

AGENDA

GULFPORT CITY ARCHITECTURAL REVIEW COMMITTEE MEETING

CITY HALL COUNCIL CHAMBERS

THURSDAY, AUGUST 8, 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 - July 11, 2024

H. Hearing of Cases

H1. Signs

H2. Architectural Review Committee Permits

1. Architectural Review Committee 2408ARC037:

Architectural Review Committee 2408ARC037, by owner Gregory Lebaugh, seeking approval for metal siding for an accessory structure, Tax Parcels 0807M-03-030.000, 0807M-03-031.000, 15408 Woody Drive, Zoned R-1-10 (Single-family), Ward 7

2. Architectural Review Committee 2408ARC038;

Architectural Review Committee 2408ARC038, by agent Mark Lishen, seeking approval for metal siding and to deviate from landscaping requirements, Tax Parcel 0809P-02-001.000, 14035 Airport Road, Zoned I-1 (Light Industry), Ward 3

3. Architectural Review Committee 2408ARC039;

Architectural Review Committee 2408ARC039, by agent John K. Olsen Jr, seeking approval for proposed St. James Master Plan for improvement stage, Tax Parcels 1010N-05-083.000, 1010N-05-024.000, 1010N-05-025.000, 1010N-05-026.000, 366 Cowan Rd, 2005 St. James Blvd, 2007 St. James Blvd, 2009 St. James Blvd, Zoned T4+ (General Urban Zone "Plus"), R-1-7.5 (Single-Family), Ward 2

I. Reports

J. Unfinished Business

K. Other Business

L. Adjournment

MINUTES

GULFPORT ARCHITECTURAL REVIEW COMMITTEE MEETING

Thursday, July 11, 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 3:00 P.M..
- D. **Determination of a Quorum**: A Roll Call was conducted and a quorum was determined.

BOARD MEMBERS PRESENT:

KENNY MCNAIR
DANIELLE COTTON
BRENT FRENCH
LEE PALERMO
JOHNNY OLSEN

BOARD MEMBERS ABSENT:

STAFF MEMBERS PRESENT

SU-LIN FEATHERSTON
SAMUEL SWEETING
BRYCE CLUGH

COURT REPORTER:

E. Confirmation of Agenda:

F. Approval of Minutes:

Motion by Mrs. Cotton and seconded by Mr. Olsen to approve Minutes of the **June 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 2407ARC036:**

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

Speaking for the Petition: Charles Bourque

Speaking against the Petition: None

Motion: Mrs. Cotton - to approve the applicant’s request.

Second: Mr. Olsen

- | | |
|-----------------|-------------------|
| Lee Palermo | - Chairman |
| Kenny McNair | - Yea |
| Danielle Cotton | - Yea |
| Brent French | - Yea |
| Johnny Olsen | - Yea |

Action: Motion Carried Unanimously

Adjournment:

Motion by **Mrs. Cotton** to adjourn the meeting was seconded by **Mr. McNair** and carried unanimously. The meeting adjourned at **3:04 P.M.** .

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

_____	Date: _____
Danielle Cotton, Secretary	

Technical Report

ARCHITECTURAL REVIEW COMMITTEE

GENERAL INFORMATION

Case File Number: 2408ARC037

Hearing Date: August 8, 2024

Current Zoning/Use: R-1-10 / Single Family

Legal: Architectural Review Committee 2408ARC037, by owner Gregory Lebaugh, seeking approval for metal siding for an accessory structure, Tax Parcels 0807M-03-030.000, 0807M-03-031.000, 15408 Woody Drive, Zoned R-1-10 (Single-family), Ward 7

TECHNICAL DETAILS

The applicant requests a waiver not to meet the required design standard for Appendix A, Sec. IV Supplementary Regulations A, 2, (e) (g)

(2) Accessory buildings.

(e) No accessory building or use shall be permitted on any lot which does not contain a principal building or use, with the sole exception to this being with respect to a boathouse, pier, dock, or similar structure on a lot that is located in whole or part on or over water or bottomlands owned by the same owner of the primary or main lot or on property on which the owner has a perpetual easement for use and ingress/egress that permits the same.

(g) The appearance and construction of an accessory building must be consistent or harmonious to the primary building and surrounding areas. Any review will be subject to the appeals process outlined in Appendix A-Sec IV (E)(1).

EXECUTIVE SUMMARY

The applicant is seeking to place a metal building on their property. A site visit by staff confirmed the surrounding area is comprised of lots that are a minimum of ten thousand square feet (10,000 sq ft). The proposed site for the building is on a parcel that is 34,318.96 sq ft.

The new ordinance for accessory structure states: No more than two (2) detached accessory buildings may be permitted on a parcel or lot in which a single-family or multi-family structure exists. Height and size requirements state that on lots less than 1-acre, 1000 square feet is allowed and not to be taller than 20 feet or no higher than the primary dwelling structure. The applicant will need to apply to the Zoning Board of Adjustments and Appeals for a size variance of 360 square feet, to allow for the placement of the 840 square feet building while maintaining their current 520 square feet building. Applicant notes on site plan that the pergola present has been removed. Upon site visit by the staff, it was confirmed that said pergola is no longer

Technical Report

ARCHITECTURAL REVIEW COMMITTEE

existing. Applicant states that the building contractor sells metal buildings which withstand winds up to 170 mph. Applicant also states that it will be more affordable than a stick built building. Upon staff review, there are no prior metal structures in the surrounding area and as such, approval would establish precedence for the area.

Any approval should consider these conditions:

1. Must comply with all planning and zoning rules regulations.
2. A variance of 360 square feet where 1000 is the maximum must be applied for and approved by the Zoning Board of Adjustments and Appeals.
3. Approval allows the exterior building materials to be unfinished or unpainted concrete panels, metal panels or smooth face concrete block.

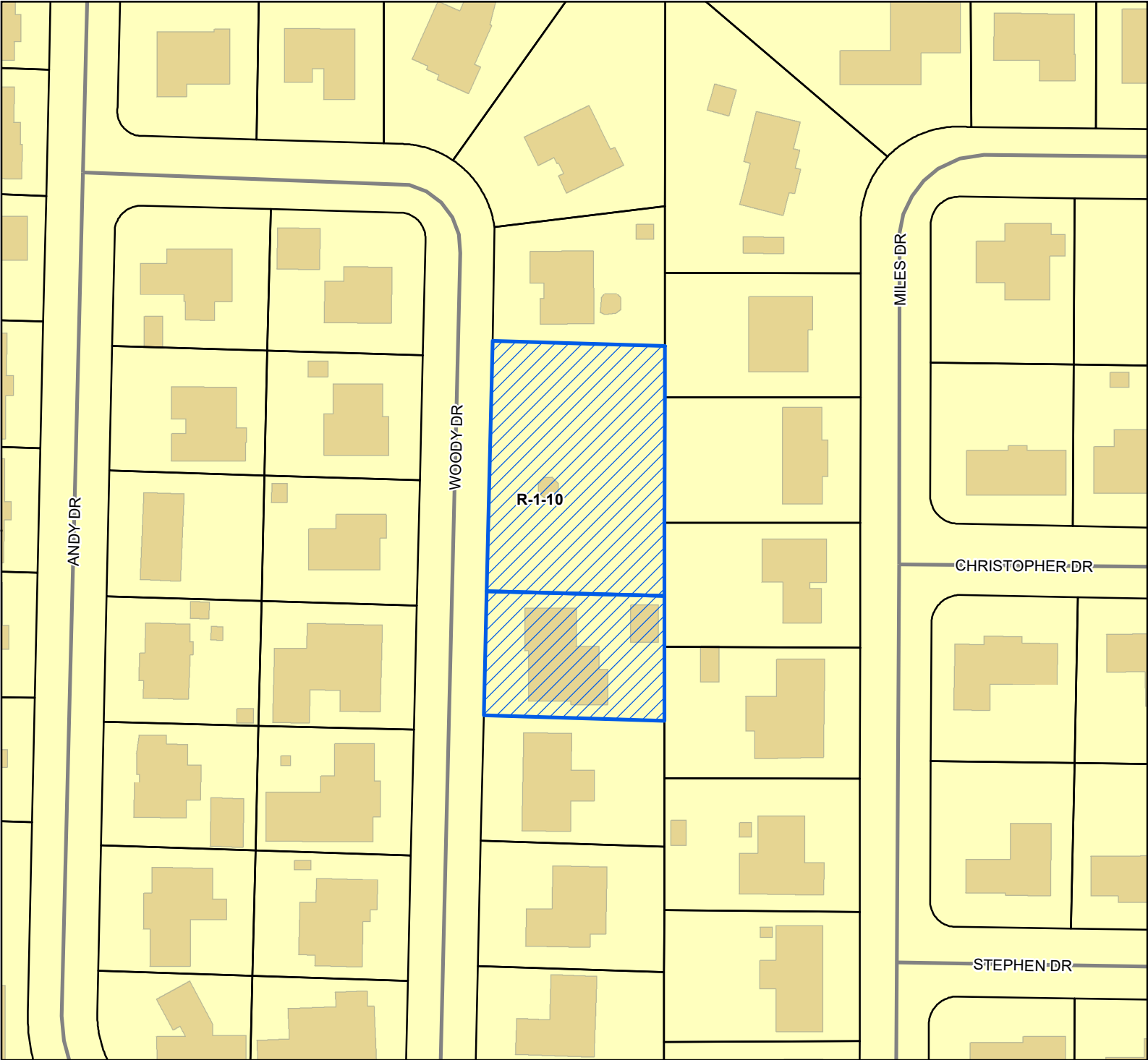
DIRECTOR APPROVAL

This report has been reviewed and approved by:



Greg Holmes
Director of Urban Development Department





Site

Street

Parcels

Buildings

City Limit

Zoning

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

Site Information

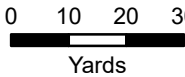
0807M-03-030.000

0807M-03-031.000

Zoning: R-1-10 (Single Family)

Size: 34318.97 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.

OWNER:

Gregory Le Baugh - 217-419-2216

Printed Name of Owner

15408 Woody Drive

Mailing Address

GU/FPORT Ms 39503

City

State

Zip Code

AGENT:

Printed Name of Agent

Mailing Address

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) _____

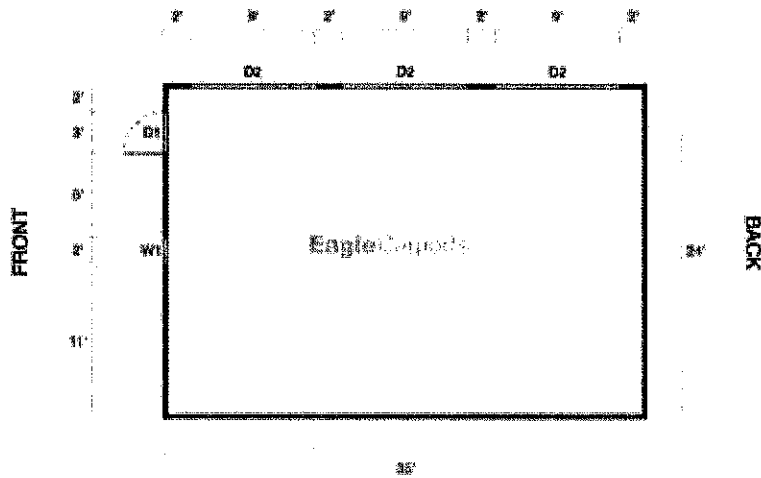
Phone (Home) _____ (Work) _____ (Cell) _____

Tax Parcel Number(s) Owned: _____

Signature: _____

FLOOR PLAN

LEFT SIDE



RIGHT SIDE

SYMBOL LEGEND

W1 6' x 6'	6' x 6' Slit Windows	D1 6' x 6'	Walk-In Door - Square Window (Max)
D2 6' x 6'	Walk Storage Door	W2 6' x 6'	Closed W2

BUILD # 1614788852849228

CUSTOMER

Gregory LeBlanc

DEALER ID # D0011613-MAN

PHONE #

STATE

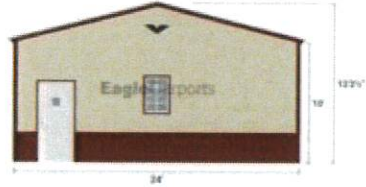
ZIP CODE

DISCLAIMER

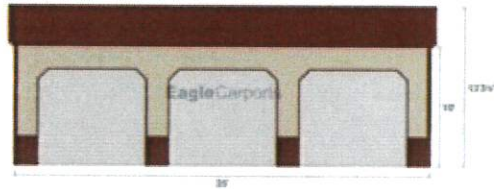
If building does not meet proper compliance and verification for wind/snow rating, your request will be screened by our team and you will be made aware of the necessary changes.

ELEVATION MAP

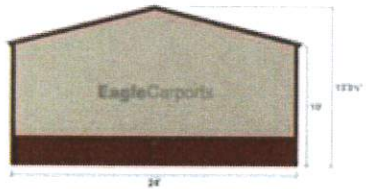
FRONT



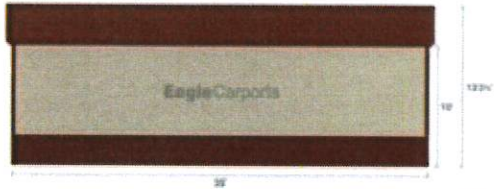
LEFT SIDE



BACK



RIGHT SIDE



BUILD #	161478852849228	DISCLAIMER
CUSTOMER	Gregory LeBaugh	If building does not meet proper compliance and verification for wind/snow rating, your request will be screened by our team and you will be made aware of the necessary changes.
DEALER ID #	D0011613-MAIN	
STATE		



Covenant Affidavit

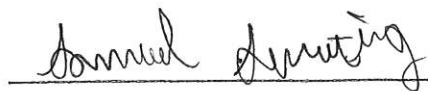
I, Gregory J LeBaugh, being owner or agent of the property 15408 Woody Ave
PRINT NAME PRIMARY ADDRESS OR PARCEL GULFPORT 39503

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

 7/30/2024
Signature Date

STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 30th day of July, 20 24


Notary Public



5/22/27
Commission Expiration

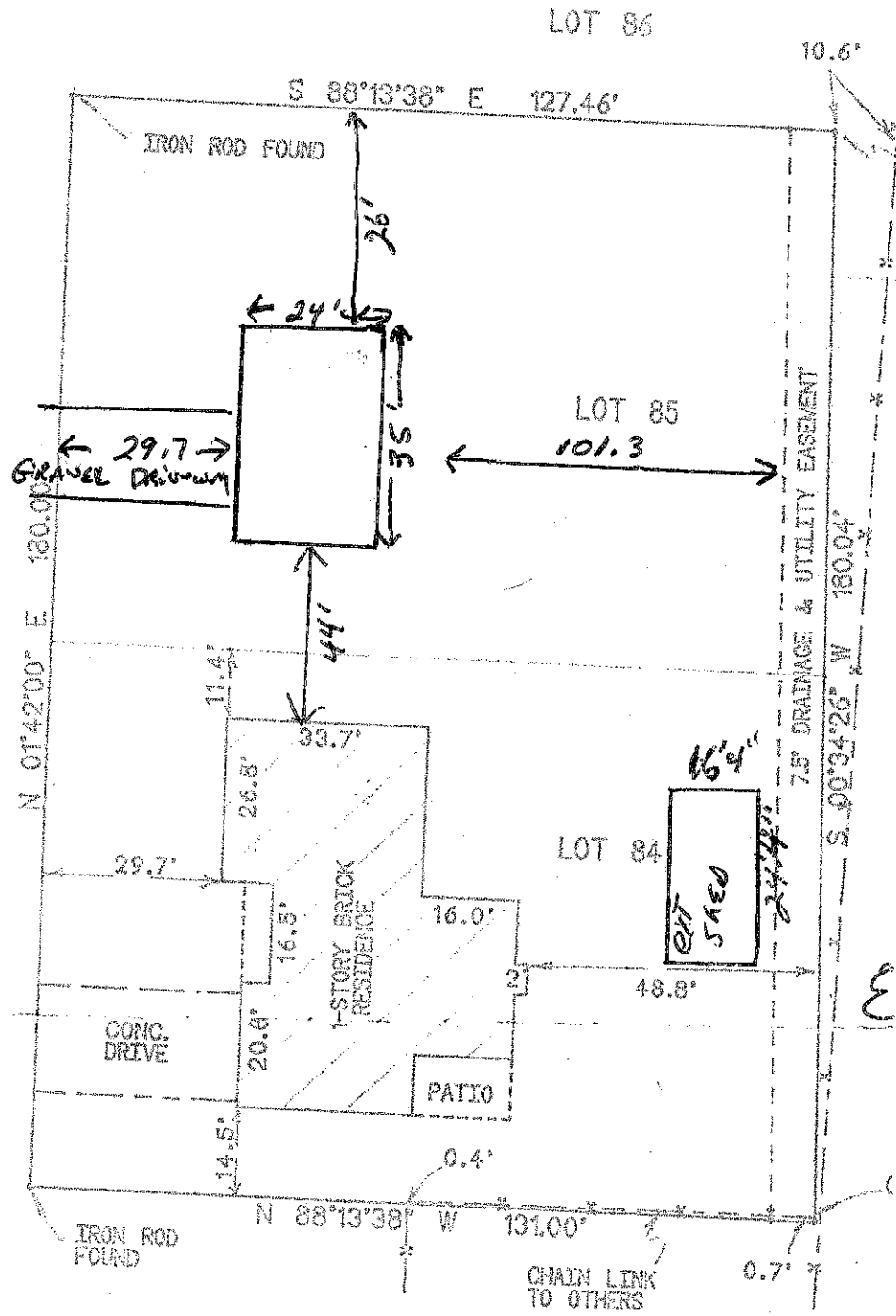
N

By Graphic Plotting only, this property is in Zone "C" of the Flood Insurance Rate Map, Community Panel No. 285255 0120 E, dated August 4, 1988. Exact designation can only be determined by an Elevation Certificate.

Roof will be 10' in height

W

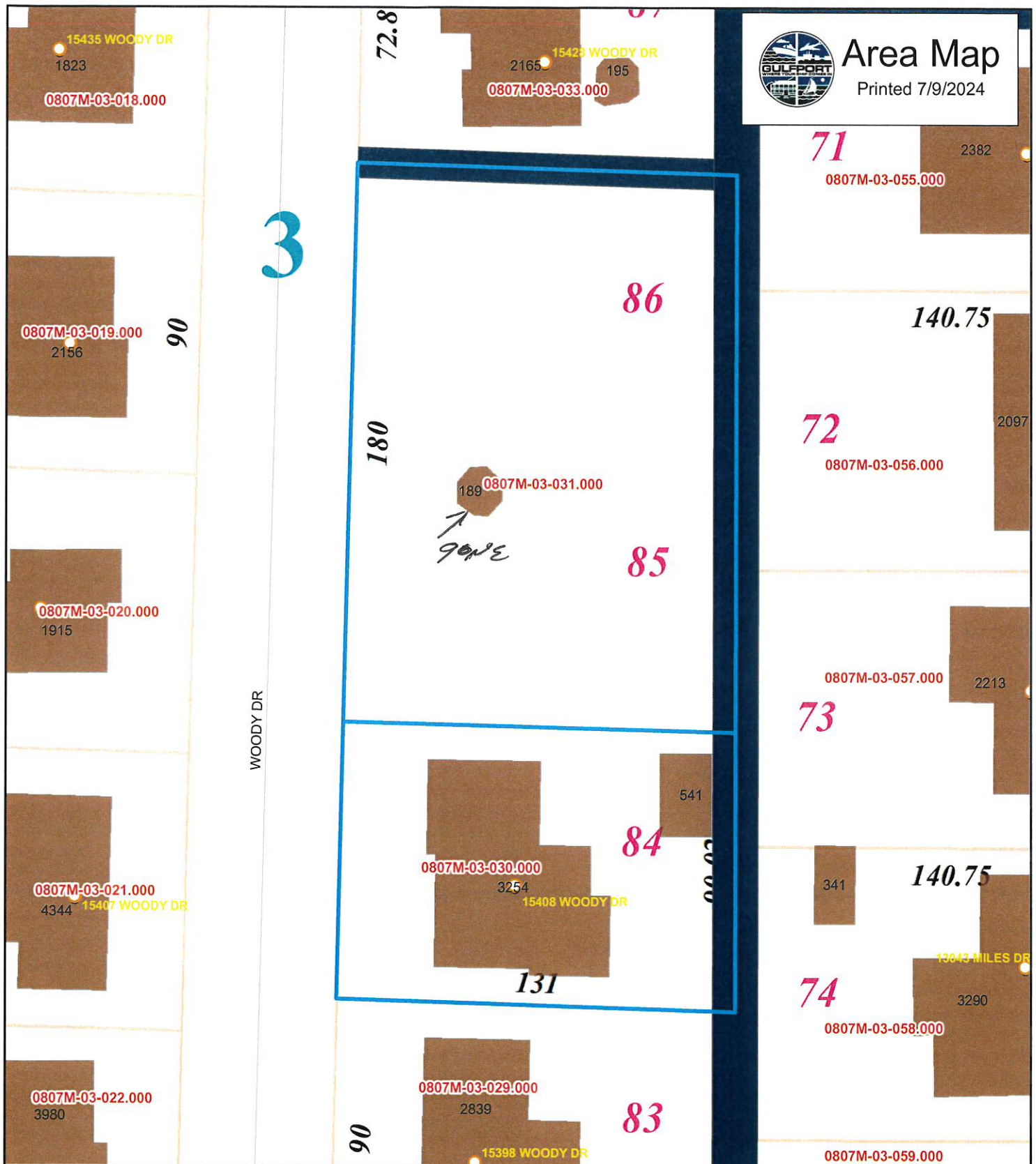
WOODY DRIVE



The Building Contractor sell metal Bldg 3 7/30/2024
which withstand winds up to 170 MPH. There more
Affordable The a stick Built Bldg.

