULF SOUTH CAPITAL CORP (OWNER)	909 POYDRAS STREET, STE. 1700	NEW ORLEANS	LA	70112
Y			FREDDIE FOUNTAIN (AGENT)	1334 SEAWAY ROAD,STE 202	GULFPORT	MS	39503
N			Adjacent Property Owners (2404PC057)				
	34189	1010L-02-079.000	MYERS KENNETH R	P O BOX 7124	GULFPORT	MS	39506
	34128	1010L-03-059.000	JNM OFFICE PROPERTY LLC	382 COURTHOUSE RD SUITE C	GULFPORT	MS	39507
	26413	1010K-04-002.000	GULF STATES CONFERENCE ASSOCIATION	OF SEVENTH-DAY ADVENTISTS	MONTGOMERY	AL	36117
	22500	1010K-05-024.000	JOHNSON MAMIE -ESTATE-	602 BAKER STREET	GULFPORT	MS	39501
	22487	1010K-05-045.000	DALEY ROBERT M	P O BOX 4273	GULFPORT	MS	39502
	22488	1010K-05-046.000	HAYES LUTHER C -EST-	1326 PINECREST AVE	GULFPORT	MS	39507
	84546	1010K-05-042.000	ANDREWS VICKI M	615 BAKER ST	GULFPORT	MS	39507
	34188	1010L-02-051.000	LOVE ROGICK D	603 COWAN ROAD	GULFPORT	MS	39507
	34187	1010L-02-052.000	LANE VONCILE ETAL	1325 PINECREST AVE	GULFPORT	MS	39507
	26411	1010K-04-001.000	GULF STATES CONFERENCE ASSN ETAL	P O BOX 240249	MONTGOMERY	AL	36124
	83909	1010L-03-025.002	FRISBY CLIFFORD C	2205 JOHN HILL BLVD	GULFPORT	MS	39501
	25480	1010N-05-071.000	BEAVERS PATRICIA A	2015 NORTH ST	GULFPORT	MS	39507
N	34157	1010L-03-001.000	FRISBY CLIFFORD C	2205 JOHN HILL BLVD	GULFPORT	MS	39501
	34159	1010L-02-078.000	CARTER VARINA	575 COWAN RD	GULFPORT	MS	39507
	31344	1010K-01-041.000	PARRATORE DOLORES M -L/E-	508 HAYDEN DRIVE	GULFPORT	MS	39507
	26422	1010K-04-009.000	BABIN TODD	617 CARMADELLE ST	MARRERO	LA	70072
	25478	1010N-05-073.000	LEWIS DAVID S & GRACE E	2011 NORTH ST	GULFPORT	MS	39507
	25479	1010N-05-072.000	NEKOOEI BEN	11201 LAMBERT WAY	STANTON	CA	90680
	25487	1010N-05-060.000	JP SILVA PROPERTIES LLC	2740 TIDE MARK COVE	BILOXI	MS	39531
N	25488	1010N-05-061.000	JP SILVA PROPERTIES LLC	2740 TIDE MARK COVE	BILOXI	MS	39531
N	26429	1010K-04-016.000	BABIN TODD	617 CARMADELLE ST	MARRERO	LA	70072
	26415	1010K-04-005.000	CORNELSON JOHN E III & CRYSTAL M	503 EAST 5TH STREET	GULFPORT	MS	39507
	84405	1010K-04-024.000	BELLWETHER LLC	11511 TREELAWN STREET	GULFPORT	MS	39507
	26426	1010K-04-013.000	D S LADNER HOLDINGS LLC	P O BOX 6546	GULFPORT	MS	39506
	20927	1010K-04-018.000	VESCOVO ROBERT E SR & JO ELLA	117 DEER MEADOWS CT	BALLWIN	MO	63011
	109207	1010N-05-079.001	DE L'EPEE DEAF CENTER INC	1790 POPPS FERRY RD	BILOXI	MS	39532
	25473	1010N-05-078.000	GRACE MARGARET	2001 NORTH ST	GULFPORT	MS	39501
	25475	1010N-05-076.000	CHAMBERS TERRELLE & TASHAWA	2005 NORTH ST	GULFPORT	MS	39507
	26425	1010K-04-012.000	MOSEBAY KAROL L ETAL	3004 VALARIA DR	HIGHLAND	CA	92346
	34156	1010L-03-002.000	LEE FAITH -ETAL-	117 CONNIE DR	GULFPORT	MS	39503

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
	34155	1010L-03-003.000	REYNOLDS LEE ESTER	1323 POPLAR AVE	GULFPORT	MS	39501
	107040	1010N-05-063.001	SCOTT CARROL A	531 ROBINS ST	TUPELO	MS	38804
N	117431	1010N-05-063.003	BABIN TODD	617 CARMADELLE ST	MARRERO	LA	70072
N	34130	1010L-03-025.001	FRISBY CLIFFORD C	2205 JOHN HILL BLVD	GULFPORT	MS	39501
N	34131	1010L-03-025.003	REYNOLDS LEE ESTER	1323 POPLAR AVE	GULFPORT	MS	39501
	20923	1010K-04-020.000	TYNES HOLDINGS LLC	4913 COURTHOUSE RD	GULFPORT	MS	39507
N	84403	1010K-04-019.000	TYNES HOLDINGS LLC	4913 COURTHOUSE RD	GULFPORT	MS	39507
	26421	1010K-04-008.000	PRESS KAREN J & THOMAS JACK D	527 A MAGNOLIA ST	GULFPORT	MS	39507
	26423	1010K-04-010.000	COLUMBUS MANAGEMENT LLC ETAL	909 POYDRAS ST STE 1700	NEW ORLEANS	LA	70112
	25476	1010N-05-075.000	DREW DANIEL & KRISTI	2701 517TH ST NW	GIG HARBOR	WA	98335
	25477	1010N-05-074.000	MOEINI MOHAMMAD -ESTATE-	P O BOX 8833	GULFPORT	MS	39506
	25489	1010N-05-062.000	LEE GLORIA	2006 NORTH ST	GULFPORT	MS	39507
	22502	1010K-04-023.000	MCQUEEN MARY L -EST-	1425 5TH STREET	GULFPORT	MS	39501
	22503	1010K-04-022.000	COLE LILLIAN E -EST-	1427 5TH ST	GULFPORT	MS	39501
	26427	1010K-04-014.000	MOORE EMMA LOU O'NEAL ETAL	314 42ND ST	GULFPORT	MS	39507
	26428	1010K-04-015.000	BERON LAWRENCE & GREGORY & THOMAS	2200 NEELY STREET	JEFFERSON	LA	70121
	26414	1010K-04-003.000	REYER EVELYN D VEIRLING	505 E 5TH ST	GULFPORT	MS	39507
	26416	1010K-04-004.000	PARKER VIOLET M	504 5TH STREET	GULFPORT	MS	39507
	26420	1010K-04-007.000	WEBSTER DANIEL	P O BOX 1511	GULFPORT	MS	39502
	25486	1010N-05-059.000	KNEALE ANTHONY P	2000 NORTH ST	GULFPORT	MS	39507
N	98754	1010K-04-023.001	MCQUEEN MARY L -EST-	1425 5TH ST	GULFPORT	MS	39501
	22501	1010K-05-023.000	LEWIS CHARLES E	610 BAKER ST	GULFPORT	MS	39507
	31363	1010K-01-040.000	CECALA JOHN A -L/E-	706 AUGUSTINE DR	GULFPORT	MS	39507
	25474	1010N-05-077.000	SWAW LECIA E	2003 NORTH ST	GULFPORT	MS	39507
	25481	1010N-05-070.000	WHITE CORA	2017 NORTH ST	GULFPORT	MS	39507
	117430	1010N-05-063.002	PITTMAN GREGORY	3601 MEADOWLARK DR	GULFPORT	MS	39501
	26431	1010K-01-061.000	HUTCHINSON BRIDGET	18353 SKY LANE	SAUCIER	MS	39574
	84548	1010K-05-044.000	KENDY LUCIUS	705 BAKER ST	GULFPORT	MS	39507
	26410	1010K-01-062.000	RICE JOHN B & ATWOOD L III ETAL	1172 CAMP STREET	NEW ORLEANS	LA	70130
N	22498	1010K-05-026.000	LEWIS CHARLES E	610 BAKER	GULFPORT	MS	39507
N	22499	1010K-05-025.000	LEWIS CHARLES E	610 BAKER	GULFPORT	MS	39507
	140977	1010L-02-077.001	MILNER WAYLON J & CHRISTINA L	1324 POPLAR AVE	GULFPORT	MS	39507
	34186	1010L-02-053.000	MAGEE ETHEL M -L/E-	1323 PINECREST AVE	GULFPORT	MS	39503
	83835	1010L-02-077.000	TROBAUGH MARISSA ANN	1322 POPLAR AVE	GULFPORT	MS	39507



Legend

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



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.

RE: Zoning Map Amendment 2404PC057, by agent Freddie Fountain, requesting to rezone Tax Parcels 1010K-04-021.000, 1010K-04-010.000, 1010K-04-006.000 to T4+ (General Urban Zone "Plus"), Cowan Road, Zoned T4L (General Urban Zone "Limited"), T4+ (General Urban Zone "Plus"), T3 (Sub-Urban Zone), Ward 2

To Applicants and Adjacent Property Owners:

The City of Gulfport Planning Commission will hold a public hearing to consider the above application at 4:30 P.M. on **Thursday, April 25, 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 Planning Commission for **Thursday, April 25, 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.



The Beaufort Gazette
The Belleville News-Democrat
Bellingham Herald
Centre Daily Times
Sun Herald
Idaho Statesman
Bradenton Herald
The Charlotte Observer
The State
Ledger-Enquirer

Durham | The Herald-Sun
Fort Worth Star-Telegram
The Fresno Bee
The Island Packet
The Kansas City Star
Lexington Herald-Leader
The Telegraph - Macon
Merced Sun-Star
Miami Herald
El Nuevo Herald

The Modesto Bee
The Sun News - Myrtle Beach
Raleigh News & Observer
Rock Hill | The Herald
The Sacramento Bee
San Luis Obispo Tribune
Tacoma | The News Tribune
Tri-City Herald
The Wichita Eagle
The Olympian

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
36845	539363	Print Legal Ad-IPL01676370 - IPL0167637		\$92.35	2	51L

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 PM., Thursday, April 25, 2024 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 24 th Avenue.

Planning Commission Approval 2404PC047, by owner Tricia Roberts, seeking approval for a mobile home use, Tax Parcel 0810D-02-065.000, 2913 Polk Street, Zoned R-1-5 (Single-family), Ward 3

Planning Commission Approval 2404PC055, by agent Deberah Couvillion, seeking approval for a mobile home use, Tax Parcel 0907I-03-019.000, Kelly Street, Zoned R-1-5 (Single-family), Ward 6

General Plan 2404PC058, by agent Freddie Fountain, seeking approval for a 44-lot townhome subdivision with three outparcels (Cowan Townhomes), Tax Parcels 1010K-04-021.000, 1010K-04-010.000, 1010K-04-006.000, Cowan Road, Zoned T4+ (General Urban Zone "Plus"), T4L (General Urban Zone "Limited"), T3 (Sub-Urban Zone), Ward 2

Tree Permit Appeal 2405PC068, Tree Permit Appeal 2405TP068, by owner Greg Smith, seeking to appeal the arborist's decision for Tree Permit 2402TP036, 1011D-01-007.000, 1123 Ocean Drive, Zoned T4+ (General Urban Zone "Plus"), Ward 2

Zoning Map Amendment 2312PC140, by owner Vernon Floyd, Requesting to rezone Tax Parcel 0911C-01-024.000 from B-2 (General-business) to R-2 (Single family), Hewes Ave, Ward 3

Zoning Map Amendment 2403PC051, by owner Hector Rojas, requesting to rezone Tax Parcel 0710M-01-012.006 to R-2 (Single-family), 5914 28th Street, Zoned B-2 (General Business), Ward 1 **Zoning Map Amendment 2404PC057**, by agent Freddie Fountain, requesting to rezone Tax Parcels 1010K-04-021.000, 1010K-04-010.000, 1010K-04-006.000 to T4+ (General Urban Zone "Plus"), Cowan Road, Zoned T4L (General Urban Zone "Limited"), T4+ (General Urban Zone "Plus"), T3 (Sub-Urban Zone), Ward 2

Zoning Text Amendment 2405PC069, by City of Gulfport, seeking approval of amendment Section 9-106(c) of the Code of Ordinances (Sign Ordinance) to exempt certain signs on a building or structure that is owned and operated by a commission or authority created pursuant to Miss. Code Ann. § 21-27-13 from certain requirements of the Sign Ordinance and to provide a means for the review and approval of the same, and for related purposes.

General Plan 2406PC077, by agent Kenneth Jones, seeking approval for an 84-lot subdivision with six outparcels (Swan Landing Estates), Tax Parcel 0807G-01 001.000, South Swan Road, Zoned R-1-15 (Single-family), Ward 7

This the 4 rd day of April 2024
Keith Williams, Chairman
City of Gulfport Planning Commission
IPL0167637
Apr 10 2024

STATE OF MISSISSIPPI COUNTY OF HARRISON

Before me, the undersigned Notary of Dallas County, Texas personally appeared Mary Castro, 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:

04/10/24

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.

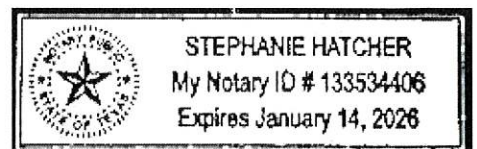
Mary Castro

Sworn to and subscribed before me this 10th day of
April in the year of 2024

Stephanie Hatcher

Notary Public

* The Sun Herald has been deemed eligible for publishing legal notices in Jackson County to meet the requirements of Miss. Code 1972 Section 13-3-31 and 13-3-32.



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



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

**APPLICATION FOR
ZONING TEXT AMENDMENT
TO SIGN ORDINANCE**

For Staff Use Only

Case File #: 2405PC 069Date Received: 4/12/24

Receipt #: _____

Received By: SMH

Zoning: _____

Ward: _____ Flood: _____

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

The City seeks to amend the sign ordinance
to exempt from certain provisions signs located
on a multilevel parking facility on 15th Street in
downtown & owned & operated by a commission or
authority created pursuant to Miss. Code Ann § 21-27-13.

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 Applicant

AGENT

City of Gulfport
Printed Name Of Owner Applicant
P.O. Box 1780

Mailing Address

Gulfport MS 39502
City State Zip code

228-868-5811

Home Phone Work/Cell Phone

Email

[Signature] Assistant
Signature Of Owner City Attorney

Printed Name Of Agent

Mailing Address

City State Zip code

Home Phone Work/Cell Phone

Email

Signature Of Agent

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



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

Submission Requirements

Application for Amendment to Sign Ordinance – Governmental Signs – Multi-level Parking facility

- A. Attached.
- B. Not applicable.
- C. Not applicable.
- D. Not applicable.
- E. Not applicable.
- F. 5 – amendment of the ordinance not involving a change in classification of land.
- G.
 - 1. Not applicable
 - 2. Ordinance changes
 - 3. Not applicable
 - 4. Effect of Amendment – the City Council will have final say as to type, location, size and placement of signs on the downtown parking garage.
 - 5. Not applicable
- H. Not applicable

There came on for consideration at a duly constituted meeting of the City Council and Mayor of the City of Gulfport held on the _____ day of _____, 2024, the following Ordinance:

ORDINANCE NO. _____

**AN ORDINANCE AMENDING SECTION 9-106 (c) OF THE CODE OF ORDINANCES;
AND FOR RELATED PURPOSES**

WHEREAS, presently, signs located on property owned, leased to or under the control of commissions created pursuant to authority found at Miss. Code Ann. § 21-27-11 and § 21-27-13 (i.e., the Mississippi Coast Transit Authority) must meet all requirements of the sign ordinance, including provisions thereof related to placement, location, size and type as well as the permitting requirements set forth in the Sign Ordinance; and

WHEREAS, the City desires to streamline the process for approval of signs located on property owned by the said commission upon which such a commission owns and operates a multi-level parking fronting on 15th Street by exempting signs proposed to be located on such structure from the requirements related to placement, location, size, and type, but not from the permitting requirements of the Sign Ordinance and by requiring that the governing authority of the city approve, in advance, the proposed signs' placement, location, size and type; and

WHEREAS, the Mayor and City Council of the City of Gulfport, Mississippi, find and do so determine, based upon the recommendation of the Gulfport City Planning Commission, that the City's sign ordinance, which is codified at Chapter 9, Article IV of the Code of Ordinances should be amended to reflect the changes outlined herein.

