

AGENDA
GULFPORT CITY PLANNING COMMISSION MEETING
CITY HALL COUNCIL CHAMBERS
THURSDAY, JUNE 27, 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 - May 23, 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 2405PC062: (Deferred to June meeting)

Planning Commission Approval 2405PC062, by agent Isis Payton, seeking approval for mobile home use, Tax Parcel 0810D-02-021.000, 8286 Ohio Ave, Zoned R-1-5 (Single-family), Ward 3

2. Planning Commission Approval 2406PC076:

Planning Commission Approval 2406PC076, by owner Deborah Wright, seeking approval for a mobile home use, Tax Parcel 0810E-04-098.000, 4214 Michigan Ave, Zoned R-1-5 (Single-family), Ward 3

3. Planning Commission Approval 2406PC084:

Planning Commission Approval 2406PC084, by agent Nav Thind, seeking approval for a gas station use with a convenience store, Tax Parcels 0711O-01-029.000, 0711O-01-030.000, 510 Broad Ave, 4220 W Beach Blvd, Zoned T4+ (General Urban Zone "Plus"), Ward 2

4. Planning Commission Approval 2406PC086:

Planning Commission Approval 2406PC086, by agent Lisa Ramos, seeking approval for an administrative office use for a bike rental business as a home occupation, Tax Parcel 0910G-01-018.001, 11 Bayou View Drive, Zoned R-1-7.5 (Single-family), Ward 4

5. Planning Commission Approval 2406PC091:

Planning Commission Approval 2406PC091, by agent Vinson Keyhea, seeking approval for automobile sales of less than 50 vehicles, Tax Parcel 0910N-06-009.000, 407 32 1/2 Street, Zoned B-2 (General Business), Ward 4

6. General Plan 2407PC092:

General Plan 2407PC092, by agent Robert Riemann, seeking approval for a 25-lot

townhouse development with 3 outparcels, Tax Parcel 0809B-03-017.000, Zoned R-3 (Single-family), Ward 7

H2. Planning Commission Recommendation

1. Zoning Map Amendment 2406PC080:

Zoning Map Amendment 2406PC080, by agent Patricia Tomasello, requesting to rezone to R-B (Residence Business), Tax Parcel 0710O-02-102.002, 29th Street, Zoned B-1 (Neighborhood Business), Ward 1

2. Zoning Map Amendment 2406PC032:

Zoning Map Amendment 2406PC032, by owner Huyen Nguyen, requesting to rezone to T4L (General Urban Zone "Limited"), Tax Parcel 0811F-05-037.000, 1907 24th Ave, Zoned T5 (Urban Center Zone), Ward 3

3. Zoning Map Amendment 2406PC089:

Zoning Map Amendment 2406PC089, by agent W Taylor Guild III, requesting to rezone to T4+ (General Urban Zone "Plus"), Tax Parcels 1010N-05-086.000, 1010N-05-087.000, 2007 St James Blvd, 2009 St. James Blvd, Zoned R-1-7.5 (Single-family), Ward 2

4. Zoning Map Amendment 2406PC090:(Withdrawn by Planning Staff)

Zoning Map Amendment 2406PC090, by agent W Taylor Guild III, requesting to rezone to T4+ (General Urban Zone "Plus"), Tax Parcel 1010N-05-087.000, 2009 St James Blvd, Zoned R-1-7.5 (Single-family), Ward 2

5. Zoning Text Amendment 2407PC094:

Zoning Text Amendment 2407PC094, by City of Gulfport Administration, to amend Appendix D (Smartcode) at 5.4.11a and 5.4.11b both at building setback to delete the 6-foot maximum side yard setback

I. Reports

J. Unfinished Business

K. Other Business

L. Adjournment

MINUTES
GULFPORT CITY PLANNING COMMISSION
Thursday, May 23, 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 **4:30pm**.
- D. **Determination of a Quorum:** A roll call was performed and a quorum was determined.

BOARD MEMBERS PRESENT:

KEITH WILLIAMS
WM. PRINCE JONES
VIRGINIA ADOLPH
DOUG HANCOCK
BJ SELLERS
TIM DAIGLE JR
BRYAN JACOBS
BILL WILLIAMS
CHRIS ROMANO

BOARD MEMBERS ABSENT:

HAROLD SPANN
CHARLIE HEWES

STAFF MEMBERS PRESENT:

GREG HOLMES
SU-LIN FEATHERSTON
MATILDA WELCH
RHONDA GADDIS
SAMMUEL SWEETING

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 **April 25, 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 2405PC062:
(Deferred to June meeting)

Planning Commission Approval 2405PC062, by agent Isis A. Payton, seeking approval for mobile home use, Tax Parcel 0810D-02-021.000, 8286 Ohio Ave, Zoned R-1-5 (Single-family), Ward 3

Speaking for the Petition:

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:

2. Planning Commission Approval 2405PC065:
(Withdrawn by Planning Staff)

Planning Commission Approval 2405PC065, by agent Amies Sparkman, seeking approval for an automotive dealership of less than 50 vehicles, Tax Parcel 0910N-01-024.000, 3224 D Ave, Zoned B-2 (General-business), Ward 4

Speaking for the Petition:

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:

3. Special Exception 2405SE067:

Special Exception 2405SE067, by agent Frankie Jackson, seeking approval for a tattoo parlor, Tax Parcel 1010G-03-003.002, 2033 E Pass Road Unit B, Zoned B-2 (General-business), Ward 2

Speaking for the Petition: Frankie Jackson

Speaking against the Petition: None

Motion: Mrs. Adolph – to approve the request

Second: Mr. Hancock – to approve the request

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

Action: Motion carried unanimously

4. Planning Commission Approval 2405PC074:

Planning Commission Approval 2405PC074, by owner Anna Claire Copponex Diaz, seeking approval for a home occupation an administrative office for sign rentals, Tax Parcels 0909J-02-059.000, 4 53rd Circle, Zoned R-1-7.5 (Single-family), Ward 4

Speaking for the Petition: Anna Diaz

Speaking against the Petition: None

Motion: Mrs. Adolph – to approve the request

Second: Mr. Jones - to approve the request

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

Action: Motion carried unanimously

5. General Plan 2406PC081:

General Plan 2406PC081, by owner Gulf Grove of Gulfport LLC, seeking approval for a general plan for a 75-lot zero lot line development with two outparcels, Tax Parcel 1010M-01-013.001, Cowan Road, Zoned T4L (General Urban Zone "Limited") & T4+ (General Urban Zone "Plus"), Ward 2

Speaking for the Petition: Charles Gant

Speaking against the Petition: None

Motion: Mr. Hancock – to approve the request

Second: Mr. Jones – to approve the request

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

Action: Motion carried unanimously

6. General Plan 2406PC082:

General Plan 2406PC082, by agent Freddie Fountain, seeking approval for a 46-lot townhome subdivision with four 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

Speaking for the Petition: Freddie Fountain

Speaking against the Petition: Varina Carter

Motion: Mr. Daigle – to approve the request

Second: Mr. Williams – to approve the request

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

Action: Motion carried 7 to 1

H2. Planning Commission Recommendation

7. Zoning Map Amendment 2312PC140: (Remanded back by City Council, Tabled to May meeting due to applicant not being present.) (Withdrawn by Applicant)

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

Speaking for the Petition:

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:

8. 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

Speaking for the Petition: Freddie Fountain

Speaking against the Petition: None

Motion: Mr. Hancock - to approve the request– with conditions: the parcel off of 5th Street to be zoned T4L

Second: Mr. Sellers - to approve the request

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

Action: Motion carried 7 to 1

9. Zoning Map Amendment 2405PC063:

Zoning Map Amendment 2405PC063, by owner Jacques Pucheu, requesting to rezone to R-1-7.5 (Single-family), Tax Parcel 1009K-03-001.001, Creel Circle, Zoned R-1-7.5 (Single-family), I-2 (Heavy Industry), Ward 5

Speaking for the Petition: Jacques Pucheu

Speaking against the Petition: None

Motion: Mr. Sellers - to approve the request

Second: Mr. Jacobs - to approve the request

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

Action: Motion carried unanimously

10. Zoning Map Amendment 2405PC066:

Zoning Map Amendment 2405PC066, by owner David Cospelich, requesting to rezone to R-1-7.5 (Single-family), Tax Parcel 1009K-03-001.001, Creel Circle, Zoned R-1-7.5 (Single-family), I-2 (Heavy Industry), Ward 5

Speaking for the Petition: David Cospelich

Speaking against the Petition: None

Motion: Mr. Jones - to approve the request

Second: Mr. Williams - to approve the request

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

Action: Motion carried unanimously

K. Other Business

K1. Other Business

General Plan 2305PC051, owner is requesting an extension to the Southern Breeze Estates Phase 2 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.

Speaking for the Petition: Mrs. Featherston

Speaking against the Petition: None

Motion: Mrs. Adolph - to approve the request

Second: Mr. Sellers - to approve the request

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

Action: Motion carried unanimously

I. Adjournment

There being no further business, a Motion was made by Mrs. Adolph to adjourn, seconded by Mr. Jacobs and carried unanimously. The meeting adjourned at 5:14pm.

William Prince Jones, Secretary

Date: _____

MEMORANDUM

To: City of Gulfport Planning Commission

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

Date of Hearing: June 27, 2024

Re: Planning Commission Decision

MEMORANDUM

To: City of Gulfport Planning Commission

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

Date of Hearing: June 27, 2024

Re: Planning Commission Approval 2405PC062: (Deferred to June meeting)

Planning Commission Approval 2405PC062, by agent Isis Payton, seeking approval for mobile home use, Tax Parcel 0810D-02-021.000, 8286 Ohio Ave, Zoned R-1-5 (Single-family), Ward 3

Technical Report

PLANNING COMMISSION APPROVAL

GENERAL INFORMATION

Case File Number: 2405PC062

Hearing Date: June 27, 2024

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

Legal: Planning Commission Approval 2405PC062, by agent Isis A. Payton, seeking approval for mobile home use, Tax Parcel 0810D-02-021.000, 8286 Ohio Ave, 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 place a new mobile home. The proposed mobile home will be 16-feet by 76-feet (1216 square feet) with concrete parking space stated as 9-feet wide by 39-feet long, meeting the standard parking requirements for back-to-back parking. Upon staff review, the proposed site is 10,117 square feet. 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 is 15 feet from the front property line, 6 feet from the side property lines, and 8 feet from the rear property line. There are mobile homes in the immediate area. Placement of a mobile home on this property will be in harmony with the surrounding area.

EXECUTIVE SUMMARY

Applicant is seeking approval for a 1219 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 multiple 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. Approval 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 06/14/24.

Public Works: No conditions. Memo dated 06/13/24.

Technical Report
PLANNING COMMISSION APPROVAL

Traffic and Safety: No conditions. Memo dated 06/5/24.

Building Code Services: The mobile home must meet minimum standards. Must meet Wind Zone II. Must meet Mississippi rules and regulations for the Factory Built Homes Law Regulation MH-5. Memo dated 06/06/24.

GIS: No conditions. Memo dated 06/13/24.

Police Department: No comment as of 6/14/24.

Fire Department: No conditions. Memo dated 06/05/24.

City Arborist: Protected trees are to remain. Protected trees shall be protected and present throughout project. Memo dated 06/05/24.

DIRECTOR APPROVAL

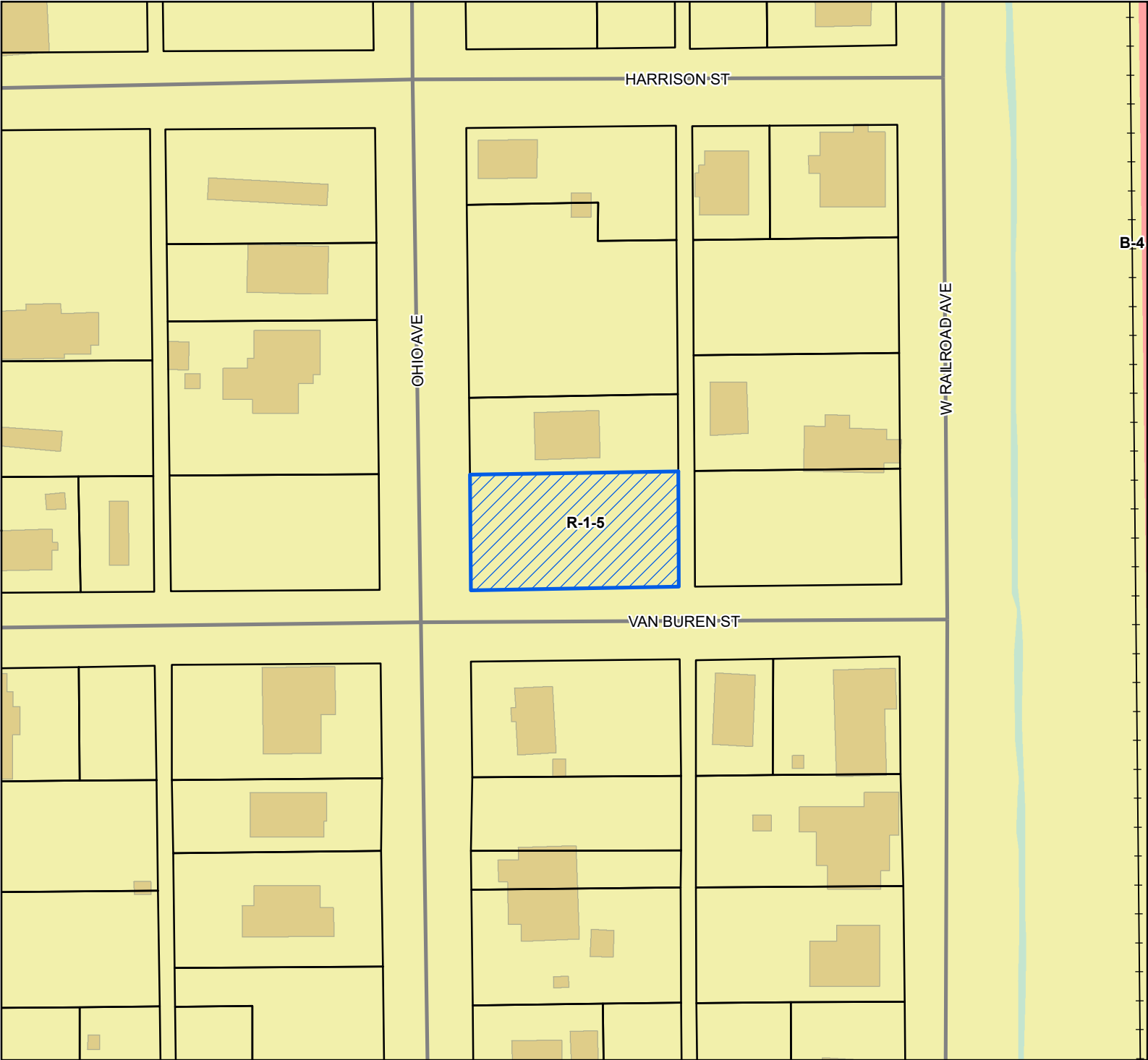
This report has been reviewed and approved by:



Greg Holmes

Director of Urban Development Department





Site

Street

Railroad

Parcels

Buildings

Water Features

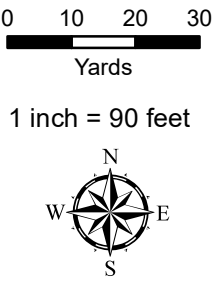
City Limit

Zoning

B-4 - Highway Business District

R-1-5 - Single Family Residence District (Medium Density)

Site Information
0810D-02-021.000
Zoning: R-1-5 (Single-Family)
Size: 10117.3 sqft
Flood: X



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	8	1	0	0	-	0	2	-	0	2	1	.	0	0	0
					-			-				.			
					-			-				.			

(If necessary, use separate sheet of paper)

For Staff Use Only

Case Number: 2405PC062
Date Received: 4/1/24
Receipt Number: 12686157
Received By: AR/RG
Zoning: R-1-5
Ward: 3 Flood: X
Size: 10117.37 sqft

Address of Property Involved: 8286 Ohio Ave Gulfport, ms. 39501

Lot(s) 28 TO 32, Block(s) 199, Subdivision North Gulfport

General Location: _____

GENERAL DESCRIPTION OF REQUEST:

I would like to place a mobile home on
this property (16X76)

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

Alice R. Fairley
Printed Name of Owner
4823 West Railroad Ave
Mailing Address
Gulfport ms 39501
City State Zip code
228-731-8490 / 228-229-2743
Home Phone Work/Cell Phone
isispayton@aol.com
Email
X Alice Rose Fairley
Signature of Owner

ISIS A. Payton
Printed Name of Agent
15325 Harrison Street
Mailing Address
Gulfport ms 39501
City State Zip code
228-229-2743 / 228-896-8220
Home Phone Work/Cell Phone
isispayton@aol.com
Email
ISIS
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.

0810D-02-048.000

0810D-02-049.000

0810D-02-050.000

0810D-02-051.000

0810E-01-038.000

OHIO AVE

0810D-02-023.000

199

0810D-02-022.000

4806 OHIO AVE

0810D-02-021.000

8235 OHIO AVE

15 FT

Concrete
Driveway

9 X 39

VAN BUREN ST

0810D-02-020.000

0810E-01-022.000

2804 VAN BUREN ST

0810D-02-019.000



Area Map

Printed 3/27/2024

25

26

27

28

31

32

29

Mobile Home
16 X 76

30

15 FT

8

7

0810D-02-016.000

6

1

0810D-02-017.000

19

20

21

18

17

16

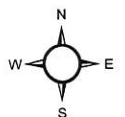
207

Initial and date here:

Planner: _____

Owner: _____

Contractor: _____



1 inch = 34 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.

Planning Commission-

Parcel # 08100-02-021.000

Transportation & Access: The placement of my home will not disrupt the flow of traffic in anyway or access to any surrounding property/ properties, or roadway(s) respectively. Additionally, there will be no congestion issues within the limits of my property lines. I will only utilize 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 vehicle(s) parked in the roadway which could potentially block them from getting to their destination in the case of an emergency.

Other Public Facilities: If any other Public Facilities would need to access my property, roadway, or around my property, the placement of my home will not be disruptive in anyway. There will be no vehicle(s) 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(s), due to this being utilized solely 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: The home that I am placing on the property abides by the requirements of the code located in the City of Gulfport. I am placing a 2024 Mobile Home, in which my neighboring parcels have mobile homes on. Additionally, 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.



Designation of Agent

I, Alice Fairley, being property owner of 08100-02-021-000
PRINT NAME PRIMARY ADDRESS OR PARCEL
 which is the subject of this application hereby authorize TSR Rayton to act as my
PRINT NAME
 representative with the City of Gulfport's Zoning Board of Adjustment and Appeals, and/or Planning Commission, and/or City Council, and/or permitting and licensing, as required by the City.

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

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

X Alice Rosa Fairley 4-1-24
Signature Date

STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 1st day of April, 20 24

Samuel Sweeting

Notary Public



5/22/2027
 Commission Expiration

Alice W. St. Clair
COMMISSIONER

2009 **DL** *MISS the Hospital*
Class **R**

DRIVER LICENSE
FAIRLEY, ALICE W

Lic No: **587483386** Expires: **03-21-2009**

Issue Date: **03-17-2005** Birth Date: **03-21-1951** Wt: **165** Sex: **F** Ht: **5-04**

Class: **R** Restictions: **1** Endorsements: **REN**

550610905

Alice W. St. Clair

FAIRLEY, ALICE W
4823 WEST RAILROAD AVE
GULFPORT, MS 39501



STATE OF ALABAMA

Certificate of Marriage

MOBILE COUNTY

I, Don Davis, Judge of the Probate Court in and for the said County
and custodian of the Marriage Records thereof, do hereby certify that
the said Marriage Records show that on the 9th day of
November 2001

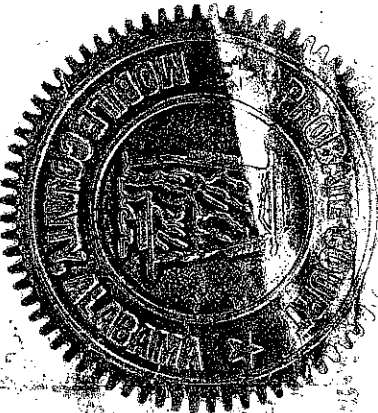
THE RITES OF MATRIMONY

were celebrated between

Mr. BANKS JACKSON

Ms. ALICE ROSE FAIRLEY

By RICHARD T. JOHNSON JR. MARRIAGE OFFICIAL



Given under my hand and Seal of said Court, this 14th day of November 2001
Don Davis Judge of Probate, Mobile County, Alabama

Book 242

Page No. 1145

03/10/1923 and

03/21/1951



1st Judicial District

Instrument Number 2001 7088 D

Filed 10 1 2001 10 34 A

Total Fees 8.00

Book 1557 Page 157

Recorded 10-2-01

BOOK 1557 PAGE 157

CHANCERY CLERK'S CONVEYANCE
LAND SOLD FOR TAXES
(SECTION 9958, CODE OF 1942)

THE STATE OF MISSISSIPPI
HARRISON

Sale No 98 JD 1 P - 1257
Parcel 0810D-02-021.000

ENTERED
ON
COMPUTER

BE IT KNOWN THAT E. K. BATEY, TAX COLLECTOR OF SAID COUNTY
HARRISON, DID, ON THE 31ST DAY OF AUGUST 1999, ACCORDING
TO LAW, SELL THE FOLLOWING DESCRIBED LAND, SITUATED IN SAID COUNTY AND
ASSESSED TO FAIRLEY, CHARLIE

DESCRIPTION OF LAND
LOTS 28 TO 32 INC BLK. 199 NORTH
GULFPORT SECS. 27/28-7-11

SEC. 28 TWP. 7 RANGE 11

FOR THE TAXES ASSESSED THEREON FOR THE YEAR 1998 WHEN
ALICE R. FAIRLEY BECAME THE BEST BIDDER THEREFORE,
AT AND FOR THE SUM OF 85 DOLLARS AND 34 CENTS \$85.34
AND THE SAME NOT HAVING BEEN REDEEMED, I, THEREFORE SELL AND CONVEY ABOVE
DESCRIBED LAND TO THE SAID ALICE R. FAIRLEY

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE,
THIS THE 26TH DAY OF SEPTEMBER 2001

CHANCERY CLERK

COSTS TO BE PAID BY PURCHASER WHEN THIS DEED IS MADE

RECORDING FEE	8.00	DEED FEE	1.00
ISSUING FIRST NOTICE	2.00	MAILING FIRST NOTICE	1.00
LIENOR NOTICE		OWNER TITLE SEARCH	20.00
ISSUING SECOND NOTICE	5.00	MAILING SECOND NOTICE	2.50
LIENOR NOTICE			
TOTAL CHANCERY FEES			39.50
PUBLICATION FEES			3.50
SHERIFF FEES			.00
TOTAL AMOUNT DUE FROM PURCHASER			\$43.00

STATE OF MISSISSIPPI, HARRISON

PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED AUTHORITY OF LAW IN AND
FOR THE COUNTY AND STATE, AFORESAID THE WITHIN NAMED,
JOHN MCADAMS, CHANCERY CLERK IN AND FOR SAID COUNTY AND
STATE, WHO ACKNOWLEDGED THAT HE SIGNED AND DELIVERED THE FOREGOING INSTRUMENT
ON THE DAY AND YEAR THEREIN MENTIONED.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE AT MY OFFICE THIS
26TH DAY OF SEPTEMBER 2001

TITLE Notary 2-27-2004

PREPARED BY: GRANTOR
JOHN MCADAMS
P. O. DRAWER CC
GULFPORT, MS 39502
2288654033

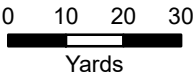
RETURN TO: GRANTEE
ALICE R. FAIRLEY
4823 WEST RAILROAD AVE
GULFPORT, MS 39501
2288682877

INDEXING INSTRUCTIONS:

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
	87500	0810D-02-021.000	FAIRLEY ALICE R (OWNER)	4823 W RAILROAD AVE	GULFPORT	MS	39501
			PAYTON ISIS (AGENT)	15325 HARRISON ST	GULFPORT	MS	39501
N			Adjacent Property Owners (2405PC062)				
	50622	0810E-01-023.000	BABIN TODD	617 CARMADELLE ST	MARRERO	LA	70072
	50556	0810D-02-023.000	BLACKWELL JOSEPHINE L	17263 EXCALIBUR CIR	GULFPORT	MS	39503
	50567	0810D-02-056.000	CHAMBERLAIN MCARTHUR	4814 INDIANA AVE	GULFPORT	MS	39501
	50551	0810D-02-016.000	DANIELS BRUNETTA M -ESTATE-	4807 W RAILROAD AVE	GULFPORT	MS	39501
	87498	0810D-02-020.000	GRUBBS LATTIE MAE	4720 OHIO AVE	GULFPORT	MS	39501
	50560	0810D-02-050.000	HALL WILLIE B -EST-	4803 OHIO AVE	GULFPORT	MS	39501
	50604	0810D-02-051.000	HENDERSON RETHA ETAL	P O BOX 1094	GULFPORT	MS	39502
	50568	0810D-02-055.000	MCINNIS L M & SHIRLEY -L/E-	4819 INDIANA AVE	GULFPORT	MS	39501
	50616	0810E-01-021.000	MINGO EDNA MAE	4713 W RAILROAD AVE	GULFPORT	MS	39501
	50621	0810E-01-022.000	MISKELL MARGIE	4716 OHIO AVE	GULFPORT	MS	39501
	124805	0810D-02-014.001	PAYTON JOHN R & ISIS A	15325 HARRISON ST	GULFPORT	MS	39501
	50569	0810D-02-054.000	PAYTON THOMAS -ESTATE-	4800 INDIANA AVE	GULFPORT	MS	39501
	101454	0810D-02-054.001	PAYTON THOMAS J -ESTATE-	4800 INDIANA AVE	GULFPORT	MS	39505
	50603	0810E-01-038.000	PITTMAN ELAINE	4711 OHIO AVE	GULFPORT	MS	39501
	50557	0810D-02-022.000	ROLLINS HELEN P -EST-	4030 PONDEROSA DR	GULFPORT	MS	39501
	87495	0810D-02-017.000	SIMS HARRY & GEORGIA C	9520 MARINA DR	OCEAN SPRINGS	MS	39564
	50602	0810E-01-037.000	VALENCIA AARON	707 E POTTER DR	PHOENIX	AZ	85024
	50555	0810D-02-024.000	WALKER RUBY J	4820 OHIO AVE	GULFPORT	MS	39501
	50618	0810D-02-019.000	WASH DAVID L & ELVRETIS D	2804 VAN BUREN ST	GULFPORT	MS	39501
	87519	0810D-02-049.000	WASHINGTON ARLEANER P	4809 OHIO AVE	GULFPORT	MS	39501
	50563	0810D-02-048.000	WHITE BRANDON RASHAAD	4203 MICHIGAN AVE	GULFPORT	MS	39501
	50552	0810D-02-015.000	WILLIAMS TIFFANE LAKISHA	13201 SUNVIEW COVE	VANCLEAVE	MS	39565
	50617	0810D-02-018.000	YOUNG ANTHONY Q ETAL	4723 W RAILROAD AVE	GULFPORT	MS	39501



- Legend**
- Site
 - Adjacent Properties
 - Street
 - Buildings



1 inch = 100 feet



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RE: Planning Commission Approval 2405PC062, by agent Isis Payton, seeking approval for mobile home use, Tax Parcel 0810D-02-021.000, 8286 Ohio Ave, 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, June 27, 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, June 27, 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
33468	560643	Print Legal Ad-IPL01769120 - IPL0176912		\$91.45	2	61 L

Attention: JESSICA VERSIGA

GULFPORT CITY HALL
1410 24 TH AVENUE
GULFPORT, MS 39501

jversiga@gulfport-ms.gov

LEGAL NOTICE PUBLIC HEARING

In conformance with Section VIII of the Comprehensive Zoning Ordinance of the City of Gulfport, Mississippi, 1979 as amended, notice is hereby given advising that the Gulfport City Planning Commission will hold a public hearing in the City of Gulfport, Mississippi at 4:30 P.M., Thursday, June 27, 2024 in the Council Chambers of the Gulfport City Hall located at 2309 15 th Street to consider the following requests. A copy of the requests will be available for public review at the office of the Department of Urban Development, Planning Division, located on first floor of the William H. Hardy Building, 1410 24 th Avenue.

Planning Commission Approval 2405PC062, by agent Isis Payton, seeking approval for mobile home use, Tax Parcel 0810D-02-021.000, 8286 Ohio Ave, Zoned R-1-5 (Single-family), Ward 3

Planning Commission Approval 2406PC076, by owner Deborah Wright, seeking approval for a mobile home use, Tax Parcel 0810E-04-098.000, 4214 Michigan Ave, Zoned R-1-5 (Single-family), Ward 3

Planning Commission Approval 2406PC084, by agent Nav Thind, seeking approval for a gas station use with a convenience store, Tax Parcels 0711O-01 029.000, 0711O-01-030.000, 510 Broad Ave, 4220 W Beach Blvd, Zoned T4+ (General Urban Zone "Plus"), Ward 2

Planning Commission Approval 2406PC086, by agent Lisa Ramos, seeking approval for an administrative office use for a bike rental business as a home occupation, Tax Parcel 0910G-01-018.001, 11 Bayou View Drive, Zoned R-1-7.5 (Single-family), Ward 4

Planning Commission Approval 2406PC091, by agent Vinson Key-hea, seeking approval for automobile sales of less than 50 vehicles, Tax Parcel 0910N-06- 009.000, 407 32 1/2 Street, Zoned B-2 (General Business), Ward 4

General Plan 2407PC092, by agent Robert Riemann, seeking approval for a 25-lot townhouse development with 3 outparcels, Tax Parcel 0809B-03-017.000, Zoned R-3 (Single-family), Ward 7

Zoning Map Amendment 2406PC080, by agent W Taylor Guild III, requesting to rezone to T4+ (General Urban Zone & "Plus"), Tax Parcels 1010N-05-086.000, 1010N-05-087.000, 2007 St James Blvd, 2009 St. James Blvd, Zoned R-1-7.5 (Single-family), Ward 2

Zoning Map Amendment 2406PC032, by owner Huyen Nguyen, requesting to rezone to T4L (General Urban Zone "Limited"), Tax Parcel 0811F-05-037.000, 1907 24th Ave, Zoned T5 (Urban Center Zone), Ward 3

Zoning Map Amendment 2406PC089, by agent W Taylor Guild III, requesting to rezone to T4+ (General Urban Zone "Plus"), Tax Parcels 1010N-05-086.000, 1010N-05-087.000, 2007 St James Blvd, 2009 St. James Blvd, Zoned R-1-7.5 (Single-family), Ward 2

Zoning Text Amendment 2407PC094, by City of Gulfport Administration, to amend Appendix D (Smartcode) at 5.4.11a and 5.4.11b both at building setback to delete the 6-foot maximum side yard setback.

This the 5th day of June 2024

Keith Williams, Chairman
City of Gulfport Planning Commission
IPL0176912
Jun 12 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:
06/12/24

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.

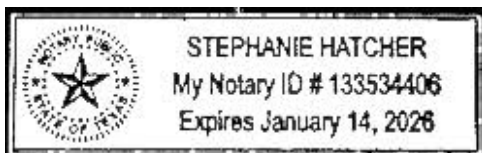
Mary Castro

Sworn to and subscribed before me this 12th day of
June 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: June 27, 2024

Re: Planning Commission Approval 2406PC076:

Planning Commission Approval 2406PC076, by owner Deborah Wright, seeking approval for a mobile home use, Tax Parcel 0810E-04-098.000, 4214 Michigan Ave, Zoned R-1-5 (Single-family), Ward 3

Technical Report

PLANNING COMMISSION APPROVAL

GENERAL INFORMATION

Case File Number: 2406PC076

Hearing Date: June 27, 2024

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

Legal: Planning Commission Approval 2404PC076, by agent Deborah L. Wright seeking approval for a mobile home use, Tax Parcel 0810E-04-098.000, 4214 Michigan Ave, Zoned R-1-5 (Single-family), Ward 3

TECHNICAL DETAILS

The applicant requests Planning Commission approval for the placement of a 15' 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. The lot is vacant but it has an existing driveway. There are two other mobile homes present on the same block as the applicant's parcel. Michigan Ave has a number of mobile home units. 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, however it does have existing concrete parking. The applicant has presented a site plan that appears to meet the setback requirements for a 15' x 76' mobile home dwelling in an R-1-5 zone. The site plan identifies off street parking for two vehicles. Several of the neighboring properties have existing mobile homes. The area is a mixed use of single-family homes but mostly 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 06/10/24.

Public Works: No conditions. Memo dated 06/13/24.

Technical Report
PLANNING COMMISSION APPROVAL

Traffic and Safety: No conditions. Memo dated 06/05/24.

Building Code Services: The mobile home must meet minimum standards. Must meet Wind Zone II. Must meet Mississippi rules and regulation for the Factory Built Homes Law Regulation MH-5. Memo dated 06/06/24.

GIS: No conditions. Memo dated 06/13/24.

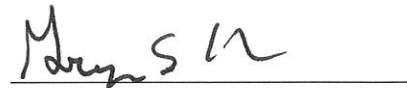
Police Department: No comment as of 06/10/24.

Fire Department: No conditions. Memo dated 06/05/24.

City Arborist: No conditions. Memo dated 06/05/24.

DIRECTOR APPROVAL

This report has been reviewed and approved by:



Greg Holmes
Director of Urban Development Department





 Site

 Street

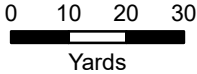
 Parcels

 Buildings

Zoning

 R-1-5 - Single Family Residence District (Medium Density)

Site Information
0810E-04-098.000
Zoning: R-1-5 (Single-Family)
Size: 5062 sqft
Flood: X



1 inch = 100 feet



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

APPLICATION FOR PLANNING COMMISSION APPROVAL

For Staff Use Only

Case Number: 2406PC076

Date Received: 04/03/24

Receipt Number: _____

Received By: R. G.

Zoning: R-1-5

Ward: 3 Flood: _____

Size: 5062

Property Information

TAX PARCEL #

0	8	1	0	E	-	0	4	-	0	9	8	•	0	0	0
					-			-				•			
					-			-				•			

(If necessary, use separate sheet of paper)

Address of Property Involved: 4214 Michigan Ave

Lot(s) 25, Block(s) _____, Subdivision _____

General Location: _____

GENERAL DESCRIPTION OF REQUEST:

I Like to Place manufactory home on my parcel (mobile home placement 15x76)

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

Deborah L. Wright

Printed Name of Owner

2208 23rd AB

Mailing Address

Gulfport, MS 39501

City

State

Zip code

228-236-4645

Home Phone

Work/Cell Phone

Email

Mrs. Deborah L. Wright

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.

1. Transportation - Access to the property can be reached via Michigan Ave
2. Water Supply - Water will be provided by City of Gulfport.
3. Waste Disposal - Waste/Trash will be provided by waste pro
4. Fire and Police - Gulfport Fire department and Police are available for service
5. My proposal will not cause undue traffic or congestion or traffic hazard
6. There are other manufactured homes in my area

Mrs. Deborah L. Wright
~~April~~ 1, 2024

0810E-04-101.000



Area Map

Printed 4/9/2024

4216 MICHIGAN AVE

0810E-04-099.000

23

4214 Michigan Ave

24

4214 MICHIGAN AVE

 15×76

25

26

27

35 ft

0810E-04-098.000

Concrete

 18×21

0810E-04-097.000

0810E-04-097.000

0810E-04-096.000

0810E-04-093.000

0810E-04-095.000

R-15

Initial and date here:

Planner: R. Gaddis

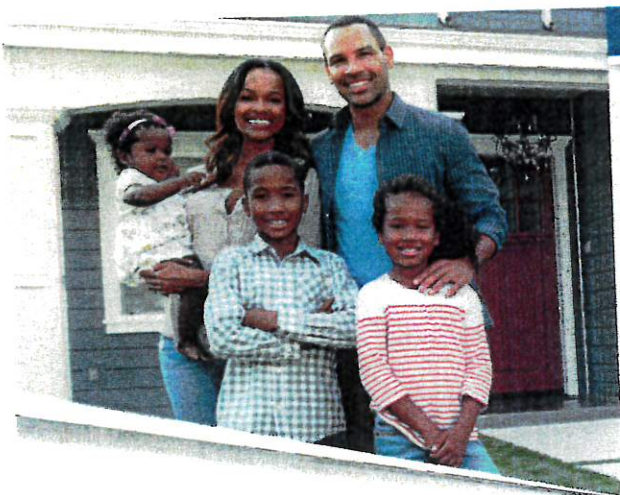
Owner: Deborah L Wright

Contractor: _____

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1 inch = 1.8 feet



HOME PROTECTION PLANS SAFEGUARD THE INVESTMENT IN YOUR HOME

HERE'S HOW OUR HOME PROTECTION PLANS PROTECT YOU*

Major Structural Defects

The load-bearing parts of your home are covered against defects that affect their function, including the following:

- steel frame
- sub-floor structure
- doors, windows and sliding doors
- load-bearing & non-load bearing framing members
- interior walls
- exterior siding
- roof structure
- structural components of the ceiling

Electrical System

- service panel
- wiring
- ceiling and wall receptacles
- light fixtures
- switch boxes
- switches
- outlets

Central Heating System

- furnace and all component parts
- duct work
- fuel & electrical lines & connections /joints
- vents and exhaust pipes / chimneys

Plumbing System

- hot and cold water lines
- water waste pipes
- soil pipes and vents
- faucets
- internal assembly parts of the toilet water holding tanks
- sinks
- bathtubs
- shower stalls
- all connections/joints

Hot Water Heater

- water heater, including fuel lines, vent pipes / chimneys

Central Air-Conditioning System

- compressor
- condenser and a-frame
- evaporative coolers
- connections / joints
- vents and exhaust pipes
- fuel and electrical lines and their connections

Most Major Appliances

- washer and dryer
- dishwasher
- garbage disposal
- oven
- microwave oven
- range and range hood
- refrigerator
- trash compactor

*Plans and protection vary by state. Speak to a HomeFirst agent for more details, including providers, limitations and exclusions.

Our Home Protection Plans provide you with the coverage you need to protect your home. Covered repairs and replacements can be handled quickly & inexpensively with this convenient program.

PEACE OF MIND PROTECTION

Our programs protect the structure of your home; original systems (such as plumbing, electrical system, water heater, and central heat and air conditioning); as well as appliances included in your home at the time of delivery.

You'll pay a deductible for any repair or replacement of covered items due to defects. This deductible applies to each covered component.



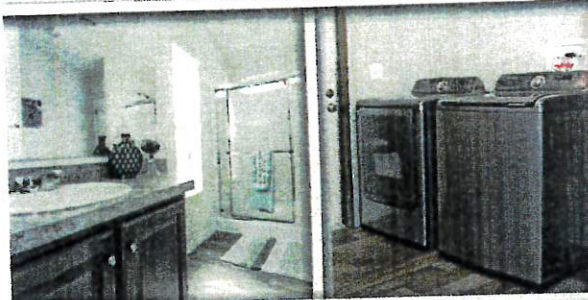
CONTACT US TODAY!

HomeFirst is fully committed to providing quality customer service that builds relationships & foundations for the future.

Our friendly, professional staff is ready to answer any questions you may have

1.800.804.9389

Sign up now by calling your HomeFirst agents toll-free. Monday - Friday, 8:30 am - 5:30 pm, ET



EnergySmart Zero takes energy efficiency to a whole new level with these additional features.

Ecobee Smart Thermostat

- Increase the comfort for your family as you schedule the temperature settings to accommodate when you are home and away.
- Conveniently located in an area of the home that does not fluctuate often with the opening of an exterior door
- Precise temperature control of ± 1 degree for consistent comfort
- Backlit for quick, convenient changes in temperatures at night

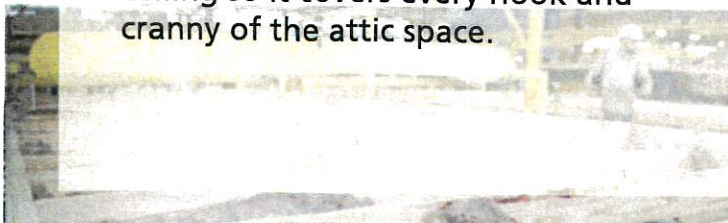


LED Lighting

- Our LED Lighting uses up to 90% less energy and lasts up to 25 times longer than incandescent bulbs.

Next Gen Insulation

- Our EnergySmart Zero homes are our most insulated homes ever.
- New insulation values for Roof, Walls, and Floor:
 - Roof:
 - R38 in all climate zones
 - Walls:
 - R13 in Climate Zone 1 and 2
 - R21 with 2" x 6" studs on 16" centers in Climate Zone 3
 - Floors:
 - R22 in Climate Zone 1 and 2
 - R27 in Climate Zone 3
- R38 insulation is blown in to the ceiling so it covers every nook and cranny of the attic space.



Lux Argon Gas Low E Windows

- Low-E (or Low Emissive) windows can reduce up to 58% of solar heat in the summer by blocking UV rays from entering the home.
- Low E windows are treated with an invisible metallic oxide coating creating a surface that reflects heat, while allowing light to pass through.
- Less UV rays also means less fading of fabrics, floor coverings and furniture and reduces the work load of heating and cooling systems.
- In the winter, Low-E glass reduces the amount of heat lost through your windows from inside the home.
- Reduce glare, block harmful UV rays & reduce energy loss by 30% to 50%.

Embark

HOME BUILDERS

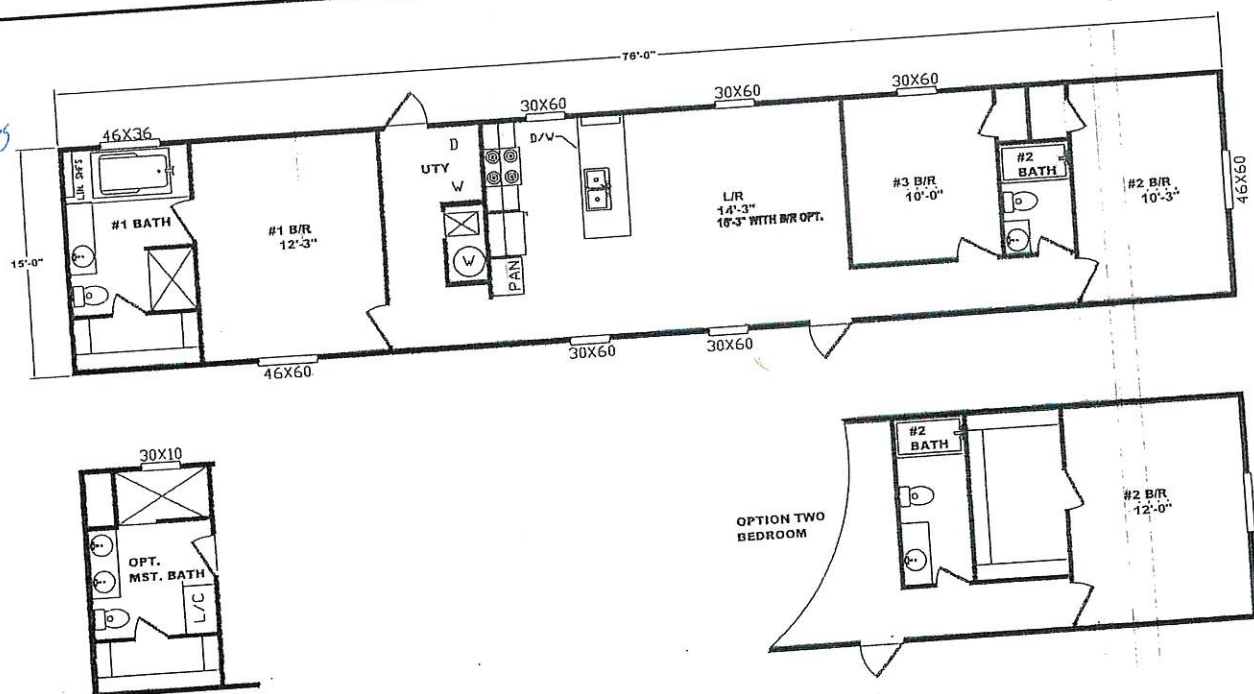
Hudson

MODEL 167632Z

3
Bedrooms

2
Bathrooms

1,140
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.

RBG
REGIONAL BUILDERS GROUP

Housing begins here.

embarkhb.net

Turnkey Package Pricing Includes:

- Your Home's Price
- A/C and Hook up
- Setup and Delivery
- Trim out
- Skirting
- 2 sets of County Approved Steps
- Dirt Pad
- 5 Year Extended Warranty
- Energy Smart Package
- Wind zone II
- Power Pole and All Electrical Wiring
- 50ft Plumbing Drops
- Kitchen Appliances
- Fire Marshal Inspection

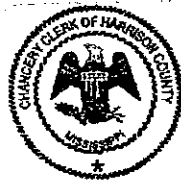
NOT included in pricing but can be added if needed:

- Septic or Grinder Pump
- Well or Water Meter
- Footers, Brick skirting, etc.
- Driveway
- Porch
- Washer and Dryer
- FHA and VA

Like and Follow us on Facebook



Ashley McCaffery – Home Consultant



J. Jones 1st Judicial District
Instrument 2019 2025 D - J1
Filed/Recorded 4/4/2019 02:25 P
Total Fees \$ 13.00
2 Pages Recorded

Prepared by:
Donald R. Jones, #3197
Attorney at Law
P. O. Box 7555
Gulfport, MS 39506
(228) 864-8965
File #195057

Return to:
Donald R. Jones
Attorney at Law
P. O. Box 7555
Gulfport, MS 39506
(228) 864-8965

STATE OF MISSISSIPPI

COUNTY OF HARRISON

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, the undersigned, THE FIRST PENTECOSTAL CHURCH OF ORANGE GROVE, INC., 11317 Old Highway 49, Gulfport, MS 39503, 228-831-1075, does hereby sell, convey and warrant unto DEBORAH L. KING, 12525 Dedeaux Road, Gulfport, MS 39503, 228-236-4645, 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:

Parcel # 0810E - 04-098.000

Lot Twenty-four (24) and the North One-half (N1/2) of Lot Twenty-five (25), Block Three Hundred Seventy-four (374), NORTH GULFPORT, a subdivision according to the 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 2 at Page 1 (Copy Book 1A at Page 47) 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 are hereby assumed by the Grantee herein.

2

IN WITNESS WHEREOF, THE FIRST PENTECOSTAL CHURCH OF ORANGE GROVE, INC., has caused this conveyance to be executed by its duly authorized officers, having first been duly authorized to do so, on this the 4th day of April, 2019.

THE FIRST PENTECOSTAL CHURCH OF
ORANGE GROVE, INC.

BY: B. R. Seymour
REVEREND B. R. SEYMOUR,
President

BY: Iris A. Seymour
IRIS A. SEYMOUR, Secretary

STATE OF MISSISSIPPI
COUNTY OF HARRISON

THIS DAY PERSONALLY CAME AND APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, REVEREND B. R. SEYMOUR, President, and IRIS A. SEYMOUR, Secretary, of THE FIRST PENTECOSTAL CHURCH OF ORANGE GROVE, INC., and as its act and deed, they 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 4th day of April, 2019.

Evelyn Dee Jones
NOTARY PUBLIC

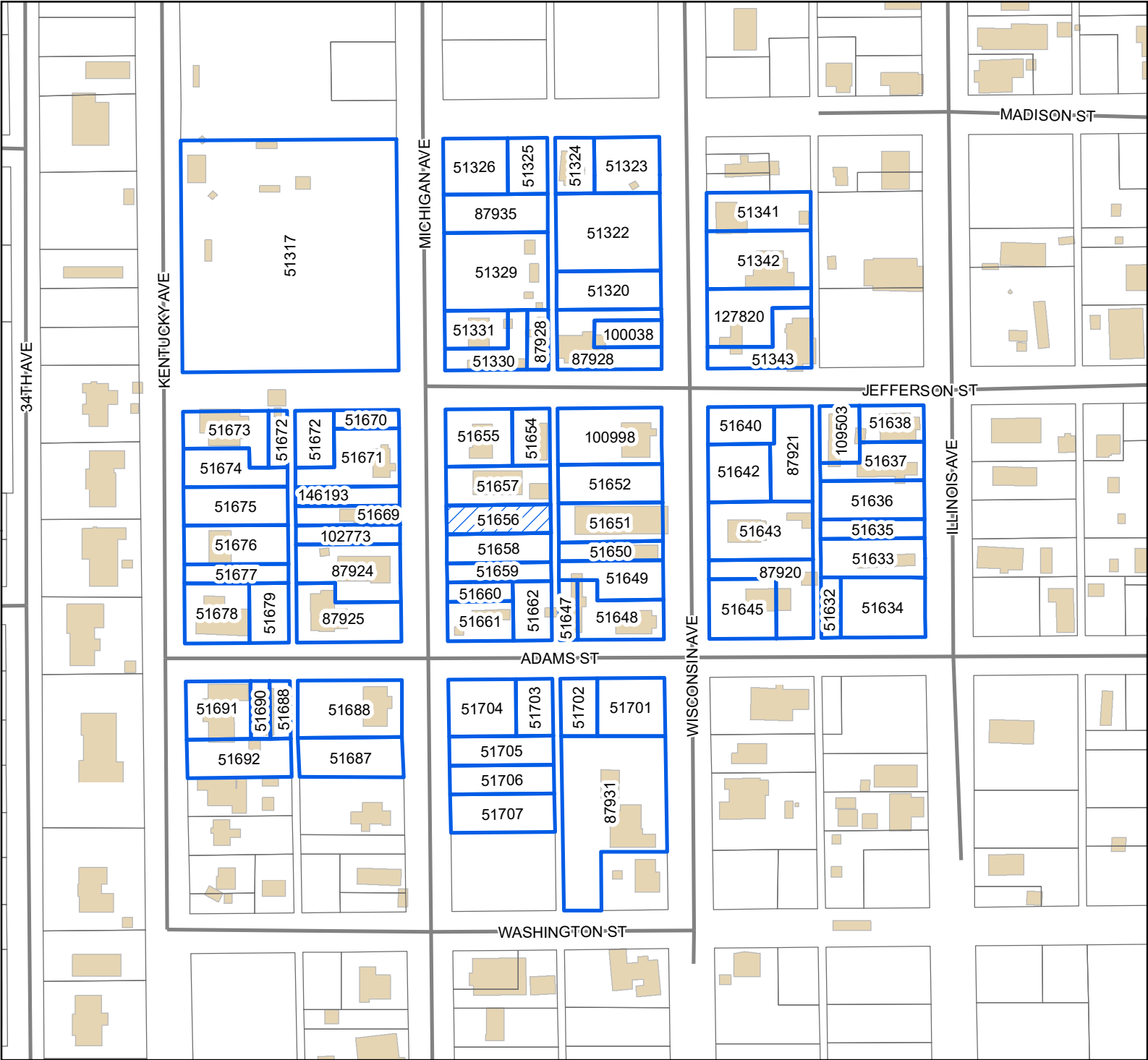
My Commission Expires:



69+A1	PPIN	Parcel ID	Name	Address	City	State	ZIP
Y	51656	0810E-04-098.000	WRIGHT DEBORAH L	2208 23RD STREET APT B	GULFPORT	MS	39501
N			Adjacent Property Owners (2406PC076)				
	51643	0810E-04-039.000	AJ HOME SERVICES LLC	2599 AUDUBON PL	BILOXI	MS	39531
	51704	0810E-04-091.000	AYODELE BOLAJI T	12130 JESSICA CIRCLE	GULFPORT	MS	39503
	100038	0810E-04-069.001	BABIN EVAN M	617 CARMADELLE ST	MARRERO	LA	70072
	51342	0810E-04-043.000	BRIGGS JIMMY D	4310 WISCONSIN AVE	GULFPORT	MS	39501
	100998	0810E-04-070.001	BROWN LILIBETH	4223 WISCONSIN AVE	GULFPORT	MS	39501
	51678	0810E-05-022.000	BURNS JESSE E	8200 S ELIZABETH AVE	CHICAGO	IL	60620
N	51679	0810E-05-021.000	BURNS JESSIE E	8201 S ELIZABETH	CHICAGO	IL	60620
	51671	0810E-05-013.000	CHRISTOPHER ANTHONY	8359 LOUISIANA AVE	GULFPORT	MS	39501
	51687	0810E-05-026.000	CLAYTON GUALTERIO	4123 MICHIGAN AVE	GULFPORT	MS	39501
N	51688	0810E-05-025.000	CLAYTON GUALTERIO	4123 MICHIGAN AVE	GULFPORT	MS	39501
	109503	0810E-04-013.001	CRAWFORD DENECEE D	3103 JEFFERSON STREET	GULFPORT	MS	39501
	51691	0810E-05-023.000	DAIGLE ADRIENNE PITTMAN	4120 KENTUCKY AVE	GULFPORT	MS	39501
N	51692	0810E-05-027.000	DAIGLE ADRIENNE PITTMAN	4120 KENTUCKY AVE	GULFPORT	MS	39501
	51702	0810E-04-077.000	DANIELS EDMOND	3209 ADAMS ST	GULFPORT	MS	39501
	51320	0810E-04-068.000	DARDEN JESSEE & MATTIE LEE	2706 KIRTLAND AVE	DISTRICT HEIGHTS	MD	20747
	87928	0810E-04-069.000	DARDEN ROOSEVELT	2706 KIRTLAND AVE	DISTRICT HEIGHTS	MD	20747
	51330	0810E-04-102.000	DARDEN ROOSEVELT-EST- & MATTIE-EST-	3210 JEFFERSON ST	GULFPORT	MS	39501
	51324	0810E-04-065.001	FAIRLEY LEONIA	4323 WISCONSIN AVE	GULFPORT	MS	39501
	51690	0810E-05-024.000	FLEMING SYLVIA A	4125 W ADAM ST	GULFPORT	MS	39501
	51673	0810E-05-011.000	FLOYD HENRY E	4214 KENTUCKY AVE	GULFPORT	MS	39501
	51672	0810E-05-010.000	FLOYD HENRY E SR	4214 KENTUCKY AVE	GULFPORT	MS	39501
	87920	0810E-04-038.001	FRANKLIN GEORGE JR & CEOLA A	14110 URSULINE DR	GULFPORT	MS	39503
N	51645	0810E-04-038.000	FRANKLIN GEORGE JR & CEOLA A	14110 URSULINE DR	GULFPORT	MS	39503
	51651	0810E-04-072.000	FRIENDSHIP BAPTIST CHURCH	5404 WISCONSIN AVE	GULFPORT	MS	39501
N	51652	0810E-04-071.000	FRIENDSHIP BAPTIST CHURCH	5404 WISCONSIN AVE	GULFPORT	MS	39501
	51642	0810E-04-040.001	FRIENDSHIP MISSIONARY BAPTIST CH	4504 WISCONSIN AVE	GULFPORT	MS	39501
	51343	0810E-04-042.000	GRANT LACINDA	3114 JEFFERSON STREET	GULFPORT	MS	39501
	127820	0810E-04-042.001	HALL LINDA F	4308 WISCONSIN AVE	GULFPORT	MS	39501
	51341	0810E-04-044.000	HARPER L DAVIS	4314 E RAILROAD	GULFPORT	MS	39501
	51331	0810E-04-103.000	HORNE AJARY D	4107 20TH STREET	GULFPORT	MS	39501
	51676	0810E-05-017.000	IRVIN MAGGIE BELL -EST-	4208 KENTUCKY AVE	GULFPORT	MS	39501
	51660	0810E-04-095.000	JACKSON IRIS	P O BOX 434	GULFPORT	MS	39502
	51640	0810E-04-041.000	JOHNSON JOHN	4706 WISCONSIN AVE	GULFPORT	MS	39501
	87921	0810E-04-040.000	JOHNSON JOHN H	4706 WISCONSIN AVE	GULFPORT	MS	39501

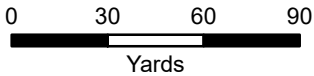
69+A1	PPIN	Parcel ID	Name	Address	City	State	ZIP
	87924	0810E-05-019.000	JOHNSON LOLA K	P O BOX 2517	GULFPORT	MS	39505
	51658	0810E-04-097.000	JOHNSON ROBERT JR	2514 TRACY STREET	GULFPORT	MS	39501
N	51659	0810E-04-096.000	JOHNSON ROBERT JR	2514 TRACY STREET	GULFPORT	MS	39501
N	51647	0810E-04-076.000	JOHNSON ROBERT JR	2514 TRACY STREET	GULFPORT	MS	39501
N	51648	0810E-04-075.000	JOHNSON ROBERT JR	2514 TRACY STREET	GULFPORT	MS	39501
N	51649	0810E-04-074.000	JOHNSON ROBERT JR	2514 TRACY STREET	GULFPORT	MS	39501
N	51650	0810E-04-073.000	JOHNSON ROBERT L JR	2514 TRACEY STREET	GULFPORT	MS	39501
	87931	0810E-04-079.000	JONES LARRY CHARLES ETAL	4107 WISCONSIN AVE	GULFPORT	MS	39501
	51636	0810E-04-014.000	JORDAN CAROLYN	2415 CARTER RD	BILOXI	MS	39531
N	51634	0810E-04-017.000	JORDAN CAROLYN	2415 CARTER RD	BILOXI	MS	39531
N	51635	0810E-04-015.000	JORDAN CAROLYN	2415 CARTER RD	BILOXI	MS	39531
	51633	0810E-04-016.000	JORDAN CAROLYN HOLLIMAN -ESTATE-	4213 ILLINOIS AVE	GULFPORT	MS	39501
	51657	0810E-04-099.000	KNOX JOHN AUSTIN III	16234 HUDSON ST	GULFPORT	MS	39501
	102773	0810E-05-019.002	MAGEE DOROTHY	4213 MICHIGAN AVE	GULFPORT	MS	39501
	51669	0810E-05-015.000	MAGEE DOROTHY	P O BOX 1751	GULFPORT	MS	39502
	51322	0810E-04-066.000	MALLARD EDWIN D	294 COUEVAS ST #E	BILOXI	MS	39530
	51329	0810E-04-104.000	MARCH SANDRA A	4803 INDIANA AVE	GULFPORT	MS	39501
	87925	0810E-05-020.000	MARTIN JANICE B	118 MICHAEL COURT	GULFPORT	MS	39503
	51323	0810E-04-065.000	MCCREE CORNELL -EST-	C/O BRENDA MCCREE	GULFPORT	MS	39503
	146193	0810E-05-013.001	MOORE GARY SR	208 W ANGELA CIRCLE	GULFPORT	MS	39503
	51326	0810E-04-106.000	MORGAN R C	9925 MITIERRA DRIVE	FORT WORTH	TX	76179
	51661	0810E-04-094.000	NELSON REGINALD L	4225 ILLINOIS AVE	GULFPORT	MS	39501
	51638	0810E-04-012.000	NELSON RUBY LEE E -EST-	4225 ILLINOIS AVE	GULFPORT	MS	39501
N	51674	0810E-05-012.000	NORTH GULFPORT COMMUNITY LAND	CONSERVANCY INC	GULFPORT	MS	39501
N	51317	0810E-05-008.000	NORTH GULFPORT SCHOOL				0
	51677	0810E-05-018.000	PEPPER PROPERTIES LLC	1040 TINA LADNER VIC FAYE RD	PASS CHRISTIAN	MS	39571
	51707	0810E-04-088.000	PITTMAN GREGORY	361 MEADOWLARK DR	GULFPORT	MS	39501
	51705	0810E-04-090.000	PITTMAN GREGORY	3601 MEADOWLARK DR	GULFPORT	MS	39501
N	51706	0810E-04-089.000	PITTMAN GREGORY	3601 MEADOWLARK DR	GULFPORT	MS	39501
	51675	0810E-05-016.000	SMITH ADDIE B	4210 KENTUCKY AVE	GULFPORT	MS	39501
	51701	0810E-04-078.000	SPANN ANNETTE	4309 ILLINOIS AVENUE	GULFPORT	MS	39501
N	51670	0810E-05-009.000	STATE OF MISS 5/24/2018	P O BOX 136	JACKSON	MS	39205
	51703	0810E-04-092.000	TART GLADYS G & JOHN F	1916 33RD AVE	GULFPORT	MS	39501
	51662	0810E-04-093.000	TAYLOR LOTTIE H & GREGORY	C/O JOHN G TAYLOR	COLUMBIA	SC	29203
	51325	0810E-04-107.000	THROWER BERTHA	100 VALARIE DR	LONG BEACH	MS	39560
	87935	0810E-04-105.000	THROWER BERTHA M	100 VALERIE DRIVE	LONG BEACH	MS	39560

69+A1	PPIN	Parcel ID	Name	Address	City	State	ZIP
	51637	0810E-04-013.000	WARD JOSEPH BENJAMIN	25429 PECAN RD	PASS CHRISTIAN	MS	39571
	51654	0810E-04-101.000	WILLIAMS JACQUELINE E	15476 JEFFERSON ST	GULFPORT	MS	39501
	51655	0810E-04-100.000	WILLIAMS SAM JR -ESTATE-	4218 MICHIGAN AVE	GULFPORT	MS	39501
	51632	0810E-04-018.000	WILLIAMS THEODORE R JR ETAL	P O BOX 444	GULFPORT	MS	39502



Legend

- Site
- Adjacent Properties
- Street
- Buildings



1 inch = 180 feet



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

RE: Planning Commission Approval 2406PC076, by owner Deborah Wright, seeking approval for a mobile home use, Tax Parcel 0810E-04-098.000, 4214 Michigan Ave, 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, June 27, 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, June 27, 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
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San Luis Obispo Tribune
Tacoma | The News Tribune
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The Wichita Eagle
The Olympian

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
33468	560643	Print Legal Ad-IPL01769120 - IPL0176912		\$91.45	2	61 L

Attention: JESSICA VERSIGA

GULFPORT CITY HALL
1410 24 TH AVENUE
GULFPORT, MS 39501

jversiga@gulfport-ms.gov

LEGAL NOTICE PUBLIC HEARING

In conformance with Section VIII of the Comprehensive Zoning Ordinance of the City of Gulfport, Mississippi, 1979 as amended, notice is hereby given advising that the Gulfport City Planning Commission will hold a public hearing in the City of Gulfport, Mississippi at 4:30 P.M., Thursday, June 27, 2024 in the Council Chambers of the Gulfport City Hall located at 2309 15 th Street to consider the following requests. A copy of the requests will be available for public review at the office of the Department of Urban Development, Planning Division, located on first floor of the William H. Hardy Building, 1410 24 th Avenue.

Planning Commission Approval 2405PC062, by agent Isis Payton, seeking approval for mobile home use, Tax Parcel 0810D-02-021.000, 8286 Ohio Ave, Zoned R-1-5 (Single-family), Ward 3

Planning Commission Approval 2406PC076, by owner Deborah Wright, seeking approval for a mobile home use, Tax Parcel 0810E-04-098.000, 4214 Michigan Ave, Zoned R-1-5 (Single-family), Ward 3

Planning Commission Approval 2406PC084, by agent Nav Thind, seeking approval for a gas station use with a convenience store, Tax Parcels 0711O-01 029.000, 0711O-01-030.000, 510 Broad Ave, 4220 W Beach Blvd, Zoned T4+ (General Urban Zone "Plus"), Ward 2

Planning Commission Approval 2406PC086, by agent Lisa Ramos, seeking approval for an administrative office use for a bike rental business as a home occupation, Tax Parcel 0910G-01-018.001, 11 Bayou View Drive, Zoned R-1-7.5 (Single-family), Ward 4

Planning Commission Approval 2406PC091, by agent Vinson Key-hea, seeking approval for automobile sales of less than 50 vehicles, Tax Parcel 0910N-06- 009.000, 407 32 1/2 Street, Zoned B-2 (General Business), Ward 4

General Plan 2407PC092, by agent Robert Riemann, seeking approval for a 25-lot townhouse development with 3 outparcels, Tax Parcel 0809B-03-017.000, Zoned R-3 (Single-family), Ward 7

Zoning Map Amendment 2406PC080, by agent W Taylor Guild III, requesting to rezone to T4+ (General Urban Zone & "Plus"), Tax Parcels 1010N-05-086.000, 1010N-05-087.000, 2007 St James Blvd, 2009 St. James Blvd, Zoned R-1-7.5 (Single-family), Ward 2

Zoning Map Amendment 2406PC032, by owner Huyen Nguyen, requesting to rezone to T4L (General Urban Zone "Limited"), Tax Parcel 0811F-05-037.000, 1907 24th Ave, Zoned T5 (Urban Center Zone), Ward 3

Zoning Map Amendment 2406PC089, by agent W Taylor Guild III, requesting to rezone to T4+ (General Urban Zone "Plus"), Tax Parcels 1010N-05-086.000, 1010N-05-087.000, 2007 St James Blvd, 2009 St. James Blvd, Zoned R-1-7.5 (Single-family), Ward 2

Zoning Text Amendment 2407PC094, by City of Gulfport Administration, to amend Appendix D (Smartcode) at 5.4.11a and 5.4.11b both at building setback to delete the 6-foot maximum side yard setback.

This the 5th day of June 2024

Keith Williams, Chairman
City of Gulfport Planning Commission
IPL0176912
Jun 12 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:
06/12/24

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.

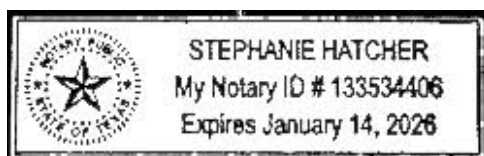
Mary Castro

Sworn to and subscribed before me this 12th day of
June 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: June 27, 2024

Re: Planning Commission Approval 2406PC084:

Planning Commission Approval 2406PC084, by agent Nav Thind, seeking approval for a gas station use with a convenience store, Tax Parcels 0711O-01-029.000, 0711O-01-030.000, 510 Broad Ave, 4220 W Beach Blvd, Zoned T4+ (General Urban Zone "Plus"), Ward 2

Technical Report

PLANNING COMMISSION APPROVAL

GENERAL INFORMATION

Case File Number: 2406PC084

Hearing Date: June 27, 2024

Current Zoning/Use: T4+/ Vacant Lot

Legal: Planning Commission Approval 2406PC084, by agent Nav Thind, seeking approval for a gas station use with a convenience store, Tax Parcels 0711O-01-029.000, 0711O-01-030.000, 510 Broad Ave, 4220 W Beach Blvd, Zoned T4+ (General Urban Zone "Plus"), Ward 2

TECHNICAL DETAILS

The applicant requests Planning Commission Approval to allow a gas station use at 4220 W. Beach Blvd, Zoned T4+ (General Urban Zone "Plus"), The proposed site consists of two parcels that when combined will equate to approximately (1.37) acres and will have ingress and egress access on Broad Avenue. The previous use at this location was a gas station; it has been vacant since Katrina. The site plan appears to meet the required parking standards for T4+. The minimum amount of required parking for this site is 7.5 spaces, plus 1 handicapped space. A gas station use is allowed with Planning Commission approval in this T4+ zone.

EXECUTIVE SUMMARY

In review of the site plan provided by the applicant, and a site visit conducted by staff confirmed that the proposed use of a gas station would be in harmony with the surrounding neighborhood. Combination of the two parcels is expected to happen after the use is approved by Planning Commission. The site is located at the corner of Hwy 90 and Broad Avenue. The neighboring businesses are Holiday Inn (located directly across the street from the proposed site) and Gulf Haven Campground RV Park (adjacent to the proposed site). In addition, the site currently has access to existing City of Gulfport's water and sewer lines and will be served by the City of Gulfport's Police and Fire Department. Approval of the gas station use will not negatively affect the surrounding businesses.

Any approval should consider these conditions:

1. Must comply with all Building Codes and City Ordinance.
2. Approval allows for a gas station use.

Technical Report
PLANNING COMMISSION APPROVAL

DEPARTMENTAL CONDITIONS

Engineering:

As part of the construction permit, the construction plans shall show the following: 1. Show Hwy 90 sidewalk. 2. Construct the missing section of Broad Ave sidewalk, and replace any obsolete driveways with curb and sidewalk. 3. The sketch plan shows the Hwy 90 driveway radius skipping the right turn lane and tying into the through lanes, correct this in the construction permit plans. 4. The ramp from the ADA access aisle to the front sidewalk cannot be elevated while within the ADA access aisle as shown. The design will need to be modified to meet ADA standards. Memo dated 06/14/24.

Public Works:

No conditions. Memo dated 06/13/24.

Traffic and Safety:

No conditions. Memo dated 06/05/24.

Building Code Services:

Must meet all current Building Codes and City Ordinance. Memo dated 6/06/24.

GIS:

No conditions. Memo dated 06/13/24.

Police Department:

No conditions. As of 06/12/24.

Fire Department:

No conditions. Memo dated 6/05/24.

City Arborist:

No conditions. Memo dated 06/05/24.