15408 Woody Pine
Ruff Port MS
39503

Art Earl

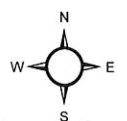


Initial and date here:

Planner: _____

Owner: _____

Contractor: _____



1 inch = 42 feet

HARRISON COUNTY TAX ASSESSOR

1801 23RD AVENUE · P.O. BOX 462 · GULFPORT, MS 39502
(228) 865-4043 · (228) 865-4077 · FAX (228) 865-4076



LAND ROLL CHANGE REQUEST FORM TAX YEAR 20__

A Deed describing split/combine or the respective city/county approval or lot line re-arrangement describing split/combine should be filed with Chancery Land Records to be made of record.

Owner: Gary LeBaugh Date: 7/9/2024

Address: 15408 WOODY DRIVE
GULFPORT MS. 39503

Phone #: 217-419-2216 Email: garysautobody1@yahoo.com Deputy: 802

The following must be checked by a deputy clerk and signed by the property owner.

PARCEL NUMBERS INVOLVED: 0807M-03-030.000
0807M-03-031.000

- ☐ ☐ SPLIT ☒ COMBINE: Parcel # to keep _____
- ☐ Are Parcels **CONTIGUOUS** (Touching) YES ☒ NO ☐
- ☐ Are Parcels titled in **SAME NAME(s)** & NOT MIXED TITLE YES ☒ NO ☐
- ☐ Are **IMPROVEMENTS**(buildings) INVOLVED YES ☒ NO ☐
- If YES, which Parcel(s) has the IMPROVEMENTS: 0807M-03-030.000

- ☐ Is there **HOMESTEAD** involved YES ☐ NO ☐
- If YES, which Parcel has the **Primary Home**: _____
- ☐ Are Parcels in the same **Tax District**: 60 YES ☒ NO ☐
- ☐ If this is a Split for a **MOBILE HOME**, has it been approved by **ZONING**:
N/A ☒ YES ☐ NO ☐
- ☐ Are all applicable **supporting documents** attached: YES ☐ NO ☐
- Document Type**: ☒ DEED# 2024-12338 ☒ SURVEY ☐ CITY/COUNTY
- Has above document been **RECORDED**: YES ☒ NO ☐ WILL DO ☐
- ☐ Have Taxes been **PAID***: YES ☐ NO ☐ WILL DO ☐

*taxes for parcels being combined still need to be paid until parcel is deleted off land roll

PROPERTY OWNER

If a mortgage company pays the taxes on any of the parcels involved in this request, it is up to you, the property owner, to notify the mortgage company of the change that may result from this request, if approved.

Signature of Property Owner: [Signature]

If not signed in front of a Deputy Tax Assessor this form must be notarized.

Prepared by and Return to:
Coastline Title & Escrow, LLC
5405 Indian Hill Blvd.
Diamondhead, MS 39525
Phone: 228-220-4349
Fax: 228-678-2215

File #: 2024-51

Indexing Instructions: EXEMPT



Wesley Hines 1st JUDICIAL DISTRICT
INSTRUMENT 2024-0012338-D-J1
FILED/RECORDED 7/1/2024 12:58:01 PM
TOTAL FEES \$26.00
4 PAGES RECORDED

STATE OF MISSISSIPPI
COUNTY OF HARRISON
1ST 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 are hereby acknowledged,

Harold A. and Roberta M. Hill Joint Revocable Trust (Grantor)
1800 Beach Blvd., Unit 413
Gulfport, MS 39507
(228) 229-3684

do hereby sell, convey, bargain and warrant to

Greg LeBaugh and Christine Ann Pruett (Grantees)
15408 Woody Drive
Gulfport, MS 39503
(217) 419-2216

As joint tenants with full rights of survivorship and not as tenants in common, the following described real property situated and located in Harrison County, State of Mississippi, more particularly and certainly described as:

Lot 84, NORTHWOOD HILLS NORTH SUBDIVISION, being 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.

and

Lot #85, NORTHWOOD HILLS NORTH, as per map or plat thereof on file and of record in the office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi, in Plat Book 29 Page 26.

and

Lot 86, NORTHWOOD HILLS NORTH, a subdivision according to the official map or plat thereof on file and of record in the office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi in Plat Book 29 at Page 26.

Being the property obtained by Grantor under Warranty Deed filed for record on May 10, 2005, in the office of the Chancery Clerk of the First Judicial District of Harrison County, as Instrument #2005 15081 D-J1.

The conveyance herein is subject to all easements, roadways, servitudes, restrictive covenants and oil, gas and other mineral reservations, exceptions, conveyances and leases of record or obvious on reasonable inspection of the subject property.

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

The parties agree that the Ad Valorem taxes for 2024 tax year are being prorated as of this day and are assumed by the Grantees herein.

THIS SPACE IS INTENTIONALLY LEFT BLANK

WITNESSED on this the 26th day of June, 2024.

GRANTOR:

Harold A. and Roberta M. Hill Joint Revocable Trust

By: *Harold A. Hill*, TRUSTEE
Harold A. Hill, Trustee

State of Mississippi
County of Harrison

Personally appeared before me, the undersigned authority in and for said county and state, on this 26th day of June, 2024, within my jurisdiction, the within named **Harold A. Hill**, who acknowledged that he is **Trustee of the Harold A. and Roberta M. Hill Joint Revocable Trust Trust**, and that for and on behalf of the said trust, and as its act and deed he executed the above and foregoing instrument, after first having been duly authorized so to do.

Melissa Nunley Reso
Notary Public

My Commission Expires: 10/23/24

TAX NOTICES: Grantees are responsible for the property taxes.



[The page contains several columns of extremely faint, illegible text, likely bleed-through from the reverse side.]

52N-3868756-14



* 1 5 8 2 8 2 4 2 *

FILING
DATE 01/22/2024

STATE FILE NUMBER 123-2024-001354

1. DECEASENT'S LEGAL NAME (First, Middle, Last, Suffix) ROBERTA MARY HILL		2. GENDER FEMALE	3. HOUR OF DEATH 02:30	4. DATE OF DEATH 01/16/2024
5. RACE (Check one or more races to indicate what the decedent considered himself or herself to be) ☒ White ☐ Black or African American ☐ Chinese ☐ Filipino ☐ Japanese ☐ Korean ☐ Vietnamese ☐ Native Hawaiian ☐ Samoan ☐ Asian Indian ☐ Guamanian or Chamorro ☐ Other Asian (Specify) _____ ☐ Other Pacific Islander (Specify) _____				
6. American Indian or Alaska Native (Name of the enrolled tribe or principal tribe) _____ Other (Specify) _____				
7. AGE AT LAST BIRTHDAY 83	8. ONLY IF UNDER 1 YEAR Mo: _____ Yr: _____	9. ONLY IF UNDER 1 YEAR Mo: _____ Yr: _____	10. DATE OF BIRTH (Month, Day, Year) 06/23/1940	11. BIRTH PLACE (State or Foreign Country) NEW YORK
12. PLACE OF DEATH (Check only one box) ☐ Hospital ☐ Hospice ☐ End of life ☐ D.O.A. ☐ Hospice facility ☒ Nursing Home/Long term care facility ☐ Decedent's home ☐ Other (Specify) _____		13. IF DEATH OCCURRED SOMEWHERE OTHER THAN A HOSPITAL		
14. FACILITY NAME (If home facility, give street address, room number, or other location) LAKEVIEW NURSING CENTER		15. CITY, TOWN OR LOCATION OF DEATH GULFPORT		16. ZIP CODE 39503
17. COUNTY OF DEATH HARRISON				
18. DECEASENT'S EDUCATION (Check the box that best describes the highest degree or level of school completed at time of death) ☐ No grade or less ☐ 1st - 12th grade no diploma ☐ High school graduate ☐ GED/correspondence ☐ Associate degree (e.g., AA, AS) ☐ Bachelor's degree (e.g., BA, BS) ☐ Master's degree (e.g., MA, MEd, MEng, MEd, MSW, MBA, etc.) ☐ Doctoral (e.g., PhD, EdD, etc.) ☐ Other (Specify) _____				
19. MARITAL STATUS AT TIME OF DEATH ☐ Married ☐ Widowed ☐ Divorced ☐ Never married ☐ Unknown		20. SURVIVING SPOUSE (give last names and first name) HAROLD ALBERT HILL		21. WAS DECEASED EVER IN A ARMED FORCES? (Yes or No) NO
22. DECEASENT'S ORIGIN (Check the box that best describes whether the decedent is Spanish/Hispanic/Latino. Check the "No" box if decedent is not Spanish/Hispanic/Latino) ☐ No, Not Spanish/Hispanic/Latino ☐ Yes, Mexican, Mexican American, Chicano ☐ Yes, Puerto Rican ☐ Yes, Cuban ☐ Yes, Other Spanish/Hispanic/Latino (Specify) _____				
23. SOCIAL SECURITY NUMBER [REDACTED]		24. USUAL OCCUPATION (Kind of work done most of working life) PROGRAM ANALYST		
25. RESIDENCE - STATE MISSISSIPPI		26. COUNTY HARRISON		27. CITY OR TOWN GULFPORT
28. ZIP CODE 39503		29. STREET AND NUMBER OF RESIDENT LOCATION (Include apartment number) 15408 WOODY DRIVE		
30. INSIDE OF ELMITS (Yes or No) YES		31. FATHER'S OR PARENT'S NAME PRIOR TO FIRST MARRIAGE (First, Middle, Last, Suffix) ROBERT THAYER		
32. MOTHER'S OR PARENT'S NAME PRIOR TO FIRST MARRIAGE (First, Middle, Last, Suffix) MARY EDMISTER		33. INFORMANT NAME (Type or print) HAROLD ALBERT HILL		
34. RELATIONSHIP TO DECEASENT HUSBAND		35. MAILING ADDRESS (Street and number, City or town, State, ZIP Code) 15408 WOODY DRIVE, GULFPORT, MS 39503		
36. DISPOSITION OF BODY (Specify: Burial, Cremation, Removal, etc.) CREMATION BURIAL		37. CEMETERY/HUMANITARIAN NAME MS GULF COAST CREMATORY/BLOOMINGTON		38. LOCATION (City and State) MSBLOOMINGTON, MS
39. FUNERAL HOME (Type or print) WILLIAM SWITZER		40. FUNERAL DIRECTOR - SIGNATURE AND LICENSE NUMBER ARTHUR W. LANG III		
41. FUNERAL HOME LICENSE NUMBER FE-0611		42. MAILING ADDRESS (Street and number, City or town, State, ZIP Code) PO BOX 1106, GULFPORT, MS 39502		
43. MAILING ADDRESS (Street and number, City or town, State, ZIP Code) ON 01/16/2024		44. MAILING ADDRESS (Street and number, City or town, State, ZIP Code) AT 02:30		
45. PERSON WHO INFORMED DEATH - NAME AND TITLE (Type or print) NATASHA BARKLEY ORN		46. PRONOUNCED DEAD (Month, Day, Year) ON 01/16/2024		
47. PRONOUNCED DEAD (Time) AT 02:30		48. NAME OF CERTIFIER (Type or print) WILLIAM SWITZER		
49. NAME AND ADDRESS (Street and number, City or town, State, ZIP Code) P. O. BOX 406, GULFPORT, MS 39502		50. SIGNATURE AND TITLE WILLIAM SWITZER, CMTE		
51. SIGNATURE AND TITLE HARRISON COUNTY CORONER		52. DATE SIGNED (Month, Day, Year) 01/22/2024		
53. CAUSE OF DEATH PART 1 - Enter one cause of system - disease, injury, or complication - and directly caused the death. DO NOT enter terminal events such as cardiac arrest, shock, or heart failure without showing the etiology. List only one cause on each line. DO NOT USE ABBREVIATIONS.				
54. IMMEDIATE CAUSE (Final disease or condition resulting in death) LUNG CANCER WITH METASTASIS				
55. UNDERLYING CAUSE (Disease or injury that initiated events resulting in death) LUNG CANCER WITH METASTASIS				
56. PART 2: OTHER SIGNIFICANT CONDITIONS - Conditions contributing to death but not resulting in the underlying cause given in PART 1.				
57. DID TOBACCO USE CONTRIBUTE TO DEATH? ☐ Yes ☐ Probably ☐ No ☐ Unknown				
58. DATE OF INJURY 01/16/2024				
59. TIME OF INJURY 02:30				
60. DESCRIBE HOW OR BY WHAT MEANS INJURY OCCURRED				
61. INJURY AT WORK? (Yes or No) NO				
62. PLACE OF INJURY (Specify Home, Farm, Street, Factory, Office building, etc.)				
63. LOCATION - Street and room number 15408 WOODY DRIVE				
64. CITY OR TOWN GULFPORT				
65. STATE MISSISSIPPI				

Mississippi State Department of Health

Revised: 04/01/2015

Form 51

This is a true and correct reproduction of the document officially registered and placed on file with the Mississippi Bureau of Vital Records and Public Health Statistics.

DATE ISSUED: JANUARY 23, 2024

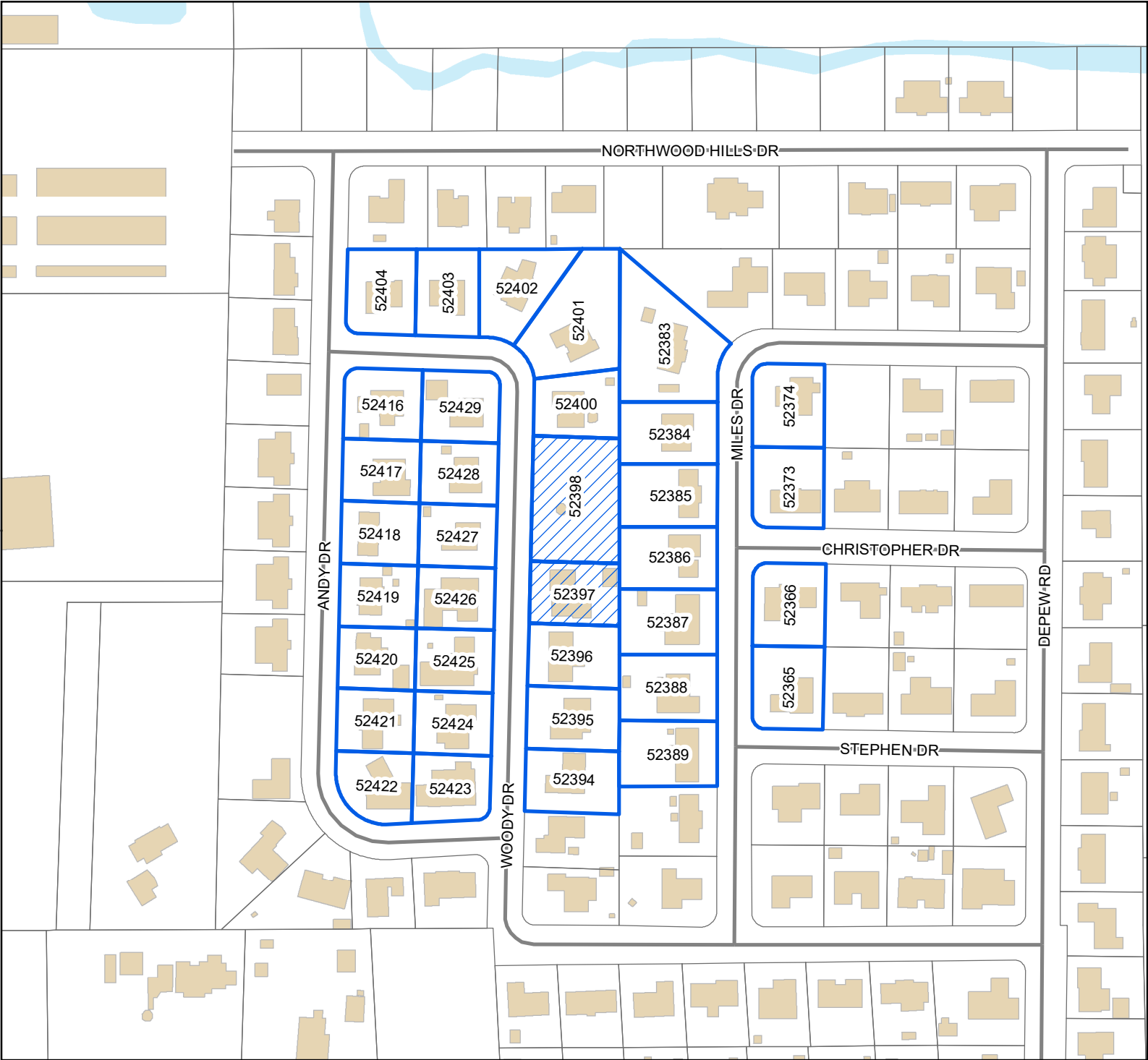
ISSUED

Judy Moulder
State Registrar

This copy not valid unless prepared on engraved border displaying state seal and signature of the Registrar.

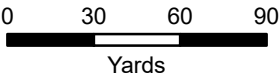


Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
Y		0807M-03-030.000	GREGORY LEBAGH (OWNER)	15408 WOODY DRIVE	GULFPORT	MS	39503
			Adjacent Property Owners (2408ARC037)				
	52402	0807M-03-035.000	DAHL MICHAEL J & KAREN L	15444 WOODY DR	GULFPORT	MS	39503
	52404	0807M-03-037.000	GIFT ANGELA T & MCCOMMON RICHARD A	15460 WOODY DR	GULFPORT	MS	39503
	52394	0807M-03-027.000	JEFFERSON GLORIA JUNE	15378 WOODY DR	GULFPORT	MS	39503
	52383	0807M-03-054.000	BURRIL CASEY J	20265 HWY 189	ELBA	AL	36323
	52401	0807M-03-034.000	WRIGHT JEFFERY A & BERNEDETT J	15440 WOODY DR	GULFPORT	MS	39503
	52400	0807M-03-033.000	KEYS CARLOS E & APRIL Y	15428 WOODY DR	GULFPORT	MS	39503
	52429	0807M-03-018.000	R & R PROPERTY LLC	11992 MICHAEL GRACE DR	GULFPORT	MS	39503
	52421	0807M-03-012.000	RYERSON ROBERT R & PERLA	13034 ANDY DR	GULFPORT	MS	39503
	52385	0807M-03-056.000	WILLIAMS JOHN S	13063 MILES DR	GULFPORT	MS	39503
	52398	0807M-03-031.000	HILL HAROLD A & ROBERTA M-TRUSTEES-	15408 WOODY DR	GULFPORT	MS	39503
	52417	0807M-03-016.000	COWSERT JOHN T	13064 ANDY DR	GULFPORT	MS	39503
	52365	0807M-02-025.000	ROBINSON HOLLIS & AICHA	15314 STEPHENS DR	GULFPORT	MS	39503
	52420	0807M-03-013.000	DUBRA CHARLES E & MARIE A	13040 ANDY DR	GULFPORT	MS	39503
	52386	0807M-03-057.000	DLG ENTERPRISES	21435 MENNONITE RD	GULFPORT	MS	39503
	52366	0807M-02-026.000	BASS BARBARA D GRIFFIN	15313 CHRISTOPHER DR	GULFPORT	MS	39503
	52373	0807M-02-033.000	LANE RHONDA ANN	15314 CHRISTOPHER DR	GULFPORT	MS	39503
	52426	0807M-03-021.000	CHARLTON CATHERINE V	15407 WOODY DR	GULFPORT	MS	39503
	52416	0807M-03-017.000	JOHNSON GRALYN DENNIS JR & VALERIE	15457 WOODY DR	GULFPORT	MS	39503
	52418	0807M-03-015.000	TROPHY FISH LLC	2347 LOST CHANNEL	BILOXI	MS	39531
	52427	0807M-03-020.000	RIDDLE BRETT J & JESSICA M	15415 WOODY DR	GULFPORT	MS	39503
	52419	0807M-03-014.000	HEBRON ANGELITO E	13048 ANDY DR	GULFPORT	MS	39503
N	52423	0807M-03-024.000	HANDY CAMPGROUND INC THE	C/O DEBRON KING	GULFPORT	MS	39503
	52425	0807M-03-022.000	SQUIRES ALAN HUNTER	15397 WOODY DR	GULFPORT	MS	39503
	52403	0807M-03-036.000	AVENA JEFFREY V	1369 CUTTER COVE	SLIDELL	LA	70548
	52374	0807M-02-034.000	EILERMANN KEITH & JANET & TOLAR T	14352 CHESTWOOD COVE	GULFPORT	MS	39503
	52388	0807M-03-059.000	BARNEY KENNETH C & LOLA M	13033 MILES DR	GULFPORT	MS	39503
	52395	0807M-03-028.000	GASPARRINI MARTHA S DODD -TRUSTEE-	306 EASTVIEW DR	BILOXI	MS	39531
	52389	0807M-03-060.000	YOUNG LINDA G	13025 MILES DR	GULFPORT	MS	39503
	52384	0807M-03-055.000	LONG DAVID & BARBARA	13073 MILES DR	GULFPORT	MS	39503
	52428	0807M-03-019.000	MCCOY JASON CARROLL	15425 WOODY DR	GULFPORT	MS	39503
	52387	0807M-03-058.000	MIGUES ERNEST T III & BERNADETTE	13043 MILES DRIVE	GULFPORT	MS	39503
	52396	0807M-03-029.000	BLACKWELL PAULINE	15398 WOODY DR	GULFPORT	MS	39503
	52424	0807M-03-023.000	ALEMAN TROY	15387 WOODY DR	GULFPORT	MS	39503
	52422	0807M-03-011.000	BAKER PATRICIA W -TRUSTEE-	14162 EAST MARCIE RD	GULFPORT	MS	39503



Legend

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



1 inch = 200 feet



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Technical Report

ARCHITECTURAL REVIEW COMMITTEE

GENERAL INFORMATION

Case File Number: 2408ARC038

Hearing Date: August 8, 2024

Current Zoning/Use: I-1 / Commercial Structure

Legal: Architectural Review Committee 2408ARC038, by agent Mark Lishen, seeking approval for metal siding and to deviate from landscaping requirements, Tax Parcel 0809P-02-001.000, 14035 Airport Road, Zoned I-1 (Light Industry), Ward 3

TECHNICAL DETAILS

The applicant requests a waiver not to meet the required design standard for Appendix A, Sec. IV Supplementary Regulations (a)(3)

Design Standards

1.6.

