

AGENDA

GULFPORT CITY ARCHITECTURAL REVIEW COMMITTEE MEETING

CITY HALL COUNCIL CHAMBERS

THURSDAY, JULY 11, 2024 AT 3:00 PM

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

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

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

F2. Speaker Card

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

G. Adoption of Minutes

G1. Architectural Review Committee - June 13, 2024

H. Hearing of Cases

H1. Signs

1. Architectural Review Committee 2407ARC036:

Architectural Review Committee 2407ARC036, by agent Danny Storonskyj, seeking approval for a new freestanding ground sign, Tax Parcel 0808D-02-025.000, 12372 Hwy 49, Zoned B-4 (Highway-Business), Ward 7

H2. Architectural Review Committee Permits

I. Reports

J. Unfinished Business

K. Other Business

L. Adjournment

MINUTES

GULFPORT ARCHITECTURAL REVIEW COMMITTEE MEETING

Thursday, June 13, 2024 3:00 P.M.

City Council Chambers

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

BOARD MEMBERS PRESENT:

KENNY MCNAIR
DANIELLE COTTON
BRENT FRENCH

BOARD MEMBERS ABSENT:

LEE PALERMO
JONNY OLSEN

STAFF MEMBERS PRESENT

GREG HOLMES
SU-LIN FEATHERSTON
RHONDA GADDIS
BRYCE CLUGH

COURT REPORTER:

E. Confirmation of Agenda:

F. Approval of Minutes:

Motion by Mr. McNair and seconded by Mr. French to approve Minutes of the May 13, 2024, ARC Committee meeting was carried unanimously.

G. Hearing of cases:

G1. The declaration of appeal process was read by the Chairman of the Architectural Review Committee: Any person or any officer, department, or agency of the city aggrieved by any decision of the Architectural Review Committee may confirm by filing a written notice of appeal within fifteen (15) calendar days after the date of the Architectural Review Committee hearing. 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. This Architectural Review Committee notice of appeal shall be forwarded as part of the record with the record and decision from the Architectural Review Committee to the Planning Commission. The Planning Commission shall make a final decision based upon the record as submitted. No new evidence may be presented at the meeting. Please contact this office for further details on the appeal process.

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

G3. Routine Agenda:

1. Architectural Review 2403ARC026:

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

Speaking for the Petition: Steven Carney

Speaking against the Petition: None

Motion: Mr. McNair - motion to approve

Second: Mr. French

Lee Palermo	- Absent
Kenny McNair	- Yay
Danielle Cotton	- Yay
Brent French	- Yay
Jonny Olsen	- Absent

Action: Motion carried unanimously

2. Architectural Review 2406ARC035:

Architectural Review Committee 2406ARC035, by agent Brightbox Wholesale Signage LLC, seeking approval for a new freestanding ground sign, 0811G-03-055.000, 1712 15th Street Unit 300, Zoned T4+ (General Urban Zone "Plus"), Ward 2

Speaking for the Petition: Chris Rogers

Speaking against the Petition: None

Motion: Mr. McNair – Motion to approve

Second: Mr. French

Lee Palermo	- Absent
Kenny McNair	- Yay
Danielle Cotton	- Yay
Brent French	- Yay
Jonny Olsen	- Absent

Action: Motion carried unanimously

3. Architectural Review 2406ARC032:

Architectural Review Committee 2406ARC032, by agent Bruce Mathes Jr, seeking approval for metal siding for proposed accessory structure, Tax Parcel 0707I-01-002.000, 16048 Duckworth Road, Zoned R-1-15 (Single-Family), Ward 7

Speaking for the Petition: Bruce Mathis

Speaking against the Petition: None

Motion: Mr. McNair – Motion to approve; approval contingent upon final approval from Zoning Board of Adjustments and Appeals

Second: None

Lee Palermo	- Absent
Kenny McNair	- Yay
Danielle Cotton	- Yay
Brent French	- Yay
Jonny Olsen	- Absent