DIRECTOR APPROVAL

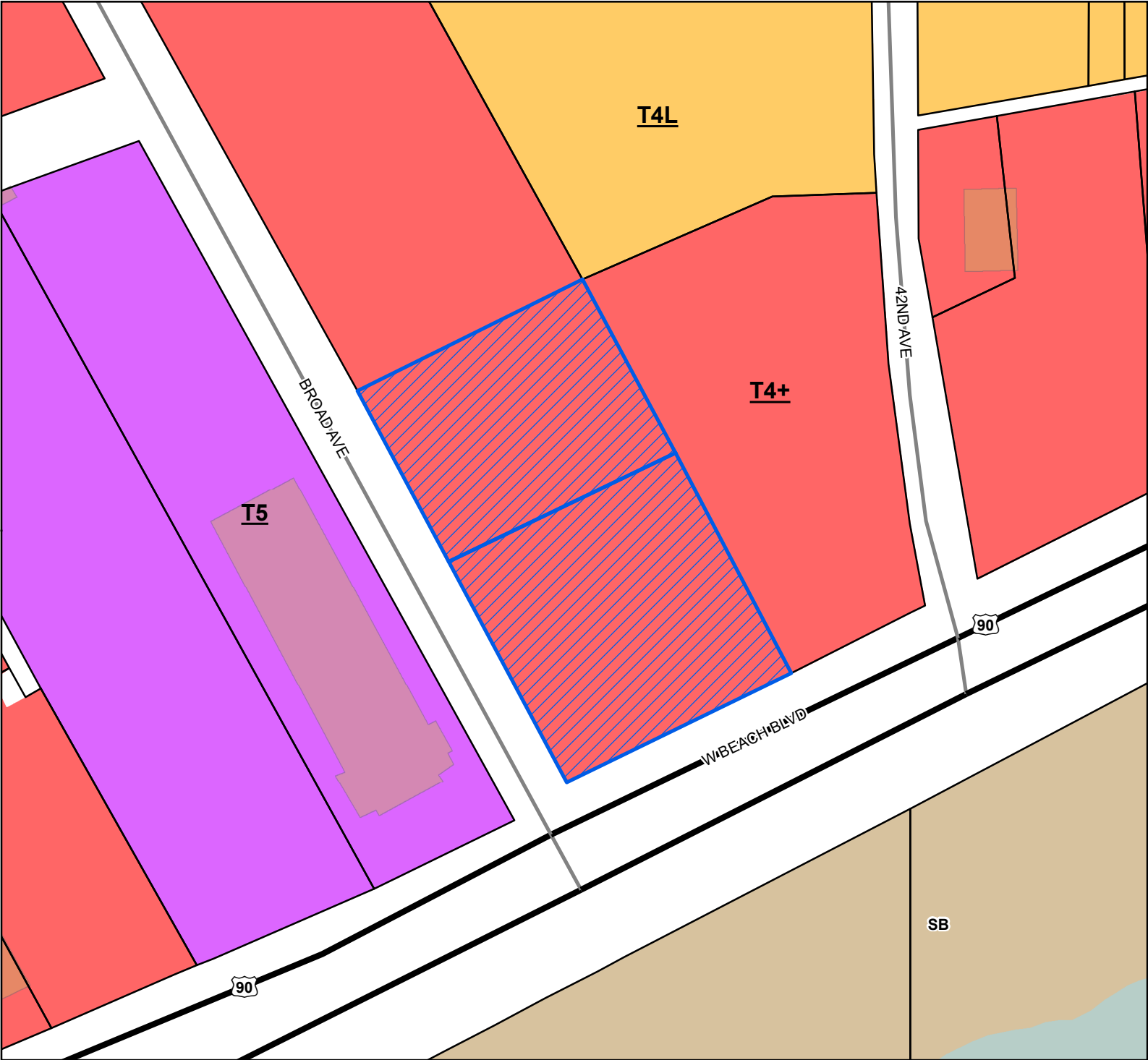
This report has been reviewed and approved by:



Greg Holmes

Director of Urban Development Department





Site

US or State Highway

Street

Parcels

Buildings

Water Features

Smart Code

T5

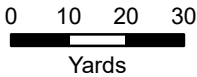
T4+

T4L

Zoning

SB - Sand Beach

Site Information
07110-01-029.000,07110-01-030.000
Zoning T4+ (General Urban Zone "plus")
Size: 1.32 acres
Flood: VE



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: 2406PC 084Date Received: 5/6/2024Receipt Number: 12743014Received By: RGZoning: T4+Ward: 2 Flood: VE/AESize: 32418 and 25436

Property Information

TAX PARCEL #	0	7	1	1	0	-	0	1	-	0	2	9	•	0	0	0
	0	7	1	1	0	-	0	1	-	0	3	0	•	0	0	0
						-			-				•			

(If necessary, use separate sheet of paper)

Address of Property Involved: 4220 W Beach Blvd, Gulfport, MS 39501

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

General Location: SouthEast Corner of Broad Ave and Highway 49

GENERAL DESCRIPTION OF REQUEST:

TO Get APPROVAL to build a C-store w/
GAS STATION at the Parcel

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

Joseph Armideo

Printed Name of Owner

101 N. Main St.

Mailing Address

Home NY 13077
City State Zip code

Home Phone

Work/Cell Phone

(607) 745-4466

Email

jaudio (a) fwy. rr. com
[Signature]
Signature of Owner

AGENT

NATHIND

Printed Name of Agent

102 Colony Way

Mailing Address

Bradley MS 39097
City State Zip code

Home Phone

Work/Cell Phone

601-720-9966

Email

thindn 54 at Gmail com
[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) William G. Cleary

ADDRESS (STREET, CITY, STATE, ZIP CODE) 1 Island Road Stuart FL 34996

PHONE # (H) 607 591 8760 (W) Same

TAX PARCEL NUMBER(S) OWNED 07110-01-029 000, 07110-01-030 000

SIGNATURE: W. G. Cleary

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, Joe Acido
PRINT NAME

being property owner of

07 110 - 01 - 029 . 000
07 110 - 01 - 030 . 00

which is the subject of this application hereby authorize NAV THIND
PRINT NAME to act as my representative with the City of Gulfport's Zoning Board of Adjustment and Appeals, and/or Planning Commission, and/or City Council, and/or permitting and licensing, as required by the City.

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

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

Signature

03/27/24

Date

New York CORTLAND
STATE OF ~~MISSISSIPPI~~ | COUNTY OF ~~HARRISON~~

Given under my hand and seal of office this the 27 day of March, 2024

Tracy A. Smith
Notary Public

1/18/2027
Commission Expiration

Tracy A. Smith
Notary Public, State of New York
Reg. No. 01SM6234321
Qualified in Cortland County 27
Commission Expires January 18, 2027



Designation of Agent

I, William G. Cleary, being property owner of 07110-01-030 000
PRINT NAME 07110-01-029 000
which is the subject of this application hereby authorize NAV THIND to act as my
PRIMARY ADDRESS OR PARCEL PRINT NAME
representative with the City of Gulfport's Zoning Board of Adjustment and Appeals, and/or Planning
Commission, and/or City Council, and/or permitting and licensing, as required by the City.

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

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

[Signature]
Signature

3/27/24
Date

Florida Martin
STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 27 day of March, 2024

[Signature]
Notary Public



KIMBERLY A. WALKER
Notary Public
State of Florida
Comm# HH254477
Expires 4/18/2026

4-18-26.
Commission Expiration



Designation of Agent

I, Joe Acridio, being property owner of 07 110 - 01 - 029 . 000
PRINT NAME 07 110 - 01 - 030. 00
which is the subject of this application hereby authorize SEAN P. LOGAN to act as my
PRIMARY ADDRESS OR PARCEL
PRINT NAME
representative with the City of Gulfport's Zoning Board of Adjustment and Appeals, and/or Planning Commission, and/or City Council, and/or permitting and licensing, as required by the City.

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

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

Signature

03/27/24

Date

New York CORTLAND
STATE OF ~~MISSISSIPPI~~ | COUNTY OF ~~HARRISON~~

Given under my hand and seal of office this the 27 day of March, 2024

Tracy A. Smith
Notary Public

1/18/2027
Commission Expiration

Tracy A. Smith
Notary Public, State of New York
Reg. No. 01SM6234321
Qualified in Cortland County
Commission Expires January 18, 2027



Designation of Agent

I, William B. Cleary, being property owner of 07110-01-030 000
PRINT NAME 07110-01-029 000
which is the subject of this application hereby authorize SEAN P. LOGAN to act as my
PRIMARY ADDRESS OR PARCEL
PRINT NAME
representative with the City of Gulfport's Zoning Board of Adjustment and Appeals, and/or Planning Commission, and/or City Council, and/or permitting and licensing, as required by the City.

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

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

[Signature]

Signature

3/27/24

Date

Florida Martin
STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 27 day of March, 2024

[Signature]

Notary Public



KIMBERLY A. WALKER
Notary Public
State of Florida
Comm# HH254477
Expires 4/18/2026

4-18-26.

Commission Expiration

F. Provide a written statement addressing the following issues:

Explain how the site plan is appropriate with regard to:

1. Transportation and access

Corner of U.S. Hwy 90 and Broad Ave.

2. Water Supply

City of Gulfport

3. Waste Disposal

Waste Pro

4. Fire and Police Protection

City of Gulfport Fire Dept. and Police Dept.

5. Other Public Facilities

Access to all Public Facilities

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

It is on corner of U.S. Hwy 90 and Broad Ave.

7. Why the proposal is in harmony with the orderly and appropriate development of the

District in which the use is located

The property is in a commercial area and was previously a Gas Station.

West Beach Food Mart



Prepared by & Return to:
U.S. Title & Real Estate Closing Services, Inc.
8756 Ortega Park Drive
Navarre, FL 32566
850-936-9558
File Number: 4200806019 CLEARY-DO



1st Judicial District
Instrument 2008 5658 D J1
Filed/Recorded 6 30 2008 4 14 P
Total Fees 13.00
2 Pages Recorded

[Space Above This Line For Recording Data]

State of Mississippi

County of Harrison

WARRANTY DEED

For and in consideration of the sum of Ten Dollars (\$10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, we, **John D. Donovan, Jr. and Dianna L. Donovan, husband and wife** do hereby sell, convey and warrant unto **William G. Cleary and Joseph Armideo**, the following described land and property situated in the 1st Judicial District of Harrison County, Mississippi, to wit:

Section 8, Township 8 South, Range 11 West, being a part of Lot 53 & 54 of Gottschalk Survey and meets & bounds description; also bound on W. by Broad.

A parcel of land situated and being located in the Claude Ladner Claim, Township 8 South, Range 11 West, and being part of the GOTTSCHALK SURVEY, City of Gulfport, First Judicial District of Harrison County, Mississippi and being more particularly described as follows, to-wit: Commencing at the intersection of the easterly margin of Broad Avenue with the northerly right-of-way of U.S. Highway 90; thence run North 28 degrees 00 minutes west 180.0 feet along the easterly margin of Broad Avenue to the Point of Beginning; thence run from said Point of Beginning, North 64 degrees 24 minutes 28 seconds East 180.4 feet along the north line formerly of Humble Oil & Refining; thence run North 27 degrees 17 minutes 29 seconds East 139.9 feet; thence run South 64 degrees 23 minutes 17 seconds West 182.13 feet along the easterly margin of Broad Avenue; thence run South 28 degrees 00 minutes East 139.9 feet along the easterly margin of Broad Avenue to the Point of Beginning.

Parcel Number: 0711O-01-029.000

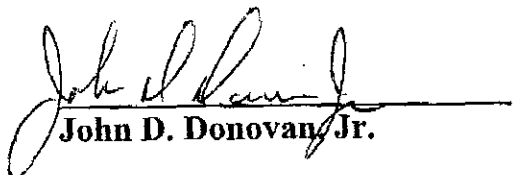
Together with all and singular the rights, privileges, improvements and appurtenances to the same belonging or in any wise appertaining.

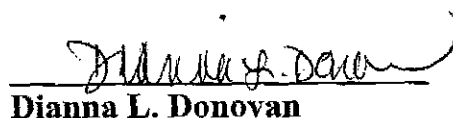
This conveyance is made subject to any and all reservations, restrictions, easements, exceptions, covenants and conditions of record, including any mineral, oil or gas reservations and any covenants or restrictions of record.

If bounded by water, the warranty granted herein shall not extend to any part of the above described property which is tideland or coastal wetlands as defined in the Mississippi Coastal Wetlands Protection Act and this conveyance includes any natural accretion and is subject to any erosion due to the action of the elements.

It is agreed and understood that the taxes for the current year have been prorated as of this date on an estimated basis, and that when said taxes are actually determined, if the proration as of this date is incorrect, the parties herein agree to pay on a basis of an actual proration. All subsequent years taxes are specifically assumed by Grantees herein.

WITNESS our signatures, this the 26 day of June, 2008.

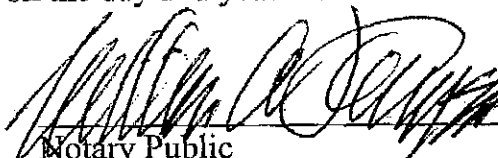

John D. Donovan, Jr.


Dianna L. Donovan

State of Mississippi

County of Harrison

Personally came and appeared before me, the undersigned authority in and for the aforesaid County and State on this the 26th day of June, 2008, **John D. Donovan, Jr. and Dianna L. Donovan**, who acknowledged that he signed and delivered the foregoing instrument of writing on the day and year therein mentioned.


Notary Public
My Commission Expires.



Address of Grantors:
111 Summer Lane
Long Beach, MS 39560
228-380-0959

Address of Grantees:
1108 Madden Lane
Courtland, NY 13045
607-753-9148

INDEXING INSTRUCTION:

Index in the NE1/4 of the SW1/4 of Section 8, Township 8 South, Range 11 West

STATE OF MISSISSIPPI
COUNTY OF HARRISON
FIRST JUDICIAL DISTRICT

SCANNED

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 Dollars, cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, the undersigned, **Aubrey N. Griffin**, does hereby sell, convey and warrant to **William G. Cleary and Joseph Armideo** the following described real property, with improvements thereon, situated and being in the First Judicial District of Harrison County, Mississippi, to-wit:

That certain parcel of land situated and being in Lots 53 and 54 of the Gottschalk Survey of the Claud Ladner Claim, or Grant, in Township 8 South, Range 11 West, in Harrison County, Mississippi, and more particularly described as follows:

Beginning at an iron pipe set at the intersection of the East margin of Broad Avenue in the City of Gulfport, Mississippi, with the North margin of U.S. Highway 90 and from said point of beginning run thence North 28 degrees 42 minutes West along the East margin of Broad Avenue a distance of 320 feet to an iron bar; run thence North 63 degrees 23 minutes East a distance of 181.80 feet, more or less, to the East margin of said Lot 54 of the Gottschalk Survey; run thence South 28 degrees 20 minutes 30 seconds East along the East margin of said Lot 54 a distance of 319.93 feet to the North margin of U.S. Highway 90; continue South 28 degrees 20 minutes 30 seconds East a distance of 315.18 feet, more or less, to the water's edge of the Gulf of Mexico at mean high tide; run thence Southwesterly along the meanderings of the said Gulf of Mexico's water's edge at mean high tide a distance of 180 feet, more or less, to a point which would be the East margin of Broad Avenue, if same were extended; run thence North 28 degrees 42 minutes West a distance of 328.18 feet, more or less, to the point of beginning.

LESS AND EXCEPT the following described property conveyed by Exxon Corporation to Maurice L. Colly by Deed of Conveyance dated July 23, 1973, recorded in Deed Book 711 at page 314 in the office of the Chancery Clerk of Harrison County, Mississippi, First Judicial District, described as a tract or a parcel of land situated in the Claud Ladner Claim, T8S-R11W, Harrison County, Mississippi, and being a part of Lots 53 and 54 of the Gottschalk Survey and being more fully described as follows:

Commencing at an iron pipe marking the intersection of the easterly R/O/W line of Broad Avenue with the northerly R/O/W line of U.S. Hwy. 90; thence run N 28° 42' W 180 feet to the point of beginning; thence run N 63° 23' E 180.4 feet to a point, said line also being common line with Exxon (formerly Humble Oil & Refining Company) property; thence run N 28° 20' 30" W 140 feet to a point; thence run S 63° 23' W 181.8 feet to a point; thence run S 28° 42' E 140 feet to the point of beginning.

LESS AND EXCEPT the following described property conveyed by Exxon Corporation to the City of Gulfport, Mississippi, by Special Warranty Deed dated June 3, 1987, recorded in Deed Book 1075 at page 180 in the office of the Chancery Clerk of Harrison County, Mississippi, First Judicial District, described as follows:

A parcel of land located in Section 8, Township 8 South, Range 11 West, Gulfport, Harrison County, Mississippi. Parcel is also located in, and is a part of the Gottschalk Survey as recorded in Deed Book 435, Page 238 in the office of the

1st Judicial District

Instrument 2007 3473 D -J1
Filed/Recorded 3 29 2007 9 49 A

Total Fees 13.00

3 Pages Recorded



2

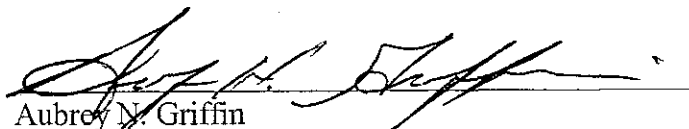
Chancery Clerk, Harrison County, Mississippi. Parcel is more particularly described as beginning at a point marking the intersection of the North right-of-way of U.S. Highway 90 and the East right-of-way of Broad Avenue and run thence North 28 degrees West, along the East right-of-way of Broad Avenue a distance of 16 feet, run thence South 68 degrees 14 minutes 20 seconds East a distance of 21.66 feet to the North right-of-way to U.S. Highway 90, run thence South 64 degrees 10 minutes 40 seconds West along the North right-of-way of U.S. Highway 90, a distance of 14 feet to the point of beginning.

This conveyance is made subject to the lien for ad valorem taxes for the current year, as well as such restrictions, reservations, easements and other matters affecting the title thereto (with the exception of printed exclusions from the coverage of any title insurance commitment or policy) as are revealed to Grantees by any survey, title opinion, title insurance commitment or title insurance policy delivered to Grantees contemporaneously with sale.

This conveyance is further subject to the covenants, conditions and restrictions contained in the special warranty deed from Exxon Corporation to Aubrey N. Griffin, dated effective the 31st day of August, 1992, and recorded in Book 1223, Pages 252-57 of the Record of Deeds in the office of the Chancery Clerk in the First Judicial District of Harrison County, Mississippi. This conveyance is also subject to the reservation in Exxon Corporation of the right of access to the property, at no cost to Exxon Corporation, its employees, agents and contractors, as required for any activities deemed necessary or appropriate to Exxon Corporation to carry out any testing or remediation which Exxon Corporation may choose to undertake, or which may be required by any governmental agency having jurisdiction over the environmental condition of the property.

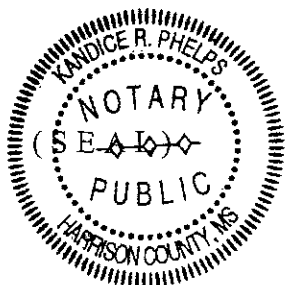
Estimated city and county ad valorem taxes have been prorated between the parties as a part of the consideration for this conveyance. In the event the estimates upon which such proration is based prove to be inaccurate for any reason, the Grantees agree to refund any excess, and the Grantor agrees to pay any deficiency, upon receipt of a copy of the tax statement for the current year and a computation of the true amount due, based on a 365 day year.

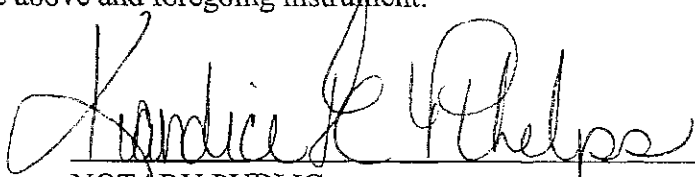
Witness my signature, this 23rd day of March, 2007.


Aubrey N. Griffin

STATE OF MISSISSIPPI
COUNTY OF HARRISON

Personally appeared before me, the undersigned authority in and for the said county and state, on this 23rd day of March, 2007, within my jurisdiction, the within named Aubrey N. Griffin, who acknowledged that he executed the above and foregoing instrument.




NOTARY PUBLIC

My commission expires:

NOTARY PUBLIC STATE OF MISSISSIPPI AT LARGE
MY COMMISSION EXPIRES: June 7, 2008
BONDED THRU NOT. & PUBLIC UNDERWRITERS

Grantor(s) address:

Aubrey N. Griffin

520 Evergreen Dr
Larry Beach, MS 38560
Tel. No. 663-3906

Grantee(s) address:

William G. Cleary

1108 Madden Lane
Cortland, NY 13045

Tel. No. 607-753-9148

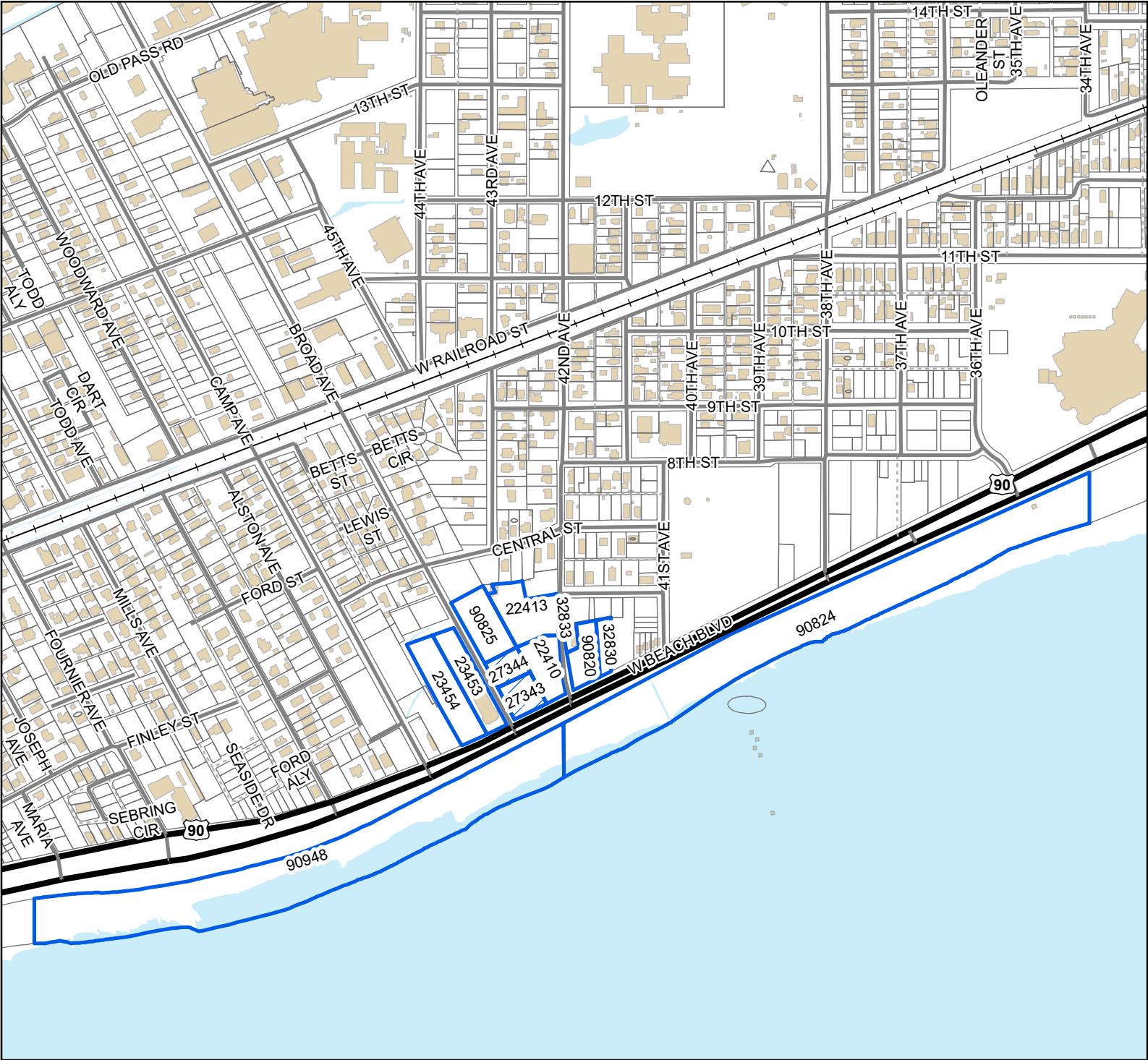
Grantee(s) address:

Joseph Armideo

101 N. Main St.
Hamer, NY 13077
Tel. No. 607-749-2233

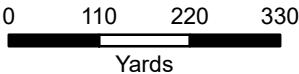
Prepared by:
DAVID S. RAINES
Post Office Box 7618
Gulfport, MS 39506-7618
Telephone: (228) 897-2201

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
Y	27344	07110-01-029.000	CLEARY WILLIAM G & ARMIDEO JOSEPH	1 ISLAND ROAD	STUART	FL	34996
Y	27343	07110-01-030.000	CLEARY WILLIAM G & ARMIDEO JOSEPH	1 ISLAND ROAD	STUART	FL	34996
Y			ARMIDEO JOSEPH	101 N. MAIN ST.	HOMER	NY	13077
N			Adjacent Property Owners (2406PC084)				
	32833	0711P-03-039.000	BOOKS STEVEN H & KIMBERLY M	115 SALEM PT DR	ROCHESTER	MN	55902
	22410	07110-01-028.000	CLEARY WILLIAM G	1 ISLAND RD	STUART	FL	34996
	90820	0711P-03-040.000	FLOYD GRAY HOLDINGS LLC	25 DEEP WATER PT	LUMBERTON	MS	39455
	22413	07110-01-027.000	GULF HAVEN OAKS LLC	P O BOX 1925	GULFPORT	MS	39502
N	90825	07110-01-020.000	GULF HAVEN OAKS LLC	P O BOX 1925	GULFPORT	MS	39502
N	90948	07110-02-001.000	GULFPORT CITY OF				0
N	90824	0711P-02-001.000	GULFPORT CITY OF -BEACH-				0
	32830	0711P-03-041.000	H & V INC	103 JOHNSTON PL	CLINTON	MS	39056
	23453	07110-03-033.000	RAMA HOSPITALITY LLC	1381 W FAIRWAY DRIVE	GULF SHORES	AL	36542
	23454	07110-03-034.000	ROYAL BEACH HOTEL LLC	C/O PHONG HO	BAKERSFIELD	CA	93312



Legend

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



1 inch = 700 feet



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

RE: Planning Commission Approval 2406PC084, by agent Nav Thind, seeking approval for a gas station use with a convenience store, Tax Parcels 0711O-01-029.000, 0711O-01-030.000, 510 Broad Ave, 4220 W Beach Blvd, Zoned T4+ (General Urban Zone "Plus"), Ward 2

To Applicants and Adjacent Property Owners:

The City of Gulfport Planning Commission will hold a public hearing to consider the above application at 4:30 P.M. on **Thursday, June 27, 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, June 27, 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
33468	560643	Print Legal Ad-IPL01769120 - IPL0176912		\$91.45	2	61 L

Attention: JESSICA VERSIGA

GULFPORT CITY HALL
1410 24 TH AVENUE
GULFPORT, MS 39501

jversiga@gulfport-ms.gov

LEGAL NOTICE PUBLIC HEARING

In conformance with Section VIII of the Comprehensive Zoning Ordinance of the City of Gulfport, Mississippi, 1979 as amended, notice is hereby given advising that the Gulfport City Planning Commission will hold a public hearing in the City of Gulfport, Mississippi at 4:30 P.M., Thursday, June 27, 2024 in the Council Chambers of the Gulfport City Hall located at 2309 15 th Street to consider the following requests. A copy of the requests will be available for public review at the office of the Department of Urban Development, Planning Division, located on first floor of the William H. Hardy Building, 1410 24 th Avenue.

Planning Commission Approval 2405PC062, by agent Isis Payton, seeking approval for mobile home use, Tax Parcel 0810D-02-021.000, 8286 Ohio Ave, Zoned R-1-5 (Single-family), Ward 3

Planning Commission Approval 2406PC076, by owner Deborah Wright, seeking approval for a mobile home use, Tax Parcel 0810E-04-098.000, 4214 Michigan Ave, Zoned R-1-5 (Single-family), Ward 3

Planning Commission Approval 2406PC084, by agent Nav Thind, seeking approval for a gas station use with a convenience store, Tax Parcels 0711O-01 029.000, 0711O-01-030.000, 510 Broad Ave, 4220 W Beach Blvd, Zoned T4+ (General Urban Zone "Plus"), Ward 2

Planning Commission Approval 2406PC086, by agent Lisa Ramos, seeking approval for an administrative office use for a bike rental business as a home occupation, Tax Parcel 0910G-01-018.001, 11 Bayou View Drive, Zoned R-1-7.5 (Single-family), Ward 4

Planning Commission Approval 2406PC091, by agent Vinson Key-hea, seeking approval for automobile sales of less than 50 vehicles, Tax Parcel 0910N-06- 009.000, 407 32 1/2 Street, Zoned B-2 (General Business), Ward 4

General Plan 2407PC092, by agent Robert Riemann, seeking approval for a 25-lot townhouse development with 3 outparcels, Tax Parcel 0809B-03-017.000, Zoned R-3 (Single-family), Ward 7

Zoning Map Amendment 2406PC080, by agent W Taylor Guild III, requesting to rezone to T4+ (General Urban Zone & "Plus"), Tax Parcels 1010N-05-086.000, 1010N-05-087.000, 2007 St James Blvd, 2009 St. James Blvd, Zoned R-1-7.5 (Single-family), Ward 2

Zoning Map Amendment 2406PC032, by owner Huyen Nguyen, requesting to rezone to T4L (General Urban Zone "Limited"), Tax Parcel 0811F-05-037.000, 1907 24th Ave, Zoned T5 (Urban Center Zone), Ward 3

Zoning Map Amendment 2406PC089, by agent W Taylor Guild III, requesting to rezone to T4+ (General Urban Zone "Plus"), Tax Parcels 1010N-05-086.000, 1010N-05-087.000, 2007 St James Blvd, 2009 St. James Blvd, Zoned R-1-7.5 (Single-family), Ward 2

Zoning Text Amendment 2407PC094, by City of Gulfport Administration, to amend Appendix D (Smartcode) at 5.4.11a and 5.4.11b both at building setback to delete the 6-foot maximum side yard setback.

This the 5th day of June 2024

Keith Williams, Chairman
City of Gulfport Planning Commission
IPL0176912
Jun 12 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:
06/12/24

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.

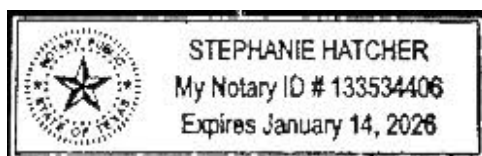
Mary Castro

Sworn to and subscribed before me this 12th day of
June 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: June 27, 2024

Re: Planning Commission Approval 2406PC086:

Planning Commission Approval 2406PC086, by agent Lisa Ramos, seeking approval for an administrative office use for a bike rental business as a home occupation, Tax Parcel 0910G-01-018.001, 11 Bayou View Drive, Zoned R-1-7.5 (Single-family), Ward 4

Technical Report

PLANNING COMMISSION APPROVAL

GENERAL INFORMATION

Case File Number: 2406PC086

Hearing Date: June 27, 2024

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

Legal: Planning Commission Approval 2406PC086, by agent Lisa Ramos, seeking approval for an administrative office use for a bike rental business as a home occupation, Tax Parcel 0910G-01-018.001, 11 Bayou View Drive, Zoned R-1-7.5 (Single-family), Ward 4.

TECHNICAL DETAILS

Applicant is seeking approval for an administrative office use for a bike rental service as a home occupation. Applicant has stated on their application that there will be no additional traffic or traffic congestion, as no customers will be on-site. Applicant states they will visit the customers off-site, by internet appointment or by phone appointment. Applicant states that they will only have the one surrey bike at all times, and that they bike will be stored on site in the garage. Applicant has provided photographic illustrations of the surrey bike in question, showing that it is a non-electric two-person, four-wheel bike that is peddle-powered.

EXECUTIVE SUMMARY

Applicant is seeking approval for an administrative office for a bike rental service as a home occupation. Applicant has stated in their application that they will no have any customers on-site, and that they will only have the one surrey bike for rental at all times. Should multiple bikes be stored for rental, they shall be stored off-site at a commercial location, as the storage of multiple bikes for commercial use would classify as bulk storage. Per City of Gulfport ordinances, no bulk storage shall be permitted for any home occupations.

Any approval should consider these conditions:

1. No customers allowed on premises.
2. Storage of multiple bikes for commercial use shall require off-site storage at a commercial location.
3. Approval allows for an administrative office for a bike rental service as a home occupation.

DEPARTMENTAL CONDITIONS

Engineering: No conditions. Memo dated 6/14/24.

Public Works: No conditions. Memo dated 6/14/24.

Traffic and Safety: No conditions. Memo dated 6/5/24.

Technical Report
PLANNING COMMISSION APPROVAL

Building Code Services: No customers allowed on premises. Memo dated 6/6/24.

GIS: No conditions. Memo dated 6/13/24.

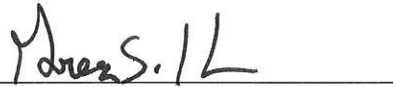
Police Department: No comments as of 6/14/24.

Fire Department: No conditions. Memo dated 6/5/24.

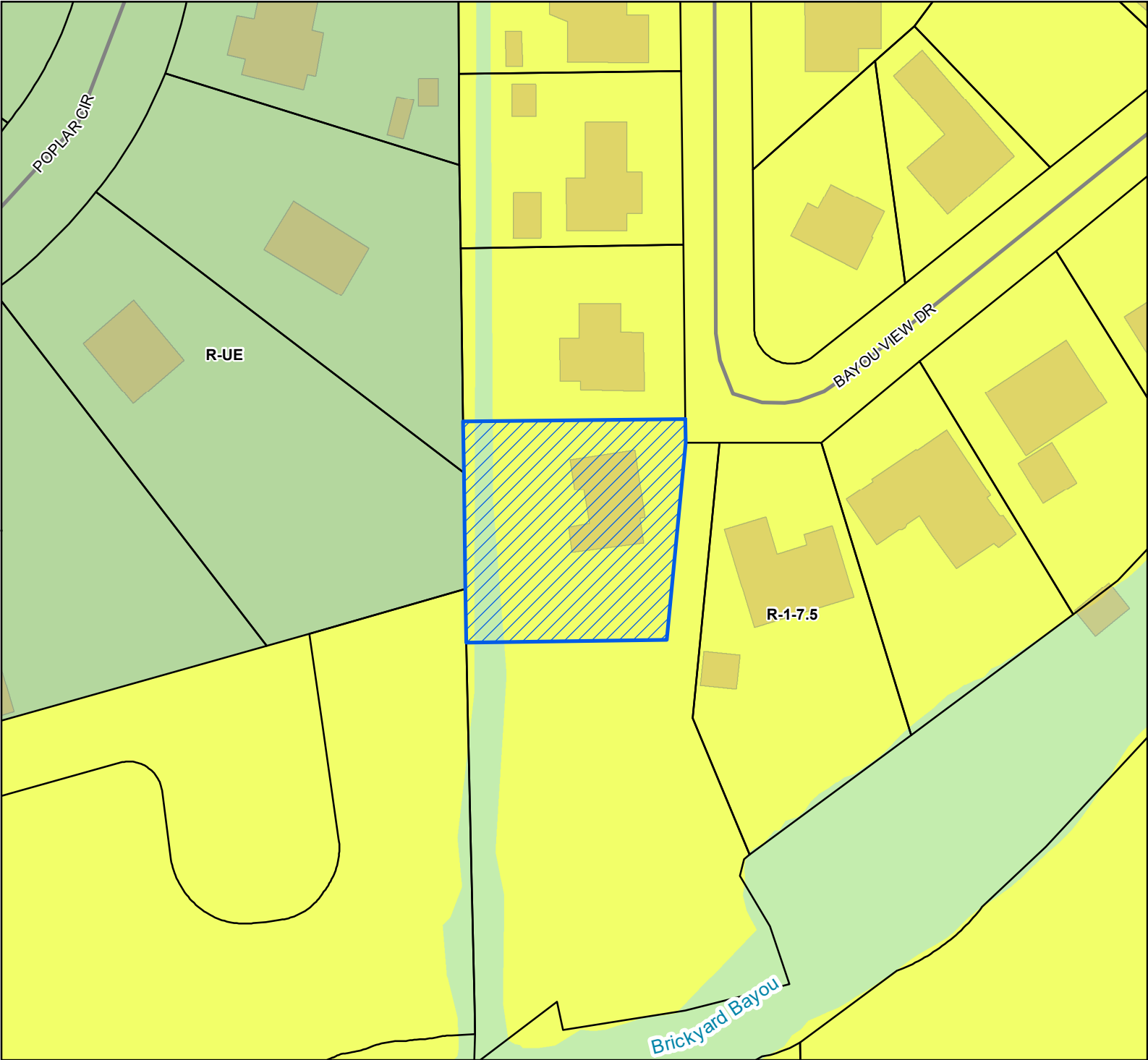
City Arborist: No conditions. Memo dated 6/5/24.

DIRECTOR APPROVAL

This report has been reviewed and approved by:



Greg Holmes
Director of Urban Development Department



Site

Street

Parcels

Buildings

Water Features

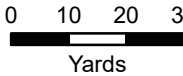
City Limit

Zoning

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

R-UE - Residential Urban Estate

Site Information
0910G-01-018.001
Zoning: R-1-7.5 (Single Family)
Size: 24373.54 sqft
Flood: AE



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.

Samuel



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

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

Property Information

TAX PARCEL #

0	9	1	0	G

 -

0	1

 -

0	1	8

 •

0	0	1

For Staff Use Only
Case Number: 2406PC086
Date Received: 5/7/24
Receipt Number: _____
Received By: JJ
Zoning: R-1-7.5
Ward: 4 Flood: AE
Size: 24373.54 sqft

(If necessary, use separate sheet of paper)

Address of Property Involved: 11 Bayou View DR, Gulfport, MS 39507

Lot(s) 11, Block(s) _____, Subdivision Bayou View Estates

General Location: _____

GENERAL DESCRIPTION OF REQUEST:

Home office for bike rental Business. Bikes are delivered to the Beach Multi-trail. No customer contact at location

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

Glenn Ramos
Printed Name of Owner
11 Bayou View DR
Mailing Address
Gulfport MS 39507
City State Zip code
GA 937-430-9610
Home Phone Work/Cell Phone
ramosglenn2020@gmail.com
Email
[Signature]
Signature of Owner

AGENT

Lisa Ramos
Printed Name of Agent
11 Bayou View DR
Mailing Address
Gulfport MS 39507
City State Zip code
614-316-2352
Home Phone Work/Cell Phone
Slapshotsplit@gmail.com
Email
Lisa M. Ramos
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.

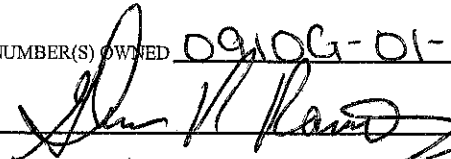
I hereby certify that I have read and understand this application and that all information and attachments are true and correct. I also certify that I agree to comply with all applicable city codes, ordinances and state laws. Finally, I certify that I am the owner of the property involved in this request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

NAME OF OWNER (PRINT) Glenn Ramos

ADDRESS (STREET, CITY, STATE, ZIP CODE) 11 Bayou View DR, Gulfport, MS 39507

PHONE # (H) 937-430-9610 (W) _____

TAX PARCEL NUMBER(S) OWNED 0910G-01-018.001

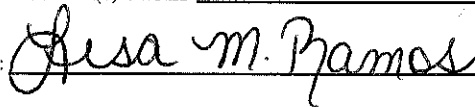
SIGNATURE: 

NAME OF OWNER (PRINT) Lisa Ramos

ADDRESS (STREET, CITY, STATE, ZIP CODE) 11 Bayou View DR, Gulfport, MS 39507

PHONE # (H) 614-316-2352 (W) 614-316-2352

TAX PARCEL NUMBER(S) OWNED 0910G-01-018.001

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 Lisa Ramos



Designation of Agent

I, Glenn Raymond Ramos, being property owner of 11 Bayou View Dr. Gulfport MS 39507
PRINT NAME PRIMARY ADDRESS OR PARCEL
 which is the subject of this application hereby authorize Lisa Michele Ramos to act as my
PRINT NAME
 representative with the City of Gulfport's Zoning Board of Adjustment and Appeals, and/or Planning Commission, and/or City Council, and/or permitting and licensing, as required by the City.

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

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

Glenn Ramos
 Signature

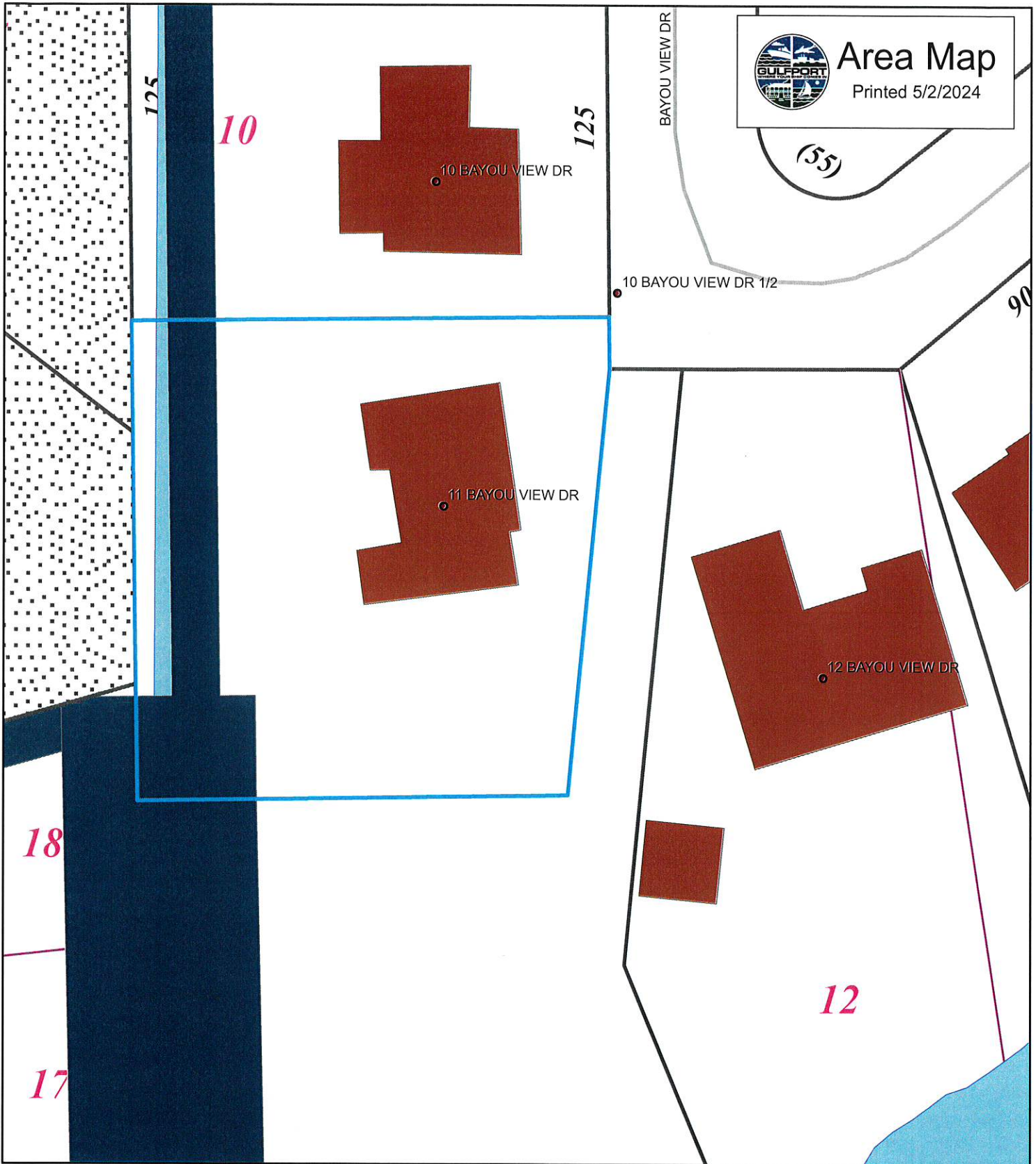
5/4/2024
 Date

Michigan Lenauee
 STATE OF ~~MISSISSIPPI~~ | COUNTY OF ~~HARRISON~~

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

Cathy Marvin
 Notary Public Cathy Marvin

9-17-29
 Commission Expiration



Area Map

Printed 5/2/2024

● Addresspoints

sde.DBO.BayouViewOverlay

Representation: sde.DBO.BayouViewOverlay_Rep

Original Bayou View

Minor/Residential

WaterFeatures

Parcels



1 inch = 43 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.

Supplemental Application for Gulf Coast Beach Cruisers

The use of 11 Bayou View Drive as a home office will not cause any changes regarding transportation and access, water supply, waste disposal, fire and police protection, or any other facilities. The location will be strictly used as a home office and to house one (1) Surrey bike and trailer, which has been stored at this location for the past four years. There will be no additional traffic, as all business transactions will take place along the Highway 90 multi-trail.

The Gulf Coast Beach Cruisers proposal is in harmony with the area, as it expands the beach experience for locals and visitors alike.

CHECKLIST FOR HOME OCCUPATIONS

Owner's Name: Glenn Ramos

Address: 11 Bayou View Drive

Phone: (Home) _____ (Work/Cell) (614) 316-2352

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

Name of business or service to be used as home occupation: Gulf Coast Beach Cruisers

Nature of business: Rental of Surrey Bike to be ridden along the Beach Multi-Trail. All face to face contact with customers will be along the beach multi-trail. The use of the home office will not cause a change in water supply

Please fill in all the appropriate blanks:

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

Earlier than 8:00 a.m. _____

Give hours: _____

Later than 5:00 p.m.: ✓

Give hours: 9:00 AM/6:00 pm

Method of conducting business:

Telephone: ✓

Mail order: _____

Personal computer: ✓

Appointment: _____

Traffic generation:

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

If so, specify the number and frequency of deliveries: _____

Describe size of vehicle making deliveries: _____

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

Service by appointment only with all contact made along the beach multi-trail (HW 90) _____

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

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

Is special equipment required in production? No

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

Are sales made from the premises? No

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

Local stores on consignment: _____

Arts and crafts or flea markets: _____

Trade shows: _____

Other: Via the internet or phone. All contact with customers is along the beach multi-trail (HW90)

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

Yes ☒ JMR No ☒

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

Printed Name: Lisa Ramos

Signature: Lisa Ramos

Date: ~~April 30, 2021~~ May 2, 2021



John D. Smith 1st Judicial District
 Instrument 2016 777 D - J1
 Filed/Recorded 2/10/2016 04:15 P
 Total Fees \$ 12.00
 3 Pages Recorded

Prepared By:

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

Return To:

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

INDEX IN: Part of Lot 11, BAYOU VIEW ESTATES SD, 1st Jud. Dist., Harrison County, MS

GRANTOR(S) NAME(S): CHARLES RANDOLPH BOX
 ADDRESS: 4901 Courthouse Road, Gulfport, MS 39507
 PHONE NO.: (228) 918-4354

GRANTEE(S) NAME(S): GLENN R. RAMOS
 ADDRESS: 398 Grubbs Ave., Gulfport, MS 39507
 PHONE NO.: (937) 430-9610

STATE OF MISSISSIPPI
 COUNTY OF HARRISON
 FIRST JUDICIAL DISTRICT

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN AND NO/100 DOLLARS
 (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt and

sufficiency of all of which is hereby acknowledged, I, **CHARLES RANDOLPH BOX**, Grantor, do hereby sell, convey and warrant unto **GLENN R. RAMOS**, Grantee, the following described property, together with any and all improvements thereon, situated and being located in the First Judicial District of Harrison County, Mississippi, and being further described as follows:

Commencing at the Northwest Corner of lot Eleven (11), BAYOU VIEW ESTATES SUBDIVISION, City of Gulfport, Harrison County, Mississippi, thence North 89°49' East along the North line of said Lot Eleven (11), a distance of 160.0 feet; thence South 0°11' East, a distance of 19.0 feet; thence South 6°22' West, a distance of 141.60 feet; thence South 89°49' West, a distance of 143.85 feet to the West line of Lot Eleven (11); thence North 0°11' West along the West line of Lot Eleven (11), a distance of 159.69 feet to the POINT OF BEGINNING.

ALSO:

An Easement for ingress and egress to the above property described as 25 feet in width, which lies East of and adjoins the East line of the above property commencing at a point 19 feet South of the Northeast Corner of this lot; thence run South 6 degrees 22 minutes West, a distance of 91.6 feet to the Southeast Corner of said Easement. Said Easement is a part of Lot Eleven (11), BAYOU VIEW ESTATES SUBDIVISION, and is granted to the Grantees, their successors and assigns.

Said property being the same property conveyed by Mark C. Orgler, Substitute Trustee, to Austin Randolph Box, Adam Christopher Box, and Charles Randolph Box, as joint tenants with full rights of survivorship, and not as tenants in commn, in a Substitute Trustee's Deed dated August 28, 2015, filed for record September 4, 2015, and recorded as Instrument 2015-6000-D-J1 of the records in the Office of the Chancery Clerk for the First Judicial District of Harrison County, Mississippi.

THE ABOVE DESCRIBED PROPERTY is not part of the homestead of the Grantor herein.

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

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

WITNESS MY/OUR SIGNATURE(S), this 4th day of FEBRUARY, 2016.

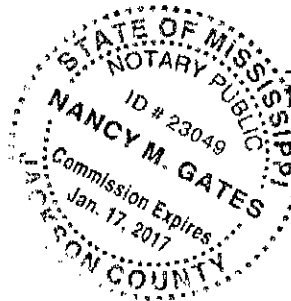
Charles Randolph Box
CHARLES RANDOLPH BOX

STATE OF MISSISSIPPI
COUNTY OF HARRISON

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the aforesaid jurisdiction, the within named, CHARLES RANDOLPH BOX, who acknowledged that he signed and delivered the above and foregoing Warranty Deed on the day and year therein mentioned.

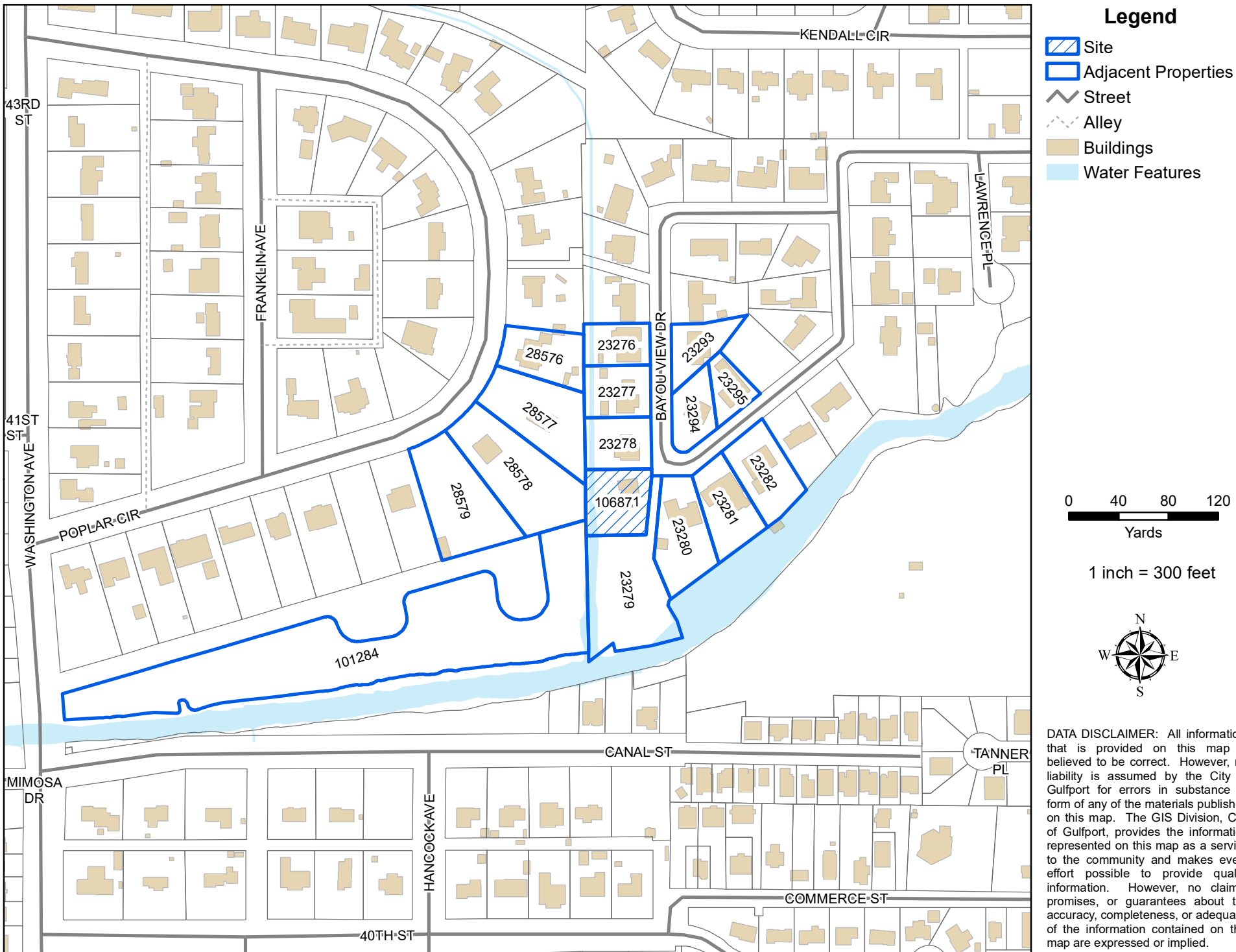
GIVEN UNDER MY HAND and official seal of office, this 4th day of February, 2016.

My Commission Expires:



2406PC086

Planning Commission Approval



Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
Y		0910G-01-018.001	GLENN RAMOS (OWNER)	11 BAYOU VIEW DR	GULFPORT	MS	39507
			LISA RAMOS (AGENT)	11 BAYOU VIEW DR	GULFPORT	MS	39507
			Adjacent Property Owners (2406PC086)				
	23294	0910G-01-033.000	GALLOWAY BRANDON L & ROBERT C	27 BAYOU VIEW DR	GULFPORT	MS	39507
	23277	0910G-01-020.000	RUDOLPH RYAN M & AMY	9 BAYOU VIEW DRIVE	GULFPORT	MS	39507
	28577	0910G-03-032.000	RUBLE MARTHA H -ESTATE-	24 POPLAR CIR	GULFPORT	MS	39507
	101284	0910G-03-044.001	BAILEY PROPERTIES INC	P O BOX 6039	GULFPORT	MS	39506
	23281	0910G-01-016.000	GREEN SEAN DRENNAN & MICHELLE	13 BAYOU VIEW DR	GULFPORT	MS	39507
	28578	0910G-03-033.000	BISHOP JOHN D & BENNETT TRACY	22 POPLAR CIRCLE	GULFPORT	MS	39507
	23295	0910G-01-034.000	KENNON RYAN T & RAMEY KRISTI N	28 BAYOU VIEW DR	GULFPORT	MS	39507
	23276	0910G-01-021.000	LINDLEY NEAL & SHANNON DALESSANDRI	8 BAYOU VIEW DR	GULFPORT	MS	39507
	23282	0910G-01-015.000	MCKINLEY CHARLES F & PATRICIA M	14 BAYOU VIEW DR	GULFPORT	MS	39501
N	106871	0910G-01-018.001	RAMOS GLENN R	11 BAYOU VIEW DR	GULFPORT	MS	39507
	23293	0910G-01-032.000	KINNISON JOHN PHILIP & LACY BORRERO	800 CANEY CHURCH DR	LUMBERTON	MS	39455
	28576	0910G-03-031.000	SPIKES TERRY LYN	26 POPLAR CIR	GULFPORT	MS	39507
	28579	0910G-03-034.000	SCARBROUGH DEAN E & LIBBY TERESA	18 POPLAR CIRCLE	GULFPORT	MS	39507
	23280	0910G-01-017.000	KIBLER-MIDDLETON ANGEL & MELODY	12 BAYOU VIEW DR	GULFPORT	MS	39507
	23278	0910G-01-019.000	BELL SHANNON MARIE	10 BAYOU VIEW DR	GULFPORT	MS	39507
	23279	0910G-01-018.000	DAY SAMUEL B & KIMBERLY E	15296 S SWAN RD	GULFPORT	MS	39503

RE: Planning Commission Approval 2406PC086, by agent Lisa Ramos, seeking approval for an administrative office use for a bike rental business as a home occupation, Tax Parcel 0910G-01-018.001, 11 Bayou View Drive, Zoned R-1-7.5 (Single-family), Ward 4

To Applicants and Adjacent Property Owners:

The City of Gulfport Planning Commission will hold a public hearing to consider the above application at 4:30 P.M. on **Thursday, June 27, 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, June 27, 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
33468	560643	Print Legal Ad-IPL01769120 - IPL0176912		\$91.45	2	61 L

Attention: JESSICA VERSIGA

GULFPORT CITY HALL
1410 24 TH AVENUE
GULFPORT, MS 39501

jversiga@gulfport-ms.gov

LEGAL NOTICE PUBLIC HEARING

In conformance with Section VIII of the Comprehensive Zoning Ordinance of the City of Gulfport, Mississippi, 1979 as amended, notice is hereby given advising that the Gulfport City Planning Commission will hold a public hearing in the City of Gulfport, Mississippi at 4:30 P.M., Thursday, June 27, 2024 in the Council Chambers of the Gulfport City Hall located at 2309 15 th Street to consider the following requests. A copy of the requests will be available for public review at the office of the Department of Urban Development, Planning Division, located on first floor of the William H. Hardy Building, 1410 24 th Avenue.

Planning Commission Approval 2405PC062, by agent Isis Payton, seeking approval for mobile home use, Tax Parcel 0810D-02-021.000, 8286 Ohio Ave, Zoned R-1-5 (Single-family), Ward 3

Planning Commission Approval 2406PC076, by owner Deborah Wright, seeking approval for a mobile home use, Tax Parcel 0810E-04-098.000, 4214 Michigan Ave, Zoned R-1-5 (Single-family), Ward 3

Planning Commission Approval 2406PC084, by agent Nav Thind, seeking approval for a gas station use with a convenience store, Tax Parcels 0711O-01 029.000, 0711O-01-030.000, 510 Broad Ave, 4220 W Beach Blvd, Zoned T4+ (General Urban Zone "Plus"), Ward 2

Planning Commission Approval 2406PC086, by agent Lisa Ramos, seeking approval for an administrative office use for a bike rental business as a home occupation, Tax Parcel 0910G-01-018.001, 11 Bayou View Drive, Zoned R-1-7.5 (Single-family), Ward 4

Planning Commission Approval 2406PC091, by agent Vinson Key-hea, seeking approval for automobile sales of less than 50 vehicles, Tax Parcel 0910N-06- 009.000, 407 32 1/2 Street, Zoned B-2 (General Business), Ward 4

General Plan 2407PC092, by agent Robert Riemann, seeking approval for a 25-lot townhouse development with 3 outparcels, Tax Parcel 0809B-03-017.000, Zoned R-3 (Single-family), Ward 7

Zoning Map Amendment 2406PC080, by agent W Taylor Guild III, requesting to rezone to T4+ (General Urban Zone & "Plus"), Tax Parcels 1010N-05-086.000, 1010N-05-087.000, 2007 St James Blvd, 2009 St. James Blvd, Zoned R-1-7.5 (Single-family), Ward 2

Zoning Map Amendment 2406PC032, by owner Huyen Nguyen, requesting to rezone to T4L (General Urban Zone "Limited"), Tax Parcel 0811F-05-037.000, 1907 24th Ave, Zoned T5 (Urban Center Zone), Ward 3

Zoning Map Amendment 2406PC089, by agent W Taylor Guild III, requesting to rezone to T4+ (General Urban Zone "Plus"), Tax Parcels 1010N-05-086.000, 1010N-05-087.000, 2007 St James Blvd, 2009 St. James Blvd, Zoned R-1-7.5 (Single-family), Ward 2

Zoning Text Amendment 2407PC094, by City of Gulfport Administration, to amend Appendix D (Smartcode) at 5.4.11a and 5.4.11b both at building setback to delete the 6-foot maximum side yard setback.

This the 5th day of June 2024

Keith Williams, Chairman
City of Gulfport Planning Commission
IPL0176912
Jun 12 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:
06/12/24

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.

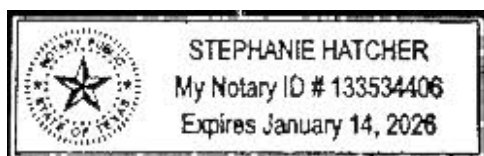
Mary Castro

Sworn to and subscribed before me this 12th day of
June 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: June 27, 2024

Re: Planning Commission Approval 2406PC091:

Planning Commission Approval 2406PC091, by agent Vinson Keyhea, seeking approval for automobile sales of less than 50 vehicles, Tax Parcel 0910N-06-009.000, 407 32 1/2 Street, Zoned B-2 (General Business), Ward 4

Technical Report

PLANNING COMMISSION APPROVAL

GENERAL INFORMATION

Case File Number: 2406PC091

Hearing Date: June 27, 2024

Current Zoning/Use: B-2 / Commercial Structure

Legal: Planning Commission Approval, by agent Vinson Keyhea, seeking approval for automobile sales of less than 50 vehicles, Tax Parcel 0910N-06-009.000, 407 32 1/2 Street, Zoned B-2 (General Business), Ward 4

TECHNICAL DETAILS

The applicant is requesting approval to use the building/property as an online business for car sales of less than 50 vehicles at 407 32 ½ Street, which is in a B-2 zoning district. As it stands, there are car dealerships that house less than 50 cars at 617 Pass Road, 707 Pass Road, 711 Pass Road, and 803 Pass Road which are less than a mile away from this property, and therefore this establishes that this property would not be setting precedence in this area for the proposed use. That said, the beforementioned businesses are pre-existing but are within B-2 zoning districts which would allow for the use, per Planning Commission Approval.

Therefore, the use would be in harmony with other properties in this district and parking. In addition, there are no definable issues with parking, as the site plan submitted for 9 available parking spots for employees and vehicle that accommodates on site turnaround. While a site plan for where the vehicles for sale would be placed was not produced, upon staff review there appears to be plenty of space available to place the vehicles on the property.

EXECUTIVE SUMMARY

Applicant is requesting approval to use the building/property as an automobile sales use of less than 50 vehicles in a B-2 zoning district. Upon staff review of the surrounding area, there are at least four other existing car dealerships that accommodate less than 50 vehicles which are less than a mile away from this property. The closest of the three dealerships being roughly 1200 feet from the subject site. While these three dealerships are pre-existing, they are each within a B-2 zoning district as well which would require them to go through Planning Commission for approval.

With the existing businesses in that area working in vehicle sales and the current structure meeting parking requirements for using the building/property as an online business for car sales of less than 50 vehicles as well as being in harmony with the rest of the district, there are no definable issues to this request.

This is for approval is for the use only. If the applicant has intentions of parking in front of the building that will require variance(s) for backing into the right-of-way. No Privilege Tax License will be issued until this matter is resolved.

Technical Report

PLANNING COMMISSION APPROVAL

Any approval should consider these conditions:

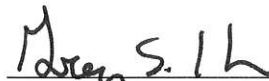
1. Must meet all building Codes and City of Gulfport Ordinances.
2. Approval allows for car sales of less than 50 vehicles.
3. Parking must be concrete or asphalt.
4. Required parking requirement must be met.
5. No parking in front of the building without a variance for backing out into the right-of-way.

DEPARTMENTAL CONDITIONS

<u>Engineering:</u>	No conditions. Memo dated 6/14/24.
<u>Public Works:</u>	No comments. Memo dated 6/14/24.
<u>Traffic and Safety:</u>	Parking lot will have to be striped to meet ADA & City of Gulfport construction standards. Memo dated 6/5/24.
<u>Building Code Services:</u>	Must meet all building Codes and City of Gulfport Ordinances. Must meet 2010 ADA Standards. Memo dated 6/6/24.
<u>GIS:</u>	No conditions. Memo dated 6/13/24.
<u>Police Department:</u>	No comments. Memo dated 6/14/24.
<u>Fire Department:</u>	No conditions. Memo dated 6/5/24.
<u>City Arborist:</u>	No conditions. Memo dated 6/5/24.

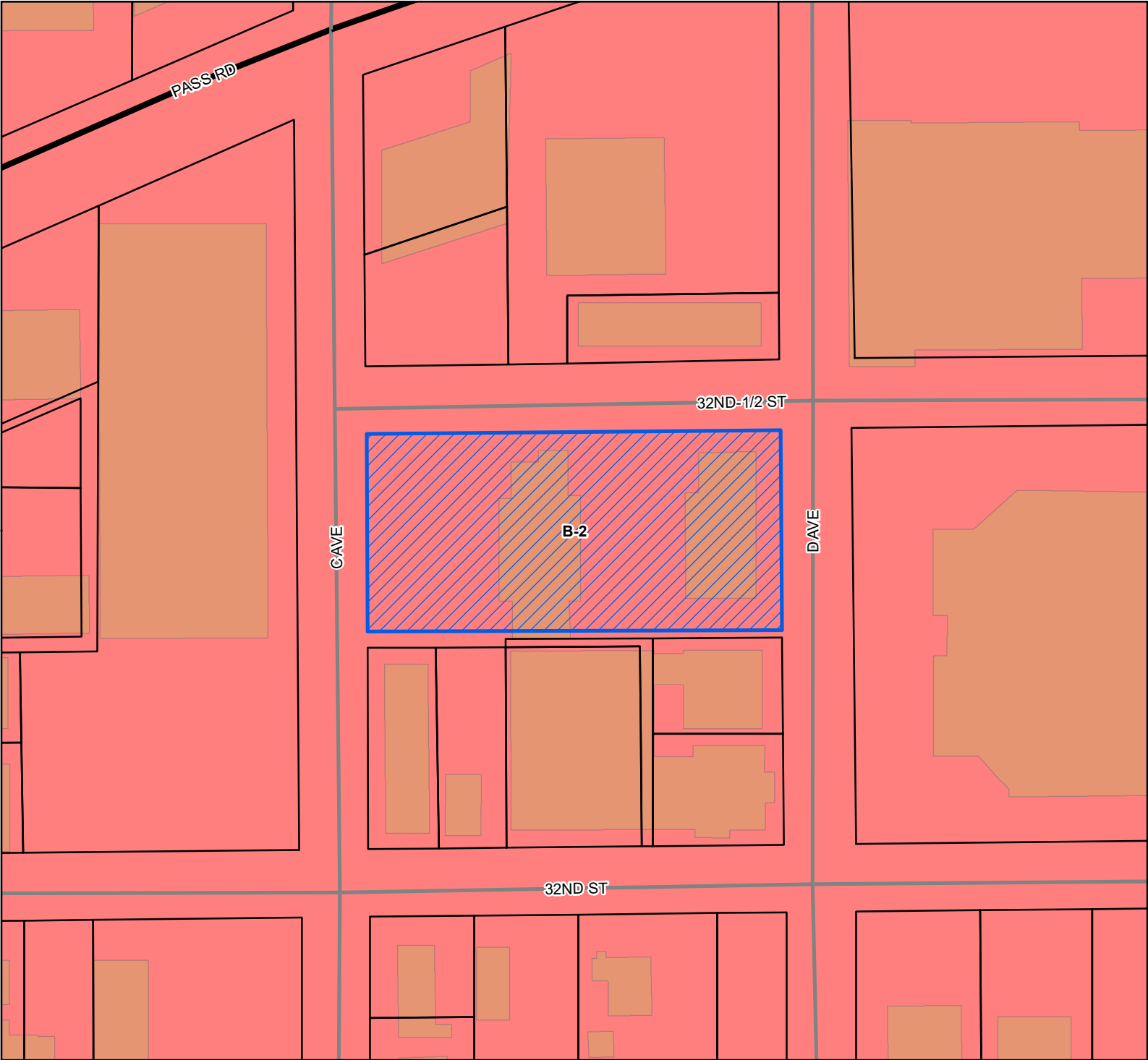
DIRECTOR APPROVAL

This report has been reviewed and approved by:



Greg Holmes
Director of Urban Development Department





 Site

 US or State Highway

 Street

 Parcels

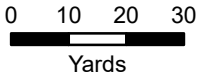
 Buildings

 City Limit

Zoning

 B-2 - General Business District

Site Information
0910N-06-009.000
Zoning: B-2 (General Business)
Size: 42739.58 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	1	0	N

 -

0	6

 -

0	0	9

 .