Landscaping.

- i. Landscaping should be designed to delineate outdoor spaces, reinforce architectural themes, strengthen the sense of place of a district or corridor, screen services and parking from public view, and ease transitions among adjacent uses.
- ii. Landscape designs should provide for clear lines of site and allow for the informal surveillance of sidewalks, pedestrian paths, public spaces, building entries, and other areas where public use is anticipated.
- iii. Where possible, existing landscape elements should be incorporated and preserved. Healthy mature trees and tree groupings should be preserved as design determinants. Mature trees on project sites should be protected and preserved as per City of Gulfport tree preservation standards.
- iv. Along public street frontages, landscape designs should continue or complement treatments on adjacent properties and reinforce the overall landscape character of the corridor or district.
- v. Planting trees, shrubs, vines, and ground cover in combination with strategically placed screen walls should be used to for screening.
- vi. Use of native, drought tolerant species is preferred.
- vii. Automatic irrigation is preferred for all landscape areas.

Design Standards

2.7

Materials and Finishes. (ii)

- ii. Landscaping should be designed to delineate outdoor spaces, reinforce architectural themes, strengthen the sense of place of a district or corridor, screen services and parking from public view, and ease transitions among adjacent uses.

Technical Report

ARCHITECTURAL REVIEW COMMITTEE

EXECUTIVE SUMMARY

The applicant is seeking approval for metal panels as exterior material and a waiver to not meet the landscaping requirements in City of Gulfport's design standards. The applicant explains in their application that the proposed structure is a new Fleet Maintenance Facility that is designed in the same style of the existing maintenance buildings. Applicant has provided color renderings to illustrate the visual design of the proposed structure. Staff conducted a site visit to compare the proposed building to the existing structures, staff confirmed the existing maintenance buildings match in appearance to the proposed structure including with the exterior metal material. Applicant is also seeking approval for a waiver to not meet the design standards regarding landscaping requirements. Applicant claims that the site only has landscaping for the site is at the airport's entrance and exit off of Airport Road, and there is no landscaping at any of the adjacent buildings. Based upon staff's site visit, while there does exist landscaping around the public parking areas in addition the beforementioned landscaping locations by the entrance and exit sites, there is no landscaping around the existing maintenance buildings. Applicant also asks in their application for a waiver from parking requirements. The Architectural Review Committee cannot grant approval for waivers to deviate from parking requirements. Any deviation from parking requirements will need approval from the Zoning Board of Adjustments and Appeals, via an approved variance. Applicant will need to apply for a variance application to go before the Zoning Board of Adjustments and Appeals to seek approval to deviate from parking requirements.

Any approval should consider these conditions:

1. Must comply with all planning and zoning rules regulations.
2. Approval allows for metal panels as exterior siding.
3. Approval allows for deviation from landscape requirements
4. This board cannot grant approval for deviation from parking requirements. Applicant will need to apply for variance in order to seek approval from the Zoning Board of Adjustments and Appeals to deviate from parking requirements.

DIRECTOR APPROVAL

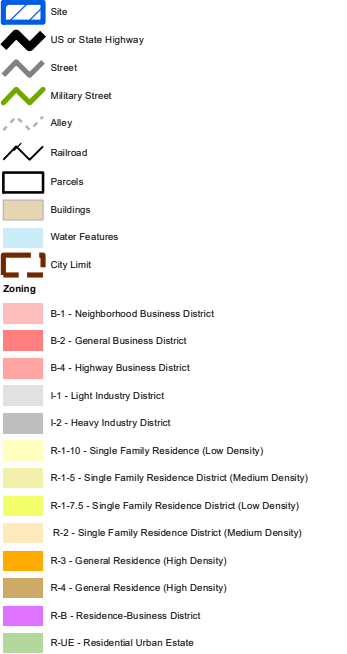
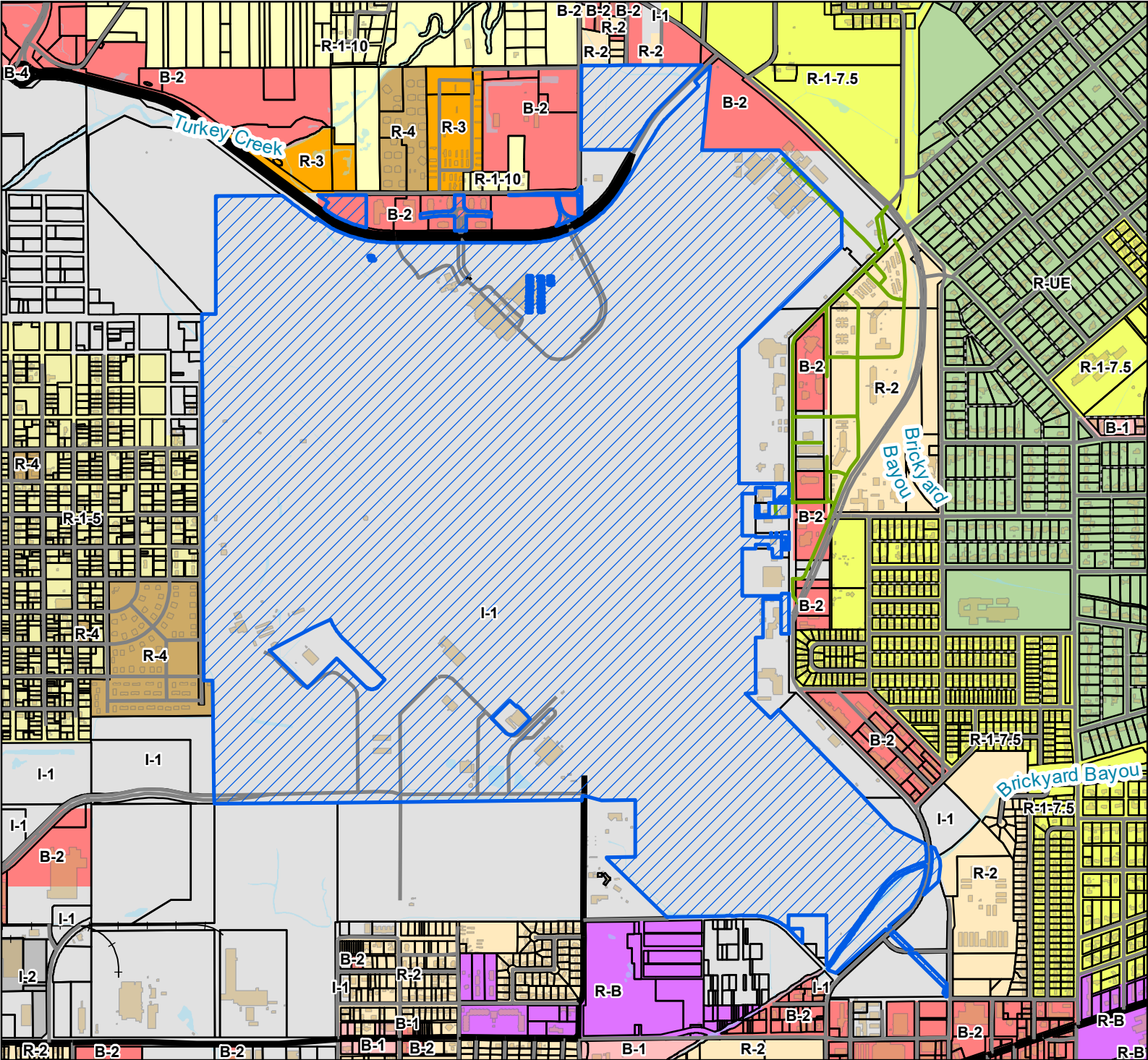
This report has been reviewed and approved by:



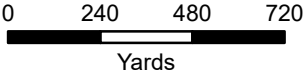
Greg Holmes

Director of Urban Development Department





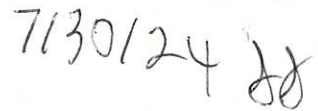
Site Information
0809P-02-001.000
Zoning: I-1 (Light Industry)
Size: 1053.7 acres
Flood: X



1 inch = 1,500 feet



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OWNER:

Gulfport Biloxi Regional Airport Authority

Printed Name of Owner
14035-L Airport RoadMailing Address
Gulfport

MS

39503

City

State

Zip Code

AGENT:

Mark Lishen, AIA – Principal Architect – EGH Architects

Printed Name of Agent
1091 Tommy Munro DriveMailing Address
Biloxi

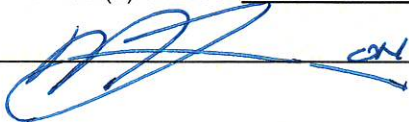
MS

39532

City

State

Zip Code

Name of Owner (PRINT) Gulfport Biloxi Regional Airport AuthorityAddress (Street, City, State, Zip Code) 14035-L Airport Road, Gulfport, MS 39503Phone (Home) _____ (Work) 228-863-5951 (Cell) _____Tax Parcel Number(s) Owned: 0809P-02-001.000Signature:  ON BEHALF OF AIA.**Name of Owner (PRINT)** _____

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

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

Tax Parcel Number(s) Owned: _____

Signature: _____

Name of Owner (PRINT) _____

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

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

Tax Parcel Number(s) Owned: _____

Signature: _____

IMPORTANT NOTICE:

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

Submission Requirements:

Page one of this application, completed and signed.

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

SEE ATTACHED EGH DOCUMENTN OFFERING FURTHER EXPLANATION FOR EACH OF THESE SUBMITTAL REQUIREMENTS.

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

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

SEE ATTACHED APPENDIX K – TITLE DOCUMENTS.

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

See attached letter from Mr. Clay Williams, Executive Director of the Biloxi Gulfport International Airport.

SEE ATTACHED APPENDIX L – AUTHORITY TO ACT AS AGENT.

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

THERE ARE NO ADDITIONAL PROPERTY OWNERS THAT WE WISH TO BE NOTIFIED.

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

SEE ATTACHED APPENDIX M - AFFIDAVIT LETTER.

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

SEE ATTACHED EGH LETTER TO MR. GREG HOLMES DATED JULY 31, 2024.

I the owner/agent acknowledge this is a complete application

ACKNOWLEDGED BY MARK LISHEN, AUTHORIZED AGENT OF THE GULFPORT BILOXI AIRPORT AUTHORITY.

July 31, 2024

Mr. Greg Holmes
Director of Urban Development
1410 24th Avenue
Gulfport, MS 359502

**RE: Gulfport Biloxi International Airport
Fleet Maintenance Facility
14035-L Airport Road
Gulfport, MS 39503
Tax Parcel #: 0809P-02-001.000**

Dear Mr. Holmes:

The purpose of this letter is to address three specific issues raised by the Planning/Zoning Department during the Building Code Plan Review and to provide supplemental information for your use in granting the Gulfport Biloxi Airport Authority's (Owner) request to construct a new 11,997 square foot Fleet Maintenance Facility adjacent to the existing maintenance buildings located on the north end of airport property. This new building and adjacent existing maintenance buildings are located approximately 450-feet off of Airport Road in an I-1 Light Industry District.

As a condition of granting the Owner a building permit for construction, the three issues raised during the Building Code Plan Review are as follows:

1. Require Architectural Review Committee Approval for Exterior Building Material
2. Landscaping Required
3. Show Parking Spaces on Site Plan

The information provided below summarizes our position and gives insight as to why we believe the Architectural Review Committee should grant relief and approval of our request.

1. Require Architectural Review Committee Approval for Exterior Building Material

Existing Airport maintenance staff will use the new Fleet Maintenance Facility to repair and maintain airport fleet vehicles, including airport service cars/trucks, push-back tugs, belt loaders, water trucks, lavatory-service vehicles, platform stairs, de-icing equipment, mowers, forklifts, etc. This type of facility is necessary for maintaining

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Biloxi, MS 39532
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329 East Capitol Street
Jackson, MS 39201
601.354.2572 P

continuous airport operational mobility and is an appropriate use for an I-1 Light Industry District.

According to Gulfport's Zoning Ordinance, I-1 districts are intended for light manufacturing, wholesaling, and similar uses, providing convenient access from arterial thoroughfares, highways, and railway lines. The district regulations aim to protect nearby residential and business districts.

The existing maintenance buildings are utilitarian, consisting of pre-engineered metal structures with architectural metal wall panels and a perimeter mansard roof. EGH Architects designed the new Fleet Maintenance Facility in the same style to preserve and enhance the character of the existing maintenance area.

The chosen exterior material is a pre-finished architectural metal wall panel (AMWP) with a perimeter mansard roof panel utilizing a custom "Shimmering Teal" green color matching the main terminal building. The selection of AMWP's is a more sustainable material due to the building's proximity to the tarmac, jet blast deflector, taxiways and runways. The exhaust from jet engines contains soot, unburned hydrocarbons and other particles that can settle on adjacent structures, leading to dirt accumulation. The smooth surface of the AMWP's will allow Airport staff to better maintain panels as opposed to a more rough or porous material such as brick or textured masonry units.

Refer to Appendix N – Pictures from Airport Road: to help visualize the distance from Airport Road to the building site. It would be extremely difficult to ascertain what exactly the exterior skin was from that distance.

2. Landscaping Required

The new Fleet Maintenance Facility is located 450-feet south of Airport Road adjacent to other existing Airport maintenance facilities. While the main Airport Terminal Building is accessed from Airport Road, the new Fleet Maintenance Facility will be accessed from a separate service road off of Airport Road. This service road provides the only access to the existing maintenance area from Airport Road. While the intent of the Landscaping Ordinance is to continue and complement treatments on adjacent properties, the only landscaping on Airport property along Airport Road is at the main Airport Terminal entrance and the adjacent entrance/exit from Airport property across from Cuandet Road. There is no landscaping adjacent to any of the other existing maintenance facilities. Given the distance from Airport Road and the existing maintenance facilities' adjacency, landscaping would not provide the intended visual benefit.

Refer to Appendix N – Pictures from Airport Road: to help visualize the distance from Airport Road to the building site.

3. Show Parking Spaces on Site Plan

The site plan for the new Fleet Maintenance Facility includes a new asphalt laydown area for airport equipment waiting for repairs or returning to service. Additional staff parking in this area is unnecessary and would reduce space for airport equipment. There is existing employee parking just north of the new building, adjacent to other maintenance buildings. The staff assigned to the new facility are current airport staff who will continue to park in the existing lot. Additional staff parking is also available south of the parking garage and east of the rental car parking area.

Refer to Appendix J – Airport Aerial View – Existing Parking: for location of all parking areas; and Appendix D – GBIA Fleet Maintenance Site Satellite Image.

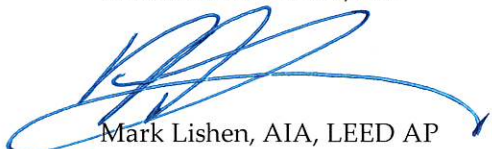
Summary

1. The use of a pre-engineered metal building structure with architectural metal wall panels meets the intent of the Zoning Ordinance for I-1 Light Industry District structures. We request ARC approval to construct the building as designed.
2. Given the distance from Airport Road and the adjacency to existing maintenance facilities, we believe that providing landscaping is unnecessary and request a waiver from the ARC.
3. Providing additional parking spaces in the new laydown area is unnecessary and would reduce valuable space needed for airport fleet vehicles. We request a waiver from the ARC to not show additional parking spaces on the site plan.

Thank you for considering our requests. We look forward to your positive response and are available to provide any further information you may need.

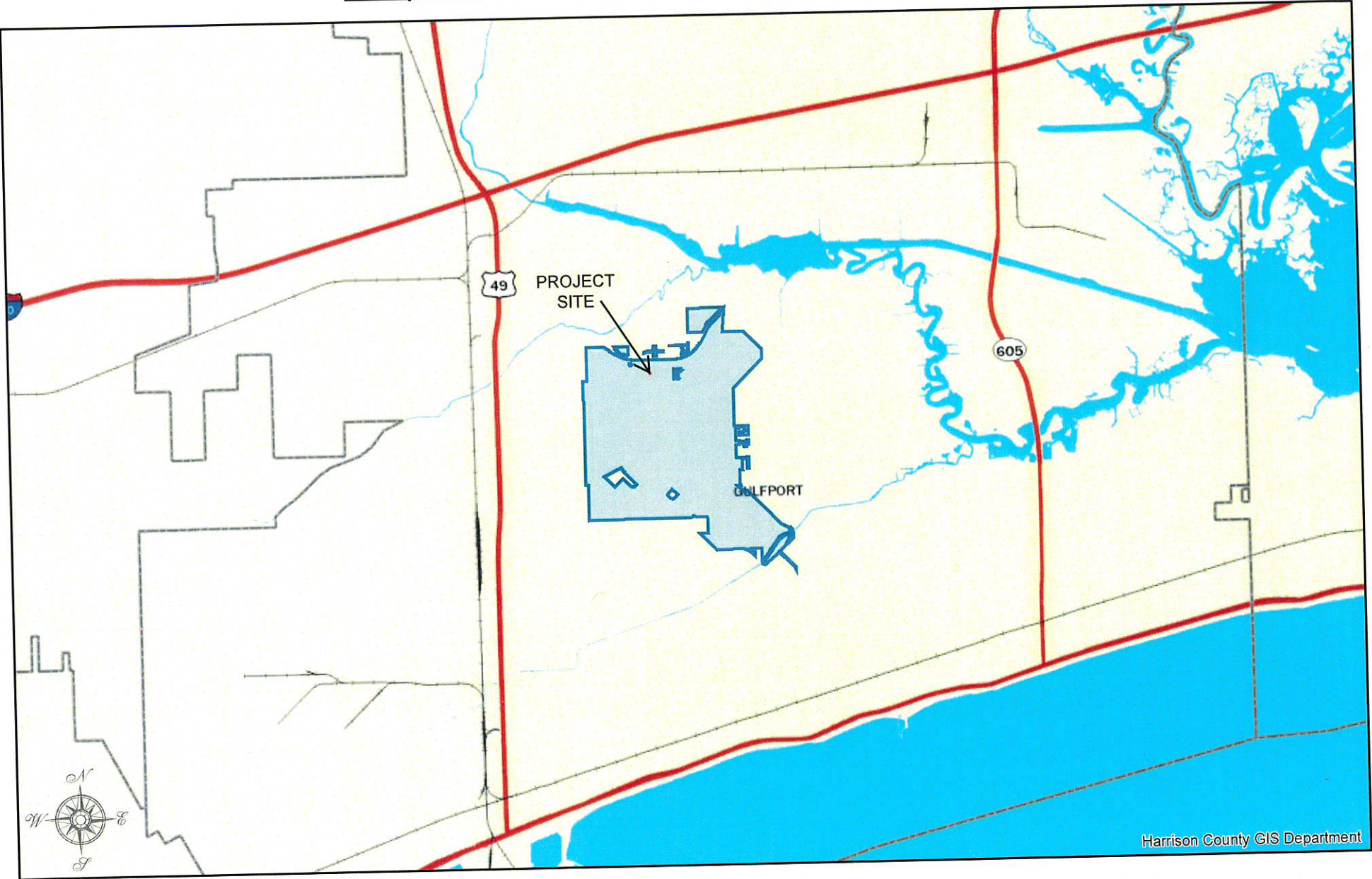
Sincerely,

EGH ARCHITECTS, PA



Mark Lishen, AIA, LEED AP
Principal Architect

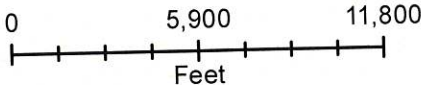
APPENDIX A Gulfport Biloxi International Airport Area Map