Action: Motion carried unanimously

4. Architectural Review 2406ARC033:

Architectural Review Committee 2406ARC033, by owner David Boggs, seeking approval for metal siding for a proposed commercial building, Tax Parcel 1009K-03-001.002, Dolphin Lane, Zoned I-2 (Heavy Industry), Ward 5

Speaking for the Petition: David Boggs

Speaking against the Petition: None

Motion: Mr. McNair – motion to approve

Second: Mr. French

Lee Palermo	- Absent
Kenny McNair	- Yay
Danielle Cotton	- Yay
Brent French	- Yay
Jonny Olsen	- Absent

Action: Motion carried unanimously

5. **Architectural Review 2406ARC034:**
Architectural Review Committee 2406ARC034, by owner Johnathan Marshall, seeking approval for metal siding for a proposed single-family dwelling, Tax Parcel 1008D-01-010.000, 12165 Arrowhead Drive, Zoned R-E (Residence Estate), Ward 7

Speaking for the Petition: Jonathan Marshall

Speaking against the Petition: None

Motion: Mr. McNair – motion to approve

Second: Mr. French

Lee Palermo	- Absent
Kenny McNair	- Yay
Danielle Cotton	- Yay
Brent French	- Yay
Jonny Olsen	- Absent

Action: Motion carried unanimously

Adjournment:

Motion by **Mr. McNair** to adjourn the meeting was seconded by **Mr. French** and carried unanimously. The meeting adjourned at **3:18pm**.

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

Danielle Cotton, Secretary

Date: _____

MEMORANDUM

To: City of Gulfport Planning Commission

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

Date of Hearing: July 11, 2024

Re: Signs

MEMORANDUM

To: City of Gulfport Planning Commission

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

Date of Hearing: July 11, 2024

Re: Architectural Review Committee 2407ARC036:

Architectural Review Committee 2407ARC036, by agent Danny Storonskyj, seeking approval for a new freestanding ground sign, Tax Parcel 0808D-02-025.000, 12372 Hwy 49, Zoned B-4 (Highway-Business), Ward 7

Technical Report

ARCHITECTURAL REVIEW COMMITTEE

GENERAL INFORMATION

Case File Number: 2407ARC036

Hearing Date: July 11, 2024

Current Zoning/Use: B-4 / Commercial Building

Legal: Architectural Review Committee 2407ARC036, by agent Danny Storonskyj, seeking approval for a new freestanding ground sign, Tax Parcel 0808D-02-025.000, 12372 Hwy 49, Zoned B-4 (Highway-Business), Ward 7

TECHNICAL DETAILS

The sign presented in the site plan does meet the required setbacks and correct height, for the proper support poles, made of stucco wrap or textured paint. The support poles shall be wrapped with masonry stucco, stone and/or similar synthetic material, from the ground level to a height not to exceed ten (10) feet above ground level. The sign by All Signs is presented as wrapped in rope.

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

- (a) All freestanding permanent signs, structures or poles shall be self-supporting structures erected on or permanently attached to concrete foundations or meet wind load requirements as specified in the building code, or any amendment thereto, adopted by the city.
 - (1) All freestanding permanent signs, structures or poles shall be self-supporting structures erected on or permanently attached to concrete foundations or meet wind load requirements as specified in the building code, or any amendment thereto, adopted by the city.
 - (2) Sign structure support pole(s) shall be wrapped with a masonry, stucco, stone and/or a similar synthetic material, from the ground level to a height not to exceed ten (10) feet above said ground level.
 - (3) A decorative buttress shall be constructed at the ground/base level of the façade.
 - (4) A decorative cap or crown shall be constructed at the top of the façade.
- (b) All freestanding on-premises and off-premises sign façades shall be harmonious in material, style and color with the surrounding landscape of the developed site in which it is located. All sign permit applications for freestanding on-premises and off-premises signs to be constructed shall contain architectural façade plans to be reviewed and approved or denied by the architectural review committee in accordance with section 9-85 upon receipt of a permit application and renderings of the architectural façade plans.