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

SECTION 1: That Chapter 9, Article IV, Section 9-106 Governmental Signs, be and the same is hereby amended, as follows:

EXISTING (material to be deleted in ~~stricken~~, material to be added is underlined):

(c) *Governmental signs:* Property owned by or under the control of the United States of America or the State of Mississippi and which is not subject to the police power of the city and property owned by or under the control of the city are hereby declared to be exempt from all sign regulations set forth in the city's Sign Ordinance (Section 9-76, et seq.). In addition, ~~governmental~~ signs for control of traffic and other regulatory purposes, street signs, danger signs, railroad crossing signs, and signs of public service companies indicating danger and aids to service or safety which are erected by or on the order of a public officer in the performance of his public duty are governmental signs. Signs on property owned by, leased to, or under the control of the city's urban renewal agency are exempt from those provisions of the Sign Ordinance relating to placement, location, size, and type but not the permitting process and associated requirements set forth in the Sign Ordinance, provided that the city's governing authority has approved, in advance, the sign's placement, location, size, type, and pictorial illustration, and such approval appears in the minutes of the governing authority. Governmental signs shall also include those signs affixed to the north side of a multi-level parking building or structure fronting or facing 15th Street in the City's downtown area or affixed to the west side of such multi-level parking building or structure, provided that such building or structure is owned and operated by a commission or authority created pursuant to Miss. Code Ann. § 21-27-13, but only with respect to those provisions of the Sign Ordinance relating to placement, location, size, and type but not the permitting process and associated requirements set forth in the Ordinance and provided that the City's governing authority has approved in advance a sign's placement, location, size, and type and such approval appears in the minutes of the governing authority.

AMEND TO READ:

(c) *Governmental signs:* Property owned by or under the control of the United States of America or the State of Mississippi and which is not subject to the police power of the city and property owned by or under the control of the city are hereby declared to be exempt from all sign regulations set forth in the city's Sign Ordinance (Section 9-76, et seq.). In addition, signs for control of traffic and other regulatory purposes, street signs, danger signs, railroad crossing signs, and signs of public service companies indicating danger and aids to service or safety which are erected by or on the order of a public officer in the performance of his public duty are governmental signs. Signs on property owned by, leased to, or under the control of the city's urban renewal agency are exempt from those provisions of the Sign Ordinance relating to placement, location, size, and type but not the permitting process and associated requirements set forth in the Sign Ordinance, provided that the city's governing authority has approved, in advance, the sign's placement, location, size, type, and pictorial illustration, and such approval appears in the minutes of the governing authority. Governmental signs

shall also include those signs affixed to the north side of a multi-level parking building or structure fronting or facing 15th Street in the City's downtown area or affixed to the west side of such multi-level parking building or structure, provided that such building or structure is owned and operated by a commission or authority created pursuant to Miss. Code Ann. § 21-27-13, but only with respect to those provisions of the Sign Ordinance relating to placement, location, size, and type but not the permitting process and associated requirements set forth in the Ordinance and provided that the City's governing authority has approved in advance a sign's placement, location, size, and type and such approval appears in the minutes of the governing authority.

SECTION 2. The Governing Authority further finds that the following shall serve as an explanatory statement of this Ordinance for purposes of publication: "This Ordinance amends the City's Code of Ordinances (Section 9-106(c)) to exempt signs proposed to be located on property owned by or under the control of the Gulfport Development Commission from requirements related to sign placement, location, size and type as found in the Sign Ordinance, but not from the permitting requirements of the Sign Ordinance and by requiring that the placement, location, size and type of any sign sought to be placed on such property must be approved, in advance, by the City's governing authority. A copy of the full text of this Ordinance is available to municipal residents upon request to the City Clerk." For the next thirty (30) days, a copy of the full text of this Ordinance shall be posted by the City Clerk: (a) in the first floor lobby at City Hall (2309 15th Street, Gulfport, Mississippi 39501); (b) in the first floor lobby of the City's Hardy Building (1410 24th Avenue, Gulfport, Mississippi 39501); and (c) in the first floor lobby of the County Courthouse in Gulfport (1801 23rd Avenue, Gulfport, Mississippi 39501). The City Clerk shall further furnish any resident of the City a copy of the full text of this Ordinance upon request.

SECTION 3: This Ordinance shall be in full force and effect thirty (30) days after the date of passage. It shall be published according to law and shall be spread upon the minutes of the Gulfport City Council.

The above and foregoing Ordinance, after having been first reduced to writing, was

introduced by _____, seconded by _____ and was adopted by the following roll call votes, to-wit:

YEAS:

NAYS:

ABSTENTIONS:

ABSENT:

WHEREUPON the President declared the motion carried and the Ordinance adopted, this the _____ day of _____, 2024.

(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 _____, 2024.

MAYOR



The Beaufort Gazette
The Belleville News-Democrat
Bellingham Herald
Centre Daily Times
Sun Herald
Idaho Statesman
Bradenton Herald
The Charlotte Observer
The State
Ledger-Enquirer

Durham | The Herald-Sun
Fort Worth Star-Telegram
The Fresno Bee
The Island Packet
The Kansas City Star
Lexington Herald-Leader
The Telegraph - Macon
Merced Sun-Star
Miami Herald
El Nuevo Herald

The Modesto Bee
The Sun News - Myrtle Beach
Raleigh News & Observer
Rock Hill | The Herald
The Sacramento Bee
San Luis Obispo Tribune
Tacoma | The News Tribune
Tri-City Herald
The Wichita Eagle
The Olympian

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
36845	539363	Print Legal Ad-IPL01676370 - IPL0167637		\$92.35	2	51 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, April 25, 2024 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 24 th Avenue.

Planning Commission Approval 2404PC047, by owner Tricia Roberts, seeking approval for a mobile home use, Tax Parcel 0810D-02-065.000, 2913 Polk Street, Zoned R-1-5 (Single-family), Ward 3

Planning Commission Approval 2404PC055, by agent Deberah Couvillion, seeking approval for a mobile home use, Tax Parcel 0907I-03-019.000, Kelly Street, Zoned R-1-5 (Single-family), Ward 6

General Plan 2404PC058, by agent Freddie Fountain, seeking approval for a 44-lot townhome subdivision with three outparcels (Cowan Townhomes), Tax Parcels 1010K-04-021.000, 1010K-04-010.000, 1010K-04-006.000, Cowan Road, Zoned T4+ (General Urban Zone "Plus"), T4L (General Urban Zone "Limited"), T3 (Sub-Urban Zone), Ward 2

Tree Permit Appeal 2405PC068, Tree Permit Appeal 2405TP068, by owner Greg Smith, seeking to appeal the arborist's decision for Tree Permit 2402TP036, 1011D-01-007.000, 1123 Ocean Drive, Zoned T4+ (General Urban Zone "Plus"), Ward 2

Zoning Map Amendment 2312PC140, by owner Vernon Floyd, Requesting to rezone Tax Parcel 0911C-01-024.000 from B-2 (General-business) to R-2 (Single family), Hewes Ave, Ward 3

Zoning Map Amendment 2403PC051, by owner Hector Rojas, requesting to rezone Tax Parcel 0710M-01-012.006 to R-2 (Single-family), 5914 28th Street, Zoned B-2 (General Business), Ward 1 Zoning Map Amendment 2404PC057, by agent Freddie Fountain, requesting to rezone Tax Parcels 1010K-04-021.000, 1010K-04-010.000, 1010K-04-006.000 to T4+ (General Urban Zone "Plus"), Cowan Road, Zoned T4L (General Urban Zone "Limited"), T4+ (General Urban Zone "Plus"), T3 (Sub-Urban Zone), Ward 2

Zoning Text Amendment 2405PC069, by City of Gulfport, seeking approval of amendment Section 9-106(c) of the Code of Ordinances (Sign Ordinance) to exempt certain signs on a building or structure that is owned and operated by a commission or authority created pursuant to Miss. Code Ann. § 21-27-13 from certain requirements of the Sign Ordinance and to provide a means for the review and approval of the same, and for related purposes.

General Plan 2406PC077, by agent Kenneth Jones, seeking approval for an 84-lot subdivision with six outparcels (Swan Landing Estates), Tax Parcel 0807G-01 001.000, South Swan Road, Zoned R-1-15 (Single-family), Ward 7

This the 4 rd day of April 2024
Keith Williams, Chairman
City of Gulfport Planning Commission
IPL0167637
Apr 10 2024

STATE OF MISSISSIPPI COUNTY OF HARRISON

Before me, the undersigned Notary of Dallas County, Texas personally appeared Mary Castro, 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:
04/10/24

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.

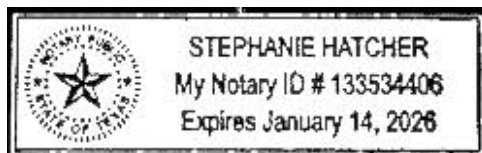
Mary Castro

Sworn to and subscribed before me this 10th day of April in the year of 2024

Stephanie Hatcher

Notary Public

* The Sun Herald has been deemed eligible for publishing legal notices in Jackson County to meet the requirements of Miss. Code 1972 Section 13-3-31 and 13-3-32.



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

Su-Lin Featherston

From: Matthew Bush <bush.matthewwalker@gmail.com>
Sent: Thursday, March 14, 2024 10:41 AM
To: Su-Lin Featherston
Subject: General Plan 2305PC049 - Extension Request - 10550 Oneal Road

Caution! This message was sent from outside of the City of Gulfport email system. Be careful where you click.

Good Morning Su-Lin,

Pursuant to your email dated March 12, 2024, please consider this request to extend General Plan 2305PC049 for the property at 10550 Oneal Road.

Please respond via email confirming this request. We look forward to completing this project.

Thank you,

Matthew Bush
(949) 290-4686 mobile
bush.matthewwalker@gmail.com



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

For Staff Use Only

Case File #: 2305PC 049Date Received: 3/31/2023

Receipt #: _____

Received By: AG/SF

Zoning: _____

Ward: _____ Flood: _____

Size: _____

(If necessary, use separate sheet of paper)

APPLICATION FOR GENERAL SUBDIVISION PLAN

Property Information

TAX PARCEL #	1	0	0	7	0	-	0	1	-	0	2	8	●	0	0	0
	1	0	0	7	0	-	0	1	-	0	2	8	●	0	1	4
	1	0	0	7	0	-	0	1	-	0	2	8	●	0	1	2
	1	0	0	7	0	-	0	1	-	0	2	8	●	0	0	8

Address of Property Involved: 100550 Oneal Road, Gulfport, MS

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

General Location: Located on Oneal Road, East of CR 605

GENERAL DESCRIPTION OF REQUEST:

We would like to subdivide the property into 7 single family residential lots

OWNERSHIP AND CERTIFICATION:

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



OWNER

AGENT

River Point Estates, LLC

Printed Name Of Owner
2112 Bienville Blvd, Suite B-1

Mailing Address

Ocean Springs MS 39564

City State Zip code
(205) 283-8824

Home Phone Work/Cell Phone
bwd217@bellsouth.net

Email

By [Signature]
Signature Of Owner

Printed Name Of Agent

Mailing Address

City State Zip code

Home Phone Work/Cell Phone

Email

Signature Of Agent

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



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



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

For Staff Use Only

Case File #: 2305PC 049Date Received: 3/31/2023

Receipt #: _____

Received By: MG/SF

Zoning: _____

Ward: _____ Flood: _____

Size: _____

APPLICATION FOR GENERAL SUBDIVISION PLAN

Property Information

TAX PARCEL #	1	0	0	7	0	0	1	0	2	8	0	0	0
	1	0	0	7	0	0	1	0	2	8	0	1	4
	1	0	0	7	0	0	1	0	2	8	0	1	2
	1	0	0	7	0	0	1	0	2	8	0	0	8

(If necessary, use separate sheet of paper)

Address of Property Involved: 100550 Oneal Road, Gulfport, MS

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

General Location: Located on Oneal Road, East of CR 605

GENERAL DESCRIPTION OF REQUEST:

We would like to subdivide the property into 7 single family residential lots

OWNERSHIP AND CERTIFICATION:

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

OWNER

AGENT

River Pointe Estates, LLC

Printed Name Of Owner
2112 Bienville Blvd, Suite B-1

Mailing Address
Ocean Springs MS 39564
City State Zip code
(205) 283-8824

Home Phone Work/Cell Phone
bwd217@bellsouth.net

Email

Signature Of Owner

Printed Name Of Agent

Mailing Address

City State Zip code

Home Phone Work/Cell Phone

Email

Signature Of Agent

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

☐

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

A CERTIFICATE OF OCCUPANCY MUST BE
ISSUED BEFORE PERMANENT ELECTRICAL
SERVICE WILL BE PROVIDED

WATER AND SEWER TAP FEES MUST BE PAID PRIOR TO THE
ISSUANCE OF A PERMIT

NOTICE
CITY OF GULFPORT APPROVED CONSTRUCTION PLANS MUST BE
ON JOBSITE AT TIME OF INSPECTION

BUILDING CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING
DAMAGES TO ANY STREET, SIDEWALKS, CURBS, OR OTHER PUBLIC
PROPERTY WHICH OCCURS DURING CONSTRUCTION AND
REMODELING OF BUILDING OR STRUCTURE.

A PERMIT ISSUED SHALL NE CONSTRUED TO BE A LICENSE TO
PROCEED WITH THE WORK AND NOT AS AUTHORITY TO VIOLATE,
CANCEL, ALTER OR SET ASIDE ANY OF THE PROVISIONS OF THE
TECHNICAL CODES, NOR SHALL ISSUANCE OF A PERMIT PREVENT
THE BUILDING OFFICIAL FROM HEREAFTER REQUIRING A
CORRECTION OF ERRORS IN PLANS. THE BUILDING OFFICIAL IS
AUTHORIZED TO PREVENT OCCUPANCY OR USE OF A STRUCTURE
WHERE IN VIOLATION OF CODE OR ANY OTHER ORDINANCE OF
THIS JURISDICTION.

PLANNING DIVISION RECEIVED FOR COMPLIANCE
DATE: _____
ZONING USE: _____
SIGNATURE: _____

NOTICE:
THE DEVELOPER MUST CONTROL SURFACE RUN-OFF AND INSURE
THAT RUN-OFF HAS NO ADVERSE EFFECT ON ADJACENT PRIVATE
PROPERTY.

SIDEWALKS MUST COMPLY WITH THE CODE OF ORDINANCES OF
THE CITY OF GULFPORT, PART II, CHAPTER 9, ARTICLE III, SECTION
9-50 (B) (14) WIDTH NO LESS THAN 4.0 FEET. THE WALKING
SURFACE MUST COMPLY WITH THE 2010 28 CFR ADA STANDARDS
TITLES II AND III, THE RUNNING SLOPE SHALL NOT BE STEEPER
THAN 1:20, THE CROSS SLOPE SHALL NOT BE STEEPER THAN 1:48.

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE CITY OF
GULFPORT CONSTRUCTION STANDARDS

BEFORE YOU DIG: CALL MISSISSIPPI (811)
OUT OF STATE 1-800-227-6477

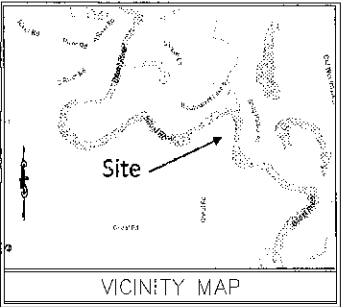


778 SCOUT CREEK TRAIL
MOORE, AL 36644
PHONE: (205) 283-9824
EMAIL: BWD217@BELLASOUTH.NET



GRADING, DRAINAGE, ROADWAY & UTILITY IMPROVEMENTS CONSTRUCTION PLANS FOR RIVER POINTE ESTATES GULFPORT, MISSISSIPPI

PROJECT NO. RPE-01
FEBRUARY 2022



INDEX OF DRAWINGS	
DRAWING NO.	TITLE
C1.0	TITLE SHEET
C2.0	GENERAL NOTES
C3.0	BOUNDARY AND TOPOGRAPHIC SURVEY (BY OTHERS, FOR INFORMATIONAL PURPOSES ONLY)
C4.0	SITE PLAN
C5.0	GRADING & DRAINAGE PLAN
C6.0	PROPOSED UTILITY PLAN
C7.0	CYPRESS BEND PLAN & PROFILE
C8.0	CONSTRUCTION DETAILS
C9.0	CONSTRUCTION DETAILS
C10.0	CONSTRUCTION DETAILS

NOTE:
THE EROSION CONTROL PLAN OUTLINE WITHIN IS A SUGGESTED
PLAN ONLY. THE CONTRACTOR SHALL REFINE OR MODIFY THIS
PLAN AS NECESSARY DURING CONSTRUCTION TO BEST ACCOMPLISH
THE GOAL OF PREVENTING ANY DAMAGE TO THIS PROPERTY OR
ADJACENT PROPERTY DUE TO EROSION OR SEDIMENTATION. IT
IS IMPERATIVE THAT EROSION CONTROL DEVICES BE MAINTAINED
ON A CONTINUING BASIS.
CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH THE MISSISSIPPI
HANDBOOK FOR EROSION CONTROL, SEDIMENT CONTROL AND STORMWATER
MANAGEMENT ON CONSTRUCTION SITES AND URBAN AREAS BY THE ALABAMA
SOIL AND WATER CONSERVATION COMMITTEE, CURRENT EDITION.
IN ADDITION, THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ANY
DAMAGES CAUSED BY SEDIMENT OR ANY OTHER ERODIBLE MATERIALS BEING
DEPOSITED ONTO ADJACENT PROPERTY.
SHOULD ARTIFACTS OR ARCHAEOLOGICAL FEATURES BE ENCOUNTERED DURING
PROJECT ACTIVITIES, WORK SHALL CEASE AND THE ALABAMA HISTORICAL COMMISSION
SHALL BE CONSULTED IMMEDIATELY (CALL 334-242-3184, REFERENCE PROJECT
#AHC 05-0752, MSC-05-12). ARTIFACTS ARE OBJECTS MADE, USED TO MODIFIED
BY HUMANS. THEY INCLUDE BUT ARE NOT EXCLUDED TO ARROWHEADS, BROKEN PIECES
OF POTTERY OR GLASS, STONE IMPLEMENTS, METAL FASTENERS OR TOOLS, ETC..
ARCHAEOLOGICAL FEATURES ARE STAINS IN THE SOIL THAT INDICATED DISTURBANCE BY
HUMAN ACTIVITY. SOME EXAMPLES ARE POST HOLES, BUILDING FOUNDATIONS, TRASH
PITS AND EVEN HUMAN BURIALS.