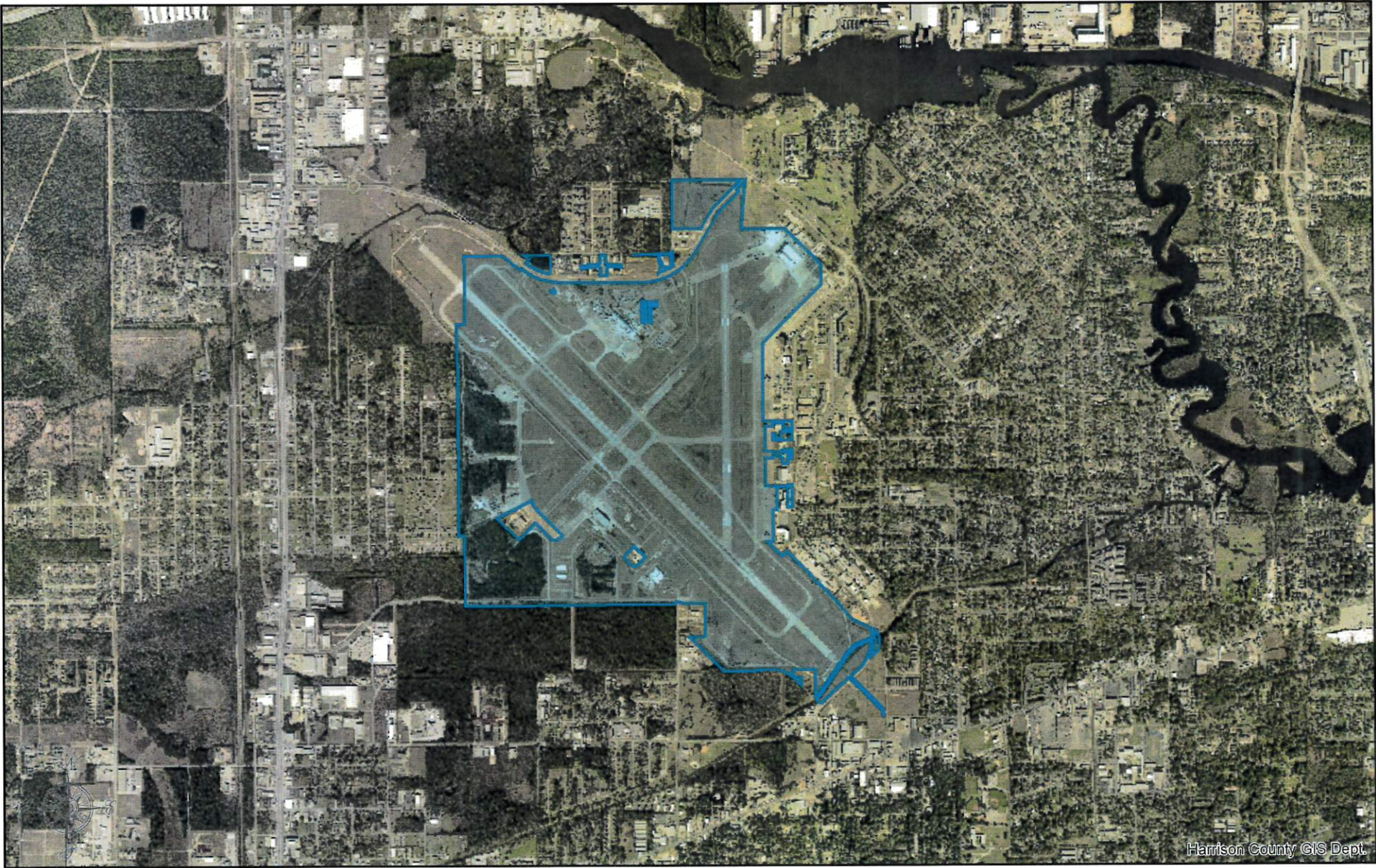
HARRISON COUNTY, MISSISSIPPI

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MAP DATE: July 25, 2024



APPENDIX B Gulfport Biloxi International Airport Satellite Image



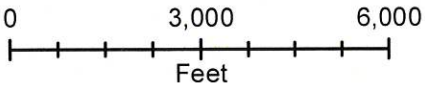
Harrison County GIS Dept.



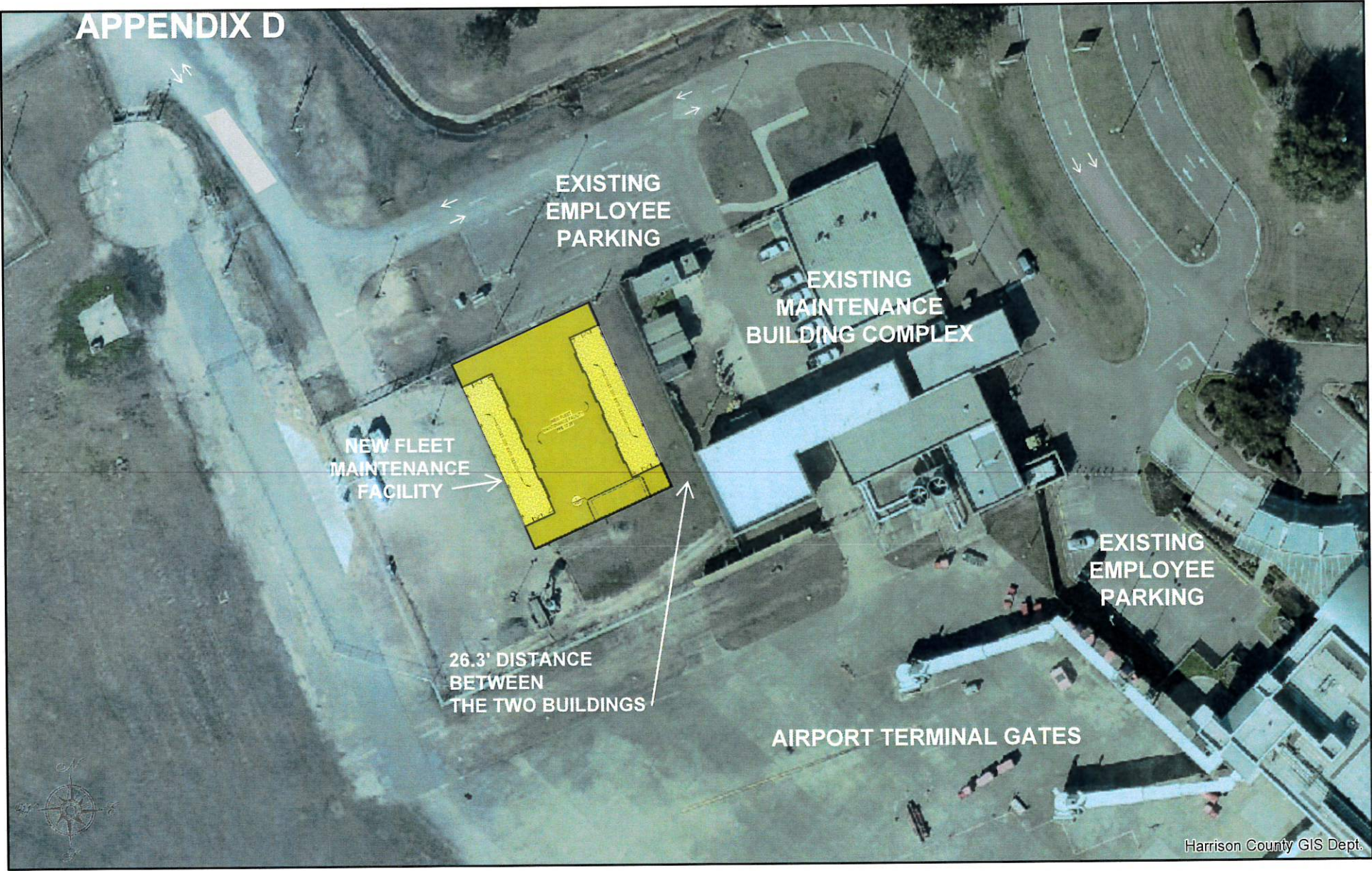
HARRISON COUNTY, MISSISSIPPI

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MAP DATE: July 25, 2024



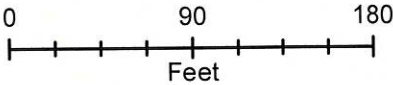
Gulfport Biloxi International Airport Fleet Maintenance Facility Site Satellite Image



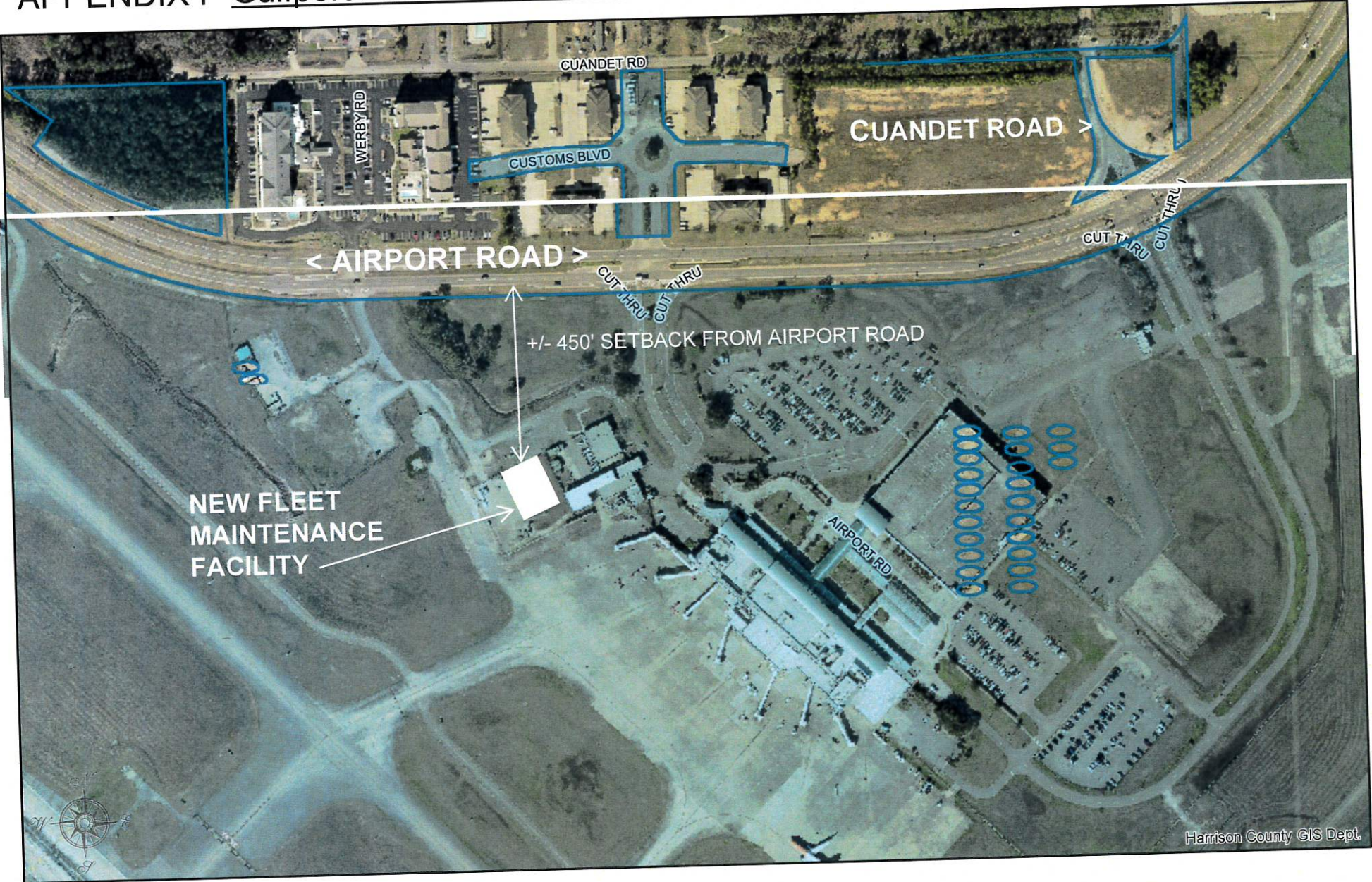
HARRISON COUNTY, MISSISSIPPI

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MAP DATE: July 25, 2024



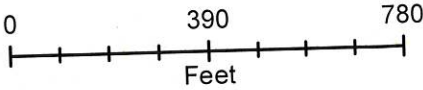
APPENDIX I Gulfport Biloxi International Airport Enlarged Satellite Image



HARRISON COUNTY, MISSISSIPPI

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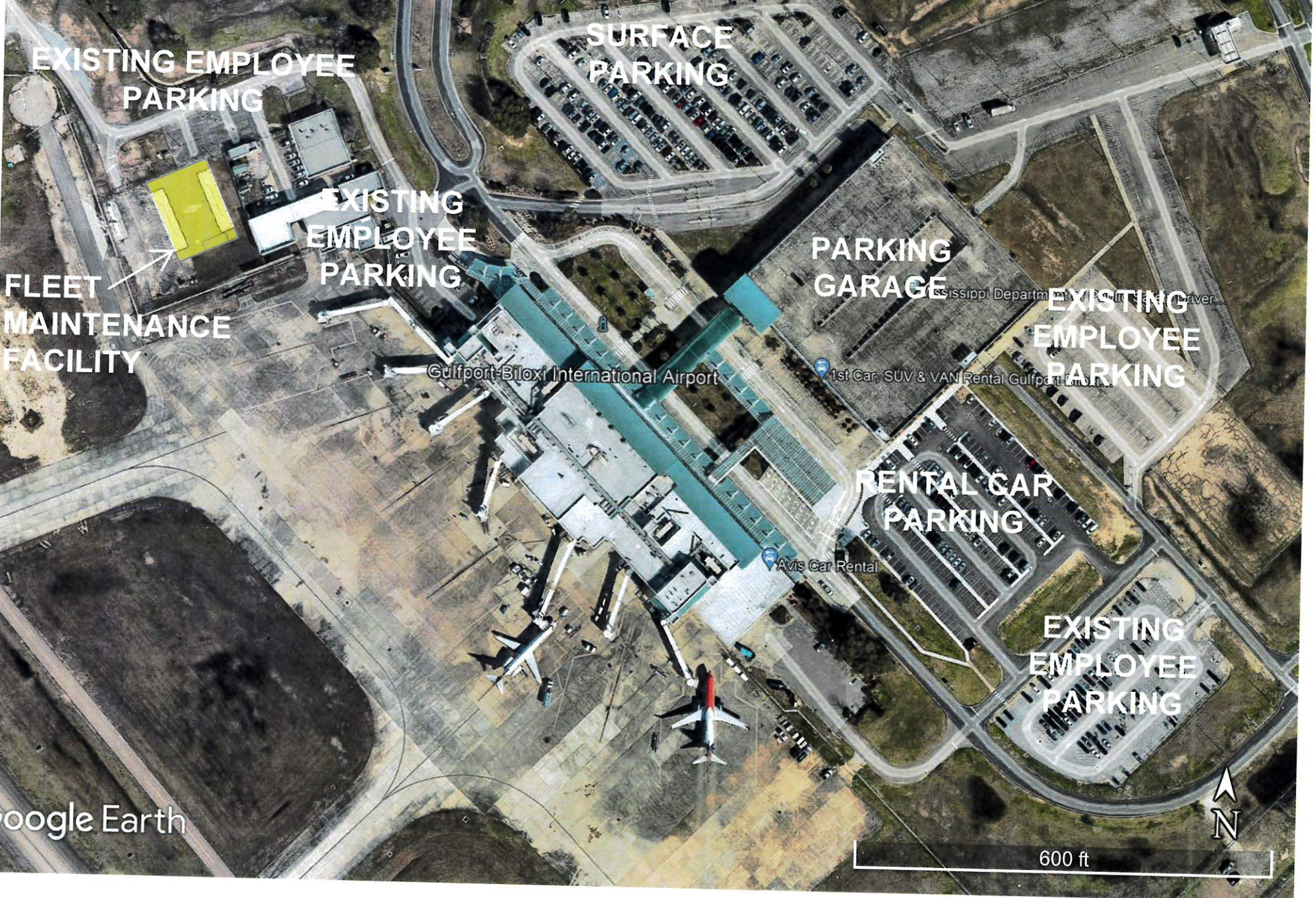
MAP DATE: July 25, 2024



Airport Aerial View

Existing Parking Locations

APPENDIX J





Gulfport-Biloxi International Airport

July 11, 2024

Mr. Greg Holmes
Director of Urban Development
1410 24th Avenue
Gulfport, MS 39502

RE: Gulfport Biloxi International Airport
Fleet Maintenance Facility
Authority to Act as Agent

Dear Mr. Holmes:

EGH Architects being the Architect of Record on the new Fleet Maintenance Facility has asked that we provide them the following authorization on behalf of the Gulfport-Biloxi Regional Airport Authority to act as our agent during the Architectural Review Committee meeting where the Fleet Maintenance Facility project will be discussed.

As the owner of the property located at 14035-L Airport Road, Gulfport, MS 39503, we hereby authorize Mark Lishen, AIA – Principal with EGH Architects to act as our agent and representative at the Architectural Review Committee meeting scheduled for August 8, 2024.

Mr. Lishen is authorized to discuss, submit, and address any and all matters pertaining to the request submitted for our property. He is also empowered to make decisions and respond to any questions or requirements set forth by the Committee on our behalf.

Please extend to him the same courtesy and consideration you would offer airport representatives. If you require any additional information or verification, please do not hesitate to contact me at 228-863-5951. Thank you for your consideration and attention to this matter.

Sincerely,
Gulfport-Biloxi Regional Airport Authority

Clay Williams
Executive Director

State of Mississippi County of Harrison
The foregoing instrument was acknowledged before me this 11
day of July, 2024.

By Samantha Lynn Resh Notary Public.
My Commission expires 9/24/27



APPENDIX M - AFFIDAVIT LETTER

July 31, 2024

Mr. Greg Holmes
Director of Urban Development
1410 24th Avenue
Gulfport, MS 359502

RE: Affidavit Letter
Gulfport Biloxi International Airport
Fleet Maintenance Facility
14035-L Airport Road
Gulfport, MS 39503
Tax Parcel #: 0809P-02-001.000

Dear Mr. Holmes:

The purpose of this letter is to state that our request included with the attached Architectural Review Committee Application to the best of my knowledge is not in violation of restrictive or protective covenants.

Please let me know if I need to provide any further information you may need.

Sincerely,

EGH ARCHITECTS, PA



Mark Lishen, AIA, LEED AP
Principal Architect

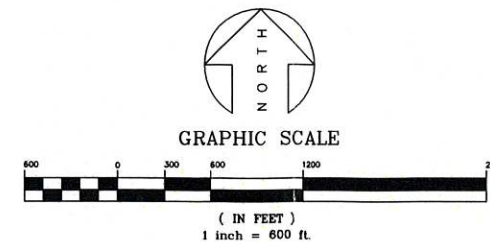
State of MISSISSIPPI County of HARRISON
The foregoing instrument was acknowledged before me this 25th
day of July, 2024.

By Kacey Williams Notary Public.
My Commission expires January 28, 2027.