EXECUTIVE SUMMARY

The sign proposed in the application meets most of the design standards listed above. The proposed sign is an alteration of an existing ground sign, changing the cabinet space, adding

Technical Report

ARCHITECTURAL REVIEW COMMITTEE

aluminum siding for the pole skirt and decorative crown, as well as adding an aluminum decorative buttress with landscaping. Upon visiting the listed address, staff confirmed that there is currently an existing sign at that location. Staff did notice that the existing primary structure had a combination of brick and vinyl siding.

DEPARTMENTAL CONDITIONS

1. Approval allows for sign as proposed.

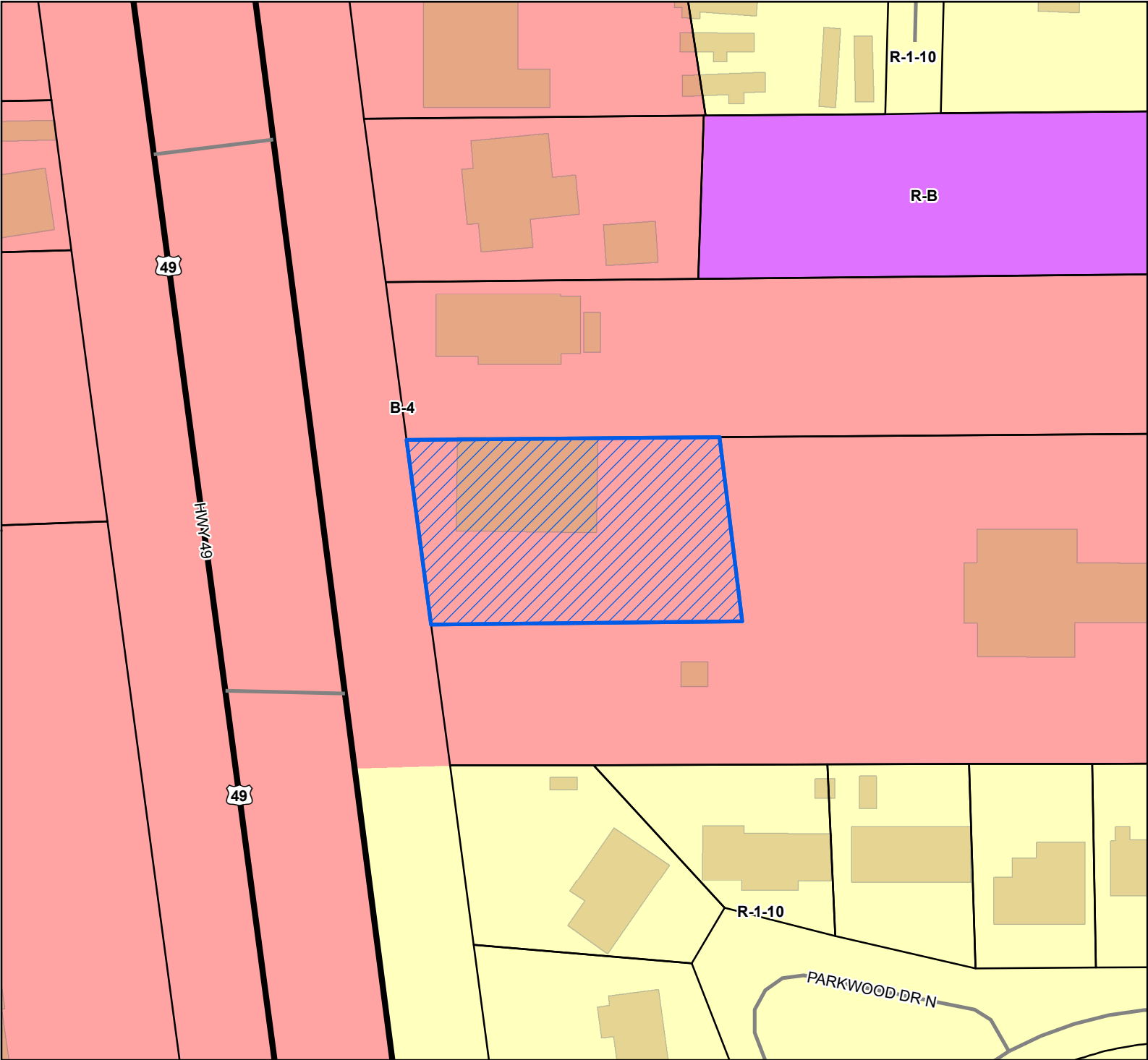
DIRECTOR APPROVAL

This report has been reviewed and approved by:



Greg Holmes
Director of Urban Development Department





Site

US or State Highway

Street

Parcels

Buildings

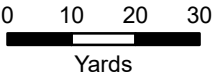
Zoning

B-4 - Highway Business District

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

R-B - Residence-Business District

Site Information
0808D-02-025.000
Zoning: B-4 (Highway Business)
Size: 24181.34 sqft
Flood: X



1 inch = 90 feet



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DESIGNATION OF AGENT

I, Stephen P. Sarich being property owner of 12372 HWY 49 Gulfport ms 39503
PRINT NAME PRIMARY ADDRESS OR PARCEL

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

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

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