0	0	0

For Staff Use Only
Case Number: 246 PC091
Date Received: 5/10/24
Receipt Number: 12750892
Received By: JD
Zoning: B-2
Ward: 4 Flood: X
Size: 42739.58

(If necessary, use separate sheet of paper)

Address of Property Involved: 407 32 1/2 St, Gulfport 39507

Lot(s) 1-6, Block(s) 12, Subdivision Magnolia Grove

General Location: Between C & D Avenue closer to Pass Road down from the Aviation Museum

GENERAL DESCRIPTION OF REQUEST:

Request approval to use building/property as an on-line car dealership with fewer than 50 cars.

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.

32 1/2 Street LLC OWNER
Dona H. Haynes
Printed Name of Owner
32 Greenbriar Drive
Mailing Address
Gulfport MS 39507
City State Zip code
228-896-6382 228-861-7602
Home Phone Work/Cell Phone
donahaynes@bellsouth.net
Email
Dona H. Haynes for
Signature of Owner
32 1/2 Street LLC

AGENT
Vinson Keyhea
Printed Name of Agent
14328 N. White Swan Dr.
Mailing Address
Gulfport MS 39503
City State Zip code
N/A 228-324-0319
Home Phone Work/Cell Phone
Bossman 4964@gmail.com
Email
Vinson Keyhea
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.

☐

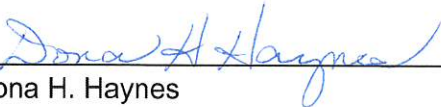
SECTIONS A. THROUGH G. MUST BE SUBMITTED FOR A COMPLETE APPLICATION.

May 7, 2024

Application for Planning Commission Approval

RE: Authority to Act as Agent

I, Dona H. Haynes, managing member of 32 ½ Street, LLC, holding 407 32 ½ Street, grant authority to Vinson Keyhea to Act as Agent for purposes of requesting approval to use this building/property as an on-line car dealership with fewer than 50 cars.



Dona H. Haynes
Managing Member
32 ½ Street, LLC

Appeared before me on the 7th day of May, 2024.

Notary: 

Commission Expires: April 18, 2028



F. Provide a written statement addressing the following issues: Explain how the site plan is appropriate with regard to:

- **Transportation and access**

Coast Transit Authority (CTA) is the public transportation for the Mississippi Gulf Coast. It is a non-profit provider which makes it an affordable service. The transportation is accessible to the public and is used accordingly. The site plan is appropriate with regard to transportation and being accessible to the public.

- **Water supply**

The water supply is provided by the City of Gulfport and is regulated by the same for safety. Therefore, no issues or concerns are identified.

- **Waste disposal**

Garbage and Recycling Services are provided by Waste Pro. The City of Gulfport ensures proper waste disposal. Therefore, waste disposal is not a concern and is appropriate for this plan.

- **Fire and Police protection**

The City of Gulfport ensures proper fire and police protection. Therefore, it is appropriate and supports the needs of this site plan.

- **Other public facilities**

There are public facilities in the vicinity such as community centers, the train museum, public stores, churches, car dealerships, just to name a few.

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

There is direct access to the property with no restrictions for entry nor exit.

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

The proposal is in harmony with the orderly and appropriate development of the district. It is in a business zone which supports the surrounding communities. It will enhance the growth and development of the community.



Michael Watson

SECRETARY OF STATE

This is not an official certificate of good standing.

Name History

Name	Name Type
32 1/2 Street, LLC	Legal

Business Information

Business Type:	Limited Liability Company
Business ID:	949143
Status:	Good Standing
Effective Date:	05/07/2009
State of Incorporation:	Mississippi
Principal Office Address:	401 32 1/2 Street Gulfport, MS 39507

Registered Agent

Name
Haynes, Dona H. 32 Greenbriar Drive Gulfport, MS 39507

Officers & Directors

Name	Title
Dona Haynes 32 GREENBRIAR GULFPORT, MS 39507	Member
Kaleel G Salloum Jr 1611 24Th Avenue, Suite BPO Box 1717 Gulfport, MS 39502	Other



Pass RD.

G AVE

32 1/2 ST

Office space

66

Storage
for
cars

147

165

66

Handicap

60

9x18

9x18

9x18

9x18

9x18

9x18

9x18

9x18

9x18

9x18

9x18

9x18

9x18

Backup space greater than 25'

36

96

81

81

81

81

81

81

81

81

81

81

81

81

Back up
greater than
25'

Cars for sale

Not
to
scale

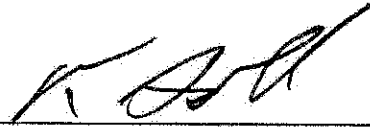
**APPOINTMENT OF INITIAL MEMBER AND MANAGER
OF
32 ½ STREET, LLC**

Pursuant to that Certificate of Formation of 32 ½ Street, LLC, I, Kaleel "Teal" Salloum, Jr., do hereby make the following appointments:

i) I appoint Dona H. Haynes, Executrix of the Estate of James H. Haynes, as the original and sole Member of 32 ½ Street, LLC.

ii) I appoint Dona H. Haynes, individually, as the Manager of 32 ½ Street, LLC.

This the 7th day of May, 2009.



Kaleel "Teal" Salloum, Jr.

ASSIGNMENT OF INTEREST IN 32 ½ STREET, LLC

THIS ASSIGNMENT of interest in 32 ½ Street, LLC, a Mississippi limited liability company (the "Company") dated the 2nd day of February, 2011, is from Dona H. Haynes, Executrix of the Estate of James H. Haynes of Harrison County, Mississippi ("Assignor") to Dona H. Haynes, of Harrison County, Mississippi ("Assignee").

Article One Assignment

For good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Assignor hereby: (i) assigns, transfers and delivers to Assignee a 100% financial interest (the "Financial Interest") in the Company, and (ii) represents that the Financial Interest comprises the entire financial interest in the Company and therefore, pursuant to Miss. Code Ann. 79-29-707, the Assignee will be admitted as a substitute member of the Company simultaneously with and upon the assignment made hereby.

Article Two Acceptance of Assignment

Assignee hereby: (i) acknowledges the delivery of this Assignment, (ii) accepts the assignment of property described by this instrument, and (iii) acknowledges that she understands the rights and obligations associated with the Financial Interest transferred hereby (including the restrictions on its transfer).

Article Three Interests

The parties hereto acknowledge and agree that after giving effect to the transfers made hereby, Interests in the Company shall be held as follows:

<u>Members</u>	<u>Interest</u>
Dona H. Haynes	100%

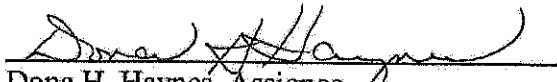
Article Four Manager

Assignee hereby appoints Dona Haynes, Assignee hereunder, as manager of the Company.

Article Five Other Instruments

Promptly on request, the parties to this instrument shall execute and deliver such additional instruments as may be required to confirm the foregoing and admission of Assignee as a substitute Member of the Company.

IN WITNESS WHEREOF, the undersigned, representing the Assignee and Assignor, have signed this instrument on the day and year first above written.


Dona H. Haynes, Assignee

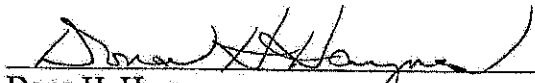
STATE OF MISSISSIPPI
COUNTY OF HARRISON

PERSONALLY appeared before me, the undersigned authority in and for said County and State, Dona H. Haynes, who acknowledged before me that she signed and delivered the above and foregoing instrument on the day and year therein written and for all purposes therein stated.

GIVEN under my hand and official seal of office, this 2nd day of February, 2011.

NOTARY PUBLIC



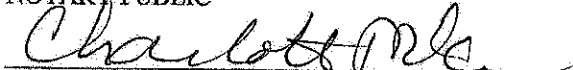

Dona H. Haynes,
Executor of the Estate of James H. Haynes, Assignor

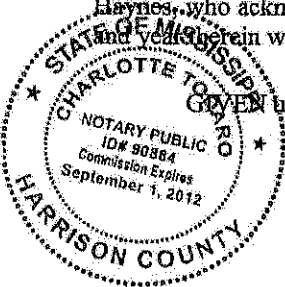
STATE OF MISSISSIPPI
COUNTY OF HARRISON

PERSONALLY appeared before me, the undersigned authority in and for said County and State, Dona H. Haynes, who acknowledged before me that she is the Executor of the Estate of James H. Haynes, and that in said representative capacity, signed and delivered the above and foregoing instrument on the day and year therein written and for all purposes therein stated.

GIVEN under my hand and official seal of office, this 2nd day of February, 2011.

NOTARY PUBLIC







1st Judicial District

Instrument 2009 3658 D -J1
Filed/Recorded 5 26 2009 1 14 P
Total Fees 17 00

8 Pages Recorded

Page 1



STATE OF MISSISSIPPI
COUNTY OF HARRISON

EXECUTRIX'S DEED

Pursuant to the power granted therefor by the Chancery Court of the First Judicial District of Harrison County, Mississippi, in that certain Order dated April 28, 2009, in Cause No. 09-00020(1), In the Estate of James H. Haynes, Deceased (a copy of which Order is attached), and 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 DONA H. HAYNES, AS EXECUTRIX, GRANTOR, does hereby transfer and convey and warrant unto 32 ½ STREET, LLC, A MISSISSIPPI LIMITED LIABILITY COMPANY, GRANTEE, all of the right title and interest of the Executrix and of the Estate of James H. Haynes, Deceased, in and to the following described land and property, lying and being situated in the First Judicial District of Harrison County, Mississippi, to wit:

Lots 1 through 6, inclusive, Block 12, Magnolia Grove Revision as shown by the map or plat thereof on file and of record in the office of the Chancery Clerk of Harrison County, Mississippi.

This conveyance is made subject to any prior reservation of oil, gas and other minerals and any restrictions or other matters of record.

Taxes for the current year are assumed by the Grantee.

WITNESS MY SIGNATURE, this the 21st day of May, 2009.

Dona H. Haynes
Dona H. Haynes, Executor of the Estate of
James H. Haynes, deceased, GRANTOR

ACKNOWLEDGMENT

STATE OF HARRISON
COUNTY OF MISSISSIPPI

Personally appeared before me, the undersigned authority in and for the said county and state, on this 21st day of May, 2009, within my jurisdiction, the within named Dona H. Haynes, who acknowledged that she executed and delivered the above and foregoing instrument in the fiduciary capacity stated therein after first having been duly authorized to do so.

Charlotte Todaro
NOTARY PUBLIC

My Commission Expires:

9/1/2012



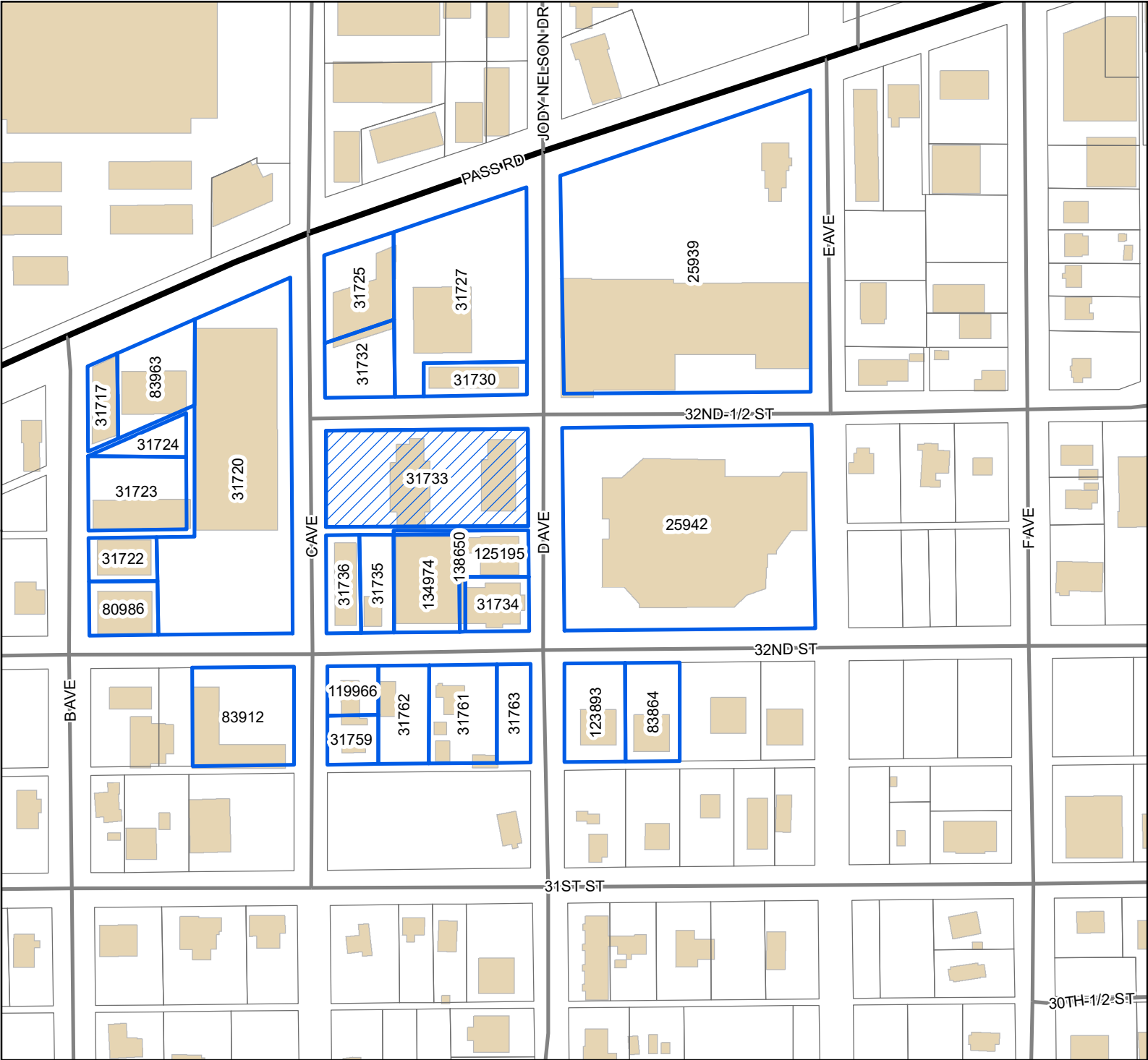
Grantor:
Dona H. Haynes, Executrix
32 Greenbrier Drive
Gulfport, MS 39507
Tel: (228) 896-6382

Grantee:
32 ½ Street, LLC
32 Greenbrier Drive
Gulfport, MS 39507
Tel: (228) 896-6382

Prepared By and Return to:
Kaleel "Teal" Salloum, Jr.
Salloum Law Firm, PLLC
Post Office Box 1717
Gulfport, Mississippi 39502
Tel: (228) 863-6727

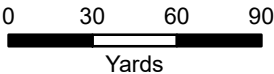
TITLE NOT EXAMINED

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
Y	31733	0910N-06-009.000	32 1/2 STREET LLC (OWNER)	32 GREENBRIER DR	GULFPORT	MS	39507
Y			KEYHEA VINSON (AGENT)	14328 N. WHITE SWAN DRIVE	GULFPORT	MS	39503
N			Adjacent Property Owners (2406PC091)				
	31723	0910N-06-015.000	BEATTIES JACK	3206 B AVE	GULFPORT	MS	39501
	31735	0910N-06-011.000	BRAD LLC	601 4TH TERRACE	PLEASANT GROVE	AL	35127
	119966	0910N-05-004.001	BRUNSON ROBERT JR & LATRESIA	3104 C AVE	GULFPORT	MS	39507
N	31759	0910N-05-004.000	BRUNSON ROBERT JR & LATRESIA	3104 C AVE	GULFPORT	MS	39507
	31722	0910N-06-014.001	EARTH INC	P O BOX 1842	GULFPORT	MS	39501
	80986	0910N-06-014.000	FENNELL SAMUEL J -ESTATE-	11371 PETON DR	GULFPORT	MS	39503
	31762	0910N-05-003.000	GARCIA SUSAN K	407 32ND ST	GULFPORT	MS	39507
	31734	0910N-06-010.000	GMM WATER STREET INVESTMENTS L	646 WATER ST	GULFPORT	MS	39530
	138650	0910N-06-010.003	H GORDON MYRICK INC	PO BOX 1479	GULFPORT	MS	39502
	31720	0910N-06-017.000	JOHN C ROBINSON BROWN CONDOR ASSN	C/O CITY OF GULFPORT -LESSOR- PO B	GULFPORT	MS	39506
	25942	0910N-01-025.000	JUNIOR'S HOLDING COMPANY LLC	P O BOX 6709	GULFPORT	MS	39506
	134974	0910N-06-010.002	JUNIOR'S HOLDING COMPANY LLC	3206 D AVE	GULFPORT	MS	39507
N	125195	0910N-06-010.001	JUNIOR'S HOLDING COMPANY LLC	3206 D AVE	GULFPORT	MS	39507
	31732	0910N-06-004.000	MARBY HOLDINGS LLC	PO BOX 6212	GULFPORT	MS	39501
N	31725	0910N-06-003.000	MARBY HOLDINGS LLC	PO BOX 6212	GULFPORT	MS	39501
	25939	0910N-01-024.000	MS GULF COAST YOUTH FOR CHRIST INC	111 PASS RD	GULFPORT	MS	39507
	31736	0910N-06-012.000	NICKELS GENE E JR & RAQUEL	980 COURTHOUSE RD	GULFPORT	MS	39501
	31727	0910N-06-001.000	SAGAN DISTRIBUTORS LLC	3210 WYNNFIELD DR W	MOBILE	AL	36695
	31763	0910N-05-001.000	SUMMERS PAUL & MARY ELAINE -L/E-	405 32ND ST	GULFPORT	MS	39501
	31761	0910N-05-002.000	SUMMERS PAUL A & MARY ELAINE	405 32ND ST	GULFPORT	MS	39507
	83864	0910N-02-011.000	TRI-MAGNOLIA GROVE LLC	106 SPANISH POINT	OCEAN SPRINGS	MS	39564
N	123893	0910N-02-011.001	TRI-MAGNOLIA GROVE LLC	106 SPANISH POINT	OCEAN SPRINGS	MS	39564
	31730	0910N-06-008.000	UELTSCHHEY REGINA A -TRUSTEE-	13187 N CYPRESS DR	GULFPORT	MS	39503
	31717	0910N-06-019.000	VINTAGE PROPERTIES LLC	19 KIMBELL DR	GULFPORT	MS	39507
N	31724	0910N-06-016.000	VINTAGE PROPERTIES LLC	19 KIMBALL DRIVE	GULFPORT	MS	39507
N	83963	0910N-06-018.000	VINTAGE PROPERTIES LLC	19 KIMBALL DRIVE	GULFPORT	MS	39507
	83912	0910N-05-005.000	WARREN LARRY	11005 STIGLOR HILL RD	VANCLEAVE	MS	39565



Legend

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



1 inch = 205 feet



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RE: Planning Commission Approval 2406PC091, by agent Vinson Keyhea, seeking approval for automobile sales of less than 50 vehicles, Tax Parcel 0910N-06-009.000, 407 32 1/2 Street, Zoned B-2 (General Business), Ward 4

To Applicants and Adjacent Property Owners:

The City of Gulfport Planning Commission will hold a public hearing to consider the above application at 4:30 P.M. on **Thursday, June 27, 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, June 27, 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
33468	560643	Print Legal Ad-IPL01769120 - IPL0176912		\$91.45	2	61 L

Attention: JESSICA VERSIGA

GULFPORT CITY HALL
1410 24 TH AVENUE
GULFPORT, MS 39501

jversiga@gulfport-ms.gov

LEGAL NOTICE PUBLIC HEARING

In conformance with Section VIII of the Comprehensive Zoning Ordinance of the City of Gulfport, Mississippi, 1979 as amended, notice is hereby given advising that the Gulfport City Planning Commission will hold a public hearing in the City of Gulfport, Mississippi at 4:30 P.M., Thursday, June 27, 2024 in the Council Chambers of the Gulfport City Hall located at 2309 15 th Street to consider the following requests. A copy of the requests will be available for public review at the office of the Department of Urban Development, Planning Division, located on first floor of the William H. Hardy Building, 1410 24 th Avenue.

Planning Commission Approval 2405PC062, by agent Isis Payton, seeking approval for mobile home use, Tax Parcel 0810D-02-021.000, 8286 Ohio Ave, Zoned R-1-5 (Single-family), Ward 3

Planning Commission Approval 2406PC076, by owner Deborah Wright, seeking approval for a mobile home use, Tax Parcel 0810E-04-098.000, 4214 Michigan Ave, Zoned R-1-5 (Single-family), Ward 3

Planning Commission Approval 2406PC084, by agent Nav Thind, seeking approval for a gas station use with a convenience store, Tax Parcels 0711O-01 029.000, 0711O-01-030.000, 510 Broad Ave, 4220 W Beach Blvd, Zoned T4+ (General Urban Zone "Plus"), Ward 2

Planning Commission Approval 2406PC086, by agent Lisa Ramos, seeking approval for an administrative office use for a bike rental business as a home occupation, Tax Parcel 0910G-01-018.001, 11 Bayou View Drive, Zoned R-1-7.5 (Single-family), Ward 4

Planning Commission Approval 2406PC091, by agent Vinson Key-hea, seeking approval for automobile sales of less than 50 vehicles, Tax Parcel 0910N-06- 009.000, 407 32 1/2 Street, Zoned B-2 (General Business), Ward 4

General Plan 2407PC092, by agent Robert Riemann, seeking approval for a 25-lot townhouse development with 3 outparcels, Tax Parcel 0809B-03-017.000, Zoned R-3 (Single-family), Ward 7

Zoning Map Amendment 2406PC080, by agent W Taylor Guild III, requesting to rezone to T4+ (General Urban Zone & "Plus"), Tax Parcels 1010N-05-086.000, 1010N-05-087.000, 2007 St James Blvd, 2009 St. James Blvd, Zoned R-1-7.5 (Single-family), Ward 2

Zoning Map Amendment 2406PC032, by owner Huyen Nguyen, requesting to rezone to T4L (General Urban Zone "Limited"), Tax Parcel 0811F-05-037.000, 1907 24th Ave, Zoned T5 (Urban Center Zone), Ward 3

Zoning Map Amendment 2406PC089, by agent W Taylor Guild III, requesting to rezone to T4+ (General Urban Zone "Plus"), Tax Parcels 1010N-05-086.000, 1010N-05-087.000, 2007 St James Blvd, 2009 St. James Blvd, Zoned R-1-7.5 (Single-family), Ward 2

Zoning Text Amendment 2407PC094, by City of Gulfport Administration, to amend Appendix D (Smartcode) at 5.4.11a and 5.4.11b both at building setback to delete the 6-foot maximum side yard setback.

This the 5th day of June 2024

Keith Williams, Chairman
City of Gulfport Planning Commission
IPL0176912
Jun 12 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:
06/12/24

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.

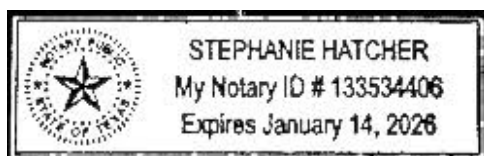
Mary Castro

Sworn to and subscribed before me this 12th day of
June 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: June 27, 2024

Re: General Plan 2407PC092:

General Plan 2407PC092, by agent Robert Riemann, seeking approval for a 25-lot townhouse development with 3 outparcels, Tax Parcel 0809B-03-017.000, Zoned R-3 (Single-family), Ward

Technical Report

*General Plan
(The Grove Townhomes)*

GENERAL INFORMATION

Case File Number: 2407PC092

Hearing Date: June 27, 2024

Current Zoning/Use: R-3 / Vacant Property

Legal: General Plan 2407PC092, by agent Robert Riemann, seeking approval for a 25-lot townhouse development with 3 outparcels, Tax Parcel 0809B-03-017.000, Zoned R-3 (Single-family), Ward 7

TECHNICAL DETAILS

The applicant requests approval of a General Plan to create a 25-lot townhome development with three outparcels, for detention pond, mailbox cluster, and designated green space.

Regulations state that the minimum property size for new townhomes in this zoning district is 3,800 square feet for the first two dwelling units, and 1,200 square feet for each additional unit with a front setback of 10 feet and side and rear setbacks of feet; with a required lot width of 14 feet. The proposed properties range from the largest lot size of 3959.9 square feet to 2160.99 square feet. The subject site was initially rezoned from I-2 (Heavy Industry) to R-3 (General Residence) in December of 2022. In addition, proposed General Plan was initially approved in April 27, 2023. However; said approved General Plan did not Final Plat, or receive an extension from Planning Commission, within a one-year period from date of approval.

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

Any approval should consider these conditions:

1. Prior is under construction. Developer shall continue to follow City engineering process through the rest of construction and punch list and warrant periods.
2. The final plat will need a sidewalk easement for the sidewalk next to Klein Rd.
3. Each townhome will require it's own individual water & sewer taps. Each water and sewer to each individual home must be located on it's own parcel.
4. Must identify utility easements. Each townhome will require it's own water & sewer taps. Water & sewer tap locations must be coordinated with City of Gulfport Public Works. Electrical secondary line location and transformer locations must be coordinated with Mississippi Power and shown on the Utility Plan. Site plan must show proposed lot elevations with proposed finished floor elevations. FFE must be 1' or more above the crown of the road. Provide drainage plan for each lot.

Technical Report

*General Plan
(The Grove Townhomes)*

DEPARTMENTAL CONDITIONS

Engineering:

Conditions. Memo dated 5/16/24.

1. Prior is under construction. Developer shall continue to follow City engineering process through the rest of construction and punch list and warrant periods.
2. The final plat will need a sidewalk easement for the sidewalk next to Klein Rd.

Public Works:

No conditions. Memo dated 6/13/24.

Traffic and Safety:

No conditions. Memo dated 6/5/24.

Building Code Services:

Conditions. Memo dated 5/17/24.

1. Each townhome will require it's own individual water & sewer taps. Each water and sewer to each individual home must be located on it's own parcel.
2. Must identify utility easements. Each townhome will require it's own water & sewer taps. Water & sewer tap locations must be coordinated with City of Gulfport Public Works. Electrical secondary line location and transformer locations must be coordinated with Mississippi Power and shown on the Utility Plan. Site plan must show proposed lot elevations with proposed finished floor elevations. FFE must be 1' or more above the crown of the road. Provide drainage plan for each lot.

GIS:

No conditions. Memo date 6/13/24.

Police Department:

No comments as of 6/13/24.

Fire Department:

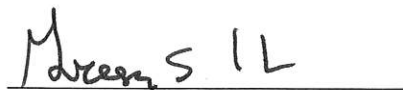
No conditions. Memo dated 5/16/24.

City Arborist:

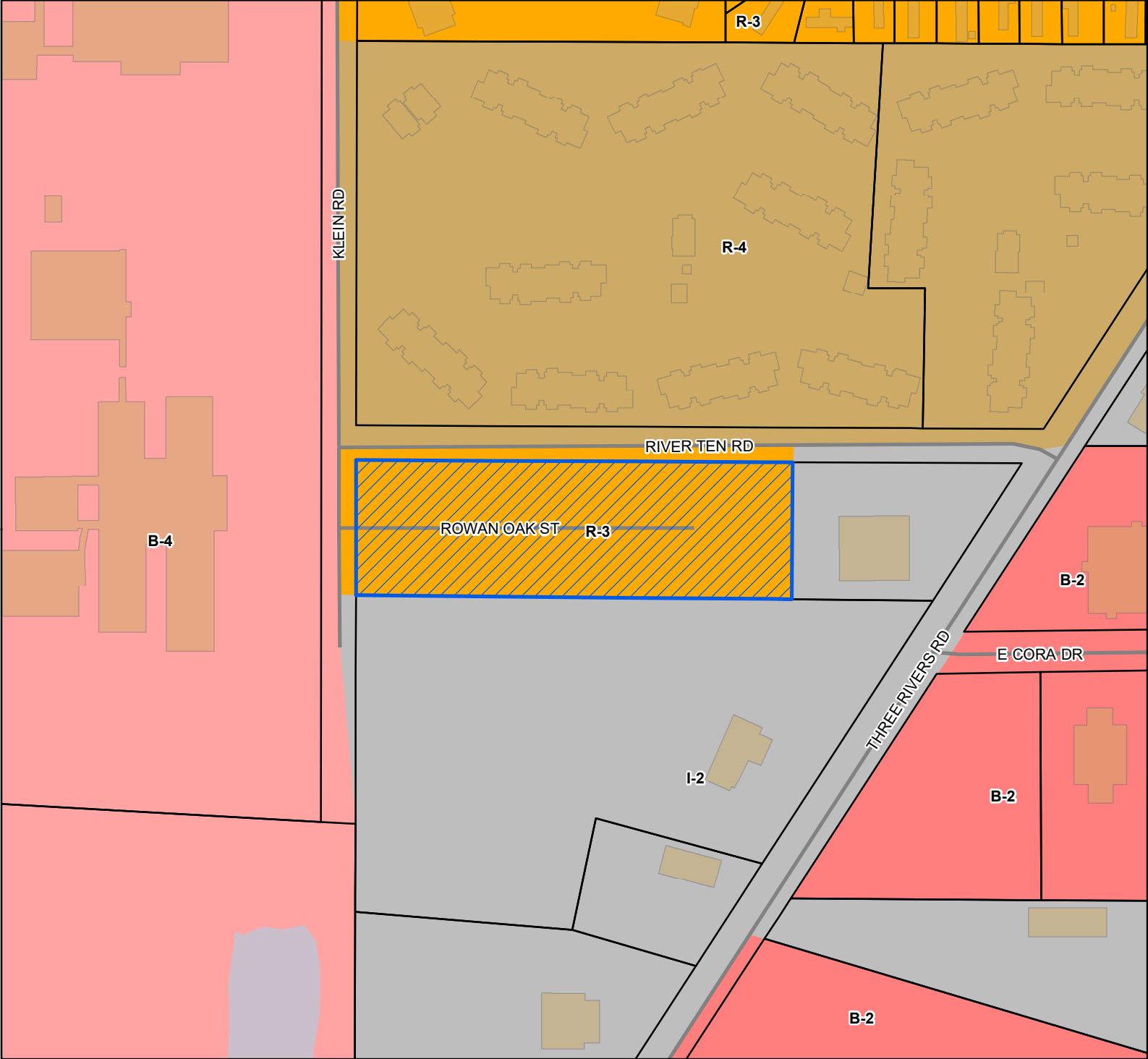
No conditions. Memo dated 6/5/24.

DIRECTOR APPROVAL

This report has been reviewed and approved by:

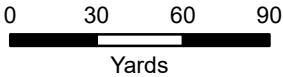


Greg Holmes
Director of Urban Development Department



- Site
 - Street
 - Parcels
 - Buildings
 - Water Features
- Zoning**
- B-2 - General Business District
 - B-4 - Highway Business District
 - I-2 - Heavy Industry District
 - R-3 - General Residence (High Density)
 - R-4 - General Residence (High Density)
 - R-B - Residence-Business District

Site Information
 0809B-03-017.000
 Zoning: R-3 (General Residence)
 Size: 2.8 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

**APPLICATION FOR
GENERAL SUBDIVISION PLAN
FOR TOWNHOMES**

Property Information

TAX PARCEL #

0	8	0	9	B	-	0	3	-	0	1	7	●	0	0	0
					-			-				●			
					-			-				●			

For Staff Use Only
Case File #: 2407PC092
Date Received: 5/14/2024
Receipt #: 12753837
Received By: Matilda?
Zoning: B-3
Ward: 7 Flood: X
Size: 2.8 acres

(If necessary, use separate sheet of paper)

Address of Property Involved: River Ten Road and Klein Road

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

General Location: North of I-10, East of Highway 49, West of Three Rivers Road

GENERAL DESCRIPTION OF REQUEST:

EXTENSION OF PROJECT APPROVED IN APRIL 2023 - New 25 Lot Townhouse Development

Zoning was changed from I-2 to R-3 in December 2022

2.82 Total Acres

OWNERSHIP AND CERTIFICATION:

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

OWNER

Blessed Investment Team, LLC

Printed Name Of Owner
PO Box 2353

Mailing Address
Gulfport, MS 39505

City State Zip code
228-860-2203

Home Phone Work/Cell Phone
wcbuildersms@gmail.com

Email

Signature Of Owner

AGENT

Engineering Xcellence, Robert K. Riemann, P.E.

Printed Name Of Agent
3103 5th Avenue, Suite B

Mailing Address
Gulfport, MS 39501

City State Zip code
228-518-2980

Home Phone Work/Cell Phone
kris@engineeringxcellence.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.

April 29, 2024

Mrs. Su-Lin Featherston, Planning Administrator
Urban Development Department
City of Gulfport
1410 24th Avenue
Gulfport, MS 39501
(228) 868-5710

Re: The Grove Townhouse Development Subdivision – Extension Required
General Plan 2304PC034, Tax Parcel 0809B-03-017.000, Zoned R-3, 25-Lot Townhouse Development,
Ward 7.

Dear Mrs. Featherston:

This letter will stand to clarify that the construction of The Grove Townhouse Subdivision is almost completed. We have had the Engineering perform various inspections need for the City's approval. We only lack completing the sidewalks before we can request a final inspection. I would request a six-month extension so that we can get the final inspection and the final plat submitted to the Gulfport City Council for approval.

Thanks for your help with this and let us know if you have any questions or if any changes are needed.

If you need any further information or have any questions, please contact me at (228) 518-2980 or kris@engineeringxcellece.com.

Sincerely,



Robert K. Riemann, P.E.

President/Owner

Engineering Xcellence, PLLC





URBAN DEVELOPMENT
PLANNING DIVISION

April 28, 2023

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

Blessed Investment Team, LLC
PO Box 2353
Gulfport, MS 39505

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

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

To Whom It May Concern:

This letter will officially notify you that at the Public Hearing on **Thursday, April 27, 2023**, the Gulfport City Planning Commission **approved** the request subject to the following conditions:

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

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, please contact this office.

Sincerely,
City of Gulfport Planning Division



DEPARTMENT OF URBAN DEVELOPMENT
PLANNING DIVISION

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

July 14, 2023

Blessed Investment Team, LLC
PO Box 2353
Gulfport, MS 39505

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

Notice of Correction:

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

To Whom It May Concern:

This letter will officially notify you, at the Public Hearing on **Thursday, April 27, 2023**, the Gulfport City Planning Commission **approved** the request for the General Plan with the following conditions:

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

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

Designation of Agent

I, Wayne Carr, being owner of the property at 0809B-03-017.000 on River Ten Road and Klein Road which is the subject of this application hereby authorize Robert K. Riemann, P.E. to act as my representative with the City of Gulfport's Zoning Board of Adjustment and Appeals, and/or Planning Commission, and/or City Council, and/or permitting and licensing, as required by the City.

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

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


Signature

13/May 2024
Date

STATE OF MISSISSIPPI, COUNTY OF HARRISON

Given under my hand and seal of office this the 13th day of May, 2024.


Notary Public



06/12/2027
Commission Expiration

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

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

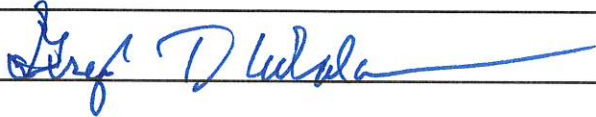
NAME OF OWNER (PRINT) Greg D. Williams

ADDRESS (STREET, CITY, STATE, ZIP CODE) 824 Wire Road East, Perkinston, MS 39573

PHONE # (H) 228-297-2216 (W) _____

TAX PARCEL NUMBER(S) OWNED 08009B-03-017.000

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: _____



Construction Cost Estimate

Owner: Wayne Carr & Greg Williams

Engineering: Engineering Xcellence

Project No: 08-2022-32

City of Gulfport, Harrison County, The Grove Townhouse Subdivision
7/11/2023

	Unit	Estimated Quantity	Unit Price	Cost
*****EARTH WORK & SWPPP ITEMS*****				
Solid Sodding, Centipede	SY	481.000	\$ 8.00	\$ 3,848.00
Hydroseeding	ACRE	0.500	\$ 3,500.00	\$ 1,750.00
Temporary Silt Fence	LF	1,652.000	\$ 3.50	\$ 5,782.00
Wattles, 12"	LF	60.000	\$ 4.00	\$ 240.00
*****WATER ITEMS*****				
6" PVC Pipe, C-900	LF	0.000	\$ 15.76	\$ -
8" PVC Pipe, C-900	LF	611.000	\$ 20.00	\$ 12,220.00
Ductile Iron Fittings	LBS	340.000	\$ 9.30	\$ 3,162.00
8" Gate Valve	EACH	5.000	\$ 1,000.00	\$ 5,000.00
Relocate Fire Hydrant	EACH	0.000	\$ 789.60	\$ -
Install New Fire Hydrant	EACH	2.000	\$ 3,700.00	\$ 7,400.00
Meter Box	EACH	50.000	\$ 40.00	\$ 2,000.00
Water Services	LF	400.000	\$ 25.00	\$ 10,000.00
2" Diameter Water Service	EACH	25.000	\$ 8.76	\$ 219.00
Relocation of Water Meter, Per Plans	EACH	0.000	\$ 466.80	\$ -
4" PVC Pipe, Schedule 40	LF	0.000	\$ 11.40	\$ -
Water Valve Box	EACH	50.000	\$ 75.00	\$ 3,750.00
*****SEWER ITEMS*****				
Install 8" Sewer Pipe	LF	581.000	\$ 25.00	\$ 14,525.00
Install 24" Manhole	EACH	4.000	\$ 2,000.00	\$ 8,000.00
4" Sewer Service with Cleanout and Pad	LF	400.000	\$ 25.00	\$ 10,000.00
*****SUB BASE & BASE ITEMS*****				
Size 610 Crushed Stone Base, AEA	CY	468.000	\$ 60.00	\$ 28,080.00
Class 9 - Select Backfill	CY	351.000	\$ 15.00	\$ 5,265.00
Size II Stabilizer Aggregate, Coarse	CY	0.000	\$ 80.00	\$ -
*****ALTERNATE ASPHALT ITEMS*****				
9.5-mm, MT, Asphalt Pavement - Street	TON	220.000	\$ 80.00	\$ 17,600.00
12.5-mm, MT, Asphalt Pavement	TON	0.000	\$ 114.00	\$ -
19-mm, MT, Asphalt Pavement	TON	0.000	\$ 114.00	\$ -
*****BITUMINOUS PAVING ITEMS*****				
Asphalt for Tack Coat	GAL	20.000	\$ 3.48	\$ 69.60
*****DRAINAGE ITEMS*****				
Class "B" Structural Concrete, Minor Structures	CY	0.000	\$ 1,400.00	\$ -
Reinforcing Steel	LB	0.000	\$ 150.00	\$ -
18" Reinforced Concrete Pipe, Class III, Rubber Type Gaskets	LF	27.000	\$ 38.35	\$ 1,035.45
24" Reinforced Concrete Pipe, Class III, Rubber Type Gaskets	LF	0.000	\$ 57.25	\$ -
30" Reinforced Concrete Pipe, Class III, Rubber Type Gaskets	LF	25.000	\$ 83.21	\$ 2,080.25
36" Reinforced Concrete Pipe, Class III, Rubber Type Gaskets	LF	0.000	\$ 110.62	\$ -
15" Reinforced Concrete Pipe, Class III, Rubber Type Gaskets	LF	126.000	\$ 30.02	\$ 3,782.52
18" x 11" Reinforced Concrete Arch Pipe	LF	0.000	\$ 36.00	\$ -
22" x 13" Reinforced Concrete Arch Pipe	LF	23.000	\$ 43.00	\$ 989.00
36" x 23" Reinforced Concrete Arch Pipe	LF	14.000	\$ 95.00	\$ 1,330.00
15" Reinforced Concrete Eng Section	LF	3.000	\$ 350.00	\$ 1,050.00

30" Reinforced Concrete End Section	EA	3.000	\$ 575.00	\$ 1,725.00
12" HDPE Pipe	LF	0.000		-
15" HDPE Pipe	LF	212.000	\$ 23.00	\$ 4,876.00
18" HDPE Pipe	LF	130.000	\$ 28.00	\$ 3,640.00
24" HDPE Pipe	LF	310.000	\$ 45.00	\$ 13,950.00
30" HDPE Pipe	LF	127.000		-
36" HDPE Pipe	LF	0.000		-
42" HDPE Pipe	LF	0.000		-
48" HDPE Pipe	LF	0.000		-
Castings and Gratings	LB	250.000	\$ 3.00	\$ 750.00
Outfall to Detention Pond Structure	EA	1.000	\$ 3,500.00	\$ 3,500.00
Rip Rap	SF	150.000	\$ 35.00	\$ 5,250.00
Drainage Inlet	EA	10.000	\$ 2,200.00	\$ 22,000.00
*****CONSTRUCTION ITEMS*****				\$ -
Concrete Sidewalk, Without Reinforcement	SY	150.000	\$ 42.00	\$ 6,300.00
6" Concrete Sidewalk, With Reinforcement	SY	260.000	\$ 55.00	\$ 14,300.00
Concrete Curb, Header	LF	0.000	\$ 14.50	-
Concrete Curb, Special Design	LF	0.000	\$ 20.00	-
Combination Concrete Curb and Gutter	LF	1,264.000	\$ 20.00	\$ 25,280.00
*****PAVEMENT MARKING ITEMS*****				\$ -
6" Thermoplastic Traffic Stripe, Skip W hite	LF	0.000	\$ 0.60	-
6" Thermoplastic Edge Stripe, Continuous W hite	LF	20.000	\$ 0.90	\$ 18.00
*****DEMOLITION*****				\$ -
Sewer Pipe Removal	LF	0.000	\$ 2.00	-
Flowable Fill, Non-Excavatable	CY	0.000	\$ 125.00	-
Water Pipe Removal	LF	0.000	\$ 2.00	-
*****TRAFFIC SIGN & SIGNAL ITEMS*****				\$ -
Stop Sign	EACH	1.000	\$ 50.00	\$ 50.00
Steel U-Section Posts, 3.0 to 3.5 lb/ft	LF	10.000	\$ 8.40	\$ 84.00
*****LUMP SUM ITEMS*****				\$ -
Maintenance of Traffic	LS	1.0000	\$ 2,000.00	\$ 2,000.00
Mobilization	LS	1.0000	\$ 2,000.00	\$ 2,000.00
Roadway Construction Stakes	LS	1.0000	\$ 2,000.00	\$ 2,000.00

\$ 256,900.82

I certify that this is a true and correct cost estimate to the best of my knowledge and belief.

Robert K. Riemann

Robert K. Riemann, P.E.
Engineering Xcellence





OFFICE of DIRECTOR of
PUBLIC WORKS and
ENGINEERING

4050 Hewes Avenue
Gulfport, MS 39507-3903
Phone: 228-868-5740
Fax: 228-214-2238

January 18, 2023

Mr. Robert K. Riemann, P.E.
3103 5th Avenue, Suite B
Gulfport, MS 39501

**Re: Water and Sewer Service Availability for the proposed 32-Lot Multi-Family
Residential Townhouse Development (32 Connections)**

Dear Mr. Riemann:

This is to inform you that the City of Gulfport has the water and sewer availability to serve the proposed development.

Water:

Water is available via an existing 8 inch water main located on the south side of River Ten Road as shown on the sketch by Engineering Xcellence with Kris Riemann and Associates, PLLC dated January 16, 2023. The water main will have to be extended, at the developer's expense. The engineer of record is responsible to ensure the fire flow meets the current City of Gulfport city standards.

Sewer:

Sewer is available via an existing 10 inch sewer main located on the north side of River Ten Road as shown on the sketch by Engineering Xcellence with Kris Riemann and Associates, PLLC dated January 16, 2023. Gravity sewer will have to be extended, at the developer's expense.

All plans are subject to the review and approval of the City of Gulfport Public Works and Engineering Departments prior to construction. Once the improvements are completed, the City of Gulfport Public Works and Engineering Departments shall inspect and approve the system prior to final acceptance.

****This will serve letter is valid for 12 months from the date issued.****

If you need any further information or have any questions, please contact our office at (228) 868-5740.

Sincerely,

Wayne E. Miller, P.E.
Director of Public Works and Engineering

cc: File

Harrison County Utility Authority

Andrew "FoFo" Gilich, Mayor, City of Biloxi
Russell Quave, Mayor, City of D'Iberville
Billy Hewes, Mayor, City of Gulfport

Board of Directors

Executive Director
John L. Wilson, P.E.

George L. Bass, Mayor, City of Long Beach
R. James "Jimmy" Rafferty, Mayor, City of Pass Christian
Connie Rockco, Supervisor, Harrison County
Marlin Ladner, Supervisor, Harrison County

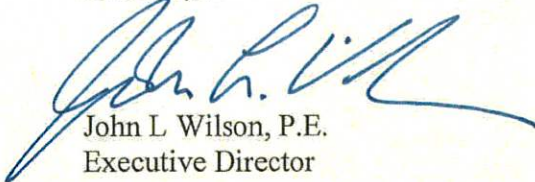
June 1, 2023

Mr Robert K. Riemann, P.E.
Engineering Excellence PLLC
3103 5th Ave, Suite B
Gulfport, MS 39501
Ph 228-518-2980

**Re: The Grove Townhomes (25 Lots) – Klein Road and Riverten Road
Gulfport, MS**

The Harrison County Utility Authority has no objections to the proposed 25 lot subdivision and proposed water and sewer improvements located in Gulfport, MS. The proposed water distribution and sewer collection system will be accepted for operation and maintenance by Gulfport. HCUA has sufficient capacity at our North Gulfport WWTP to provide treatment of wastewater from the proposed 25 lot townhome subdivision.

Sincerely,



John L. Wilson, P.E.
Executive Director

FOR OPC USE ONLY

 AI NO. _____
 PLA NO. _____

**INFORMATION REGARDING PROPOSED WASTEWATER PROJECTS TO:
THE MISSISSIPPI OFFICE OF POLLUTION CONTROL**

 The Blessed Investment Team (City of Gulfport)

(Name of Body Making Application, i.e. Individual, Corporation, Municipality, Developer, etc.)

 whose mailing address is PO Box 2353 Gulfport, MS,
39505, (Street and Number) (City) (State)
 (Zip)

 whose responsible official is Mr. Wayne Carr, Owner,
 (Name) (Title)

 and whose phone number is (228) 860-2203 (cell),

Herewith submits for consideration of the OPC plans, specifications, and other necessary data prepared by

Engineering Xcellence with Kris Riemann & Associates, PLLC.
 (Engineer or Firm)

Kris Riemann
 (Firm's Project Contact Person, if applicable)

3103 5th Avenue, Suite B
 (Mailing Address)

Gulfport, MS, 39501
 (City, State, Zip)

 (228) 518 - 2980
 (Phone Number)

who is hereby authorized to represent the applicant in the engineering features of this project for

the construction of The Grove Townhouses - Multi-Family Residential - 25 Lot Subdivision - 581 L.F. of 8" gravity sewer and 4 Manholes which is collected by the existing City Sewer system and operated by the City of Gulfport

(Clearly Describe Project: New System, Modification, Extension, Rehabilitation, Treatment, etc.)

To a Multi Family Residential - 25 Lot Subdivision serve
(Subdivision, Plant, School, Other)

located at Klein Road and River Ten Road, the Southwest Quarter of the Northwest Quarter of Section 15, Township 7 South, Range 11 West, Harrison County, Mississippi.

(Approximate Location, Including Section, Township, and Range)

in or near the City of Gulfport in the County of Harrison,
State of

Mississippi, as required by the regulations of the OPC and herewith make application to the OPC for the approval of this project. We understand through the regulations of the OPC that this approval is required prior to the initiation of construction activities.

Upon construction, these facilities will be owned and maintained by City of Gulfport

(Name of Utility Company, Municipality, Owner, Developer, etc.)

whose mailing address is 4050 Hewes Avenue Gulfport, MS,
39507 (Street and Number) (City) (State)
(Zip)

NOTE: IF THIS PROJECT DOES NOT ADD ANY NEW CONNECTIONS OR ADDITIONAL FLOWS TO THE COLLECTION SYSTEM, YOU MAY OMIT SECTIONS A. THROUGH E. BELOW.
--

A. EXISTING SEWAGE COLLECTION SYSTEM

1. The facilities collecting the sewage from this proposed project are owned by

City of Gulfport
(Utility Company, Municipality, etc.)

2. The number of connections existing are 29,000 +/-.
3. The length of sanitary sewers existing are 529 miles.
4. The number of existing lift stations are 183.
5. Additional facilities that collect sewage from this proposed project, i.e. a regional wastewater authority, are owned by Harrison County Utility Authority

B. CERTIFICATION(S) FROM COLLECTION ENTITIES

The official(s) responsible for the wastewater collection facilities denoted in Section A. above, that will serve the proposed project, do hereby certify that we agree to transport the wastewater flows generated from the proposed project. We also hereby certify that we have determined that our collection system(s) have the capacity available to transport properly the wastewater flows generated from the proposed project.

Wayne E. Mott
Signature

Signature

DIRECTOR OF PUBLIC WORKS AND
ENGINEER
Title

Title

City of Gulfport

Harrison County Utility Authority

Entity

Entity

C. EXISTING SEWAGE TREATMENT WORKS

1. The facilities responsible for treatment of the sewage from this proposed project are owned by Harrison County Utility Authority

(Utility Company, Municipality, etc.)

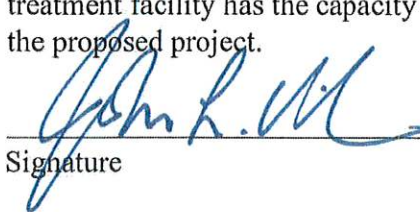
2. The OPC Permit Number for this wastewater facility is MS0051756.
3. The capacity for this wastewater treatment facility is 7.75 MGD.
4. The treatment type of this wastewater treatment facility is Activated Sludge

(Activated Sludge, Aerated Lagoon, etc.)

5. The present population served by the treatment facility is 48,000.
6. The operator in charge will be Terry Atkisson, who is a
Class IV wastewater operator, holding certificate number WW4-9591.

D. CERTIFICATION FROM WASTEWATER TREATMENT ENTITY

The official responsible for the wastewater treatment facility denoted in Section C. above, that will serve the proposed project, does hereby certify that we agree to treat the wastewater flows generated from the proposed project. We also hereby certify that we have determined that our treatment facility has the capacity available to treat properly the wastewater flows generated from the proposed project.


Signature

John Wilson, Executive Director
Title

Harrison County Utility Authority
Entity

E. PROPOSED PROJECT DETAILS

1. The ultimate population to be served by this proposed project is (25)(3.5) = 87.50.
2. The number of connections to be added are 25.
3. Per capita discharge 75 gpcd: Infiltration 0 gpcd. (Estimate, if unknown)
4. Area Served in Acres 2.82 acres Design Population Per Acre (87.50/2.82)
= 31.02
5. The area water is supplied by

City of Gulfport

(Name and Address of Water Utility)

6. Proposed Sewage Pumping Stations

Location or Number	Units Served	Pump Capacity (gpm)	Influent Flow (gpm)	
			Avg.	Peak

F. ADDITIONAL CLEARANCES

NOTE: APPROVAL OF THIS PROJECT SHALL NOT BE GRANTED UNTIL ALL THE MDEQ PERMITS, COVERAGES, AND APPROVALS DENOTED BELOW ARE SATISFACTORILY ADDRESSED.

1. The total area of ground disturbance by clearing, grading, and excavating for utilities, roadways, lots, etc. is 2.82 acres.

2. For construction projects disturbing five or more acres, have you applied to MDEQ or an MDEQ approved local authority for construction stormwater permit coverage?

X Yes ☐ Not applicable

If not applicable, why?

NOTE: IF YOU ARE DISTURBING MORE THAN ONE ACRE BUT LESS THAN FIVE ACRES

AFTER MARCH 10, 2003, YOU MUST FOLLOW THE REQUIREMENTS OF MDEQ'S SMALL CONSTRUCTION STORM WATER GENERAL PERMIT. ALSO, AFTER MARCH 10, 2003, IF YOU ARE IN AN AREA THAT HAS AN MDEQ APPROVED LOCAL AUTHORITY YOU MUST APPLY FOR APPROVAL FOR 1-5 ACRE CONSTRUCTION PROJECTS. SOME LOCAL AUTHORITIES MAY REQUIRE APPROVAL FOR DISTURBANCE LESS THAN ONE ACRE.

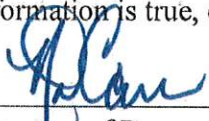
3. Have determinations/authorizations been received from the Corps of Engineers regarding the need for a Section 404 Permit, General Permit or Nationwide Permit for stream or intermittent drain crossings, stream re-routing, or for placing fill material into wetlands?

☐ Yes ☐ Pending ☒ Not applicable

If not applicable, why? Wetlands will not be impacted or disturbed. Plan to drain to an existing City maintained ditch.

G. ADDITIONAL CERTIFICATIONS

We hereby certify that we are the applicants for this project, that we are familiar with the information contained in this form, and that, to the best of our knowledge and belief, such information is true, complete, and accurate.

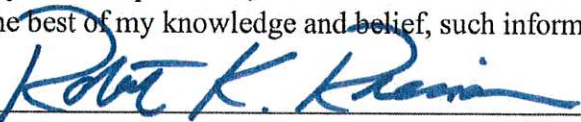


Signature of Responsible Official for Body Making Application

Wayne Carr, Owner of Blessed Investment Team

Printed Name and Title of Above

I hereby certify that the engineering documents for this project were prepared by myself or under my direct supervision, that I am familiar with the information contained in this form, and that, to the best of my knowledge and belief, such information is true, complete, and accurate.



Signature of Engineer Registered Under Mississippi Laws

Robert Kristian Riemann, P.E. #16565

Typed Name and Registration Number



THE APPLICANTS AGREE THAT NO CHANGES IN OR DEVIATION FROM THE PLANS AND SPECIFICATIONS APPROVED BY THE OPC WILL BE MADE EXCEPT WITH THE PRIOR CONSENT AND APPROVAL OF THE OPC.

COMMENTS:

FOR OPC USE ONLY

AGENCY INTEREST NO. _____

PLANS NO. _____

COVERAGE NO. _____

**COASTAL COUNTY UTILITY AUTHORITY ENVIRONMENTAL CLEARANCE
FORM TO THE MISSISSIPPI OFFICE OF POLLUTION CONTROL**

This form is required to be completed and submitted to the Mississippi Office of Pollution Control for all proposed projects applying for wastewater approval or construction stormwater coverage in the following counties: Hancock, Harrison, Jackson, Pearl River, and Stone.

PROJECT NAME: The Grove Townhouses

ENTITY MAKING APPLICATION: Engineering Xcellence with Kris Riemann and Associates, PLLC

RESPONSIBLE OFFICIAL: Kris Riemann, P.E.

COUNTY WHERE PROJECT IS LOCATED: Harrison

The portions below are to be completed by the appropriate County Utility Authority(CUA)

1. Is this project consistent with the requirements of the CUA? ☒ Yes ☐ No
2. Is this project connecting to a facility funded by Community Development Block Grant (CDBG) funds under the Mississippi Gulf Region Water and Wastewater Plan? ☐ Yes
☒ No

If yes, complete Item 3.; if no, skip Item 3.

3. Has this project been coordinated with the U.S. Fish and Wildlife Service to identify the need for a Section 7 consultation for impacts to threatened and/or endangered species?

☐ Yes ☐ No

If yes, a copy of the consultation clearance letter from the U.S. Fish and Wildlife Service must be attached to this form. If no, this project can not be considered by the Office of Pollution Control.

I hereby certify that I am the official responsible with the _____ County Utility Authority in these matters, that I am familiar with the information contained in this form, and that, to the best of my knowledge and belief, such information is true, complete, and accurate.

Signature

John R. Villa

Title

EXECUTIVE DIRECTOR

Date

6/1/23

Entity

HCV4



State of Mississippi
Mississippi Department of Environmental Quality
(MDEQ) Office of Pollution Control (OPC)
Environmental Permits Division (EPD)



SMALL CONSTRUCTION STORM WATER GENERAL PERMIT

FOR LAND DISTURBING ACTIVITIES OF ONE (1) to LESS THAN FIVE (5) ACRES

TO DISCHARGE STORM WATER AND ALLOWABLE NON-STORM WATER FROM REGULATED CONSTRUCTION ACTIVITIES IN ACCORDANCE WITH THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES)

THIS CERTIFIES THAT

FACILITIES OR PROJECTS ISSUED A CERTIFICATE OF PERMIT COVERAGE UNDER THIS PERMIT ARE GRANTED PERMISSION TO DISCHARGE STORM AND/OR ALLOWABLE NON-STORM WATER FROM REGULATED CONSTRUCTION ACTIVITIES INTO STATE WATERS

in accordance with effluent limitations, inspection requirements and other conditions set forth in herein. This permit is issued in accordance with the provisions of the Mississippi Water Pollution Control Law (Section 49-17-1 et seq., Mississippi Code of 1972), and the regulations and standards adopted and promulgated thereunder, and under authority granted pursuant to Section 402(b) of the Federal Water Pollution Control Act.

Mississippi Environmental Quality Permit Board

Kristal Rudolph
Authorized Signature

Mississippi Department of Environmental Quality

Issued: MAY 20 2019

Expires: APR 30 2024

Permit No. MSR15

AI 35524



MISSISSIPPI STATE DEPARTMENT OF HEALTH

July 11, 2023

Mr. Robert K. Riemann, P.E.
Engineering Xcellence
3103 5th Avenue, Suite B
Gulfport, MS 39501

RE: The Grove Townhouses, 25 Lots, City of Gulfport, PWS ID# 0240003, Harrison County, Ref.# 120614

Dear Mr. Riemann:

We have reviewed the information submitted in relation to the above referenced project and the plans and specifications are hereby approved.

The Division of Water Supply, Mississippi State Department of Health must be notified of the final inspection. To assure that a Division representative can be present, please notify the Division **in writing two weeks prior** to the inspection. When this project is completed, we will require:

Certification from you that the project has been constructed in substantial accordance with the approved specifications.

Records of satisfactory bacteriological results from an approved laboratory should be included with your certification.

One set of as-built plans.

If construction of this project has not been initiated within one year from this date, then this approval will be invalid and the project must be resubmitted.

Sincerely,

Wendy Ferrill

Wendy Ferrill, P.E., BCEE
Environmental Engineer



State of Mississippi

TATE REEVES

Governor

MISSISSIPPI DEPARTMENT OF ENVIRONMENTAL QUALITY

CHRIS WELLS, EXECUTIVE DIRECTOR

July 7, 2023

Mr. Wayne Carr, Owner
Blessed Investment Team
PO Box 2353
Gulfport, MS 39505

Dear Mr. Carr:

Re: The Grove Townhouses
Lot Nos. 1-25
Gulfport, Harrison County
Project No. 13163-PLA20230001

Our technical review of the plans and specifications for the referenced wastewater collection project has been finalized and initial approval for construction is hereby given.

You are reminded that the owner is responsible for proper planning, design, construction, operation, maintenance, replacement, performance, and fiscal integrity of the project. The Department's approval of any document does not relieve the owner or any others of any liabilities or responsibilities. Department approval of any document is for administrative purposes only, and does not establish or convey any such liability or responsibility.

Please be reminded that it is the full responsibility of the owner to ensure all other approvals, permits, clearances, easements, agreements, etc., which may be required prior to or during construction of the project have been or will be obtained.

No later than 60 days after the completion of the project, the owner must, through a letter signed by a professional engineer, certify to the department that the project has been constructed in accordance with submitted plans and specifications. If any changes to the approved plans and specifications are made, "as-built" drawings with a list of all changes must also be submitted. We strongly encourage the submission of Final Plans and Specifications in an electronic file format such as PDF, TIFF on CD or DVD. Please note this is a change from the past procedure of requiring "hard-copy" plans. A signed and stamped cover letter should be included with any electronic files indicating that the plans and specifications submitted electronically were developed by a professional engineer who holds a valid certificate of registration as a professional engineer issued by the Mississippi State Board of Registration for Professional Engineers and Land Surveyors. **Final approval will not be granted until our office has received the engineer's certification of completeness and our office has finalized review of any significant changes to the initial plans.**

Should you have any questions, please contact me at (601) 961-5171.

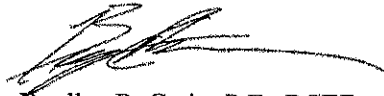
OFFICE OF POLLUTION CONTROL

POST OFFICE BOX 2261 • JACKSON, MISSISSIPPI 39225-2261 • TEL: (601) 961-5171 • FAX: (601) 354-6612 • www.mdeq.ms.gov

Facebook: @mdeq.ms • Twitter: @MDEQ • Instagram: @MDEQ

AN EQUAL OPPORTUNITY EMPLOYER

Sincerely,



Bradley R. Crain, P.E., BCEE
Chief, Municipal & Private Facilities Branch
Environmental Permits Division

cc: William F. Moody, P.E., BCEE, MSDH
Kris Riemann, P.E.

MISSISSIPPI DEPARTMENT OF
ENVIRONMENTAL QUALITY

**DECLARATION OF RESTRICTIONS AND PROTECTIVE COVENANTS FOR
THE GROVE TOWNHOMES**

WHEREAS, Blessed Investments Team, LLC, the DECLARANT, is the owner of certain land and property lying and being situated in the City of Gulfport, First Judicial District of Harrison County, Mississippi, and has caused the same to be subdivided into a subdivision designated as The Grove Townhomes, herein sometimes referred to as the neighborhood, a plat is on file and of record in the Office of the Chancery Clerk, First Judicial District of Harrison County, Mississippi, at Gulfport, Mississippi, in Plat Book _____ Page _____ thereof: and,

WHEREAS, said owner desires to impose certain restrictive and protective covenants upon said subdivision for the protection and benefit of the owners of lots therein:

NOW, THEREFORE, in consideration of the advantages to accrue through such restrictive and protective covenants and for other good and value considerations, said owner hereby covenants and agrees with all future owners of lots in the said subdivision that the following restrictive covenants and protective covenants shall apply to the subdivision and all lots therein unless otherwise provided.

ARTICLE 1

When used herein, the following terms and following meanings.

- 1.01. "ASSOCIATION" shall mean and refer to The Grove Townhomes Property Owners Association, Inc., a Mississippi non-profit corporation, which has its principal place of business in Harrison County, Mississippi, its successors and assigns.**
- 1.02. "COMMON AREA" shall mean and refer to any real property including any improvements and fixtures thereon within the NEIGHBORHOOD, (a) owned, leased or the use which has been granted to the ASSOCIATION for the common use and enjoyment of the members, or (b) designated by DECLARANT for eventual turnover to the ASSOCIATION, or (c) Detention Ponds or Greenspace. Same may be referred to as "Association Common Area".**
- 1.03. "DECLARANT" shall mean and refer to Blessed Investment Team, LLC presently having its principal place of business in Harrison County, Mississippi, its successors and assigns.**
- 1.04. "DECLARATION" shall mean and refer to this document entitled DECLARATION OF RESTRICTIONS AND PROTECTIVE COVENANTS FOR THE GROVE as amended from time to time.**
- 1.05. "LOT" shall mean each of the subdivided parcels of real property which compromise the Subdivision as show on the Plat.**

- 1.06. **"NEIGHBORHOOD"** shall mean and refer to that certain tract of land which is legally descried on the aforesaid plat and such other The Grove Townhomes plats as may be filed by DECLARANT.
- 1.07. **"OWNER"** shall mean and refer to record owner of a fee simple title to any lot within the NEIGHBORHOOD.
- 1.08. **"PERSON"** shall mean and include an individual, corporation, governmental agency, business trust, estate, partnership, association, two or more persons having a joint or common interest or any other legal entity.
- 1.09. **"PLAT"** shall mean the recorded plat for The Grove Townhomes as amended from time to time.
- 1.10. **"STRUCTURE"** shall mean that which is built or constructed, or any place of work artificially built up or composed of parts joined together in some definite matter, the use of which requires more or less permanent location on the ground, or which is attached to something having a permanent location on the ground. The term shall be construed as if followed by the word "or part thereof".

ARTICLE 2

DECLARANTS RIGHTS AND POWERS AND PLAN OF DEVELOPMENT

2.01. ADDITIONS TO THE PROPERTIES

- (a). At the time that any additional lands are made subject to this DECLARATION, DECLARANT may also record an instrument which (I) modifies any provision of the DECLARATION insofar as such provision may apply to such additional lands only, or (II) create new provisions applicable only to such additional lands, or (III) omits the applicability of any of the provisions of this DECLARATION to such additional lands, or (IV) does any, all, or none of the following.
- (b). The execution and recordation of this DECLARATION shall not be construed to require DECLARANT to subject any lands, other than the NEIGHBORHOOD, to the covenants, restrictions, or other provisions of this DECLARATION or any other recorded instrument.

2.02. ASSIGNMENT

Except as otherwise specifically provided herein, DECLARANT reserves the right, and the power, to delegate or assign, either exclusively or non-exclusively, to any person or entity, any at all of its rights, powers, duties, or privileges created or provided for by the DECLARATION, DECLARANT SHALL BE UNDER NO OBLIGATION TO DELEGATE OR ASSIGN ANY OF ITS RIGHTS, POWERS, DUTIES AND PRIVILEGES CONTAINED IN THE DECLARATION TO ANY PERSON OR ENTITY.

2.03 ENFORCEMENT

- (a) **DECLARANT reserves unto itself the right, and the power (I) to enforce the covenants, conditions, restrictions and other provisions of the DECLARATION, (II) to waive any covenant, condition, restriction or other provision of this DECLARATION in DECLARANT'S discretion, and (III) to delegate or assign, whether exclusively or non-exclusively, any or all of its rights, power, duties or privileges hereunder to the ASSOCIATION, or to an OWNER, or to any other PERSON.**
- (b) **The DECLARANT shall have the right and the power to enforce the covenants, conditions, restrictions and other provisions imposed by this DECLARATION by any proceeding at law or in equity against any person violating or attempting to violate any such provisions without first applying for leave of court, to require specific performance of such provisions, to recover damages for violations of such provisions, and to enforce any lien created by this DECLARATION against the OWNER, the lot, or any PERSON having an interest in the Lot if such Person is liable therefor. Failure by DECLARANT, or the ASSOCIATION, or any OWNER, or any other Person to enforce any of such provisions shall in no event be deemed a waiver of the right to do so thereafter.**
- (c) **The cost and reasonable attorney's fees, including those resulting from any appellate proceedings incurred in any successful action against OWNER to enforce any provisions of this DECLARATION shall be a personal obligation of OWNER and any amount thereof which remains due and unpaid shall be a continuing lien upon such OWNERS lot, collectable in the manner provided in Article 5 hereof.**

2.04. PLAN OF DEVELOPMENT

- (a) **DECLARANT has designated the NEIGHBORHOOD for development of approximately NINE (9) Single Unit, Duplex, Triplex or Fourplex Buildings containing one to four (1-4) distinct single family Townhouses. Accordingly, there are a total of 25 Lots within the NEIGHBORHOOD, each having an equal interest in the ASSOCIATION.**
- (b) **As shown on the plat, and others to be filed in the future, there are 25 Lots within the NEIGHBORHOOD each of which will have a Townhouse build on it, resulting in the 25 Lots. Conveyance to the OWNER shall be by general warranty deed, and shall identify the lot in accordance to the plat.**
- (c) **The DECLARANT, in order to protect the NEIGHBORHOOD from additional unplanned densities of use, hereby designates that the NEIGHBORHOOD may contain no more than 25 Lots as set forth therein.**

ARTICLE 3 COMMON AREA

3.01 DESIGNATION OF COMMON AREA

- (a) **All of the areas so dedicated on the Plat, as well as all other areas other than lots, such as detention ponds and greenspace and the like are hereby declared to be Association Common Area. In other words, any and all portions of the**

NEIGHBORHOOD which are not lots intended for conveyance to **OWNERS** are hereby declared to be Association Common Area.

- (b) The recreation parcels which are part of the Association Common Area are so designated on the plat.**
- (c) The Association Common Area also included any private roads and streets, drainage and water and sewer systems which are located within the NEIGHBORHOOD whether now existing or constructed at any time in the future.**

3.02. TITLE TO COMMON AREAS

The designation of immovable property as a Common Area is determined by the Plat and this Declaration, and not by the ownership of the property. At its expense, Declarant may install, construct, or authorize certain improvements on Common Areas in connection with the initial development of the Property. Thereafter, all costs attributable to Common Areas, such as maintenance, property taxes, insurance, and enhancements, are automatically the responsibility of the Association, regardless of the nature of title to the Common Areas, unless this Declaration elsewhere provides for a different allocation for a specific Common Area.

ACCEPTANCE. By accepting an interest in or title to a Lot, each Owner is deemed (1) to accept the Common Area of the Property, and any improvement thereon, in its then-existing "AS IS" condition; (2) to acknowledge the authority of the Association, acting through its Board, for all decisions pertaining to the Common Area; (3) to acknowledge that transfer of a Common Area's title to the Association by or through the Declarant is a ministerial task that does not require acceptance by the Association; and (4) to acknowledge the continuity of maintenance of the Common Area, regardless of changes in the Association's Board or management.