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1091 Tommy Munro Drive
Biloxi, MS 39532
228.594.2323 P

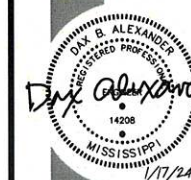
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329 East Capitol Street
Jackson, MS 39201
601.354.2572 P

[illegible]

1. OPERATIONAL TAXIWAYS, TAXILANES, TAXILINES, RAMP / APRON AREAS AND THE TERMINAL LOOP MUST BE CLEANED AND MAINTAINED IN THE EVENT OF INCIDENTAL CONTAMINATION AS DIRECTED BY GULFPORT-BILOXI REGIONAL AIRPORT AUTHORITY (G.B.R.A.A.) OR THE ENGINEER.
2. THE CONTRACTOR WILL OBTAIN, HAVE KNOWLEDGE OF, AND INCORPORATE THE FOLLOWING SAFETY PROVISIONS INTO THE CONSTRUCTION PROJECT:
 - * OPERATIONAL SAFETY ON AIRPORTS DURING CONSTRUCTION - AC 150/5370-2D.
 - * AIRPORT SAFETY SELF-INSPECTION - AC 150/5200-18B.
 - * FAR, PART 139.
 - * PAINTING, MARKING, AND LIGHTING OF VEHICLES USED ON AN AIRPORT - AC 150/5210-5B.
3. FOR OTHER CONDITIONS RELATING TO SAFETY, SEE GENERAL REQUIREMENTS, SECTION 01030, CONSTRUCTION SAFETY PROGRAM.
4. NOTICE TO AIR MISSIONS (NOTAMS) - THE CONTRACTOR SHALL FURNISH THE AIRPORT (OWNER) WITH THE NECESSARY INFORMATION ON CONSTRUCTION CONDITIONS (PAVEMENT CLOSURES, TIE-INS, ETC.) SO THAT AIRPORT CAN ADVISE THE FLIGHT SERVICE STATION TO ISSUE A NOTAM IN ACCORDANCE WITH ESTABLISHED CRITERIA.
5. THE CONTRACTOR SHALL PROVIDE SECURITY WITHIN THE CONSTRUCTION AREA AND WILL KEEP ALL UNAUTHORIZED PERSONNEL OUT.
6. THE CONTRACTOR WILL NOT BE ALLOWED TO USE ANY OF THE EXISTING RUNWAYS OR TAXIWAYS AS PART OF THE HAUL ROAD.
7. ALL CONSTRUCTION TRAFFIC SHALL ENTER AND EXIT THE PROJECT AREA THROUGH THE PROJECT ACCESS GATES SHOWN ON THIS PLAN. CONTRACTOR WILL BE RESPONSIBLE FOR SECURITY OF ALL GATES DURING CONSTRUCTION IN ACCORDANCE WITH THE AIRPORT'S APPROVED SECURITY PROGRAM.
8. HAUL ROUTE - ALL EXISTING ROADS (ON OR OFF AIRPORT PROPERTY) THAT WILL BE USED AS PART OF THE HAUL ROAD WILL BE RESTORED TO THEIR PRE-CONSTRUCTION CONDITION AFTER COMPLETION OF THE PROJECT. THE CONTRACTOR WILL BE RESPONSIBLE FOR ALL CLEAN UP OPERATIONS OF DEBRIS THAT MAY BE ON THE HAUL ROAD ON A DAILY BASIS OR AS DIRECTED BY THE ENGINEER. DEBRIS IN THE AOA SHALL BE CLEANED UP IMMEDIATELY TO ASSURE SAFE AIRCRAFT OPERATIONS. THERE WILL BE NO SEPARATE PAY ITEM FOR THIS WORK.
9. ALL EQUIPMENT & VEHICLES USED ON THE AIRFIELD AND AOA SHALL MEET AIRPORT REQUIREMENT FOR MARKING & LIGHTING. ALL EQUIPMENT MUST BE RETURNED TO THE STAGING AREA AT THE END OF EACH WORK DAY UNLESS APPROVED OTHERWISE BY THE AIRPORT OPERATIONS MANAGER.
10. CONTRACTOR SHALL PROVIDE AND MAINTAIN ALL AIRFIELD SAFETY DEVICES SUCH AS STAKED LIMITS LINES ALONG TAXIWAY RESTRICTED AREAS FOR THE DURATION OF THE PROJECT AS REQUIRED. DAMAGED STAKES OR FLAGGING SHALL BE REPLACED. STAKES WITH FLAGS SHALL BE PLACED ON 200' CENTERS ALONG RESTRICTED AREAS.
11. THE ACTUAL SIZE AND LOCATION OF THE CONTRACTOR'S STAGING AREA WILL BE DETERMINED AT THE PRE-CONSTRUCTION CONFERENCE.
12. BURNING OF DEBRIS WILL NOT BE ALLOWED ON AIRPORT PROPERTY.
13. MAINTENANCE OF BARRICADES IS CONTRACTOR'S RESPONSIBILITY AND SHOULD BE CHECKED DAILY TO ENSURE PROPER WORKING CONDITION. NUMBER AND POSITION OF BARRICADES SHALL BE AS REQUIRED BY ENGINEER. REMOVE AND RELOCATE BARRICADES AS DIRECTED DURING CONSTRUCTION. REFER TO THE CONSTRUCTIONS SAFETY AND PHASING PLAN INCLUDED IN THE SPECIFICATIONS FOR TYPE I BARRICADE LOCATION.
14. ALL WORK SHALL BE IN ACCORDANCE WITH THE G.B.R.A.A. CURRENT AND APPROVED SECURITY PROGRAM. WORK IN ALL AREAS INSIDE OF THE AIRPORT PERIMETER FENCE MUST BE SUPERVISED BY A CONTRACTOR EMPLOYEE WITH A MINIMUM OF A G.B.R.A.A. NON-S.I.D.A. SECURITY BADGE AT ALL TIMES. THE EMPLOYEES WITH THE SECURITY BADGES MUST STAY WITHIN VISUAL DISTANCE OF ALL UNLOCKED GATES AND EMPLOYEES WITHOUT SECURITY BADGES. THE INGRESS/EGRESS TO ANY GATE WILL REQUIRE A DESIGNATED EMPLOYEE WITH A G.B.R.A.A. NON S.I.D.A. SECURITY BADGE TO OPEN THE GATE AND ESCORT ANY NON-S.I.D.A. BADGED PERSONNEL THROUGH THE NON S.I.D.A. AREA. CONTRACTOR WILL PROVIDE SUFFICIENT NUMBER OF BADGED ESCORTS AT ALL TIMES.
15. CONTRACTOR SHALL CONTROL DUST AT AN ACCEPTABLE LEVEL. PROJECT ENGINEER OR ARCHITECT RESERVES THE AUTHORITY TO DETERMINE ACCEPTABLE DUST LEVELS. THE CONTRACTOR SHALL PROVIDE A WATER TRUCK OR OTHER ACCEPTABLE METHOD TO CONTROL DUST, WHICH SHALL BE READILY AVAILABLE AT ALL TIME DURING CONSTRUCTION.
16. CONTRACTOR SHALL SWEEP ALL PAVED AREAS DAILY OR AS OTHERWISE DIRECTED BY THE AIRPORT.

AIRPORT LOCATION MAP & NOTES

AIRPORT FLEET MAINTENANCE FACILITY



300

EILEY GUILD: HARDY

1091 TOMMY MUNRO DRIVE, BILOXI, MS 39532
228.594.2323
www.egh.ms

NUMBER: 22-027b
DATE: 01/17/2024
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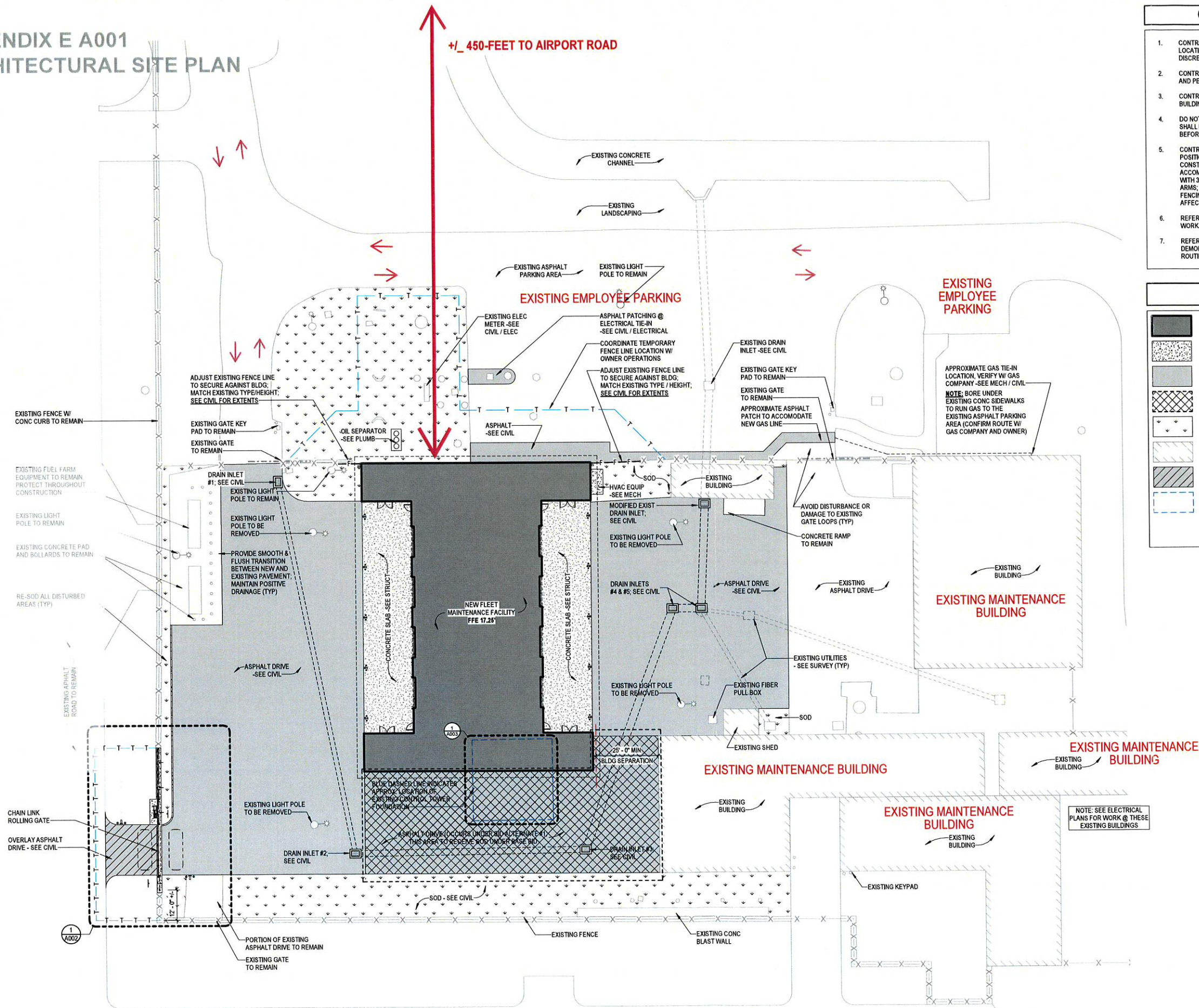
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131 Rue Magnolia
Biloxi, MS 39530
(228) 436-7612

3221 Market Street,
Pascagoula, MS 396
(770) 436-7612

C-002

APPENDIX E A001 ARCHITECTURAL SITE PLAN



GENERAL NOTES - SITE PLAN

1. CONTRACTOR SHALL VERIFY, ON SITE, ALL DIMENSIONS AND EQUIPMENT LOCATIONS, AND NOTIFY THE ARCHITECT PROMPTLY IN WRITING OF ANY DISCREPANCIES.
2. CONTRACTOR SHALL BE RESPONSIBLE TO DETERMINE THE ONSITE CONDITIONS AND PERFORM ALL NECESSARY WORK TO COMPLETE THE PROJECT.
3. CONTRACTOR SHALL MAINTAIN SAFE METHODS OF EGRESS FOR OCCUPIED BUILDINGS AND SURROUNDING SITE AREA DURING CONSTRUCTION.
4. DO NOT SCALE DRAWINGS. IF DIMENSIONS ARE IN QUESTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING CLARIFICATION FROM THE ARCHITECT BEFORE CONTINUING WITH CONSTRUCTION.
5. CONTRACTOR SHALL ERECT AND MAINTAIN TEMPORARY CHAIN LINK FENCING POSTHOLED TO ENSURE CONTINUOUS PERIMETER SECURITY DURING CONSTRUCTION PHASE. OFFSET TEMP FENCE LINE AS REQ'D TO ACCOMMODATE NEW CONSTRUCTION. FENCING FABRIC SHALL BE 7' HIGH MIN. WITH 3 STRANDS OF BARB WIRE (1 FOOT MIN) AT TOP SUPPORTED BY BARB ARMS, 3" DIA. LINE POLES & TOP RAIL, 4' DIA. @ CORNERS. REMOVE TEMP FENCING AFTER NEW SECURE FENCING IS IN PLACE. PATCH / REPAIR ALL AFFECTED PAVED SURFACES AND LANDSCAPING.
6. REFER TO CIVIL & ELECTRICAL SHEETS FOR SITE DEMOLITION SCOPES OF WORK.
7. REFER TO CIVIL & ELECTRICAL SHEETS FOR ROUTING, PROXIMITY AND DEMOLITION OF EXISTING SUBSURFACE UTILITIES, AND FOR LOCATIONS AND ROUTING OF NEW UTILITIES.

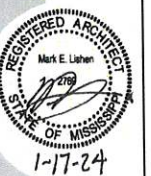
SITE PLAN LEGEND

	NEW BUILDING FOOTPRINT		EXISTING LIGHT POLE
	CONCRETE PAVEMENT OR SLAB -SEE STRUCT / CIVIL		EXISTING FENCE
	NEW ASPHALT DRIVE -SEE CIVIL		EXISTING FENCE W/ CONC MOW CURB
	EXTENTS OF BID ALTERNATE #3		NEW FENCING W/ CONC MOW STRIP
	SOD		EXISTING FENCE W/ CONC MOW CURB
	EXISTING BUILDING		TEMPORARY FENCING
	ASPHALT OVERLAY -SEE CIVIL		APPROXIMATE GRADE OR FIN. FLOOR ELEV -SEE CIVIL
	EXISTING TOWER FOUNDATION APPROXIMATE OUTLINE -SEE 1 / A003		



SITE PLAN

AIRPORT FLEET MAINTENANCE FACILITY



REV:	DATE / DESCRIPTION:

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AIRPORT FLEET MAINTENANCE FACILITY

22-027b



ARCHITECTURAL SITE PLAN

1" = 20'-0"

NOTE: SOD ALL DISTURBED AREAS - WHETHER SHOWN ON THIS PLAN OR NOT

ROOM FINISH SCHEDULE													
ROOM NO.	ROOM NAME	FLOOR FINISH	BASE	WALL				MILLWORK		CEILING		REMARKS	ROOM NO.
				NORTH	SOUTH	EAST	WEST	TOP MATERIAL	BASE MATERIAL	MATERIAL	FINISH		
100	MAINTENANCE BAYS	STC-1	1X4 TRTD WD	EXP	EXP	EXP	PT-1	---	---	EXP	PT-3	1	100
101	STORAGE	STC-1	1X4 TRTD WD	PT-1	PT-1	PT-1	PT-1	---	---	GYP	PT-4	2	101
102	WOMEN	PORC-1	TB-1	WT-1.2	WT-1.2	WT-1.2	WT-1.2	---	---	GYP	PT-4	3.9	102
103	SHOWER	PORC-1	TB-1	PT-1	PT-1	PT-1	PT-1 / WT-1	---	---	GYP	PT-4	3.8	103
104	MEN	PORC-1	TB-1	WT-1.2	WT-1.2	WT-1.2	WT-1.2	---	---	GYP	PT-4	3.9	104
105	OFFICE	VCT-1	RB-1	PT-1	PT-1	PT-1	PT-1	---	---	GYP	PT-4	4	105
106	PARTS STORAGE	STC-1	1X4 TRTD WD	PT-1	PT-1	PT-1	PT-1	---	---	GYP	PT-4	2	106
107	EXTERIOR STORAGE	STC-1	1X4 TRTD WD	PT-1	PT-1	PT-1	PT-1	---	---	GYP	PT-4	2.6	107
108	WELDING EQUIPMENT	STC-1	1X4 TRTD WD	EXP	FENCE	EXP	EXP	---	---	EXP	EXP	5	108
109	STORAGE	STC-1	1X4 TRTD WD	FENCE	EXP	EXP	EXP	---	---	EXP	EXP	5	109
200	MEZZANINE	---	1X4 TRTD WD	EXP	PT-1 / EXP	OPEN	EXP	---	---	EXP	EXP	5.7	200
201	SECURE STORAGE	---	1X4 TRTD WD	PT-1	EXP	PT-1	EXP	---	---	EXP	EXP	2.6	201

FINISH KEY					
MATERIAL CODE	MATERIAL TYPE	MANUFACTURER	DESCRIPTION	SIZE	REMARKS
FLOORING					
PORC-1	PORCELAIN TILE	AMERICAN OLEAN	COLOR STORY FLOOR - MATTE STORM GRAY 0017	12" X 12"	
STC-1	STAINED CONCRETE	H&C CONCRETE - SHERWIN WILLIAMS	DARK GREY		
VCT-1	VINYL COMPOSITE TILE	TARKETT	VCT II - 572 CLOUDY		C
WALL BASE					
RB-1	RUBBER BASE	ROPPE	123 CHARCOAL	4" H	
TB-1	WALL TILE	AMERICAN OLEAN	0025 ICE WHITE	4" X 16"	A,B,F
PAINTS & STAINS					
PT-1	PAINT - FEILD	SHERWIN WILLIAMS	WHITE - TBD		
PT-2	PAINT - ACCENT, DOOR FRAMES, & WINDOWS	SHERWIN WILLIAMS	SW 7069 IRON ORE		
PT-3	PAINT - EXPOSED STRUCTURE	SHERWIN WILLIAMS	OWNER TO SELECT COLOR		
PT-4	PAINT - CEILING	SHERWIN WILLIAMS	CEILING WHITE		
WALL TILE					
WT-1	WALL TILE (FIELD)	AMERICAN OLEAN	0025 ICE WHITE	4" X 16"	B
WT-2	WALL TILE (ACCENT)	AMERICAN OLEAN	0084 PEACOCK BLUE	4" X 16"	B
MISCELLANEOUS					
B	SIGNAGE	TAKEFORM			
GT-1	MINI BLINDS	---	1" ALUMINUM MINI BLINDS, FINISH TBD		E
SSM-1	GROUT	LATICRETE	TBD		
	SOLID SURFACE	CORIAN	WHITE		D

GENERAL NOTES - INTERIORS

- SEE SHEET A400 FOR INTERIOR RESTROOM ELEVATIONS.
- ALL EXPOSED STRUCTURE TO BE PAINTED PT-3.
- ALL EXTERIOR MTL DOORS AND FRAMES TO BE PAINTED TO MATCH ADJACENT WALL SURFACE (SUBMIT COLOR MATCH OPTIONS)
- ALL INTERIOR MTL DOORS AND FRAMES TO BE PAINTED PT-2
- ALL ROOMS W/ PLYWOOD WALLS RECEIVE TRTD 1X4 WOOD BASE, PAINT TO MATCH WALL COLOR.

REMARKS - FINISH KEY

- A. USE WALL TILE BASE AT WALLS IN RESTROOM WITH "SCHLUTER-DILEX-AHK" OR EQUAL AT BASE TO FLOOR TRANSITION
- B. USE GT-1 WITH ALL WALL TILE AND WALL TILE BASE.
- C. CENTER TILE PATTERN IN ROOM.
- D. USE SOLID SURFACE WINDOW SILLS @ EXTERIOR WINDOW IN OFFICE 105.
- E. MINI BLINDS IN OFFICE 105.
- F. PROVIDE BULLNOSE BASE TILE @ WALLS THAT DON'T RECEIVE TILE.