x [Signature] 6/12/24
SIGNATURE DATE

STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 17 day of June, 20 2024

[Signature]
NOTARY PUBLIC



July 6, 2024
COMMISSION EXPIRATION

OWNER:

MKB Holdings LLC Stephen Pisarich

Printed Name of Owner

14685 Bruce Cove North

Mailing Address

Diberville

MS

39540

City

State

Zip Code

x [Signature]

AGENT:

Danny Storonsky Signs Plus Inc.

Printed Name of Agent

15132 Dedeaux Rd. (228-342-0968) cell!
(228-832-4634) office

Mailing Address

Gulfport

MS

39503

City

State

Zip Code

Name of Owner (PRINT) _____

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

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

Tax Parcel Number(s) Owned: _____

Signature: _____

Name of Owner (PRINT) _____

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

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

Tax Parcel Number(s) Owned: _____

Signature: _____

Name of Owner (PRINT) _____

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

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

Tax Parcel Number(s) Owned: _____

Signature: _____



Michael Watson

SECRETARY OF STATE

This is not an official certificate of good standing.

Name History

Name	Name Type
MKB Holdings LLC	Legal

Business Information

Business Type:	Limited Liability Company
Business ID:	1224734
Status:	Good Standing
Effective Date:	09/01/2020
State of Incorporation:	Mississippi
Principal Office Address:	14685 Bruce Cove N, 14685 Bruce Cove N Diberville, MS 39540