GENERAL CONSTRUCTION NOTES

STREETS, DRAINAGE & SITE GRADING

1. THE PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STATE OF MISSISSIPPI DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, CURRENT EDITION" EXCEPT AS MODIFIED IN THE SPECIFICATIONS OR BY GENERAL NOTE.
2. IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO ADEQUATELY SCHEDULE AND COORDINATE WORK ON THE PROJECT WITH THE ENGINEER TO PROVIDE STAKEOUT, THE TESTING LABORATORY FOR REQUIRED TESTING, AND WITH UTILITY PERSONNEL FOR LOCATING AND RESOLVING CONFLICTS WITH EXISTING UTILITIES AND CONSTRUCTING UTILITY IMPROVEMENTS WITHIN THE PROJECT - NO DIRECT PAYMENT WILL BE MADE FOR THIS WORK, HOWEVER THE COST FOR THE WORK SHALL BE INCLUDED IN THE CONTRACTOR'S UNIT PRICES FOR THE PROJECT.
3. THE CONTRACTOR SHALL DEVELOP A TRAFFIC CONTROL PLAN (TCP) IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, CURRENT EDITION (MUTCD) FOR APPROVAL BY THE ENGINEER. THE HARRISON COUNTY HIGHWAY DEPARTMENT AND CITY OF GULFPORT PUBLIC WORKS DIRECTOR. NO WORK ON PUBLIC RIGHT-OF-WAY SHALL COMMENCE UNTIL THE TCP HAS BEEN APPROVED IN WRITING BY THE ENGINEER AND PUBLIC WORKS DIRECTOR AND PROPERLY INSTALLED.
4. EXISTING STREETS AND/OR ROADS SHALL BE MAINTAINED PASSABLE AT ALL TIMES AND SHALL BE OPEN DURING ALL PHASES OF CONSTRUCTION. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO SCHEDULE AND SEQUENCE THE WORK SO THAT THIS PROVISION IS COMPLIED WITH.
5. A MINIMUM 6" LAYER OF MATERIAL SHALL BE STRIPPED AND STOCKPILED FOR USE AS TOPSOIL AND CONSTRUCTION OF EARTH BERMS AT OUTFALLS. PAYMENT FOR THIS WORK SHALL BE INCLUDED IN ITEMS 201-A, 210-A AND 850-B.
6. SUITABLE EXCESS EXCAVATION SHALL BE PLACED ON LOTS WHERE SO DIRECTED. THE AREA SHALL BE STRIPPED OF VEGETATION PRIOR TO PLACEMENT. FILL PLACED ON THE LOTS SHALL BE APPROVED BY THE ENGINEER AND SHALL BE PLACED IN MAXIMUM LOOSE LIFTS OF 9" AND THEN COMPACTED TO A MINIMUM OF 95% STANDARD DENSITY. IT IS THE INTENT OF THE ENGINEER THAT AT THE COMPLETION OF THE PROJECT, ALL UNSUITABLE MATERIAL OR EXCESS MATERIAL NOT PLACED ON THE LOTS SHALL BE DISPOSED OF BY THE CONTRACTOR OFF THE PROJECT SITE.
7. APPROVED JOB MIX FORMULA SHALL BE REQUIRED FOR ALL BITUMINOUS CONCRETE LAYERS.
8. EACH LAYER OF THE PAVEMENT STRUCTURE SHALL BE APPROVED IN THE FIELD BY THE ENGINEER PRIOR TO STARTING CONSTRUCTION OF THE NEXT OVERLYING LAYER. EACH LAYER OF THE PAVEMENT STRUCTURE, INCLUDING THE SUBGRADE, COMPRISED OF GRANULAR SOIL TYPE MATERIALS, SHALL BE "BLUETOPPED" BY THE CONTRACTOR TO THE FINISH ELEVATIONS AT THE CENTER AND GUTTER LINES AT 50' INTERVALS. ASPHALTIC CONCRETE PAVEMENT STRUCTURE LAYERS SHALL BE "BLUETOPPED" OR ELEVATIONS DETERMINED AS OTHERWISE APPROVED BY THE ENGINEER. COMPACTION AND MATERIAL TESTING SHALL BE CONDUCTED BY A LABORATORY AUTHORIZED BY THE OWNER FOR THE PROJECT. "BLUETOPPING" AND ESTABLISHING OF PAVEMENT LAYER ELEVATIONS AS NOTED ABOVE SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
9. WITH TESTING LABORATORY APPROVAL, LOWER BASE LAYER MAY BE CONSTRUCTED TO A COMPACTED THICKNESS OF 6", THEN THE UPPER LAYER SHALL BE CONSTRUCTED SUCH THAT A MINIMUM BASE THICKNESS OF 8" IS ACHIEVED. THE UPPER PORTION OF THE UPPER BASE LAYER SHALL THEN BE MIXED, COMPACTED TO THE REQUIRED DENSITY, AND FINE-GRADED TO THE SURFACE TOLERANCES DETAILED BY THE SPECIFICATIONS.
10. PRIOR TO FINAL INSPECTION, ALL REPAIRS ON CONCRETE WORK SHALL BE COMPLETED WHERE REQUIRED, THEN CONCRETE WORK SHALL BE CLEANED TO REMOVE STAINS AND DISCOLORATIONS. POWER WASHING, SAND BLASTING, OR OTHER ACCEPTABLE METHODS SHALL BE UTILIZED.
11. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH THE MISSISSIPPI HANDBOOK FOR EROSION SEDIMENT CONTROL AND STORMWATER MANAGEMENT ON CONSTRUCTION SITES AND URBAN AREAS BY THE MISSISSIPPI SOIL AND WATER CONSERVATION COMMITTEE, 2014 EDITION. IN ADDITION, THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ANY DAMAGES CAUSED BY SEDIMENT OR ANY OTHER ERODIBLE MATERIALS BEING DEPOSITED ONTO ADJACENT PROPERTY.
12. ALL CONCRETE STORM SEWER PIPE OR CONCRETE ROADWAY PIPE SHALL BE CLASS 3 REINFORCED CONCRETE PIPE UTILIZING RUBBER GASKET JOINTS FOR CIRCULAR PIPE AND RAM NECK GASKETS FOR ARCH PIPE. CONCRETE SIDEWALK PIPE AT ENTRANCE SHALL BE CL. 4. CLASS C AND PIPE TRENCHES SHALL BE BACKFILLED WITH SUITABLE UNCLASSIFIED EXCAVATION MATERIAL OR BORROW AS DIRECTED BY THE ENGINEER. BACKFILL OF THE PIPE TRENCH SHALL BE INCLUDED IN THE PRICE BID FOR THE PIPE. ALL LIFTING HOLES SHALL BE SEALED WITH RAM NECK GASKET MATERIAL AND ONE SQUARE FOOT (DOUBLE THICKNESS) OF FILTER FABRIC.
13. ALL LOT AREAS AND EASEMENTS DISTURBED BY THE CONSTRUCTION OF THIS PROJECT SHALL BE DRESSED, FINE GRADED, PREPARED FOR SEEDING AND THEN SEEDED AND MULCHED AS SET FORTH BY THE SPECIFICATIONS. ALL AREAS TO RECEIVE SOLID SOD ARE TO BE FINE GRADED AND FERTILIZED PRIOR TO PLACING SOD.
14. SOLID SOD SHALL BE UTILIZED WHERE DIRECTED BY THE ENGINEER FOR CONTROL OF EROSION AND IN AREAS SET FORTH IN THE PLANS. CONTRACTOR SHALL MAINTAIN ALL SOD INSTALLED UNTIL PROPER STABILIZATION HAS BEEN REACHED.
15. BORROW EXCAVATION SHALL BE UTILIZED AS DIRECTED BY THE ENGINEER IN LOCATIONS WHERE UNSUITABLE MATERIAL IS ENCOUNTERED IN THE ROADBED AS WELL AS SANITARY SEWER TRENCHES ABOVE PIPE EMBEDMENT. BORROW EXCAVATION SHALL BE MEASURED AND PAID FOR ON THE BASIS OF DELIVERY TICKETS SIGNED BY THE ENGINEER'S REPRESENTATION ON THE JOB. PAYMENT WILL BE PER CUBIC YARD TRUCK BED MEASURE.
16. PAYMENT FOR DRAINAGE STRUCTURES SHALL BE FOR STRUCTURES CONSTRUCTED IN ACCORDANCE WITH THE PLAN DETAILS FOR THE PIPE SIZES AND DEPTHS INDICATED IN THE PLANS. WEERHOLES AND STEPS SHALL BE PLACED AS DIRECTED BY THE PLANS OR THE ENGINEER.
17. CONTRACTOR SHALL CONTACT THE CITY OF ROBERTSDALE PUBLIC WORKS DIRECTOR AND THE BALDWIN COUNTY HIGHWAY DEPARTMENT PRIOR TO ANY CONSTRUCTION WITHIN THE RIGHT OF WAY.
18. CONCRETE SHALL CONFORM TO SECTION 901 OF THE ALDOT SPECIFICATIONS: RETAINING WALL, CL. A TYPE 1, 3000 PSI MINIMUM. HEADWALLS, MANHOLES, INLETS, ETC., CL. A TYPE 2, 3000 PSI MINIMUM. PRECAST UNITS SHALL CONFORM TO ASHTO M195.
19. ALL JURISDICTIONAL WETLANDS SHALL BE PROTECTED DURING CONSTRUCTION. SAID PROTECTION SHALL INCLUDE, BUT NOT LIMITED TO: MAINTAINING A 10' BUFFER ZONE, INSTALLATION OF SILT FENCE & HAYBALES AND DILIGENT MAINTENANCE OF BMP'S DURING CONSTRUCTION. CONTRACTOR SHALL COORDINATE ANY CONSTRUCTION NEAR WETLANDS WITH SOME CONSULTING GROUP. SAID COORDINATION SHOULD TAKE PLACE PRIOR TO COMMENCEMENT OF CONSTRUCTION.
20. ALL STATIONS/OFFSETS SHOWN REFERENCE THE CENTERLINE OF ROADWAY
21. LOCATION OF EXISTING UTILITIES ARE APPROXIMATE AS SHOWN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT LOCATIONS OF THE UTILITIES PRIOR TO CONSTRUCTION IN THEIR VICINITY.
22. THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES IN THE AREA BEFORE BEGINNING CONSTRUCTION. SUCH NOTICE MUST BE GIVEN AT LEAST 48 HOURS PRIOR TO CONSTRUCTION IN ANY AREA.
23. WATER MAIN VALVES SHALL NOT BE LOCATED UNDER PROPOSED PAVED SURFACES AND SHALL HAVE A CONCRETE COLLAR AT GRADE AS SHOWN IN THE DETAIL.
24. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING ALL VALVE BOX AND MANHOLE CASTINGS TO MATCH FINAL RIGHT-OF-WAY GRADING.
25. ALL STREET NAME SIGNS SHALL BE PROVIDED AND INSTALLED BY THE CONTRACTOR. PLEASE REFER TO SHEET C4.1 & C4.2 FOR THE LOCATION OF ALL SIGNS.
26. THE PROJECT CONTRACTOR SHALL ALWAYS HAVE A COPY OF THE FOLLOWING:
 - A. STATE OF MISSISSIPPI HIGHWAY DEPARTMENT STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, LATEST EDITION.
 - B. MISSISSIPPI MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS VOLUME 1, SIGNS, MARKINGS, WORK AREAS, SCHOOLS LATEST EDITION
 - C. VIDEO PERMIT, VIDEO BMP PLAN, & VIDEO INSPECTION REPORTS
 - D. STATE OF MISSISSIPPI MANUAL FOR EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES
 - E. BALDWIN COUNTY MISSISSIPPI UTILITY MANUAL
27. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING TEMPORARY LOT CORNERS DURING CONSTRUCTION.
28. LOT GRADING - ALL LOTS THAT ARE TO BE FILLED SHALL BE FILLED W/ MATERIAL SPECIFIED BY THE PROJECT ENGINEER AND COMPACTED IN 4" LIFTS TO 98% OF THE STANDARD PROCTOR DENSITY, TO WITHIN 5 FEET OF FINAL GRADE. THE FINAL 5 FEET SHALL BE COMPACTED TO AT LEAST 100%.
29. CONTRACTOR SHALL HAVE 2 CONCRETE MONUMENTS INSTALLED ON THE EXTERIOR CORNER OF THE SUBDIVISION PHASE. AT LEAST 1 OF THE CONCRETE MONUMENTS SHALL HAVE A PERMANENT BENCH MARK ESTABLISHED WITH THE ELEVATION BASE ON THE NAVD 83 DATUM. SAID CONCRETE MONUMENTS SHALL BE INSTALLED BY A PROFESSIONAL LICENSED SURVEYOR, LICENSED TO PRACTICE IN THE STATE OF ALABAMA.
30. THE CONTRACTOR SHALL CONTACT THE HARRISON COUNTY HIGHWAY DEPARTMENT INSPECTOR PRIOR TO COMMENCEMENT OF CONSTRUCTION AND AS REQUIRED BY THE COUNTY'S BENCHMARK INSPECTION SCHEDULE.
31. TESTING SHALL BE PER HARRISON COUNTY STANDARDS FOR THE ITEMS LOCATED WITH THE PROPOSED RIGHT OF WAY.
32. ALL SIDEWALK RAMPS SHALL BE CONSTRUCTED IN COMPLIANCE WITH CURRENT ADA (AMERICAN DISABILITY ACT) REQUIREMENTS

SIGNAGE NOTES:

PROPER SIGNAGE IN ACCORDANCE WITH THE LATEST EDITION OF THE "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD) AS ADOPTED BY THE ALDOT SHALL BE INSTALLED PRIOR TO RECEIVING FINAL PLAT APPROVAL AND MAINTAINED IN ALL SUBDIVISIONS, UNTIL SUCH TIME AS ROADS ARE ACCEPTED FOR MAINTENANCE BY THE BALDWIN COUNTY COMMISSION. ALL PROPOSED SIGNAGE SHALL BE SHOWN AND DETAILED ON THE CONSTRUCTION PLANS. THE FOLLOWING MINIMUM STANDARDS SHALL BE ADHERED TO:

- 1) R1-1 STOP SIGN - DIAMOND GRADE - MINIMUM 0.080" THICK
 - A. 30" FOR ALL INTERNAL STREET INTERSECTIONS
 - B. 36" FOR ALL INTERSECTIONS WITH EXISTING COUNTY, STATE, AND FEDERAL ROADS
- 2) STREET NAME SIGNS - 9" ALUMINUM EXTRUDED BLADE, HIGH INTENSITY PRISMATIC
 - A. 6" TALL WHITE CAPITAL AND 5" LOWER CASE LETTERING ON A GREEN BACKGROUND - FOR STREETS PROPOSED TO BE MADE PUBLIC
 - B. 6" TALL WHITE CAPITAL AND 5" LOWER CASE LETTERING ON A BLUE BACKGROUND - FOR STREETS PROPOSED TO REMAIN PRIVATE
 - C. BRACKETS - VULCAN TYPE VS-B VANDAL PROOF OR APPROVED EQUIVALENT
- 3) ALL OTHER SIGNS - HIGH INTENSITY PRISMATIC OR BETTER - MINIMUM 0.080" THICK
- 4) POSTS FOR STREET SIGNS - MIN 12" LONG, 2-3/8" GALVANIZED ROUND POSTS; STREET SIGNS MUST BE MOUNTED ON A POST SEPARATE FROM THE STOP SIGN, UNLESS APPROVED BY THE COUNTY ENGINEER OR HIS/HER DESIGNEE. IN NO CASE SHALL THE STREET SIGN BE ATTACHED DIRECTLY TO THE STOP SIGN, BUT INSTEAD MUST BE ATTACHED TO THE POST OF THE STOP SIGN IF APPROVED BY THE COUNTY ENGINEER OR HIS/HER DESIGNEE. DECORATIVE SIGN POSTS MAY BE PERMITTED IF APPROVED BY THE COUNTY ENGINEER. NO DECORATIVE POSTS SHALL BE PERMITTED UNLESS THE APPLICATION IS ACCOMPANIED BY A WRITTEN STATEMENT FROM THE PROPERTY OWNER'S ASSOCIATION AGREEING TO MAINTAIN SUCH DECORATIVE SIGN POSTS, AND TO REPLACE THE SAME IF DESTROYED, ANY DAMAGE OR DESTROYED DECORATIVE SIGN POSTS MAY BE REPLACED BY THE COUNTY, AND IN SUCH EVENT, THE COUNTY MAY INSTALL 2-3/8" GALVANIZED ROUND POST.
- 5) POSTS FOR ALL OTHER SIGNS - #2 GALVANIZED U-CHANNEL (MINIMUM LENGTH 12 FEET) OF APPROPRIATE HEIGHT EMBEDDED NOT LESS THAN 3' BELOW THE FINISHED GRADE ELEVATION, COMPLYING WITH MINIMUM 7' CLEARANCE BETWEEN GRADE LEVEL AND THE BOTTOM OF THE SIGN.