COMPONENTS. The Common Area of the Property consists of the following components on or adjacent to the Property, even if located on a Lot or a public right-of-way:

- a. all of the Property, save and except the Lots;**
- b. any area shown on the Plat as a Common Area or an area to be maintained by the Association;**
- c. the entry feature, screening feature, and sign monument - if any;**
- d. any modification, replacement, or addition to any of the above-described areas and improvements; and**
- e. movable property owned by the Association, such as books and records, office equipment, and supplies.**

LIMITED COMMON AREA. If it is in the best interest of the Association, a portion of the Common Area may be licensed, leased, or allocated to one or more Lots for their sole and exclusive use, as a limited Common Area ("Limited Common Area"), whether or not the area is so designated on the Plat. Inherent in the limiting of a Common Area, maintenance of the Limited Common Area becomes the responsibility of the Owner, rather than the Association. For example, a Common Area that is difficult to access and maintain except via the adjoining Lot might be a candidate for Limited Common Area.

3.03. OWNER'S EASEMENTS OF ENJOYMENT

Every OWNER of a lot shall have a non-exclusive common right and easement of enjoyment and ingress and egress in and to the Common Areas which shall be appurtenant to and shall pass with the title to such Lot, subject to the following:

- (a) Rules and Regulations governing the uses and enjoyment of the Common Areas adopted by the Association from time to time.
- (b) The right of the DECLARANT to use and enjoy the same non-exclusive easements for itself and for such additional lands the DECLARANT may add under Section 2.01 hereof.
- (c) The right of the DECLARANT and/or the ASSOCIATION to use Association Common Areas for purposes of deemed beneficial to the ASSOCIATION, including but not limited to drainage and utilities.

3.04. REPAIRS AND MAINTENANCE

- (a) The ASSOCIATION shall be responsible for the maintenance and repair of the Association Common Areas, and the expense thereof shall be a common expense of the ASSOCIATION, collected as part of its assessments in accordance with Article 5 hereof. Provided, however, that if an item of such maintenance or repairs is the result of an intentional or negligent act of an OWNER (or member of his family guest, invitee, agent, or licensee or tenant) then the cost of such item shall be the responsibility of the OWNER and upon failure of any OWNER to pay such cost the ASSOCIATION may file a lien as provided in Article 5.
- (b) Specifically, the ASSOCIATION has the duty to maintain the private roads, streets, drainage and water and sewer systems with the NEIGHBORHOOD in good repair at all times so that they will serve the purpose for which they have been constructed. In the event the ASSOCIATION shall fail to maintain the Common Areas, then the City of Gulfport shall have the right, but not the duty to maintain same.
- (c) The ASSOCIATION, and the City of Gulfport is hereby granted authority to make limited entry upon any lot, to the extent reasonably necessary, for the specific and limited purpose of performing the repair and maintenance of Common Areas described herein.

3.05. RIGHT OF ENTRY

City of Gulfport law enforcement officers, health and pollution control personnel, emergency medical service personnel and fire personnel, while in pursuit of their duties, are hereby granted the authority to enter upon any and all portions of the Common Area as may be necessary to perform their duties, and they are further granted authority to enforce cleared emergency vehicles access in the performance of those duties.

3.06. DISTURBANCE OF COMMON AREA

No portion of the Association Common Area shall be denuded, defaced or otherwise disturbed in any manner at any time except for maintenance or repair, without the prior written approval of both the ASSOCIATION and the City of Gulfport.

ARTICLE 4

MEMBERSHIP AND VOTING RIGHTS

4.01 MEMBER

- (a) Every OWNER, so long as he owns a Lot within the NEIGHBORHOOD, including the DECLARANT as long as it owns a Lot shall be a member of the ASSOCIATION. Membership shall be appurtenant to and may not be separated from ownership of a Lot, which is subject to assessment by the ASSOCIATION.
- (b) Members' rights, powers, duties and privileges shall be as set forth in this Articles of Incorporation and by laws of the ASSOCIATION.

4.02. VOTING RIGHTS

Voting rights in the ASSOCTIATION, and provisions for voting control by the DECLARANT, are set forth in the Articles of Incorporation and by-laws of the ASSOCIATION.

ARTICLE 5

ASSESSMENTS

5.01. CREATION OF THE LEIN AND PERSONAL OBLIGATION

- (a) Each OWNER, by acceptance of a deed for a Lot, whether or not it shall be so expressed in such deed, shall be covenanting and agreeing to pay to the ASSOCIATION: (I) an initial capital assessment to be paid at the time of closing, equal to two months' dues, (II) annual assessments, (III) special assessments for capital improvements, and (IV) a special assessment against the Lot owned by the OWNER when, in the opinion of the ASSOCIATION Board, it is necessary to impose such a special assessment in order to preserve the beauty, quality and value of the NEIGHBORHOOD, whether to perform maintenance, repair, or similar work, provided

that the thirty days' notice must first be given to the OWNER of such lot of the need for such work.

- (b) The assessment shall be fixed, levied, established and collected as provided in the By-laws.
- (c) The initial, annual and special assessments, together with the interests and costs of collection, including reasonable attorney fees, which includes those resulting from any appellate proceedings, shall be a continuing lien upon the lot against which such assessment is made. Any attorney's fees collectible from an OWNER under any other provision of this DECLARATION shall likewise be a continuing lien upon the OWNER'S Lot.
- (d) Such lien shall be effective only after recording a Claim of Lien in the public records of Harrison County, Mississippi. Upon full payment of all sums secured by the recorded Claim of Lien, the party making such payment shall be entitled to receive a Satisfaction of Lien in recordable form, Anything contained herein to the contrary notwithstanding, where an institutional mortgagee of record acquires title as a result of a foreclosure, or deed in lieu of foreclosure, such mortgagee acquiring title, its successors or assigns shall not be separately liable for the share of assessments pertaining to such Lot or chargeable to the former owner which came due prior to acquiring title as a result of the foreclosure or deed in lieu unless the assessment against the subject was secured by a assessments shall become a common expense of the Association, and the foreclosed lot shall be responsible for paying its prorate share thereof.
- (e) Each such assessment, together with interest and costs of collection, including reasonable attorney's fees, which includes those resulting from appellate proceedings, shall also be the obligation of the Person who was the OWNER of the Lot at the time such assessment fell due.
- (f) The purposes, amount, rate, exemption from, and non-payment of initial, annual and special assessments, and the establishment of annual budgets shall be as set forth in the ASSOCIATIONS By-laws
- (g) One important feature of The Grove Townhomes is that its streets are private and additional security may be added in the future. The cost of maintaining the private road systems and of providing security with The Grove Townhomes is hereby declared to be a specific purpose of the ASSOCIATION and the annual budget shall include an appropriate amount towards such purpose as well.

5.02 DECLARANTS DUTIES AND OBLIGATIONS

- (a) For any assessment year, the DECLARANT may elect to pay: (I) the portion of the actual expenses, less any provision for reserves, that were properly incurred by the ASSOCIATION during that year which is greater than the sums received by the ASSOCIATION from the payment of assessments for that year by OWNERS other than the DECLARANT, or (II) such amount as it would otherwise be obligated to pay if it had

been subject to the annual assessment for that year on those Lots within the NEIGHBORHOOD of which it is the OWNER. DECLARANT shall make said election each year at such time and in such manner as shall be provided in the ASSOCIATION'S By-laws.

(b) Except as specifically provided in this Section 5.02 and in the ASSOCIATION'S By-laws, the assessments and lien provisions of this Article 5 shall not apply to any Lot owned by DECLARANT or by any successor developer succeeding DECLARANT whether by assignment or by reorganization or by other arrangement. The assessment and lien provisions of this Article 5 shall apply to a Lot of which the DECLARANT is the OWNER only after the occurrence of any one of the following events: (I) DECLARANT has conveyed the Lot to another OWNER, or (II) a permanent Structure is constructed and completed on the Lot and it is occupied or regularly used, or (III) DECLARANT executes and records a written instrument subjecting the Lot to the assessment and lien provisions of this Article 5 or April 1, 2033.

(c) DECLARANT'S duties and obligations as set forth herein shall be further subject to the conditions, restrictions and other limitations and any procedures for billing and payment as set forth in the ASSOCIATION'S By-laws.

5.30 LIEN

The Association is hereby granted a lien upon each Lot for the assessment set forth herein and in the Association By-Laws. The method of imposing and perfecting a lien for unpaid assessments shall be as set forth in the ASSOCIATION By-Laws. Such lien may also be imposed and perfected according to Mississippi law if such law is in conflict with the said By-Laws.

ARTICLE 6

RESTRICTIONS

6.01. SINGLE-FAMILY USE ONLY

As described in Section 2.04 hereof, the Lots may be used for Townhouse residences (also called "dwelling units" herein) and for no other purposes. No business buildings may be erected on the Lots and no business may be conducted on any part thereof, nor shall any building or portion thereof be used or maintained as a professional office. Notwithstanding this provision, the DECLARANT may, in the sole discretion, permit one or more dwelling units to be used or maintained as a sales office or model home.

6.02. NUISANCES

No nuisance shall be allowed on any Lot nor shall there be any use or practice which is the source of annoyance to other OWNERS. Each OWNER shall keep his Lot in a clean and sanitary condition, and no rubbish, refuse or garbage shall be allowed to accumulate nor shall any fire hazard be allowed to exist.

6.03. NOISE

Each OWNER shall exercise extreme care to regulate the use and occupancy of his dwelling unit so as to minimize noise such as in the use of musical instruments, radios, television set amplifiers, or other loud speaker devices, so as not to disturb other residents.

6.04. PETS

Each OWNER, with the prior written approval of the ASSOCIATION, said approval not to be unreasonable withheld, may have in his dwelling unit one small domesticated pet of not more than 40 pounds when full grown. All pets shall be kept on a leash outside the dwelling unit. An OWNER shall clean up after his pet. In the event that any pet kept on the premises shall constitute a nuisance in the opinion of a majority of the Board of Directors of the ASSOCIATION, the OWNER, when so notified in writing shall be required to immediately remove said pet from the NEIGHBORHOOD.

6.05. LEASING

An OWNER shall have the absolute right to lease his dwelling unit without prior board approval, subject to the following paragraph:

All of the provisions in this DECLARATION, and the Articles of Incorporation, By-Laws, and Rules and Regulations of the ASSOCIATION pertaining to use and occupancy shall be applicable and enforceable against any Person occupying a dwelling unit as a lease or guest to the same extent as against an OWNER, and a covenant on designating the ASSOCIATION as the OWNER'S agent with the authority to terminate any lease and evict the tenant in the event of violations by the tenant of such covenant, shall be deemed to be included in every lease whether written or oral, and whether specifically expressed in such lease or not. N

6.06. EASEMENTS

The roadway easements, utility easements, drainage easements and wetlands as shown on the plat are hereby declared, and each OWNER of a Lot shall take ownership of subject to same. Further, the following easements and easement rights are hereby declared and reserved.

- (a) **UTILITIES:** The DECLARANT and the ASSOCIATION may grant electric, gas, cable television, water, sewer, or other utility or service easements, or relocate any existing easements, in any portion of the NEIGHBORHOODS, provided that same may not prevent or unreasonably interfere with the reasonable use of the dwelling units for their intended purposes.
- (b) **DRAINAGE:** The DECLARANT and the ASSOCIATION may grant such drainage easements as are deemed necessary by them.

- (c) **ENCROACHMENT:** Each Lot shall be subject to easements for encroachment which now exists or hereafter exist, caused by settlement or movement of any Structure erected by DECLARANT, or caused by minor inaccuracies in building or rebuilding, including the location of fences, landscaping, walkways, privacy walls and party walls, which encroachments shall be permitted to remain undisturbed, and such easements shall continue so long as the encroachments exist.
- (d) **CONSTRUCTION MAINTENANCE** The DECLARANT (including its agents, designees and contractors) may enter any Lot and take any reasonable action for the purpose of completing the construction of any Structure, or repair, replacement or maintenance of any portion of any structure, provided such activity does not prevent or unreasonably interfere with the reasonable use of the dwelling units for the intended purposes.

6.07. PARKING AND STORAGE AREAS

Each unit shall be assigned a parking space to accommodate at least two automobiles. Automobiles and other vehicles shall not be parked on the lawn, on vacant lots or on the road right-of-way. No enclosed storage area shall be erected which is separate from the dwelling parking of vehicles and the storage of personal property. It being the intent of this provision that the NEIGHBORHOOD be kept free of unsightly conditions and the OWNERS have available a reasonable amount of temporary guest parking.

6.08. MAINTENANCE, REPAIR AND REPLACEMENT

- (a) **MAINTENANCE OF COMMON AREAS:** All lawns, planting areas, and landscaping shall be under the exclusive jurisdiction and responsibility of the ASSOCIATION, for the purposes of installation, maintenance and replacement of the landscaping, utilities, street lighting, and all installations of fixtures and facilities. No OWNER shall place or cause to be placed, any landscaping, lighting fixture, structure or personal property on the area of any Lot outside of the dwelling unit without prior written approval of the ASSOCIATION. The cost of maintaining the Common Areas shall be an ASSOCIATION expense.
- (b) **MAINTENANCE OF EXTERIORS OF DWELLING UNITS:** The ASSOCIATION may, but shall not have the obligation to, paint and maintain the appearance of, and repair the roofs, driveways and exterior surfaces of the dwelling units and appurtenant structures, keeping the same roughly in a condition comparable to the condition of such improvements at the time of their initial construction, except for normal wear and tear, despite the fact that the dwelling units are individually owned. If the Board so elects, then each OWNER appoints the ASSOCIATION as his agent for painting. The cost of such maintenance may or not be at the Board's election, be a part of the ASSOCIATION operating expenses, or may be billed directly to the OWNER. Where the ASSOCIATION performs similar work on several dwelling units at one time, the cost may be equitable apportioned among those dwelling units receiving such services. The amounts so billed may, if necessary be secured by a lien on the Lot in

the same manner as if they were ASSOCIATION assessments. The ASSOCIATION is not responsible for internal structural repairs or replacements, nor is it responsible for day-to-day cleaning.

- © **LAWN MAINTENANCE:** Basic lawn maintenance, that is, mowing, edging, fertilizing and the like, shall be performed by the ASSOCIATION as an ASSOCIATION operating expense. The ASSOCIATION shall maintain, repair, and replace any underground sprinkler equipment and the related control boxes, pumps and other equipment, wherever located.
- (e) **MAINTENANCE OF LOT AND DWELLING UNIT:** The OWNER of each dwelling unit shall maintain, repair and replace at his expense all portions of his lot and dwelling unit except those portions specifically required to be maintained by the ASSOCIATION.
- (f) **CORRECTION OF HEALTH AND SAFETY HAZARDS:** Any conditions which are deemed by the ASSOCIATION to be a hazard to the public health or safety may be corrected immediately as an emergency matter by the ASSOCIATION, and the cost thereof shall be charged to the responsible OWNER, and payment may be enforced by a lien against the Lot with the same force and effect as if the charge were part of the ASSOCIATION assessments.
- (g) **ALTERATION AND MODIFICATION BY OWNERS:** No OWNER shall make any structural modifications or alterations to his dwelling unit without first obtaining the written consent of the ASSOCIATION, which consent shall be denied if the Board of Directors determines that the proposed modifications or alterations would adversely affect or in any manner be detrimental to the Neighborhood in part or whole or to the adjoining dwelling unit contained in the building. If any OWNER requests approval of any alteration or modification involving the removal of any interior partition wall, the ASSOCIATION may permit such removal only if the removal would not materially affect or interfere with the structural integrity and the utility services constituting common elements, if any, located therein. No OWNER shall cause his Lot to be enclosed or cause any changes to be made outside of the dwelling unit, including painting or other decoration or install of electrical wiring, television antennas, appliances or air condition units which may protrude through the walls of the dwelling unit, without the prior consent of the Board of Directors. Any glass, screen, curtain, blind, shutter or awning which may be installed on any porch or balcony is subject to regulation by the Board of Directors.

6.09. PARTY WALLS

- (a) **DEFINITION:** Each wall which is built as part of the original construction of any duplex, triplex or fourplex townhouse subject to the DECLARATION, and placed on the dividing line between adjoining Lots, shall constitute a party wall, and, to the extent not consistent with the provisions of this Section 6.09. the general rules of law regarding

party walls and liability for property damage due to negligence or willful acts or omission shall apply thereto.

(b) COST OF REPAIRS: The cost of reasonable repair and maintenance of a party wall shall be shared equally by the OWNERS who share the party wall, unless one OWNER can be shown to have been responsible for the damage which necessitated such repair.

© BINDING ARBITRATION: In the event of any dispute arising concerning a party wall, such dispute shall be submitted to arbitration under the direction of the ASSOCIATION, Basically, the format for such arbitration shall be that each opposing party shall choose a (I) arbitrator, and the arbitrators shall jointly choose a third arbitrator, and the majority decision of the arbitrators shall bind the parties.

6.10. RECREATION PARCELS

The recreation parcels to be used primarily for recreational purposes. The expenses of maintenance and operation of any recreational parcel (and structure thereon) shall be an ASSOCIATION operating expense to be shared by all OWNERS, as with any other ASSOCIATION operating expenses. The ASSOCIATION has the right to restrict the use of the recreation parcels to the extent necessary to further the health, safety, enjoyment, and convenience of the OWNERS taken as a group. The ASSOCIATION has the further right to limit the use of the recreation parcels by any OWNER or his guests, lessees, invitees of, in the discretion of the ASSOCIATION, such action is necessary in order to promote the health, safety, enjoyment or convenience of the OWNERS taken as a group.

6.11. SIGNS

No sign of any kind shall be displayed to public view on any Lot or from the inside of any dwelling unit such as by placement in a window, except that the DECLARANT, may place one professional sign on any lot advertising the Lot for sale, and, if the dwelling unit is being so used, another professional sign designating a model home or sales office. OWNER shall not display or place any sign of any character, specifically including " for rent "or " for sale " signs.

6.12. SIGHT DISTANCES AT INTERSECTIONS

No fence, wall, hedge, or shrub or other planting, which, in the opinion of the ASSOCIATION, obstructs the line of sight at any intersection or obstructs the light in a manner considered dangerous by the ASSOCIATION, shall be permitted.

6.13. ENFORCEMENT RIGHT OF ENTRY

The ASSOCIATION is hereby granted full power and authority to enforce the restrictions of this Article 6. Including the right to reasonable notice to the OWNER, to enter upon any Lot for the purpose of enforcement.

7.01. NECESSARY EXCEPTIONS FOR DEVELOPMENT

DECLARANT, or any successor to DECLARANT, shall undertake the work of developing all Lots within the NEIGHBORHOOD. The completion of that work and the sale of other disposition of the Lots is essential to the establishment and welfare of the NEIGHBORHOOD as an on-going residential community. In order that such work may be completed and the NEIGHBORHOOD established as a quality and complete residential community as soon as possible, nothing in this DECLARATION shall be understood or construed to prevent the DECLARANT, or its successors and assigns, from doing whatever it may determine to be reasonably necessary or advisable for the completion of the work and the establishment of the NEIGHBORHOOD as a quality and complete residential community and the disposition of the Lots by sale or otherwise.

7.02. CONFLICT

In the event of any conflict or inconsistencies among this DECLARATION, the ASSOCIATION Articles of Incorporation, and/or the ASSOCIATION By-Laws, the controlling provision shall be that first appearing in the following sequence: the 2/3 DECLARATION, the Articles, the By-Laws.

7.03. DECLARATION TO RUN WITH THE LAND

The covenants, reservations, restrictions and other provisions of this DECLARATION shall run with and bind the NEIGHBORHOOD and shall inure to the benefit of the DECLARANT or any OWNER subject to this DECLARATION, their respective legal representatives, heirs, successors and assigns, for a term of thirty (30) years from the date this DECLARATION is recorded, after which a time these covenants, conditions, restrictions and other provisions shall automatically be extended for successive periods of twenty-five (25) years unless an instrument signed by at least two-thirds (2/3) of the then OWNERS of Lots in the NEIGHBORHOOD or Neighborhoods then subject to this DECLARATION has been recorded agreeing to change or terminate these covenants, conditions, restrictions or provisions in whole or in part.

7.04. AMENDMENT

The DECLARANT may, in its sole discretion modify amend waive or add to this DECLARATION or any part thereof. Except as otherwise expressly provided herein, this power of amendment, however, shall be limited ot minor modification or enlargement of existing covenants and shall in no way impair the general and uniform plan of development set forth herein, Any other amendment must have the affirmative vote of at least two-thirds (2/3) of the then OWNERS of the Lots in the NEIGHBORHOOD or Neighborhoods then subject to this DECLARATION.

7.05. SEVERABILITY

If an covenant, condition, restriction or other provision of this **DECLARATION** is held to invalid in whole or in part by any court of competent jurisdiction then such holding shall in no way affect the validity of the remaining provisions. If this **DECLARATION**, all of which shall remain in full force and effect.

7.06. GENDER NUMBER

Whenever in this **DECLARATION** the context so requires the singular number shall include plural, and converse; and the use of any gender shall be deemed to include all genders.

7.07. NOTICE

(a) **TO DECLARANT.** Notice to **DECLARANT** as may be required herein shall be in writing and delivered or mailed to **DECLARANT** at its principal place of business as shown by the records of the Secretary of State for the State of Mississippi or at any other location designated by the **DECLARANT**.

(b) **TO ASSOCIATION.** Notice to **ASSOCIATION** as may be required herein or the By-Laws of the **ASSOCIATION** shall be in writing and delivered or mailed to the **ASSOCIATION** at its principal place of business as shown by the records of the Secretary of State for the State of Mississippi, or at any other location designated by the **ASSOCIATION**.

© **TO OWNERS.** Notice to any **OWNER** of a violation of any of these restrictions, or any other notice as may be required herein shall be in writing and shall be delivered or mailed to the **OWNER** at the address shown on the tax rolls of Harrison County, Mississippi, or if not shown thereon, to the address of the **OWNER** as shown on the deed recorded in the public records of Harrison County, Mississippi.

7.08. DECLARANT'S EXCULPATION

DECLARANT may grant, withhold or deny its permission of any approval in any instance where its permission or approval is permitted or required without any liability of any nature or kind to **OWNER** or any other Person for any reason whatsoever, and any permission or approval granted shall be binding on all Persons.

7.09. NON-LIABILITY OF DECLARANT

DECLARANT shall not be in any way or manner be held liable or responsible for any violation of these covenants, conditions, restrictions or other provisions by any Person other then itself.

7.10. CONSTRUCTION

The provisions of this **DECLARATION** shall be liberally interpreted and construed to provide maximum flexibility consistent with the purpose and objectives set forth herein, including the Preamble.

IN WITNESS WHEREOF, Blessed Investments Team, LLC, a Mississippi Limited Liability Company, has caused the foregoing Declaration of Restrictions and protective Covenants for The Grove Townhomes, to be executed by its undersigned duly authorized officer on this the _____ day of _____, 2023.

**Blessed Investments Team, LLC
By: Horse Gate, LLC, Member**

**Blessed Investments Team, LLC
By: W C Builders, LLC, Member**

By: Greg D. Williams, Member

By: N. W. Carr, Member

**STATE OF MISSISSIPPI
COUNTY OF HARRISON**

Personally appeared before me, the undersigned authority in and for the said county and state, within my jurisdiction, the within named, GREG D. WILLIAMS, who acknowledged that he is the Member of HORSE GATE, LLC, a Mississippi limited liability company that is a member of BLESSED INVESTMENTS TEAM, LLC, a Mississippi limited liability company, and that for and on behalf of HORSE GATE, LLC as a member of BLESSED INVESTMENTS TEAM, LLC, and as the act and deed of said HORSE GATE, LLC as a member of BLESSED INVESTMENTS TEAM, LLC, and as the act and deed of BLESSED INVESTMENTS TEAM, LLC, he executed and delivered the above and foregoing instrument, after first having been duly authorized by each of said limited liability companies so to do.

Given under my hand and seal, this the _____ day of _____, 2023.

NOTARY PUBLIC

**STATE OF MISSISSIPPI
COUNTY OF HARRISON**

Personally appeared before me, the undersigned authority in and for the said county and state, within my jurisdiction, the within named, N. W. Carr, who acknowledged that he is Member of W C BUILDERS, LLC, a Mississippi limited liability company that is a member of BLESSED INVESTMENTS TEAM, LLC, a Mississippi limited liability company, and that for and on behalf of W C BUILDERS, LLC as a member of BLESSED INVESTMENTS TEAM, LLC, and as the act and deed of said W C BUILDERS, LLC as a member of BLESSED INVESTMENTS TEAM, LLC, and as the act and deed of BLESSED INVESTMENTS TEAM, LLC, he executed and

delivered the above and foregoing instrument, after first having been duly authorized by each of said limited liability companies so to do.

Given under my hand and seal, this the _____ day of _____, 2023.

NOTARY PUBLIC



1st JUDICIAL DISTRICT
INSTRUMENT 2023-0007137-D-J1
FILED/RECORDED 4/25/2023 4:33:01 PM
TOTAL FEES \$28.00
3 PAGES RECORDED

PREPARED BY:

Law Offices of
LAURA F. PAULK, PLLC
16127 Orange Grove Road
Gulfport, MS 39503
228-831-1818
LFP File No.: 2207895
MS Bar No.: 10733

Return To:

Law Offices of
LAURA F. PAULK, PLLC
16127 Orange Grove Road
Gulfport, MS 39503
228-831-1818
LFP File No.: 2207895

STATE OF MISSISSIPPI

COUNTY OF HARRISON

WARRANTY DEED

For and in consideration of the sum of Ten Dollars (\$10.00), cash in hand paid this date, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged,

RJJ Properties, LLC, a Mississippi Limited Liability Company, Grantor
1404 24th Ave, Ste 400
Gulfport, MS 39501
228-861-4095

does hereby sell, convey and warrant unto

Blessed Investments Team, LLC, a Mississippi Limited Liability Company, Grantee
P.O. Box 2353
Gulfport, MS 39505
228-860-2203,

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

(See Exhibit A attached)

INDEXING INSTRUCTIONS: Pt of NW 1/4 of Sec. 15-7-11, Harrison Co., MS

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

This conveyance is made expressly subject to any and all restrictive covenants, rights-of-way, easements, and mineral reservations and any other rights now of

record which effect the above described property.

WITNESS MY SIGNATURE, this the 21 day of April, 2023.

RJJ Properties, LLC

[Signature]
By: Roy Anderson, III, Member

STATE OF MISSISSIPPI

COUNTY OF Harrison

Personally appeared before me, the undersigned Notary Public in and for the above named jurisdiction, the within named, Roy Anderson, III, who acknowledged that he is a Member of RJJ Properties, LLC, a Mississippi limited liability company and acknowledged that in said representative capacity and as its act and deed, he signed, executed and delivered the above and foregoing instrument on the day and year therein stated, after first having been duly authorized so to do.

Given under my hand and seal, this the 21 day of April, 2023.

[Signature]
NOTARY PUBLIC

My Commission Expires:

April 10, 2026



EXHIBIT A

LEGAL DESCRIPTION

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

LESS and EXCEPT (Book 1228, Page 49)

Commencing at the NW corner of Section 15, Township 7 South, Range 11 West, Harrison County, Mississippi; thence run South 1343.5 feet along the east margin of Klein Road to its intersection with the south margin of River-Ten Street; thence run East along said south margin a distance of 629.5 feet to the point of beginning; thence continue East along said south margin a distance of 331.5 feet to its intersection with the west margin of Three Rivers Road; thence run South 33 degrees 03' 20" West along said west margin a distance of 232.6 feet to a point; thence run West a distance of 204.6 feet to a point; thence run North a distance of 1961.0 feet to the Point of Beginning. Said parcel contains 1.2 acres, more or less.



ENGINEERING EXCELLENCE

WITH KRIS RIEMANN & ASSOCIATES

NARRATIVE

"THE GROVE" TOWNHOUSES -25 LOTS - SUBDIVISION

EXECUTIVE SUMMARY

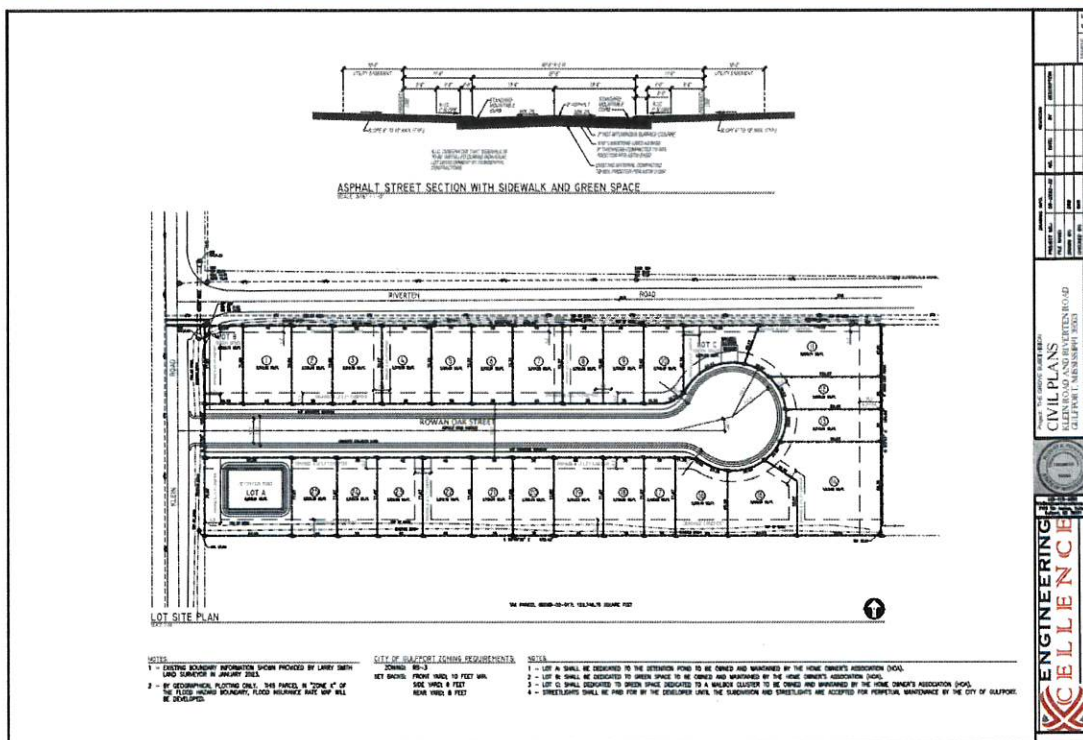
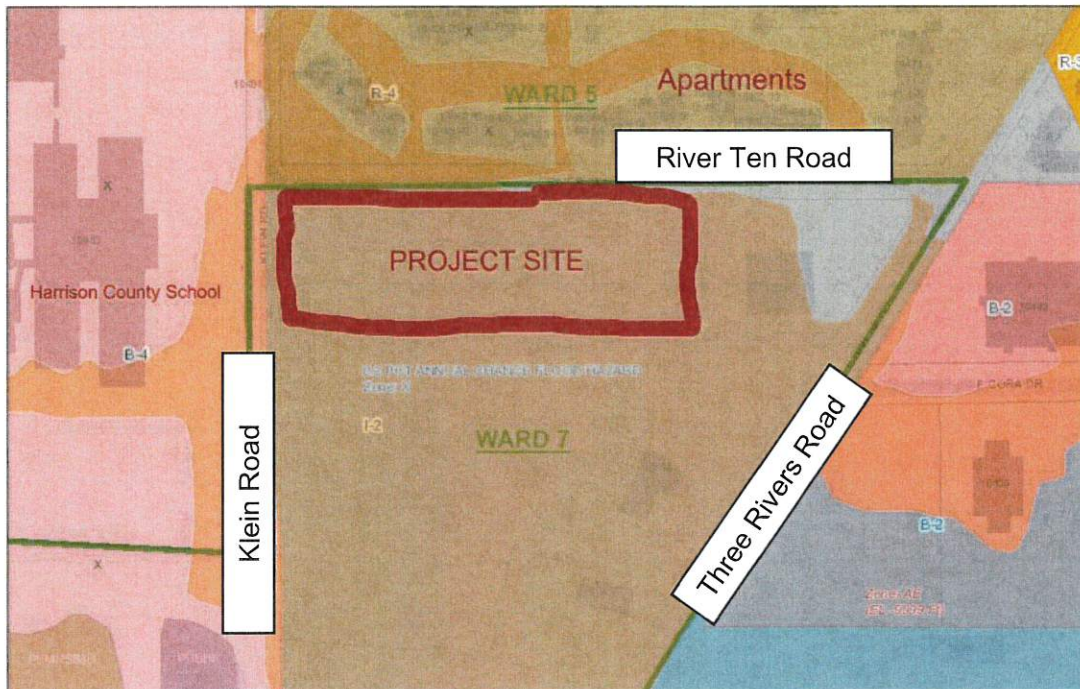
Through this application, the property owner requests approval from the City of Gulfport to subdivide the subject property (shown below) into a 25-lot townhouse subdivision (The Grove) for the future construction of single-family high-density residential townhomes. This project will subdivide **0809B-03-.017.000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

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

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

"THE GROVE" RIVER TEN ROAD & KLEIN ROAD TOWNHOUSES

March 7, 2023



"THE GROVE" RIVER TEN ROAD & KLEIN ROAD TOWNHOUSES

March 7, 2023

Basic Facts

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

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

For Townhomes:

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

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

Minimum lot width: Fourteen (14) feet

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

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

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

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

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

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

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

Wetlands. There are NO Wetlands on this project site.

Project Description:

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

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

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

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

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

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

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

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

Facilities

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

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

Natural Environment

Site Soils.

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

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

Future Development

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

Surrounding Land Use

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

No negative impacts are apparent that need mitigation.

Phasing Plan

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

CONSTRUCTION PLANS FOR
THE GROVE TOWNHOUSES
KLEIN ROAD AND RIVERTEN ROAD
GULFPORT, MISSISSIPPI 39503

CITY OF GULFPORT
HARRISON COUNTY, MISSISSIPPI
PROJECT NO. 08-2022-32
08-04-2023 REVISIONS MADE PER THE CITY OF GULFPORT



Robert K. Riemann, P.E.

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READY FOR
CONSTRUCTION
Approved: *Robert K. Riemann*
Date: 8-1-2023

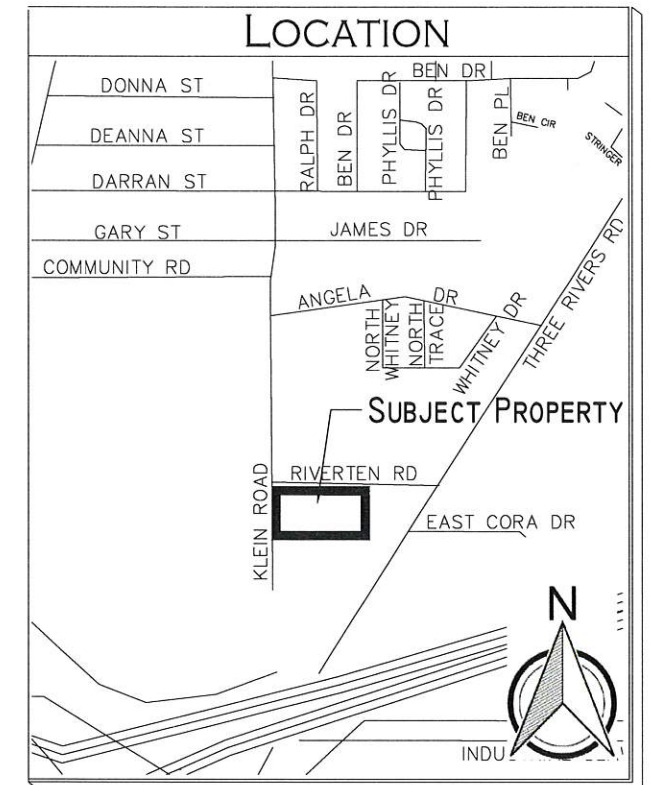
OWNERS
WAYNE CARR AND GREG WILLIAMS

ENGINEERING STAGE	
20% Review	1-30-23
60% Review	3-02-23
Final Approval	7-11-23
Ready for Construction	8-01-23

PERMITS	
Wetlands	N/A
MDEQ Sewer	7-07-23
MSDH Water	7-11-23
MDOT	N/A
MDEQ Swppp	3-02-23

UTILITIES

City of Gulfport - Water, Sewer, and Drainage - 228-868-5740
Harrison County Development Commission - 896-5020
Harrison County Utility Authority - Sewer - 228-868-8752
Coast Electric Power Association - Power - 228-832-1761
AT & T - Telephone - 1-877-737-2478
Mississippi Power - Power - 1-800-532-1502
C-Spire - Fiber - 1-855-277-4732
Cable One - Cable - 228-374-5900



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UTILITIES

- THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN ON THE PLANS BASED UPON THE BEST INFORMATION AVAILABLE TO THE ENGINEER, AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR HIS REPRESENTATIVE. THE ENGINEER CANNOT AND DOES NOT WARRANT THAT THE INFORMATION IS COMPLETE OR ACCURATE. THE CONTRACTOR SHALL PERFORM A PRELIMINARY INVESTIGATION TO DETERMINE EXACT LOCATION OF UTILITY LINES BEFORE EXCAVATION OPERATION AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES, WHICH MIGHT BE OCCASIONED BY THE CONTRACTORS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
- BEFORE UNDERTAKING EACH PART OF THE WORK, THE CONTRACTOR SHALL CAREFULLY STUDY AND COMPARE THE PLANS AND SPECIFICATIONS AND CHECK AND VERIFY PERTINENT FIGURES SHOWN THEREON AND ALL APPLICABLE FIELD MEASUREMENTS. IF ANY CONFLICTS, ERRORS, DISCREPANCIES, OR OTHER UNSATISFACTORY CONDITIONS ARE DISCOVERED EITHER ON THE CONSTRUCTION DOCUMENTS OR IN THE FIELD CONDITIONS, THE CONTRACTOR SHALL PROMPTLY REPORT IN WRITING TO THE ENGINEER OR HIS AUTHORIZED REPRESENTATIVE, AND SHALL OBTAIN A WRITTEN INTERPRETATION OR CLARIFICATION FROM THE ENGINEER OR HIS AUTHORIZED REPRESENTATIVE BEFORE PROCEEDING WITH ANY WORK AFFECTED THEREBY.
- NEW WATER METERS WILL NOT BE INSTALLED AS PART OF THE PROJECT. THE CONTRACTOR IS TO INSTALL A NEW WATER SERVICE AND CURB STOP AND METER BOX AS PART OF THIS PROJECT. ALL EXISTING CITY WATER SAMPLING STATIONS MUST BE RECONNECTED TO THE NEW WATER MAIN WITH NEW WATER SERVICE TUBING THAT HAS BEEN CHLORINATED/TESTED. A NEW CURB STOP AND METER BOX SHALL ALSO BE PROVIDED NEAR THE CONNECTION TO THE SAMPLING STATION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR IMMEDIATELY REPLACING OR REPAIRING AT HIS OWN EXPENSE ANY DAMAGED SANITARY SEWER LINES AND APPURTENANCES; STORM DRAIN LINES AND APPURTENANCES; WATER MAIN AND APPURTENANCES; DRAINAGE STRUCTURES; OR ANY OTHER EXISTING STRUCTURES, SERVICES OR OBSTRUCTIONS WHICH, IN THE OPINION OF THE CITY OR THE ENGINEER, WAS DAMAGED BY THE CONTRACTOR. THE CONTRACTOR SHALL HAVE ON HAND AT ALL TIMES THE NECESSARY FITTINGS AND ACCESSORIES NEEDED TO PERFORM AN EMERGENCY REPAIR ON ANY EXISTING SANITARY SEWER LINE, WATER MAIN, STORM DRAIN, FORCE MAIN, SERVICE, ETC. SHOULD THE MAIN(S) OR SERVICES(S) BE DAMAGED DURING THE CONSTRUCTION OF THIS PROJECT.
- CONTRACTOR MUST KEEP THE WATER, SEWER, AND DRAINAGE SYSTEMS FUNCTIONAL AND ALL HOUSES IN SERVICE AT ALL TIMES UNLESS MINIMAL UTILITY OUTAGES ARE APPROVED BY THE CITY OR THE ENGINEER WITH A MINIMUM OF THREE (3) CITY WORKING DAYS NOTICE. NO SERVICE SHALL BE LEFT OFF TO ANY PROPERTY OVERNIGHT.

EROSION CONTROL

- THE CONTRACTOR SHALL BE REQUIRED TO FURNISH ALL MATERIALS AND PERFORM ALL WORK FOR THE PROPER INSTALLATION, MAINTENANCE AND REMOVAL OF ANY TEMPORARY EROSION CONTROL MEASURE(S) NECESSARY TO CONTROL SILTATION.
- CONTRACTOR SHALL INSTALL AND MAINTAIN SILT FENCES AROUND THE PERIMETER OF ALL VEGETATED AREAS WHICH ARE DISTURBED AND SHALL PREVENT SILTATION OF ADJACENT DRAINAGE SYSTEMS AND CHANNELS WITH SILT FENCING. THE USE OF HAY BALES IS PROHIBITED. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING EROSION CONTROLS DURING THE ENTIRE COURSE OF THIS PROJECT PER ACCEPTABLE/APPROVED STORMWATER BEST MANAGEMENT PRACTICES. THE PLACEMENT OF EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES (BPMS) SHALL BE IN ACCORDANCE WITH THE MISSISSIPPI DEPARTMENT OF

ENVIRONMENTAL QUALITY'S PLANNING AND DESIGN MANUAL
FOR THE CONTROL OF EROSION, SEDIMENT AND STORMWATER.

- SILT FENCES SHALL BE INSTALLED AND PROPERLY MAINTAINED AROUND ALL STOCKPILED MATERIALS.
- EXISTING VEGETATION SHALL BE MAINTAINED AND PROTECTED WHEREVER POSSIBLE.
- WHERE APPLICABLE, ALL CONSTRUCTION TRAFFIC SHALL ENTER/EXIT THE SITE THROUGH THE CONSTRUCTION ENTRANCE. A CONSTRUCTION ENTRANCE IS REQUIRED AT ALL ACCESS POINTS ON THE SITE.
- TEMPORARY OR PERMANENT VEGETATIVE PRACTICES SHALL BE IMPLEMENTED WITHIN SEVEN CALENDAR DAYS WHEN A DISTURBED AREA WILL BE LEFT UNDISTURBED FOR THIRTY CALENDAR DAYS OR MORE.
- TEMPORARY EROSION AND SEDIMENT CONTROLS SHALL NOT BE REMOVED UNTIL PERMANENT EROSION CONTROLS ARE ESTABLISHED ON ALL DISTURBED AREAS. FINAL APPROVAL ON THE PROJECT WILL NOT BE MADE UNTIL ALL TEMPORARY EROSION CONTROLS ARE REMOVED AND PERMANENT EROSION CONTROLS ARE EFFECTIVELY ESTABLISHED.
- ALL EQUIPMENT REPAIR AND MAINTENANCE SHALL BE DONE OFFSITE.
- RECEPTACLES SHALL BE PROVIDED TO PROPERLY DISPOSE OF ALL TRASH AND WASTE. ALL CONSTRUCTION DEBRIS SHALL BE PICKED UP AT THE END OF EACH DAY AND SHALL BE REMOVED COMPLETELY FROM THE SITE AT THE END OF THE PROJECT.
- SANITARY FACILITIES SHALL BE PROVIDED ON-SITE FOR ALL EMPLOYEES.
- TEMPORARY EROSION AND SEDIMENT CONTROLS SHALL BE INSTALLED PRIOR TO THE START OF ANY WORK IF IT WILL BE REQUIRED TO REMOVE THEM TEMPORARILY DUE TO CONSTRUCTION ACTIVITIES. ONCE THOSE ACTIVITIES ARE COMPLETED OR AT THE END OF THE WORK DAY, THE TEMPORARY CONTROLS SHALL BE REINSTALLED IMMEDIATELY.
- ALL EROSIONS CONTROLS SHALL BE INSTALLED IN ACCORDANCE WITH THE DETAILS.
- ADDITIONAL EROSION AND SEDIMENT CONTROLS MAY BE DEEMED NECESSARY IF THE CONTROLS FOUND IN THE
- ACCUMULATED SEDIMENT SHALL BE REMOVED FROM CONTROLS WHEN IT REACHES ONE-HALF (½) THE HEIGHT OF THE CONTROL. THE SEDIMENT SHALL BE PROPERLY DISPOSED OF SO AS NOT TO CAUSE SEDIMENTATION IN ANOTHER LOCATION.
- EROSION AND SEDIMENT CONTROLS SHALL BE INSPECTED WEEKLY AND FOLLOWING ANY RAIN EVENT. NON-FUNCTIONING, INEFFECTIVE OR DAMAGED CONTROLS SHALL BE REPAIRED, REPLACED OR SUPPLEMENTED WITH FUNCTIONAL CONTROLS WITHIN 24 HOURS OF DISCOVERY.
- THE CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL OF ANY SEDIMENT THAT MIGRATES INTO THE STORM DRAIN SYSTEM.
- THE CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL OF ANY SEDIMENT OR CONSTRUCTION DEBRIS THAT IS TRACKED ONTO ADJACENT PAVES AREAS. ADJACENT STREETS SHALL BE KEPT CLEAN THROUGHOUT CONSTRUCTION AND SHALL BE CLEANED WITH A STREET SWEEPER OR SIMILAR TECHNIQUE IMMEDIATELY UPON DISCOVERY OF SEDIMENT. WASHING DOWN OF THE STREET OR ANY PAVES AREAS IS NOT ALLOWED.
- ANY SEDIMENT THAT HAS MIGRATED OFFSITE WHETHER ONTO PUBLIC OR PRIVATE PROPERTY SHALL BE REMOVED IMMEDIATELY UPON DISCOVERY.

TRAFFIC/SIGNS

- MAINTENANCE OF TRAFFIC SHALL INCLUDE ALL SIGNS, BARRICADES, PAVEMENT MARKINGS, WARNING LIGHTS, PERSONNEL, TRAFFIC CONTROL DEVICES, SUPERVISION AND OTHER ITEMS CONCERNING TRAFFIC CONTROL. THERE SHALL BE NO OTHER PAYMENTS MADE FOR THIS WORK. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS (MUTCD) AND THE ATTACHED TRAFFIC CONTROL PLAN.
- CONTRACTOR SHALL INVENTORY ALL EXISTING SIGNS AND LOCATION WITHIN THE PROJECT LIMITS. CONTRACTOR SHALL REMOVE, SAFELY STORE TO PREVENT DAMAGE AND REINSTALL ANY STREET SIGNS IMPACTED BY THE PROJECT. ONLY SIGNS DISTURBED DURING CONSTRUCTION SHALL BE REMOVED. ANY SIGNS DAMAGED BY THE CONTRACTOR SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE. ALL SIGNS REPLACED MUST CONFORM TO CITY SPECIFICATIONS. NO SEPARATE PAYMENT SHALL BE MADE FOR THE REMOVAL AND INSTALLATION OF EXISTING SIGNS.
- IF CONTRACTOR FAILS TO MAINTAIN TRAFFIC CONTROL AS PRESCRIBED FOR TYPE OF CONSTRUCTION, THE OWNER MAY WITHHOLD PAYMENT OF ALL OR ANY RECENT PAY REQUESTS UNTIL TRAFFIC CONTROL IS IN COMPLIANCE WITH PLANS.
- ALL CONSTRUCTION SIGNS SHALL BE IN PLACE BEFORE THE START OF ANY CONSTRUCTION AND SHALL BE PROPERLY MAINTAINED AND REMAIN IN PLACE FOR THE LIFE OF THE PROJECT.
- REPLACEMENT OF LOST OR DAMAGED CONSTRUCTION SIGNS OR DEVICES SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. LOST OR DAMAGED SIGNS SHALL BE REPLACED IMMEDIATELY. NO PAYMENT SHALL BE MADE FOR SUCH REPLACEMENT OR REPAIR.

MISCELLANEOUS

- CONTRACTOR SHALL DISPOSE OFF-SITE ALL MISCELLANEOUS TRASH, DEBRIS, AND DAMAGED VEGETATION FROM ALL AREAS WITHIN THE LIMITS OF WORK. ALL SUCH WORK SHALL BE IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REQUIREMENTS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACING OR REPAIRING AT HIS OWN EXPENSE ANY DAMAGES DONE TO PUBLIC RIGHT-OF-WAYS OR PRIVATE PROPERTY, WHICH WAS DAMAGED, IN THE OPINION OF THE CITY OR THE ENGINEER DUE TO THE NEGLIGENCE OF THE CONTRACTOR.
- THE OWNER AND THE ENGINEER SHALL BE CONTACTED A MINIMUM OF 72 HOURS IN ADVANCE OF ANY WORK WITHIN THE CITY'S RIGHT-OF-WAY. ONE LANE OF TRAFFIC WITHIN CITY RIGHT-OF-WAY SHALL REMAIN OPEN AT ALL TIMES FOR EMERGENCY VEHICLES.
- DRAINAGE DITCHES DISTURBED DURING CONSTRUCTION ACTIVITY SHALL BE RESTORE TO EXISTING CONDITIONS, COST ABSORBED.



Recapitulation of Quantities

City of Gulfport, Harrison County, The Grove Townhouse Subdivision

	Unit	Estimated Quantity
*****EARTH WORK & SWPPP ITEMS*****		
Solid Sodding, Centipede	SY	481.000
Hydroseeding	ACRE	0.500
Temporary Silt Fence	LF	1,652.000
Wattles, 12"	LF	60.000
*****WATER ITEMS*****		
6" PVC Pipe, C-900	LF	0.000
8" PVC Pipe, C-900	LF	611.000
Ductile Iron Fittings	LBS	340.000
8" Gate Valve	EACH	5.000
Relocate Fire Hydrant	EACH	0.000
Install New Fire Hydrant	EACH	2.000
Meter Box	EACH	50.000
Water Services	LF	400.000
2" Diameter Water Service	EACH	25.000
Relocation of Water Meter, Per Plans	EACH	0.000
4" PVC Pipe, Schedule 40	LF	0.000
Water Valve Box	EACH	50.000
*****SEWER ITEMS*****		
Install 8" Sewer Pipe	LF	581.000
Install 24" Manhole	EACH	4.000
4" Sewer Service with Cleanout and Pad	LF	400.000
*****SUB BASE & BASE ITEMS*****		
Size 610 Crushed Stone Base, AEA	CY	468.000
Class 9 - Select Backfill	CY	351.000
Size II Stabilizer Aggregate, Coarse	CY	0.000
*****ALTERNATE ASPHALT ITEMS*****		
9.5-mm, MT, Asphalt Pavement - Street	TON	220.000
12.5-mm, MT, Asphalt Pavement	TON	0.000
19-mm, MT, Asphalt Pavement	TON	0.000
*****BITUMINOUS PAVING ITEMS*****		
Asphalt for Tack Coat	GAL	20.000
*****DRAINAGE ITEMS*****		
Class "B" Structural Concrete, Minor Structures	CY	0.000
Reinforcing Steel	LB	0.000
18" Reinforced Concrete Pipe, Class III, Rubber Type Gaskets	LF	27.000
24" Reinforced Concrete Pipe, Class III, Rubber Type Gaskets	LF	0.000
30" Reinforced Concrete Pipe, Class III, Rubber Type Gaskets	LF	25.000
36" Reinforced Concrete Pipe, Class III, Rubber Type Gaskets	LF	0.000
15" Reinforced Concrete Pipe, Class III, Rubber Type Gaskets	LF	126.000
18" x 11" Reinforced Concrete Arch Pipe	LF	0.000
22" x 13" Reinforced Concrete Arch Pipe	LF	23.000
36" x 23" Reinforced Concrete Arch Pipe	LF	14.000
15" Reinforced Concrete Eng Section	LF	1.000
30" Reinforced Concrete End Section	EA	1.000
12" HDPE Pipe	LF	0.000
15" HDPE Pipe	LF	212.000
18" HDPE Pipe	LF	130.000
24" HDPE Pipe	LF	310.000
30" HDPE Pipe	LF	127.000
36" HDPE Pipe	LF	0.000
42" HDPE Pipe	LF	0.000
48" HDPE Pipe	LF	0.000
Castings and Gratings	LB	250.000
Outfall to Detention Pond Structure	EA	1.000
Rip Rap	SF	150.000
Drainage Inlet	EA	10.000
*****CONSTRUCTION ITEMS*****		
Concrete Sidewalk, Without Reinforcement	SY	150.000
6" Concrete Sidewalk, With Reinforcement	SY	260.000
Concrete Curb, Header	LF	0.000
Concrete Curb, Special Design	LF	0.000
Combination Concrete Curb and Gutter	LF	1,264.000
*****PAVEMENT MARKING ITEMS*****		
6" Thermoplastic Traffic Stripe, Skip W hite	LF	0.000
6" Thermoplastic Edge Stripe, Continuous W hite	LF	20.000
*****DEMOLITION*****		
Sewer Pipe Removal	LF	
Flowable Fill, Non-Excavatable	CY	
Water Pipe Removal	LF	
*****TRAFFIC SIGN & SIGNAL ITEMS*****		
Stop Sign	EACH	1.000
Steel U-Section Posts, 3.0 to 3.5 lb/ft	LF	10.000
*****LUMP SUM ITEMS*****		
Maintenance of Traffic	LS	1.0000
Mobilization	LS	1.0000
Roadway Construction Stakes	LS	1.0000

Project: THE GROVE SUBDIVISION

CIVIL PLANS
KLEIN ROAD AND RIVERTEN ROAD
GULFPORT, MISSISSIPPI 39503

Sheet Title: RECAPITULATION AND GENERAL NOTES

DRAWING NUMBER

C-2

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SURVEY OF
TAX PARCEL 0809B-03-017.000
BEING ALL OF LOTS 6 TO 8 & PART OF LOT 9
RIVER TEN PARK SUBD
NOW VACATED AS PER BK 1229/256
SITUATED IN THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4, OF SECTION 15,
TOWNSHIP 7 SOUTH, RANGE 11 WEST.
HARRISON COUNTY, MISSISSIPPI.

2.82 ACRES
VACANT

SCALE: 1"=30'
CLASS "B" SURVEY
Base Bearing by:

Note: This survey was performed without the benefit of a current
title search, and may be subject to any and all easements
and restrictions effecting said property.

CERTIFICATION

This is to CERTIFY that I have surveyed the property hereon described and
delineated, and that the measurements and other data indicated are correct
to the best of my knowledge and belief.

Larry R. Smith P.L.S. # 02695 Dated: 01/10/2023

This property is located in Zone(s) "X 500", as published by the Federal
Insurance Administration, DFIRM 28047C0254H, effective 12/21/2017

LS LARRY SMITH
LAND SURVEYING
105 N. KERN DRIVE
GULFPORT MS. 39503

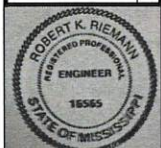
SHEET : 1 OF 1

Project: THE GROVE SUBDIVISION

CIVIL PLANS

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Sheet Title: SURVEY



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NUMBER

C-3



Project: THE GROVE SUBDIVISION

Project: THE GROVE SUBDIVISION
CIVIL PLANS
KLEIN ROAD AND RIVERTON ROAD
GULFPORT, MISSISSIPPI 39503

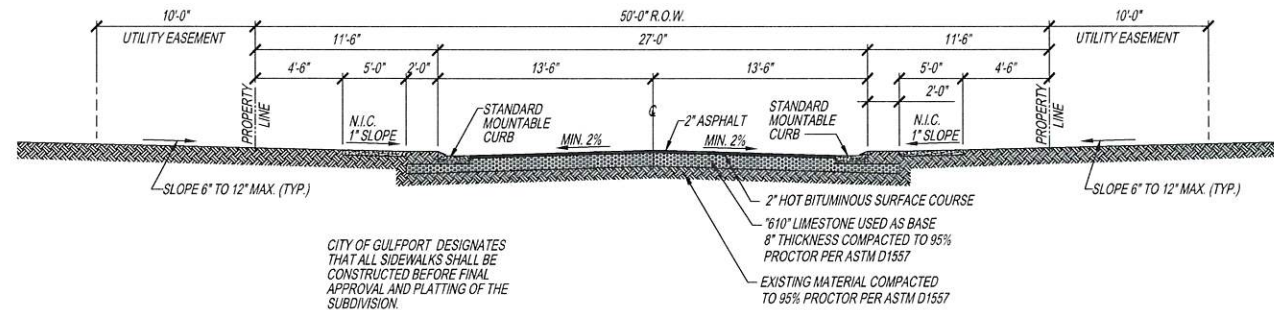
Sheet Title: EROSION AND SEDIMENT CONTROLS



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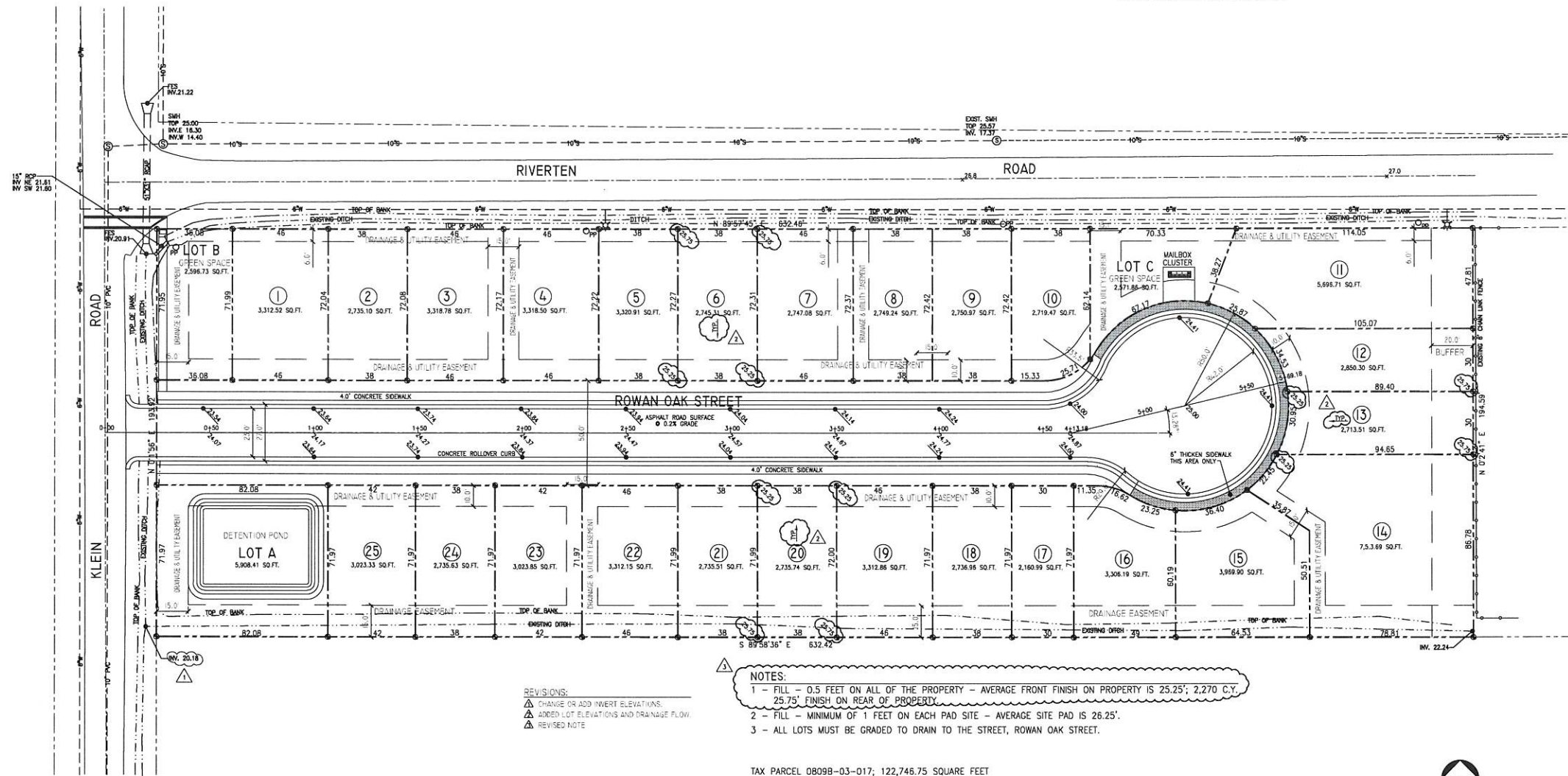
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ASPHALT STREET SECTION WITH SIDEWALK AND GREEN SPACE

SCALE: 3/16" = 1'-0"

NOTE: ALL SIDEWALKS ARE 5.0 FEET WIDE



LOT SITE PLAN
SCALE: 1" = 50'

- NOTES:
- 1 - EXISTING BOUNDARY INFORMATION SHOWN PROVIDED BY LARRY SMITH LAND SURVEYOR IN JANUARY 2023.
 - 2 - BY GEOGRAPHICAL PLOTTING ONLY. THIS PARCEL IN "ZONE X" OF THE FLOOD HAZARD BOUNDARY, FLOOD INSURANCE RATE MAP WILL BE DEVELOPED.

CITY OF GULFPORT ZONING REQUIREMENTS:

ZONING: RS-3
SET BACKS: FRONT YARD; 10 FEET MIN.
SIDE YARD; 8 FEET
REAR YARD; 8 FEET

- NOTES:
- 1 - LOT A: SHALL BE DEDICATED TO THE DETENTION POND TO BE OWNED AND MAINTAINED BY THE HOME OWNER'S ASSOCIATION (HOA).
 - 2 - LOT B: SHALL BE DEDICATED TO GREEN SPACE TO BE OWNED AND MAINTAINED BY THE HOME OWNER'S ASSOCIATION (HOA).
 - 3 - LOT C: SHALL DEDICATED TO GREEN SPACE DEDICATED TO A MAILBOX CLUSTER TO BE OWNED AND MAINTAINED BY THE HOME OWNER'S ASSOCIATION (HOA).
 - 4 - STREETLIGHTS SHALL BE PAID FOR BY THE DEVELOPER UNTIL THE SUBDIVISION AND STREETLIGHTS ARE ACCEPTED FOR PERPETUAL MAINTENANCE BY THE CITY OF GULFPORT.

Project: THE GROVE SUBDIVISION
CIVIL PLANS
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GULFPORT, MISSISSIPPI 39503
Sheet Title: LOT SITE PLAN

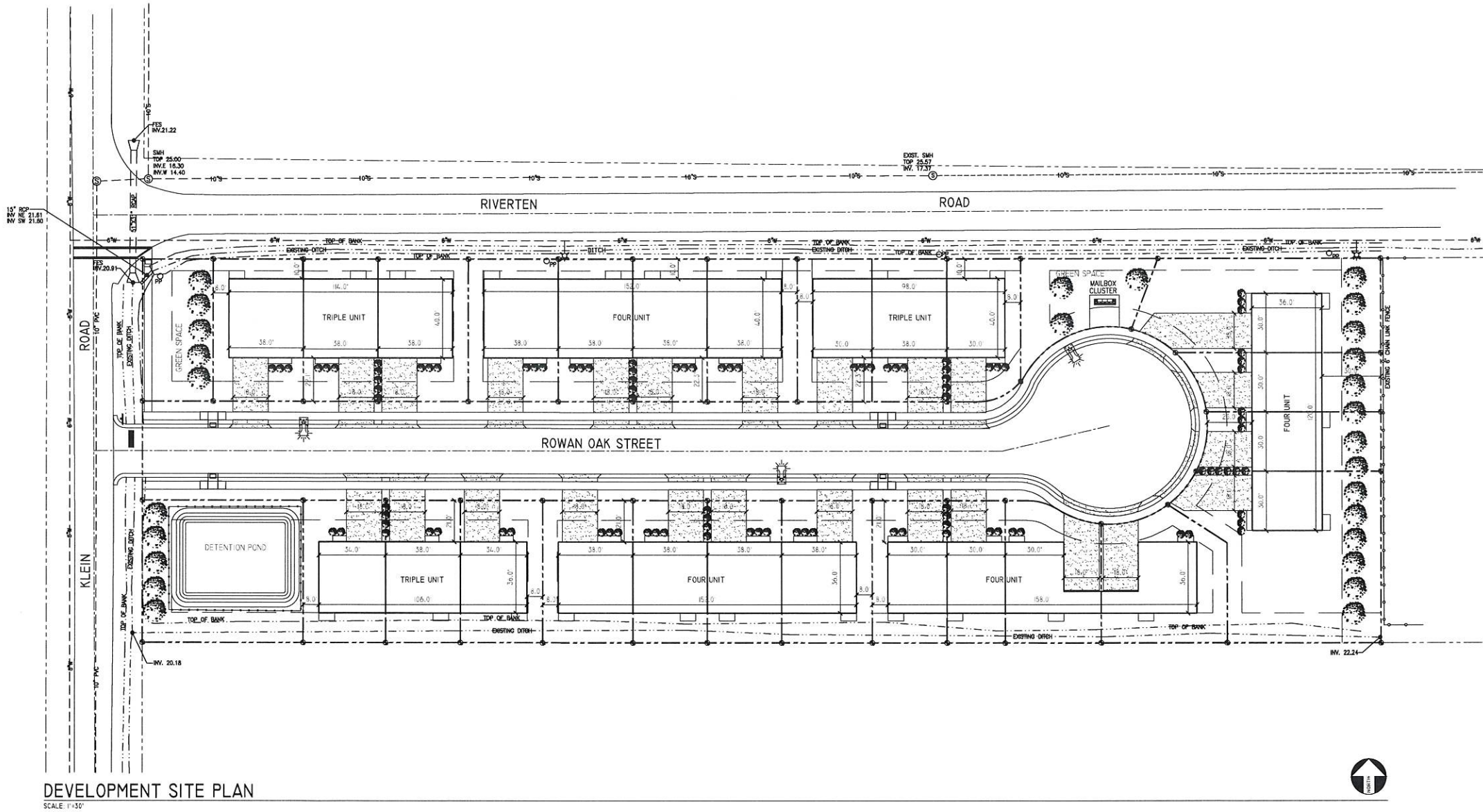


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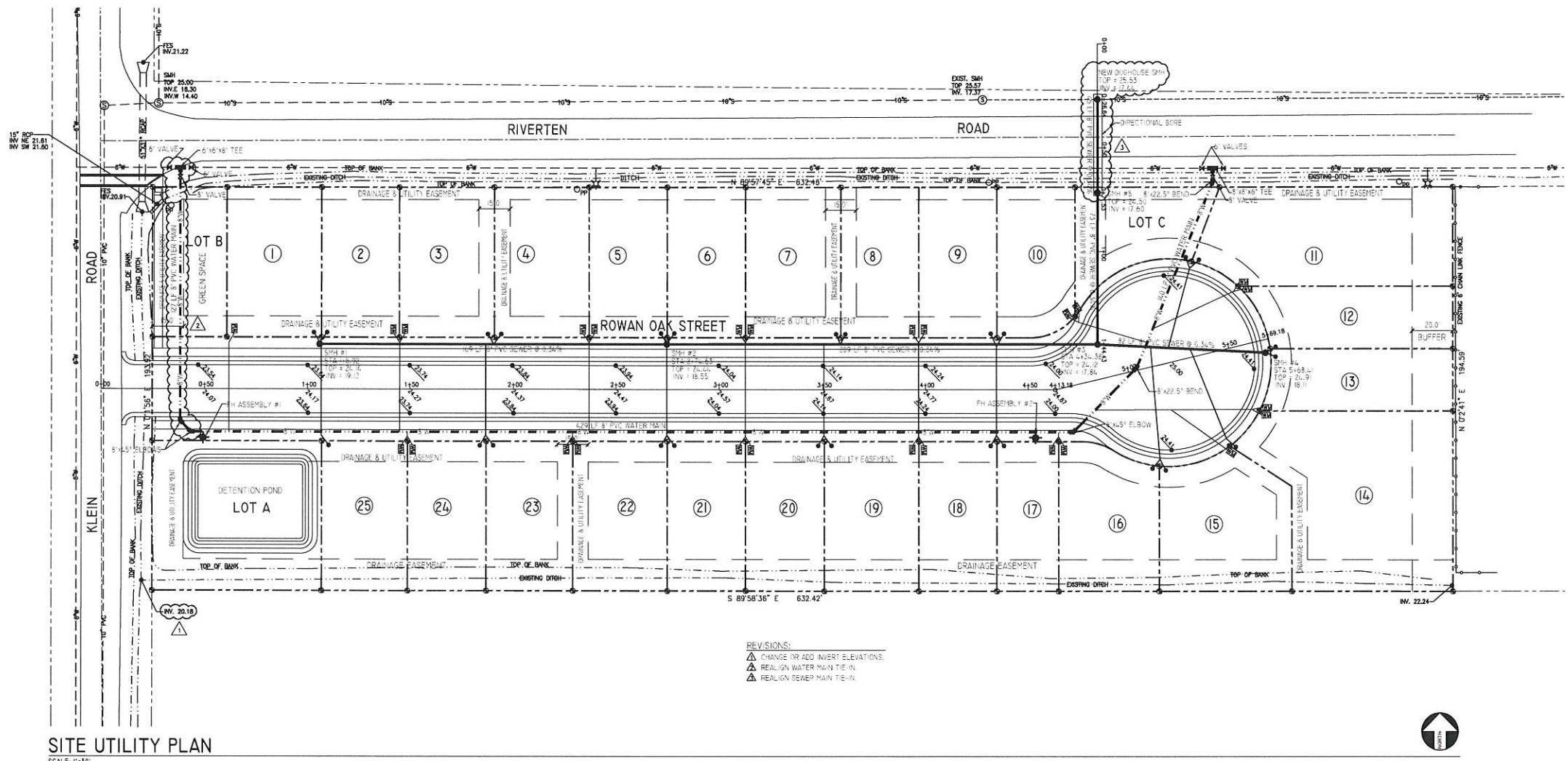


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CIVIL PLANS
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Sheet Title: SITE DEVELOPMENT PLAN

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C-6



SITE UTILITY PLAN
SCALE 1"=30'

- WATER NOTES:**
- 1 - MINIMUM 36" COVER OVER WATER MAIN.
 - 2 - WATER MAINS SHALL BE 8" PVC
 - 3 - WATER PIPE SHALL BE C900 PVC UNLESS OTHERWISE STATED.
 - 4 - ALL PRESSURE AND LEAKAGES TEST MUST BE IN ACCORDANCE WITH STATE AND LOCAL STANDARDS, (AWWA C-600).
 - 5 - DISINFECTION AND SAMPLING PROCEDURES MUST MEET CURRENT STATE AND LOCAL STANDARDS, (AWWA C652).