Registered Agent

Name
Stephen Pisarich 14685 Bruce Cove North D'iberville, MS 39540

Officers & Directors

Name	Title
Stephen Pisarich 14685 Bruce Cove North D'iberville, MS 39540	Manager

- ☐ DRAWING APPROVED
☐ REVISE AS NOTED & RESUBMIT
 APPROVAL SIGNATURE: _____

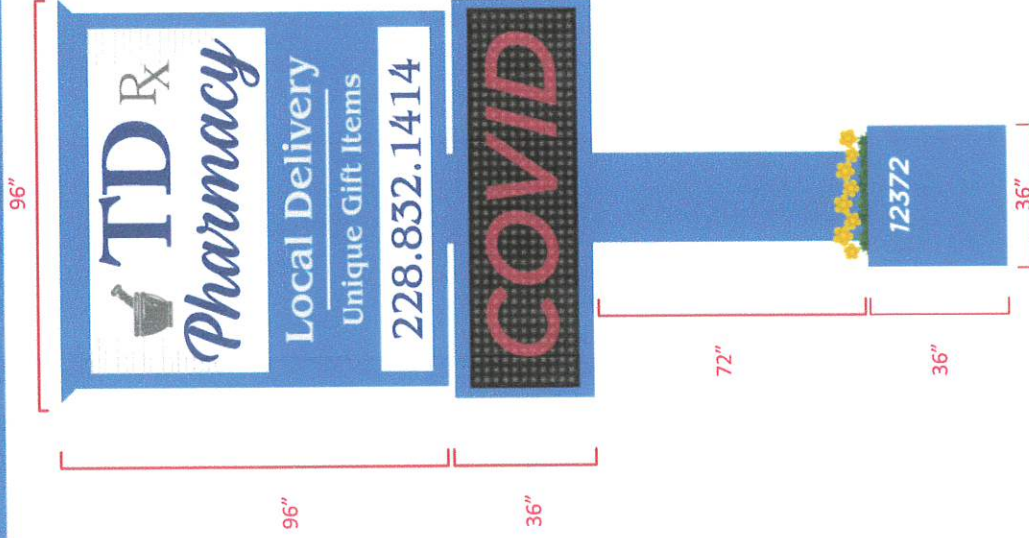
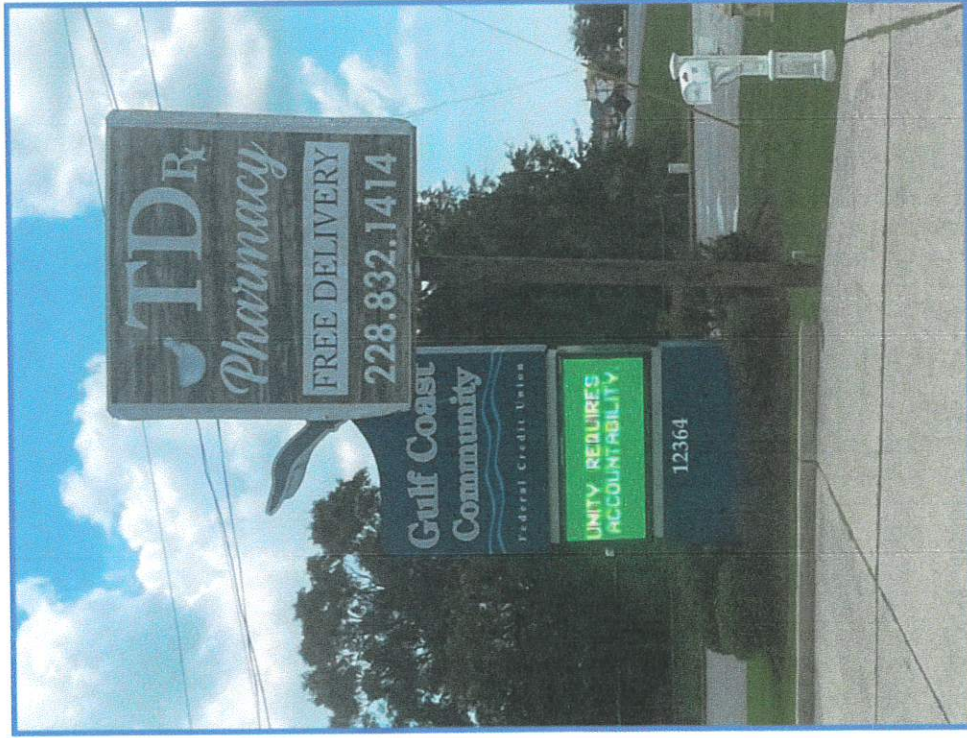
PRINT NAME: _____

APPROVAL DATE: _____

signs *plus*

graphics • manufacturing • installation • service

CLIENT	DATE
TD Pharmacy 12372 Hwy 49 Gulfport, MS	6/5/24
	PAGE
	1 / 2



SPECS:

SIZE: 96" x 96"
 LED Board: 36" x 96"
 SQ. FT.: 88'
 OAH: 240"
 FONT: X
 LETTER DEPTH: X

FACE COLOR: X
 JEWELITE COLOR: X
 RETURN COLOR: X
 LED COLOR: White
 VOLTAGE: 120v
 MOUNTING: Single Pole

RACEWAY COLOR: X
 VINYL COLOR: X

NOTES:

- City Proof
- LED Board - WatchFire RGB - Double Sided

- ☐ DRAWING APPROVED
- ☐ REVISE AS NOTED & RESUBMIT
- APPROVAL SIGNATURE:

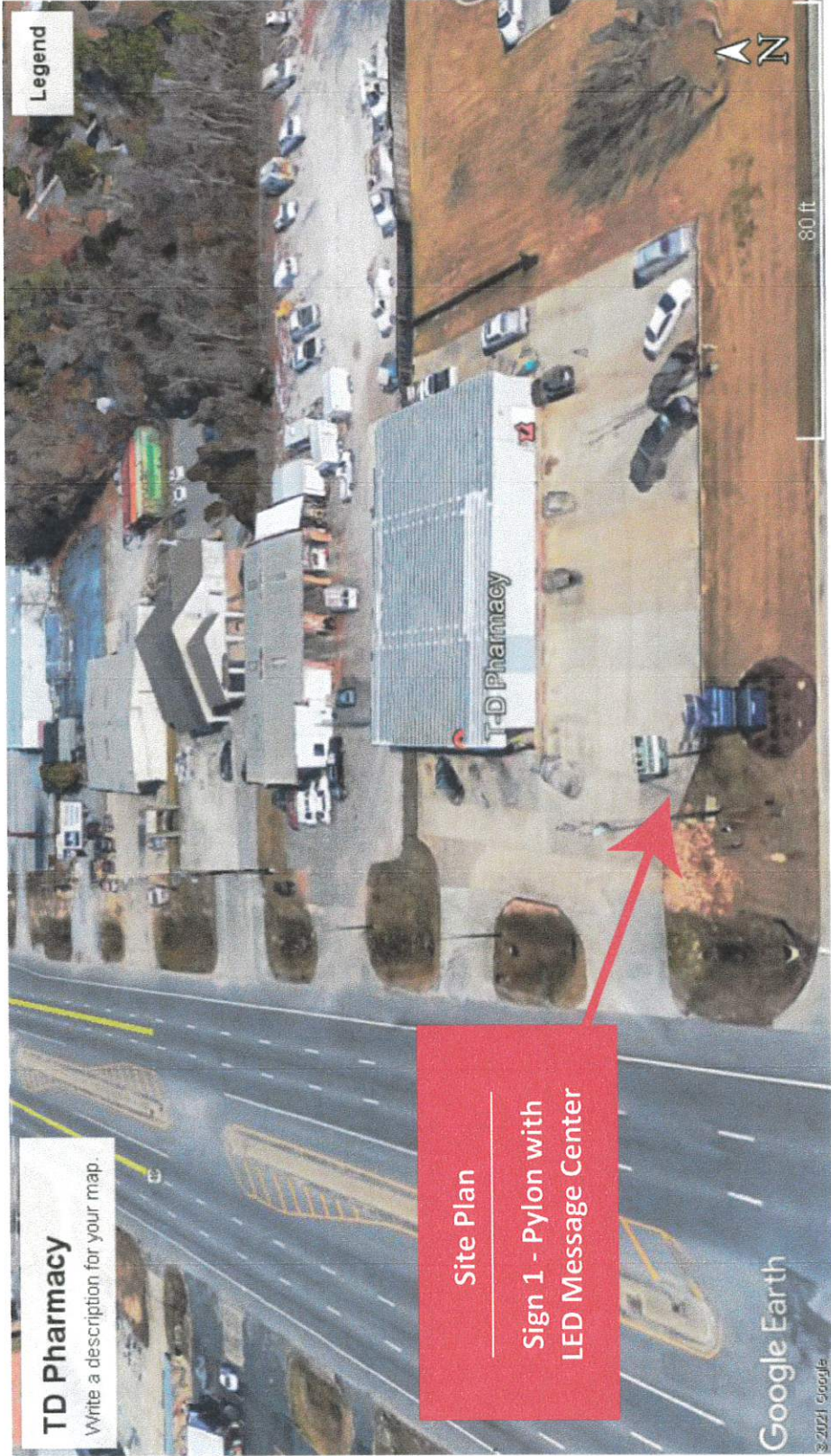
PRINT NAME:

APPROVAL DATE:

signs plus

graphics • manufacturing • installation • service

CLIENT	DATE
TD Pharmacy 12372 Hwy 49 Gulfport, MS	6/5/24
	PAGE
	2 / 2



NOTES:	
Site Plan	
SPECS:	
SIZE: X	FACE COLOR: X
LED Board: X	JEWELITE COLOR: X
SQ. FT.: X	RETURN COLOR: X
OAH: X	LED COLOR: X
FONT: X	VOLTAGE: X
LETTER DEPTH: X	MOUNTING: X
	RACEWAY COLOR: X
	VINYL COLOR: X



Area Map

Printed 6/26/2024

4027

0808D-02-023.000

89

4021

276

0808D-02-024.000

12372 HWY 49 5536

0808D-02-025.000

48' ft. from building

10' Setback from property line.

sign

10' setback from property line.

0808D-02-046.000

289

0808D-02-026.000

154

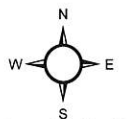
0808D-02-033.000

Initial and date here:

Planner: _____

Owner: _____

Contractor: _____



1 inch = 42 feet



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John 1st Judicial District
Instrument 2020 12098 D -J1
Filed/Recorded 8/22/2020 12:33 N
Total Fees \$ 26.00
3 Pages Recorded

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

58031/TH

INDEXING INSTRUCTIONS: SW ¼ of the NW ¼ of Section 4, Township 7 South, Range 11 West

STATE OF MISSISSIPPI

COUNTY OF HARRISON
FIRST JUDICIAL DISTRICT

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, the undersigned, on behalf of

T-D PHARMACY, INC.,
a Mississippi corporation
110 S. Wilson Boulevard
Gulfport, MS 39503
(228) 832-2341

does hereby sell, convey and specially warrant unto

MKB HOLDINGS LLC,
a Mississippi limited liability company
14685 Bruce Cove North
D'Iberville, MS 39540
(228) 861-5076

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

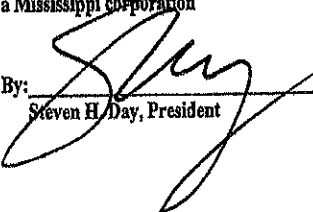
(SEE EXHIBIT "A" ATTACHED)

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

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

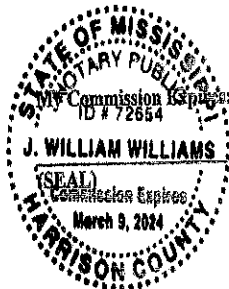
WITNESS my signature on this the 18th day of September, 2020.

T-D PHARMACY, INC.,
a Mississippi corporation

By: 
Steven H. Day, President

STATE OF MISSISSIPPI
COUNTY OF HARRISON

Personally appeared before me, the undersigned authority in and for the said county and state, on this 18th day of September, 2020, within my jurisdiction, the within named Steven H. Day, who acknowledged to me that he is President of T-D Pharmacy, Inc., a Mississippi corporation, and as its act and deed, he executed the above and foregoing instrument, after first having been duly authorized by said corporation so to do.



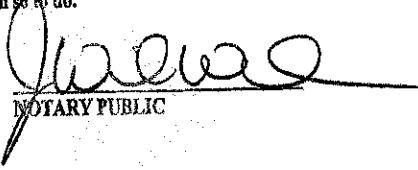

NOTARY PUBLIC

EXHIBIT "A"

LEGAL DESCRIPTION

A parcel of land situated and being located in the Southwest Quarter (SW ¼) of the Northwest Quarter (NW ¼) of Section 4, Township 7 South, Range 11 West, City of Gulfport, First Judicial District of Harrison County, Mississippi, and being more particularly described as follows, to-wit:

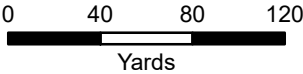
Commencing at an iron pipe marking the intersection of the north line of the Southwest Quarter (SW ¼) of the Northwest Quarter (NW ¼) of Section 4, Township 7 South, Range 11 West with the easterly right-of-way of U.S. Highway 49; thence run South 07 degrees 49 minutes 30 seconds East 210.50 feet along the easterly right-of-way of U.S. Highway 49 to the Point of Beginning; thence run from said Point of Beginning, North 89 degrees 46 minutes 57 seconds East 157.83 feet; thence run South 07 degrees 40 minutes 45 seconds East 122.89 feet; thence run North 89 degrees 54 minutes 20 seconds East 157.56 feet to the easterly right-of-way of U.S. Highway 49; thence run North 07 degrees 49 minutes 30 seconds West 122.59 feet along the easterly right-of-way of U.S. Highway 49 to the Point of Beginning.

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
Y		0808D-02-025.000	MKB HOLDINGS, LLC (OWNER)	14685 BRUCE COVE NORTH	D'IBERVILLE	MS	39540
			DANNY STORONSKIY (AGENT)	15132 DEDEAUX RD	GULFPORT	MS	39503
			Adjacent Property Owners (2407ARC036)				
	57107	0808D-02-023.000	ESTES CHRISTOPHER N	23 KEYSER LANE	GULFPORT	MS	39507
	57108	0808D-02-024.000	CORDER RICHARD B	12341 FOX FOREST DR	GULFPORT	MS	39503
	85348	0808D-04-005.000	REBEL DIP REAL ESTATE LLC	26459 HIGHWAY 53	SAUCIER	MS	39574
N	102058	0808D-04-005.001	REBEL DIP REAL ESTATE LLC	26459 HIGHWAY 53	SAUCIER	MS	39574
	51882	0808D-02-034.000	ROUGHTON ALBERT E & GLORIA B	15460 PARKWOOD DR N	GULFPORT	MS	39503
	51883	0808D-02-033.000	CASTIGLIA MICHAEL A & KAREN E	15464 PARKWOOD DR N	GULFPORT	MS	39503
N	57106	0808D-02-047.000	ESTES CHRISTOPHER N	23 KEYSER LANE	GULFPORT	MS	39507
	57100	0808D-04-006.000	DIP SOUTH LLC	P O BOX 3226	GULFPORT	MS	39505
	51884	0808D-02-026.000	MESHREKI HANAA	15468 PARKWOOD DRIVE NORTH	GULFPORT	MS	39503
	57105	0808D-02-046.000	GULFPORT V A FEDERAL CREDIT UNION	12364 HWY 49	GULFPORT	MS	39503
	85291	0808D-02-025.000	MKB HOLDINGS LLC	14685 BRUCE COVE NORTH	D'IBERVILLE	MS	39540



Legend

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



1 inch = 250 feet



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RE: Architectural Review Committee 2407ARC036, by agent Danny Storonskyj, seeking approval for a new freestanding ground sign, Tax Parcel 0808D-02-025.000, 12372 Hwy 49, Zoned B-4 (Highway-Business), Ward 7

To Applicants and Adjacent Property Owners:

The City of Gulfport Architectural Review Committee will hold a public hearing to consider the above application at 3:00 P.M. on **Thursday, July 11, 2024**, in the Council Chambers at the Gulfport City Hall located at 2309 15th Street.

For more information, visit <https://www.gulfport-ms.gov/agendas/> then click the City of Gulfport Architectural Review Committee for **Thursday, July 11, 2024**. A map showing the location of the property involved is located at this website. If you have any questions or comments, please contact this office at the phone number 228-868-5710 or email planners@gulfport-ms.gov. The application is available for viewing in the Planning Division office at 1410 24th Avenue.



MEMORANDUM

To: City of Gulfport Planning Commission

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

Date of Hearing: July 11, 2024

Re: Architectural Review Committee Permits