REMARKS - ROOM FINISH SCHEDULE

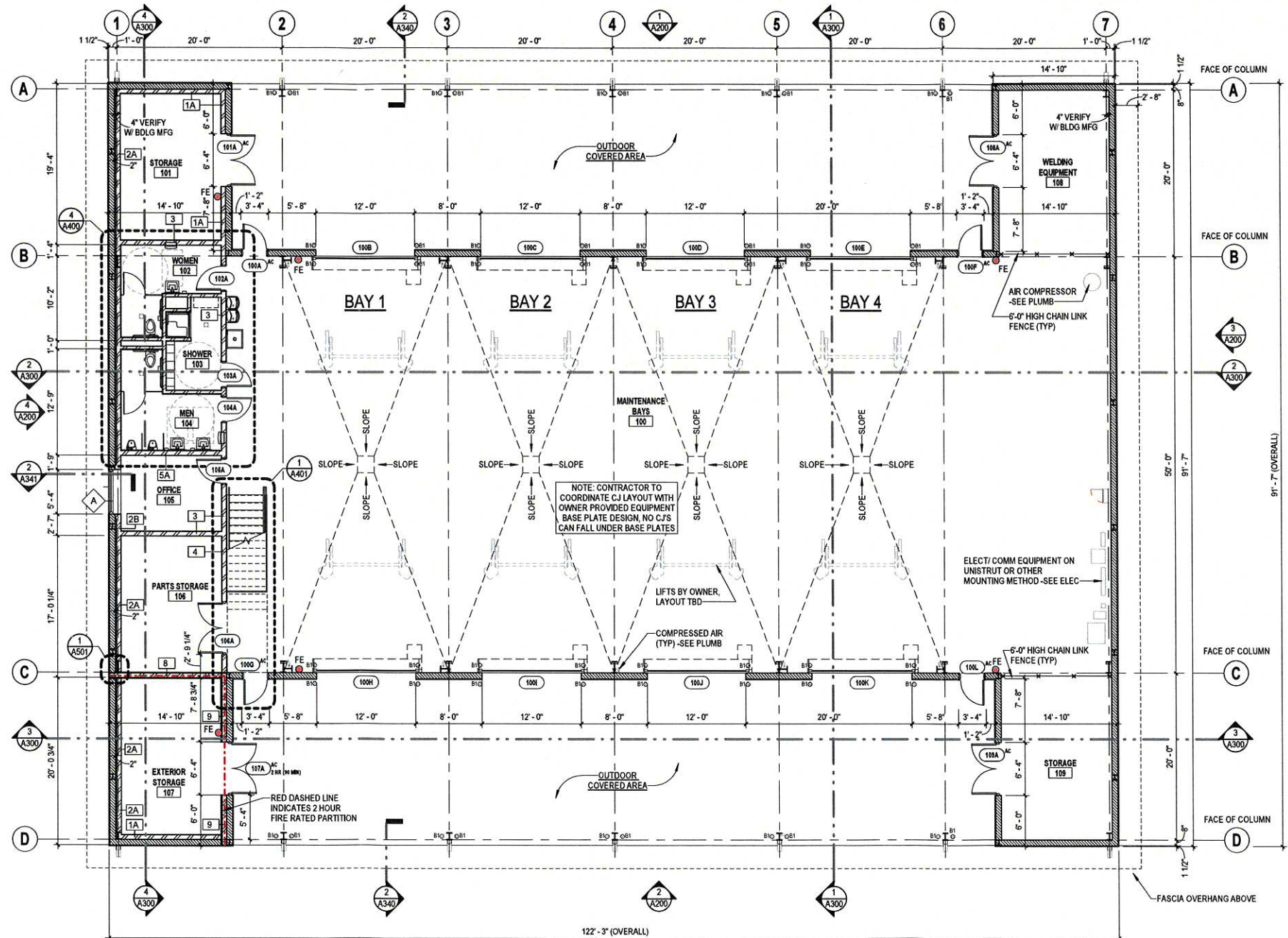
- 1. PAINTED PLYWOOD AND BASE ON WEST WALL, ALL EXPOSED STEEL TO BE PAINTED PT-3.
- 2. ALL SIDES PAINTED, FIRE TREATED PLWD.
- 3. ALL SIDES TILE OR PAINTED GYP.
- 4. ALL SIDES PAINTED GYP.
- 5. ALL EXPOSED STEEL TO BE PAINTED.
- 6. ROOM REQUIRES A 2 HOUR RATING AT WALLS.
- 7. PAINT ALL HANDRAILS AND GUARDRAILS PT-3.
- 8. PROVIDE BULLNOSE BASE TILE @ WALLS THAT DON'T RECEIVE TILE.
- 9. PAINT FURDOWN PT-1.

LEGEND - FLOOR PLAN

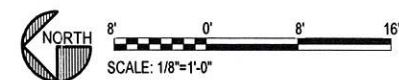
- WALL GIRTS PER MTL BUILDING MFG
- MTL STUDS (LOAD BEARING), SIZE VARY - SEE PARTITION TYPES
- 6"X48" BOLLARD (PAINT COLOR TBD)
- 6'-0" HIGH CHAIN LINK FENCE
- MAINTAIN 2 HOUR FIRE RATING SEPARATION
- FIRE EXTINGUISHER AND WALL MOUNT BRACKET (PROVIDE BLOCKING AS REQUIRED)

GENERAL NOTES - FLOOR PLAN

- 1. CONTRACTOR SHALL CONTACT ARCHITECT, IN WRITING, UPON DISCOVERY OF DISCREPANCIES BETWEEN FIRE RATINGS SHOWN ON LIFE SAFETY PLANS AND OTHER DRAWINGS, SUCH AS, BUT NOT LIMITED TO PARTITION TYPES, AND OPENING SCHEDULE.
- 2. IF DIMENSIONS APPEAR TO BE AMBIGUOUS OR ARE NOT PROVIDED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING CLARIFICATION FROM THE ARCHITECT PRIOR TO PROCEEDING WITH THE AFFECTED PORTIONS OF THE WORK IN QUESTION.
- 3. TOILET ACCESSORIES, PLUMBING FIXTURES AND TRIM MAY BE SHOWN IN APPROXIMATE LOCATIONS. CONTRACTOR IS TO VERIFY THAT THERE ARE NO CONFLICTS IN LOCATIONS THAT MIGHT INHIBIT PROPER FUNCTION AND COMPLIANCE WITH ADA AND ANSI REQUIRED CLEARANCES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROMPTLY OBTAIN CLARIFICATION FROM THE ARCHITECT SHOULD ANY DISCREPANCY OR CONFLICT BE DISCOVERED.
- 4. FOR PARTITION TYPE INFORMATION SEE G002
- 5. SEAL ALL SLAB CONTROL, CONTS, EXP JOINTS W/ SEALANT.



1 FLOOR PLAN - GROUND LEVEL
1/8" = 1'-0"

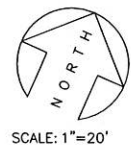
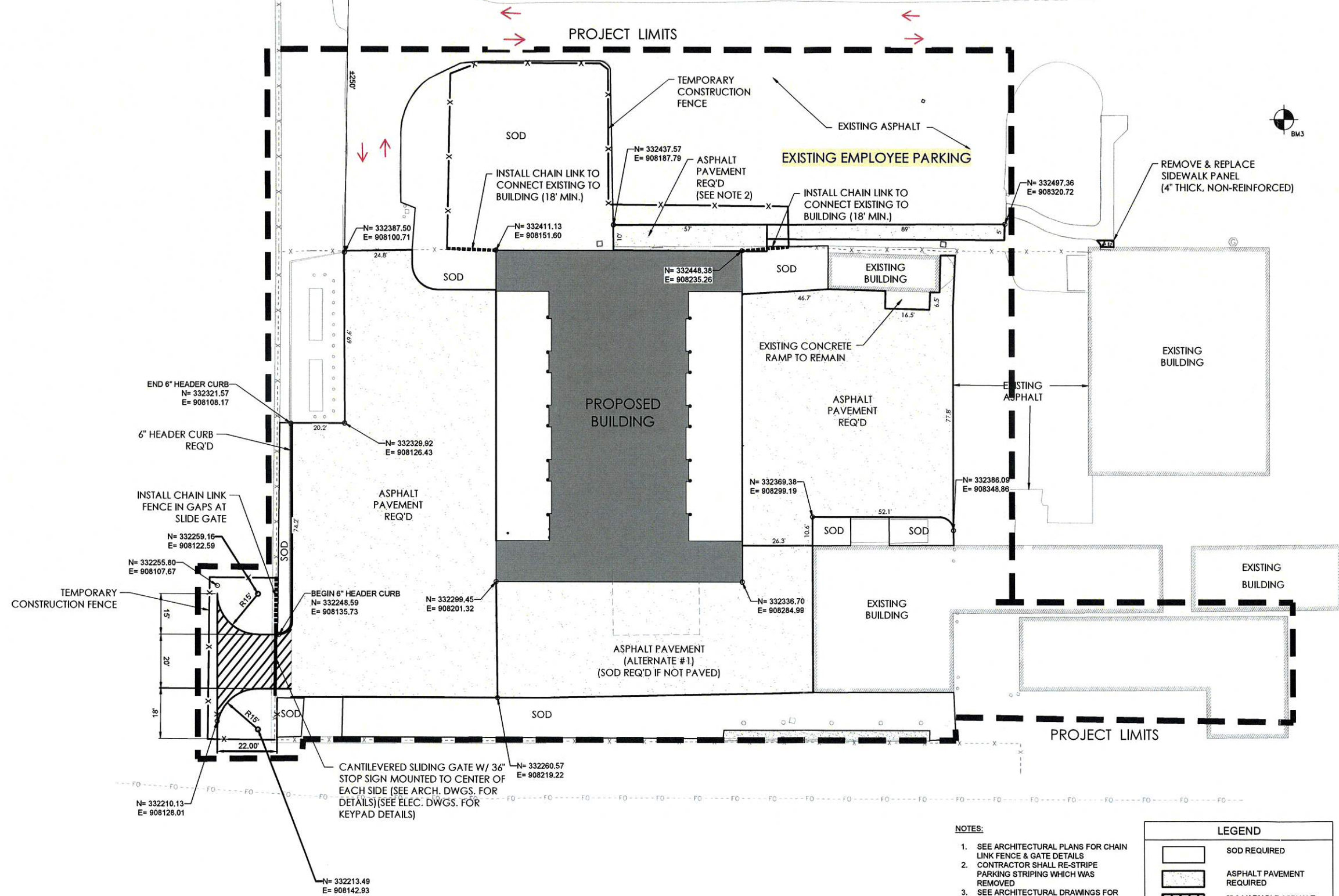


APPENDIX G CIVIL SITE PLAN



SITE LAYOUT PLAN

AIRPORT FLEET MAINTENANCE FACILITY



BEARINGS, DISTANCES, AND COORDINATE VALUES ARE BASED ON THE MISSISSIPPI STATE PLANE GRID COORDINATE SYSTEM, NAD '83, EAST ZONE (2301), U.S. SURVEY FEET, AND WERE DERIVED USING A TOPCON HIPER VR SERIES GPS RECEIVER UTILIZING THE REAL TIME NETWORK ADMINISTERED BY EARL DUDLEY, INC. ELEVATIONS ARE NAVD '88, (EPOCH 2009.55), GEOID 18.

NOTES:

- 1. SEE ARCHITECTURAL PLANS FOR CHAIN LINK FENCE & GATE DETAILS
- 2. CONTRACTOR SHALL RE-STRIPE PARKING STRIPING WHICH WAS REMOVED
- 3. SEE ARCHITECTURAL DRAWINGS FOR GATE KEYPAD AND LOOP DETECTOR LOCATIONS AND DETAILS

LEGEND

	SOD REQUIRED
	ASPHALT PAVEMENT REQUIRED
	2" & VARIABLE ASPHALT PAVEMENT OVERLAY

SITE CONTROL / BENCH MARK TABLE

BM1	1/2" REBAR WITH BLUE CAP	N= 332626.8312 E= 908018.7070 ELEV= 14.0624
BM3	1/2" REBAR WITH BLUE CAP	N= 332575.0013 E= 908400.0953 ELEV= 15.9761



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REV	DATE / DESCRIPTION

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CHECKED: BAF

C-121

APPENDIX H CIVIL SITE PLAN
DISTANCE TO AIRPORT ROAD



UTILITY PLAN

AIRPORT FLEET MAINTENANCE FACILITY



REV.	DATE / DESCRIPTION
A	7/3/2024 / WOPR 01

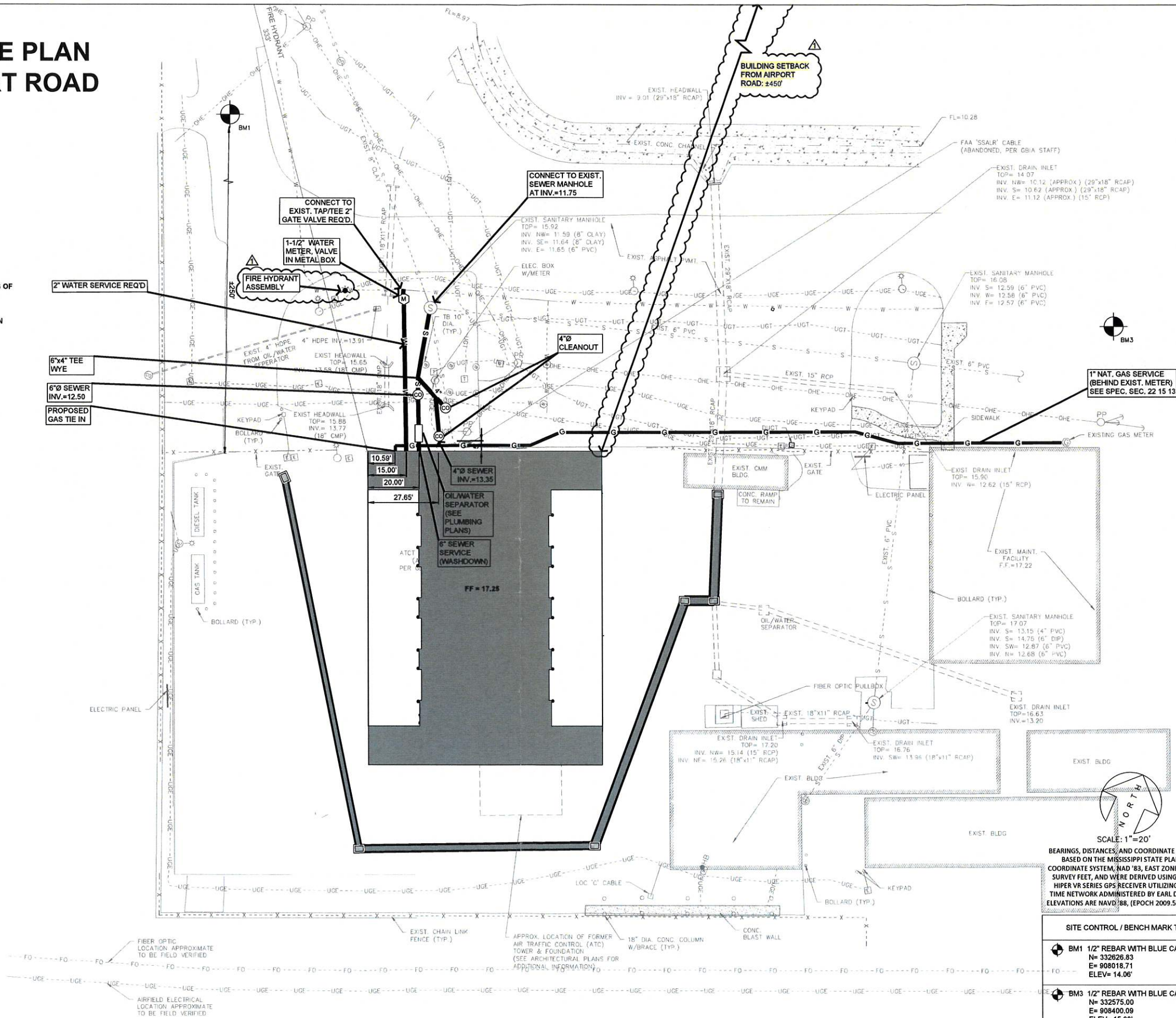
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- NOTES:
- CONTRACTOR SHALL FIELD VERIFY LOCATIONS OF EXISTING UNDERGROUND UTILITIES.
 - CAUTION SHALL BE USED WHEN INSTALLING UTILITIES IN AREAS OF POTENTIAL CONFLICT. HAND-DIGGING IS STRONGLY RECOMMENDED IN THESE AREAS.



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SITE CONTROL / BENCH MARK TABLE	
BM1	1/2" REBAR WITH BLUE CAP N= 332626.83 E= 908018.71 ELEV= 14.06'
BM3	1/2" REBAR WITH BLUE CAP N= 332575.00 E= 908400.09 ELEV= 15.98'



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3221 Airport Street
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APPENDIX N - PICTURES OF FLEET MAINTENANCE FACILITY SITE AS SEEN FROM AIRPORT ROAD



Image 001: Traveling East on Airport Road.



Image 002: Traveling East on Airport Road.



Image 003: Traveling East on Airport Road.



Image 004: Traveling East on Airport Road.

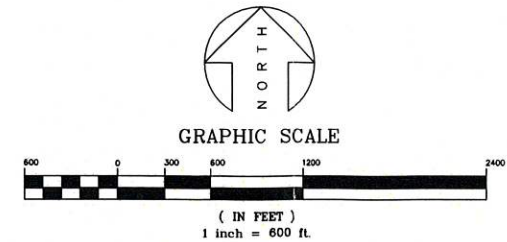


Image 005: Traveling East on Airport Road.



Image 006: Traveling East on Airport Road directly across for the main Terminal entrance road.

The image is a detailed site plan of an airport terminal and surrounding infrastructure. The plan shows the terminal building, various taxiways (e.g., Taxiway A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z), runways (Runway 14-32, Runway 18-36), and other facilities like hangars, aprons, and parking areas. Key roads include Airport Road, Washington Avenue, and John Hill Road. A yellow box highlights the 'PROJECT SITE' near the terminal. Other labels include 'LAYDOWN AREA', 'HAUL ROUTE', 'TURKEY CREEK', 'AIRPORT PERIMETER FENCE', and 'RELOCATED HUNTERS AVE'.



1. OPERATIONAL TAXIWAYS, TAXILANES, RAMP / APRON AREAS AND THE TERMINAL LOOP MUST BE CLEANED AND MAINTAINED IN THE EVENT OF INCIDENTAL CONTAMINATION AS DIRECTED BY GULFPORT-BILOXI REGIONAL AIRPORT AUTHORITY (G.B.R.A.A.) OR THE ENGINEER.
2. THE CONTRACTOR WILL OBTAIN, HAVE KNOWLEDGE OF, AND INCORPORATE THE FOLLOWING SAFETY PROVISIONS INTO THE CONSTRUCTION PROJECT:
 - * OPERATIONAL SAFETY ON AIRPORTS DURING CONSTRUCTION - AC 150/5370-2D.
 - * AIRPORT SAFETY SELF-INSPECTION - AC 150/5200-18B.
 - * FAR, PART 139.
 - * PAINTING, MARKING, AND LIGHTING OF VEHICLES USED ON AN AIRPORT - AC 150/5210-5B.
3. FOR OTHER CONDITIONS RELATING TO SAFETY, SEE GENERAL REQUIREMENTS, SECTION 01030, CONSTRUCTION SAFETY PROGRAM.
4. NOTICE TO AIR MISSIONS (NOTAMS) - THE CONTRACTOR SHALL FURNISH THE AIRPORT (OWNER) WITH THE NECESSARY INFORMATION ON CONSTRUCTION CONDITIONS (PAVEMENT CLOSURES, TIE-INS, ETC.) SO THAT AIRPORT CAN ADVISE THE FLIGHT SERVICE STATION TO ISSUE A NOTAM IN ACCORDANCE WITH ESTABLISHED CRITERIA.
5. THE CONTRACTOR SHALL PROVIDE SECURITY WITHIN THE CONSTRUCTION AREA AND WILL KEEP ALL UNAUTHORIZED PERSONNEL OUT.
6. THE CONTRACTOR SHALL NOT BE ALLOWED TO USE ANY OF THE EXISTING RUNWAYS OR TAXIWAYS AS PART OF THE HAUL ROAD.
7. ALL CONSTRUCTION TRAFFIC SHALL ENTER AND EXIT THE PROJECT AREA THROUGH THE PROJECT ACCESS GATES SHOWN ON THIS PLAN. CONTRACTOR WILL BE RESPONSIBLE FOR SECURITY OF ALL GATES DURING CONSTRUCTION IN ACCORDANCE WITH THE AIRPORT'S APPROVED SECURITY PROGRAM.
8. HAUL ROUTE - ALL EXISTING ROADS (ON OR OFF AIRPORT PROPERTY) THAT WILL BE USED AS PART OF THE HAUL ROAD WILL BE RESTORED TO THEIR PRE-CONSTRUCTION CONDITION AFTER COMPLETION OF THE PROJECT. THE CONTRACTOR WILL BE RESPONSIBLE FOR ALL CLEAN UP OPERATIONS OF DEBRIS THAT MAY BE ON THE HAUL ROAD ON A DAILY BASIS OR AS DIRECTED BY THE ENGINEER. DEBRIS IN THE AOA SHALL BE CLEANED UP IMMEDIATELY TO ASSURE SAFE AIRCRAFT OPERATIONS. THERE WILL BE NO SEPARATE PAY ITEM FOR THIS WORK.
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14. ALL WORK SHALL BE IN ACCORDANCE WITH THE G.B.R.A.A. CURRENT AND APPROVED SECURITY PROGRAM. WORK IN ALL AREAS INSIDE OF THE AIRPORT PERIMETER FENCE MUST BE SUPERVISED BY A CONTRACTOR EMPLOYEE WITH A MINIMUM OF A G.B.R.A.A. NON-S.I.D.A. SECURITY BADGE AT ALL TIMES. THE EMPLOYEES WITH THE SECURITY BADGES MUST STAY WITHIN VISION DISTANCE OF ALL UNLOCKED GATES AND EMPLOYEES WITHOUT SECURITY BADGES. THE INGRESS/EGRESS TO ANY GATE WILL REQUIRE A DESIGNATED EMPLOYEE WITH A G.B.R.A.A. NON S.I.D.A. SECURITY BADGE TO OPEN THE GATE AND ESCORT ANY NON-S.I.D.A. BADGED PERSONNEL THROUGH THE NON S.I.D.A. AREA. CONTRACTOR WILL PROVIDE SUFFICIENT NUMBER OF BADGED ESCORTS AT ALL TIMES.
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16. CONTRACTOR SHALL SWEEP ALL PAVED AREAS DAILY OR AS OTHERWISE DIRECTED BY THE AIRPORT.