GRADING & DRAINAGE NOTES

1. SEE SHEET C8.0 FOR STORM DRAINAGE DATA.
2. SEE SHEET C8.0 FOR EROSION CONTROL PLAN SHEETS
3. SEE SHT. C8.0-C10.0 FOR ALL TYPICAL CONSTRUCTION DETAILS.



PROPOSED UTILITY NOTES

1. ALL PROPOSED UTILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF GULFPORT UTILITY MANUAL REQUIREMENTS.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATION OF EXISTING UTILITIES
3. CONTRACTOR TO MAINTAIN THE FOLLOWING COVER OVER ALL WATER MAINS
 - 48" UNDER ROADWAYS
 - 36" WITHIN DITCHES
 - 30" WITHIN ROADWAY SHOULDER
4. ALL WATER MAINS SHALL BE (PRESSURE CLASS 350) C-900 FVC (BLUE PIPE) UNLESS OTHERWISE NOTED.
5. SEE SHT. C8.0 FOR WATER/STORM DRAINAGE CONFLICT DETAIL.
6. SEE SHT. C8. FOR ALL PROPOSED WATER UTILITY DETAILS.
7. ALL POTABLE WATER SERVICES SHALL UTILIZE PAIRED INSTALLATION AT ALL ROADWAY CROSSINGS UNLESS OTHERWISE SPECIFIED.
8. ALL POTABLE WATER SERVICES ARE TO BE 3/4" TYPE "K" SOFT COPPER.
9. ALL POTABLE WATER LATERALS MUST HAVE 2" CASING EXTENDING 3'-0" BEHIND THE BACK OF CURB ON BOTH SIDES OF ASPHALT ROADWAY. THE ENCASEMENT CAN BE STEEL, DUCTILE IRON OR HIGH DENSITY POLYETHYLENE PIPE
10. ALL VALVES MUST ANCHORED TO TEE'S USING ANCHOR COUPLINGS OR 2-1/2" ALL THREAD RODS.
11. SEE SHT. C10.0 FOR SANITARY SEWER DETAILS.
12. ALL FORCE MAINS SHALL BE PRESSURE CLASS 200 PVC (GREEN PIPE) UNLESS OTHERWISE NOTED.
13. CONTRACTOR SHALL LINE THE MANHOLE (WH) WHERE FM TERMINATES. LINER SHALL BE SprayWall URETHANE LINER BY SprayRoad.
14. ALL PROPOSED UTILITY INSTALLATIONS WITHIN BALDWIN COUNTY RIGHT-OF-WAY SHALL REQUIRE A SEPARATE PERMIT
15. FIRE HYDRANTS AND WATER VALVES SHALL NOT BE CONSTRUCTED WITHIN LIMITS OF PROPOSED SIDEWALKS

CITY OF GULFPORT, MISSISSIPPI CONSTRUCTION

1. CONTRACTOR SHALL CONSTRUCT THE PROJECT IN ACCORDANCE WITH GULFPORT, MISSISSIPPI REQUIREMENTS, SPECIFICATIONS AND STANDARDS

EROSION CONTROL NOTES

1. CONTRACTOR SHALL REFER TO THE MISSISSIPPI HANDBOOK FOR EROSION CONTROL, SEDIMENT CONTROL AND STORMWATER MANAGEMENT ON CONSTRUCTION SITES AND URBAN AREAS (PROVIDED BY THE MISSISSIPPI SOIL AND WATER CONSERVATION COMMITTEE) FOR DETAILS AND MEASURES REFERRED TO IN THIS PLAN AND THE STORM WATER POLLUTION PREVENTION PLAN.
2. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING SILT FROM SITE IF NOT REUSABLE ON-SITE AND ASSURING PLAN ALIGNMENT AND GRADE IN ALL DITCHES AT COMPLETION OF CONSTRUCTION.
3. EROSION CONTROL DEVICES MAY HAVE TO BE ALTERED FROM THAT SHOWN ON THE APPROVED PLANS IF DRAINAGE PATTERNS DURING CONSTRUCTION ARE DIFFERENT FROM THE FINAL PROPOSED DRAINAGE PATTERNS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ACCOMPLISH EROSION CONTROL FOR ALL DRAINAGE PATTERNS CREATED AT VARIOUS STAGES DURING CONSTRUCTION. ANY DIFFICULTY IN CONTROLLING EROSION DURING ANY PHASE OF CONSTRUCTION SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING EROSION CONTROL DEVICES IN GOOD OPERATING ORDER DURING CONSTRUCTION (AND UNTIL SITE IS STABILIZED). ONCE SITE IS STABILIZED AND PERMANENT GROUND COVER IS ESTABLISHED, CONTRACTOR SHALL REMOVE EROSION CONTROL DEVICES.
5. CONTRACTOR SHALL INSURE THAT ALL DRAINAGE STRUCTURES, FLUMES, PIPES, ETC. ARE CLEANED OUT AND WORKING PROPERLY AT TIME OF ACCEPTANCE.
6. CONTRACTOR SHALL CONSTRUCT AND MAINTAIN EROSION AND SEDIMENT CONTROL DEVICES ON-SITE DURING CONSTRUCTION IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS, AS A MINIMUM STANDARD, AND SHALL REMOVE ANY SILT BEYOND THE PROPERTY RESULTING FROM CONSTRUCTION. ADDITIONAL ON-SITE PROTECTION MEASURES MAY BE REQUIRED DURING CONSTRUCTION TO PREVENT SILT FROM LEAVING THE SITE DUE TO UNSEEN CONDITIONS OR ACCIDENTS.
7. CONTRACTOR SHALL PROVIDE EROSION AND SEDIMENTATION CONTROL IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL LAWS, CODES, AND REGULATIONS. ALL EROSION CONTROL DEVICES SHALL BE PROPERLY MAINTAINED THROUGHOUT CONSTRUCTION UNTIL ALL DISTURBED AREAS ARE PERMANENTLY STABILIZED.
8. EROSION CONTROL DEVICES SHOWN ON PLANS ARE MINIMUM REQUIREMENTS; ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED TO PREVENT SEDIMENT FROM LEAVING THE SITE AND SHALL BE IMPLEMENTED BY THE CONTRACTOR AS NEEDED DUE TO SITE CONDITIONS.
9. CONTRACTOR SHALL MONITOR AND MAINTAIN ALL EROSION CONTROL DEVICES AFTER EACH RAINFALL OR AT LEAST TWICE A MONTH. ADDITIONALLY, CONTRACTOR SHALL INSPECT BMPs WITH AN INFORMAL DAILY WALK AROUND INSPECTION.
10. CONTRACTOR IS RESPONSIBLE FOR ITS DAMAGE CAUSED TO EXISTING IMPROVEMENTS ON SITE OR OFF SITE DUE TO THE CONSTRUCTION OF THIS PROJECT. CONTRACTOR SHALL REPAIR OR REPLACE ANY DAMAGED EXISTING IMPROVEMENTS AT HIS EXPENSE. REPAIRS SHALL BE EQUAL TO OR BETTER THAN THE EXISTING CONDITIONS.
11. EROSION CONTROL DEVICES MAY BE SUBSTITUTED BY OTHER MEANS THAT OPERATE AT LEAST AS WELL AS ONES LISTED, AND AS APPROVED BY ENGINEER.
12. BMPs SHALL BE IMPLEMENTED AND MAINTAINED THROUGHOUT THE LIFE OF THE PROJECT TO CONTROL EROSION, SEDIMENT, AND TURBIDITY. THE CONTRACTOR IS RESPONSIBLE FOR ALL INSPECTIONS, MONITORING, AND RECORD KEEPING.
13. STOCKPILES ON SITE SHALL BE ENCLOSED WITH A SEDIMENT BARRIER.
14. CONCRETE TRUCK WASH OUT SHALL BE PERFORMED IN A PIT AREA OR BERMED AREA AS PER DETAIL SHOWN ON SHEET C5.10. HARDENED CONCRETE SHALL BE REMOVED AND DISPOSED OFF-SITE IN ACCORDANCE WITH APPLICABLE REGULATIONS AS SOON AS PRACTICABLE.
15. SEE SHEET C8.0 FOR EROSION CONTROL DETAILS
16. PRIOR TO CONDUCTING ANY LAND-DISTURBING ACTIVITIES THE CONTRACTOR SHALL CONTACT THE CITY OF GULFPORT PUBLIC WORKS DIRECTOR AND THE HARRISON COUNTY HIGHWAY DEPARTMENT A MINIMUM OF 5 DAYS PRIOR TO COMMENCEMENT OF WORK TO INFORM HIM OF THE COMMENCEMENT OF WORK FOR PROJECT.
17. ANY SLOPE OR FILL WHICH HAS BEEN GRADED, WITHIN SEVEN (7) DAYS OF THE COMPLETION OF SUCH GRADING OR COMPLETION OF ANY PHASE OF GRADING BE PLANTED OR OTHERWISE PROVIDED WITH GROUND COVER MATERIALS SUFFICIENT TO RESTRAIN EROSION.
18. THE BEST MANAGEMENT PRACTICES (BMP) SHOWN ON THIS PLAN SHALL BE IMPLEMENTED AND MAINTAINED DURING THE COURSE OF THIS WORK AND UNTIL DISTURBED AREAS ARE EITHER VEGETATED OR STABILIZED AGAINST EROSION. ADEQUATE PROTECTIVE MEASURES SHALL BE PROVIDED FOR THE CONTAINMENT OF HAZARDOUS SUBSTANCES AND ANY OTHER MATERIALS WHICH MAY POLLUTE STORM WATER RUNOFF, INCLUDING PETROLEUM PRODUCTS, LUBRICANTS AND PAINT. THE CONTRACTOR SHALL PROVIDE A COMMERCIAL DUMPSTER SERVICE FOR THE COLLECTION, REMOVAL AND DISPOSAL OF SUCH MATERIALS FROM SITE.
19. ALL CONTROL MEASURES SHALL BE CHECKED AND REPAIRED AS NECESSARY, MONTHLY IN DRY PERIODS AND WITHIN TWENTY-FOUR (24) HOURS AFTER ANY RAINFALL AT THE SITE OF 0.75 INCH WITHIN A TWENTY-FOUR (24) HOUR PERIOD. DURING PROLONGED RAINFALLS, DAILY CHECKS AND IF NECESSARY REPAIRING SHALL BE DONE. THE PERMITTEE SHALL MAINTAIN WRITTEN RECORDS OF SUCH CHECK AND REPAIRS, WHICH RECORDS SHALL BE SUBJECT TO THE INSPECTION OF THE OFFICIAL AT ANY REASONABLE TIME.
20. THERE SHALL BE NO DISTINCTLY VISIBLE FLOATING SCUM, OIL OR OTHER MATTER CONTAINED IN THE STORM WATER DISCHARGE. THE STORM WATER DISCHARGE MUST NOT CAUSE AN UNNATURAL COLOR OR ODOR IN THE COMMUNITY WATERS AND MUST NOT CONTRIBUTE ANY MATERIALS IN CONCENTRATIONS SUFFICIENT TO BE HAZARDOUS OR OTHERWISE DETRIMENTAL TO HUMANS, LIVESTOCK, WILDLIFE, PLANT LIFE OR FISH AND AQUATIC LIFE IN THE COMMUNITY WATERS.
21. CONTRACTOR SHALL NOTE THE REQUIREMENTS OF THE BEST MANAGEMENT PLAN (BMP) DETAILS NOTED ON THIS PLAN.
22. CONTRACTOR NEEDS TO HAVE A CLEAR DIRECTION AS TO WHAT NEEDS TO BE ACCOMPLISHED BY EROSION CONTROL PLAN AND HOW IT SHALL BE MAINTAINED TO FUNCTION AT ALL TIMES FOR THE DURATION OF CONSTRUCTION ACTIVITIES.
23. OUTLET CONTROL METHOD: GRASS-LINED DITCH

SITE PLAN & GEOMETRIC CONTROL NOTES

1. ALL STRIPING, PAVEMENT MARKINGS & LEGENDS SHALL BE PER STRIPING NOTES ON SHEET C2.0 OF THIS SET OF CONSTRUCTION PLANS.
2. SEE SHEET C8.0-C10.0 FOR ALL CONSTRUCTION DETAILS.
3. CONTRACTOR SHALL ENSURE A SMOOTH TIE-IN TO EXISTING ASPHALT ROADWAYS.
4. UTILITIES LOCATIONS SHOWN ON PLANS ARE APPROXIMATE. PRIOR TO BEGINNING CONSTRUCTION, CONTRACTOR SHALL DETERMINE LOCATION OF ALL UTILITIES IN PROJECT AREA, BOTH OVERHEAD AND UNDERGROUND.
5. CONTRACTOR SHALL PAY ALL APPLICABLE PERMIT FEES.
6. SEE SHEET C4.0 FOR GEOMETRIC CONTROL POINT COORDINATES AND GENERAL DIMENSIONS.
7. ALL PROPOSED UTILITY CONNECTIONS SHALL BE INSTALLED AS PER THE LOCAL UTILITY AUTHORITIES STANDARDS AND SPECIFICATIONS.
8. SEE SURVEYOR NOTES ON SITE SURVEY (BY OTHERS), FOR INFORMATION REGARDING PROPERTY BOUNDARY BEARING BASIS AND COORDINATE SYSTEM FOR LOCATED EXISTING IMPROVEMENTS AND TOPOGRAPHY

LEGEND

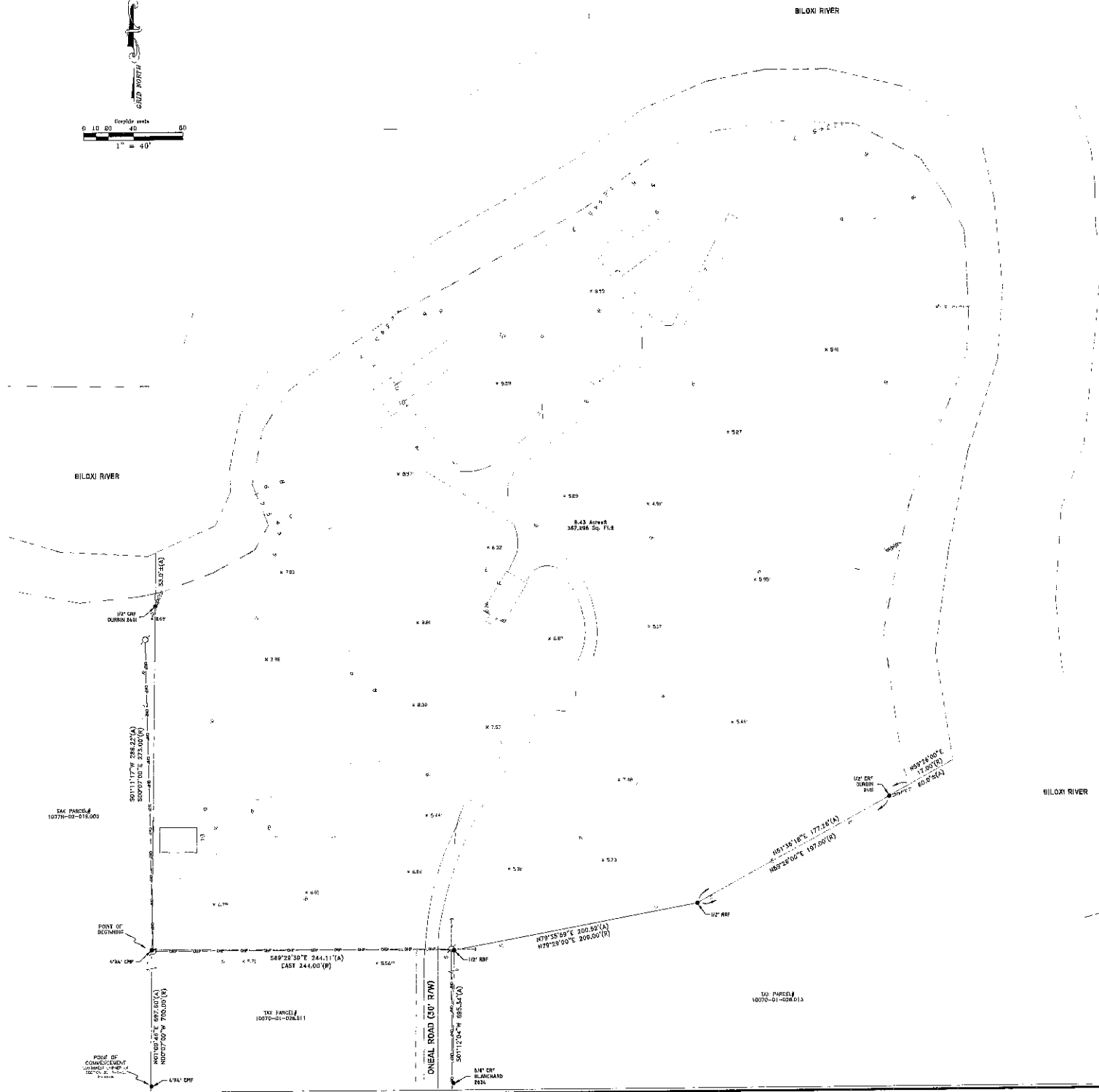
- | | |
|--------|--|
| WM | RIGHT-OF-WAY |
| WM | EXISTING WATER MAIN |
| WM | EXISTING WATER MAIN |
| WM | EASEMENT LINE |
| 102+00 | P&L AND STATIONING |
| BS | PROPOSED GRAVITY SANITARY SEWER MAIN |
| 3" FM | PROPOSED 3" SANITARY SEWER MAIN FORCE MAIN |