- LEGEND:**
- 8"W 8" C900 PVC WATER MAIN
 - 6" FIRE HYDRANT ASSEMBLY
 - 8"x8"x6" DUCTILE IRON TEE
 - 8"x90" DUCTILE IRON ELBOW
 - 8"x45" DUCTILE IRON ELBOW
 - 8" DUCTILE IRON GATE VALVE
 - 3/4" WATER METER SERVICE

- SEWER NOTES:**
- 1 - SEWER MAINS SHALL BE 8" PVC
 - 2 - SEWER MAINS SHALL HAVE A SLOPE NOT LESS THAN 0.34%, AND A VELOCITY OF NOT LESS THAN 2.0 FEET PER SECOND.
 - 3 - DISTANCE BETWEEN MANHOLES SHALL NOT EXCEED 350 FEET.
 - 4 - WHERE SEWER MAINS CROSS WATER MAINS, VERTICAL DISTANCE SHALL BE A MINIMUM OF 18 INCHES.
 - 5 - SEWER MAINS SHALL BE LAID AT LEAST 10 FEET APART HORIZONTALLY FROM ANY WATER MAIN.

- LEGEND:**
- 8"S 8" SDR PVC SEWER MAIN
 - 48" SEWER MANHOLE
 - 4" SEWER SERVICE

REVISIONS:
△ CHANGE OR ADD INVERT ELEVATIONS.
△ REALIGN WATER MAIN TIE-IN.
△ REALIGN SEWER MAIN TIE-IN.

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Sheet Title: SITE UTILITY PLAN

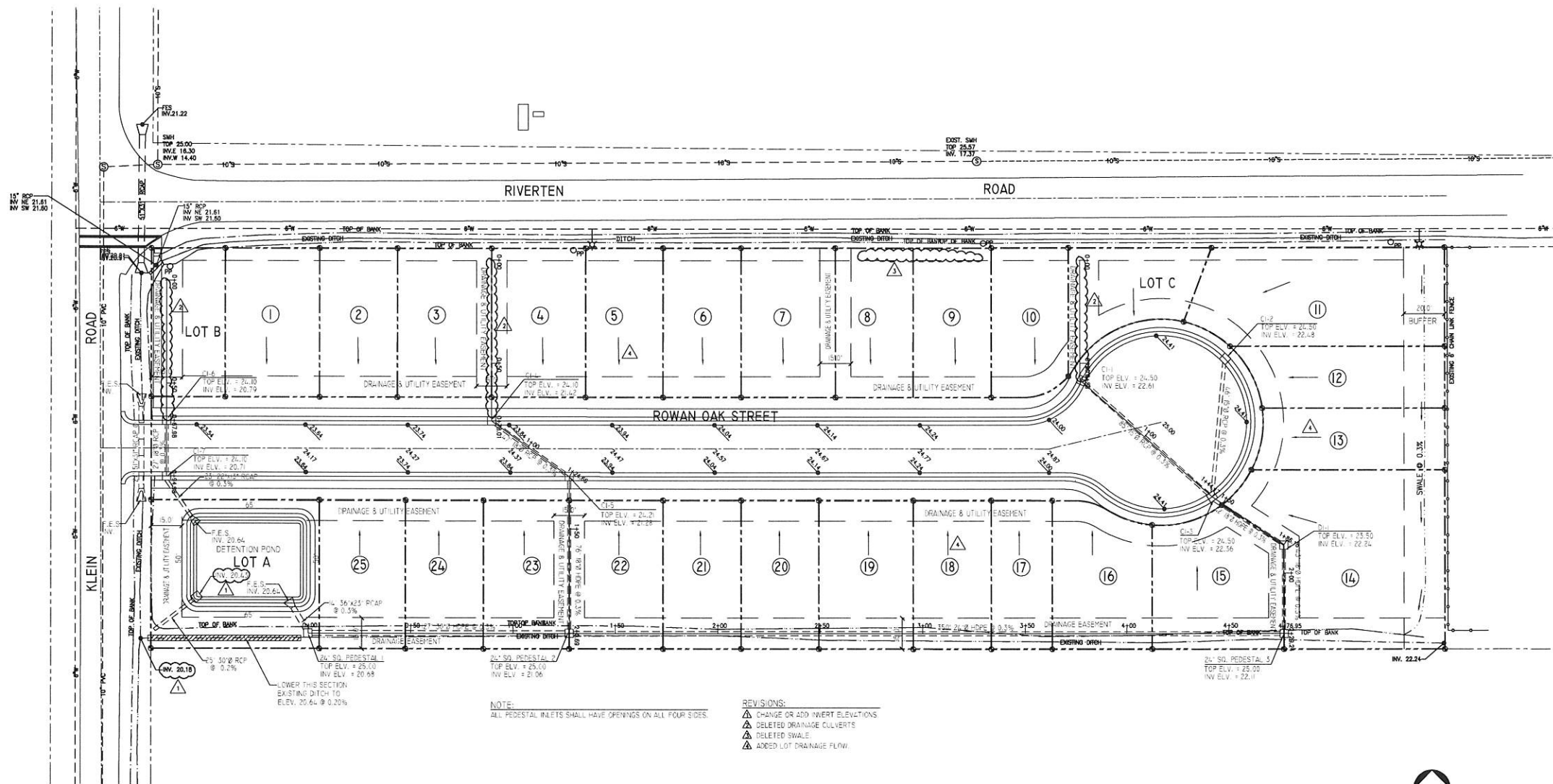
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**ENGINEERING
CEILENCE**
WITH KRIS RIEMANN & ASSOCIATES

REVISIONS	
NO.	DATE: BY

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C-7



SITE DRAINAGE PLAN

SCALE: 1"=30'

NOTES:

- 1 - ALL LOTS TO GRADED TO DRAIN AND FINISHED FROM ELEVATION TO BE A MINIMUM OF 1 FEET ABOVE CURB, UNLESS OTHER APPROVED BY CITY OF GULFPORT.
- 2 - DRAINAGE SHALL BE A 100 YEAR DRAINAGE DESIGN.
- 3 - ALL DRAINAGE PIPE SHALL BE REINFORCED CONCRETE PIPE (RCP).
- 4 - MAXIMUM DISTANCE BETWEEN DRAINAGE STRUCTURES SHALL BE 350 FEET.

LEGEND:

- | | |
|------|--------------------------------|
| DI-1 | DROP INLET |
| CI-1 | CURB INLET |
| | DRAINAGE FLOW |
| FES | FLARED END SECTION |
| RCP | REINFORCED CONCRETE PIPE |
| HOPE | HIGH DENSITY POLYETHYLENE PIPE |

- REVISIONS:
- △ CHANGE OR ADD INVERT ELEVATIONS
 - △ DELETED DRAINAGE CULVERTS
 - △ DELETED SWALE
 - △ ADDED LOT DRAINAGE FLOW

NOTE:
ALL PEDESTAL INLETS SHALL HAVE OPENINGS ON ALL FOUR SIDES.

Project: THE GROVE SUBDIVISION

CIVIL PLANS

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GULFPORT, MISSISSIPPI 39503

Sheet Title: SITE DRAINAGE PLAN

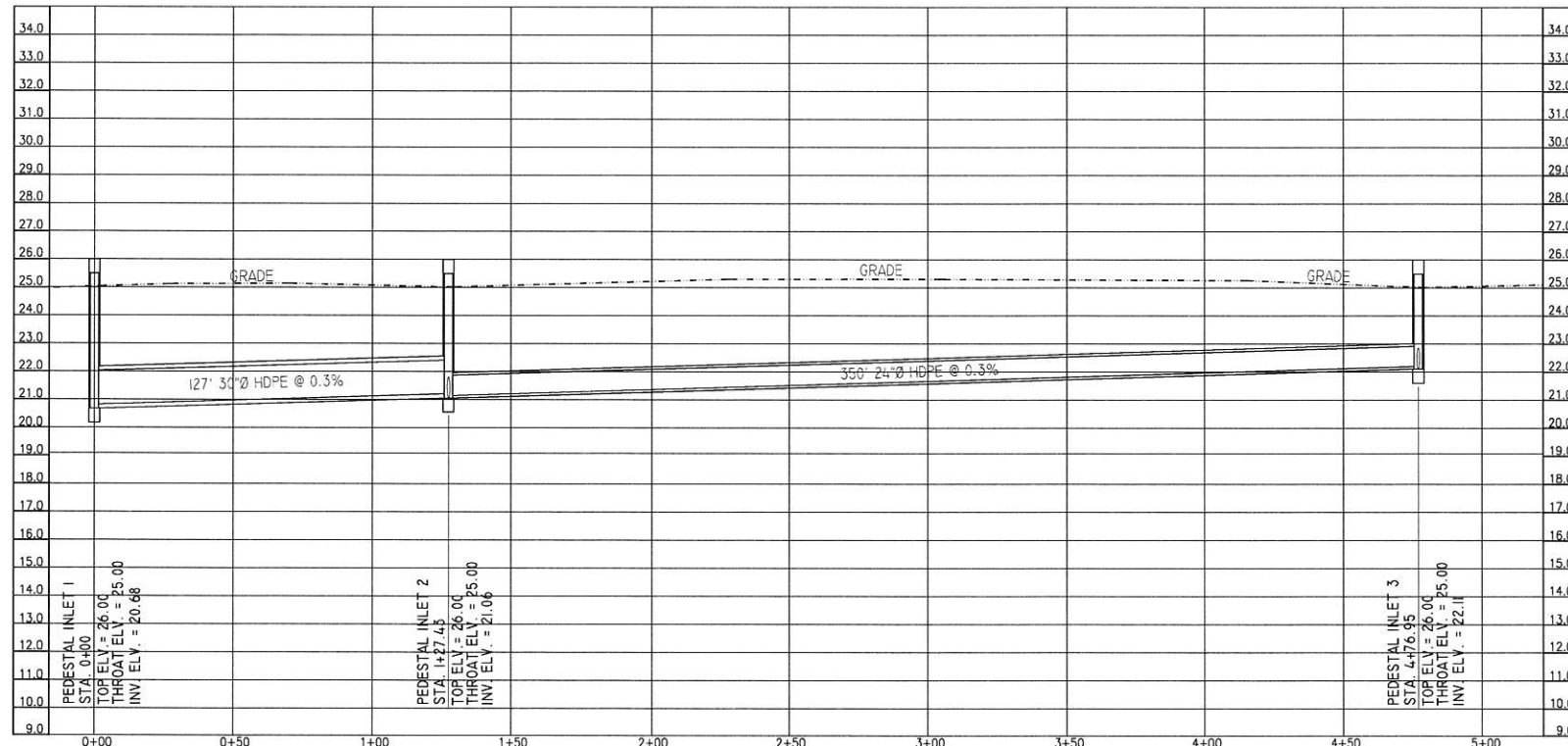
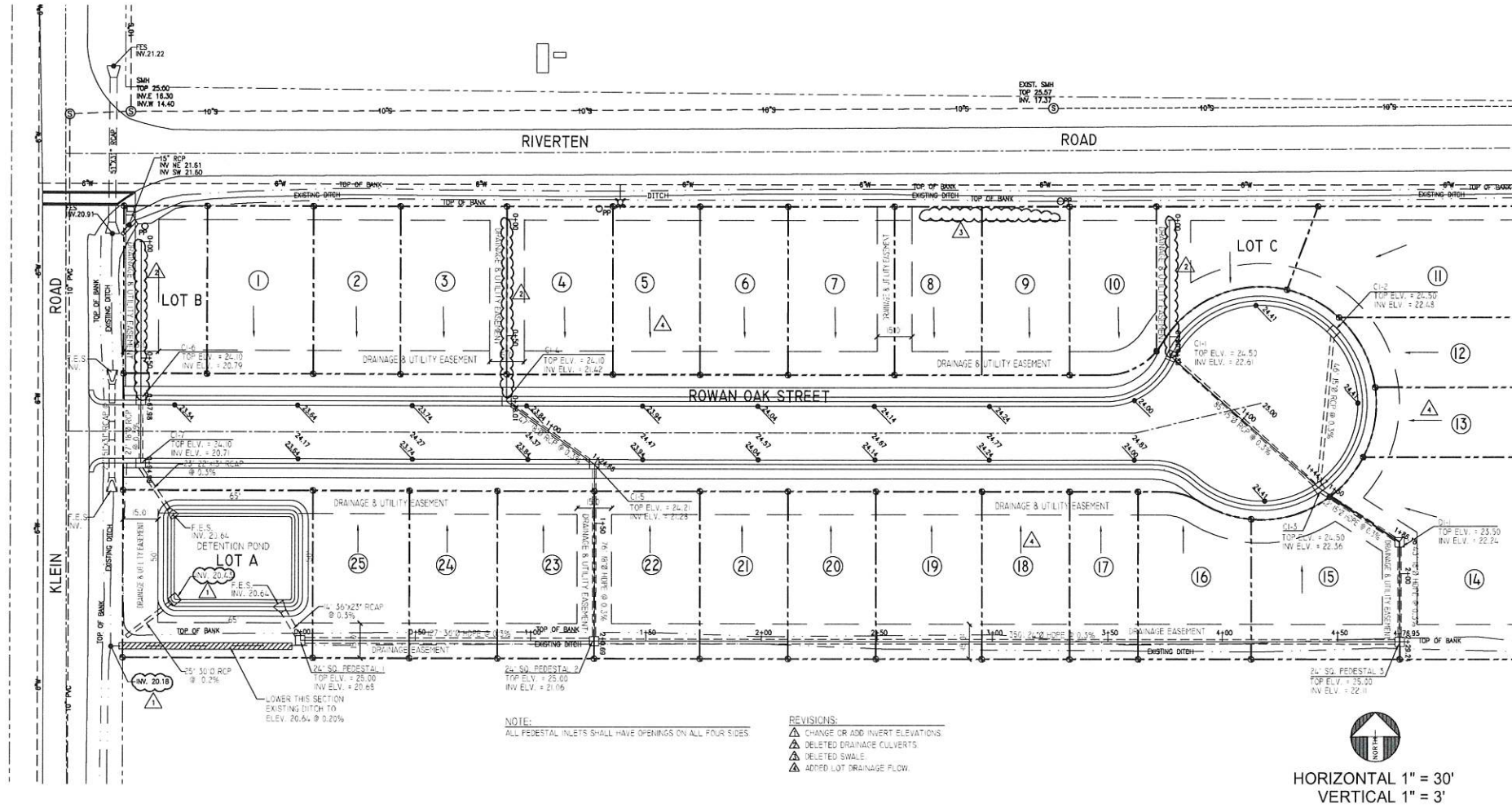


228-518-2980
Kris@engineeringexcellence.com
3103 5th Avenue, Suite B
Gulfport, MS 39501



DRAWING INFO.		REVISIONS	
PROJECT NO.:	DB-2022-32	NO.	DATE:
FILE NAME:		BY	DESCRIPTION
DRAWN BY:	DRB		
CHECKED BY:	RRR		
QA/QC:	RRR		

DRAWING
NUMBER
C-8



Project: THE GROVE SUBDIVISION

CIVIL PLANS

KLEIN ROAD AND RIVERTEN ROAD

GULFPORT, MISSISSIPPI 39503

Sheet Title: DRAINAGE PLAN AND PROFILE

REVISIONS

NO.	DATE	BY	DESCRIPTION

DRAWING INFO

PROJECT NO.:	08-2022-32
FILE NAME:	DRB
DRAWN BY:	DRB
CHECKED BY:	RKR
QA/QC:	RKR

Robert K. Riemann

Professional Engineer

15555

State of Mississippi

228-518-2980

kris@engineeringcellence.com

3103 5th Avenue, Suite B

Gulfport, MS 39501

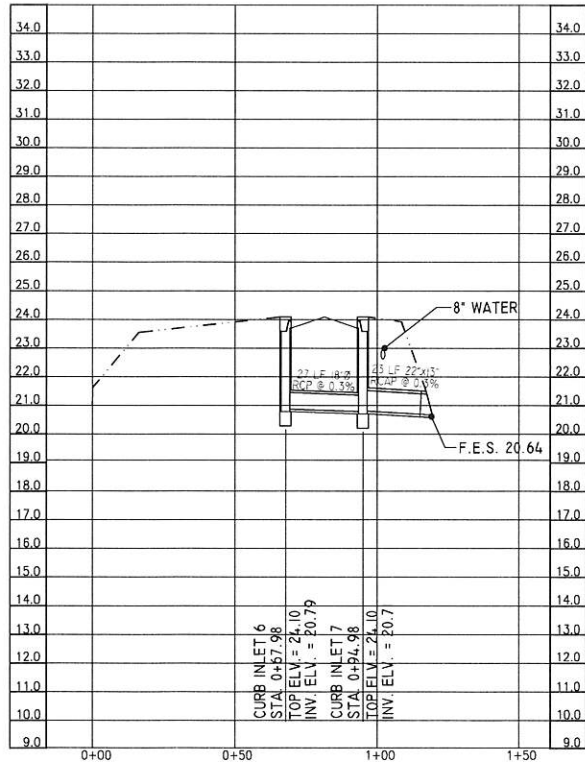
ENGINEERING

CELLENCE

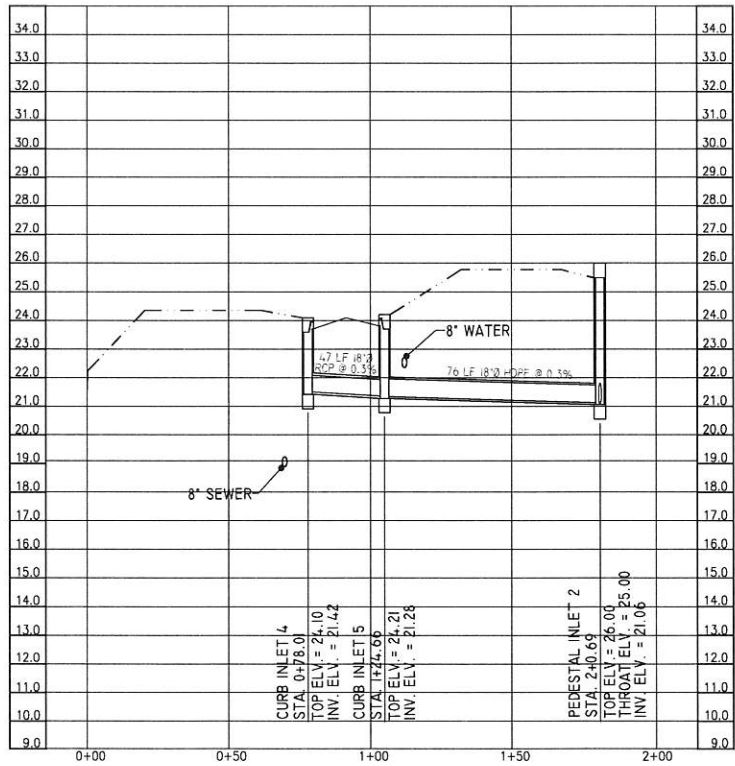
WITH KRIS RIEMANN & ASSOCIATES

DRAWING NUMBER

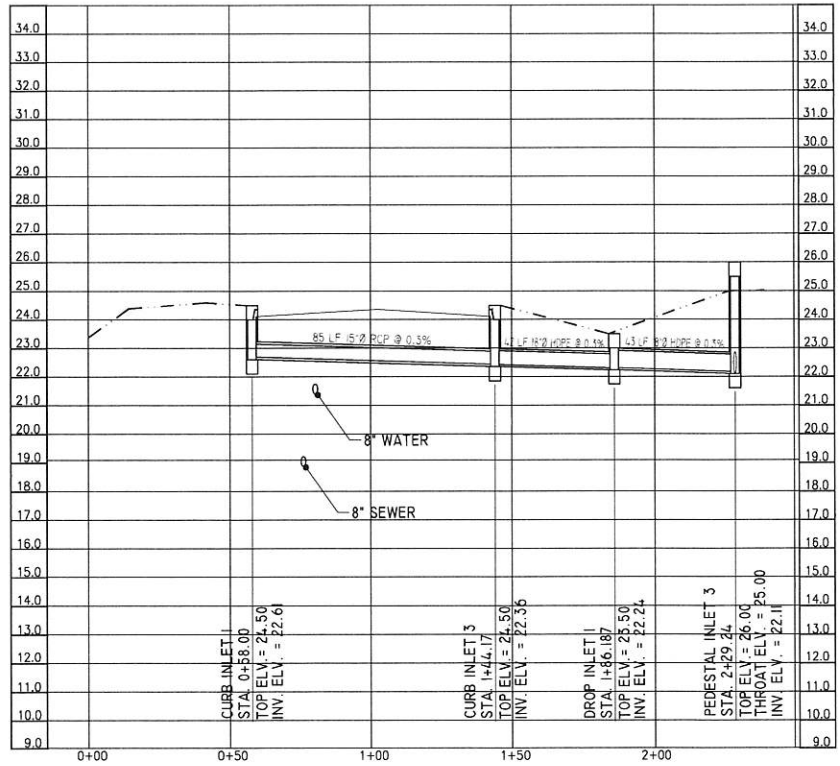
C-10



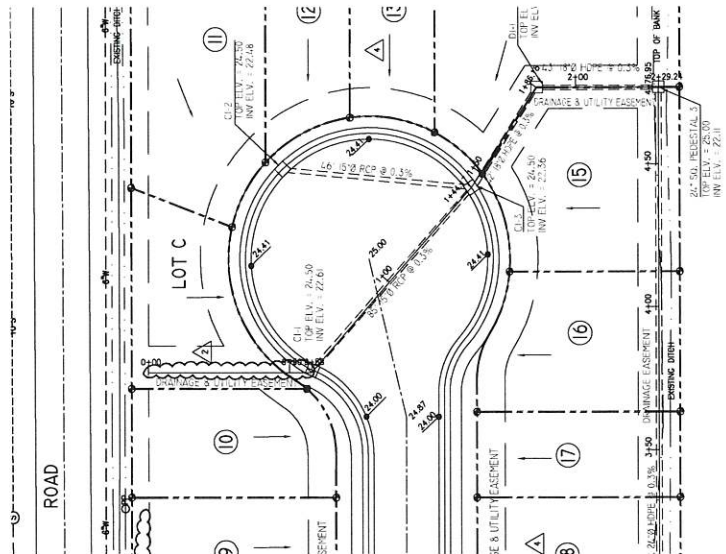
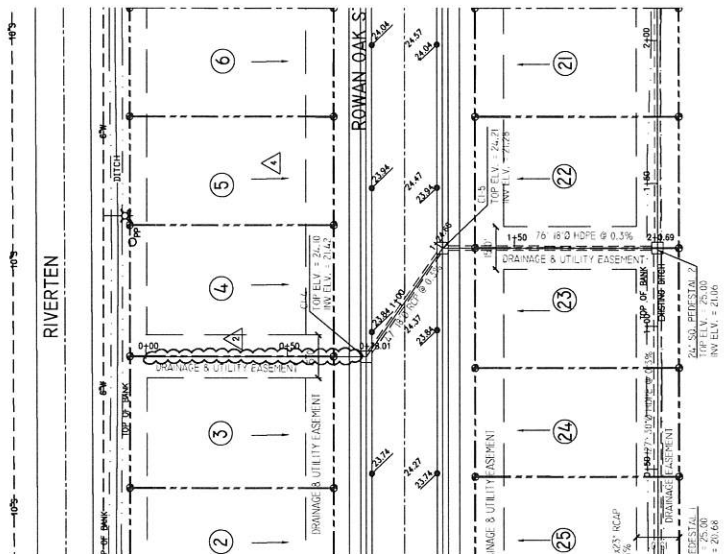
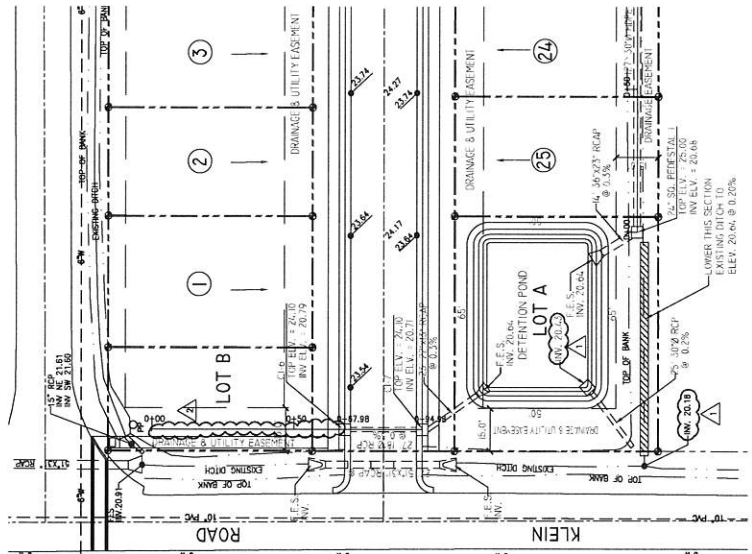
HORIZONTAL 1" = 30'
VERTICAL 1" = 3'

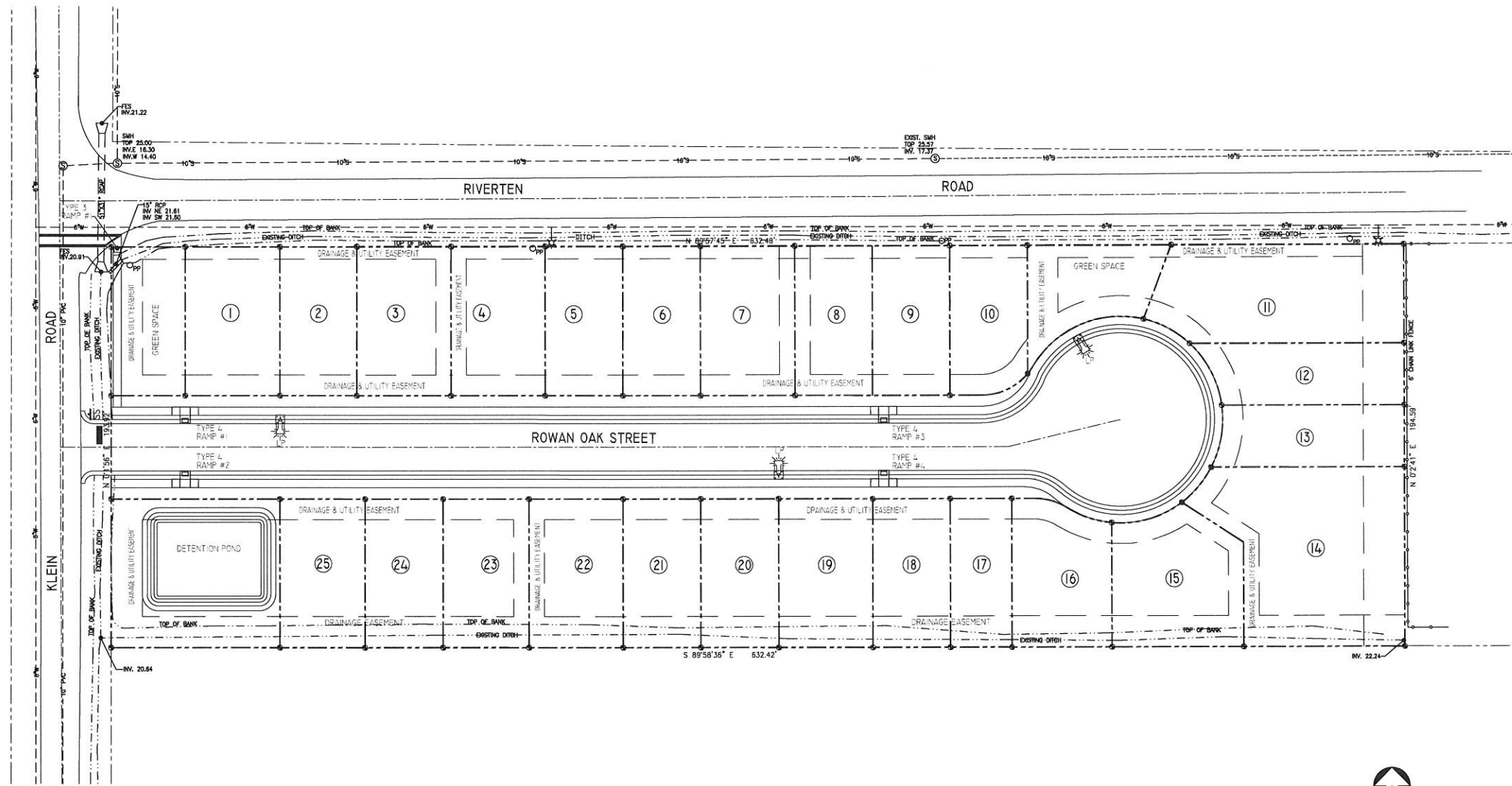


HORIZONTAL 1" = 30'
VERTICAL 1" = 3'



HORIZONTAL 1" = 30'
VERTICAL 1" = 3'





SITE ADA LIGHTING PLAN
SCALE: 1"=30'

- NOTES:
- 1 - STREET LIGHTING IS CONCEPTUAL AT THE GUIDANCE OF COAST ELECTRIC POWER ASSOCIATION AND IS SUBJECT TO CHANGE DURING INSTALLATION.
 - 2 - CONTRACTOR IS ONLY RESPONSIBLE FOR BUILDING THE CURB PORTION. THE SIDEWALK TO BE CONSTRUCTED BY THE PROPERTY OWNER DURING THE CONSTRUCTION OF THE HOUSE.

- LEGEND:
- STOP SIGN
 - STOP BAR
 - STREET LIGHT POLE

DRAWING INFO.				REVISIONS			
PROJECT NO.:	FILE NAME:	DRAWN BY:	CHECKED BY:	NO.	DATE:	BY	DESCRIPTION
08-2022-32	DRB	DRB	RRR				
Project: THE GROVE SUBDIVISION							
CIVIL PLANS							
KLEIN ROAD AND RIVERTEN ROAD							
GULFPORT, MISSISSIPPI 39503							
Sheet Title: ADA AND LIGHTING PLAN							
							
228-518-2980 Kris@engineeringexcellence.com 3103 5th Avenue, Suite B Gulfport, MS 39501							
							
WITH KRIS RIEMANN & ASSOCIATES							
				DRAWING NUMBER C-12			

STORM WATER POLLUTION PREVENTION PLAN

MAINTENANCE PLAN:

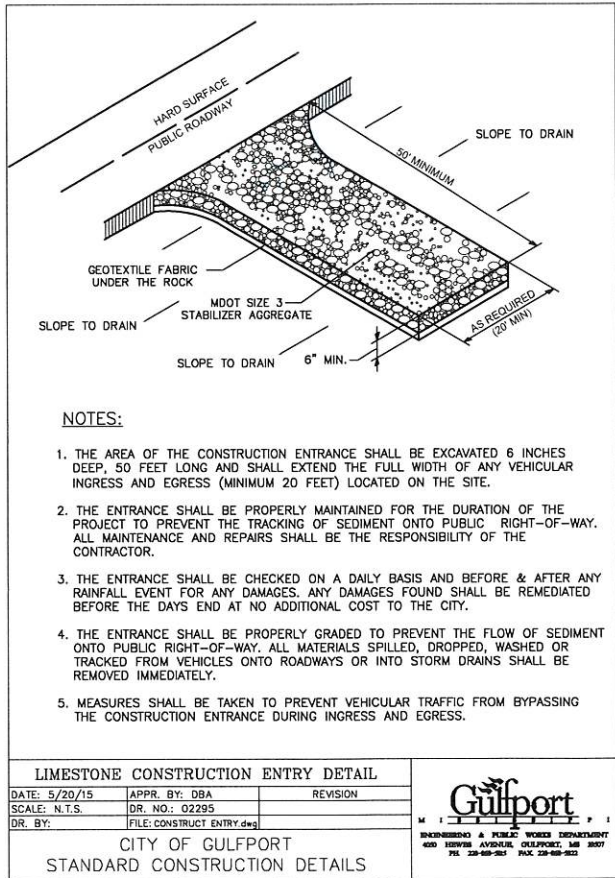
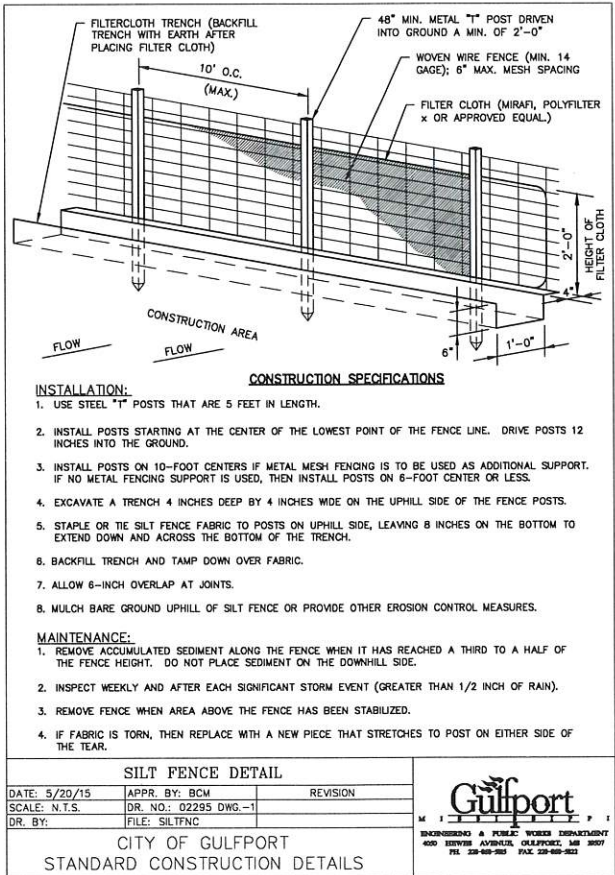
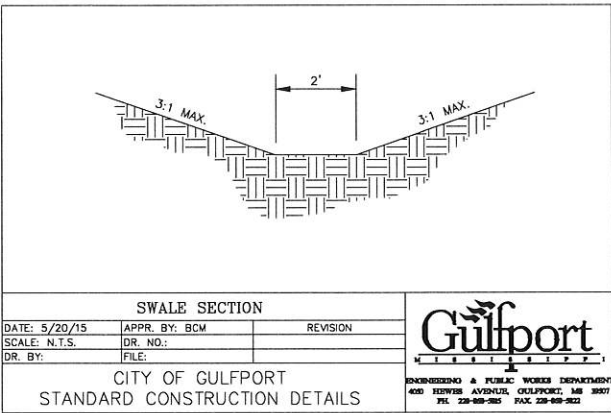
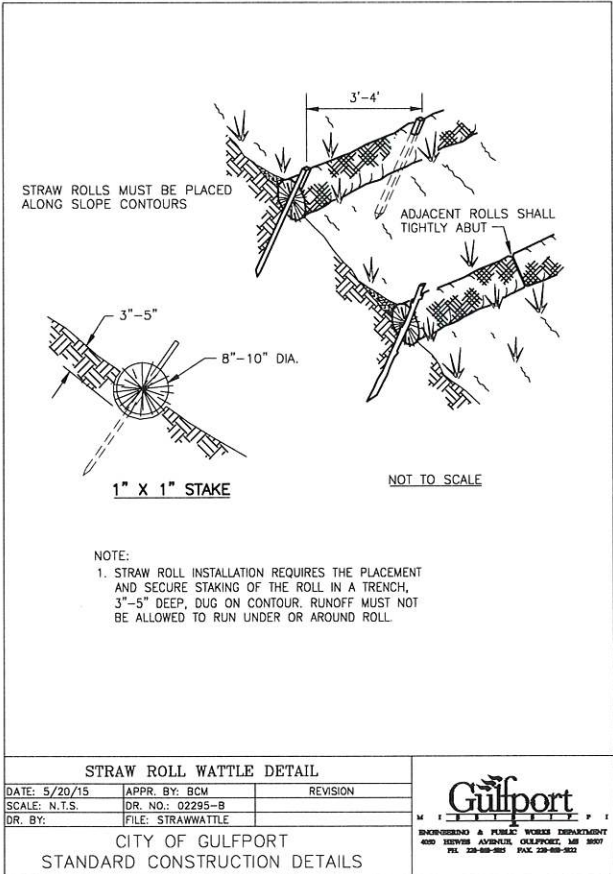
- 1) Vegetative buffer zones shall be maintained between land disturbing activities and perennial water bodies or planted vegative areas. Buffer zones shall provide a minimum 150-ft buffer and shall be no less than 15 feet in width.
- 2) Vegetative controls shall be initiated later than the next work day following any clearing, grading, excavating land disturbing activities which have temporarily or permanently ceased on any portion of the site and not resume for a period of fourteen (14) days or more. Vegetative controls shall consist of Bermuda grass or other suitable ground cover grasses which will blend with the native vegetation and provide the desired stabilization and erosion protection. Solid sod may be used in areas prone to erosion due to isolated concentrations of surface drainage.
- 3) Structural controls shall consist of silt fencing, straw bales, rip-rap and/or erosion matting some combination thereof at an points Of discharge into existing drainage systems. The controls are to be left in place and maintained for the duration of the project Upon satisfactory stabilization of site structural controls shall be removed along with any and all silt build-up. Structural controls are to eliminate tracking of sediment in order to prevent any damage to the downstream tributaries or water ways and/or associated wetland areas. Best management practices (BMPs) will be utilized throughout the Curation of the construction of the project. Stone-stabilized construction entrances (6" thick and 50' long) will be used to prevent sediment from being tracked onto public roads with tires being washed on an as-needed basis.
- 4) Check all disturbed areas, erosion and sediment controls after each significant rainfall but not less than once per week. Make needed repairs within 24 hours, Remove sediment from basin area(s). inlet protection devices and silt fences when accumulated sediment has reached 50 percent capacity. Replace non-functional silt fence. Maintain all vegetated areas to provide proper ground cover, re-grass, fertilize, and mulch as needed.
- 5) Topsoil shall be stockpiled and reapplied to disturbed areas at a depth of 2 inches on 3.1 slopes and 4 inches on flatter slopes with an admixture of commercial grade 13-13-13 fertilizer.
- 6) Heavy equipment use shall be avoided in re-grassed areas. If compaction cannot be avoided, the top 4 inches of the soil bed shall be tilled/scarified before re-vegetation. Any necessary fertilizer or other soil amendments shall be added during the tilling process.
- 7) Steep slopes that cannot be avoided shall have silt fences for all down slope boundaries (and for those side slope boundaries deemed appropriate by individual site conditions) with the exception of those areas incorporating sediment basins with a calculated volume of run-off from a 2-yr, 24-hr storm or 3,600 cubic feet of storage per acre drained as per the Erosion Control & Drainage Plan. Silt fencing shall be installed at the downstream boundaries of the proposed project to protect areas that are to remain undisturbed.
- 8) Storm drain inlets that could potentially receive storm water from construction activities shall be protected by surrounding with silt fence until final stabilization has been achieved. Additionally, the lower orifice in the outfall structure shall be temporarily plugged until the completion of the construction of the project.

SEQUENCE OF CONSTRUCTION ACTIVITIES:

- 1) Construct construction entrance/exit(s).
- 2) Construct sedimentation/detention basin(s) with appropriate grassing and/or rip-rap.
- 3) Rough grade site, construct diversions and drainage ways, stockpile topsoil and install silt fence around stockpile, install utilities, culverts and inlets with associated silt fencing.
- 4) Install vegetative controls.
- 5) Construct roadways, fives, parking and buildings.
- 6) perform final grading, grass ng and landscaping operations.
- 7) After site is stabilized, remove all temporary measures and any excess sedimentation from basins.

HOUSEKEEPING PRACTICES: All equipment maintenance and repair shall be done off-site. The site is to be cleaned of trash and construction debris on a weekly basis so as to prevent the spreading of such onto adjacent properties, paints, solvents fertilizers, and any other potentially toxic materials shall not be stored on site. Portable sanitary facilities will be provided for construction workers. A designated pit area is required near construction entrance(s) for concrete ruck wash-out. Site shall be inspected weekly for spills and leaks. Any spills or leaks detected will be immediately cleaned with a dry absorbent material and absorbent oil socks shall be placed around any adjacent drainage inlets. Upon completion of construction, excessive sedimentation and/or pollutants shall be removed from sedimentation basin, Emergency spill kit and telephone shall be available for use for site. Any spills danger of migrating off-site shall be immediately reported to the National Response Center at (800) 424-8802.

POST CONSTRUCTIONISTORM WATER MANAGEMENT MEASURES; The individual lot/site protection plan consists of the installation of sedimentation/detention basin(s), silt fencing, hay bales and/or other erosion/siltation control measures in a continuous band across the downhill side of all disturbed areas including areas adjacent to streets. Under no circumstances will silt laden run-of be allowed to escape the site. Additionally, these requirements are to be an integral part of any sales contracts and recorded covenants for the development. Sedimentation/detention basin(s) are to be thoroughly cleaned of excess sediment after construction. Grassing and/or rip-rap will be placed at concentrated storm water discharge points to prevent erosion from high run-off velocities.



Project: THE GROVE SUBDIVISION

CIVIL PLANS

KLEIN ROAD AND RIVERTEN ROAD

GULFPORT, MISSISSIPPI 39503

Sheet Title: EROSION CONTROL DETAILS

REVISIONS

NO.	DATE:	BY	DESCRIPTION
08-2022-32			
		DRB	
		RKR	
		RKR	

DRAWING NUMBER

C-13

ROBERT K. RIEMANN

REGISTERED PROFESSIONAL ENGINEER

18565

STATE OF MISSISSIPPI

228-518-2980

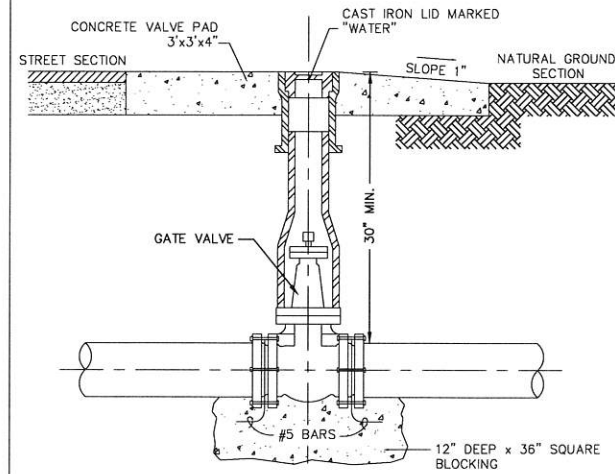
Kris@engineeringcellence.com

3103 5th Avenue, Suite B

Gulfport, MS 39501

ENGINEERING CELLIGENCE

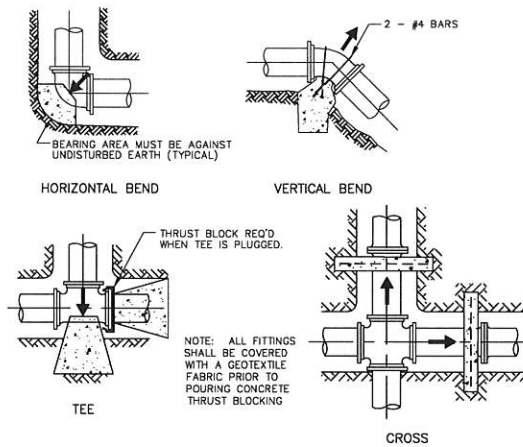
WITH KRIS RIEMANN & ASSOCIATES



TYPICAL GATE VALVE ASSEMBLY

DATE: 5/20/15 APPR. BY: BCM REVISION
 SCALE: N.T.S. DR. NO.: 02663
 DR. BY: FILE: GATEVALVE

CITY OF GULFPORT
 STANDARD CONSTRUCTION DETAILS

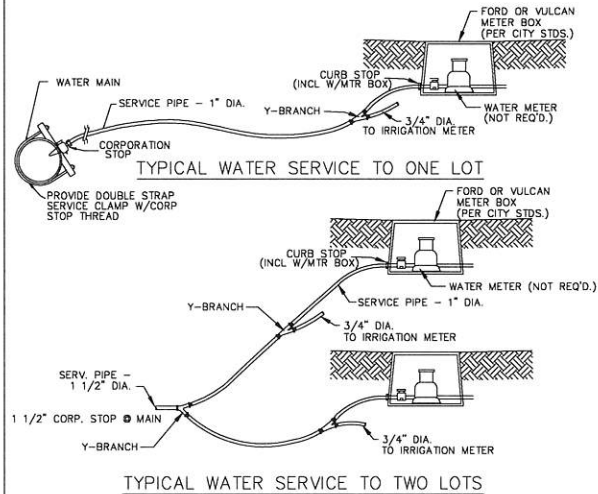
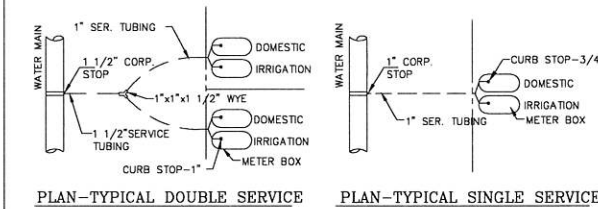


BEARING AREAS FOR THRUST BLOCKING IN SQUARE FEET						
FITTING:	4" DIA.	6" DIA.	8" DIA.	10" DIA.	12" DIA.	14" DIA.
TEES	2.0	2.5	4.7	5.0	7.0	9.0
90°	2.0	2.7	6.7	7.2	10.4	12.7
45°	1.0	1.5	3.6	3.9	5.6	6.9
22 1/2°	1.0	1.0	1.8	2.0	2.9	3.5

WATER MAIN THRUST BLOCKING

DATE: 5/20/15 APPR. BY: BCM REVISION
 SCALE: N.T.S. DR. NO.: 02660
 DR. BY: FILE: BLOCKING

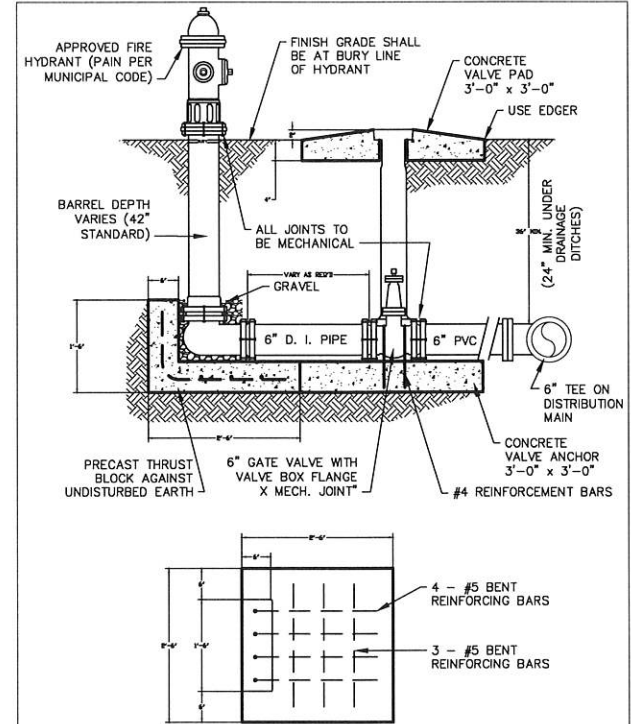
CITY OF GULFPORT
 STANDARD CONSTRUCTION DETAILS



TYPICAL WATER SERVICES

DATE: 5/20/15 APPR. BY: BCM REVISION
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 DR. BY: FILE: WTRSRV

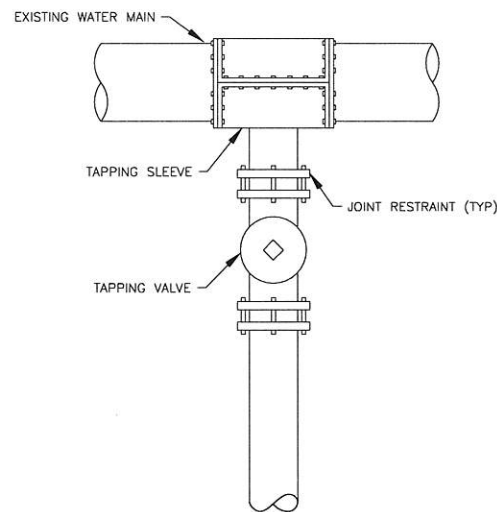
CITY OF GULFPORT
 STANDARD CONSTRUCTION DETAILS



FIRE HYDRANT ASSEMBLY

DATE: 5/20/15 APPR. BY: BCM REVISION
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 DR. BY: FILE: FIERHYD

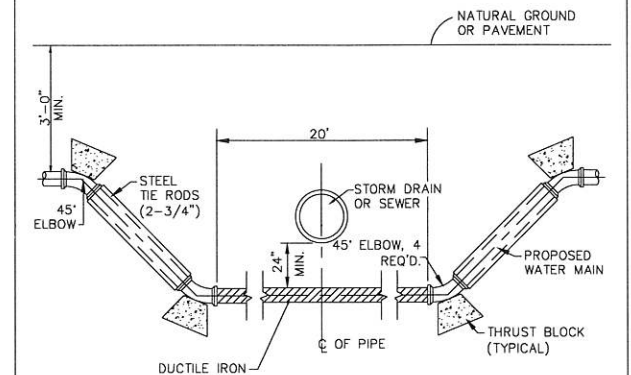
CITY OF GULFPORT
 STANDARD CONSTRUCTION DETAILS



TAPPING VALVE & SLEEVE DETAIL

DATE: 5/20/15 APPR. BY: BCM REVISION
 SCALE: N.T.S. DR. NO.: 02662
 DR. BY: FILE: TAPVALVE

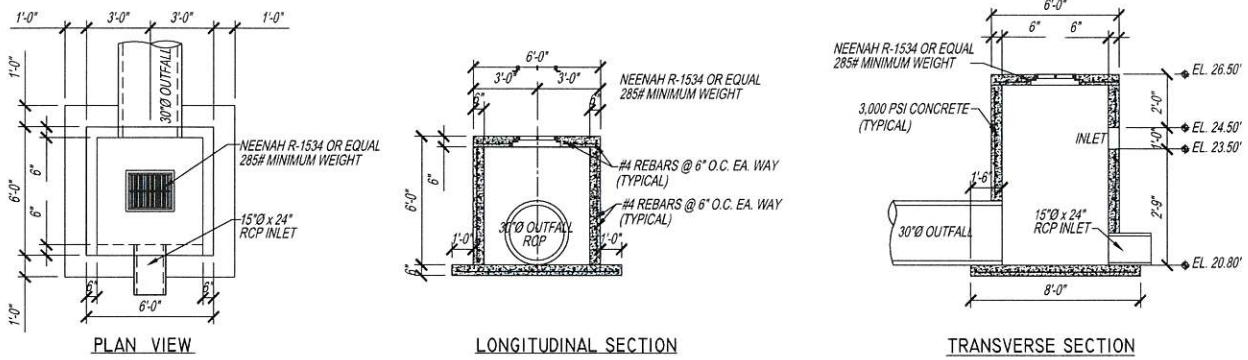
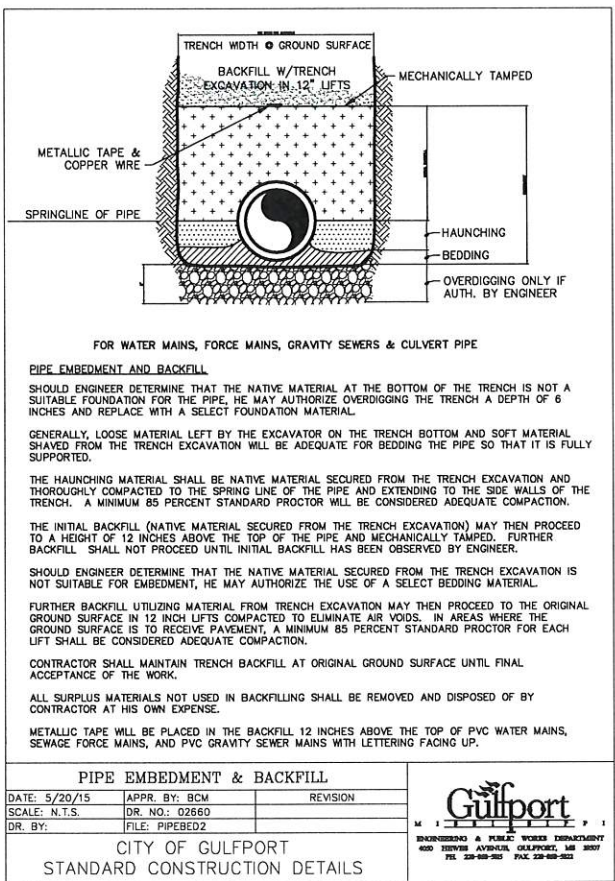
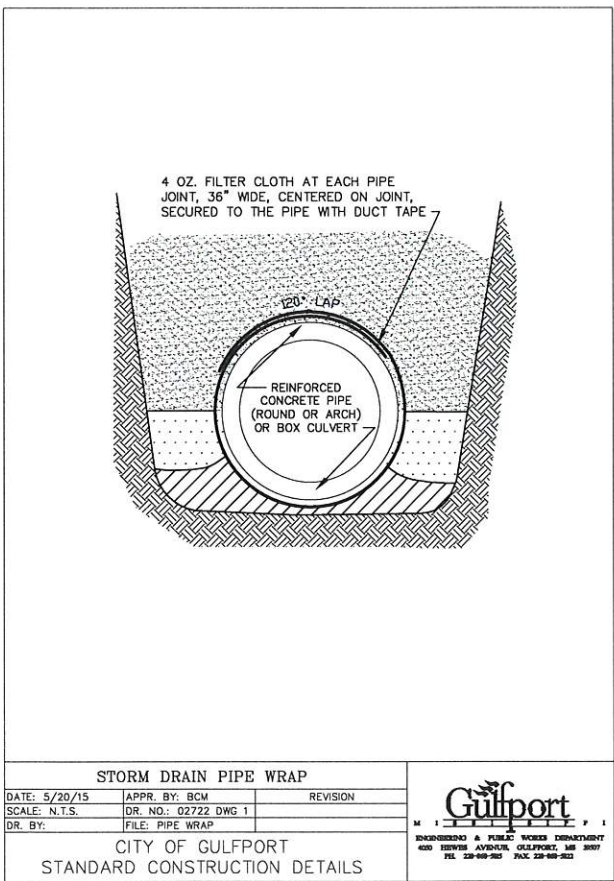
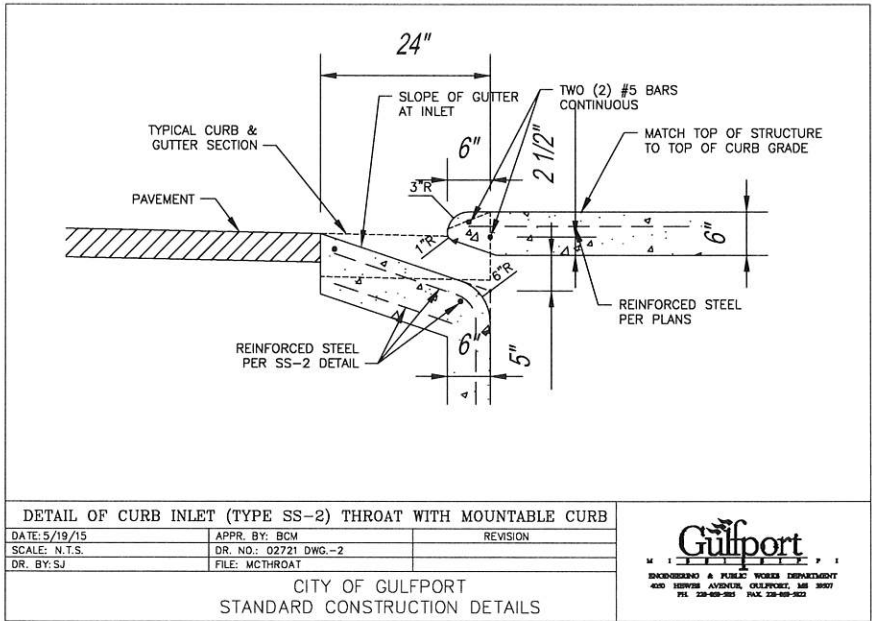
CITY OF GULFPORT
 STANDARD CONSTRUCTION DETAILS



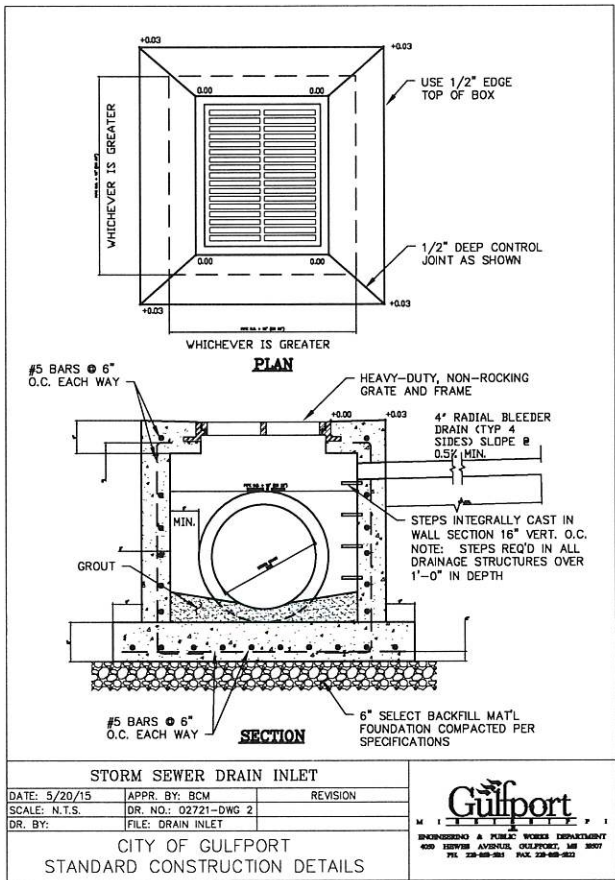
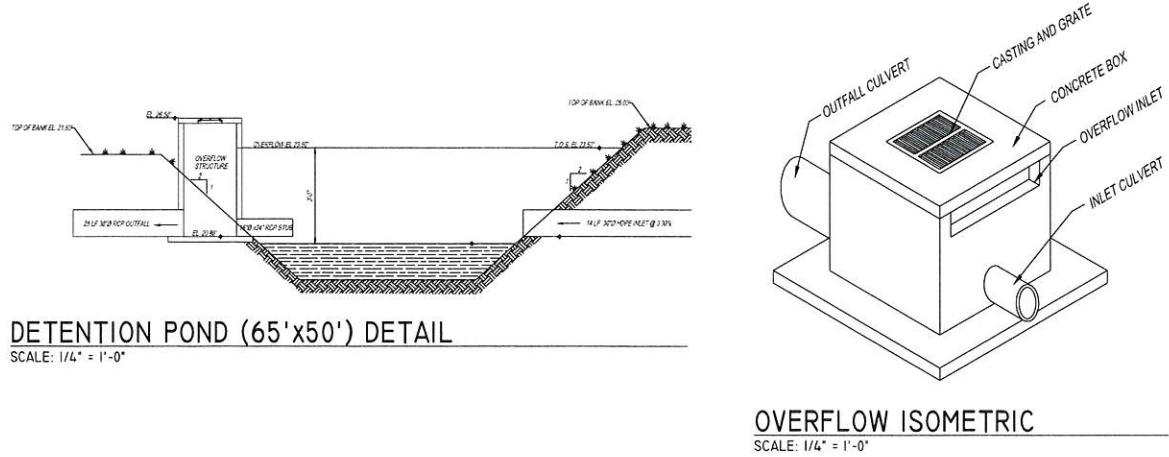
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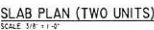
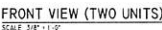
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 DR. BY: FILE: WTRADJUST

CITY OF GULFPORT
 STANDARD CONSTRUCTION DETAILS

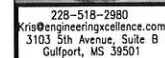


DETENTION POND OVERFLOW STRUCTURE DETAIL
SCALE: 1/4" = 1'-0"

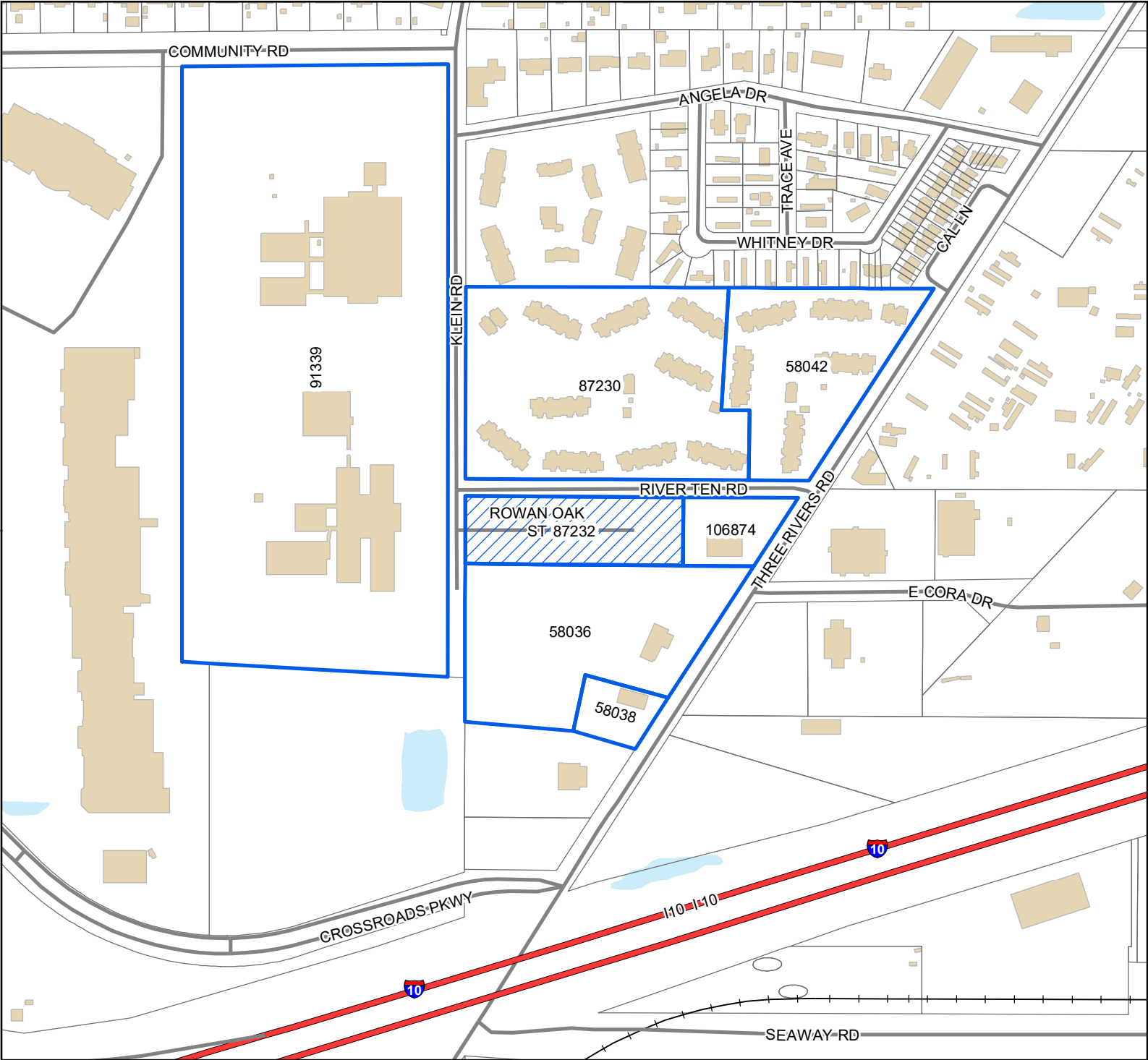




Project: THE GROVE SUBDIVISION
CIVIL PLANS
KLEIN ROAD AND RIVERTEN ROAD
GULFPORT, MISSISSIPPI 39503

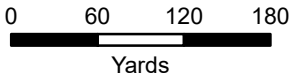


Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
Y		0809B-03-017.000	BLESSED INVESTMENT TEAM LLC (OWNER) ENGINEERING XCELLENCE ROBERT K. RIEMANN (AGENT)	P.O. BOX 2353 3103 5TH AVE STE B	GULFPORT GULFPORT	MS MS	39505 39501
			Adjacent Property Owners (2407PC092)				
	87230	0809B-03-016.000	MMI CAPITAL PARTNERS "THE PALMS" LL	P O BOX 16506	MOBILE	AL	36616
N	58042	0809B-03-015.000	MMI CAPITAL PARTNERS "THE PALMS" LL	P O BOX 16506	MOBILE	AL	33616
	106874	0809B-03-017.001	AIRGAS USA LLC	2015 VAUGHN ROAD	KENNESAW	GA	30194
	58036	0809B-03-018.000	BP INVESTMENTS LLC	11514 TREELAWN ST	GULFPORT	MS	39503
	58038	0809B-03-019.000	ESTES CHRISTOPHER N	23 KEYSER LN	GULFPORT	MS	39507
	87232	0809B-03-017.000	RJJ PROPERTIES LLC	10 BAYOU PLACE	GULFPORT	MS	39503
	91339	0809C-01-002.000	HARRISON CO SCHOOL BOARD	P O BOX 1090	GULFPORT	MS	39502



Legend

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



1 inch = 400 feet



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

RE: General Plan 2407PC092, by agent Robert Riemann, seeking approval for a 25-lot townhouse development with 3 outparcels, Tax Parcel 0809B-03-017.000, Zoned R-3 (Single-family), Ward 7

To Applicants and Adjacent Property Owners:

The City of Gulfport Planning Commission will hold a public hearing to consider the above application at 4:30 P.M. on **Thursday, June 27, 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, June 27, 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
33468	560643	Print Legal Ad-IPL01769120 - IPL0176912		\$91.45	2	61 L

Attention: JESSICA VERSIGA

GULFPORT CITY HALL
1410 24 TH AVENUE
GULFPORT, MS 39501

jversiga@gulfport-ms.gov

LEGAL NOTICE PUBLIC HEARING

In conformance with Section VIII of the Comprehensive Zoning Ordinance of the City of Gulfport, Mississippi, 1979 as amended, notice is hereby given advising that the Gulfport City Planning Commission will hold a public hearing in the City of Gulfport, Mississippi at 4:30 P.M., Thursday, June 27, 2024 in the Council Chambers of the Gulfport City Hall located at 2309 15 th Street to consider the following requests. A copy of the requests will be available for public review at the office of the Department of Urban Development, Planning Division, located on first floor of the William H. Hardy Building, 1410 24 th Avenue.