EGH
ARCHITECTS

AIRPORT LOCATION MAP & NOTES

AIRPORT FLEET MAINTENANCE FACILITY



REV: _____ DATE / DESCRIPTION:

ELEY GUILD HARDY ARCHITECTS

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Pascagoula, MS 39567
(228)864-7612

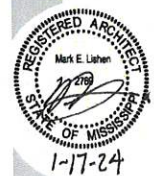
C-002

APPENDIX E A001
ARCHITECTURAL SITE PLAN



SITE PLAN

AIRPORT FLEET MAINTENANCE FACILITY



REV. DATE / DESCRIPTION:

ELEY GUILD HARDY ARCHITECTS
1091 TOMMY MUNRO DRIVE, BILOXI, MS 39532
228.594.2323 www.eghlms.com

NUMBER: 22-027b
DATE: JAN 17, 2024
DRAWN: TA, JC
CHECKED: ML

A001

AIRPORT FLEET MAINTENANCE FACILITY

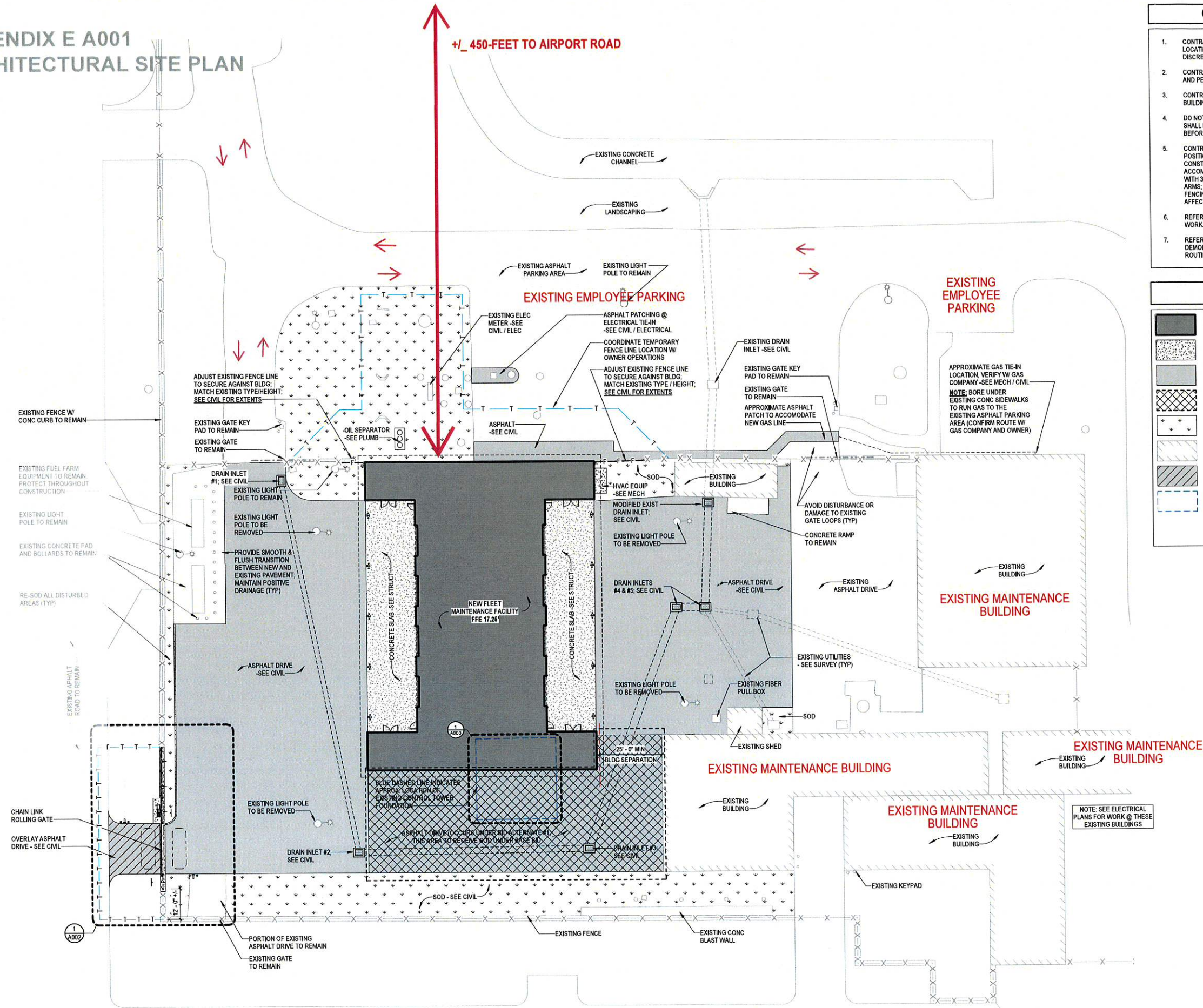
22-027b

GENERAL NOTES - SITE PLAN

1. CONTRACTOR SHALL VERIFY, ON SITE, ALL DIMENSIONS AND EQUIPMENT LOCATIONS, AND NOTIFY THE ARCHITECT PROMPTLY IN WRITING OF ANY DISCREPANCIES.
2. CONTRACTOR SHALL BE RESPONSIBLE TO DETERMINE THE ONSITE CONDITIONS AND PERFORM ALL NECESSARY WORK TO COMPLETE THE PROJECT.
3. CONTRACTOR SHALL MAINTAIN SAFE METHODS OF EGRESS FOR OCCUPIED BUILDINGS AND SURROUNDING SITE AREA DURING CONSTRUCTION.
4. DO NOT SCALE DRAWINGS. IF DIMENSIONS ARE IN QUESTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING CLARIFICATION FROM THE ARCHITECT BEFORE CONTINUING WITH CONSTRUCTION.
5. CONTRACTOR SHALL ERECT AND MAINTAIN TEMPORARY CHAIN LINK FENCING POSITIONED TO ENSURE CONTINUOUS PERIMETER SECURITY DURING CONSTRUCTION PHASE. OFFSET TEMP FENCE LINE AS REQ'D TO ACCOMMODATE NEW CONSTRUCTION. FENCING FABRIC SHALL BE 7' HIGH MIN. WITH 3 STRANDS OF BARB WIRE (1 FOOT MIN) AT TOP SUPPORTED BY BARB ARMS, 3" DIA. LINE POLES & TOP RAIL, 4" DIA. @ CORNERS. REMOVE TEMP FENCING AFTER NEW SECURE FENCING IS IN PLACE. PATCH / REPAIR ALL AFFECTED PAVED SURFACES AND LANDSCAPING.
6. REFER TO CIVIL & ELECTRICAL SHEETS FOR SITE DEMOLITION SCOPES OF WORK.
7. REFER TO CIVIL & ELECTRICAL SHEETS FOR ROUTING, PROXIMITY AND DEMOLITION OF EXISTING SUBSURFACE UTILITIES, AND FOR LOCATIONS AND ROUTING OF NEW UTILITIES.

SITE PLAN LEGEND

	NEW BUILDING FOOTPRINT		EXISTING LIGHT POLE
	CONCRETE PAVEMENT OR SLAB - SEE STRUCT / CIVIL		EXISTING FENCE
	NEW ASPHALT DRIVE - SEE CIVIL		EXISTING FENCE W/ CONC MOW CURB
	EXTENTS OF BID ALTERNATE #3		NEW FENCING W/ CONC MOW STRIP
	SOD		EXISTING FENCE W/ CONC MOW CURB
	EXISTING BUILDING		TEMPORARY FENCING
	ASPHALT OVERLAY - SEE CIVIL		APPROXIMATE GRADE OR FIN. FLOOR ELEV - SEE CIVIL
	EXISTING TOWER FOUNDATION - SEE 1 / A003		



ARCHITECTURAL SITE PLAN

NOTE: SOD ALL DISTURBED AREAS - WHETHER SHOWN ON THIS PLAN OR NOT

ROOM FINISH SCHEDULE													
ROOM NO.	ROOM NAME	FLOOR FINISH	BASE	WALL				MILLWORK		CEILING		REMARKS	ROOM NO.
				NORTH	SOUTH	EAST	WEST	TOP MATERIAL	BASE MATERIAL	MATERIAL	FINISH		
100	MAINTENANCE BAYS	STC-1	1X4 TRTD WD	EXP	EXP	EXP	PT-1	---	---	EXP	PT-3	1	100
101	STORAGE	STC-1	1X4 TRTD WD	PT-1	PT-1	PT-1	PT-1	---	---	GYP	PT-4	2	101
102	WOMEN	PORC-1	TB-1	WT-1.2	WT-1.2	WT-1.2	WT-1.2	---	---	GYP	PT-4	3.9	102
103	SHOWER	PORC-1	TB-1	PT-1	PT-1	PT-1	PT-1 / WT-1	---	---	GYP	PT-4	3.8	103
104	MEN	PORC-1	TB-1	WT-1.2	WT-1.2	WT-1.2	WT-1.2	---	---	GYP	PT-4	3.9	104
105	OFFICE	VCT-1	RB-1	PT-1	PT-1	PT-1	PT-1	---	---	GYP	PT-4	4	105
106	PARTS STORAGE	STC-1	1X4 TRTD WD	PT-1	PT-1	PT-1	PT-1	---	---	GYP	PT-4	2	106
107	EXTERIOR STORAGE	STC-1	1X4 TRTD WD	PT-1	PT-1	PT-1	PT-1	---	---	GYP	PT-4	2.6	107
108	WELDING EQUIPMENT	STC-1	1X4 TRTD WD	EXP	FENCE	EXP	EXP	---	---	EXP	EXP	5	108
109	STORAGE	STC-1	1X4 TRTD WD	FENCE	EXP	EXP	EXP	---	---	EXP	EXP	5	109
200	MEZZANINE	---	1X4 TRTD WD	EXP	PT-1 / EXP	OPEN	EXP	---	---	EXP	EXP	5.7	200
201	SECURE STORAGE	---	1X4 TRTD WD	PT-1	EXP	PT-1	EXP	---	---	EXP	EXP	2.6	201

FINISH KEY					
MATERIAL CODE	MATERIAL TYPE	MANUFACTURER	DESCRIPTION	SIZE	REMARKS
FLOORING					
PORC-1	PORCELAIN TILE	AMERICAN OLEAN	COLOR STORY FLOOR - MATTE STORM GRAY 0017	12" X 12"	
STC-1	STAINED CONCRETE	H&C CONCRETE - SHERWIN WILLIAMS	DARK GREY		
VCT-1	VINYL COMPOSITE TILE	TARKETT	VCT II - 572 CLOUDY		C
WALL BASE					
RB-1	RUBBER BASE	ROPPE	123 CHARCOAL	4" H	
TB-1	WALL TILE	AMERICAN OLEAN	0025 ICE WHITE	4" X 16"	A,B,F
PAINTS & STAINS					
PT-1	PAINT - FEILD	SHERWIN WILLIAMS	WHITE - TBD		
PT-2	PAINT - ACCENT, DOOR FRAMES, & WINDOWS	SHERWIN WILLIAMS	SW 7069 IRON ORE		
PT-3	PAINT - EXPOSED STRUCTURE	SHERWIN WILLIAMS	OWNER TO SELECT COLOR		
PT-4	PAINT - CEILING	SHERWIN WILLIAMS	CEILING WHITE		
WALL TILE					
WT-1	WALL TILE (FIELD)	AMERICAN OLEAN	0025 ICE WHITE	4" X 16"	B
WT-2	WALL TILE (ACCENT)	AMERICAN OLEAN	0084 PEACOCK BLUE	4" X 16"	B
MISCELLANEOUS					
B	SIGNAGE	TAKEFORM			
GT-1	MINI BLINDS	---	1" ALUMINUM MINI BLINDS, FINISH TBD		E
SSM-1	GROUT	LATICRETE	TBD		
	SOLID SURFACE	CORIAN	WHITE		D

GENERAL NOTES - INTERIORS

- SEE SHEET A400 FOR INTERIOR RESTROOM ELEVATIONS.
- ALL EXPOSED STRUCTURE TO BE PAINTED PT-3.
- ALL EXTERIOR MTL DOORS AND FRAMES TO BE PAINTED TO MATCH ADJACENT WALL SURFACE (SUBMIT COLOR MATCH OPTIONS)
- ALL INTERIOR MTL DOORS AND FRAMES TO BE PAINTED PT-2
- ALL ROOMS W/ PLYWOOD WALLS RECEIVE TRTD 1X4 WOOD BASE, PAINT TO MATCH WALL COLOR.

REMARKS - FINISH KEY

- A. USE WALL TILE BASE AT WALLS IN RESTROOM WITH "SCHLUTER-DILEX-AHK" OR EQUAL AT BASE TO FLOOR TRANSITION
- B. USE GT-1 WITH ALL WALL TILE AND WALL TILE BASE.
- C. CENTER TILE PATTERN IN ROOM.
- D. USE SOLID SURFACE WINDOW SILLS @ EXTERIOR WINDOW IN OFFICE 105.
- E. MINI BLINDS IN OFFICE 105.
- F. PROVIDE BULLNOSE BASE TILE @ WALLS THAT DON'T RECEIVE TILE.

REMARKS - ROOM FINISH SCHEDULE

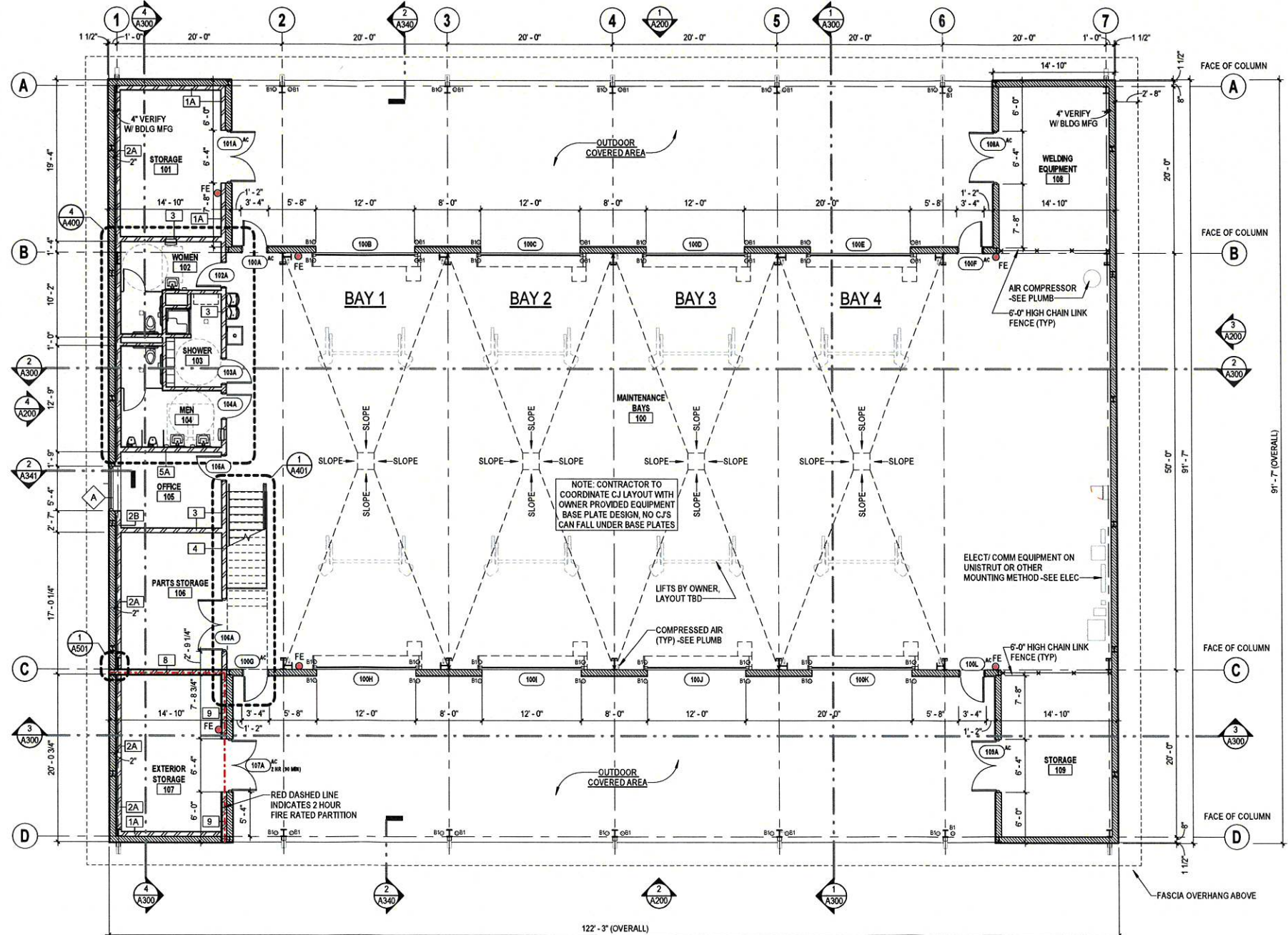
- 1. PAINTED PLYWOOD AND BASE ON WEST WALL, ALL EXPOSED STEEL TO BE PAINTED PT-3.
- 2. ALL SIDES PAINTED, FIRE TREATED PLWD.
- 3. ALL SIDES TILE OR PAINTED GYP.
- 4. ALL SIDES PAINTED GYP.
- 5. ALL EXPOSED STEEL TO BE PAINTED.
- 6. ROOM REQUIRES A 2 HOUR RATING AT WALLS.
- 7. PAINT ALL HANDRAILS AND GUARDRAILS PT-3.
- 8. PROVIDE BULLNOSE BASE TILE @ WALLS THAT DON'T RECEIVE TILE.
- 9. PAINT FURDOWN PT-1.

LEGEND - FLOOR PLAN

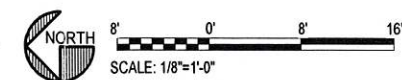
- WALL GIRTS PER MTL BUILDING MFG
- MTL STUDS (LOAD BEARING), SIZE VARY - SEE PARTITION TYPES
- 6"X48" BOLLARD (PAINT COLOR TBD)
- 6'-0" HIGH CHAIN LINK FENCE
- MAINTAIN 2 HOUR FIRE RATING SEPARATION
- FIRE EXTINGUISHER AND WALL MOUNT BRACKET (PROVIDE BLOCKING AS REQUIRED)

GENERAL NOTES - FLOOR PLAN

- 1. CONTRACTOR SHALL CONTACT ARCHITECT, IN WRITING, UPON DISCOVERY OF DISCREPANCIES BETWEEN FIRE RATINGS SHOWN ON LIFE SAFETY PLANS AND OTHER DRAWINGS, SUCH AS, BUT NOT LIMITED TO PARTITION TYPES, AND OPENING SCHEDULE.
- 2. IF DIMENSIONS APPEAR TO BE AMBIGUOUS OR ARE NOT PROVIDED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING CLARIFICATION FROM THE ARCHITECT PRIOR TO PROCEEDING WITH THE AFFECTED PORTIONS OF THE WORK IN QUESTION.
- 3. TOILET ACCESSORIES, PLUMBING FIXTURES AND TRIM MAY BE SHOWN IN APPROXIMATE LOCATIONS, CONTRACTOR IS TO VERIFY THAT THERE ARE NO CONFLICTS IN LOCATIONS THAT MIGHT INHIBIT PROPER FUNCTION AND COMPLIANCE WITH ADA AND ANSI REQUIRED CLEARANCES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROMPTLY OBTAIN CLARIFICATION FROM THE ARCHITECT SHOULD ANY DISCREPANCY OR CONFLICT BE DISCOVERED.
- 4. FOR PARTITION TYPE INFORMATION SEE G002
- 5. SEAL ALL SLAB CONTROL, CONTS, EXP JOINTS W/ SEALANT.