- | | |
|--|---|
| | PROPOSED DOMESTIC WATER SUPPLY LATERAL |
| | PROPOSED SANITARY SEWER SERVICE LATERAL |
| | FIRE HYDRANT ASSEMBLY |
| | SANITARY SEWER MANHOLE |
| | INDICATES PROPOSED SITE CROSS SECTION |
| | INDICATES EXISTING GRADE SPOT ELEVATION |
| | PROPOSED ASPHALT PAVEMENT |
| | PROPOSED CONCRETE SIDEWALK |
| | PROPOSED STOP SIGN |
| | PROPOSED STORM DRAINAGE PIPE |
| | PROPOSED TYPE 6-2 STORM INLET |
| | PROPOSED TYPE 8-1 STORM INLET |
| | INDICATES PROPOSED COORDINATES |
| | INDICATES EXISTING CONTOURS |
| | INDICATES PROPOSED CONTOURS |

REVISIONS	APPROVED	DATE	NO.	DATE	NO.	DATE	NO.	DATE	NO.
DESIGNED	M.A.T.	DETAILS	P.B.	CHECKED	M.A.T.	400721			
778 SOUTH CREEK TRAIL HOOPER, AL 36244 PHONE: (205) 381-8874 EMAIL: DMK@BLSOLUTIONS.NET							BLUEWATER DESIGN, LLC		
PERMIT DRAWINGS							RIVER POINTE ESTATES		
GENERAL NOTES							RIVER POINTE ESTATES, LLC		
PROJECT NO. C2.0							RPE-01		
10 SHEETS									



SURVEY LEGEND		
● - SURVEY MONUMENT	○ - 1/2" CIRCULAR YELLOW TAPE	○ - POWER POLE
(D) - RECORD DIMENSION	○ - CAPTIVATED METER FOUND	○ - DRY ANCHOR
(A) - ACTUAL DIMENSION	○ - METER FOUND	○ - FIRE HYDRANT
--- - RIGHT-OF-WAY	--- - CHAINED TOP PIPE FOUND	○ - WATER VALVE
--- - RAILROAD TRACKS	--- - OPEN TOP PIPE FOUND	○ - WATER METER
--- - UNDERGROUND TELEPHONE	--- - CONCRETE MONUMENT FOUND	○ - WOOD STAKE
--- - UNDERGROUND POWER	○ - EXISTING DEEP WATERHOLE	○ - STONE MARKER
--- - EXISTING POWER LINE	○ - TELEPHONE PEG	○ - CANALTY PEG
--- - EXISTING WATER LINE	○ - GAS LINE MARKER	○ - WATER BICE LINE
--- - OVERHEAD POWER LINE	○ - SPOT ELEVATION	--- - OBSERVED REPAIR LINE
--- - CONCRETE	--- - GRAVEL	--- - ASPHALT
		--- - COVERED AREA



SURVEYOR'S NOTES:

- UNLESS STATED OTHERWISE HEREON, THIS PLAT WAS PREPARED WITHOUT BENEFIT OF AN ABSTRACT OF TITLE. NO LIABILITY IS ASSUMED BY THE UNDERSIGNED FOR LOSS RELATING TO ANY MATTER THAT MIGHT BE DISCOVERED BY AN ABSTRACT OR TITLE SEARCH OF THE PROPERTY.
- REPRODUCTIONS OF THIS PLAT ARE NOT VALID UNLESS SEALED WITH AN ORIGINAL SURVEYOR'S SEAL.
- TYPE OF SURVEY - BOUNDARY & TOPOGRAPHIC SURVEY
- ALL BEARINGS BASED ON GLOBAL POSITIONING SYSTEM OBSERVATION USING THE NORTH AMERICAN DATUM OF 1983. ALL DISTANCES SHOWN ARE GROUND DISTANCES. ALL MEASUREMENTS WERE MADE IN ACCORDANCE WITH U.S. STANDARD FEET.
- FIELD WORK WAS PERFORMED 9/22/2021.
- ACREAGE AS SHOWN HEREON WAS CALCULATED TO INCLUDE THE AREA TO THE OBSERVED RIPARIAN LINE.
- THE 1" CONTOURS AND SPOT ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988, ADJUSTED TO GEOID 12A, ARE REFERENCED TO THE CGCG CORP STATION "WHEELAND" AND HAVE A VERTICAL ACCURACY OF 0.5".
- TAX PARCEL NUMBERS 10070-01-028.000, 10070-01-028.008, 10070-01-028.012, & 10070-01-028.014 HAVE BEEN SURVEYED AS ONE PARCEL AS PER CLIENTS REQUEST.
- THIS IS A CLASS "C" SURVEY.

RECORD PROPERTY DESCRIPTION:

A PARCEL OF LAND SITUATED AND BEING LOCATED IN THE SOUTHWEST ONE-FOURTH OF THE SOUTHWEST ONE-FOURTH (SW 1/4 OF THE SW 1/4) OF SECTION 22, TOWNSHIP 6 SOUTH, RANGE 10 WEST, CITY OF GULFPORT, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 22, TOWNSHIP 6 SOUTH, RANGE 10 WEST, THENCE RUN NORTH 00 DEGREES 07 MINUTES 00 SECONDS WEST ALONG THE WEST LINE OF SAID SECTION 22 FOR A DISTANCE OF 700 FEET TO A CONCRETE MONUMENT AND THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE RUN EAST FOR A DISTANCE OF 244.0 FEET TO AN IRON PIPE; THENCE RUN NORTH 79 DEGREES 28 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 200.0 FEET TO AN IRON PIPE; THENCE RUN NORTH 39 DEGREES 26 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 187.0 FEET TO AN IRON PIPE; THENCE CONTINUE NORTH 39 DEGREES 26 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 17 FEET, MORE OR LESS, TO A POINT ON THE WEST BANK OF THE BILOXI RIVER; THENCE RUN NORTHWESTERLY, NORTHEASTERLY, NORTHWESTERLY AND SOUTHWESTERLY ALONG SAID WEST BANK OF THE BILOXI RIVER TO A POINT ON THE WEST LINE OF SECTION 22 AND WHICH IS NORTH 00 DEGREES 07 MINUTES 00 SECONDS WEST A DISTANCE OF 273.0 FEET FROM THE POINT OF BEGINNING; THENCE RUN SOUTH 00 DEGREES 07 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 273.0 FEET TO THE POINT OF BEGINNING.

SURVEYORS CERTIFICATION:

STATE OF MISSISSIPPI, COUNTY OF HARRISON, I, JAMES FRASER, JR., A LICENSED PROFESSIONAL SURVEYOR IN HARRISON COUNTY, MISSISSIPPI, HEREBY CERTIFY THAT ALL PARTS OF THE PLAT ARE DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARD OF PRACTICE FOR LAND SURVEYING IN THE STATE OF MISSISSIPPI TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

JAMES FRASER, JR.
M.S. LICENSE NO. 25702
EXPIRATION DATE 12/31/2024
THE WOODLANDS GROUP, LLC
P.O. BOX 100, OCEAN SPRING, MS 39066
PHONE: 601-276-1452

DATE 10/04/2021

THE WOODLANDS GROUP

Surveying Solutions

CLIENT: WHEATLAND ENGINEERING

FIELD WORK: BY J. A. DATE: 9/22/2021

DRAWN BY: J. A. DRAWING NO.: 1000-3

CHECKED BY: P. SHEET 1 OF 1

SCALE: 1"=40'

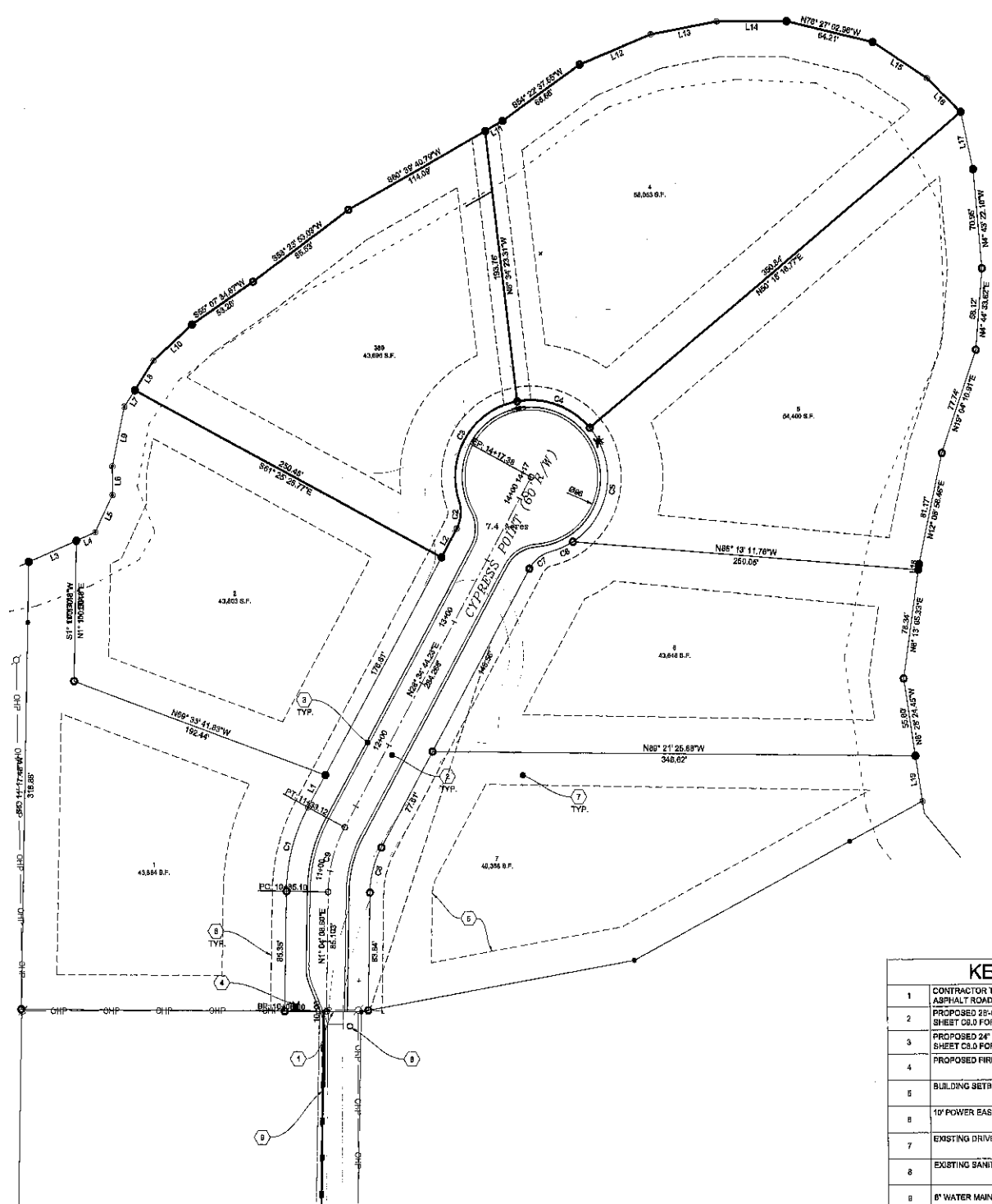
BOUNDARY & TOPOGRAPHIC SURVEY

TAX PARCEL #s 10070-01-028.000, 10070-01-028.008, 10070-01-028.012, 10070-01-028.014, ONEAL ROAD, GULF PORT, HARRISON COUNTY, MISSISSIPPI

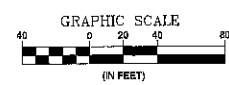
SECTION-22, TOWNSHIP-6-SOUTH, RANGE-10-WEST

DATE: 10/04/2021

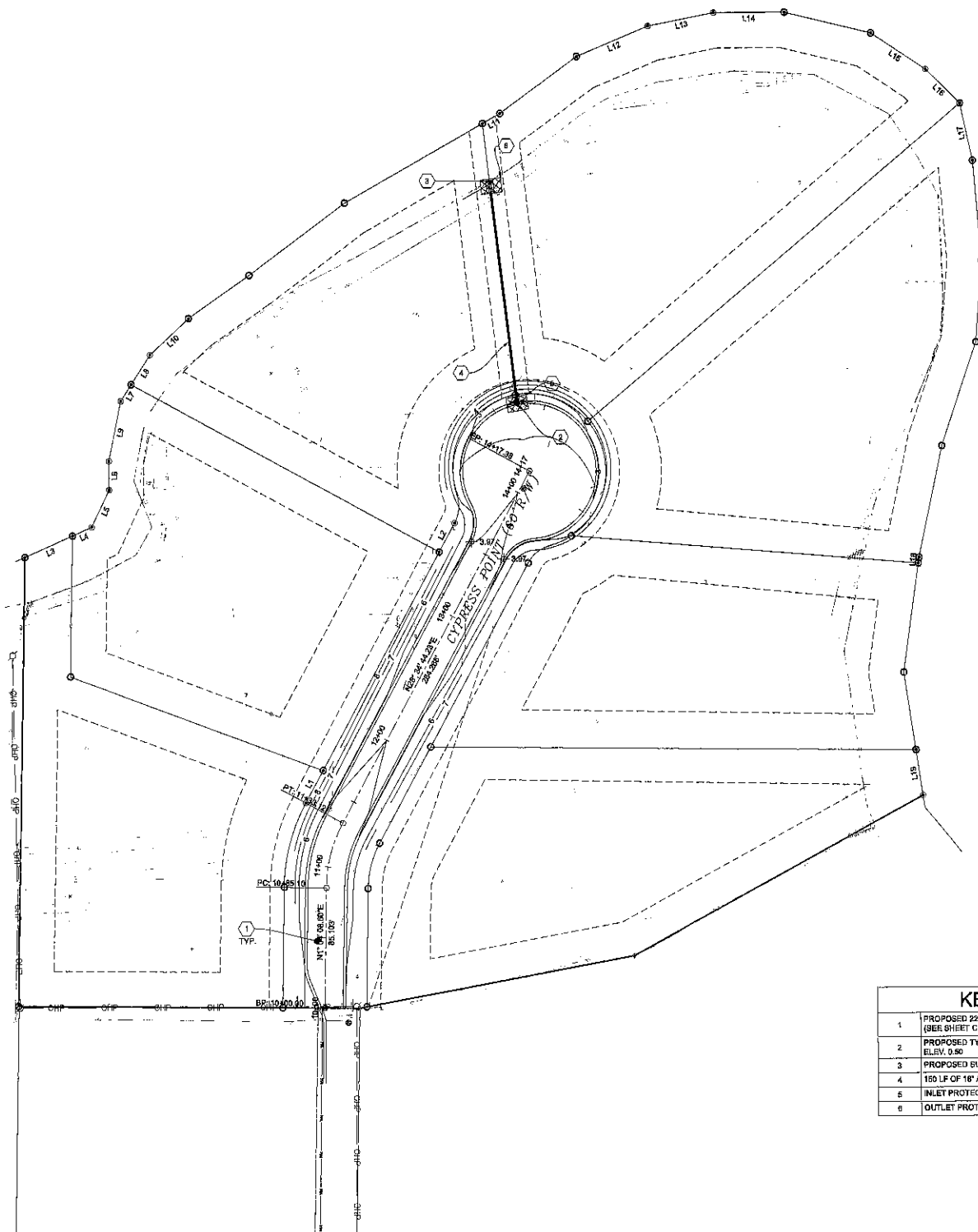
RECORD DEED INSTRUMENT NO. 25702-21



§

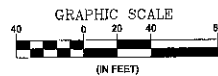


- | | | | | | | | | | | | |
|---|--|--|--|---|--|---|--|--|--|---|--|
| <div style="display: flex; justify-content: space-between;"> <div> <p>PROJECT NAME</p> <p>RIVER POINTE ESTATES</p> </div> <div> <p>SHEET DESCRIPTION</p> <p>SITE PLAN</p> </div> </div> | |  | | <p>776 SCOUT CREEK TRAIL
HOOPER, AL 36944
PHONE: (205) 283-8824
EMAIL: EMD27@BELL.SOUTHWEST</p> | | <p>ISSUED: M.A.T.
REVISED: P.B.
CHECKED: M.A.T.
DATE: 4/01/21</p> | |  | | <p>© 2021 BLUEWATER DESIGN, LLC
MS CDA NUMBER 32382</p> | |
| | | | | <p>PROJECT NO.</p> <p>RPE-01</p> | | <p>CLIENT</p> <p>RIVER POINTE ESTATES, LLC</p> | | <p>NO.</p> <p>10</p> | | <p>SHEETS</p> <p>OF</p> | |



KEYNOTES

1	PROPOSED 22'-0" ASPHALT PAVED ROADWAY, TYP. (SEE SHEET C12.0 FOR TYPICAL SECTION DETAIL)
2	PROPOSED TYPE S-2 CURB INLET, TOP ELEV. 2.633, INV. ELEV. 0.80
3	PROPOSED SLOPED PAVED HEADWALL, INV. = 0.00
4	150 LF OF 18" ADS PIPE @ 0.33%
5	INLET PROTECTION
6	OUTLET PROTECTION



- NOTES:
- SEE SHEET C2.0 FOR ALL GENERAL CONSTRUCTION NOTES & LEGEND
 - SEE SHEET C2.0 FOR ALL GRADING AND STORM DRAINAGE SPECIFIC CONSTRUCTION NOTES.
 - SEE GRADING AND DRAINAGE NOTES 4 & 5 ON SHEET C2.0 FOR SLOPED PAVED HEADWALL AND CURB INLET DETAIL INFORMATION
 - ALL CONSTRUCTION SHALL COMPLY WITH CITY BUILDING CODES AND FLOODPLAIN ORDINANCES
 - ALL CUT FROM ROADWAY CONSTRUCTION SHALL BE WASTED ON LOTS IN A MANNER TO KEEP NET FILL TO ZERO.