Planning Commission Approval 2405PC062, by agent Isis Payton, seeking approval for mobile home use, Tax Parcel 0810D-02-021.000, 8286 Ohio Ave, Zoned R-1-5 (Single-family), Ward 3

Planning Commission Approval 2406PC076, by owner Deborah Wright, seeking approval for a mobile home use, Tax Parcel 0810E-04-098.000, 4214 Michigan Ave, Zoned R-1-5 (Single-family), Ward 3

Planning Commission Approval 2406PC084, by agent Nav Thind, seeking approval for a gas station use with a convenience store, Tax Parcels 0711O-01 029.000, 0711O-01-030.000, 510 Broad Ave, 4220 W Beach Blvd, Zoned T4+ (General Urban Zone "Plus"), Ward 2

Planning Commission Approval 2406PC086, by agent Lisa Ramos, seeking approval for an administrative office use for a bike rental business as a home occupation, Tax Parcel 0910G-01-018.001, 11 Bayou View Drive, Zoned R-1-7.5 (Single-family), Ward 4

Planning Commission Approval 2406PC091, by agent Vinson Key-hea, seeking approval for automobile sales of less than 50 vehicles, Tax Parcel 0910N-06- 009.000, 407 32 1/2 Street, Zoned B-2 (General Business), Ward 4

General Plan 2407PC092, by agent Robert Riemann, seeking approval for a 25-lot townhouse development with 3 outparcels, Tax Parcel 0809B-03-017.000, Zoned R-3 (Single-family), Ward 7

Zoning Map Amendment 2406PC080, by agent W Taylor Guild III, requesting to rezone to T4+ (General Urban Zone & "Plus"), Tax Parcels 1010N-05-086.000, 1010N-05-087.000, 2007 St James Blvd, 2009 St. James Blvd, Zoned R-1-7.5 (Single-family), Ward 2

Zoning Map Amendment 2406PC032, by owner Huyen Nguyen, requesting to rezone to T4L (General Urban Zone "Limited"), Tax Parcel 0811F-05-037.000, 1907 24th Ave, Zoned T5 (Urban Center Zone), Ward 3

Zoning Map Amendment 2406PC089, by agent W Taylor Guild III, requesting to rezone to T4+ (General Urban Zone "Plus"), Tax Parcels 1010N-05-086.000, 1010N-05-087.000, 2007 St James Blvd, 2009 St. James Blvd, Zoned R-1-7.5 (Single-family), Ward 2

Zoning Text Amendment 2407PC094, by City of Gulfport Administration, to amend Appendix D (Smartcode) at 5.4.11a and 5.4.11b both at building setback to delete the 6-foot maximum side yard setback.

This the 5th day of June 2024

Keith Williams, Chairman
City of Gulfport Planning Commission
IPL0176912
Jun 12 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:
06/12/24

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.

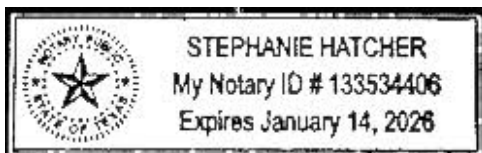
Mary Castro

Sworn to and subscribed before me this 12th day of
June 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: June 27, 2024

Re: Planning Commission Recommendation

MEMORANDUM

To: City of Gulfport Planning Commission

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

Date of Hearing: June 27, 2024

Re: **Zoning Map Amendment 2406PC080:**

Zoning Map Amendment 2406PC080, by agent Patricia Tomasello, requesting to rezone to R-B (Residence Business), Tax Parcel 0710O-02-102.002, 29th Street, Zoned B-1 (Neighborhood Business), Ward 1

Technical Report

Zoning Map Amendment

GENERAL INFORMATION

Case File Number: 2406PC080

Hearing Date: June 27, 2024

Current Zoning/Use: B-1 / Single-family home

Legal: Zoning Map Amendment 2406PC080, by agent Patricia Tomasello, requesting to rezone to R-B (Residence Business), Tax Parcel 07100-02-102.002, 29th Street, Zoned B-1 (Neighborhood 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 24,993 square feet of property from B-1 (Neighborhood business) to R-B (Residence-business). Upon staff review of aerial imagery, the property has had a single-family house since 2003. If approved the use would become a conforming use.

According to the City's 2002 Comprehensive Plan, this area was intended to become general commercial. The proposed zoning would allow for a commercial use that is not as intensive as the industrial zoning to the south but it does not eliminate residential.

The applicant has addressed change in the character of the neighborhood as justification for change of the current zoning district.

1. Mistake or error is not addressed by the applicant.
2. The applicant addresses Character of the Neighborhood changing by stating, "the neighborhood has changed and it is mainly an area with homes, not businesses." The applicant also mentions that this property was formerly rezoned to R-B before, but reverted back to B-1. No additional descriptions for public need were including in the applicant's statement.

Technical Report

Zoning Map Amendment

EXECUTIVE SUMMARY

The future plan of the City's growth indicated that continuing with commercial along 28th Street was in the future. Although the applicant has not proven with clear and convincing evidence for a zoning change as required by the state, the staff notes that there are more single-family homes in the surrounding neighborhood than commercial uses. A lesser zoning of the R-B (Residence-business) would still keep with commercial zoning and would make the house conforming. It should also be noted that this property was originally approved for the same zoning change in case 2211PC202, however, since no permits were pulled in the required timeframe, the zoning has reverted back to the B-1 zoning. In addition, the board had also approved a similar zoning request for a property located just south of the requested property in case 2206PC115.

Any approval should consider these conditions:

1. Must meet all current building Codes and City of Gulfport Ordinances.
2. Rezoning will require City Council approval. Planning Commission can only give recommendation.

DIRECTOR APPROVAL

This report has been reviewed and approved by:



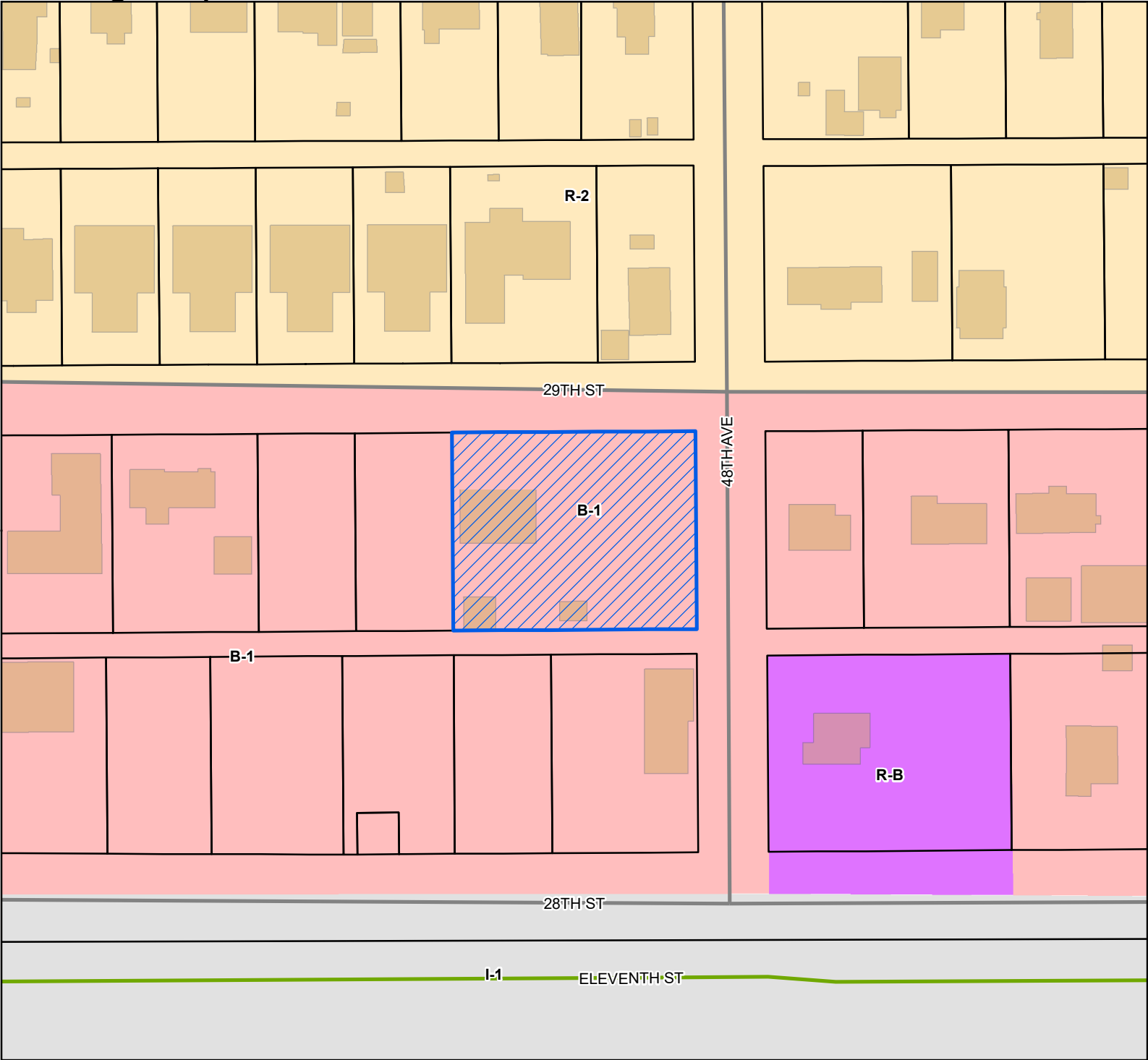
Greg Holmes

Director of Urban Development Department



Zoning Map Amendment

2406PC080



Site

Street

Military Street

Parcels

Buildings

Zoning

B-1 - Neighborhood Business District

I-1 - Light Industry District

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

R-B - Residence-Business District

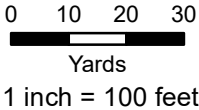
Site Information

07100-02-102.002

Zoning: B-1 (Neighborhood Business)

Size: 24993.78 sqft

Flood: X



1 inch = 100 feet



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



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

For Staff Use Only

Case File #: 2406PC080Date Received: 4/22/24

Receipt #: _____

Received By: JAZoning: B-1Ward: 1 Flood: X

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

Property Information

TAX PARCEL #

0	7	1	0	0

 -

0	2

 -

1	0	2

 •

0	0	2

(If necessary, use separate sheet of paper)

Address of Property Involved: 29th Street Gulfport MS 39501Lot(s) 13, 14, 15, Block(s) 19, Subdivision Gulfport Heights AdditionGeneral Location: South corner of 29th St, West side of 48th Ave**GENERAL DESCRIPTION OF REQUEST:**

would like to have all lots in this parcel rezoned
from B-1 to R.B. to bring property in zone compliance

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.

OWNERSignature Home Solutions

Printed Name Of Owner

1715 21st Avenue

Mailing Address

Gulfport MS 39501

City State Zip code

228-202-1056 662-317-0243

Home Phone Work/Cell Phone

greg.mihalovich@signaturegulfcoast.com

Email

Signature Of Owner

AGENTSignature Patricia Tomasello

Printed Name Of Agent

1487 City Bridge Rd

Mailing Address

Wiggins MS 39577

City State Zip code

757-675-6226

Home Phone Work/Cell Phone

easter tom 64@gmail.com

Email

Signature Patricia Tomasello

Signature Of Agent

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



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



Designation of Agent

I, Greg mihalovich, being property owner of 07100-02-102.002
PRINT NAME PRIMARY ADDRESS OR PARCEL
 which is the subject of this application hereby authorize Patricia Tomarella to act as my
PRINT NAME
 representative with the City of Gulfport's Zoning Board of Adjustment and Appeals, and/or Planning Commission, and/or City Council, and/or permitting and licensing, as required by the City.

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

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

Signature

Date

STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 22 day of April, 2024

Notary Public





Michael Watson

SECRETARY OF STATE

This is not an official certificate of good standing.

Name History

Name	Name Type
SIGNATURE HOME SOLUTIONS, LLC	Legal

Business Information

Business Type:	Limited Liability Company
Business ID:	1004700
Status:	Good Standing
Effective Date:	07/06/2012
State of Incorporation:	Mississippi
Principal Office Address:	1715 21st Avenue Gulfport, MS 39501

Registered Agent

Name
Mihalovich, Greg A 1715 21st Avenue Gulfport, MS 39501-2942

Officers & Directors

Name	Title
Greg A Mihalovich 1715 21st Avenue Gulfport, MS 39501-2942	Member

City of Gulfport Planning Divisions

Owner: Signature Home Solutions
1715 21st Avenue
Gulfport, MS 39501
Phone 662-317-0243
Parcel #: 07100-02-102.002

Agent: Patricia Tomasello
1487 City Bridge Rd
Wiggins, MS 39577
Phone 757-675-6226

The request is to have lots 13, 14, & 15, Block 19, Gulfport Heights Addition to be rezoned from B-1 to R.B. This property is in a residential neighborhood and would like to have this property in compliance with the zoning of the City of Gulfport.

Best Regards,



Greg Mihalovich
Signature Home Solutions

Planning and Zoning Office

~~E~~ The neighborhood has changed. It is mainly an area with homes, not businesses. Please consider rezoning this property to Residence/Business. *This property was rezoned previously; Case 2211 PC 202 to Residential/Business but reverted back.*

F-1 Owner of property lots 13,14,15, Block 19, Gulfport Heights

Parcel #: 07100-02-102.002

Signature Home Solutions

1715 21st Avenue

Gulfport, MS 39501

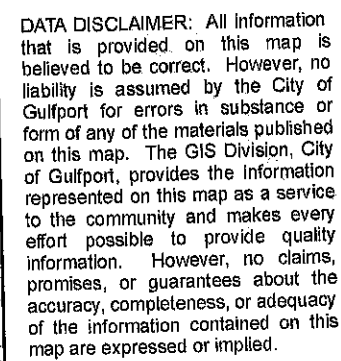
Phone 662-317-0243

F-2 Once Zoning and Variances approved, requesting permit to build 2 single family homes.

F-3 Rezoning this property to R.B. would be giving the neighborhood and community an opportunity for development and construction of affordable, single-family dwellings for homeownership resulting in property value increases.

F-4 Not sure if the zoning ordinance was in error or when it was changed.

Zoning Map Amendment



07100-02-098.000

07100-02-097.000

07100-02-096.000

07100-02-046.000

R-2

29TH ST



Area Map

Printed 07/01/22

07100-02-102.001

4809 29TH ST

07100-02-102.002

2809 48TH AVE

48TH AVE

B-1

X

07100-02-105.000

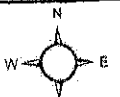
4812 28TH ST

07100-02-104.000

4800 28TH ST

● Addresspoints

Parcels



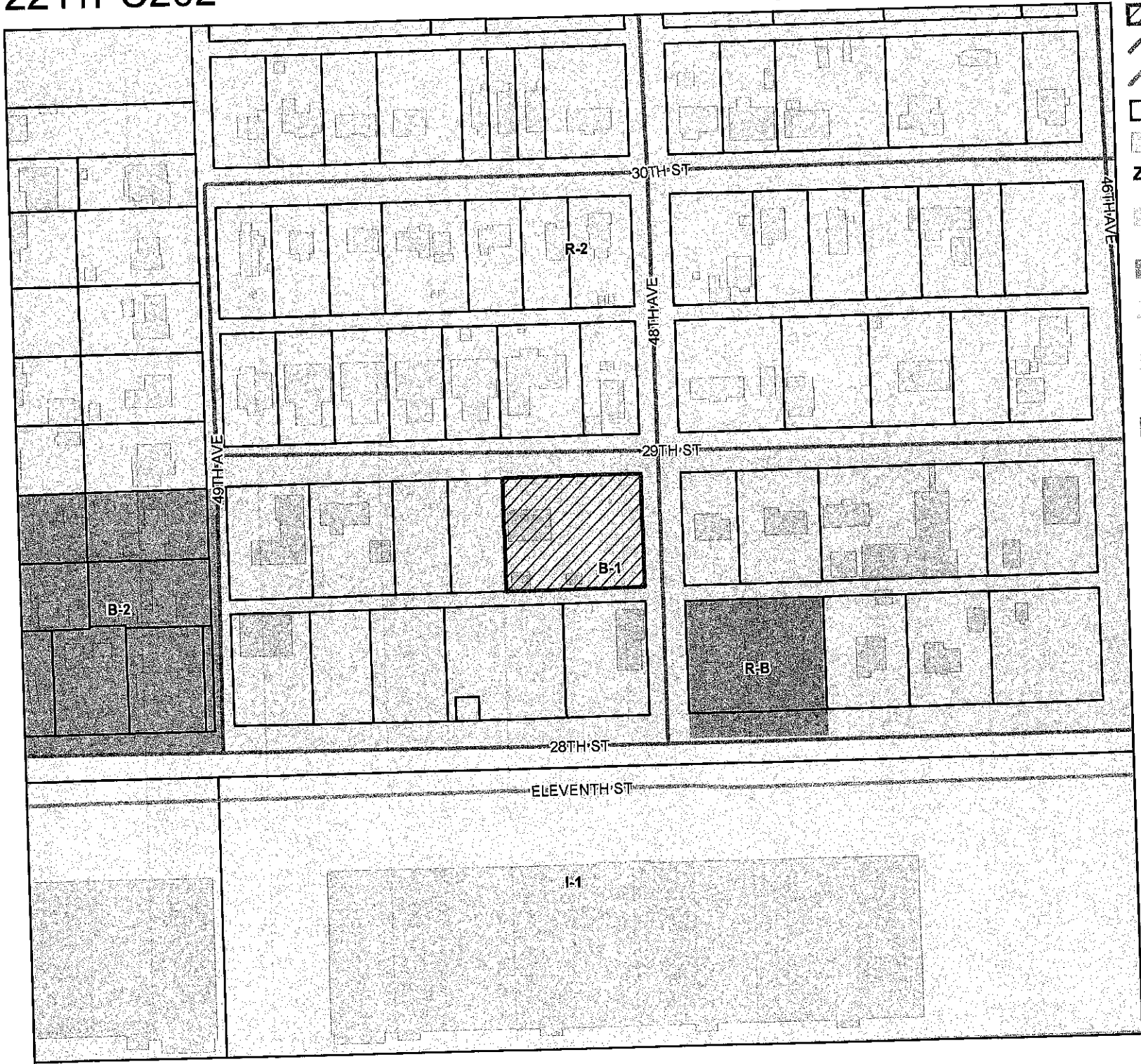
1 inch = 33 feet

DATA DISCLAIMER:

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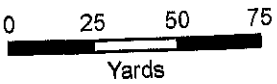
2211PC202

Zoning Map Amendment

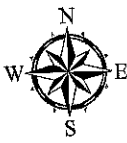


- Site**
Site
Street
Military Street
Parcels
Buildings
- Zoning**
B-1 - Neighborhood Business District
B-2 - General Business District
I-1 - Light Industry District
R-2 - Single Family Residence District (Medium Density)
R-B - Residence-Business District

Site Information
07100-02-102.002
Zoning: B-1 (Neighborhood business)
Size: 24,993 sq.ft
Flood: X

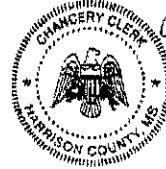


1 inch = 170 feet



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SCANNED



Angela Hunt 1st JUDICIAL DISTRICT
Instrument 2024-0000665-D-J1
Filed/Recorded 01/11/2024 3:22:01 PM
Total Fees 28.00
7 Pages Recorded

Prepared by:
Andrew Marion, PLLC
Attorney-at-Law
1919 23rd Ave.
P.O. Box 863
Gulfport, MS 39502
(228)-865-9047
MS Bar # 1866

Return to:
Andrew Marion, PLLC
Attorney-at-Law
1919 23rd Ave.
P.O. Box 863
Gulfport, MS 39502
(228)-865-9047
File # 23-193

STATE OF MISSISSIPPI
HARRISON COUNTY
FIRST JUDICIAL DISTRICT

WARRANTY DEED

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

Joyce Unsworth
4628 28th Street
Gulfport, MS 39501
985-515-9661

do hereby sell, convey and warrant unto

Signature Home Solutions, LLC
1715 21st Avenue
Gulfport, MS 39501
228-202-1056

that certain tract, piece or parcel of land situated and being located in First Judicial District of Harrison County, State of Mississippi, more particularly described as follows, to-wit:

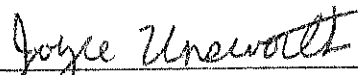
(See Exhibit A attached, Page 3)

INDEXING INSTRUCTIONS: EXEMPT

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

IT IS AGREED and understood that the taxes for the current year have been pro-rated as of this date on an estimated basis. When said taxes are actually determined, if the proration as of the date is incorrect, then the Grantor(s) agrees to pay the Grantee(s), or its assigns, any deficit on an actual proration, and likewise, the Grantee(s) agrees to pay the Grantor(s), or its assigns, any amount overpaid by it.

WITNESS MY SIGNATURE, this the 11th day of January, 2024.


Joyce Unsworth

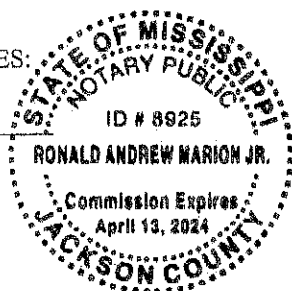
STATE OF MISSISSIPPI

COUNTY OF HARRISON

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

GIVEN under my hand and official seal on this the 11th day of January, 2024.

MY COMMISSION EXPIRES:



NOTARY PUBLIC

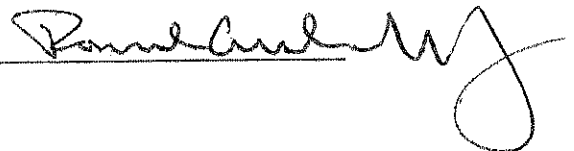


Exhibit "A"

Lots Thirteen (13), Fourteen (14), and Fifteen (15), Block Nineteen (19), GULFPORT HEIGHTS ADDITION, a subdivision according to the official map or plat thereof on file and of record in the Office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi, in Plat Book 3 at Page 13 thereof, reference to which is hereby made in aid of and as a part of this description LESS AND EXCEPT that 77.12' X 5' portion of Lot 13 as shown on survey by Clifford A. Crosby, PLS dated 9/22/2022 and Job Number 22276.dwg.

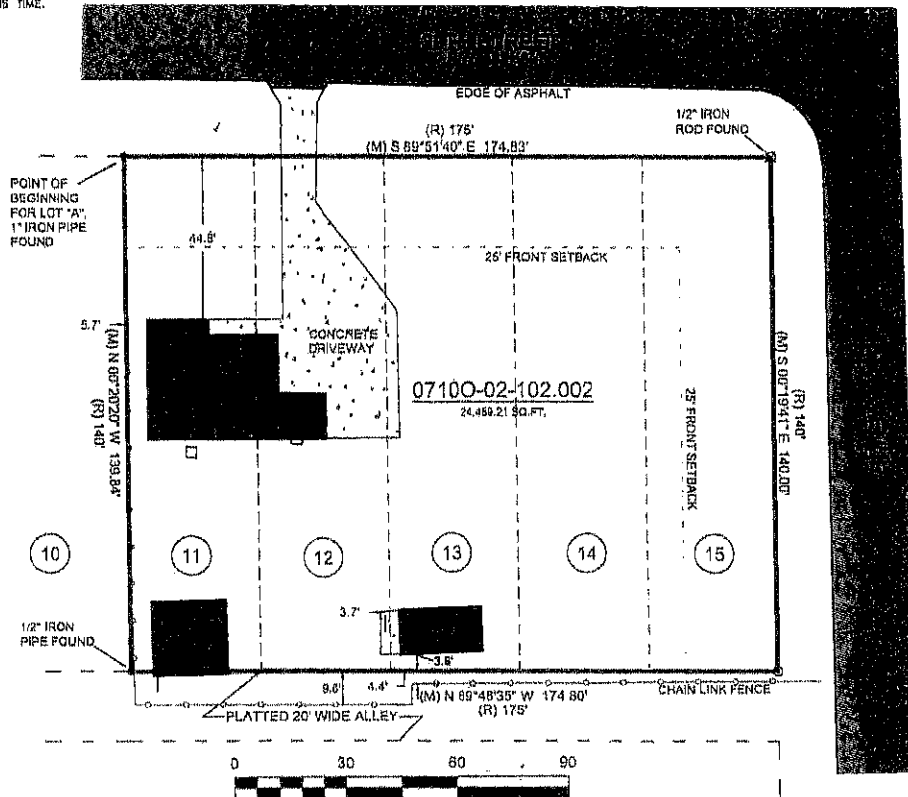
Also described as:

LOT B on Survey by Clifford A. Crosby, PLS dated 9/22/2022 as Job Number: 22278.dwg

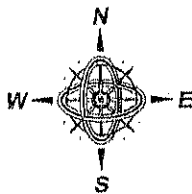
A PORTION OF LOTS 13 THROUGH 15, BLOCK 19, GULFPORT HEIGHTS ADDITION, CITY OF GULFPORT, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH THE BEARINGS BASED ON STATE PLANE GRID NORTH (MS EAST ZONE 2301):

COMMENCING AT A 1" IRON PIPE FOUND AT THE NORTHWEST CORNER OF LOT 11, BLOCK 19, GULFPORT HEIGHTS ADDITION; THENCE ALONG THE SOUTH MARGIN OF 29TH STREET, S 89° 51' 40" E 73.93' TO A ½" IRON ROD SET AT THE POINT OF BEGINNING; THENCE FURTHER ALONG SAID SOUTH MARGIN OF 29TH STREET, S 89° 51' 40" E 100.90' TO A ½" IRON ROD FOUND AT THE NORTHEAST CORNER OF LOT 15; THENCE ALONG THE WEST MARGIN OF 48TH AVENUE, S 00° 19' 41" E 140.00' TO A ½" IRON ROD SET AT THE SOUTHEAST CORNER OF LOT 15; THENCE ALONG THE NORTH MARGIN OF A 20 FEET WIDE ALLEY, N 89° 48' 35" W 106.40' TO A ½" IRON ROD SET; THENCE N 00° 04' 47" E 62.82' TO A ½" IRON ROD SET; THENCE S 89° 58' 46" E 5.00' TO A ½" IRON ROD SET; THENCE N 00° 17' 07" W 77.12' TO THE POINT OF BEGINNING, CONTAINING 14,454.26 SQUARE FEET.

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



BY GRAPHIC PLOTTING ONLY. THIS PROPERTY IS LOCATED IN THE FIRM ZONE "X" ACCORDING TO MAP NUMBER 26047C0283C, DATED JUNE 16, 2009. THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND DOES NOT REPRESENT THIS SURVEYOR'S OPINION OF THE PROBABILITY OF FLOODING. THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE GITED MAP.

[illegible]

DATE OF FIELD WORK, 8/22/2022
TOPCON HIPER VR RECEIVER WAS
USED FOR GPS OBSERVATION,
UTILIZING THE EARL DUDLEY, INC.
REAL-TIME NETWORK

THIS PARCEL OF LAND IS
LOCATED IN B-1, NEIGHBORHOOD
BUSINESS DISTRICT AS PER CITY
OF GULFPORT ONLINE ATLAS.
REFER TO CITY OF GULFPORT
MUNICODE FOR SETBACKS AND
OTHER CRITERIA.

1. The first step is to identify the problem or goal. This involves understanding the current situation and what needs to be achieved.

```

X -- WOOD ROOF SQUARE
X -- WOOD RAMP SQUARE
O -- WOOD ROOF SET
X -- SINK SQUARE
X -- SINK SET
X -- CONCRETE CONCREMENT SQUARE
X -- CONCRETE CONCREMENT SET
X -- WOODLAND ROOF SQUARE
X -- AS PER SURVEY
X -- AS PER RECORD
X -- AS PER PLAN
X -- WOOD ROOF SQUARE
X -- 1/2" WOOD ROOF WALK GAP SET
X -- ROOF OF WOODLAND

```

PREPARED BY:

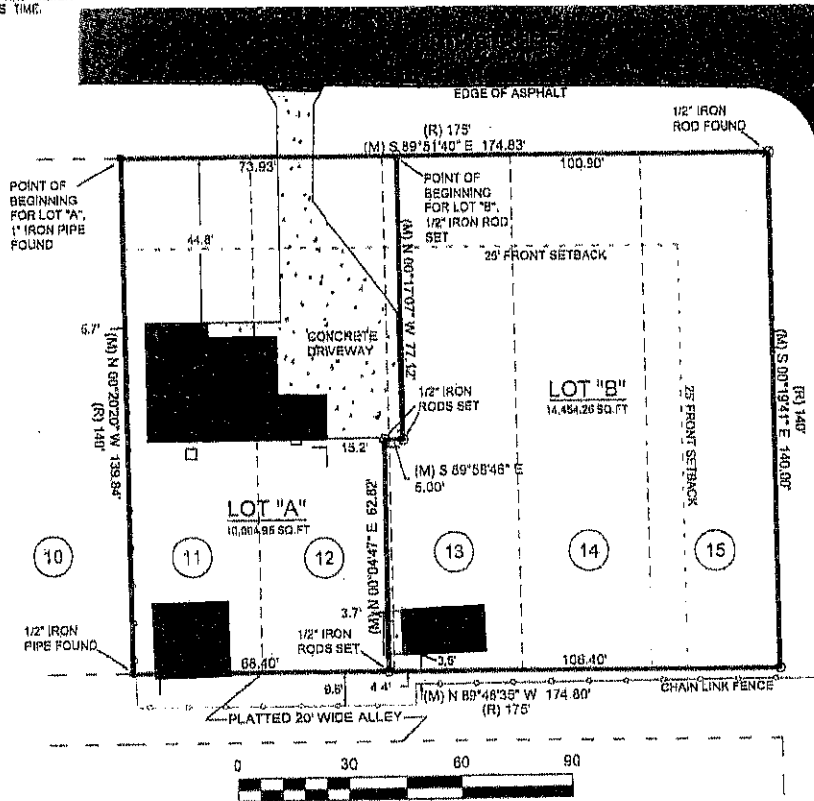
CLIFFORD A. CROSBY, PLS
716 LIVE OAK DRIVE
BILOXI, MS 39532 PHONE: 228-234-1649

EXHIBIT A

**A RESUBDIVISION OF A ONE PARCEL INTO TWO PARCELS,
CITY OF GULFPORT, FIRST JUDICIAL DISTRICT OF
HARRISON COUNTY, MISSISSIPPI, INTO LOTS "A" AND "B".
SAID PARCEL BEING REFERRED TO AS TAX PARCEL NOS.
07100-02-102.002, ADDRESS-
4809 29TH STREET**

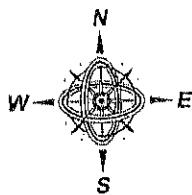
NOTE:

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



FLOOD ZONE NOTE:

BY GRAPHING PLOTTING ONLY, THIS PROPERTY IS LOCATED IN THE FIRM ZONE "X" ACCORDING TO MAP NUMBER 28047C02830, DATED JUNE 10, 2003. THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND DOES NOT REPRESENT THIS SURVEYOR'S OPINION OF THE PROBABILITY OF FLOODING. THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP.



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

**GPS OBSERVATION
NOTE**

DATE OF FIELD WORK: 9/22/2022
TOPCON HIPER VR RECEIVER WAS
USED FOR GPS OBSERVATION.
UTILIZING THE EARTHDUDLEY, INC.
REAL-TIME NETWORK

NOTES:

THIS PARCEL OF LAND IS LOCATED IN B-1, NEIGHBORHOOD BUSINESS DISTRICT AS PER CITY OF GULFPORT ONLINE ATLAS. REFER TO CITY OF GULFPORT MUNICODIC FOR SETBACKS AND OTHER CRITERIA.

**MINIMUM BUILDING
SETBACKS:**

THIS PARCEL OF LAND IS
LOCATED IN B-1, NEIGHBORHOOD
BUSINESS DISTRICT AS PER CITY
OF GULFPORT ONLINE ATLAS.
REFER TO CITY OF GULFPORT
MUNICODIC FOR SETBACKS AND
OTHER CRITERIA.

REFERENCE MATERIALS:

1. "PLATTED 20' WIDE ALLEY" MAP
2. "CONCRETE DRIVEWAY" MAP
3. "CHAIN LINK FENCE" MAP
4. "1/2" IRON ROD FOUND" MAP
5. "POINT OF BEGINNING FOR LOT "A", 1" IRON PIPE FOUND" MAP

LEGEND:

1" IRON PIPE FOUND
1/2" IRON ROD FOUND
CHAIN LINK FENCE
CONCRETE DRIVEWAY
POINT OF BEGINNING
AS PER SURVEY
AS PER RECORD
AS PER PLAN
1/2" IRON ROD FOUND
1/2" IRON ROD WITH GAP SET
P.O.B. -- POINT OF BEGINNING

CLIENTS: HARVEY V. YOUNG AND JOYCE
UNSWORTH
DATE OF FIELD SURVEY: 9/22/2022
DRAWN BY: CAO
JOB NUMBER: 22276.dwg

PREPARED BY:

CLIFFORD A. CROSBY, PLS

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

A RESUBDIVISION OF A ONE PARCEL INTO TWO PARCELS,
CITY OF GULFPORT, FIRST JUDICIAL DISTRICT OF
HARRISON COUNTY, MISSISSIPPI, INTO LOTS "A" AND "B".
SAID PARCEL BEING REFERRED TO AS TAX PARCEL NOS.
07100-02-102.002, ADDRESS-
4809 29TH STREET

07100-02-102.002 RECORD DESCRIPTION, 2008-10062-D-J1

LOTS 11 THROUGH 15, BLOCK 19, GULFPORT HEIGHTS
ADDITION, CITY OF GULFPORT, FIRST JUDICIAL
DISTRICT OF HARRISON COUNTY, MISSISSIPPI.

LEGAL DESCRIPTIONS OF LOTS
CREATED BY THIS SUBDIVISION:

LEGAL DESCRIPTION: LOT "A"

A PORTION OF LOTS 11 THROUGH 13, BLOCK 19, GULFPORT HEIGHTS ADDITION, CITY OF GULFPORT, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH THE BEARINGS BASED ON STATE PLANE GRID NORTH (MS EAST ZONE 2301):

BEGINNING AT A 1" IRON PIPE FOUND AT THE NORTHWEST CORNER OF LOT 11, BLOCK 19, GULFPORT HEIGHTS ADDITION; THENCE ALONG THE SOUTH MARGIN OF 29TH STREET, S89°51'40"E 73.93' TO A 1/2" IRON ROD SET; THENCE S00°17'07"E 77.12' TO A 1/2" IRON ROD SET; THENCE N89°58'46"W 5.00' TO A 1/2" IRON ROD SET; THENCE S00°04'47"W 62.82' TO A 1/2" IRON ROD SET ON THE NORTH MARGIN OF A 20 FEET WIDE ALLEY; THENCE ALONG SAID NORTH MARGIN, N89°48'35"W 68.40' TO A 1/2" IRON PIPE FOUND AT THE SOUTHWEST CORNER OF SAID LOT 11; THENCE ALONG THE WEST LINE OF SAID LOT 11, N00°20'20"W 139.84' TO THE POINT OF BEGINNING, CONTAINING 10,004.95 SQUARE FEET.

LEGAL DESCRIPTION: LOT "B"

A PORTION OF LOTS 12 THROUGH 15, BLOCK 19, GULFPORT HEIGHTS ADDITION, CITY OF GULFPORT, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH THE BEARINGS BASED ON STATE PLANE GRID NORTH (MS EAST ZONE 2301):

COMMENCING AT A 1" IRON PIPE FOUND AT THE NORTHWEST CORNER OF LOT 11, BLOCK 19, GULFPORT HEIGHTS ADDITION; THENCE ALONG THE SOUTH MARGIN OF 29TH STREET, S89°51'40"E 73.93' TO A 1/2" IRON ROD SET AT THE POINT OF BEGINNING; THENCE FURTHER ALONG SAID SOUTH MARGIN OF 29TH STREET, S89°51'40"E 100.90' TO A 1/2" IRON ROD FOUND AT THE NORTHEAST CORNER OF LOT 15; THENCE ALONG THE WEST MARGIN OF 48TH AVENUE, S00°19'41"E 140.00' TO A 1/2" IRON ROD SET AT THE SOUTHEAST CORNER OF LOT 15; THENCE ALONG THE NORTH MARGIN OF A 20 FEET WIDE ALLEY, N89°48'35"W 106.40' TO A 1/2" IRON ROD SET; THENCE N00°04'47"E 62.82' TO A 1/2" IRON ROD SET; THENCE S89°58'46"E 5.00' TO A 1/2" IRON ROD SET; THENCE N00°17'07"W 77.12' TO THE POINT OF BEGINNING, CONTAINING 14,454.28 SQUARE FEET.

OWNER'S DEDICATION

THIS IS TO CERTIFY THAT HARVEY V. YOUNG IS ONE OF THE OWNERS OF RECORD OF THE LAND SHOWN ON THIS PLAT, DECLARE THIS TO BE A CORRECT PLAT

WITNESS MY SIGNATURE ON THIS _____ DAY OF _____ 2022

HARVEY V. YOUNG

THE APPLICANT HEREBY COVENANTS AND AGREES TO INDEMNIFY AND HOLD HARMLESS THE CITY OF GULFPORT, ITS AGENTS, SERVANTS, AND OR EMPLOYEES AGAINST ANY AND ALL CLAIMS, DEMANDS, OR CAUSES OF ACTION OF WHATEVER NATURE WHICH MAY ARISE AS A RESULT OF THE ACTION OF THE PLANNING COMMISSION, ITS AGENTS, AND/OR EMPLOYEES CONCERNING THE PETITION FOR RESUBDIVISION OF THE REAL PROPERTY DESCRIBED HEREIN

RATIFIED AND APPROVED BY

HARVEY V. YOUNG

THIS _____ DAY OF _____ 2022

ACKNOWLEDGEMENT

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

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

PREPARED BY:

CLIFFORD A. CROSBY, PLS

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

CLIENTS: HARVEY V. YOUNG AND JOYCE
UNSWORTH
DATE OF FIELD SURVEY: 9/22/2022
DRAWN BY: CAC
JOB NUMBER: 22276.dwg

CERTIFICATE OF RESUBDIVISION

IN ACCORDANCE WITH SECTION 9-49 OF THE CODE OF ORDINANCE (SUBDIVISION REGULATIONS) OF THE CITY OF GULFPORT, AS AMENDED, IT IS HEREBY CERTIFIED THAT THE GULFPORT CITY PLANNING COMMISSION CHAIRMAN AND GULFPORT CITY COUNCIL HAVE REVIEWED AND APPROVED THIS FINAL PLAT FOR THE RESUBDIVISION OF TAX PARCEL # 07100-02-102.002, LOCATED IN THE CITY OF GULFPORT, MS. THE SUBJECT PROPERTY IS GENERALLY DESCRIBED AS BEING LOCATED ON SOUTH SIDE OF 20TH STREET AND ON THE WEST SIDE OF 45TH AVENUE, THE AD VALOREM TAX PARCEL NUMBERS OF THE SUBJECT PROPERTY IS

07100-02-102.002

THE CASE FILE NUMBER IS _____

OWNER'S DEDICATION

THIS IS TO CERTIFY THAT JOYCE UNSWORTH IS ONE OF THE OWNERS OF RECORD OF THE LAND SHOWN ON THIS PLAT, DECLARE THIS TO BE A CORRECT PLAT

WITNESS MY SIGNATURE ON THIS _____ DAY OF _____, 2022

JOYCE UNSWORTH

THE APPLICANT HEREBY COVENANTS AND AGREES TO INDEMNIFY AND HOLD HARMLESS THE CITY OF GULFPORT, ITS AGENTS, SERVANTS, AND OR EMPLOYEES AGAINST ANY AND ALL CLAIMS, DEMANDS, OR CAUSES OF ACTION OF WHATEVER NATURE WHICH MAY ARISE AS A RESULT OF THE ACTION OF THE PLANNING COMMISSION, ITS AGENTS, AND/OR EMPLOYEES CONCERNING THE PETITION FOR RESUBDIVISION OF THE REAL PROPERTY DESCRIBED HEREIN.

RATIFIED AND APPROVED BY

JOYCE UNSWORTH

THIS _____ DAY OF _____, 2022.

ACKNOWLEDGEMENT

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

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

SURVEYOR'S CERTIFICATE

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

WITNESS MY SIGNATURE AND SEAL THIS _____ DAY OF _____, 2022

CLIFFORD A. CROSBY, MS PLS 2539

CERTIFICATE OF APPROVAL BY THE PLANNING COMMISSION

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

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

BY _____
GREG HOLMES
THE CITY OF GULFPORT'S PLANNING DIVISION ADMINISTRATOR

CERTIFICATE OF APPROVAL BY THE COUNCIL

SUBMITTED TO AND APPROVED BY THE CITY OF GULFPORT CITY COUNCIL AT THE REGULAR MEETING OF SAID COUNCIL HELD ON THE _____ DAY OF _____, 2022.

ATTEST:

BRITTANY RODGERS
THE CITY OF GULFPORT'S CLERK OF COUNCIL

F.B. "RUSTY" WALKER, IV
THE CITY OF GULFPORT'S COUNCIL PRESIDENT

CERTIFICATE OF APPROVAL BY THE MAYOR

THIS RESUBDIVISION PLAT AND CERTIFICATE OF RESUBDIVISION, HAVING BEEN SUBMITTED AND APPROVED BY THE MAYOR, THIS _____ DAY OF _____, 2022.

BILLY HEWES
THE CITY OF GULFPORT'S MAYOR

PREPARED BY:

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

CLIENTS: HARVEY V. YOUNG AND JOYCE
UNSWORTH
DATE OF FIELD SURVEY: 9/22/2022
DRAWN BY: CAO
JOB NUMBER: 22276.dwg

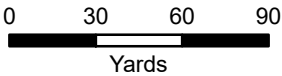
SHEET 4 OF 4

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
		07100-02-102.002	SIGNATURE HOME SOLUTIONS (OWNER)	1715 21ST AVE	GULFPORT	MS	39503
			PATRICIA TOMASELLA (AGENT)	1487 CITY BRIDGE ROAD	WIGGINS	MS	39577
			Adjacent Property Owners (2406PC080)				
29803	07100-02-104.000		GORDON BOYD W & PAMELA R	6462 SIMMONS DR	LONG BEACH	MS	39560
29773	07100-02-096.000		PHELPS MARGIE AUGESTINE -ESTATE-	GULF MIST APTS 15E	GULFPORT	MS	39501
29774	07100-02-097.000		WEIS JOSEPH SCOTT	4810- 29TH STREET	GULFPORT	MS	39501
29810	07100-02-039.000		HANSON KIRK	11195 WOODLEY CV	GULFPORT	MS	39503
29807	07100-02-106.000		TRAN TONY PHU	307 FERGUSON AVE	LONG BEACH	MS	39560
29798	07100-02-101.000		RAWLINGS STEVE	PO BOX 6633	D'IBERVILLE	MS	39540
29788	07100-02-046.000		LANIER STEPHEN LEE & PAMELA CULVER	4626 29TH STREET	GULFPORT	MS	39501
100027	07100-02-105.001		PETERSON KAREN & NECASIE KEVIN	7490 CAESAR-NECAISE RD	PERKINSTON	MS	39573
90764	07100-02-038.000		UNSWORTH OWEN J	1001 WALLACE CT	SLIDELL	LA	70461
29811	07100-02-040.000		RUSSELL LINDA A & CHUTER RICKEY P	4627 29TH STREET	GULFPORT	MS	39501
29799	07100-02-102.000		MAGNUSEN BETTY	3774 ROUTE 31 APT 602	LIVERPOOL	NY	13090
29787	07100-02-045.000		KNIGHT GEORGE K	4616 29TH ST	GULFPORT	MS	39507
29775	07100-02-098.000		4814 29TH AVENUE LLC	PO BOX 765	PASS CHRISTIAN	MS	39571
29801	07100-02-102.002		YOUNG HARVEY V	4809-29TH STREET	GULFPORT	MS	39501
147744	07100-02-105.002		PETERSON KAREN K	7490 CAESAR NECAISE RD	PERKINSTON	MS	39573



Legend

- Site
- Adjacent Properties
- Street
- Military Street
- Buildings



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: Zoning Map Amendment 2406PC080, by agent Patricia Tomasello, requesting to rezone to R-B (Residence Business), Tax Parcel 0710O-02-102.002, 29th Street, Zoned B-1 (Neighborhood 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, June 27, 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, June 27, 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
33468	560643	Print Legal Ad-IPL01769120 - IPL0176912		\$91.45	2	61 L

Attention: JESSICA VERSIGA

GULFPORT CITY HALL
1410 24 TH AVENUE
GULFPORT, MS 39501

jversiga@gulfport-ms.gov

LEGAL NOTICE PUBLIC HEARING

In conformance with Section VIII of the Comprehensive Zoning Ordinance of the City of Gulfport, Mississippi, 1979 as amended, notice is hereby given advising that the Gulfport City Planning Commission will hold a public hearing in the City of Gulfport, Mississippi at 4:30 P.M., Thursday, June 27, 2024 in the Council Chambers of the Gulfport City Hall located at 2309 15 th Street to consider the following requests. A copy of the requests will be available for public review at the office of the Department of Urban Development, Planning Division, located on first floor of the William H. Hardy Building, 1410 24 th Avenue.

Planning Commission Approval 2405PC062, by agent Isis Payton, seeking approval for mobile home use, Tax Parcel 0810D-02-021.000, 8286 Ohio Ave, Zoned R-1-5 (Single-family), Ward 3

Planning Commission Approval 2406PC076, by owner Deborah Wright, seeking approval for a mobile home use, Tax Parcel 0810E-04-098.000, 4214 Michigan Ave, Zoned R-1-5 (Single-family), Ward 3

Planning Commission Approval 2406PC084, by agent Nav Thind, seeking approval for a gas station use with a convenience store, Tax Parcels 0711O-01 029.000, 0711O-01-030.000, 510 Broad Ave, 4220 W Beach Blvd, Zoned T4+ (General Urban Zone "Plus"), Ward 2

Planning Commission Approval 2406PC086, by agent Lisa Ramos, seeking approval for an administrative office use for a bike rental business as a home occupation, Tax Parcel 0910G-01-018.001, 11 Bayou View Drive, Zoned R-1-7.5 (Single-family), Ward 4

Planning Commission Approval 2406PC091, by agent Vinson Key-hea, seeking approval for automobile sales of less than 50 vehicles, Tax Parcel 0910N-06- 009.000, 407 32 1/2 Street, Zoned B-2 (General Business), Ward 4

General Plan 2407PC092, by agent Robert Riemann, seeking approval for a 25-lot townhouse development with 3 outparcels, Tax Parcel 0809B-03-017.000, Zoned R-3 (Single-family), Ward 7

Zoning Map Amendment 2406PC080, by agent W Taylor Guild III, requesting to rezone to T4+ (General Urban Zone & "Plus"), Tax Parcels 1010N-05-086.000, 1010N-05-087.000, 2007 St James Blvd, 2009 St. James Blvd, Zoned R-1-7.5 (Single-family), Ward 2

Zoning Map Amendment 2406PC032, by owner Huyen Nguyen, requesting to rezone to T4L (General Urban Zone "Limited"), Tax Parcel 0811F-05-037.000, 1907 24th Ave, Zoned T5 (Urban Center Zone), Ward 3

Zoning Map Amendment 2406PC089, by agent W Taylor Guild III, requesting to rezone to T4+ (General Urban Zone "Plus"), Tax Parcels 1010N-05-086.000, 1010N-05-087.000, 2007 St James Blvd, 2009 St. James Blvd, Zoned R-1-7.5 (Single-family), Ward 2

Zoning Text Amendment 2407PC094, by City of Gulfport Administration, to amend Appendix D (Smartcode) at 5.4.11a and 5.4.11b both at building setback to delete the 6-foot maximum side yard setback.

This the 5th day of June 2024

Keith Williams, Chairman
City of Gulfport Planning Commission
IPL0176912
Jun 12 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:
06/12/24

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.

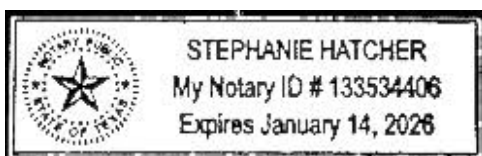
Mary Castro

Sworn to and subscribed before me this 12th day of
June 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: June 27, 2024

Re: **Zoning Map Amendment 2406PC032:**

Zoning Map Amendment 2406PC032, by owner Huyen Nguyen, requesting to rezone to T4L (General Urban Zone "Limited"), Tax Parcel 0811F-05-037.000, 1907 24th Ave, Zoned T5 (Urban Center Zone), Ward 3

Technical Report

Zoning Map Amendment

GENERAL INFORMATION

Case File Number: 2406PC032

Hearing Date: June 27, 2024

Current Zoning/Use: T5 / Vacant Property

Legal: Zoning Map Amendment 2406PC032, by owner Huyen Nguyen, requesting to rezone to T4L (General Urban Zone "Limited"), Tax Parcel 0811F-05-037.000, 1907 24th Ave, Zoned T5 (Urban Center Zone), 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 11,829.92 square feet of property from T5 (Urban Center Zone) to T4L (General Urban Zone "Limited"). Currently, the property is a vacant lot. The applicant requests to rezone the property for the purpose of building a duplex. Furthermore, the applicant states, "The character of the neighborhood has changed. Also, the applicant suggests, the development "process will take 9 to 12 months." The surrounding area consists of several residential homes (one-family, and two-family dwellings) and commercial uses such as law offices, barbershops, medical and dental clinics.

According to the City's 2002 Comprehensive Plan, the subject site is intended to allow for shops mixed with townhomes, apartments and office uses in the future land use plan. Examples include allowing barbershops and other retails uses. However, the proposed use will allow for primarily residential buildings with mixed-use neighborhood limited retail uses, meaning the change in zoning would be in harmony with the proposed duplex use. The zoning is intended to stay a T5 (Urban Center Zone). (See attached map)

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 build a duplex.

EXECUTIVE SUMMARY

The applicant wishes to rezone the subject site from T5 (Urban Center Zone) to T4L (General Urban Zone "Limited") in order to build a duplex.

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 (one-family, and two-family dwellings) and offices in the surrounding neighborhood along with commercial uses such as law offices, barbershops, medical and dental clinics and rezoning to T4L 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. Parcel is located in the Fire District. Exterior building must comply with Appendix D of the International Building Code 2018.
2. Must comply with all Planning & Zoning rules and regulations.
3. Planning Commission only gives recommendation. This will require approval from City Council.

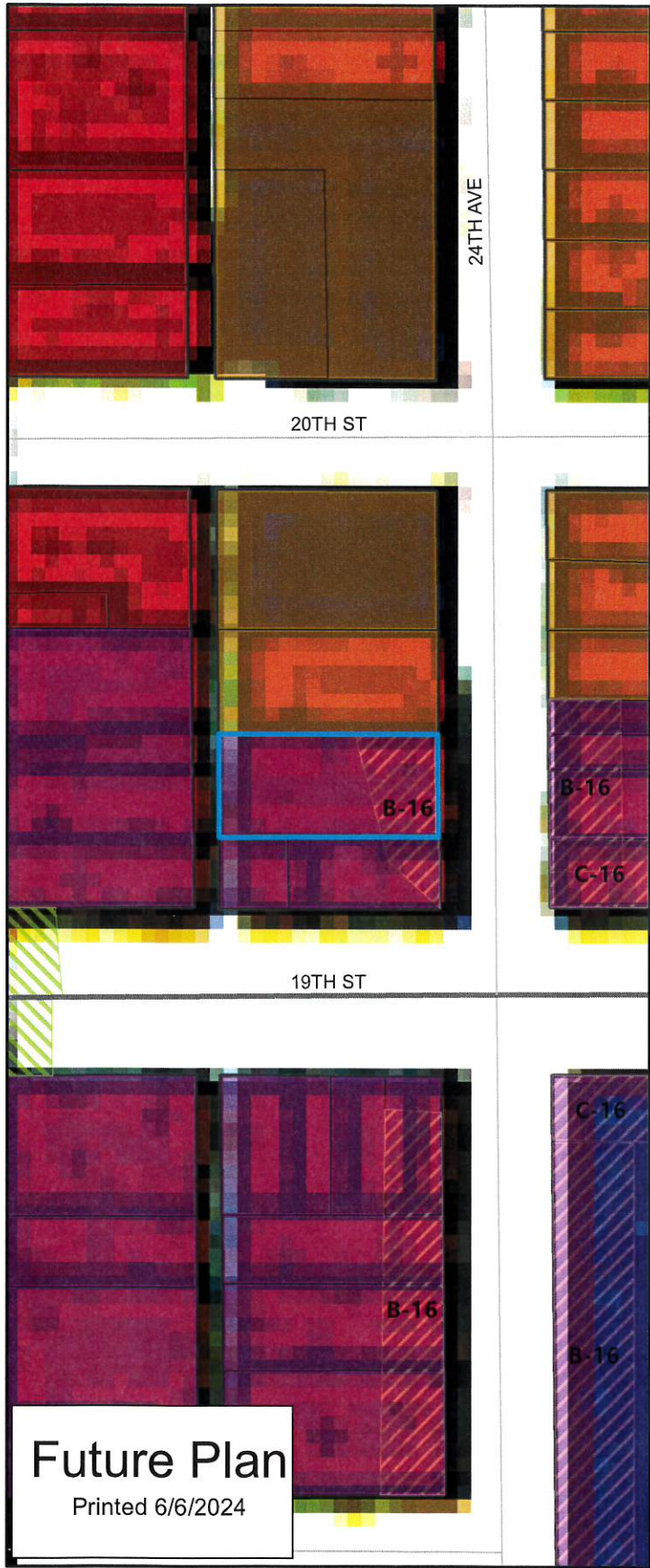
DIRECTOR APPROVAL

This report has been reviewed and approved by:

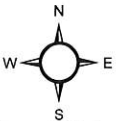


Greg Holmes
Director of Urban Development Department



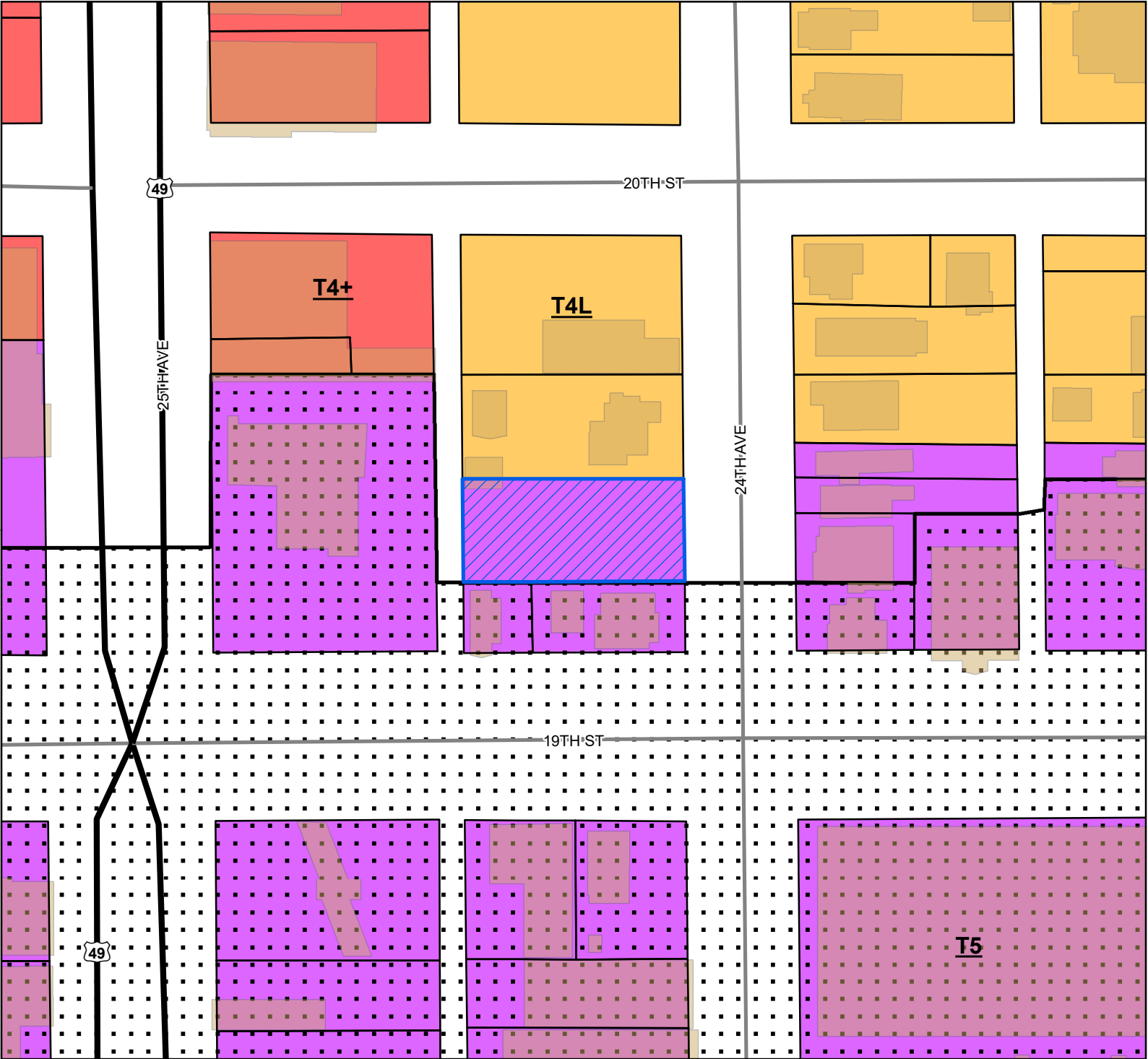


-  Collector
-  Minor/Residential
-  Parcels



1 inch = 125 feet

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 Site

 US or State Highway

 Street

 Parcels

 Buildings

 City Limit

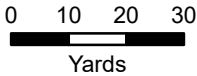
Smart Code

 T5

 T4+

 T4L

Site Information
0811F-05-037.000
Zoning:T5 (Urban Center)
Size:11829.92 sqft
Flood: X



1 inch = 100 feet



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

For Staff Use Only

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

Property Information

TAX PARCEL #

0	8	1	1	E

 -

0	5

 -

0	3	7

 .

0	0	0

(If necessary, use separate sheet of paper)

Case File #: 2406PC032Date Received: 5/3/24Receipt #: 12736990Received By: mwZoning: T5Ward: 3 Flood: _____Address of Property Involved: 1907 24th Ave Gulfport MS 39501Lot(s) 8 to 10, Block(s) 109, Subdivision Gulfport City of BlksGeneral Location: Corner of 19th + 24th 109-161**GENERAL DESCRIPTION OF REQUEST:**

Convert zoning from T5 to T4L. 3 Family 2 Family

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 /N/A

Printed Name Of Owner

HUYEN T. NGUYEN

Mailing Address

24650 OAK ISLAND DRIVE

City

State

Zip code

PASS CHRISTIAN MS 39571

Home Phone

Work/Cell Phone

(228) 365 7417 (228) 822-0300

Email

Huyennails@yahoo.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.

Subject: Letter for the City

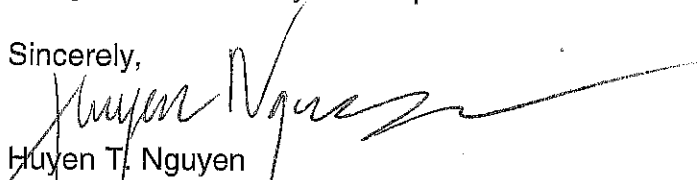
To whom it may concern,

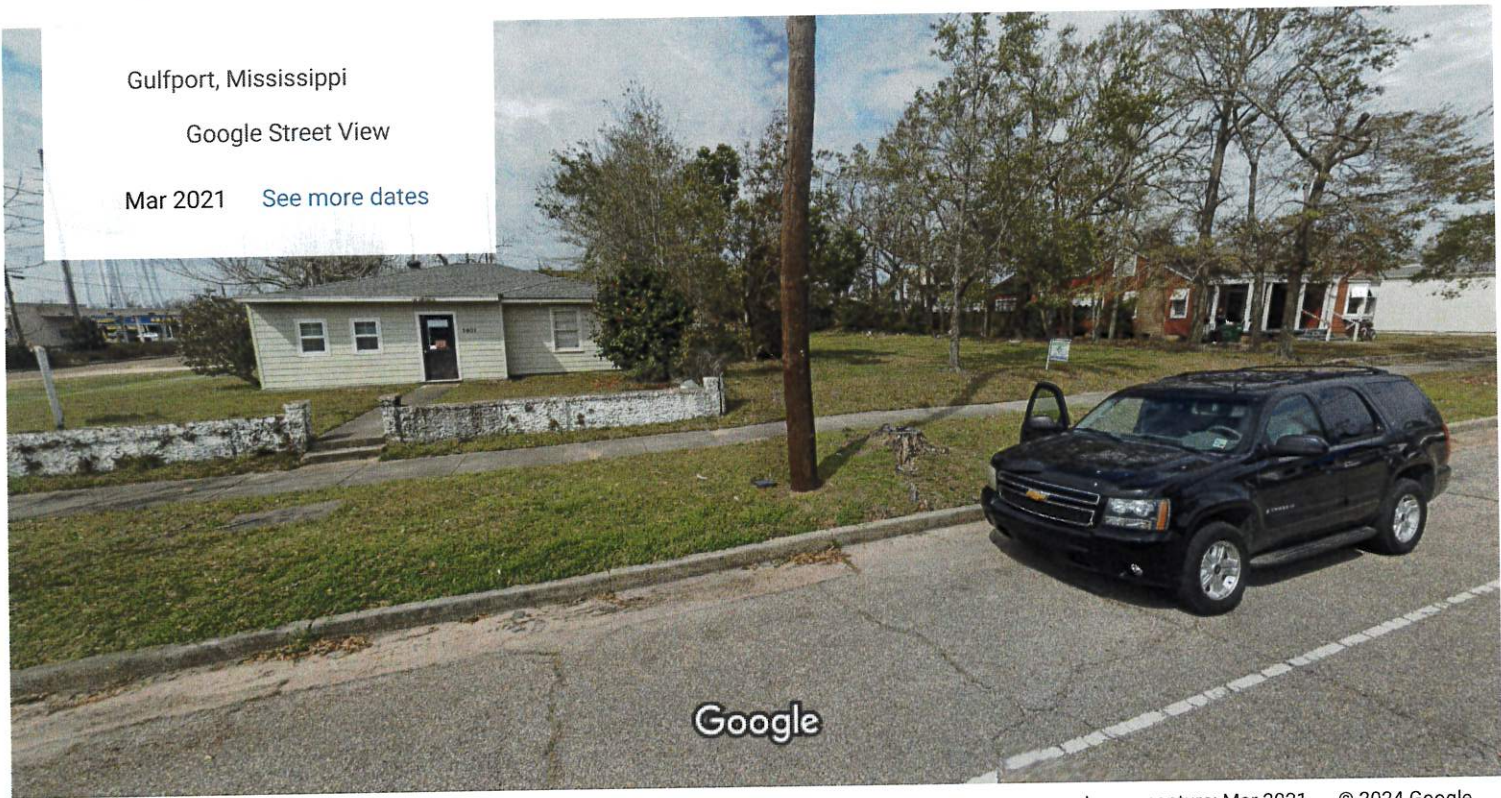
Due to the change of the neighborhood and my goal to utilize the property that I have purchased at Lot 8 to 10 blk 109 in Gulfport. I will need approval to have this property rezoned to a T4L zoning. My intention is to build a duplex on this property which ties into the existing properties. My goal is to enhance the area with a new property which will be shown on my house plans.

The Contractor that I have agreed to use has indicated the process will take 9 to 12 months.

Thank you in advance for the consideration of this zoning change and I look forward to being able to build my new duplex.

Sincerely,


Huyen T. Nguyen
228-365-7417



Gulfport, Mississippi

Google Street View

Mar 2021 [See more dates](#)

Image capture: Mar 2021 © 2024 Google

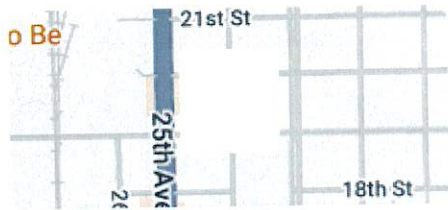
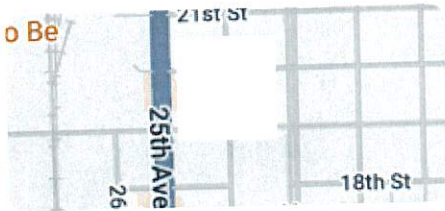
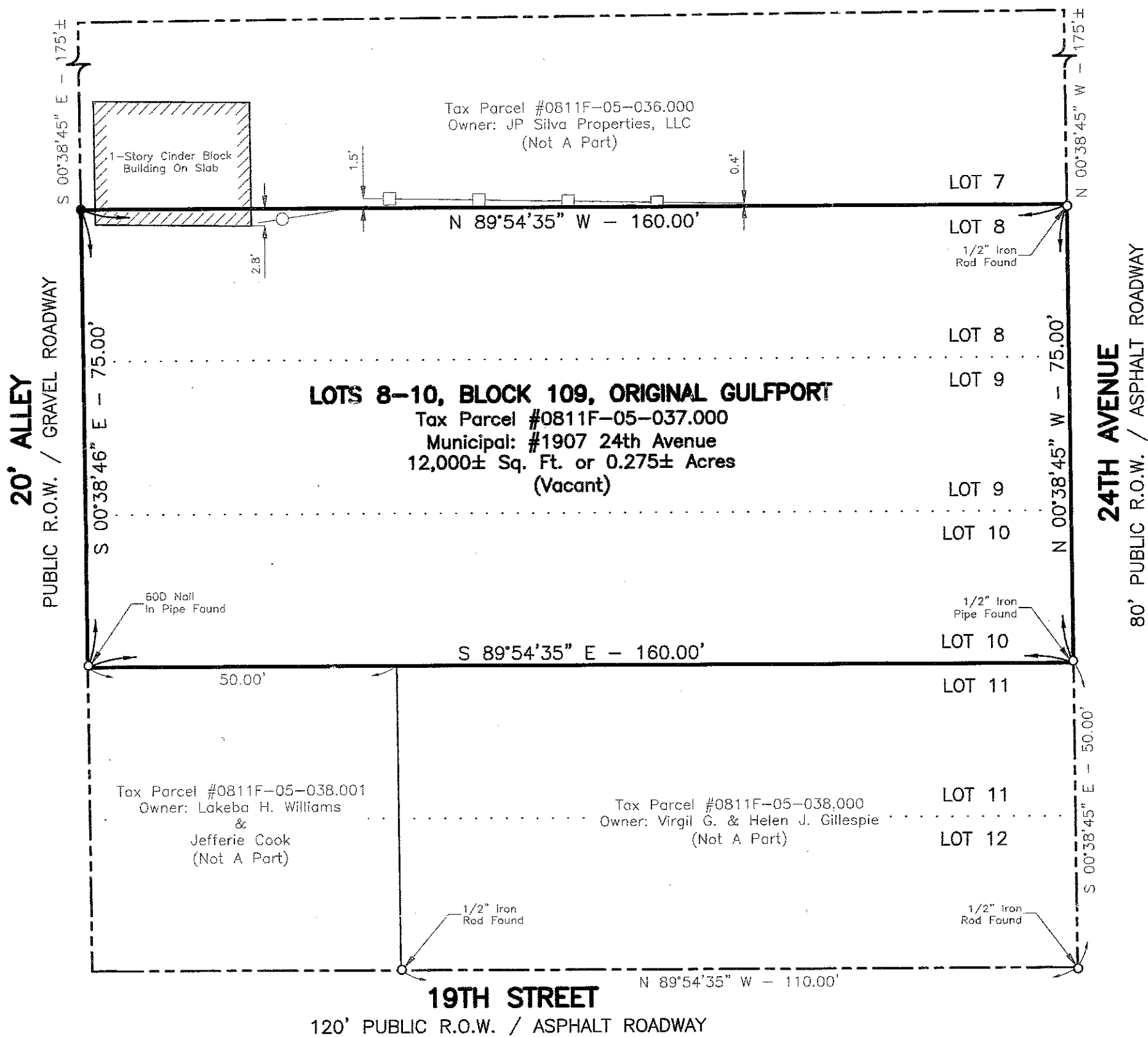




Image capture: Mar 2021 © 2024 Google



20TH STREET
80' PUBLIC R.O.W. / ASPHALT ROADWAY



REFERENCE MAPS:

- Plat of the West 50 feet of Lots 11 & 12, Block 109, ORIGINAL GULFPORT by J. Michael Cassidy, dated April 18, 2012.
- Official plat of Block 109, ORIGINAL GULFPORT as filed in the Harrison County Chancery Clerks Office.

REFERENCE BEARINGS:

The bearings shown hereon are based on the "Mississippi State Plane Coordinate System - East Zone - NAD 83" using GPS GCGC-RTN System accessed on June 14, 2023.
(*) Represents the Basis of Bearings. Distances shown are U.S. Survey feet.

FEMA FLOOD ZONE AND HAZARDS:

This lot is located in Flood Zone "X" Area(s) of/per FEMA Map Community Panel Number 28047C0376G for Harrison County, Mississippi dated December 21, 2017. Base Flood Elevation is subject to change and should be verified with the local authority's Flood Plain Administrator before any design or construction.

NOTES:

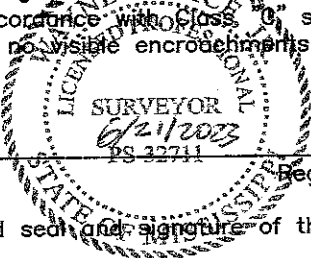
- No attempt has been made by Cassidy-Acadia Land Surveying, L.L.C. to verify title, actual legal ownership, deed restrictions, servitudes, easements, alleys, right-of-ways or other burdens on the property, other than that furnished by the client or his representative. There is no representation that all applicable servitudes and restrictions are shown hereon. The surveyor has made no title search or public record search in compiling the data for this survey.
- The words "Certify," "Certifies" or "Certification" as used herein is understood to be an expression of professional opinion by the surveyor, based upon his best knowledge, information, and belief, as such, it does not constitute a guarantee nor a warranty, expressed or implied.

CERTIFICATION:

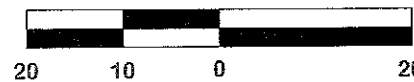
This is to certify to HUYEN NGUYEN that this survey was done by me or under my direct supervision and control, that the survey was done on the ground and was done in accordance with the most recent Minimum Standards of Practice for Land Surveyors as set forth by the State of Mississippi, Board of Licensure for Professional Engineers and Surveyors and that the accuracy specification and positional tolerances are in accordance with Class "0" surveys indicated in the above standards. I also certify there are no visible encroachments across any property lines except as shown.

Wayne M. Vice, Jr., P.S.

This survey plat is not valid without the raised or colored seal and signature of the Registered Land Surveyor.



SCALE: 1" = 20'
SCALE IN FEET



LEGEND

FOUND PROPERTY MARKER (AS NOTED)	○
SET 3/4" IRON ROD (UNLESS NOTED OTHERWISE)	●
EXISTING CHAIN LINK FENCE LINE	—○—
EXISTING WOOD FENCE LINE	—□—

PLAT SHOWING
BOUNDARY SURVEY

OF
LOTS 8-10, BLOCK 109
ORIGINAL GULFPORT
(PLAT BOOK 11, PAGE 9)
LOCATED IN SECTION 4,
TOWNSHIP 8 SOUTH
RANGE 11 WEST,

#1907 24TH AVENUE, GULFPORT,
HARRISON COUNTY, MISSISSIPPI

CASSADY-ACADIA
LAND SURVEYING, LLC Since 1947
Louisiana • Mississippi • Texas • Alabama
1714 22nd Avenue, Gulfport, Mississippi 39501
Phone • (228)896-7155 Fax • (228)896-8405
Email • Surveys@Cassidy-Acadia.com

FIELD WORK COMPLETED ON: JUNE 19, 2023

4th Street
75'

15'

6'

90'

6'

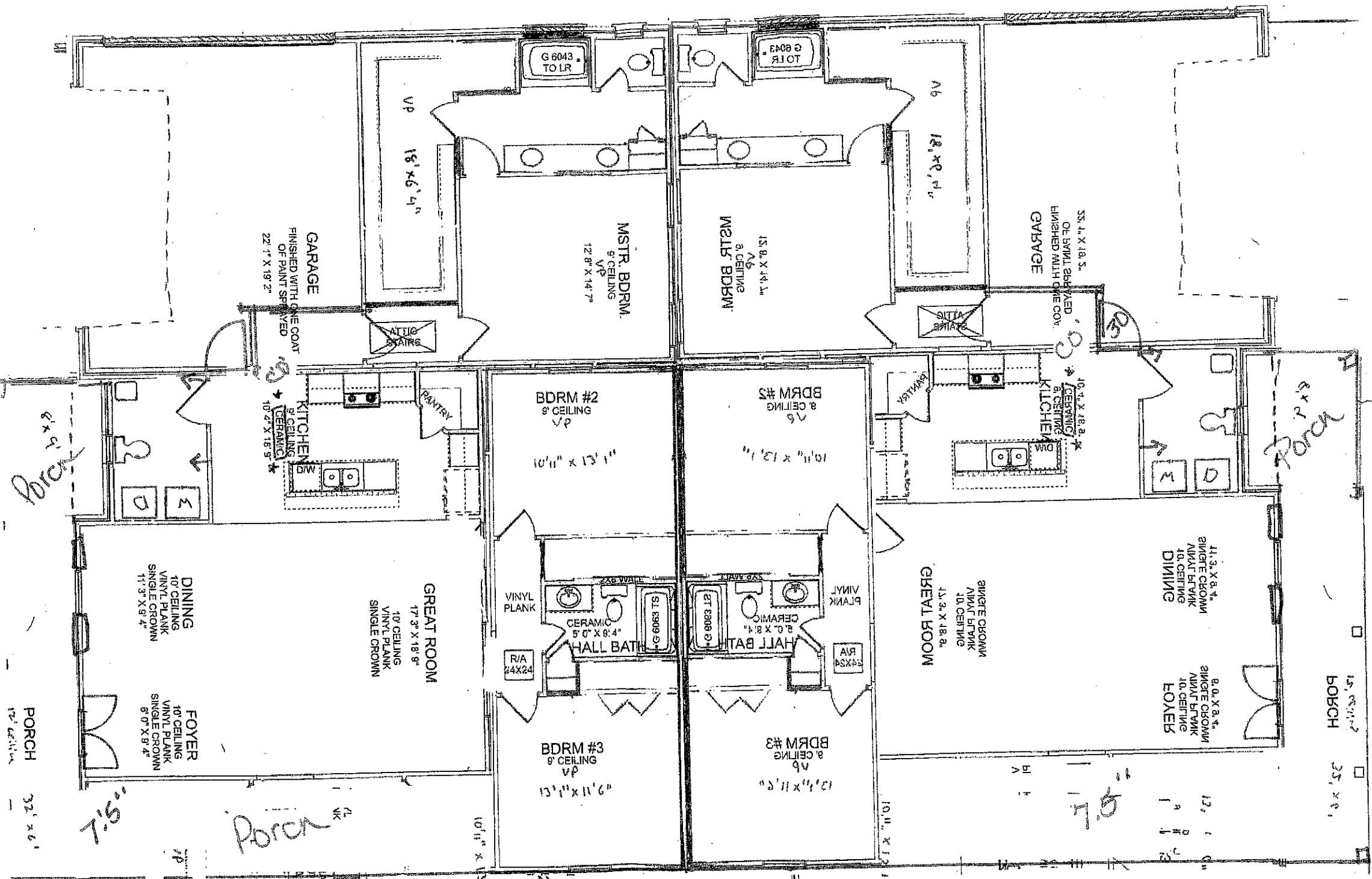
80'

70'

6'

27'

26'



SCANNED



[Signature] 1st JUDICIAL DISTRICT
Instrument 2023-0014061-D-J1
Filed/Recorded 07/19/2023 3:50:01 PM
Total Fees 26.00
4 Pages Recorded

Prepared By & Return To:
Schwartz, Orgler & Jordan, PLLC
12206 Hwy 49
Gulfport, MS 39503
(228) 832-8550
Our File: 231074

Index As:

STATE OF MISSISSIPPI

COUNTY OF HARRISON

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, the undersigned,

SOLA GRATIA LLC
a Mississippi limited liability company
9585 S. BAYOU BEND DRIVE
GULFPORT, MS 39503
228-860-2771

does hereby sell, convey and warrant unto

HUYEN T. NGUYEN
1907 24TH AVENUE
GULFPORT, MS 39501
228-365-7417

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

Lots Eight (8), Nine (9), and Ten (10), Block One Hundred Nine (109), ORIGINAL GULFPORT, a subdivision according to the official map or plat thereof on file and of record in the Office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi, in Plat Book 4 at Page 368, thereof, reference to which is hereby made in aid of and as a part of this description.

Less and Except:

A parcel of land situated and being located in a part of Lot 8, Block 109, ORIGINAL GULFPORT (Plat Book 11, Page 9), City of Gulfport, First Judicial District of Harrison County, Mississippi and being more particularly described as follows, to-wit:

Beginning at a 3/4-inch iron rod on the east margin of a 20 foot alley marking the northwest corner of Lot 8, Block 109, ORIGINAL GULFPORT (Plat Book 11, Page 9); thence run South 89 degrees 54 minutes 35 seconds East along the north line of said Lot 8 a distance of 44.17 feet to a point on an existing chain-link fence line; thence run South 80 degrees 29 minutes 18 seconds West along the existing chain-link fence line a distance of 16.86 feet to the southeast corner of a cinder block building; thence run North 89 degrees 07 minutes 22 seconds West along said cinder block building a distance of 27.52 feet to a point on the west line of said Lot 8 and the east margin of said 20 foot alley; thence run North 00 degrees 38 minutes 46 seconds West along the west line of said Lot 8 and the east margin of said 20 foot alley a distance of 2.44 feet to the Point of Beginning.

Said parcel contains 96 square feet, more or less.

THE ABOVE described property is no part the homestead of the Grantor herein.

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

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

IN WITNESS WHEREOF, SOLA GRATIA LLC, a Mississippi limited liability company has caused this conveyance to be executed by its duly authorized officer, he having first been duly authorized to do so, on this the 14th day of July, 2023.

SOLA GRATIA LLC
A Mississippi limited liability company


By: **EDGAR C. APPEL, MANAGING MEMBER**

STATE OF MISSISSIPPI

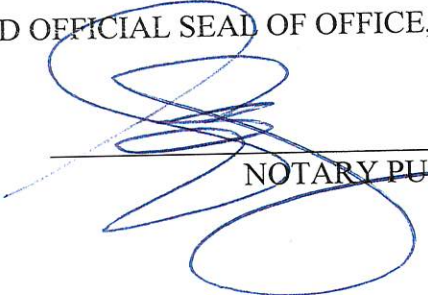
COUNTY OF HARRISON

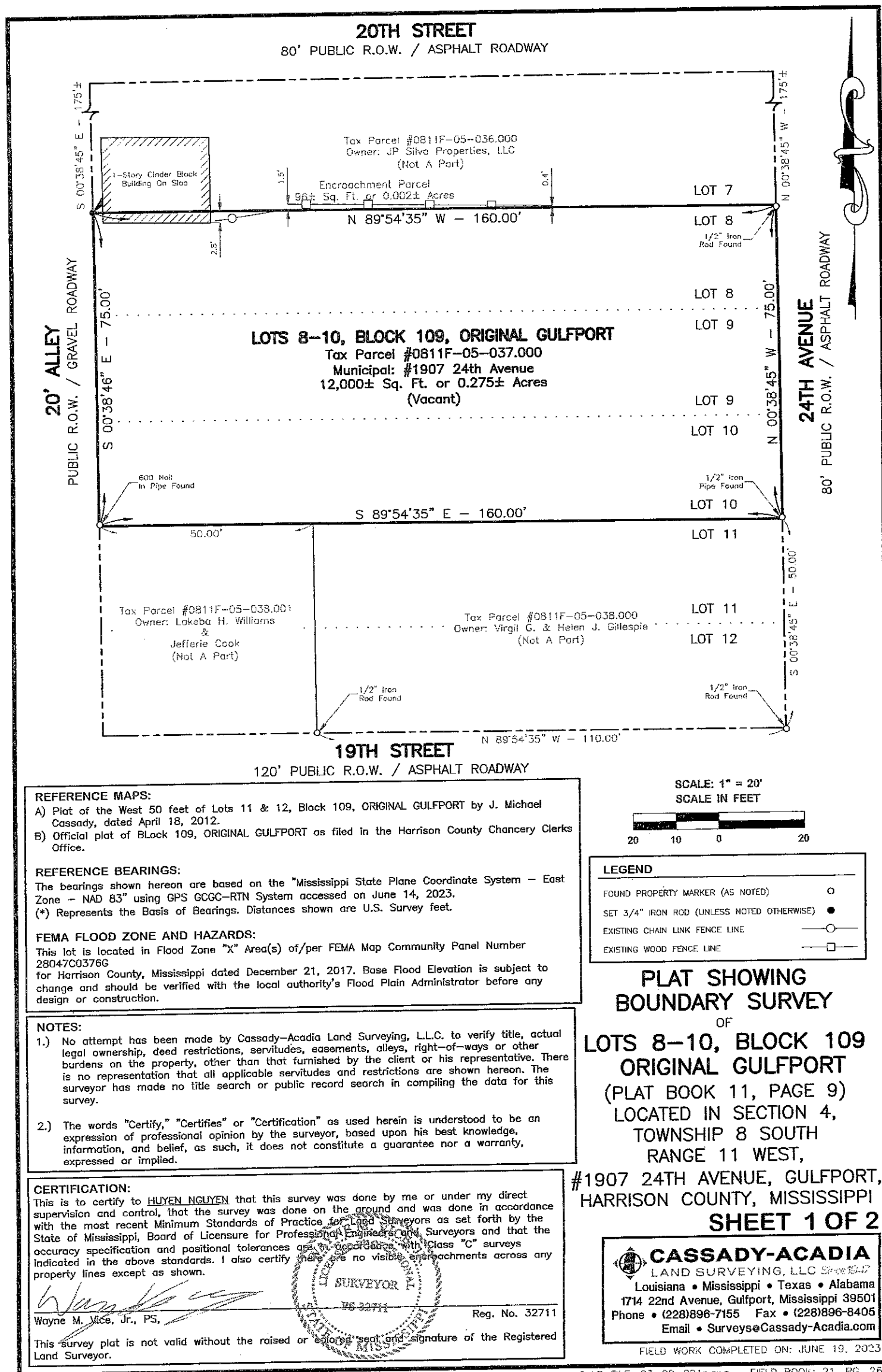
THIS DAY PERSONALLY CAME AND APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, EDGAR C. APPEL, who acknowledge that he is MANAGING MEMBER of SOLA GRATIA LLC, a Mississippi limited liability company and as its act and deed, he signed, sealed and delivered the above and foregoing instrument of writing on the day and in the year therein mentioned, for and on behalf of said entity, having been first duly authorized to do so.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 14th day of July, 2023.

My Commission Expires




NOTARY PUBLIC

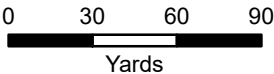


Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
Y	19693	0811F-05-037.000	NGUYEN HUYEN	24650 OAK ISLAND DRIVE	PASS CHRISTIAN	MS	39571
N			Adjacent Property Owners (2406PC032)				
	19672	0811F-05-008.000	BARRETT W E JR ETAL	P O BOX 6423	GULFPORT	MS	39506
	90808	0811F-05-035.000	BEARSS CASEY & MIRANDA HOLZBAUER	8932 HANAIEI CIR	DIAMONDHEAD	MS	39525
	19835	0811F-04-027.000	BROADUS CHARLES J & BROOKE	206 MARKHAM DR	GULFPORT	MS	39507
	19836	0811F-04-026.000	CATES SAMUEL M	2405 19TH ST	GULFPORT	MS	39501
	19684	0811F-05-015.000	CHANEY COREY JERMAINE & MARANDA L	1910 24TH AVE	GULFPORT	MS	39501
	96253	0811F-05-013.002	DAVIS JAMES L III & MARIA D	P O BOX 1839	GULFPORT	MS	39502
	19683	0811F-05-014.000	DEMING ROBERT L III	2280 SUNKIST COUNTRY CLUB RD	BILOXI	MS	39532
	19701	0811F-05-044.000	E & K PROPERTIES LLC	P O BOX 1717	GULFPORT	MS	39502
	19688	0811F-05-018.000	EAGLE DAWG PROPERTIES LLC	P O BOX 2408	GULFPORT	MS	39505
	19687	0811F-05-019.000	EVANS MARGARET T J	6 LEGGETT CIR	GULFPORT	MS	39503
	19845	0811F-04-029.000	FIRST THE	6480 HWY 98 W	HATTIESBURG	MS	39404
	97841	0811F-04-031.001	FONTENELLE JAMES & ELIZABETH -TRUST	P O BOX 1601	GULFPORT	MS	39502
	19842	0811F-04-031.000	FONTENELLE JAMES F & ELIZABETH G	P O BOX 1601	GULFPORT	MS	39502
	19844	0811F-04-030.000	GAYTEN CARLOS F	10478 E LANDON GREEN CIR	GULFPORT	MS	39503
	19681	0811F-05-013.000	GILLESPIE VIRGIL G & HELEN J	1900 24TH AVE	GULFPORT	MS	39501
N	90810	0811F-05-038.000	GILLESPIE VIRGIL G & HELEN J	1901 24TH AVE	GULFPORT	MS	39501
N	90792	0811F-04-001.000	HARRISON CO				0
	19839	0811F-04-023.000	HARSHBARGER DEVELOPMENTS LLC	105 BAYOU DRIVE	LONG BEACH	MS	39560
	19675	0811F-05-010.000	HL RAYMOND HOLDINGS LLC	304 WASHINGTON ST	GULFPORT	MS	39501
	90809	0811F-05-036.000	JP SILVA PROPERTIES LLC ETAL	P O BOX 7379	GULFPORT	MS	39507
	90804	0811F-05-009.000	MARION PROPERTY MANAGEMENT LLC	P O BOX 863	GULFPORT	MS	39502
	90805	0811F-05-012.000	NORTHCOURT ONE LLC	P O BOX 836	GULFPORT	MS	39502
N	19676	0811F-05-011.000	NORTHCOURT ONE LLC	P O BOX 836	GULFPORT	MS	39502
	19838	0811F-04-024.000	OMNI TECHNOLOGIES LLC	4307 15TH ST	GULFPORT	MS	39501
	90794	0811F-04-021.000	PELICAN SUITES LLC	P O BOX 7605	GULFPORT	MS	4E+08
	19699	0811F-05-042.000	PLATINUM PROPERTIES LLC	1912 25TH ST	GULFPORT	MS	39501
	19682	0811F-05-013.001	SEC HOLDINGS LLC	2310 19TH ST	GULFPORT	MS	39501
	19685	0811F-05-016.000	SOUTHERN PCS LLC	1914 24TH AVE	GULFPORT	MS	39502
	19686	0811F-05-017.000	THORNBURG JON C & MYRNA	16170 MORAGAS LANE	KILN	MS	39556
	19700	0811F-05-043.000	WAREHOUSE 1928 LLC	1517 29TH AVE	GULFPORT	MS	39507
	97760	0811F-05-038.001	WILLIAMS LAKEBA H & JEFFERIE COOK	P O BOX 361527	DECATUR	GA	30036



Legend

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



1 inch = 205 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 2406PC032, by owner Huyen Nguyen, requesting to rezone to T4L (General Urban Zone "Limited"), Tax Parcel 0811F-05-037.000, 1907 24th Ave, Zoned T5 (Urban Center Zone), 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, June 27, 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, June 27, 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
33468	560643	Print Legal Ad-IPL01769120 - IPL0176912		\$91.45	2	61 L

Attention: JESSICA VERSIGA

GULFPORT CITY HALL
1410 24 TH AVENUE
GULFPORT, MS 39501

jversiga@gulfport-ms.gov

LEGAL NOTICE PUBLIC HEARING

In conformance with Section VIII of the Comprehensive Zoning Ordinance of the City of Gulfport, Mississippi, 1979 as amended, notice is hereby given advising that the Gulfport City Planning Commission will hold a public hearing in the City of Gulfport, Mississippi at 4:30 P.M., Thursday, June 27, 2024 in the Council Chambers of the Gulfport City Hall located at 2309 15 th Street to consider the following requests. A copy of the requests will be available for public review at the office of the Department of Urban Development, Planning Division, located on first floor of the William H. Hardy Building, 1410 24 th Avenue.

Planning Commission Approval 2405PC062, by agent Isis Payton, seeking approval for mobile home use, Tax Parcel 0810D-02-021.000, 8286 Ohio Ave, Zoned R-1-5 (Single-family), Ward 3

Planning Commission Approval 2406PC076, by owner Deborah Wright, seeking approval for a mobile home use, Tax Parcel 0810E-04-098.000, 4214 Michigan Ave, Zoned R-1-5 (Single-family), Ward 3

Planning Commission Approval 2406PC084, by agent Nav Thind, seeking approval for a gas station use with a convenience store, Tax Parcels 0711O-01 029.000, 0711O-01-030.000, 510 Broad Ave, 4220 W Beach Blvd, Zoned T4+ (General Urban Zone "Plus"), Ward 2

Planning Commission Approval 2406PC086, by agent Lisa Ramos, seeking approval for an administrative office use for a bike rental business as a home occupation, Tax Parcel 0910G-01-018.001, 11 Bayou View Drive, Zoned R-1-7.5 (Single-family), Ward 4

Planning Commission Approval 2406PC091, by agent Vinson Key-hea, seeking approval for automobile sales of less than 50 vehicles, Tax Parcel 0910N-06- 009.000, 407 32 1/2 Street, Zoned B-2 (General Business), Ward 4

General Plan 2407PC092, by agent Robert Riemann, seeking approval for a 25-lot townhouse development with 3 outparcels, Tax Parcel 0809B-03-017.000, Zoned R-3 (Single-family), Ward 7

Zoning Map Amendment 2406PC080, by agent W Taylor Guild III, requesting to rezone to T4+ (General Urban Zone & "Plus"), Tax Parcels 1010N-05-086.000, 1010N-05-087.000, 2007 St James Blvd, 2009 St. James Blvd, Zoned R-1-7.5 (Single-family), Ward 2

Zoning Map Amendment 2406PC032, by owner Huyen Nguyen, requesting to rezone to T4L (General Urban Zone "Limited"), Tax Parcel 0811F-05-037.000, 1907 24th Ave, Zoned T5 (Urban Center Zone), Ward 3

Zoning Map Amendment 2406PC089, by agent W Taylor Guild III, requesting to rezone to T4+ (General Urban Zone "Plus"), Tax Parcels 1010N-05-086.000, 1010N-05-087.000, 2007 St James Blvd, 2009 St. James Blvd, Zoned R-1-7.5 (Single-family), Ward 2

Zoning Text Amendment 2407PC094, by City of Gulfport Administration, to amend Appendix D (Smartcode) at 5.4.11a and 5.4.11b both at building setback to delete the 6-foot maximum side yard setback.

This the 5th day of June 2024

Keith Williams, Chairman
City of Gulfport Planning Commission
IPL0176912
Jun 12 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:
06/12/24

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.

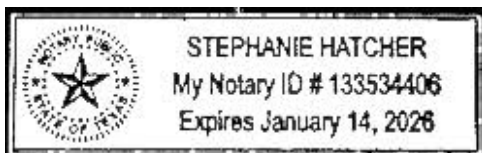
Mary Castro

Sworn to and subscribed before me this 12th day of
June 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: June 27, 2024

Re: **Zoning Map Amendment 2406PC089:**

Zoning Map Amendment 2406PC089, by agent W Taylor Guild III, requesting to rezone to T4+ (General Urban Zone "Plus"), Tax Parcels 1010N-05-086.000, 1010N-05-087.000, 2007 St James Blvd, 2009 St. James Blvd, Zoned R-1-7.5 (Single-family), Ward 2

Technical Report

Zoning Map Amendment

GENERAL INFORMATION

Case File Number: 2406PC089

Hearing Date: June 27, 2024

Current Zoning/Use: R-1-7.5 / Single-family Home/Vacant Lot

Legal: Zoning Map Amendment 2406PC089, by agent W Taylor Guild III, requesting to rezone to T4+ (General Urban Zone "Plus"), Tax Parcels 1010N-05-086.000, 1010N-05-087.000, 2007 St James Blvd, 2009 St. James Blvd, Zoned R-1-7.5 (Single-family), Ward 2

TECHNICAL DETAILS

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

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

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

The applicant is requesting to rezone approximately 17,926 square feet of residentially zoned property from R-1-7.5 (Single-family) to a T4+ (General Urban Zone "Plus") zoning. The two subject parcels are directly abutting the parcel containing St. James Catholic Church, and St. James School, and is zoned T4+. As presented, the applicant has stated in their application, the intent of the rezoning is to construct an Early Education Center. The applicant states that the property owners are currently in the process of combing the two subject parcels together with the abutting T4+ parcel containing the existing church, and that they have scheduled to begin construction later this year and finish by the fall of 2026.

According to the City's 2002 Comprehensive Plan, the subject parcels where to remain Urban Medium Density Residential which is in conflict with the applicant's request.

The applicant has chosen the justifications for change of the current zoning district as due to an increased need for sites, and due to the change in character along Cowan-Lorraine Road.

- (a) Applicant claims that St. James Schools are continuing to grow and the construction of their educational facility will address this public need. Upon review of the surrounding

Technical Report

Zoning Map Amendment

area, the parcel containing the church and school uses zoning district only abuts the parcels south of the property. Without expanding onto the subject parcels, they would have to build into their required parking.

- (b) Applicant claims that the character of Cowan-Lorraine Road has changed. Applicant does not elaborate on how the character of Cowan-Lorraine Road has changed, or offer examples of said changes.

EXECUTIVE SUMMARY

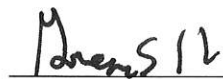
Applicant is seeking to rezone approximately 17,926 square feet of property from their current zoning of R-1-7.5 (Single-family) to T4+ (General Urban Zone “Plus”). The proposed zoning change would continue the T4+ zoning district from the abutting northern parcel, however based on a site visit conducted on June 12th, 2024, the proposed zoning change would allow greater intensity of uses, such as retail to develop closer area to existing residential uses. In addition, according to the 2002 Comprehensive Plan, these two sites were to remain Urban Medium Density Residential which is in conflict with the applicant’s request. The applicant states that the rezoning is to allow for the construction of a new Early Education Center to be constructed, once the subject parcels are combined with the parcel containing the existing St. James School. Upon further inspection of the surrounding area, and subject site, if the school is to expand with new construction, they would either need to expand outward onto the subject sites, or into their required on-site parking. As the rezoning would be continuing the same zoning that is present with the abutting parcel, the request would be in harmony with the surrounding area.

Any approval should consider these conditions:

1. Must meet all building Codes and City of Gulfport Ordinances.
2. Planning Commission can only make recommendations for rezoning. City Council approval will be required for rezoning.

DIRECTOR APPROVAL

This report has been reviewed and approved by:

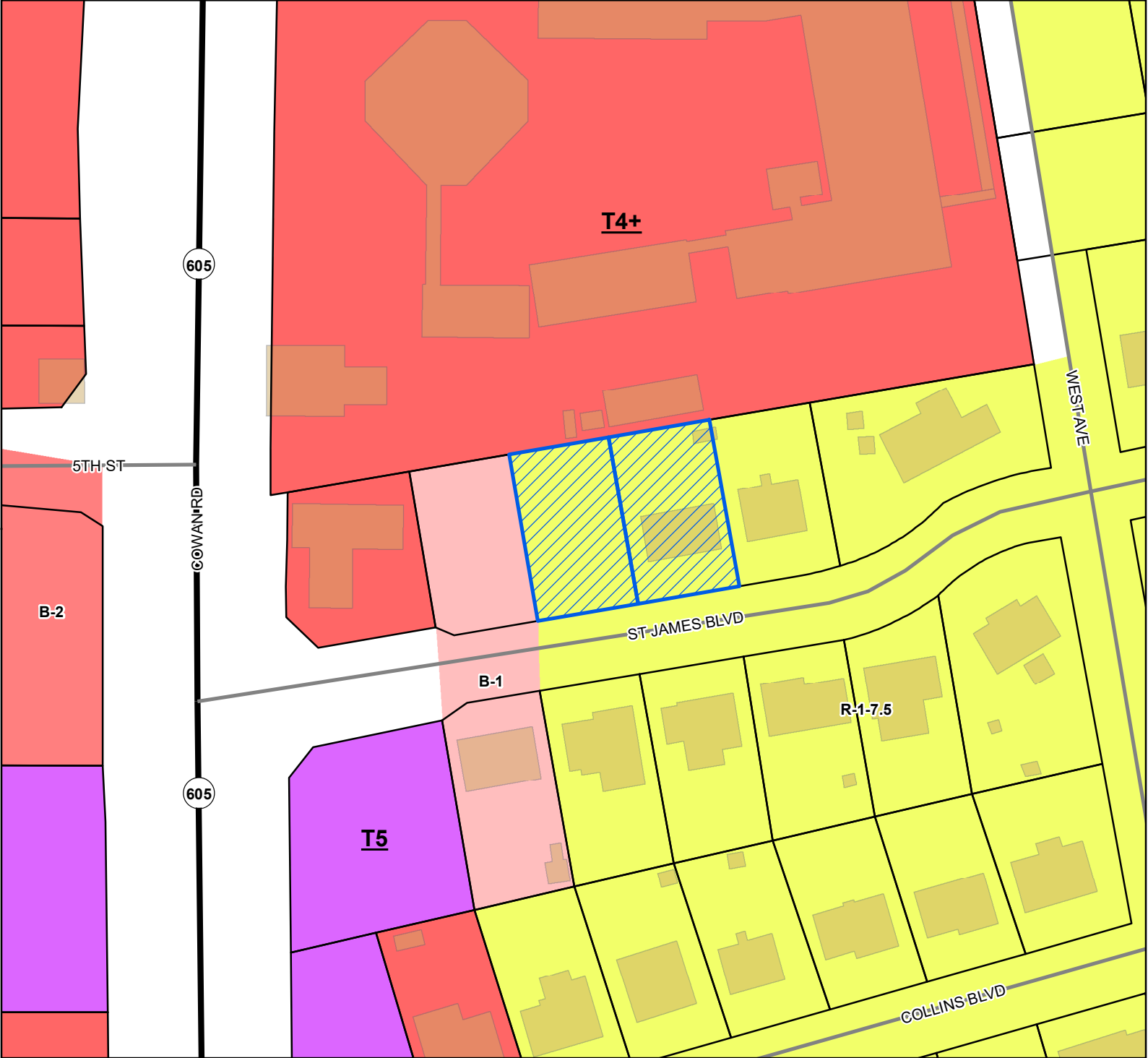


Greg Holmes

Director of Urban Development Department



Zoning Map Amendment



 Site

 US or State Highway

 Street

 Parcels

 Buildings

 City Limit

Smart Code

 T5

 T4+

Zoning

 B-1 - Neighborhood Business District

 B-2 - General Business District

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

Site Information

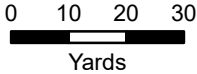
1010N-05-086.000

1010N-05-087.000

Zoning: R-1-7.5 (Single Family)

Size: 17926.28 sqft

Flood: X



1 inch = 100 feet



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



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

For Staff Use Only

Case File #: 2906 #1089
Date Received: 05/10/24
Receipt #: 12749212
Received By: BC
Zoning: R-1-7.5
Ward: 2 Flood: X

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

Property Information

TAX PARCEL #

1	0	1	0	N
1	0	1	0	N

 -

0	5
0	5

 -

0	8	6
0	8	7

 •

0	0	0
0	0	0

28

(If necessary, use separate sheet of paper) 28

Address of Property Involved: 2007 St. James Blvd. + 2009 St. James Blvd

Lot(s) _____, Block(s) _____, Subdivision 1883

General Location: St. James Blvd. between Cowan Rd and West Ave.

GENERAL DESCRIPTION OF REQUEST:

change zoning from R-1-7.5 to T4+

OWNERSHIP AND CERTIFICATION:

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

OWNER

Catholic Diocese of Biloxi
Printed Name Of Owner

1790 Pappas Ferry Rd
Mailing Address

Biloxi MS 39532
City State Zip code

228-702-2100
Home Phone Work/Cell Phone

Home Phone Work/Cell Phone

+ Louis Kutzman
Email

Signature Of Owner

AGENT

W. Taylor Guild
Printed Name Of Agent

1091 Tommy Munro Dr.
Mailing Address

Biloxi MS 39532
City State Zip code

228-594-2323 228-265-3905
Home Phone Work/Cell Phone

Home Phone Work/Cell Phone

tguild@egh.ms
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.



Designation of Agent

I, Bishop Louis F. Kihneman, III, being property owner of 181N-05-087.000
PRINT NAME PRIMARY ADDRESS OR PARCEL
 which is the subject of this application hereby authorize W. Taylor Guild to act as my
PRINT NAME
 representative with the City of Gulfport's Zoning Board of Adjustment and Appeals, and/or Planning Commission, and/or City Council, and/or permitting and licensing, as required by the City.

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

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

Louis Kihneman
 Signature of Bishop Louis F. Kihneman, III,
 Bishop and Trustee for the Diocese of
 Biloxi and St. James Church

May 9, 2024
 Date

STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 9 day of May, 2024

Victoria Davenport

Notary Public

Commission Expiration





Designation of Agent

I, Bishop Louis F. Kihneman, III, being property owner of 1010H-05-086.000
PRINT NAME PRIMARY ADDRESS OR PARCEL
 which is the subject of this application hereby authorize K. Taylor Gould to act as my
PRINT NAME
 representative with the City of Gulfport's Zoning Board of Adjustment and Appeals, and/or Planning Commission, and/or City Council, and/or permitting and licensing, as required by the City.

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+ Louis Kihneman May 9, 2024
 Signature of Bishop Louis F. Kihneman, III Date
 Bishop and Trustee for the Diocese of Biloxi
 and St. James Church

STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 9 day of May, 20 24

Victoria Davenport

Notary Public



Commission Expiration

Reasons for Zoning Request:

St. James Catholic Church/Catholic Diocese of Biloxi has acquired the two properties on St. James Blvd, 2007 St. James Blvd. and 2009 St. James Blvd. These two parcels are adjacent to the parcel where the church and school are located. We are requesting a change to the zoning of these two parcels from R-1-7.5 to T4+ to match the zoning of the parcel with the church and school.

It is the intention of the Parish to building an Early Education Center that would be located on all three parcels. Construction of the Early Education Center is scheduled to begin later this year with a completion date for the fall of 2026. The Parish is currently in the process of combining the three parcels into one parcel.

The character of the Cowan-Lorraine Road corridor has changed dramatically over recent years, and we feel that this rezoning is clearly justified. Also, the St. James Schools continues to grow to serve the public and the construction of the Early Learning Center will help fill this public need.

Authority of Bishop Kihneman to Act on Behalf of the Catholic Diocese of Biloxi and St. James Parish:

Bishop Kihneman serves as the Trustee for the Catholic Diocese of Biloxi and its respective parishes, including St. James parish in Gulfport, Mississippi, by implied Trust which arises out of and pursuant to Canon Law of the Roman Catholic Church which was founded by Jesus Christ and under whose authority the apostolic line of succession can be traced from the Bishops, including Bishop Kihneman, all the way back to St. Peter. Pursuant to this Apostolic Succession, Bishop Kihneman serves as Apostolic Administrator for the Diocese under the authority of the Bishop of Rome, Pope Francis, who appointed Bishop Kihneman as the Fourth Bishop of the Catholic Diocese of Biloxi and who has been serving in this capacity since 2017. He typically executes documents as "Bishop and Trustee."

St. James Catholic Church/Catholic Diocese of Biloxi has acquired the two properties on St. James Blvd, 2007 St. James Blvd. and 2009 St. James Blvd. These two parcels are adjacent to the parcel where the church and school are located. We are requesting a change to the zoning of these two parcels from R-1-7.5 to T4+ to match the zoning of the parcel with the church and school.

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STATE OF MISSISSIPPI

COUNTY OF HARRISON

WARRANTY DEED

ENTERED

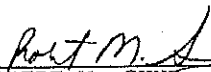
FOR AND IN CONSIDERATION of the sum of Ten (\$10.00) Dollars, cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, ROBERT M. SUND, do hereby sell, convey, and warrant unto the MOST REVEREND JOSEPH LAWSON HOWZE, Bishop of the Catholic Diocese of Biloxi, and his successors in office forever, Trustee, for the use and benefit of the members of the St. James Catholic Congregation or Parish, in the Town of Gulfport, Mississippi, the following described property, together with the improvements located thereon, being situated and located in the First Judicial District of Harrison County, Mississippi, to-wit:

Lot 4, Block 9, COWAN ROAD HOMES ANNEX SUBDIVISION, Unit 4, a subdivision located in the First Judicial District of Harrison County, Mississippi, as per map or plat thereof on file and of record in the office of the Chancery Clerk of Harrison County, Mississippi, in Plat Book 21 at Page 9.

The above described property is conveyed subject to any restrictive covenants, mineral reservations and easements of record.

Ad Valorem taxes for the current year are prorated as of the date of this deed and are assumed by Grantee herein.

WITNESS my signature, this the 31ST day of July A.D., 1997


ROBERT M. SUND, GRANTOR

STATE OF MISSISSIPPI

COUNTY OF HARRISON

PERSONALLY appeared before me, the undersigned authority in and for the above mentioned State and County within my jurisdiction, the within named, ROBERT M. SUND, who acknowledged

that he signed and delivered the above and foregoing instrument on the day and in the year therein mentioned.

WITNESS my signature and official seal of office, this the 31st day of July, 1997.

JERRY J. ROSETTI, NOTARY PUBLIC

My Commission Expires: January 16, 1998

GRANTORS

ROBERT M. SUND
1720 Wm. Harrison Drive
Biloxi, MS 39531
(601) 374-0011

GRANTEES

BISHOP JOSEPH LAWSON HOWZE
St. James Catholic Church
P.O. Box 7267
Gulfport, MS 39506
(601) 896-6059

PREPARED BY

JERRY J. ROSETTI
Attorney At Law
1720 - 22nd Avenue
Gulfport MS 39502
(601) 863-8678

Instrument No. 5329

STATEMENT OF FEES

Recording Fee	\$6.00
Records Management Fee	\$1.00
Abstracting/Section Fee at	
\$1.00 each	100
Marginal Entry at .50 each	
Other	
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 50 minutes A. M. on 5 day of Aug, A.D. 1997 and recorded Aug 6, 1997 in Records of Deeds Book 1379 Pages 304-305

JOHN McADAMS, Chancery Clerk
By Julie Bonilla, D.C.
LAWRENCE-GREENWOOD 00685

114

SCANNED

REVIEWED



1st Judicial District
Instrument 2009 5267 D
Filed/Recorded 7 30 2009 3 20 P
Total Fees 12.00
4 Pages Recorded

4
0387 PAGE 627

STATE OF MISSISSIPPI

COUNTIES OF WAYNE,
JONES, COVINGTON,
JEFFERSON DAVIS,
LAWRENCE, WALTHALL,
MARION, LAMAR, FOREST,
PERRY, GREENE, STONE,
GEORGE, PEARL RIVER,
HANCOCK, HARRISON
and JACKSON

INDEX: In a separate part of the sectional index or in an
index of indefinite records or in an index of
blanket conveyances in addition to the general
index, pursuant to M.C.A. §89-5-33 (3) (c)



2nd Judicial District
Instrument 2009 1889 D J2
Filed/Recorded 8 11 2009 10 21 A
Total Fees 12.00
4 Pages Recorded

GENERAL WARRANTY DEED

UNRECORDED

WHEREAS, the Catholic Diocese of Biloxi was legitimately erected and
established as a juridic entity of the Roman Catholic Church in the year of Our Lord
1977, by authority of His Holiness, Pope Paul VI, and was entrusted to the care and
control of its Diocesan Bishop (cc. 376, 381); and,

WHEREAS, individual Parishes and other entities are legitimately erected and
separate juridic entities under the Law of the Roman Catholic Church, apart from the
Diocese of Biloxi, and each has a Pastor or other Administrator who is primarily
responsible for administering the Sacraments, the propagation of the faith and the
salvation of souls which have been entrusted to his pastoral care (cc. 515); and

WHEREAS, the Bishop of the Catholic Diocese of Biloxi, in his pastoral role as a
Diocesan Bishop, is chief shepherd entrusted with the care of all those souls residing and
coming within the territory comprising the Diocese of Biloxi, including, but not limited
to, the souls who attend or at any given time are parishioners/members of various
Parishes located within the geographical boundaries of the Catholic Diocese of Biloxi
(cc. 383); and,

WHEREAS, in fulfilling its spiritual, charitable and religious role, it is necessary
for the Roman Catholic Church within the Catholic Diocese of Biloxi, including but not
limited to the various Parishes, and other juridic entities, to hold title to real property for
their respective spiritual use and benefit; and,

WHEREAS, the Roman Catholic Church within the Catholic Diocese of Biloxi,
including but not limited to Parishes, and other entities, constitute tax exempt charitable
religious institutions pursuant to Section 501(c)(3) of the United States Internal Revenue
Code, so that no part of the assets or earnings may ever go, or inure to, the benefit of any
individual person or persons; and,



200916358 4 PGS

OFFICIAL RECORDS JACKSON COUNTY
Terry Miller
CHANCERY CLERK
RECORDING FEE: \$12.00
#200916358 BK: 1585 PG: 822-825
08/20/2009 09:33 AM 4 PGS
KCOULTER, DC Rept#011691

RE 1753

Fernal County
Filed/Recorded MAY
13 2011 08:36:00PM
Witness my hand and seal
Jimmy C. Hargad
Chancery Clerk

Book 2011 Page 3348
Deed
07/20/2011 11:17:53 AM
George County, MS
Cammie Bird, Chancery Clerk

Wayne County, Mississippi
Filed and Recorded
JULY 29 2011 09:45:00AM
Inst. 201103188 Book
Marion West, Chancery Clerk

Inst. 675485
BK 1102 PG 0482

Chancery Clerk's Office
Pencil Blue County, Mississippi
I certify the instrument
was filed and recorded
08/20/2009 09:24:00PM
Book 1585 Page 822-825
Inst. #200916358
Witness my hand and seal
Terry Miller
Chancery Clerk



WHEREAS, in recognizing his role as shepherd on behalf of those souls which are his pastoral responsibility, the Bishop of Biloxi has, since the creation of the Diocese of Biloxi, consistent with the Canon Law of the Roman Catholic Church which always binds him, held title to real property, not for his own benefit or for the benefit of any particular or identifiable individuals, but for the glory of God and for the charitable and religious purpose of the spiritual use and benefit and moral betterment of the collective, perpetual, ever-changing, and indefinite membership of various individual Parishes, being synonymous with the juridic entity of the respective Parish itself, and other juridic entities, which, together with the Blessed throughout the decades, centuries and millennia, constitute the One Holy, Catholic and Apostolic Church; and

Instrument 201103198 Page 2 of 4

WHEREAS, mindful of this role as shepherd of souls, and that the property was never his own individual property or that of any identifiable individuals, and that membership in various Parishes/Congregations is not static, but is ever-changing, Most Reverend Joseph Lawson Howze, first Bishop of the Catholic Diocese of Biloxi, obtained title to various property as trustee for the spiritual use and benefit of various Catholic Parishes/Congregations located in certain Counties of the State of Mississippi which comprise the Catholic Diocese of Biloxi, namely Wayne, Jones, Covington, Jefferson Davis, Lawrence, Walthall, Marion, Lamar, Forest, Perry, Greene, Stone, George, Pearl River, Hancock, Harrison and Jackson; and

WHEREAS, said deeds provide that the Grantee was the above mentioned Most Reverend Joseph Lawson Howze, Bishop of the Catholic Diocese of Biloxi and his successors in office forever, trustee; and

WHEREAS, upon the retirement of Most Reverend Joseph Lawson Howze, His Holiness, Pope John Paul II, installed Most Reverend Thomas J. Rodi Bishop of the Catholic Diocese of Biloxi, as successor to Most Reverend Joseph Lawson Howze, in accordance with the Canon Law of the Roman Catholic Church, and Most Reverend Joseph Lawson Howze transferred title to all real property belonging to the Roman Catholic Church within the aforesaid seventeen (17) counties unto Most Reverend Thomas J. Rodi, trustee, upon the latter's installation as Bishop of Biloxi; and,

WHEREAS, His Holiness, Pope Benedict XVI, on April 2, 2008, elevated Most Reverend Thomas J. Rodi to the office of Archbishop of Mobile and also appointed him

116

Book 2011 P 3350
Deed
07/20/2011 11:17:53 AM

2009 9764
Deed Book & Page

BOOK 0387 PAGE 629

3

as Apostolic Administrator of the Catholic Diocese of Biloxi, to serve in the latter capacity until a successor Bishop of the Catholic Diocese of Biloxi was appointed; and

WHEREAS, His Holiness, Pope Benedict XVI has appointed Most Reverend Roger P. Morin, Bishop of the Catholic Diocese of Biloxi, as successor to Most Reverend Thomas J. Rodi, in accordance with the Canon Law of the Roman Catholic Church, and Most Reverend Roger P. Morin is being installed as such of even date herewith;

NOW, THEREFORE, in order to confirm and record the succession of Most Reverend Roger P. Morin to the solemn spiritual obligation and trust for which he was selected and which he has voluntarily assumed, and to perfect record title thereto in him as a sacred obligation, I, MOST REVEREND THOMAS J. RODI, Apostolic Administrator and formerly Bishop of the Catholic Diocese of Biloxi, Trustee for the spiritual use and benefit of the ever-changing, indefinite and collective members of the individual Catholic Parishes/Congregations, being synonymous with the juridic entities that are the Parishes themselves, and other Church institutions situated in the seventeen Counties named below, in accordance with the Canon Law of the Roman Catholic Church, do hereby set over, assign, transfer, sell, convey and warrant all my right, title and interest in and to the following described property unto MOST REVEREND ROGER P. MORIN, Bishop of the Catholic Diocese of Biloxi, and his successors in office forever, Trustee for the spiritual use and benefit of the ever-changing, indefinite and collective members of the individual Catholic Parishes/Congregations, being synonymous with the juridic entities that are the Parishes themselves, and other Church institutions in the seventeen Counties named below, in accordance with the Code of Canon Law of the Roman Catholic Church, said property being described as follows, to-wit:

All property, real, personal or mixed, which I hold as trustee for any Parish/Congregation or Church institution located in the Counties of Wayne, Jones, Covington, Jefferson Davis, Lawrence, Walthall, Marion, Lamar, Forest, Perry, Greene, Stone, George, Pearl River, Hancock, Harrison and Jackson, State of Mississippi.

Should at any time any such Catholic Parish/Congregation or Church institution legitimately pass or be placed into another Catholic Diocese in succession thereto, in accordance with Canon Law, then the Bishop of such new Catholic Diocese and his or their successors in office forever shall, without further action, succeed to said sacred

BOOK 0387 PAGE 630

Book 2011 1 3351
Deed
07/20/2011 11:17:53 AM2009 9765
Deed Book & Page

117 4

trust, Should, at any time another person legitimately succeed according to Canon Law to the active administration of the Catholic Diocese in which said property is located, whether under the title of Bishop of the Diocese, Apostolic Administrator, Administrator or any other title, that person shall likewise succeed to this sacred trust. 5

Instrument 201103188 Page 4 of 4

It is the intention hereof, consistent with the longstanding law of charitable trusts in Mississippi, as reaffirmed in In re Halls Estate, that for any trust created hereby, none of the beneficial interest is being given to or vested in any individual beneficiaries. This is in accord with the Canon Law of the Roman Catholic Church, which has been binding upon every Catholic Bishop since before the formation of the Catholic Diocese of Biloxi, and remains so, and to which previous deeds made reference, said Canon Law, including but not limited to procedures for resolution of disputes, being specifically incorporated by reference and made a part hereof as though fully set forth. Instead of individuals having a beneficial interest in any trust created hereby, each individual parcel of property conveyed hereunder is devoted to the religious and charitable purposes of each, separate, respective juridic Parish/Congregation or other Church institution for its individual spiritual and charitable ministry, as a constituent part of the Roman Catholic Church.

WITNESS my signature, as such Trustee, this the 27th day of April, 2009.+ Thomas J. Rodi

MOST REVEREND THOMAS J. RODI, Apostolic Administrator of the Catholic Diocese of Biloxi, Trustee

Hancock County
I certify this instrument was filed on
06-14-2009 08:47:39 AM
and recorded in Deed Book
2009 at pages 9762 & 9765.
Timothy A. Keller

STATE OF MISSISSIPPI

COUNTY OF HARRISON

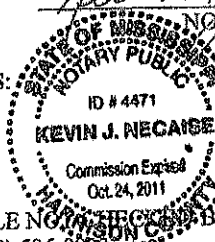
PERSONALLY came and appeared before me, the undersigned authority in and for the jurisdiction aforesaid, the within named MOST REVEREND THOMAS J. RODI, Apostolic Administrator of the Catholic Diocese of Biloxi, Trustee, who acknowledged that he signed and delivered the above and foregoing instrument in writing on the date therein mentioned; as Trustee, he being first fully authorized to do so.

SWORN TO AND SUBSCRIBED before me on this 27th day of April, 2009.Kevin J. Necaise

NOTARY PUBLIC

GRANTOR'S ADDRESS:
1790 Popps Ferry Road
Biloxi, MS 39532
(228) 702-2111

GRANTEES' ADDRESS:
1790 Popps Ferry Road
Biloxi, MS 39532
(228) 702-2111



DEED PREPARED/TITLE NOTED BY: Kevin J. Necaise, Esq., P. O. Box 636, Gulfport, MS 39502, (228) 586-0933.

Book 1000 Page 554

4 of 4

Inst. 675485
Bk 1102 Pg 0485

STATE OF MISSISSIPPI

COUNTIES OF WAYNE,
JONES, COVINGTON,
JEFFERSON DAVIS,
LAWRENCE, WALTHALL,
MARION, LAMAR, FOREST,
PERRY, GREENE, STONE,
GEORGE, PEARL RIVER,
HANCOCK, HARRISON
and JACKSON

INDEX: In a separate part of the sectional index or in an index of indefinite records or in an index of blanket conveyances in addition to the general index, pursuant to M.C.A. §89-5-33 (3) (c)



J. K. Jordan 1st Judicial District
Instrument 2017 2973 D - J1
Filed/Recorded 5/11/2017 03:00 P
Total Fees \$ 22.00
6 Pages Recorded

GENERAL WARRANTY DEED

WHEREAS, the Catholic Diocese of Biloxi was legitimately erected and established as a juridic entity of the Roman Catholic Church in the year of Our Lord 1977, by authority of His Holiness, Pope Paul VI, and was entrusted to the care and control of its Diocesan Bishop (cc. 376, 381); and,

WHEREAS, individual Parishes and other entities are legitimately erected, separate juridic entities under the Law of the Roman Catholic Church, apart from the Diocese of Biloxi, and each has a Pastor or other Administrator who is primarily responsible for administering the Sacraments, the propagation of the faith and the salvation of souls which have been entrusted to his pastoral care (cc. 515); and

WHEREAS, the Bishop of the Catholic Diocese of Biloxi, in his pastoral role as a Diocesan Bishop, is chief shepherd entrusted with the care of all those souls residing and

coming within the territory comprising the Diocese of Biloxi, including, but not limited to, the souls who attend or at any given time are parishioners/members of various Parishes located within the geographical boundaries of the Catholic Diocese of Biloxi (cc. 383); and,

WHEREAS, in fulfilling its spiritual, charitable and religious role, it is necessary for the Roman Catholic Church within the Catholic Diocese of Biloxi, including but not limited to the various Parishes, and other juridic entities, to hold title to real property for their respective spiritual use and benefit; and,

WHEREAS, the Roman Catholic Church within the Catholic Diocese of Biloxi, including but not limited to Parishes, and other entities, constitute tax exempt charitable religious institutions pursuant to Section 501(c)(3) of the United States Internal Revenue Code, so that no part of the assets or earnings may ever go, or inure to, the benefit of any individual person or persons; and,

WHEREAS, in recognizing his role as shepherd on behalf of those souls which are his pastoral responsibility, the Bishop of Biloxi has, since the creation of the Diocese of Biloxi, consistent with the Canon Law of the Roman Catholic Church which always binds him, held title to real property, not for his own benefit or for the benefit of any particular or identifiable individuals, but for the glory of God and for the charitable and religious purpose of the spiritual use and benefit and moral betterment of the collective, perpetual, ever-changing, and indefinite membership of various individual Parishes, being synonymous with the juridic entity of the respective Parish itself, and other juridic entities, which, together with the Blessed throughout the decades, centuries and millennia, constitute the One Holy, Catholic and Apostolic Church ; and

WHEREAS, mindful of this role as shepherd of souls, and that the property was never his own individual property or that of any identifiable individuals, and that membership in various Parishes/Congregations is not static, but is ever-changing, Most Reverend Joseph Lawson Howze, Most Reverend Thomas J. Rodi and Most Reverend Roger P. Morin, successive Bishops of the Catholic Diocese of Biloxi, obtained title to various property as trustee for the spiritual use and benefit of various Catholic Parishes/Congregations located in certain Counties of the State of Mississippi which comprise the Catholic Diocese of Biloxi, namely Wayne, Jones, Covington, Jefferson Davis, Lawrence, Walthall, Marion, Lamar, Forest, Perry, Greene, Stone, George, Pearl River, Hancock, Harrison and Jackson; and

WHEREAS, each such deed provides that the Grantee was one of the above named Bishops of the Catholic Diocese of Biloxi and his successors in office forever, trustee; and

WHEREAS, upon the retirement of Most Reverend Joseph Lawson Howze, His Holiness, Pope John Paul II, installed Most Reverend Thomas J. Rodi Bishop of the Catholic Diocese of Biloxi, as successor to Most Reverend Joseph Lawson Howze, in accordance with the Canon Law of the Roman Catholic Church, and Most Reverend Joseph Lawson Howze transferred title to all real property belonging to the Roman Catholic Church within the aforesaid seventeen (17) counties unto Most Reverend Thomas J. Rodi, trustee, upon the latter's installation as Bishop of Biloxi; and,

WHEREAS, His Holiness, Pope Benedict XVI, on April 2, 2008, elevated Most Reverend Thomas J. Rodi to the office of Archbishop of Mobile and, also appointed him

as Apostolic Administrator of the Catholic Diocese of Biloxi, to serve in the latter capacity until a successor Bishop of the Catholic Diocese of Biloxi was appointed; and

WHEREAS, His Holiness, Pope Benedict XVI, appointed Most Reverend Roger P. Morin, Bishop of the Catholic Diocese of Biloxi, as successor to Most Reverend Thomas J. Rodi, in accordance with the Canon Law of the Roman Catholic Church, and the latter conveyed all property to the former upon his installation on April 27, 2009; and

WHEREAS, His Holiness, Pope Francis, has appointed Most Reverend Louis Kihneman, III, Bishop of the Catholic Diocese of Biloxi, as successor to Most Reverend Roger P. Morin, in accordance with the Canon Law of the Roman Catholic Church, and appointed Most Reverend Roger P. Morin to serve as Apostolic Administrator of the Catholic Diocese of Biloxi in the interim, and Most Reverend Louis Kihneman, III is being installed as Bishop of the Catholic Diocese of Biloxi on April 28, 2017;

NOW, THEREFORE, in order to confirm and record the succession of Most Reverend Louis Kihneman, III, to the solemn spiritual obligation and trust for which he was selected and which he has voluntarily assumed, and to perfect record title thereto in him as a sacred obligation, I, MOST REVEREND ROGER P. MORIN, Apostolic Administrator and formerly Bishop of the Catholic Diocese of Biloxi, Trustee for the spiritual use and benefit of the ever-changing, indefinite and collective members of the individual Catholic Parishes/Congregations, being synonymous with the juridic entities that are the Parishes themselves, and other Church institutions situated in the seventeen Counties named below, in accordance with the Canon Law of the Roman Catholic Church, do hereby set over, assign, transfer, sell, convey and warrant all my right, title and interest in and to the following described property unto MOST REVEREND LOUIS

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KIHNEMAN, III, Bishop of the Catholic Diocese of Biloxi, and his successors in office forever, Trustee for the spiritual use and benefit of the ever-changing, indefinite and collective members of the individual Catholic Parishes/Congregations, being synonymous with the juridic entities that are the Parishes themselves, and other Church institutions in the seventeen Counties named below, in accordance with the Code of Canon Law of the Roman Catholic Church, said property being described as follows, to-wit:

All property, real, personal or mixed, which I hold as trustee for any Parish/ Congregation or Church institution located in the Counties of Wayne, Jones, Covington, Jefferson Davis, Lawrence, Walthall, Marion, Lamar, Forest, Perry, Greene, Stone, George, Pearl River, Hancock, Harrison and Jackson, State of Mississippi.

Should at any time any such Catholic Parish/Congregation or Church institution legitimately pass or be placed into another Catholic Diocese in succession thereto, in accordance with Canon Law, then the Bishop of such new Catholic Diocese and his or their successors in office forever shall, without further action, succeed to said sacred trust. Should at any time another person legitimately succeed according to Canon Law to the active administration of the Catholic Diocese in which said property is located, whether under the title of Bishop of the Diocese, Apostolic Administrator, Administrator or any other title, that person shall likewise succeed to this sacred trust.

It is the intention hereof, consistent with the longstanding law of charitable trusts in Mississippi, as reaffirmed in In re Halls Estate, that for any trust created hereby, none of the beneficial interest is being given to or vested in any individual beneficiaries. This is in accord with the Canon Law of the Roman Catholic Church, which has been binding upon every Catholic Bishop since before the formation of the Catholic Diocese of Biloxi,

6

and remains so, and to which previous deeds made reference, said Canon Law, including but not limited to procedures for resolution of disputes, being specifically incorporated by reference and made a part hereof as though fully set forth. Instead of individuals having a beneficial interest in any trust created hereby, each individual parcel of property conveyed hereunder is devoted to the religious and charitable purposes of each, separate, respective juridic Parish/Congregation or other Church institution for its individual spiritual and charitable ministry, as a constituent part of the Roman Catholic Church.

WITNESS my signature, as such Trustee, this 28 day of April, 2017.

Roger P. Morin
MOST REVEREND ROGER P. MORIN, Apostolic
Administrator of the Catholic Diocese of Biloxi, Trustee

STATE OF MISSISSIPPI
COUNTY OF HARRISON

PERSONALLY came and appeared before me, the undersigned authority in and for the jurisdiction aforesaid, the within named MOST REVEREND ROGER P. MORIN, Apostolic Administrator of the Catholic Diocese of Biloxi, Trustee, who acknowledged that he signed and delivered the above and foregoing instrument in writing on the date therein mentioned, as Trustee, he being first fully authorized to do so.

SWORN TO AND SUBSCRIBED before me this 28 day of April, 2017.

Commission Expires:
9-7-2019

Kevin J. Necaise
NOTARY PUBLIC

GRANTOR'S ADDRESS:
1790 Popps Ferry Road
Biloxi, MS 39532
(228) 702-2111

GRANTEES' ADDRESS:
1790 Popps Ferry Road
Biloxi, MS 39532
(228) 702-2111



DEED PREPARED/TITLE NOT CHECKED BY: Kevin J. Necaise, Esq., P. O. Box 636,
Gulfport, MS 39502, (228) 586-0933.

D E E D

WHEREAS, the undersigned Most Reverend Joseph B. Brunini, Bishop of the Catholic Diocese of Jackson (formerly the Catholic Diocese of Natchez-Jackson and the Catholic Diocese of Natchez) or a predecessor in office has obtained title to various property as trustee for the use and benefit of Catholic Congregations located in the hereinafter named counties which deeds provide that in the event said parish is placed in another diocese, the bishop of that diocese shall become trustee thereunder; and,

WHEREAS, His Holiness Pope Paul VI has, pursuant to the canon law of the Roman Catholic Church, created the Diocese of Biloxi of the Catholic Church comprising the counties of Wayne, Jones, Covington, Jefferson Davis, Lawrence, Walthall, Marion, Lamar, Forest, Perry, Greene, Stone, George, Pearl River, Hancock, Harrison and Jackson in the State of Mississippi all of which counties have previously been a part of the Catholic Diocese of Natchez-Jackson; and,

WHEREAS, concurrently with the creation of the Diocese of Biloxi the name of the Diocese of Natchez-Jackson was changed to the Diocese of Jackson; and,

✓ WHEREAS, Most Reverend Joseph L. Howze has been appointed Bishop of Biloxi in accordance with the canon law of the Roman Catholic Church and has been installed as such.

NOW THEREFORE, in order to confirm and record the succession of Most Reverend Joseph L. Howze to said trusts and to perfect record title thereto in him, I, Most Reverend

Joseph B. Brunini, Bishop of the Catholic Diocese of Jackson as trustee for the use and benefit of the members of Catholic Parishes or Congregations situated in the seventeen counties above-named do hereby set over, assign, transfer, sell and convey unto Most Reverend Joseph L. Howze, Bishop of the Catholic Diocese of Biloxi, and his successors in office forever, as trustee for the use and benefit of the members of each such Catholic Parish or Congregation all property, real, personal or mixed, which I hold as trustee for any parish or church institution located in the counties of Wayne, Jones, Covington, Jefferson Davis, Lawrence, Walthall, Marion, Lamar, Forest, Perry, Greene, Stone, George, Pearl River, Hancock, Harrison and Jackson in the State of Mississippi.

Should at any time such Catholic Parish or Congregation pass into or be placed in another catholic diocese or any other catholic diocese in succession thereto, then the Bishop of such new catholic diocese or succession of catholic dioceses thereto and his or their successors in office forever shall without further action in turn succeed to said trust. Should at any time another person succeed to the active administration of the catholic diocese in which said property is then located whether under the title of Bishop of the Diocese, Apostolic Administrator, Administrator or any other title, that person shall succeed to this trust.

WITNESS MY SIGNATURE, as such trustee, this the 6th day of June in the year of our Lord, 1977.

Joseph B. Brunini
 MOST REVEREND JOSEPH B. BRUNINI,
 Bishop of the Catholic Diocese of
 Jackson, Trustee as aforesaid.

BOOK 803 PAGE 440

STATE OF MISSISSIPPI
COUNTY OF HINDS

This day personally appeared before me the under-
signed authority in and for said jurisdiction the within
named MOST REVEREND JOSEPH B. BRUNINI, who acknowledged to
me that he signed and delivered the above and foregoing
instrument of writing on the day and year therein mentioned
as Trustee as set out therein.

Given under my hand and official seal, this the
6th day of June, 1977.

Antoinette L. Thomas
NOTARY PUBLIC

My Commission Expires:

My Commission Expires March 16, 1981

3870
STATEMENT OF FEES
Filing .05
Recording 1.35
Certification .50
Notarizing 1.50
Separate Subdivisions 1.50
Total Fees 3.95
certified copy

STATE OF MISSISSIPPI, COUNTY OF HARRISON, FIRST JUDICIAL DISTRICT
I hereby certify that this instrument was received and filed for record at 9 o'clock
and on 6th day of June, 1977 in Records of Deeds.
and recorded July 1, 1977 in Records of Deeds.
Book 803 Page 440
G. N. Gagli, Clerical Clerk
G. N. Gagli, D. C.

DEED

WHEREAS, the Catholic Diocese of Natchez-Jackson, a Mississippi non-profit corporation formerly named the Catholic Diocese of Natchez, has obtained title to various property used by the Catholic Congregations or institutions located in the hereinafter named counties; and,

WHEREAS, His Holiness Pope Paul VI has, pursuant to the canon law of the Roman Catholic Church, created the Diocese of Biloxi of the Catholic Church comprising the counties of Wayne, Jones, Covington, Jefferson Davis, Lawrence, Walthall, Marion, Lamar, Forest, Perry, Greene, Stone, George, Pearl River, Hancock, Harrison and Jackson in the State of Mississippi all of which counties have previously been a part of the Catholic Diocese of Natchez-Jackson; and,

WHEREAS, concurrently with the creation of the Diocese of Biloxi the name of the Diocese of Natchez-Jackson was changed to the Diocese of Jackson although the name of the corporation has not yet been changed; and,

WHEREAS, Most Reverend Joseph L. Howze has been appointed Bishop of Biloxi in accordance with the canon law of the Roman Catholic Church and has been installed as such; and,

WHEREAS, the Catholic Diocese of Natchez-Jackson, a Mississippi non-profit corporation, is executing concurrently with this deed deeds of individual tracts to Most Reverend Joseph L. Howze, Bishop of Biloxi, and his successors in office forever as trustee for the use and benefit of the

members of the Catholic Congregation or Parish concerned;
and,

WHEREAS, it is desirable to assure that all
property held in the name of the Catholic Diocese of Natchez-
Jackson is conveyed to Most Reverend Joseph L. Howze, Bishop
of Biloxi, and his successors in office forever as trustee.

NOW THEREFORE, in order to confirm and record the
creation of the Catholic Diocese of Biloxi and to perfect
record title to lands located in said Diocese in Most
Reverend Joseph L. Howze as trustee, the Catholic Diocese
of Natchez-Jackson, a Mississippi non-profit corporation,
does hereby set over, assign, transfer, sell and convey
unto Most Reverend Joseph L. Howze, Bishop of the Catholic
Diocese of Biloxi, and his successors in office forever, as
trustee for the use and benefit of the members of each
Catholic Parish or Congregation located in the counties
named below for which said property is now used, all
property, real, personal or mixed, owned or claimed by the
Catholic Diocese of Natchez-Jackson, a Mississippi non-
profit corporation, located in the counties of Wayne, Jones,
Covington, Jefferson Davis, Lawrence, Walthall, Marion,
Lamar, Forest, Perry, Greene, Stone, George, Pearl River,
Hancock, Harrison and Jackson in the State of Mississippi.

Should at any time such Catholic Parish or Congre-
gation pass into or be placed in another catholic diocese or
any other catholic diocese in succession thereto, then the
bishop of such new catholic diocese or succession of catholic
dioceses thereto and his or their successors in office
forever shall without further action in turn succeed to said
trust. Should at any time another person succeed to the
active administration of the catholic diocese in which said
property is then located whether under the title of Bishop

BOOK 803 PAGE 443

of the Diocese, Apostolic Administrator, Administrator or any other title, that person shall succeed to this trust.

In the event of any conflict between this deed and a deed of specific property by Grantor of even date herewith, the provisions of the specific deed shall prevail.

WITNESS MY SIGNATURE, as such trustee, this the 6th day of June in the year of our Lord, 1977.

CATHOLIC DIOCESE OF NATCHEZ-JACKSON

By: Joseph B. Brunini
MOST REVEREND JOSEPH B. BRUNINI,
Bishop and Chief Officer

STATE OF MISSISSIPPI
COUNTY OF HINDS

This day personally appeared before me the undersigned authority in and for said jurisdiction the within named MOST REVEREND JOSEPH B. BRUNINI, Bishop and Chief Officer of the Catholic Diocese of Natchez-Jackson, who acknowledged to me that he signed and delivered the above and foregoing instrument of writing on the day and year therein mentioned for and on behalf of said corporation, he being first duly authorized so to do.

Given under my hand and official seal, this the 6th day of June, 1977.

Antoinette L. Thomas
NOTARY PUBLIC

My Commission Expires:

My Commission Expires March 18, 1981

STATEMENT OF FEES

Filing .05
Recording 1.00
Indexing 1.00
Certifying 1.00
Total 3.05

STATE OF MISSISSIPPI, COUNTY OF HARRISON, FIRST JUDICIAL DISTRICT

I hereby certify that this instrument was received and filed for record at 9 o'clock and 42 minutes, M. on June day of June, A. D. 1977 and recorded July 1, 1977 in Registry of Deeds Book 803 Pages 441-443

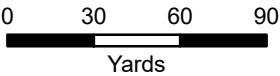
G. N. Creel, Chancery Clerk
By: J. B. Borden, D. C.

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
Y		1010N-05-086.000	CATHOLIC DIOCESE OF BILOXI (OWNER)	1790 POPPS FERRY ROAD	BILOXI	MS	39532
			W. TAYLOR GUILD (AGENT)	1091 TOMMY MUNRO DR	BILOXI	MS	
			Adjacent Property Owners (2406PC089)				
	25452	1010N-01-090.000	HARVEY TYLIA	2009 COLLINS BLVD	GULFPORT	MS	39507
	25454	1010N-01-088.000	BLETHEN SHANNAN & MICHELLE	493 OAK LANE	GULFPORT	MS	39507
	25453	1010N-01-089.000	OSWALT ROBERT A & MARTHA E	2007 COLLINS BLVD	GULFPORT	MS	39507
	25466	1010N-05-088.000	WHITE ROSEMARY L -EST-	2011 ST JAMES BLVD	GULFPORT	MS	39507
	117266	1010N-01-087.001	UNITED COASTAL PROPERTIES INC	2020 BAYOU LAPORTE BLVD	BILOXI	MS	39531
	25462	1010N-01-083.000	MCNALLY MICHAEL D	2010 ST JAMES BLVD	GULFPORT	MS	39507
N	25468	1010N-05-086.000	CATHOLIC DIOCESE OF BILOXI	1790 POPPS FERRY ROAD	BILOXI	MS	39532
	25469	1010N-05-085.000	350 COWAN LLC	14397 CRESOTE RD	GULFPORT	MS	39503
	25460	1010N-01-085.000	PHILLIPS DIANA	2006 ST JAMES BLVD	GULFPORT	MS	39501
N	21216	1010N-05-083.000	CATHOLIC DIOCESE OF BILOXI	1790 POPPS FERRY ROAD	BILOXI	MS	39532
	25459	1010N-01-086.000	SPEAR KATHRYN D & CHRISTOPHER	P O BOX 6251	GULFPORT	MS	39506
	25448	1010N-01-094.000	WAITE BAILEY	2017 COLLINS BLVD	GULFPORT	MS	39507
	25465	1010N-05-089.000	PARKER TRACIE ANN	2013 ST JAMES BLVD	GULFPORT	MS	39507
	25463	1010N-01-082.000	SMITH RUSSELL JR & JESSICA	6909 CROCKETT CT	HUGHESVILLE	MD	20637
	25451	1010N-01-091.000	HILLARD CHRISTOPHER A	2011 COLLINS BLVD	GULFPORT	MS	39507
	25449	1010N-01-093.000	TOOTHMAN JOHN W	4295 POPPS FERRY RD	D'IBERVILLE	MS	39540
	25450	1010N-01-092.000	SOMMERS CHARNELL A & ALISSIA MARIE	2013 COLLINS BLVD	GULFPORT	MS	39507
	25467	1010N-05-087.000	ST JAMES CATHOLIC CHURCH	366 COWAN RD	GULFPORT	MS	39507
	25461	1010N-01-084.000	HICKS PATRICIA A	2008 ST JAMES BLVD	GULFPORT	MS	39507
N	84385	1010N-05-084.000	350 COWAN LLC	14397 CRESOTE RD	GULFPORT	MS	39503
N	84077	1010N-01-087.000	UNITED COASTAL PROPERTIES INC	2020 BAYOU LAPORTE BLVD	BILOXI	MS	39531
	25464	1010N-01-081.000	LAFLEUR SABRINA G & KRIS K	2014 ST JAMES BLVD	GULFPORT	MS	39507



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: Zoning Map Amendment 2406PC089, by agent W Taylor Guild III, requesting to rezone to T4+ (General Urban Zone "Plus"), Tax Parcels 1010N-05-086.000, 1010N-05-087.000, 2007 St James Blvd, 2009 St. James Blvd, Zoned R-1-7.5 (Single-family), Ward 2

To Applicants and Adjacent Property Owners:

The City of Gulfport Planning Commission will hold a public hearing to consider the above application at 4:30 P.M. on **Thursday, June 27, 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, June 27, 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
33468	560643	Print Legal Ad-IPL01769120 - IPL0176912		\$91.45	2	61 L

Attention: JESSICA VERSIGA

GULFPORT CITY HALL
1410 24 TH AVENUE
GULFPORT, MS 39501

jversiga@gulfport-ms.gov

LEGAL NOTICE PUBLIC HEARING

In conformance with Section VIII of the Comprehensive Zoning Ordinance of the City of Gulfport, Mississippi, 1979 as amended, notice is hereby given advising that the Gulfport City Planning Commission will hold a public hearing in the City of Gulfport, Mississippi at 4:30 P.M., Thursday, June 27, 2024 in the Council Chambers of the Gulfport City Hall located at 2309 15 th Street to consider the following requests. A copy of the requests will be available for public review at the office of the Department of Urban Development, Planning Division, located on first floor of the William H. Hardy Building, 1410 24 th Avenue.