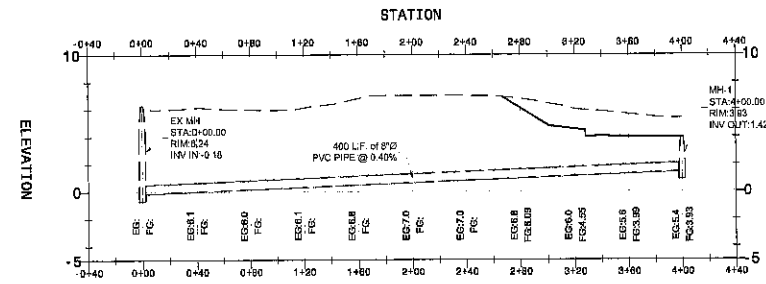
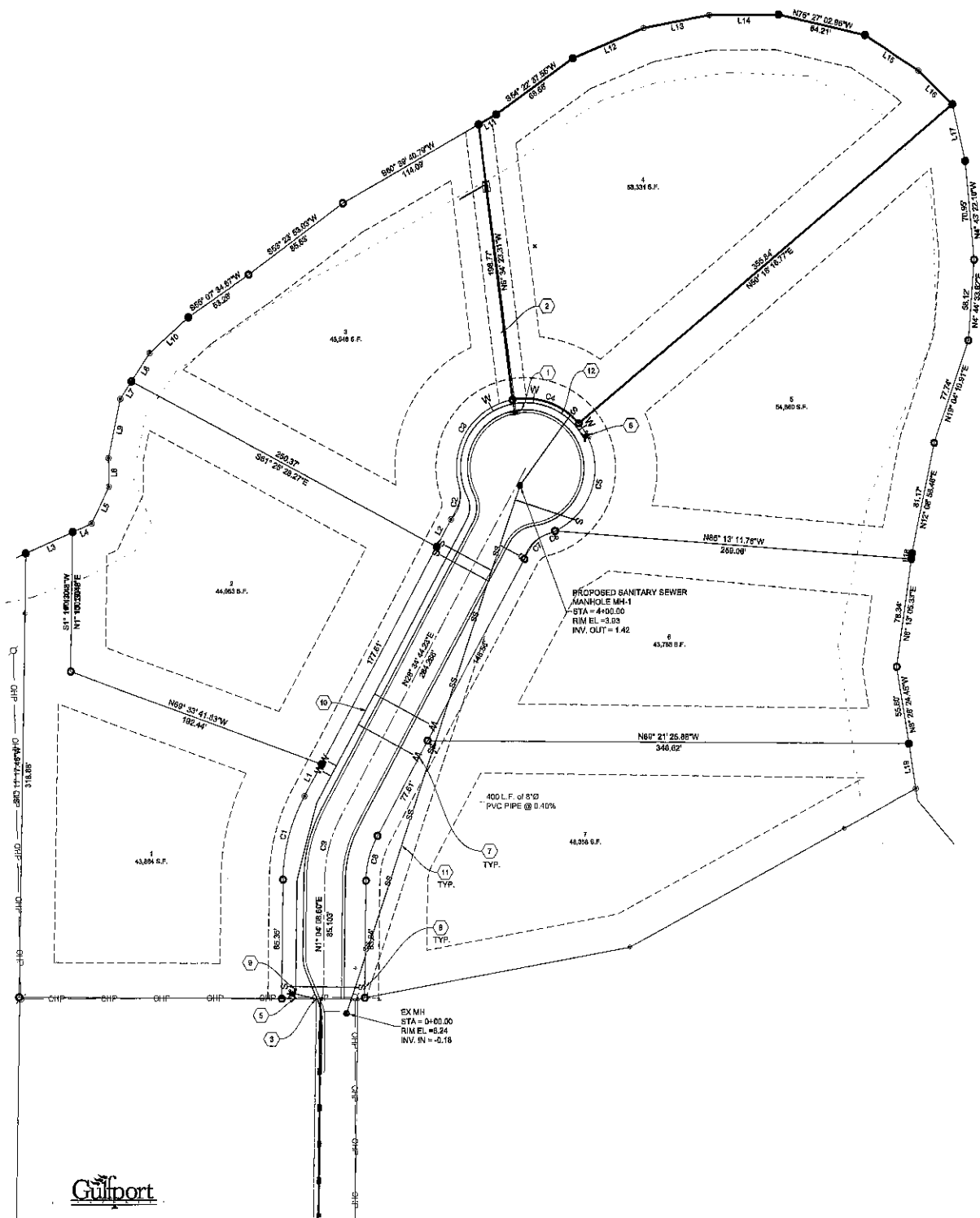
DESIGNED M.A.T.
DRAWN P.B.L.
CHECKED M.A.T.
DATE 4/01/21

778 SCOUT CREEK TRAIL
HOODRIDGE, AL 35244
PHONE: (205) 283-2824
EMAIL: BMD27@BELL.SOUTH.NET
BLUEWATER DESIGN, LLC

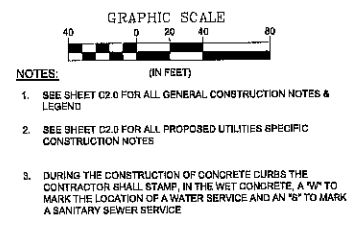
PERMIT DRAWINGS

PROJECT NAME: RIVER POINTE ESTATES
SHEET DESCRIPTION: GRADING & DRAINAGE PLAN
SHEET NO.: 05.0
OF 10 SHEETS
PROJECT NO.: RPE-01

REVISIONS
NO. DATE APPROVED
© 2021 BLUEWATER DESIGN, LLC
MS CDA NUMBER 32352

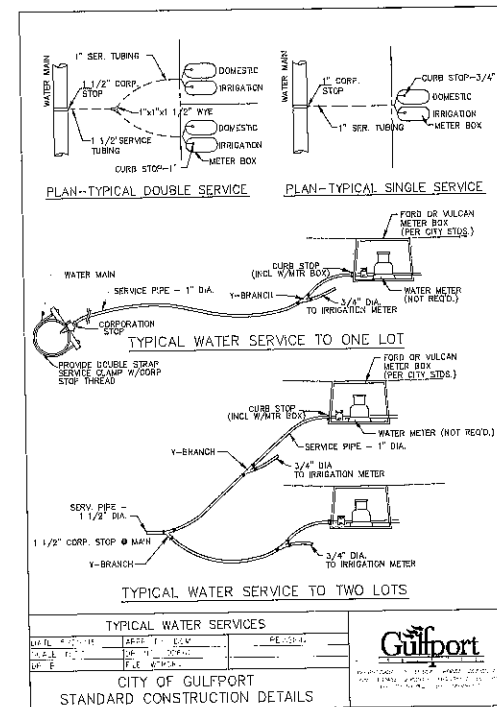
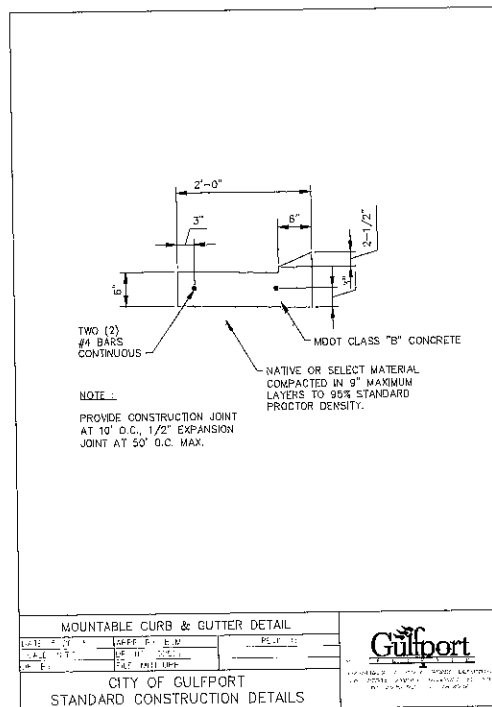
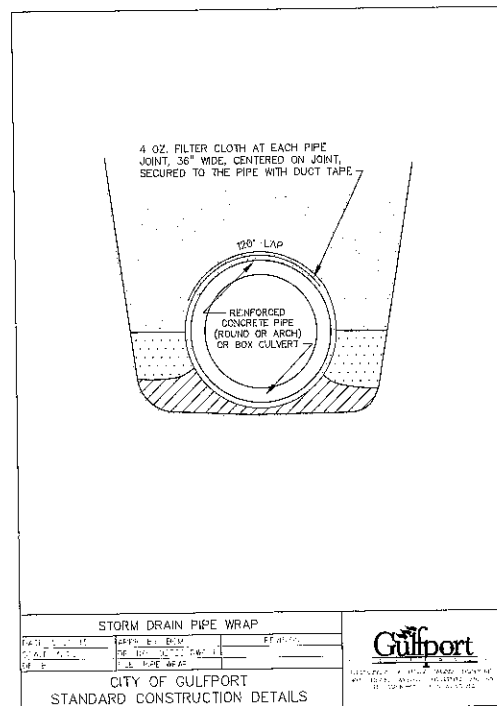
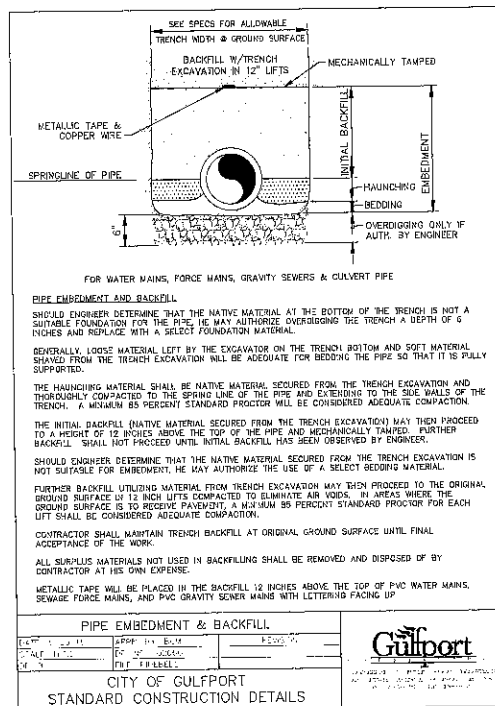
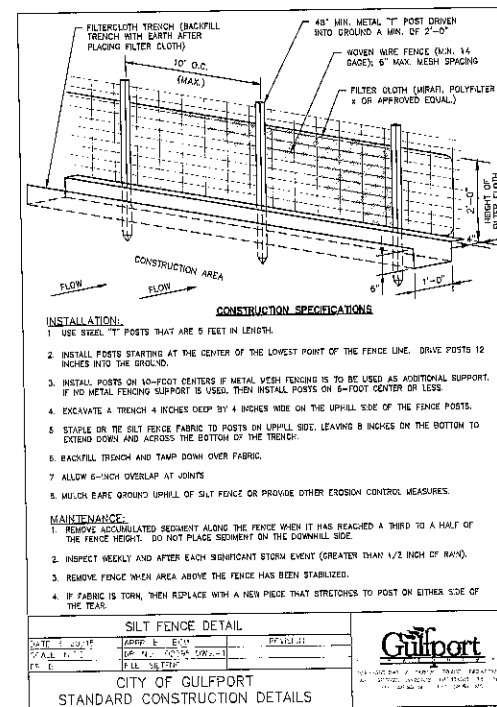
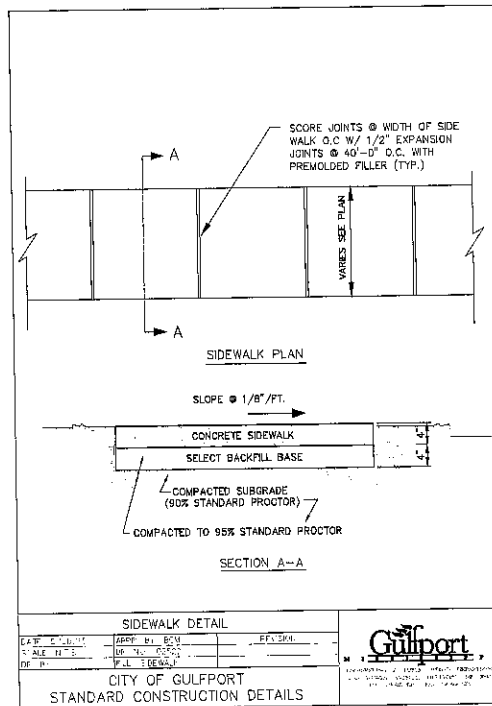
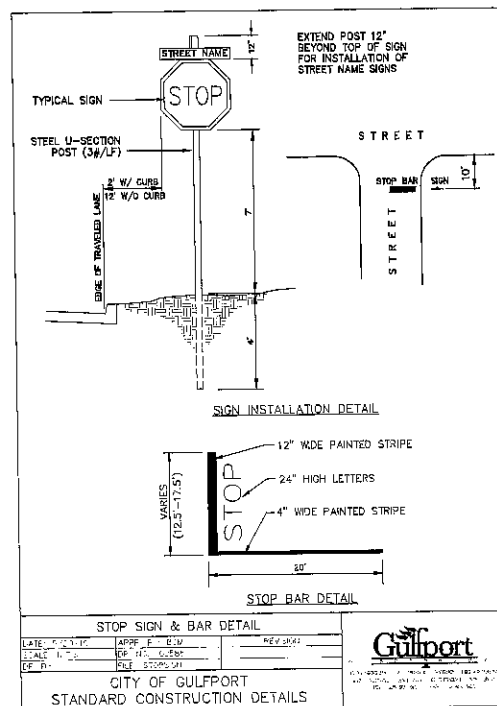
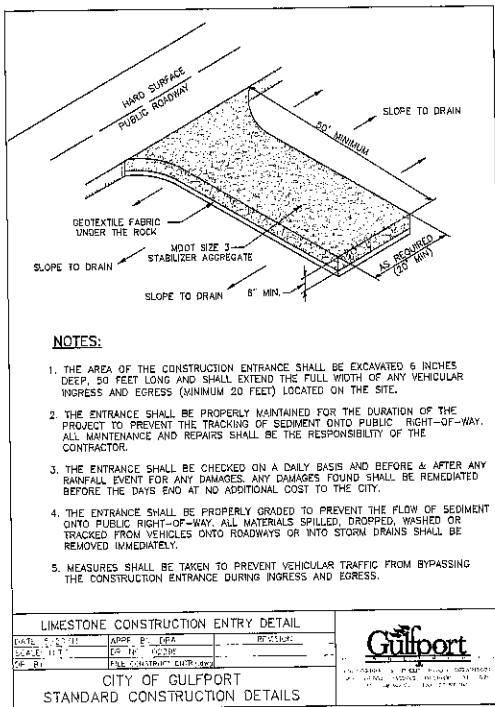


KEYNOTES	
1	PROPOSED TYPE S-2 CURB INLET
2	PROPOSED STORM DRAINAGE PIPE
3	CONNECT PROPOSED 8\"/>



Gulfport

PROJECT NAME RIVER POINTE ESTATES		SHEET DESCRIPTION UTILITY PLAN		CLIENT RIVER POINTE ESTATES, LLC	
PROJECT NO. C6.0		SHEET NO. 9		DATE 4/2/21	
RPE-01		10 SHEETS			
728 SCOUT CREEK TRAIL HOOPER, AL 35244 PHONE: (205) 263-8824 EMAIL: BM217@BELL-SOUTH.NET					
DESIGNED: M.A.T. CHECKED: P.B. DATE: 4/2/21					
REVISIONS					
© 2021 BLUEWATER DESIGN, LLC MS COA NUMBER 32352					



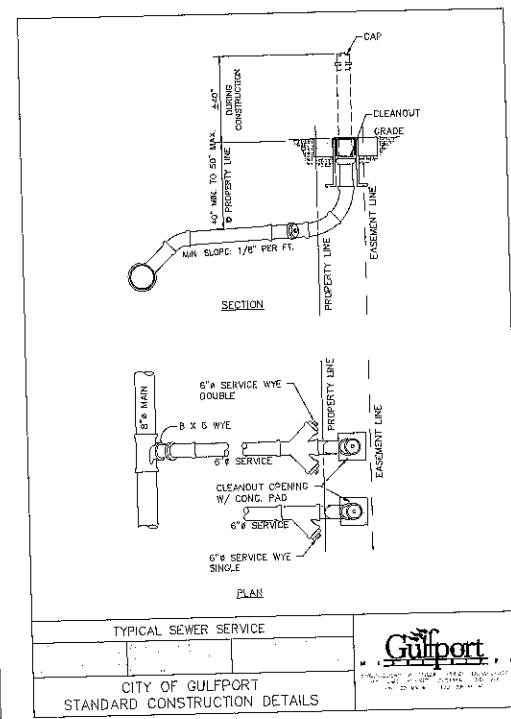
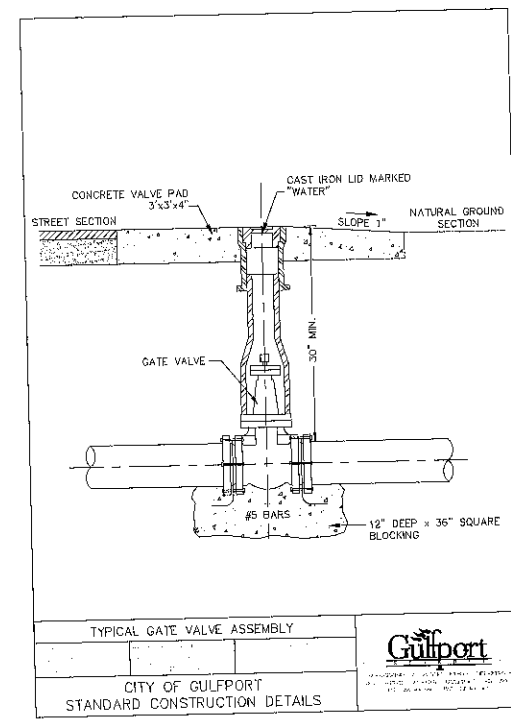
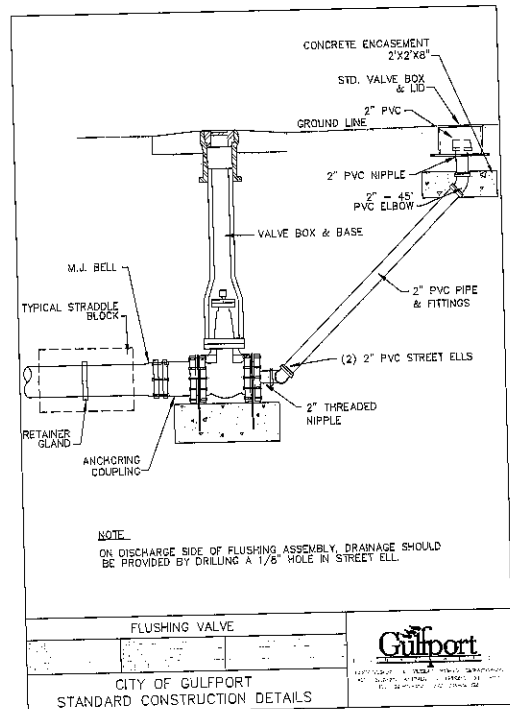
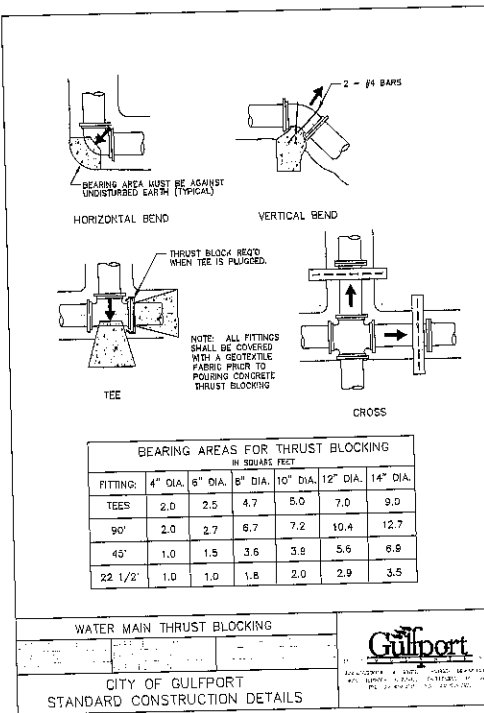
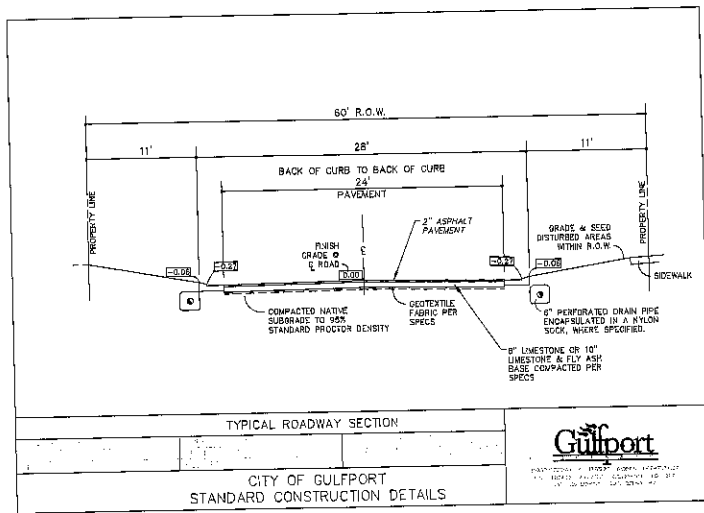
REVISIONS			
NO.	DATE	BY	REASON

PROJECT INFORMATION			
PROJECT NAME	PROJECT NO.	NO.	OF
RIVER POINTE ESTATES	C8.0	10	SHEETS
SHEET DESCRIPTION			
CONSTRUCTION DETAILS			

CLIENT INFORMATION			
CLIENT	PROJECT NO.	NO.	OF
RIVER POINTE ESTATES, LLC	C8.0	10	SHEETS
PERMIT DRAWINGS			

CONTACT INFORMATION			
778 SOUTH CREEK TRAIL	HOVER, AL 36244	PHONE (205) 283-8824	EMAIL: INFO@BLUEWATERDESIGN.COM
BLUEWATER DESIGN, LLC			

DESIGNER INFORMATION			
DESIGNED	DRAWN	CHECKED	DATE
M.A.T.	P.B.	M.A.T.	4/27/11
© 2011 BLUEWATER DESIGN, LLC MS CDA NUMBER 32382			



REVISIONS

NO.	DATE	BY	DESCRIPTION

©2021 BLUEWATER DESIGN, LLC
MS CDA NUMBER 32362

DESIGNED: M.A.T.
CHECKED: P.B.
DATE: 4/01/21

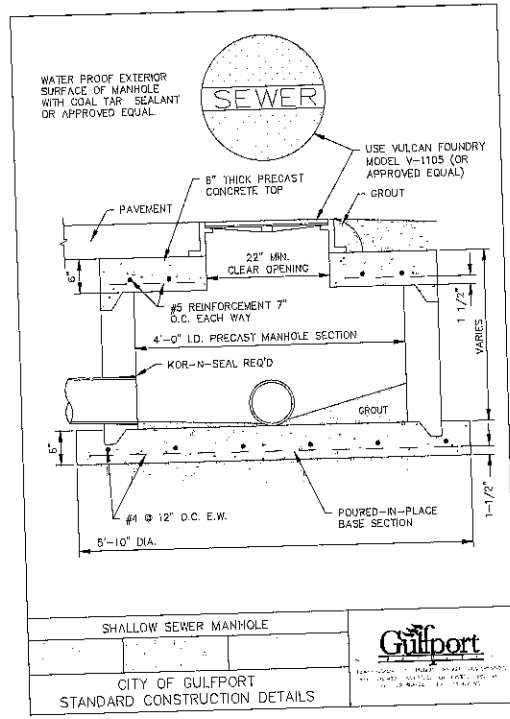
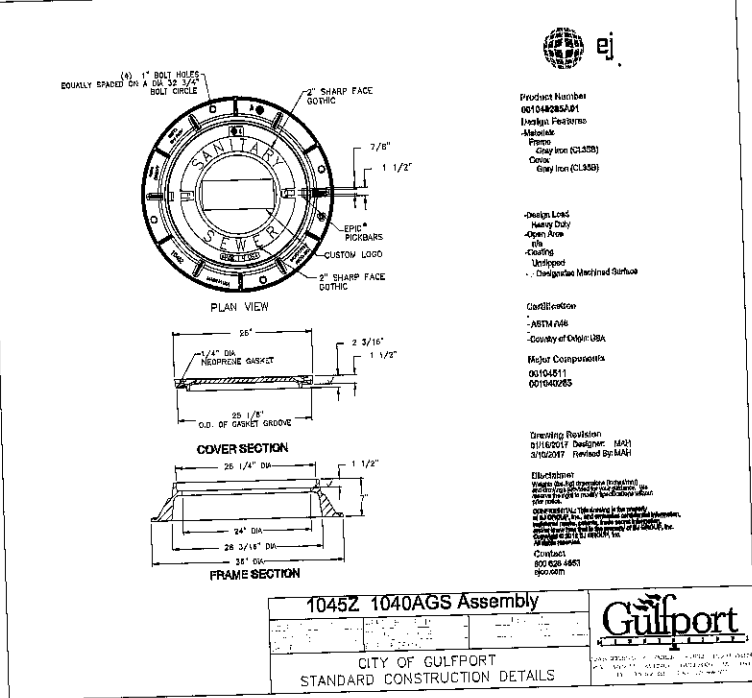
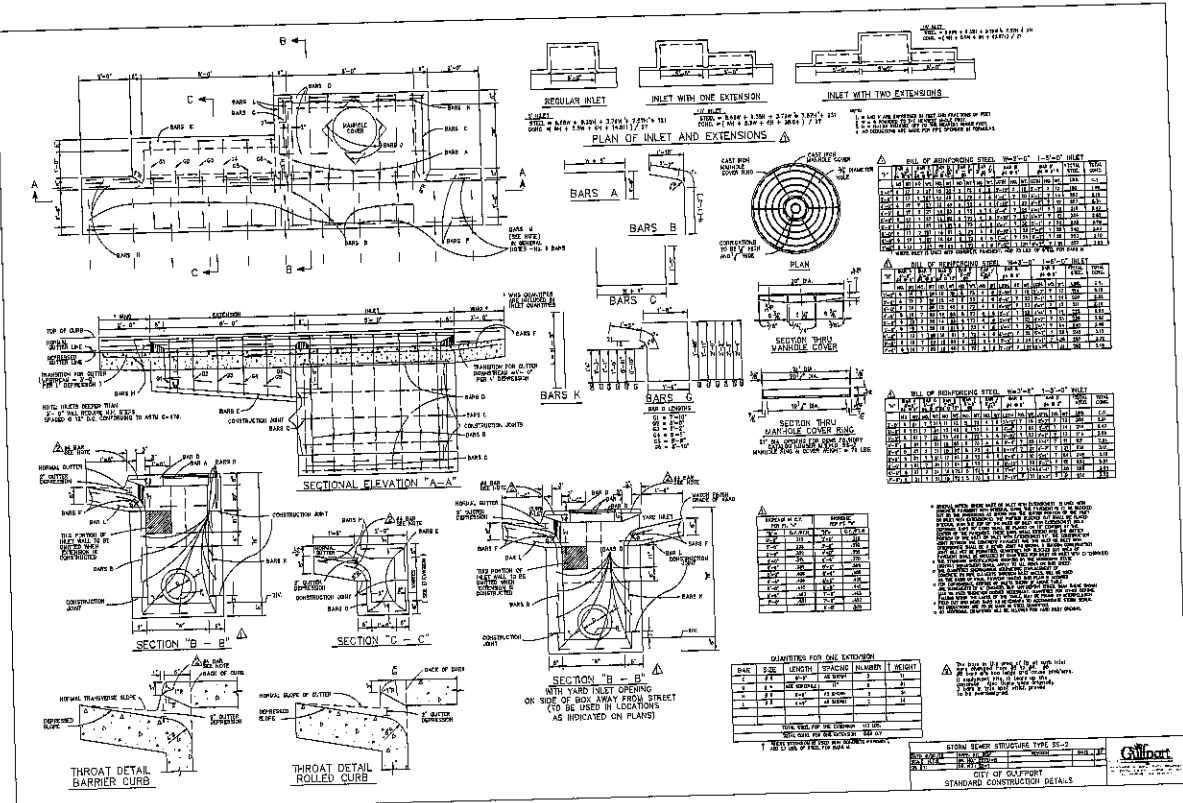
775 SCOUT CREEK TRAIL
HOOPER, AL 36244
PHONE: (205) 231-0024
EMAIL: DM@BWSOUTHNET

PROJECT NAME: RIVER POINTE ESTATES
SHEET DESCRIPTION: CONSTRUCTION DETAILS

CLIENT: RIVER POINTE ESTATES, LLC

PROJECT NO: RPE-01

NO. 09.0
OF 10 SHEETS



PROJECT NAME	RIVER POINTE ESTATES	PROJECT NO.	10
SHEET DESCRIPTION	CONSTRUCTION DETAILS	OF	10
CLIENT	RIVER POINTE ESTATES, LLC	SHEETS	10
DESIGNED	M.A.T.	CHECKED	M.A.T.
DRAWN	M.A.T.	DATE	4/20/21
REVISIONS	DATE	BY	DESCRIPTION
1	4/20/21	M.A.T.	ISSUED FOR PERMIT
2	4/20/21	M.A.T.	ISSUED FOR PERMIT
3	4/20/21	M.A.T.	ISSUED FOR PERMIT
4	4/20/21	M.A.T.	ISSUED FOR PERMIT
5	4/20/21	M.A.T.	ISSUED FOR PERMIT
6	4/20/21	M.A.T.	ISSUED FOR PERMIT
7	4/20/21	M.A.T.	ISSUED FOR PERMIT
8	4/20/21	M.A.T.	ISSUED FOR PERMIT
9	4/20/21	M.A.T.	ISSUED FOR PERMIT
10	4/20/21	M.A.T.	ISSUED FOR PERMIT
11	4/20/21	M.A.T.	ISSUED FOR PERMIT
12	4/20/21	M.A.T.	ISSUED FOR PERMIT
13	4/20/21	M.A.T.	ISSUED FOR PERMIT
14	4/20/21	M.A.T.	ISSUED FOR PERMIT
15	4/20/21	M.A.T.	ISSUED FOR PERMIT
16	4/20/21	M.A.T.	ISSUED FOR PERMIT
17	4/20/21	M.A.T.	ISSUED FOR PERMIT
18	4/20/21	M.A.T.	ISSUED FOR PERMIT
19	4/20/21	M.A.T.	ISSUED FOR PERMIT
20	4/20/21	M.A.T.	ISSUED FOR PERMIT
21	4/20/21	M.A.T.	ISSUED FOR PERMIT
22	4/20/21	M.A.T.	ISSUED FOR PERMIT
23	4/20/21	M.A.T.	ISSUED FOR PERMIT
24	4/20/21	M.A.T.	ISSUED FOR PERMIT
25	4/20/21	M.A.T.	ISSUED FOR PERMIT
26	4/20/21	M.A.T.	ISSUED FOR PERMIT
27	4/20/21	M.A.T.	ISSUED FOR PERMIT
28	4/20/21	M.A.T.	ISSUED FOR PERMIT
29	4/20/21	M.A.T.	ISSUED FOR PERMIT
30	4/20/21	M.A.T.	ISSUED FOR PERMIT
31	4/20/21	M.A.T.	ISSUED FOR PERMIT
32	4/20/21	M.A.T.	ISSUED FOR PERMIT
33	4/20/21	M.A.T.	ISSUED FOR PERMIT
34	4/20/21	M.A.T.	ISSUED FOR PERMIT
35	4/20/21	M.A.T.	ISSUED FOR PERMIT
36	4/20/21	M.A.T.	ISSUED FOR PERMIT
37	4/20/21	M.A.T.	ISSUED FOR PERMIT
38	4/20/21	M.A.T.	ISSUED FOR PERMIT
39	4/20/21	M.A.T.	ISSUED FOR PERMIT
40	4/20/21	M.A.T.	ISSUED FOR PERMIT
41	4/20/21	M.A.T.	ISSUED FOR PERMIT
42	4/20/21	M.A.T.	ISSUED FOR PERMIT
43	4/20/21	M.A.T.	ISSUED FOR PERMIT
44	4/20/21	M.A.T.	ISSUED FOR PERMIT
45	4/20/21	M.A.T.	ISSUED FOR PERMIT
46	4/20/21	M.A.T.	ISSUED FOR PERMIT
47	4/20/21	M.A.T.	ISSUED FOR PERMIT
48	4/20/21	M.A.T.	ISSUED FOR PERMIT
49	4/20/21	M.A.T.	ISSUED FOR PERMIT
50	4/20/21	M.A.T.	ISSUED FOR PERMIT
51	4/20/21	M.A.T.	ISSUED FOR PERMIT
52	4/20/21	M.A.T.	ISSUED FOR PERMIT
53	4/20/21	M.A.T.	ISSUED FOR PERMIT
54	4/20/21	M.A.T.	ISSUED FOR PERMIT
55	4/20/21	M.A.T.	ISSUED FOR PERMIT
56	4/20/21	M.A.T.	ISSUED FOR PERMIT
57	4/20/21	M.A.T.	ISSUED FOR PERMIT
58	4/20/21	M.A.T.	ISSUED FOR PERMIT
59	4/20/21	M.A.T.	ISSUED FOR PERMIT
60	4/20/21	M.A.T.	ISSUED FOR PERMIT
61	4/20/21	M.A.T.	ISSUED FOR PERMIT
62	4/20/21	M.A.T.	ISSUED FOR PERMIT
63	4/20/21	M.A.T.	ISSUED FOR PERMIT
64	4/20/21	M.A.T.	ISSUED FOR PERMIT
65	4/20/21	M.A.T.	ISSUED FOR PERMIT
66	4/20/21	M.A.T.	ISSUED FOR PERMIT
67	4/20/21	M.A.T.	ISSUED FOR PERMIT
68	4/20/21	M.A.T.	ISSUED FOR PERMIT
69	4/20/21	M.A.T.	ISSUED FOR PERMIT
70	4/20/21	M.A.T.	ISSUED FOR PERMIT
71	4/20/21	M.A.T.	ISSUED FOR PERMIT
72	4/20/21	M.A.T.	ISSUED FOR PERMIT
73	4/20/21	M.A.T.	ISSUED FOR PERMIT
74	4/20/21	M.A.T.	ISSUED FOR PERMIT
75	4/20/21	M.A.T.	ISSUED FOR PERMIT
76	4/20/21	M.A.T.	ISSUED FOR PERMIT
77	4/20/21	M.A.T.	ISSUED FOR PERMIT
78	4/20/21	M.A.T.	ISSUED FOR PERMIT
79	4/20/21	M.A.T.	ISSUED FOR PERMIT
80	4/20/21	M.A.T.	ISSUED FOR PERMIT
81	4/20/21	M.A.T.	ISSUED FOR PERMIT
82	4/20/21	M.A.T.	ISSUED FOR PERMIT
83	4/20/21	M.A.T.	ISSUED FOR PERMIT
84	4/20/21	M.A.T.	ISSUED FOR PERMIT
85	4/20/21	M.A.T.	ISSUED FOR PERMIT
86	4/20/21	M.A.T.	ISSUED FOR PERMIT
87	4/20/21	M.A.T.	ISSUED FOR PERMIT
88	4/20/21	M.A.T.	ISSUED FOR PERMIT
89	4/20/21	M.A.T.	ISSUED FOR PERMIT
90	4/20/21	M.A.T.	ISSUED FOR PERMIT
91	4/20/21	M.A.T.	ISSUED FOR PERMIT
92	4/20/21	M.A.T.	ISSUED FOR PERMIT
93	4/20/21	M.A.T.	ISSUED FOR PERMIT
94	4/20/21	M.A.T.	ISSUED FOR PERMIT
95	4/20/21	M.A.T.	ISSUED FOR PERMIT
96	4/20/21	M.A.T.	ISSUED FOR PERMIT
97	4/20/21	M.A.T.	ISSUED FOR PERMIT
98	4/20/21	M.A.T.	ISSUED FOR PERMIT
99	4/20/21	M.A.T.	ISSUED FOR PERMIT
100	4/20/21	M.A.T.	ISSUED FOR PERMIT