Planning Commission Approval 2405PC062, by agent Isis Payton, seeking approval for mobile home use, Tax Parcel 0810D-02-021.000, 8286 Ohio Ave, Zoned R-1-5 (Single-family), Ward 3

Planning Commission Approval 2406PC076, by owner Deborah Wright, seeking approval for a mobile home use, Tax Parcel 0810E-04-098.000, 4214 Michigan Ave, Zoned R-1-5 (Single-family), Ward 3

Planning Commission Approval 2406PC084, by agent Nav Thind, seeking approval for a gas station use with a convenience store, Tax Parcels 0711O-01 029.000, 0711O-01-030.000, 510 Broad Ave, 4220 W Beach Blvd, Zoned T4+ (General Urban Zone "Plus"), Ward 2

Planning Commission Approval 2406PC086, by agent Lisa Ramos, seeking approval for an administrative office use for a bike rental business as a home occupation, Tax Parcel 0910G-01-018.001, 11 Bayou View Drive, Zoned R-1-7.5 (Single-family), Ward 4

Planning Commission Approval 2406PC091, by agent Vinson Key-hea, seeking approval for automobile sales of less than 50 vehicles, Tax Parcel 0910N-06- 009.000, 407 32 1/2 Street, Zoned B-2 (General Business), Ward 4

General Plan 2407PC092, by agent Robert Riemann, seeking approval for a 25-lot townhouse development with 3 outparcels, Tax Parcel 0809B-03-017.000, Zoned R-3 (Single-family), Ward 7

Zoning Map Amendment 2406PC080, by agent W Taylor Guild III, requesting to rezone to T4+ (General Urban Zone & "Plus"), Tax Parcels 1010N-05-086.000, 1010N-05-087.000, 2007 St James Blvd, 2009 St. James Blvd, Zoned R-1-7.5 (Single-family), Ward 2

Zoning Map Amendment 2406PC032, by owner Huyen Nguyen, requesting to rezone to T4L (General Urban Zone "Limited"), Tax Parcel 0811F-05-037.000, 1907 24th Ave, Zoned T5 (Urban Center Zone), Ward 3

Zoning Map Amendment 2406PC089, by agent W Taylor Guild III, requesting to rezone to T4+ (General Urban Zone "Plus"), Tax Parcels 1010N-05-086.000, 1010N-05-087.000, 2007 St James Blvd, 2009 St. James Blvd, Zoned R-1-7.5 (Single-family), Ward 2

Zoning Text Amendment 2407PC094, by City of Gulfport Administration, to amend Appendix D (Smartcode) at 5.4.11a and 5.4.11b both at building setback to delete the 6-foot maximum side yard setback.

This the 5th day of June 2024

Keith Williams, Chairman
City of Gulfport Planning Commission
IPL0176912
Jun 12 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:
06/12/24

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.

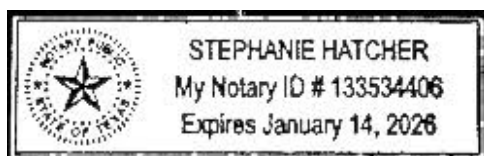
Mary Castro

Sworn to and subscribed before me this 12th day of
June 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

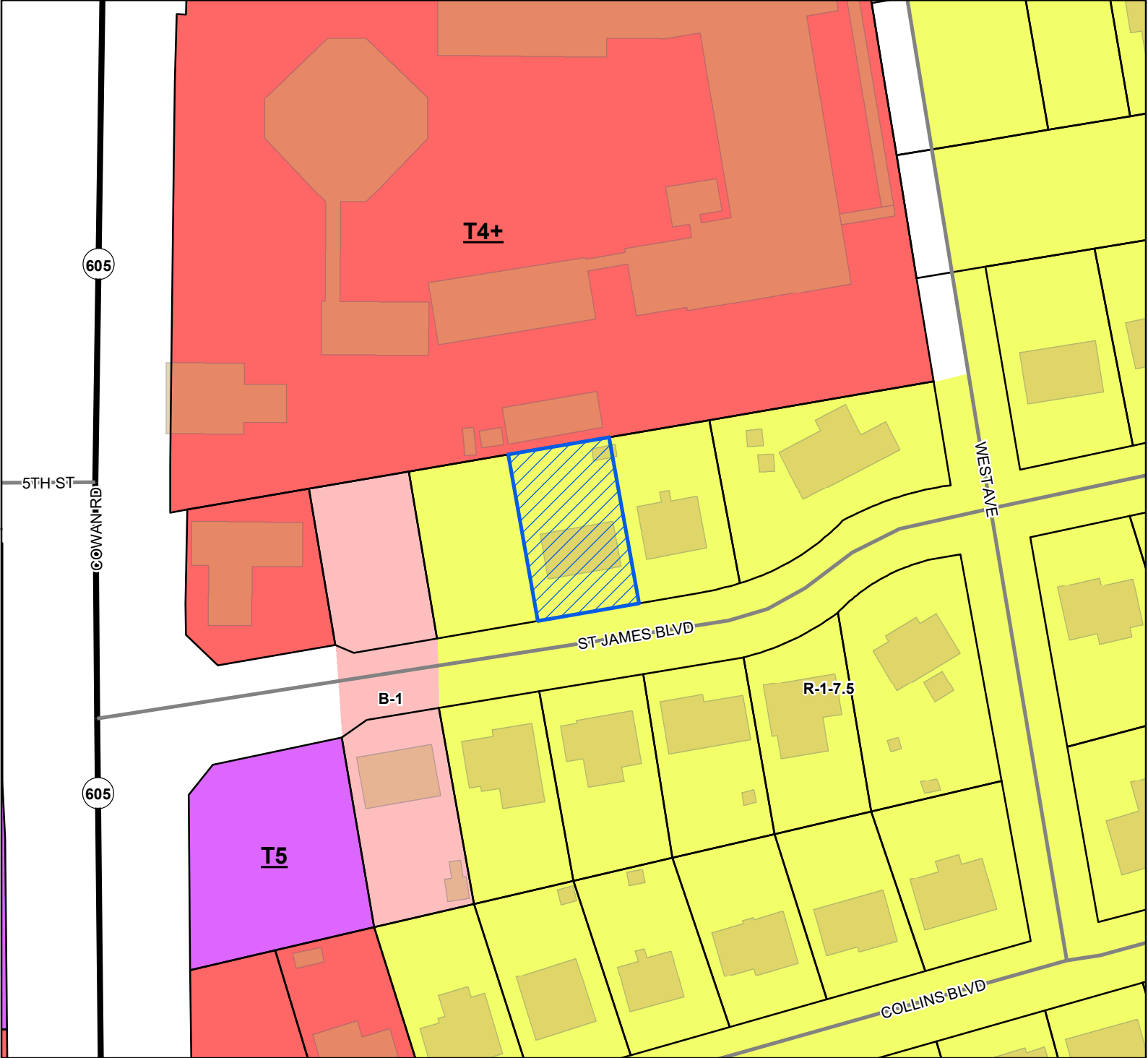
To: City of Gulfport Planning Commission

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

Date of Hearing: June 27, 2024

Re: Zoning Map Amendment 2406PC090:(Withdrawn by Planning Staff)

Zoning Map Amendment 2406PC090, by agent W Taylor Guild III, requesting to rezone to T4+ (General Urban Zone "Plus"), Tax Parcel 1010N-05-087.000, 2009 St James Blvd, Zoned R-1-7.5 (Single-family), Ward 2



Site

US or State Highway

Street

Parcels

Buildings

City Limit

Smart Code

T5

T4+

Zoning

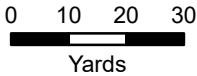
B-1 - Neighborhood Business District

B-2 - General Business District

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

Site Information

1010N-05-087.000
Zoning: R-1-7.5 (Single Family)
Size: 9003.98 sqft
Flood: X



1 inch = 100 feet



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



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

For Staff Use Only

Case File #: 24061090Date Received: 05/10/21Receipt #: 12749208Received By: BCZoning: R-1-7.5Ward: 2 Flood: X

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

Property Information

TAX PARCEL # BC

1	0	1	0	N	-	0	5	-	0	8	7	•	0	0	0
					-			-				•			
					-			-				•			

(If necessary, use separate sheet of paper)

Address of Property Involved: 2009 St. James Blvd.Lot(s) _____, Block(s) _____, Subdivision 1883General Location: on St. James Blvd between Cowan Rd and West Ave**GENERAL DESCRIPTION OF REQUEST:**change zoning from R-1-7.5 to T4H**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

St. James Catholic Church
Printed Name Of Owner

366 Cowan Rd.
Mailing Address

Gulfport MS 39507
City State Zip code

228 896-6059
Home Phone Work/Cell Phone

office@stjamescc.com
Email

+ Louis Kutzman
Signature Of Owner

M. Taylor Guild
Printed Name Of Agent

1091 Tommy Munro Dr.
Mailing Address

Biloxi MS 39532
City State Zip code

228 594-2323 228 265-3905
Home Phone Work/Cell Phone

tguild@stjamescc.com
Email

[Signature]
Signature Of Agent

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

☐

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



Designation of Agent

I, Bishop Louis F. Kihneman, III, being property owner of 181N-05-087.000
PRINT NAME PRIMARY ADDRESS OR PARCEL
 which is the subject of this application hereby authorize K. Taylor Guild to act as my
PRINT NAME
 representative with the City of Gulfport's Zoning Board of Adjustment and Appeals, and/or Planning Commission, and/or City Council, and/or permitting and licensing, as required by the City.

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

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

Louis Kihneman
 Signature of Bishop Louis F. Kihneman, III,
 Bishop and Trustee for the Diocese of
 Biloxi and St. James Church

May 9, 2024
 Date

STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 9 day of May, 2024

Victoria Davenport

Notary Public

Commission Expiration



Reasons for Zoning Request:

St. James Catholic Church/Catholic Diocese of Biloxi has acquired the two properties on St. James Blvd, 2007 St. James Blvd. and 2009 St. James Blvd. These two parcels are adjacent to the parcel where the church and school are located. We are requesting a change to the zoning of these two parcels from R-1-7.5 to T4+ to match the zoning of the parcel with the church and school.

It is the intention of the Parish to building an Early Education Center that would be located on all three parcels. Construction of the Early Education Center is scheduled to begin later this year with a completion date for the fall of 2026. The Parish is currently in the process of combining the three parcels into one parcel.

The character of the Cowan-Lorraine Road corridor has changed dramatically over recent years, and we feel that this rezoning is clearly justified. Also, the St. James Schools continues to grow to serve the public and the construction of the Early Learning Center will help fill this public need.

Authority of Bishop Kihneman to Act on Behalf of the Catholic Diocese of Biloxi and St. James Parish:

Bishop Kihneman serves as the Trustee for the Catholic Diocese of Biloxi and its respective parishes, including St. James parish in Gulfport, Mississippi, by implied Trust which arises out of and pursuant to Canon Law of the Roman Catholic Church which was founded by Jesus Christ and under whose authority the apostolic line of succession can be traced from the Bishops, including Bishop Kihneman, all the way back to St. Peter. Pursuant to this Apostolic Succession, Bishop Kihneman serves as Apostolic Administrator for the Diocese under the authority of the Bishop of Rome, Pope Francis, who appointed Bishop Kihneman as the Fourth Bishop of the Catholic Diocese of Biloxi and who has been serving in this capacity since 2017. He typically executes documents as "Bishop and Trustee."



1st Judicial District

Instrument Number 2000 8569 D

Filed 10 24 2000 2 27 P

Total Fees 8.00

Book 1516 Page 1-2

Recorded 10.25.00

PREPARED BY:
BREARD LAW FIRM, LTD.
POST OFFICE BOX 7676
GULFPORT, MS 39506-7676
TELEPHONE: 228-897-2222

STATE OF MISSISSIPPI

COUNTY OF HARRISON

BOOK 1516 PAGE 1

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, AGNES A. CASE a widow, 2009 St. James Boulevard, Gulfport, MS 39507, 228-896-3069, does hereby sell, convey and warrant unto Most Reverend Joseph Lawson Howze, D.D., Bishop of the Catholic Diocese of Biloxi, and his successors in office forever, Trustee, for the use and benefit of the members of the St. James Catholic Congregation, or Parish, in the City of Gulfport, Mississippi, 366 Cowan Road, Gulfport, MS 39501, 228-896-6059, the following described land and property being located in the First Judicial District of Harrison County, Mississippi, being more particularly described as follows, to-wit:

Lot Three (3), Block Nine (9), of COWAN ROAD HOMES ANNEX SUBDIVISION, Unit Four (4), according to the official map or plat thereof on file and of record in the office of the Chancery Clerk of Harrison County, Mississippi.

Should at any time St. James Catholic Parish, or Congregation, pass into or be placed in another Parish or Catholic Diocese, or any other Catholic Diocese in succession thereto, then the Catholic Bishop of such Catholic Diocese, or succession of Catholic Dioceses thereto, and his, or their, successors in office for ever shall, without further action, in turn succeed to said trust.

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.

WITNESS MY SIGNATURE, on this the 18th day of October, 2000.

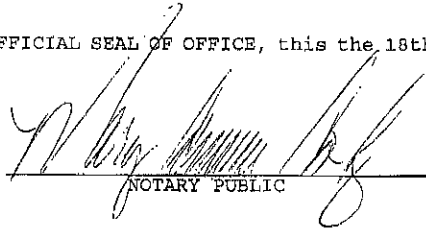
Agnes A. Case
AGNES A. CASE

STATE OF MISSISSIPPI

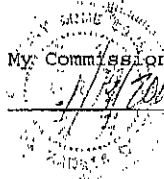
COUNTY OF HARRISON

THIS DAY PERSONALLY CAME AND APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, AGNES A. CASE a widow , who acknowledged that the above and foregoing instrument was signed and delivered as the free and voluntary act and deed of the Grantor on the day and in the year therein mentioned.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 18th day of October, 2000.


NOTARY PUBLIC

My Commission Expires:
11/14/2003



St. James Catholic Church/Catholic Diocese of Biloxi has acquired the two properties on St. James Blvd, 2007 St. James Blvd. and 2009 St. James Blvd. These two parcels are adjacent to the parcel where the church and school are located. We are requesting a change to the zoning of these two parcels from R-1-7.5 to T4+ to match the zoning of the parcel with the church and school.

It is the intention of the Parish to building an Early Education Center that would be located on all three parcels. Construction of the Early Education Center is scheduled to begin later this year with a completion date for the fall of 2026. The Parish is currently in the process of combining the three parcels into one parcel.

SCANNED



1st Judicial District

Instrument 2009 5267 D -J
Filed/Recorded 7 30 2009 3 20 P
Total Fees 12.00

4 Pages Recorded

STATE OF MISSISSIPPI

COUNTIES OF WAYNE,
JONES, COVINGTON,
JEFFERSON DAVIS,
LAWRENCE, WALTHALL,
MARION, LAMAR, FOREST,
PERRY, GREENE, STONE,
GEORGE, PEARL RIVER,
HANCOCK, HARRISON
and JACKSON

INDEX: In a separate part of the sectional index or in an index of indefinite records or in an index of blanket conveyances in addition to the general index, pursuant to M.C.A. §89-5-33 (3) (c)



2nd Judicial District

Instrument 2009 1889 D -J2
Filed/Recorded 8 11 2009 10 21 A
Total Fees 12:00

4 Pages Recorded

GENERAL WARRANTY DEED

WHEREAS, the Catholic Diocese of Biloxi was legitimately erected and established as a juridic entity of the Roman Catholic Church in the year of Our Lord 1977, by authority of His Holiness, Pope Paul VI, and was entrusted to the care and control of its Diocesan Bishop (cc. 376, 381); and,

200
Record

WHEREAS, individual Parishes and other entities are legitimately erected as separate juridic entities under the Law of the Roman Catholic Church, apart from the Diocese of Biloxi, and each has a Pastor or other Administrator who is primarily responsible for administering the Sacraments, the propagation of the faith and the salvation of souls which have been entrusted to his pastoral care (cc. 515); and

WHEREAS, the Bishop of the Catholic Diocese of Biloxi, in his pastoral role as a Diocesan Bishop, is chief shepherd entrusted with the care of all those souls residing and coming within the territory comprising the Diocese of Biloxi, including, but not limited to, the souls who attend or at any given time are parishioners/members of various Parishes located within the geographical boundaries of the Catholic Diocese of Biloxi (cc. 383); and,

WHEREAS, in fulfilling its spiritual, charitable and religious role, it is necessary for the Roman Catholic Church within the Catholic Diocese of Biloxi, including but not limited to the various Parishes, and other juridic entities, to hold title to real property for their respective spiritual use and benefit; and,

WHEREAS, the Roman Catholic Church within the Catholic Diocese of Phoenix, including but not limited to Parishes, and other entities, constitute tax exempt charitable religious institutions pursuant to Section 501(c)(3) of the United States Internal Revenue Code, so that no part of the assets or earnings may ever go, or inure to, the benefit of any individual person or persons; and,



200916358 4 PGS

OFFICIAL RECORDS JACKSON COUNTY
Terry Miller
CHANCERY CLERK
RECORDING FEE: \$12.00
#20091635B BK:1585 PG:822-825
08/20/2009 09:33 AM 4 PGS
KCOULTER,DC Rpt#011681

Pearl River County, Mississippi
 I certify the information
 was filed and recorded
 on 2017 04-24 09:09 AM
 Book 1000 Page 351 Trm 354
 First Name: 2009-2010
 Middle Name: David and seal
 Last Name: Johnson
 1 of

Forest County
 Filed/Recorded MAY 13 2011 03:36:00PM
 Witness my hand and seal
 Monny G. Harard
 Chancery Clerk

Book 2011 Page 3349
Deed
07/20/2011 11:17:53 AM
George County, MS
Cammie Byrd, Chancery Clerk

Wayne County, Mississippi
Filed and Recorded
JULY 29 2011 09:45:00AM Page
Lost, 201102189 Book
Marion West, Chancery Clerk

Inst. 675485
BK 1102 Pg 0482

WHEREAS, in recognizing his role as shepherd on behalf of those souls which are his pastoral responsibility, the Bishop of Biloxi has, since the creation of the Diocese of Biloxi, consistent with the Canon Law of the Roman Catholic Church which always binds him, held title to real property, not for his own benefit or for the benefit of any particular or identifiable individuals, but for the glory of God and for the charitable and religious purpose of the spiritual use and benefit and moral betterment of the collective, perpetual, ever-changing, and indefinite membership of various individual Parishes, being synonymous with the juridic entity of the respective Parish itself, and other juridic entities, which, together with the Blessed throughout the decades, centuries and millennia, constitute the One Holy, Catholic and Apostolic Church; and

Instrument 201103188 Page 2 of 4

WHEREAS, mindful of this role as shepherd of souls, and that the property was never his own individual property or that of any identifiable individuals, and that membership in various Parishes/Congregations is not static, but is ever-changing, Most Reverend Joseph Lawson Howze, first Bishop of the Catholic Diocese of Biloxi, obtained title to various property as trustee for the spiritual use and benefit of various Catholic Parishes/Congregations located in certain Counties of the State of Mississippi which comprise the Catholic Diocese of Biloxi, namely Wayne, Jones, Covington, Jefferson Davis, Lawrence, Walthall, Marion, Lamar, Forest, Perry, Greene, Stone, George, Pearl River, Hancock, Harrison and Jackson; and

WHEREAS, said deeds provide that the Grantee was the above mentioned Most Reverend Joseph Lawson Howze, Bishop of the Catholic Diocese of Biloxi and his successors in office forever, trustee; and

WHEREAS, upon the retirement of Most Reverend Joseph Lawson Howze, His Holiness, Pope John Paul II, installed Most Reverend Thomas J. Rodi Bishop of the Catholic Diocese of Biloxi, as successor to Most Reverend Joseph Lawson Howze, in accordance with the Canon Law of the Roman Catholic Church, and Most Reverend Joseph Lawson Howze transferred title to all real property belonging to the Roman Catholic Church within the aforesaid seventeen (17) counties unto Most Reverend Thomas J. Rodi, trustee, upon the latter's installation as Bishop of Biloxi; and,

WHEREAS, His Holiness, Pope Benedict XVI, on April 2, 2008, elevated Most Reverend Thomas J. Rodi to the office of Archbishop of Mobile and also appointed him

as Apostolic Administrator of the Catholic Diocese of Biloxi, to serve in the latter capacity until a successor Bishop of the Catholic Diocese of Biloxi was appointed; and

WHEREAS, His Holiness, Pope Benedict XVI has appointed Most Reverend Roger P. Morin, Bishop of the Catholic Diocese of Biloxi, as successor to Most Reverend Thomas J. Rodi, in accordance with the Canon Law of the Roman Catholic Church, and Most Reverend Roger P. Morin is being installed as such of even date herewith;

NOW, THEREFORE, in order to confirm and record the succession of Most Reverend Roger P. Morin to the solemn spiritual obligation and trust for which he was selected and which he has voluntarily assumed, and to perfect record title thereto in him as a sacred obligation, I, MOST REVEREND THOMAS J. RODI, Apostolic Administrator and formerly Bishop of the Catholic Diocese of Biloxi, Trustee for the spiritual use and benefit of the ever-changing, indefinite and collective members of the individual Catholic Parishes/Congregations, being synonymous with the juridic entities that are the Parishes themselves, and other Church institutions situated in the seventeen Counties named below, in accordance with the Canon Law of the Roman Catholic Church, do hereby set over, assign, transfer, sell, convey and warrant all my right, title and interest in and to the following described property unto MOST REVEREND ROGER P. MORIN, Bishop of the Catholic Diocese of Biloxi, and his successors in office forever, Trustee for the spiritual use and benefit of the ever-changing, indefinite and collective members of the individual Catholic Parishes/Congregations, being synonymous with the juridic entities that are the Parishes themselves, and other Church institutions in the seventeen Counties named below, in accordance with the Code of Canon Law of the Roman Catholic Church, said property being described as follows, to-wit:

All property, real, personal or mixed, which I hold as trustee for any Parish/Congregation or Church institution located in the Counties of Wayne, Jones, Covington, Jefferson Davis, Lawrence, Walthall, Marion, Lamar, Forest, Perry, Greene, Stone, George, Pearl River, Hancock, Harrison and Jackson, State of Mississippi.

Should at any time any such Catholic Parish/Congregation or Church institution legitimately pass or be placed into another Catholic Diocese in succession thereto, in accordance with Canon Law, then the Bishop of such new Catholic Diocese and his or their successors in office forever shall, without further action, succeed to said sacred

BOOK 0387 PAGE 630

Book 2011 3351
Deed
07/20/2011 11:17:33 AM

2009 9765
Deed Book & Page

117

trust. Should, at any time another person legitimately succeed according to Canon Law to the active administration of the Catholic Diocese in which said property is located, whether under the title of Bishop of the Diocese, Apostolic Administrator, Administrator or any other title, that person shall likewise succeed to this sacred trust. 5

Instrument 201103168 Page 4 of 4

It is the intention hereof, consistent with the longstanding law of charitable trusts in Mississippi, as reaffirmed in In re Halls Estate, that for any trust created hereby, none of the beneficial interest is being given to or vested in any individual beneficiaries. This is in accord with the Canon Law of the Roman Catholic Church, which has been binding upon every Catholic Bishop since before the formation of the Catholic Diocese of Biloxi, and remains so, and to which previous deeds made reference, said Canon Law, including but not limited to procedures for resolution of disputes, being specifically incorporated by reference and made a part hereof as though fully set forth. Instead of individuals having a beneficial interest in any trust created hereby, each individual parcel of property conveyed hereunder is devoted to the religious and charitable purposes of each, separate, respective juridic Parish/Congregation or other Church institution for its individual spiritual and charitable ministry, as a constituent part of the Roman Catholic Church.

WITNESS my signature, as such Trustee, this the 27th day of April, 2009.

Thomas J. Rodi

MOST REVEREND THOMAS J. RODI, Apostolic Administrator of the Catholic Diocese of Biloxi, Trustee

STATE OF MISSISSIPPI

COUNTY OF HARRISON

PERSONALLY came and appeared before me, the undersigned authority in and for the jurisdiction aforesaid, the within named MOST REVEREND THOMAS J. RODI, Apostolic Administrator of the Catholic Diocese of Biloxi, Trustee, who acknowledged that he signed and delivered the above and foregoing instrument in writing on the date therein mentioned; as Trustee, he being first fully authorized to do so.

SWORN TO AND SUBSCRIBED before me on this 27th day of April, 2009.

Kevin J. Nicaise
NOTARY PUBLIC

GRANTOR'S ADDRESS:
1790 Popp's Ferry Road
Biloxi, MS 39532
(228) 702-2111

GRANTEES' ADDRESS:
1790 Popp's Ferry Road
Biloxi, MS 39532
(228) 702-2111

DEED PREPARED/TITLE NO. 76-11-0000 BY: Kevin J. Nicaise, Esq., P. O. Box 636, Gulfport, MS 39502, (228) 586-0933

Inst. 675485
Bk 1102 Pg 0485

STATE OF MISSISSIPPI



J. Johnson 1st Judicial District
Instrument 2017 2978 D -J1
Filed/Recorded 5/11/2017 03:00 P
Total Fees \$ 22.00
6 Pages Recorded

COUNTIES OF WAYNE,
JONES, COVINGTON,
JEFFERSON DAVIS,
LAWRENCE, WALTHALL,
MARION, LAMAR, FOREST,
PERRY, GREENE, STONE,
GEORGE, PEARL RIVER,
HANCOCK, HARRISON
and JACKSON

INDEX: In a separate part of the sectional index or in an index of indefinite records or in an index of blanket conveyances in addition to the general index, pursuant to M.C.A. §89-5-33 (3) (c)

GENERAL WARRANTY DEED

WHEREAS, the Catholic Diocese of Biloxi was legitimately erected and established as a juridic entity of the Roman Catholic Church in the year of Our Lord 1977, by authority of His Holiness, Pope Paul VI, and was entrusted to the care and control of its Diocesan Bishop (cc. 376, 381); and,

WHEREAS, individual Parishes and other entities are legitimately erected, separate juridic entities under the Law of the Roman Catholic Church, apart from the Diocese of Biloxi, and each has a Pastor or other Administrator who is primarily responsible for administering the Sacraments, the propagation of the faith and the salvation of souls which have been entrusted to his pastoral care (cc. 515); and

WHEREAS, the Bishop of the Catholic Diocese of Biloxi, in his pastoral role as a Diocesan Bishop, is chief shepherd entrusted with the care of all those souls residing and

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coming within the territory comprising the Diocese of Biloxi, including, but not limited to, the souls who attend or at any given time are parishioners/members of various Parishes located within the geographical boundaries of the Catholic Diocese of Biloxi (cc. 383); and,

WHEREAS, in fulfilling its spiritual, charitable and religious role, it is necessary for the Roman Catholic Church within the Catholic Diocese of Biloxi, including but not limited to the various Parishes, and other juridic entities, to hold title to real property for their respective spiritual use and benefit; and,

WHEREAS, the Roman Catholic Church within the Catholic Diocese of Biloxi, including but not limited to Parishes, and other entities, constitute tax exempt charitable religious institutions pursuant to Section 501(c)(3) of the United States Internal Revenue Code, so that no part of the assets or earnings may ever go, or inure to, the benefit of any individual person or persons; and,

WHEREAS, in recognizing his role as shepherd on behalf of those souls which are his pastoral responsibility, the Bishop of Biloxi has, since the creation of the Diocese of Biloxi, consistent with the Canon Law of the Roman Catholic Church which always binds him, held title to real property, not for his own benefit or for the benefit of any particular or identifiable individuals, but for the glory of God and for the charitable and religious purpose of the spiritual use and benefit and moral betterment of the collective, perpetual, ever-changing, and indefinite membership of various individual Parishes, being synonymous with the juridic entity of the respective Parish itself, and other juridic entities, which, together with the Blessed throughout the decades, centuries and millennia, constitute the One Holy, Catholic and Apostolic Church ; and

WHEREAS, mindful of this role as shepherd of souls, and that the property was never his own individual property or that of any identifiable individuals, and that membership in various Parishes/Congregations is not static, but is ever-changing, Most Reverend Joseph Lawson Howze, Most Reverend Thomas J. Rodi and Most Reverend Roger P. Morin, successive Bishops of the Catholic Diocese of Biloxi, obtained title to various property as trustee for the spiritual use and benefit of various Catholic Parishes/Congregations located in certain Counties of the State of Mississippi which comprise the Catholic Diocese of Biloxi, namely Wayne, Jones, Covington, Jefferson Davis, Lawrence, Walthall, Marion, Lamar, Forest, Perry, Greene, Stone, George, Pearl River, Hancock, Harrison and Jackson; and

WHEREAS, each such deed provides that the Grantee was one of the above named Bishops of the Catholic Diocese of Biloxi and his successors in office forever, trustee; and

WHEREAS, upon the retirement of Most Reverend Joseph Lawson Howze, His Holiness, Pope John Paul II, installed Most Reverend Thomas J. Rodi Bishop of the Catholic Diocese of Biloxi, as successor to Most Reverend Joseph Lawson Howze, in accordance with the Canon Law of the Roman Catholic Church, and Most Reverend Joseph Lawson Howze transferred title to all real property belonging to the Roman Catholic Church within the aforesaid seventeen (17) counties unto Most Reverend Thomas J. Rodi, trustee, upon the latter's installation as Bishop of Biloxi; and,

WHEREAS, His Holiness, Pope Benedict XVI, on April 2, 2008, elevated Most Reverend Thomas J. Rodi to the office of Archbishop of Mobile and, also appointed him

as Apostolic Administrator of the Catholic Diocese of Biloxi, to serve in the latter capacity until a successor Bishop of the Catholic Diocese of Biloxi was appointed; and

WHEREAS, His Holiness, Pope Benedict XVI, appointed Most Reverend Roger P. Morin, Bishop of the Catholic Diocese of Biloxi, as successor to Most Reverend Thomas J. Rodi, in accordance with the Canon Law of the Roman Catholic Church, and the latter conveyed all property to the former upon his installation on April 27, 2009; and

WHEREAS, His Holiness, Pope Francis, has appointed Most Reverend Louis Kihneman, III, Bishop of the Catholic Diocese of Biloxi, as successor to Most Reverend Roger P. Morin, in accordance with the Canon Law of the Roman Catholic Church, and appointed Most Reverend Roger P. Morin to serve as Apostolic Administrator of the Catholic Diocese of Biloxi in the interim, and Most Reverend Louis Kihneman, III is being installed as Bishop of the Catholic Diocese of Biloxi on April 28, 2017;

NOW, THEREFORE, in order to confirm and record the succession of Most Reverend Louis Kihneman, III, to the solemn spiritual obligation and trust for which he was selected and which he has voluntarily assumed, and to perfect record title thereto in him as a sacred obligation, I, MOST REVEREND ROGER P. MORIN, Apostolic Administrator and formerly Bishop of the Catholic Diocese of Biloxi, Trustee for the spiritual use and benefit of the ever-changing, indefinite and collective members of the individual Catholic Parishes/Congregations, being synonymous with the juridic entities that are the Parishes themselves, and other Church institutions situated in the seventeen Counties named below, in accordance with the Canon Law of the Roman Catholic Church, do hereby set over, assign, transfer, sell, convey and warrant all my right, title and interest in and to the following described property unto MOST REVEREND LOUIS

KIHNEMAN, III, Bishop of the Catholic Diocese of Biloxi, and his successors in office forever, Trustee for the spiritual use and benefit of the ever-changing, indefinite and collective members of the individual Catholic Parishes/Congregations, being synonymous with the juridic entities that are the Parishes themselves, and other Church institutions in the seventeen Counties named below, in accordance with the Code of Canon Law of the Roman Catholic Church, said property being described as follows, to-wit:

All property, real, personal or mixed, which I hold as trustee for any Parish/ Congregation or Church institution located in the Counties of Wayne, Jones, Covington, Jefferson Davis, Lawrence, Walthall, Marion, Lamar, Forest, Perry, Greene, Stone, George, Pearl River, Hancock, Harrison and Jackson, State of Mississippi.

Should at any time any such Catholic Parish/Congregation or Church institution legitimately pass or be placed into another Catholic Diocese in succession thereto, in accordance with Canon Law, then the Bishop of such new Catholic Diocese and his or their successors in office forever shall, without further action, succeed to said sacred trust. Should at any time another person legitimately succeed according to Canon Law to the active administration of the Catholic Diocese in which said property is located, whether under the title of Bishop of the Diocese, Apostolic Administrator, Administrator or any other title, that person shall likewise succeed to this sacred trust.

It is the intention hereof, consistent with the longstanding law of charitable trusts in Mississippi, as reaffirmed in In re Halls Estate, that for any trust created hereby, none of the beneficial interest is being given to or vested in any individual beneficiaries. This is in accord with the Canon Law of the Roman Catholic Church, which has been binding upon every Catholic Bishop since before the formation of the Catholic Diocese of Biloxi,

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and remains so, and to which previous deeds made reference, said Canon Law, including but not limited to procedures for resolution of disputes, being specifically incorporated by reference and made a part hereof as though fully set forth. Instead of individuals having a beneficial interest in any trust created hereby, each individual parcel of property conveyed hereunder is devoted to the religious and charitable purposes of each, separate, respective juridic Parish/Congregation or other Church institution for its individual spiritual and charitable ministry, as a constituent part of the Roman Catholic Church.

WITNESS my signature, as such Trustee, this 28 day of April, 2017.



MOST REVEREND ROGER P. MORIN, Apostolic
Administrator of the Catholic Diocese of Biloxi, Trustee

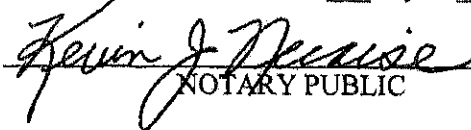
STATE OF MISSISSIPPI

COUNTY OF HARRISON

PERSONALLY came and appeared before me, the undersigned authority in and for the jurisdiction aforesaid, the within named MOST REVEREND ROGER P. MORIN, Apostolic Administrator of the Catholic Diocese of Biloxi, Trustee, who acknowledged that he signed and delivered the above and foregoing instrument in writing on the date therein mentioned, as Trustee, he being first fully authorized to do so.

SWORN TO AND SUBSCRIBED before me this 28 day of April, 2017.

Commission Expires:
9-7-2019


NOTARY PUBLIC

GRANTOR'S ADDRESS:
1790 Popp's Ferry Road
Biloxi, MS 39532
(228) 702-2111

GRANTEES' ADDRESS:
1790 Popp's Ferry Road
Biloxi, MS 39532
(228) 702-2111



DEED PREPARED/TITLE NOT CHECKED BY: Kevin J. Necaise, Esq., P. O. Box 636,
Gulfport, MS 39502, (228) 586-0933.

DEED

WHEREAS, the undersigned Most Reverend Joseph B. Brunini, Bishop of the Catholic Diocese of Jackson (formerly the Catholic Diocese of Natchez-Jackson and the Catholic Diocese of Natchez) or a predecessor in office has obtained title to various property as trustee for the use and benefit of Catholic Congregations located in the hereinafter named counties which deeds provide that in the event said parish is placed in another diocese, the bishop of that diocese shall become trustee thereunder; and,

WHEREAS, His Holiness Pope Paul VI has, pursuant to the canon law of the Roman Catholic Church, created the Diocese of Biloxi of the Catholic Church comprising the counties of Wayne, Jones, Covington, Jefferson Davis, Lawrence, Walthall, Marion, Lamar, Forest, Perry, Greene, Stone, George, Pearl River, Hancock, Harrison and Jackson in the State of Mississippi all of which counties have previously been a part of the Catholic Diocese of Natchez-Jackson; and,

WHEREAS, concurrently with the creation of the Diocese of Biloxi the name of the Diocese of Natchez-Jackson was changed to the Diocese of Jackson; and,

✓ WHEREAS, Most Reverend Joseph L. Howze has been appointed Bishop of Biloxi in accordance with the canon law of the Roman Catholic Church and has been installed as such.

NOW THEREFORE, in order to confirm and record the succession of Most Reverend Joseph L. Howze to said trusts and to perfect record title thereto in him, I, Most Reverend

Joseph B. Brunini, Bishop of the Catholic Diocese of Jackson as trustee for the use and benefit of the members of Catholic Parishes or Congregations situated in the seventeen counties above-named do hereby set over, assign, transfer, sell and convey unto Most Reverend Joseph L. Howze, Bishop of the Catholic Diocese of Biloxi, and his successors in office forever, as trustee for the use and benefit of the members of each such Catholic Parish or Congregation all property, real, personal or mixed, which I hold as trustee for any parish or church institution located in the counties of Wayne, Jones, Covington, Jefferson Davis, Lawrence, Walthall, Marion, Lamar, Forest, Perry, Greene, Stone, George, Pearl River, Hancock, Harrison and Jackson in the State of Mississippi.

Should at any time such Catholic Parish or Congregation pass into or be placed in another catholic diocese or any other catholic diocese in succession thereto, then the bishop of such new catholic diocese or succession of catholic dioceses thereto and his or their successors in office forever shall without further action in turn succeed to said trust. Should at any time another person succeed to the active administration of the catholic diocese in which said property is then located whether under the title of Bishop of the Diocese, Apostolic Administrator, Administrator or any other title, that person shall succeed to this trust.

WITNESS MY SIGNATURE, as such trustee, this the 6th day of June in the year of our Lord, 1977.


 MOST REVEREND JOSEPH B. BRUNINI,
 Bishop of the Catholic Diocese of
 Jackson, Trustee as aforesaid.

BOOK 803 PAGE 440

STATE OF MISSISSIPPI
COUNTY OF HINDS

This day personally appeared before me the under-
signed authority in and for said jurisdiction the within
named MOST REVEREND JOSEPH B. BRUMINI, who acknowledged to
me that he signed and delivered the above and foregoing
instrument of writing on the day and year therein mentioned
as Trustee as set out therein.

Given under my hand and official seal, this the
6th day of June, 1977.

Antoinette L. Adams
NOTARY PUBLIC

My Commission Expires:

My Commission Expires March 16, 1981

3870
STATEMENT OF FEES
Filing .05
Recording 1.35
Certification .50
Issuing the deed 1.50
Separate Subdivided 1.50
Total 3.95
certified copy

STATE OF MISSISSIPPI, COUNTY OF HARRISON, FIRST JUDICIAL DISTRICT:
I hereby certify that this instrument was received and filed for record at 7 o'clock
and 21 minutes of the day of June, A. D. 1977
and recorded July 1, 1977 in Records of Deeds
Book 803 Page 440
D. N. Galt, Chancery Clerk
By *Jo B. Galt*, D. C.

DEED

WHEREAS, the Catholic Diocese of Natchez-Jackson, a Mississippi non-profit corporation formerly named the Catholic Diocese of Natchez, has obtained title to various property used by the Catholic Congregations or institutions located in the hereinafter named counties; and,

WHEREAS, His Holiness Pope Paul VI has, pursuant to the canon law of the Roman Catholic Church, created the Diocese of Biloxi of the Catholic Church comprising the counties of Wayne, Jones, Covington, Jefferson Davis, Lawrence, Walthall, Marion, Lamar, Forest, Perry, Greene, Stone, George, Pearl River, Hancock, Harrison and Jackson in the State of Mississippi all of which counties have previously been a part of the Catholic Diocese of Natchez-Jackson; and,

WHEREAS, concurrently with the creation of the Diocese of Biloxi the name of the Diocese of Natchez-Jackson was changed to the Diocese of Jackson although the name of the corporation has not yet been changed; and,

WHEREAS, Most Reverend Joseph L. Howze has been appointed Bishop of Biloxi in accordance with the canon law of the Roman Catholic Church and has been installed as such; and,

WHEREAS, the Catholic Diocese of Natchez-Jackson, a Mississippi non-profit corporation, is executing concurrently with this deed deeds of individual tracts to Most Reverend Joseph L. Howze, Bishop of Biloxi, and his successors in office forever as trustee for the use and benefit of the

members of the Catholic Congregation or Parish concerned;
and,

WHEREAS, it is desirable to assure that all property held in the name of the Catholic Diocese of Natchez-Jackson is conveyed to Most Reverend Joseph L. Howze, Bishop of Biloxi, and his successors in office forever as trustee.

NOW THEREFORE, in order to confirm and record the creation of the Catholic Diocese of Biloxi and to perfect record title to lands located in said Diocese in Most Reverend Joseph L. Howze as trustee, the Catholic Diocese of Natchez-Jackson, a Mississippi non-profit corporation, does hereby set over, assign, transfer, sell and convey unto Most Reverend Joseph L. Howze, Bishop of the Catholic Diocese of Biloxi, and his successors in office forever, as trustee for the use and benefit of the members of each Catholic Parish or Congregation located in the counties named below for which said property is now used, all property, real, personal or mixed, owned or claimed by the Catholic Diocese of Natchez-Jackson, a Mississippi non-profit corporation, located in the counties of Wayne, Jones, Covington, Jefferson Davis, Lawrence, Walthall, Marion, Lamar, Forest, Perry, Greene, Stone, George, Pearl River, Hancock, Harrison and Jackson in the State of Mississippi.

Should at any time such Catholic Parish or Congregation pass into or be placed in another catholic diocese or any other catholic diocese in succession thereto, then the bishop of such new catholic diocese or succession of catholic dioceses thereto and his or their successors in office forever shall without further action in turn succeed to said trust. Should at any time another person succeed to the active administration of the catholic diocese in which said property is then located whether under the title of Bishop

BOOK 803 PAGE 443

of the Diocese, Apostolic Administrator, Administrator or any other title, that person shall succeed to this trust.

In the event of any conflict between this deed and a deed of specific property by Grantor of even date herewith, the provisions of the specific deed shall prevail.

WITNESS MY SIGNATURE, as such trustee, this the 6th day of June in the year of our Lord, 1977.

CATHOLIC DIOCESE OF NATCHEZ-JACKSON

By: Most Reverend Joseph B. Brunini
Bishop and Chief Officer

STATE OF MISSISSIPPI
COUNTY OF HINDS

This day personally appeared before me the undersigned authority in and for said jurisdiction the within named MOST REVEREND JOSEPH B. BRUNINI, Bishop and Chief Officer of the Catholic Diocese of Natchez-Jackson, who acknowledged to me that he signed and delivered the above and foregoing instrument of writing on the day and year therein mentioned for and on behalf of said corporation, he being first duly authorized so to do.

Given under my hand and official seal, this the 6th day of June, 1977.

Antoinette L. Thomas
NOTARY PUBLIC

My Commission Expires:

My Commission Expires March 18, 1981.

STATEMENT OF FEES

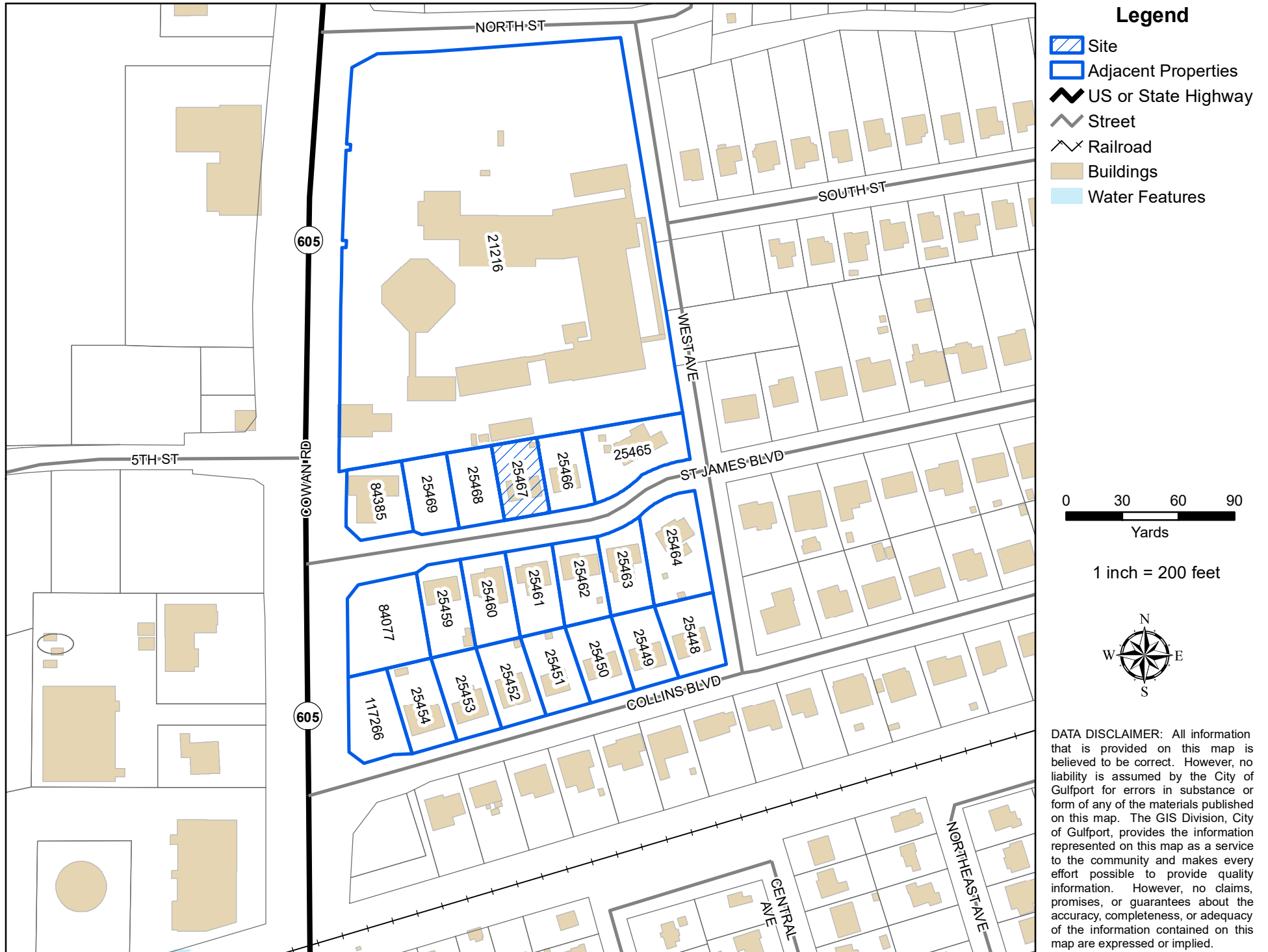
Filing .05
Recording 1.00
Indexing 1.00
Certification 1.00
Total 3.05

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

I hereby certify that this instrument was received and filed for record at 9 o'clock and recorded on June 1, 1977 in Book 803 Page 443.

G. N. Croft, Clerical Clerk
By: G. N. Croft, D. C.

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
Y		1010N-05-087.000	ST. JAMES CATHOLIC CHURCH (OWNER)	366 COWAN RD	GULFPORT	MS	39507
			W. TAYLOR GUILD (AGENT)	1091 TOMMY MUNRO DR	BILOXI	MS	39532
			Adjacent Property Owners (2406PC090)				
	25452	1010N-01-090.000	HARVEY TYLIA	2009 COLLINS BLVD	GULFPORT	MS	39507
	25454	1010N-01-088.000	BLETHEN SHANNAN & MICHELLE	493 OAK LANE	GULFPORT	MS	39507
	25453	1010N-01-089.000	OSWALT ROBERT A & MARTHA E	2007 COLLINS BLVD	GULFPORT	MS	39507
	25466	1010N-05-088.000	WHITE ROSEMARY L -EST-	2011 ST JAMES BLVD	GULFPORT	MS	39507
	117266	1010N-01-087.001	UNITED COASTAL PROPERTIES INC	2020 BAYOU LAPORTE BLVD	BILOXI	MS	39531
	25462	1010N-01-083.000	MCNALLY MICHAEL D	2010 ST JAMES BLVD	GULFPORT	MS	39507
	25468	1010N-05-086.000	CATHOLIC DIOCESE OF BILOXI	1790 POPPS FERRY ROAD	BILOXI	MS	39532
	25469	1010N-05-085.000	350 COWAN LLC	14397 CRESOTE RD	GULFPORT	MS	39503
	25460	1010N-01-085.000	PHILLIPS DIANA	2006 ST JAMES BLVD	GULFPORT	MS	39501
N	21216	1010N-05-083.000	CATHOLIC DIOCESE OF BILOXI	1790 POPPS FERRY ROAD	BILOXI	MS	39532
	25459	1010N-01-086.000	SPEAR KATHRYN D & CHRISTOPHER	P O BOX 6251	GULFPORT	MS	39506
	25448	1010N-01-094.000	WAITE BAILEY	2017 COLLINS BLVD	GULFPORT	MS	39507
	25465	1010N-05-089.000	PARKER TRACIE ANN	2013 ST JAMES BLVD	GULFPORT	MS	39507
	25463	1010N-01-082.000	SMITH RUSSELL JR & JESSICA	6909 CROCKETT CT	HUGHESVILLE	MD	20637
	25451	1010N-01-091.000	HILLARD CHRISTOPHER A	2011 COLLINS BLVD	GULFPORT	MS	39507
	25449	1010N-01-093.000	TOOTHMAN JOHN W	4295 POPPS FERRY RD	D'IBERVILLE	MS	39540
	25450	1010N-01-092.000	SOMMERS CHARNELL A & ALISSIA MARIE	2013 COLLINS BLVD	GULFPORT	MS	39507
N	25467	1010N-05-087.000	ST JAMES CATHOLIC CHURCH	366 COWAN RD	GULFPORT	MS	39507
	25461	1010N-01-084.000	HICKS PATRICIA A	2008 ST JAMES BLVD	GULFPORT	MS	39507
N	84385	1010N-05-084.000	350 COWAN LLC	14397 CRESOTE RD	GULFPORT	MS	39503
N	84077	1010N-01-087.000	UNITED COASTAL PROPERTIES INC	2020 BAYOU LAPORTE BLVD	BILOXI	MS	39531
	25464	1010N-01-081.000	LAFLEUR SABRINA G & KRIS K	2014 ST JAMES BLVD	GULFPORT	MS	39507



MEMORANDUM

To: City of Gulfport Planning Commission

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

Date of Hearing: June 27, 2024

Re: **Zoning Text Amendment 2407PC094:**

Zoning Text Amendment 2407PC094, by City of Gulfport Administration, to amend Appendix D (Smartcode) at 5.4.11a and 5.4.11b both at building setback to delete the 6-foot maximum side yard setback



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

APPLICATION FOR ZONING TEXT AMENDMENT

For Staff Use Only

Case File #: 2407PC094Date Received: 5/21/24

Receipt #: _____

Received By: JD

Zoning: _____

Ward: _____ Flood: _____

GENERAL DESCRIPTION OF REQUEST: (If necessary, attach a separate sheet of paper detailing the purpose of the request.)

Amend Appendix D (Smart code) at 5.A.11a and 5.A.11b
both at Building setback b. to delete the 6 foot
maximum side yard setback.

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 by Margaret
Printed Name Of Owner Applicant Murdock
P.O. Box 1780 Ass't City

Printed Name Of Agent

Mailing Address
Gulfport MS 39501

Mailing Address

City State Zip code
228-868-5811

City State Zip code

Home Phone Work/Cell Phone
mmurdock@gulfport-ms.gov

Home Phone Work/Cell Phone

Email
[Signature]

Email

Signature Of Owner

Signature Of Agent

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



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

Submission Requirements – Smartcode Amendment – 6' sideyard setback

- A. Attached.
- B. Not applicable
- C. Not applicable
- D. Not applicable
- E. Not applicable
- F. 5 – Ordinance change
- G.
 - 1. City of Gulfport
 - 2. Ordinance Change
 - 3. Not applicable
 - 4. Will permit structure to be built more than 6 feet from the property line in a side yard
 - 5. N/A

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 APPENDIX D TO THE CODE OF ORDINANCES (SECTIONS 5.4.11a AND 5.4.11b) TO AMEND THE REQUIRED SIDE YARD SETBACK IN T4+ and T4L ZONING DISTRICTS, AND FOR RELATED PURPOSES

WHEREAS, the City's duly adopted "Smartcode", which is codified at Appendix D to the Code of Ordinances, establishes a six foot (6') maximum side yard setback in T4+ and T4L zoning districts; and

WHEREAS, in light of applicable building requirements, including those imposed by the Flood Damage Prevention Ordinance, on certain lots located in those areas zoned T4+ and T4L and to which Appendix D applies, the required six foot (6') maximum side yard setback has created the need for numerous warrants to be applied for, considered and granted in order to accommodate the applicable building requirements and regulations; and

WHEREAS, to encourage building and to remove unnecessary steps in the permit approval process, it is believed that the elimination of the six foot (6') maximum side yard setback in T4+ and T4L zoning districts is in the best interest of the City of Gulfport.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF GULFPORT, MISSISSIPPI, AS FOLLOWS:

SECTION 1: That the matters, facts and things recited in the Preamble hereto are hereby adopted as the official findings of the Governing Authority.

SECTION 2. That Section 5.4.11a of Appendix A to the Code of Ordinances (i.e., the Comprehensive Zoning Ordinance) be and the same is hereby amended to delete the six foot (6') maximum side yard setback found at "Building Setback", paragraph b (see current 5.4.11a

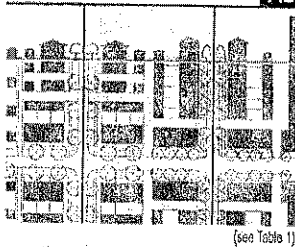
below) and the drawing noted as "Building Disposition".

SMARTCODE

City of Gulfport, Mississippi

SECTION 5.4.11a

T4L



BUILDING FUNCTION (see Tables 10 & 11)	
a. Residential	Limited
b. Lodging	Limited
c. Office	Limited
d. Retail	Limited
BUILDING HEIGHT (see Table 8)	
a. Principal Building	4 Stories max.
b. Outbuilding	2 Stories max.
LOT OCCUPATION	
a. Lot Width	24 ft. min.; 96 ft. max.
b. Lot Coverage	70% max.
BUILDING TYPE (see Table 9)	
a. Edgeyard	permitted
b. Sideyard	by Warrant
c. Rearyard	by Warrant
d. Courtyard	by Warrant
e. Collage Court	permitted
BUILDING SETBACK	
a. Front Setback	6 ft. min.; 24 ft. max.
b. Side Setback	3 ft. min.; 6 ft. max.
on 2nd. Frontage	5 ft. min.; 12 ft. max.
c. Rear Setback	3 ft. min.*
for corner lot	3 ft. min.*
d. Frontage Buildout	No requirement
OUTBUILDING SETBACK	
a. Front Setback	Within Third Layer
b. Side Setback	3 ft. min.
on 2nd. Frontage	3 ft. min.; 12 ft. max.
c. Rear Setback	3 ft. min.*
for corner lot	3 ft. min.*
PRIVATE FRONTAGES (see Table 7)	
a. Common Lawn	prohibited
b. Porch & Fence	permitted
c. Terrace or L.C.	permitted
d. Forecourt	permitted
e. Stoop	permitted
f. Shopfront & Awning	permitted
g. Gallery	permitted
h. Arcade	prohibited

Refer to Summary Table 14

PARKING PROVISIONS

See Tables 11 & 12

* or 15 ft. from center line of alley.

ARTICLE 5. BUILDING-SCALE PLANS

BUILDING HEIGHT

1. Building height shall be measured in number of Stories, excluding a raised Basement or a habitable Attic.
2. Each Story shall not exceed 14 ft. clear, floor to ceiling.
3. Maximum height shall be measured from the Height Baseline to the eaves or roof deck.
4. The vertical distance between the Height Baseline and the first floor shall not exceed 4 feet.

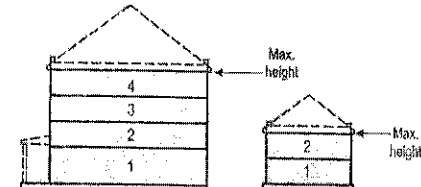
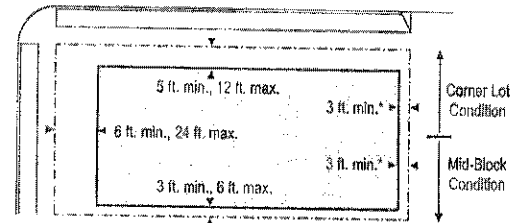


DIAGRAM ABOVE MAY NOT SHOW ACTUAL HEIGHT LIMITS.
SEE TABLE AT LEFT.

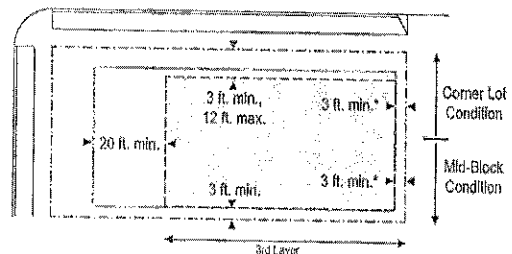
BUILDING DISPOSITION

1. The Facades and Elevations of Principal Buildings shall be distanced from the Lot Lines as shown.
2. Buildings shall have Facades along both Primary and Secondary Frontage Lines and Elevations along Lot Lines.



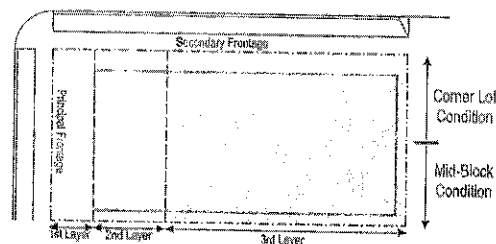
OUTBUILDING DISPOSITION

1. The Facades and Elevations of the Outbuildings shall be distanced from the lot lines as shown.
2. Outbuildings shall be located within the Third Layer (see Table 16D).



PARKING PROVISIONS

1. Uncovered parking spaces may be provided only within the Third Layer (see Table 16D).
2. Covered parking, if provided, shall be located within the Third Layer.
3. Trash containers shall be stored within the Third Layer, outside the Secondary Frontage setback on a corner location.



SECTION 3. That Section 5.4.11b of Appendix A to the Code of Ordinances (i.e., the Comprehensive Zoning Ordinance) be and the same is hereby amended to delete the six foot (6')

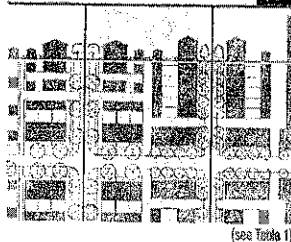
maximum side yard setback found at Building Setback, paragraph b (see current 5.4.11b below) and the drawing noted as "Building Disposition".

SMARTCODE

City of Gulfport, Mississippi

SECTION 5.4.11b

T4+



BUILDING FUNCTION (see Tables 10 & 11)

a. Residential	Limited
b. Lodging	Limited
c. Office	Open
d. Retail	Open

BUILDING HEIGHT (see Table 8)

a. Principal Building	4 Stories max.
b. Outbuilding	2 Stories max.

LOT OCCUPATION

a. Lot Width	18 ft. min.; 98 ft. max.
b. Lot Coverage	70% max.

BUILDING TYPE (see Table 9)

a. Edgeyard	permitted
b. Sideyard	permitted
c. Rearyard	permitted
d. Courtyard	permitted
e. Cottage Court	permitted

BUILDING SETBACK

a. Front Setback	No min.; 18 ft. max.
b. Side Setback	No min.; 6 ft. max.
on 2nd. Frontage	5 ft. min.; 12 ft. max.
c. Rear Setback	3 ft. min.*
for corner lot	3 ft. min.*
d. Frontage Buildout	60% min. at setback

OUTBUILDING SETBACK

a. Front Setback	Within Third Layer
b. Side Setback	No min.
on 2nd. Frontage	3 ft. min.; 12 ft. max.
c. Rear Setback	3 ft. min.*
for corner lot	3 ft. min.*

PRIVATE FRONTAGES (see Table 7)

a. Common Lawn	prohibited
b. Porch & Fence	permitted
c. Terrace or L.C.	permitted
d. Forecourt	permitted
e. Sloop	permitted
f. Shopfront & Awning	permitted
g. Gallery	permitted
h. Arcade	prohibited

Refer to Summary Table 14

PARKING PROVISIONS

See Tables 11 & 12

* or 15 ft. from center line of alley

ARTICLE 5. BUILDING-SCALE PLANS

BUILDING HEIGHT

1. Building height shall be measured in number of Stories, excluding a raised Basement or a habitable Attic.
2. Each Story shall not exceed 14 ft. clear, floor to ceiling.
3. Maximum height shall be measured from the Height Baseline to the eaves or roof deck.
4. The vertical distance between the Height Baseline and the first floor shall not exceed 4 feet.

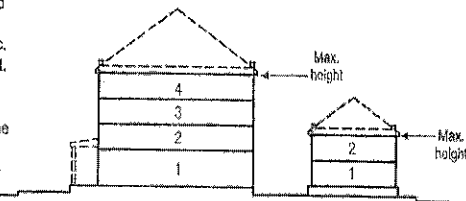
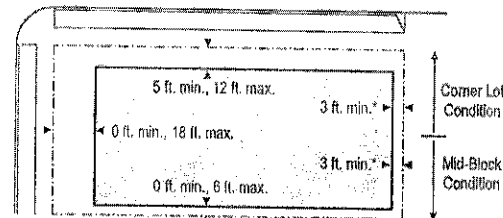


DIAGRAM ABOVE MAY NOT SHOW ACTUAL HEIGHT LIMITS.
SEE TABLE AT LEFT.

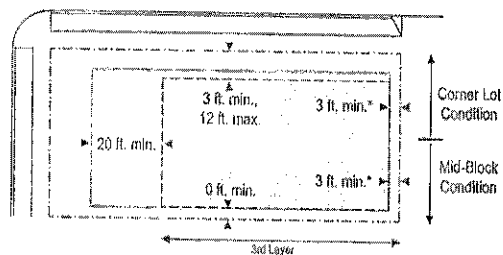
BUILDING DISPOSITION

1. The Facades and Elevations of Principal Buildings shall be distanced from the Lot Lines as shown.
2. Buildings shall have Facades along both Primary and Secondary Frontage Lines and Elevations along Lot Lines.
3. Facades shall be built along the Principal Frontage Line to not less than 60% of the length of that Frontage, measured at the maximum allowed front setback.



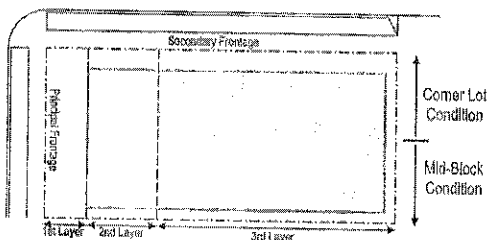
OUTBUILDING DISPOSITION

1. The Facades and Elevations of the Outbuildings shall be distanced from the lot lines as shown.
2. Outbuildings shall be located within the Third Layer (see Table 16D).



PARKING PROVISIONS

1. Uncovered parking spaces may be provided only within the Third Layer (see Table 16D).
2. Covered parking, if provided, shall be located within the Third Layer.
3. Trash containers shall be stored within the Third Layer, outside the Secondary Frontage setback on a corner location.



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 with respect to the required side yard setback in areas zoned T4L and T4+ and which are subject to Appendix D to the Code of Ordinances by deleting the maximum six foot (6') side yard setback. 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 5. This Ordinance shall otherwise be in full force and effect thirty (30) days after the date of passage. It shall be published according to law and shall be spread upon the minutes of the Gulfport City Council.

The above and foregoing Ordinance, after having been first reduced to writing, was introduced by _____, seconded by _____ and was adopted by the following roll call votes, to-wit:

YEAS:

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
33468	560643	Print Legal Ad-IPL01769120 - IPL0176912		\$91.45	2	61 L

Attention: JESSICA VERSIGA

GULFPORT CITY HALL
1410 24 TH AVENUE
GULFPORT, MS 39501

jversiga@gulfport-ms.gov

LEGAL NOTICE PUBLIC HEARING

In conformance with Section VIII of the Comprehensive Zoning Ordinance of the City of Gulfport, Mississippi, 1979 as amended, notice is hereby given advising that the Gulfport City Planning Commission will hold a public hearing in the City of Gulfport, Mississippi at 4:30 P.M., Thursday, June 27, 2024 in the Council Chambers of the Gulfport City Hall located at 2309 15 th Street to consider the following requests. A copy of the requests will be available for public review at the office of the Department of Urban Development, Planning Division, located on first floor of the William H. Hardy Building, 1410 24 th Avenue.

Planning Commission Approval 2405PC062, by agent Isis Payton, seeking approval for mobile home use, Tax Parcel 0810D-02-021.000, 8286 Ohio Ave, Zoned R-1-5 (Single-family), Ward 3

Planning Commission Approval 2406PC076, by owner Deborah Wright, seeking approval for a mobile home use, Tax Parcel 0810E-04-098.000, 4214 Michigan Ave, Zoned R-1-5 (Single-family), Ward 3

Planning Commission Approval 2406PC084, by agent Nav Thind, seeking approval for a gas station use with a convenience store, Tax Parcels 0711O-01 029.000, 0711O-01-030.000, 510 Broad Ave, 4220 W Beach Blvd, Zoned T4+ (General Urban Zone "Plus"), Ward 2

Planning Commission Approval 2406PC086, by agent Lisa Ramos, seeking approval for an administrative office use for a bike rental business as a home occupation, Tax Parcel 0910G-01-018.001, 11 Bayou View Drive, Zoned R-1-7.5 (Single-family), Ward 4

Planning Commission Approval 2406PC091, by agent Vinson Key-hea, seeking approval for automobile sales of less than 50 vehicles, Tax Parcel 0910N-06- 009.000, 407 32 1/2 Street, Zoned B-2 (General Business), Ward 4

General Plan 2407PC092, by agent Robert Riemann, seeking approval for a 25-lot townhouse development with 3 outparcels, Tax Parcel 0809B-03-017.000, Zoned R-3 (Single-family), Ward 7

Zoning Map Amendment 2406PC080, by agent W Taylor Guild III, requesting to rezone to T4+ (General Urban Zone & "Plus"), Tax Parcels 1010N-05-086.000, 1010N-05-087.000, 2007 St James Blvd, 2009 St. James Blvd, Zoned R-1-7.5 (Single-family), Ward 2

Zoning Map Amendment 2406PC032, by owner Huyen Nguyen, requesting to rezone to T4L (General Urban Zone "Limited"), Tax Parcel 0811F-05-037.000, 1907 24th Ave, Zoned T5 (Urban Center Zone), Ward 3

Zoning Map Amendment 2406PC089, by agent W Taylor Guild III, requesting to rezone to T4+ (General Urban Zone "Plus"), Tax Parcels 1010N-05-086.000, 1010N-05-087.000, 2007 St James Blvd, 2009 St. James Blvd, Zoned R-1-7.5 (Single-family), Ward 2

Zoning Text Amendment 2407PC094, by City of Gulfport Administration, to amend Appendix D (Smartcode) at 5.4.11a and 5.4.11b both at building setback to delete the 6-foot maximum side yard setback.

This the 5th day of June 2024

Keith Williams, Chairman
City of Gulfport Planning Commission
IPL0176912
Jun 12 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:
06/12/24

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.

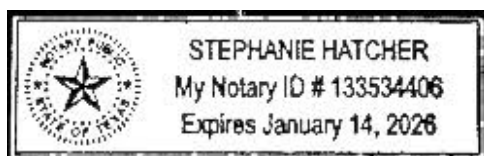
Mary Castro

Sworn to and subscribed before me this 12th day of
June 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!