A SUBDIVISION OF AN AREA OF LAND LOCATED IN
SECTION 22, TWN. 6 SOUTH, RGE 10 WEST
HARRISON COUNTY, MISSISSIPPI
ZONED USE: RE, SINGLE FAMILY RESIDENCE

WE (RIVER POINTE ESTATES, LLC), AS PROPRIETOR(S), HAVE CAUSED THE LAND EMBRACED IN THE WITHIN PLAT TO BE SURVEYED, LAID OUT AND PLATTED TO BE KNOWN AS RIVER POINTE ESTATES SUBDIVISION), A PART OF (322, T8S, R10W), CITY OF GULFPORT, HARRISON COUNTY, MISSISSIPPI, AND THAT THE (STREETS, DRIVES, ALLEYS, ETC.) AS SHOWN ON SAID PLAT ARE HEREBY DEDICATED TO THE USE OF THE PUBLIC.

PROJECT NAME	RIVER POINTE ESTATES		PROJECT NO.	1
SHEET DESCRIPTION	PRELIMINARY PLAT		RPE-01	2
CLIENT	RIVER POINTE ESTATES, LLC		2021 BLUEWATER DESIGN, LLC MS COA NUMBER 33-592	
			DESIGNED: M.A.T. DRAWN: P.B.L. CHECKED: M.A.T. DATE: 4/03/21	
778 SCOUT CREEK TRAIL HOOPER, AL 35244 PHONE: (205) 283-4824 EMAIL: ENG27@BELLSOUTH.NET				
 BLUEWATER DESIGN, LLC				
PERMIT DRAWINGS				

PRELIMINARY PLAT OF
RIVER POINTE

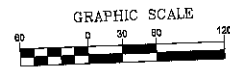
A SUBDIVISION OF AN AREA OF LAND LOCATED IN
SECTION 22, TWN. 6 SOUTH, RGE 10 WEST
HARRISON COUNTY, MISSISSIPPI
ZONED USE: RE, SINGLE FAMILY RESIDENCE

FLOOD ZONE STATEMENT:
THE PROPERTY CONTAINED WITHIN THIS SUBDIVISION
DOES NOT LIE IN A FLOODWAY OR FLOOD PRONE AREA
AS DETERMINED BY THE FEDERAL EMERGENCY
AGENCY'S FEDERAL INSURANCE RATE MAP PANEL NO.
01003C0660, EFFECTIVE DATE 7/1/70.

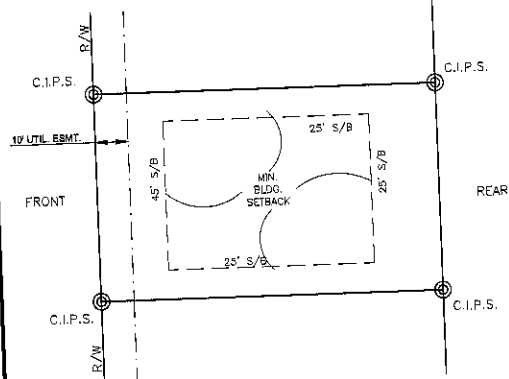
TOPOGRAPHY STATEMENT:
THE SITE'S EXISTING TOPOGRAPHY IS SHOWN AT 1 FOOT
INTERVALS AND IS BASED UPON THE NAVD 83 DATUM

EASEMENT STATEMENT:
A 15' UTILITY / DRAINAGE EASEMENT SHALL BE PROVIDED
ALONG ALL REAR AND SIDE LOT LINES AS REQUIRED FOR
MAINTENANCE ACCESS

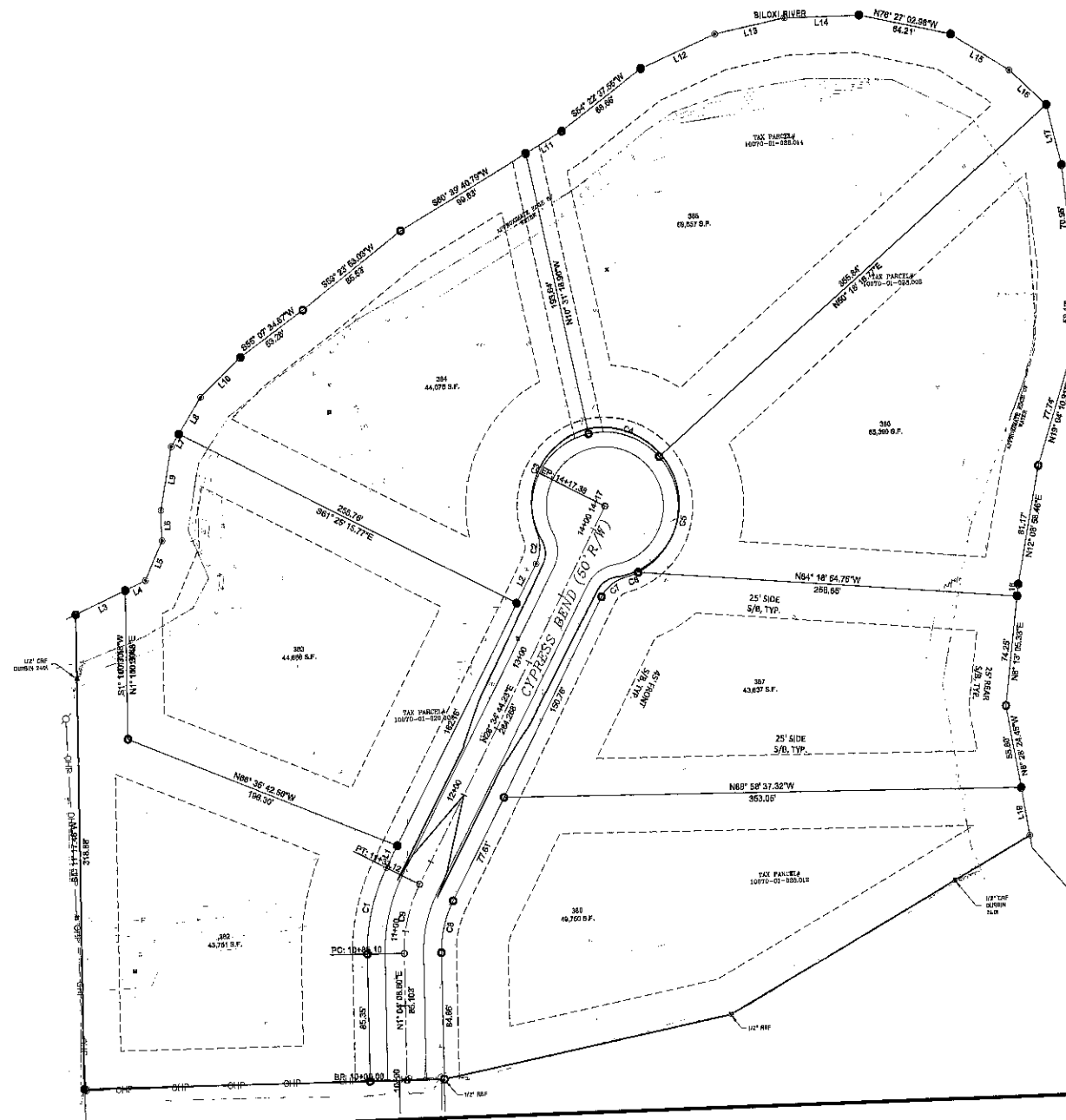
SIDEWALKS:
SIDEWALKS SHALL BE CONSTRUCTED, BY THE
HOMEOWNERS, AT THE TIME OF HOME CONSTRUCTION.
THE DEVELOPER MUST CONSTRUCT SIDEWALKS IN
FRONT OF COMMON AREAS AS WELL AS THE REQUIRED
ADA ACCESSIBLE RAMPS DURING INITIAL CONSTRUCTION



ACCESS:
LOTS 148, 177-180 SHALL HAVE ACCESS TO
THE SUBDIVISION STREETS ONLY AND
SHALL NOT HAVE DIRECT ACCESS
TO THOMPSON ROAD OR RAYL'S ROAD



TYP. LOT BUILDING SETBACK LAYOUT
N.T.S.



REVISIONS	
NO.	DATE
APPROVED: 	
DESIGNED: M.A.T.	DRAWN: P.B.
CHECKED: M.A.T.	DATE: 4/07/21
779 SCOUT CREEK TRAIL MOORE, AL 36244 PHONE: (205) 263-8894 EMAIL: BM0270601.500@H.NET	
BLUWATER DESIGN, LLC	
PERMIT DRAWINGS	
PROJECT NAME: RIVER POINTE ESTATES	CLIENT: RIVER POINTE ESTATES, LLC
SHEET DESCRIPTION: PRELIMINARY PLAT	
PROJECT NO. RPE-01	SHEET NO. 2 OF 2

_____[Space Above This Line For Recording Data]_____

Prepared by and Return to:
Patrick A. Sheehan
Sheehan & Ramsey, PLLC
429 Porter Avenue
Ocean Springs, MS 39564
(228) 875-0572

Grantor:
Coast Acquisitions, LLC
2112 Bienville Blvd. Ste. B1
Ocean Springs, MS 39564
(228) 365-1243

Grantee:
River Pointe Estates, LLC
2112 Bienville Blvd. Ste. B1
Ocean Springs, MS 39564
(228) 365-1243

INDEXING INSTRUCTIONS: T6S-R10W, Section 32, SW ¼ of SW ¼

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

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100's (\$10.00) DOLLARS, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **COAST ACQUISITIONS, LLC a Mississippi limited liability company (Grantor)**, does hereby sell, convey, bargain and warrant to **RIVER POINTE ESTATES, LLC a Mississippi limited liability company (Grantee)** the following described real property situated and located in Harrison County, First Judicial District, Mississippi, more particularly and certainly described as follows:

A parcel of land situated and being located in the Southwest One-Fourth of the Southwest One-Fourth (SW ¼ of the SW ¼) of Section 32, Township 6 South, Range 10 West, City of Gulfport, First Judicial District of Harrison County, Mississippi, and being more particularly described as follows, to-wit:

Commence at the Southwest corner of said Section 32, Township 6 South, Range 10 West, thence run North 00 degrees 07 minutes 00 seconds West along the West line of said Section 32 for a distance of 700 feet to a concrete monument and the Point of Beginning of the parcel herein described; thence run East for a distance of 244.0 feet to an iron pipe; thence run North 79 degrees 29 minutes 00 seconds East for a distance of 200.0 feet to an iron pipe; thence run North 59 degrees 26 minutes 00 seconds East for a distance of 197.0 feet to an iron pipe; thence continue North 59 degrees 26 minutes 00 seconds East for a distance of 17 feet, more or less, to a point on the West Bank of the Biloxi River; thence run Northwesterly, Northeasterly, Northwesterly and Southwesterly along said West Bank of the Biloxi River to a point on the West line of Section 32, and which is North 00 degrees 07 minutes 00 seconds West a distance of 273.0 feet from the Point of Beginning, thence run South 00 degrees 07 minutes 00 seconds East for a distance of 273.0 feet to the Point of Beginning

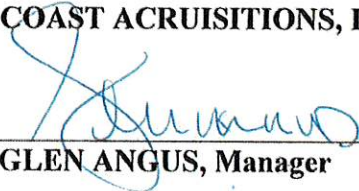
Grantee assumes taxes for the current year.

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

WITNESS this my signature this the ^{17th} 9th day of August, 2021.

COAST ACQUISITIONS, LLC

BY:


GLEN ANGUS, Manager

**STATE OF MISSISSIPPI
COUNTY OF JACKSON**

Personally appeared before me, the undersigned authority in and for the said County and State, on this 9th day of August, 2021, within my jurisdiction, the within named **GLEN ANGUS**, who acknowledged to me that he is the Manager of Coast Acquisitions, LLC, a Mississippi limited liability company, and that for and on behalf of said company as manager, and as the act and deed of said company as manager of said limited liability company, he executed the above and foregoing instrument, after first having been duly authorized by said company so to do, this the 9th day of August, 2021.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 17th day of August, A.D., 2021.

Dona R. Langlais
Notary Public

11/27/22
My Commission Expires:





Michael Watson

SECRETARY OF STATE

This is not an official certificate of good standing.

Name History

Name	Name Type
River Pointe Estates LLC	Legal

Business Information

Business Type:	Limited Liability Company
Business ID:	1294183
Status:	Good Standing
Effective Date:	07/15/2021
State of Incorporation:	Mississippi
Principal Office Address:	2112 Bienville Blvd, Ste B1, 2112 Bienville Blvd, Ste B1 Ocean Springs, MS 39564

Registered Agent

Name
Glen Allison Angus 2112 Bienville Blvd., Ste. B1 Ocean Springs, MS 39564

Officers & Directors

Name	Title
Glen Allison Angus 2112 Bienville Blvd., Ste. B1 Ocean Springs, MS 39564	Manager



DEPARTMENT OF URBAN DEVELOPMENT
PLANNING DIVISION

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

May 26, 2023

River Point Estates, LLC
2112 Bienville Blvd, Suite B-1
Ocean Springs, MS 39564

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

RE: General Plan 2305PC049, by owner River Pointe Estates LLC, Tax Parcels 1007O-01-028.000, 1007O-01-028.014, 1007O-01-028.012, 1007O-01-028.008, seeking approval of General Plan of seven single family residential lots (River Pointe Estates) at 10550 O'Neal Road, Zoned R-E (Residence Estate), Ward 6

To Whom It May Concern:

This letter will officially notify you, at the Public Hearing on **Thursday, May 25, 2023**, the Gulfport City Planning Commission **approved** the request for the General Plan with the following conditions:

1. The applicant shall provide or label proposed sidewalks on site plan.
2. Applicant must provide a copy of the covenants.
3. All construction shall comply with all City Building Codes and Ordinances.
4. Subdivision is under construction. Need new Final inspection.

A final plat must be filed with one year from the date of Planning Commission approval of this General Plan, or a request for an extension time filed prior to the one-year expiration date.

Any interested party that may feel aggrieved by this approval of the Planning Commission decision may confirm by filing a written notice of appeal on or before fifteen (15) calendar days after the date of the Planning Commission hearing. The notice of appeal and reasons for objecting to the decision should be stated in writing and filed with the Department of Urban Development-Planning Division. This notice of appeal shall be forwarded as part of the record with the record and decision from the Planning Commission to the Mayor and City Council. The City Council shall make a final decision based upon the record as submitted. No new evidence may be presented at the meeting. A filing fee for an appeal will apply. Please contact this office for further details on the appeal process.

If you have any questions or comments, please contact this office.

Sincerely,
City of Gulfport Planning Division