1 FLOOR PLAN - GROUND LEVEL
1/8" = 1'-0"

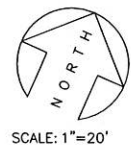
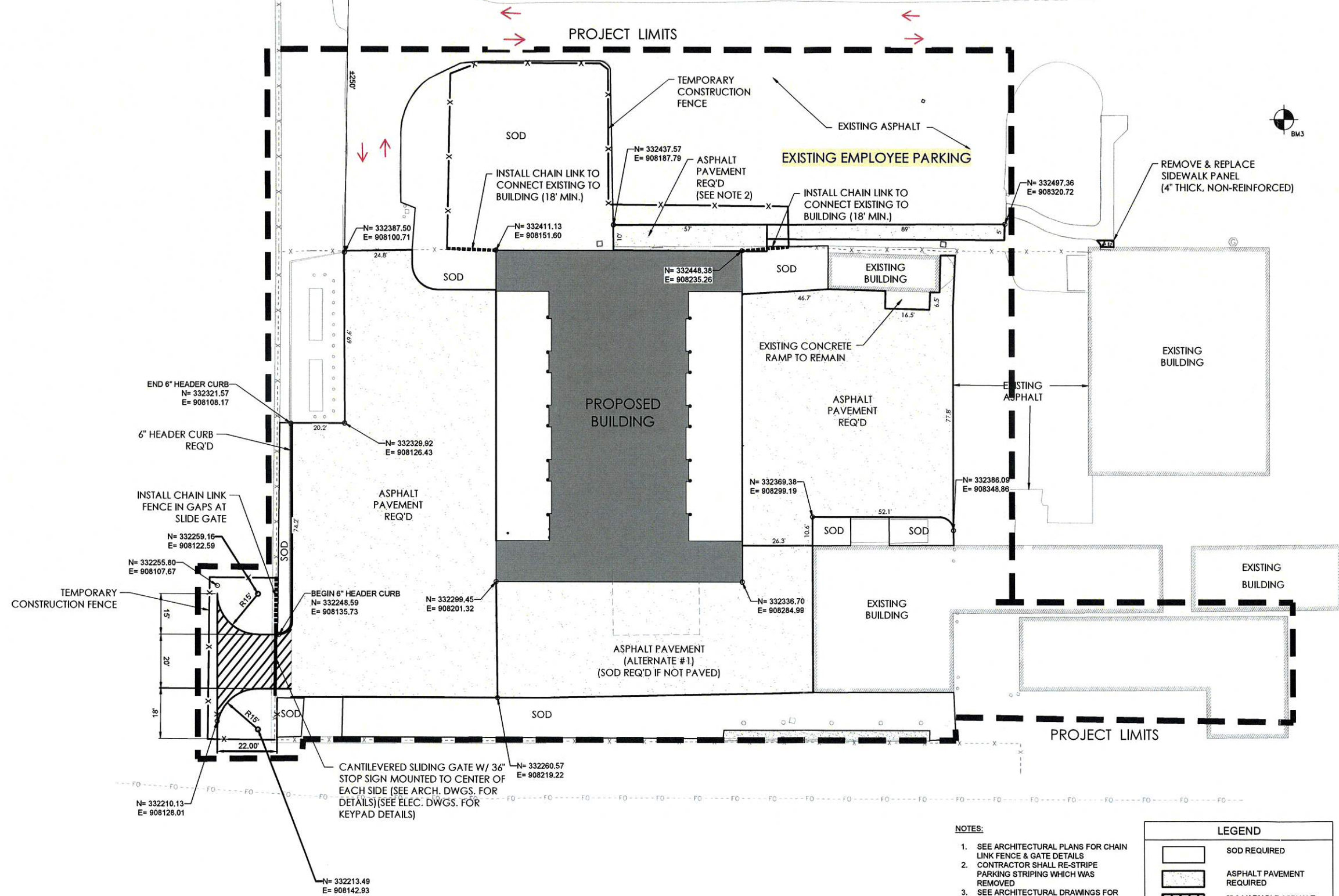


APPENDIX G CIVIL SITE PLAN



SITE LAYOUT PLAN

AIRPORT FLEET MAINTENANCE FACILITY



BEARINGS, DISTANCES, AND COORDINATE VALUES ARE BASED ON THE MISSISSIPPI STATE PLANE GRID COORDINATE SYSTEM, NAD '83, EAST ZONE (2301), U.S. SURVEY FEET, AND WERE DERIVED USING A TOPCON HIPER VR SERIES GPS RECEIVER UTILIZING THE REAL TIME NETWORK ADMINISTERED BY EARL DUDLEY, INC. ELEVATIONS ARE NAVD '88, (EPOCH 2009.55), GEOID 18.

NOTES:

- 1. SEE ARCHITECTURAL PLANS FOR CHAIN LINK FENCE & GATE DETAILS
- 2. CONTRACTOR SHALL RE-STRIPE PARKING STRIPING WHICH WAS REMOVED
- 3. SEE ARCHITECTURAL DRAWINGS FOR GATE KEYPAD AND LOOP DETECTOR LOCATIONS AND DETAILS

LEGEND

	SOD REQUIRED
	ASPHALT PAVEMENT REQUIRED
	2" & VARIABLE ASPHALT PAVEMENT OVERLAY

SITE CONTROL / BENCH MARK TABLE

BM1	1/2" REBAR WITH BLUE CAP	N= 332626.8312 E= 908018.7070 ELEV= 14.0624
BM3	1/2" REBAR WITH BLUE CAP	N= 332575.0013 E= 908400.0953 ELEV= 15.9761



BROWN, MITCHELL & ALEXANDER, INC.
CONSULTING ENGINEERS

401 Cowden Road
Suite A
Columbus, MS 39207
(728) 664-7412

131 Rue Magnolia
Biloxi, MS 39204
(228) 436-7412

2021 Market Street
Pascagoula, MS 39347
(228) 864-7412



REV	DATE / DESCRIPTION

ELEY GUILD HARDY ARCHITECTS

1091 TOMMY MUNRO DRIVE, BILOXI, MS 39532
228.594.2323
www.egh.ms

NUMBER: 22-0276
DATE: 01/17/2024
DRAWN: KED
CHECKED: BAF

C-121

APPENDIX H CIVIL SITE PLAN
DISTANCE TO AIRPORT ROAD



UTILITY PLAN

AIRPORT FLEET MAINTENANCE FACILITY



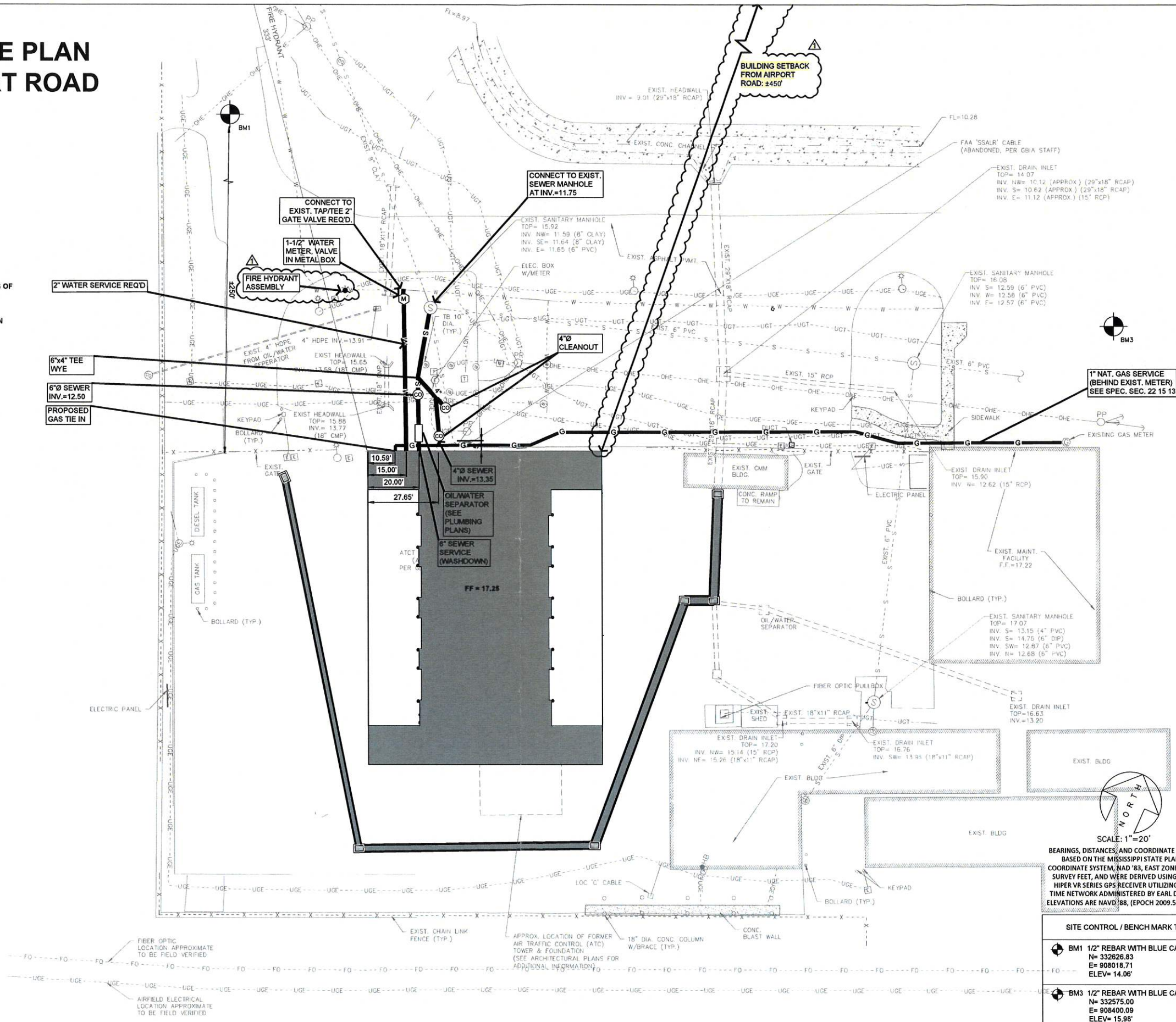
REV.	DATE / DESCRIPTION
A	7/3/2024 / WOPR 01

ELEY GUILD HARDY ARCHITECTS

1091 TOMMY MUNRO DRIVE, BILOXI, MS 39532
228.594.2323
www.egh.ms

NUMBER: 22-0276
DATE: 01/17/2024
DRAWN: KED
CHECKED: BAF

C-151



BEARINGS, DISTANCES, AND COORDINATE VALUES ARE BASED ON THE MISSISSIPPI STATE PLANE GRID COORDINATE SYSTEM, NAD '83, EAST ZONE (2301), U.S. SURVEY FEET, AND WERE DERIVED USING A TOPCON HIPER VR SERIES GPS RECEIVER UTILIZING THE REAL TIME NETWORK ADMINISTERED BY EARL DUDLEY, INC. ELEVATIONS ARE NAVD'88, (EPOCH 2009.55), GEOID 18.

SITE CONTROL / BENCHMARK TABLE	
BM1	1/2" REBAR WITH BLUE CAP N= 332626.83 E= 908018.71 ELEV= 14.06'
BM3	1/2" REBAR WITH BLUE CAP N= 332575.00 E= 908400.09 ELEV= 15.98'



BROWN, MITCHELL & ALEXANDER, INC.
CONSULTING ENGINEERS
401 Canyon Road, Suite A, Gulfport, MS 39507 (228)844-7412
131 Rue Magnolia, Biloxi, MS 39530 (228)436-7172
3221 Airport Street, Paterosville, MS 39547 (228)844-7412
www.bmaengineers.com









Michael Watson

SECRETARY OF STATE

This is not an official certificate of good standing.

Name History

Name**Name Type**

Gulfport-Biloxi Regional Airport Authority

Legal

Business Information

Business Type:

Non Profit Corporation

Business ID:

853267

Status:

Good Standing

Effective Date:

03/29/2004

State of Incorporation:

Mississippi

Principal Office Address:

NO PRINCIPAL OFFICE ADDRESS FOUND

Registered Agent

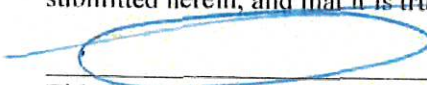
APPENDIX K - TITLE DOCUMENTS**Title Counsel**

As Title Counsel representing the Gulfport-Biloxi Regional Airport Authority, I certify that, regarding the above referenced Project (as further described in the sub-award and federal grant agreements):

1. I have investigated and ascertained the location(s) of, and am familiar with the legal description(s) of the site(s) (including any appurtenant easements and rights-of-way) required for all elements of the Project, including, but not limited to, the long-term acquisition of conservation easements or fee simple purchases including the maintenance and restoration of such properties.
2. I have examined the land deed records of the county or counties for a period of at least fifty (50) years in which the Project is to be located and in my legal opinion, the Sub-Recipient has a legal and valid fee simple title or such other estate or interest in the site(s) sufficient to assure undisturbed use and possession throughout the estimated life of the Project.
3. I have confirmed that the Sub-Recipient has acquired good and merchantable title free of all mortgages, foreclosable liens, or encumbrances, to all land, rights of way and easements necessary for completion of the above referenced Project.
4. All deeds and/or other documents required to protect the title and the interest of the Sub-Recipient have been duly recorded and filed for record.

I understand that I shall immediately provide written notice to MDEQ if at any time I learn that this Certification was erroneous when submitted or has become erroneous by reason of changed circumstances.

I certify under penalty of law that I have personally examined and am familiar with the information submitted herein, and that it is true, accurate and complete.


Title Counsel (Signature)

Bobby R. Long
Printed Name

12/05/23
Date

General Counsel
Title of Signatory

LAW OFFICES OF
DUKES, DUKES, KEATING & FANCA, P.A.

Walter W. Dukes
Hugh D. Keating
W. Edward Hatten, Jr.
Trace D. McRaney
Bobby R. Long
Jc'Neil B. Blinn*
Haley E. Schultz
G. Martin Warren, Jr.**

*also licensed in LA
**also licensed in LA

13334 Seaway Road, Suite 203
Gulfport, Mississippi 39503
Telephone: 228-868-1111
Facsimile: 228-863-2686
www.ddkf.com

WILLIAM F. DUKES
(1927 - 2003)

PHILIP W. JARRELL
(1959 - 2014)

CYRIL T. FANCA, JR.
(RETIRED)

Gulfport Mailing Address:
Post Office Drawer W
Gulfport, Mississippi 39502

December 5, 2023

Clay Williams
Executive Director
Gulfport-Biloxi Regional Airport Authority
14035-L Airport Road
Gulfport, MS 39503

RE: Gulfport-Biloxi Regional Airport Authority
Property Address: Fleet Maintenance Facility
Gulfport-Biloxi International Airport
Our File No.: 4270,2613

TITLE CERTIFICATE

Dear Clay:

This letter is to certify that I have examined the derangement of record title in and to the property identified in the Project Site Drawings prepared by Brown, Mitchell and Alexander, Inc., Engineers, a copy of which is attached hereto as **Exhibit "1"**.

Based on said examination, in my opinion, merchantable fee simple title in and to the above described property is vested in The Gulfport-Biloxi Regional Airport Authority by virtue of a Conveyance Deed dated December 13, 1977, and recorded in Deed Book 818 at Page 142, in the office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi and identified in **Exhibit "2"** attached hereto and, all subject, however, to the following defects, liens, encumbrances, exceptions, reservations and restrictions as set forth herein below, to-wit:

STANDARD EXCEPTIONS

1. I do not certify as to any oil, gas or mineral rights, interests in and to the surface or sub-surface estate in the lands herein above described.
2. I do not certify as to whether this property is located in a flood hazard boundary or hazardous waste boundary.

Clay William
Executive Director
Gulfport-Biloxi Regional Airport Authority
December 5, 2023
Page Two

3. Rights or claims of parties in possession not shown by the public records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the public records.
5. Easements, or claims of easements, not shown by the public records.
6. Any lien, or right to a lien, for services, labor or materials in connection with improvements, repairs, or renovations heretofore or hereafter furnished, imposed by law and not shown by the public records.
7. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public record.
8. Any law, ordinance or governmental regulation (including, but not limited to, building and zoning laws, ordinances or regulations) restricting, prohibiting or relating to, (i) the occupancy, use or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; or (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part.
9. Any claim to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, limestone, clay, rock, sand, and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the public records.
10. Condition and/or quality of access, if any, for purposes of ingress and egress in, on, over, across and to the subject property.
11. All regulations and/or claims of governmental authorities, state and federal, in and to any portion of the premises now or formerly subject to the ebb and flow of tidal waters and/or navigable rivers, lakes and streams.

Clay William
Executive Director
Gulfport-Biloxi Regional Airport Authority
December 5, 2023
Page Three

12. Any lien, or right to a lien, for services, labor materials heretofore or hereafter furnished and imposed by law and not shown by the public records.
13. Taxes or special assessments which are not shown as existing by the public records.
14. Limitations or restrictions on the use of subject property as a result of any local, municipal, state or federal ordinance, statute, regulation or rule which may be applicable to said property.
15. Condition and/or quality of access, if any, for purposes of ingress and egress in, on, over, across and to the subject property.
16. All regulations and/or claims of governmental authorities, state and federal, in and to any portion of the premises now or formerly subject to the ebb and flow of tidal waters and/or navigable rivers, lakes and streams.
17. Rules and regulations of the U.S. Army Corps of Engineers and any other local, state or federal agency from whom any permit or approval may be required as a condition precedent to development of wetlands.

WITNESS MY SIGNATURE, this the 5th day of December, 2023.

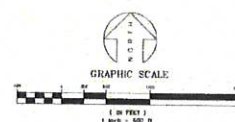
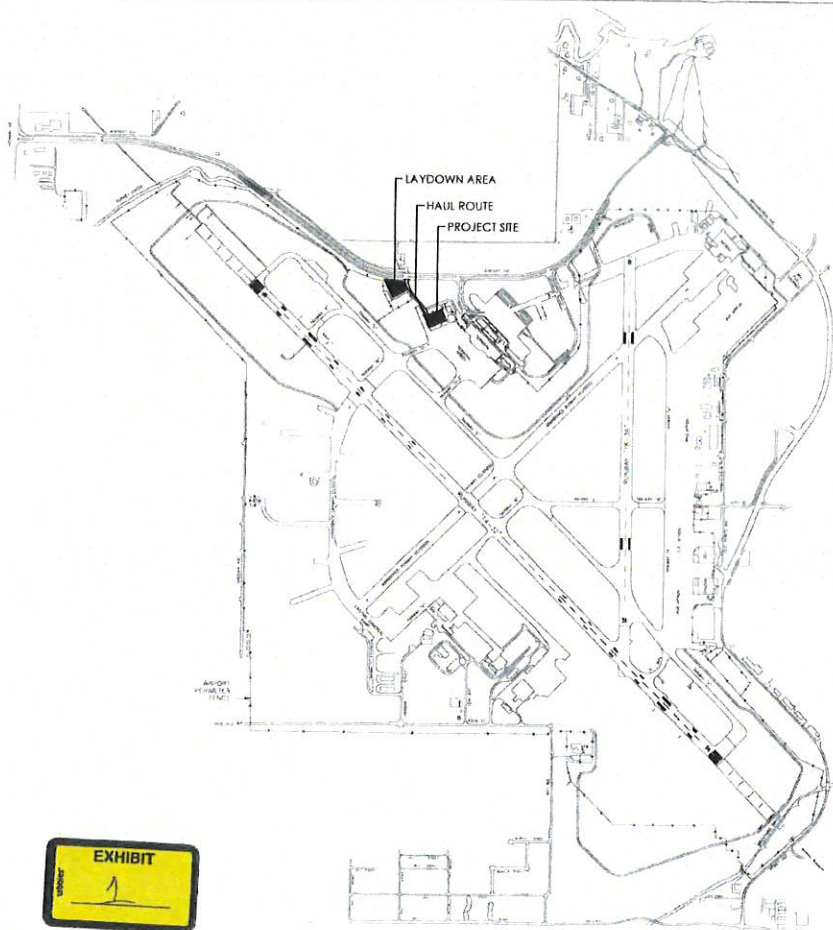
Respectfully submitted,

DUKES, DUKES, KEATING & FANCA, P.A.



Bobby R. Long

BRL/sas
Attachments:
EXHIBIT "1" - Project Site Drawing
EXHIBIT "2" - Conveyance Deed



GENERAL NOTES

- [illegible]

**BROWN, MITCHELL
& ALEXANDER, INC.**
CONSULTING ENGINEERS

EGH
ARCHITECTS

AIRPORT LOCATION MAP & NOTES
AIRPORT FLEET MAINTENANCE FACILITY

NOT FOR
CONSTRUCTION

ELEY GUILD HARDY ARCHITECTS
331 TOMMY MUNRO DRIVE, BLOOM, MS 39522
206 664 2323
www.egha.ms

NAME	21004
DATE	8/19/2003
DRAWN	RED
Cell Color	Red

C-002

C-002

Site Access / Laydown

Legend

 Gulfport-Biloxi International Airport

CONTRACTOR
STAGING/
PARKING AREA

CONTRACTOR SITE
ACCESS/HAUL ROUTE

EXISTING VEHICULAR
ACCESS GATE TO SITE

GENERAL LIMITS
OF WORK/
STAGING AREA

AIRPORT TYPE 1
BARRICADES

Google Earth

500 ft



STATE OF MISSISSIPPI

COUNTY OF HARRISON

C O N V E Y A N C E

WHEREAS, the City of Gulfport, Mississippi, is a municipal corporation, organized and existing under the laws of the State of Mississippi, and owns or has possession of certain real property in Harrison County, Mississippi, on which is located an airport; and

WHEREAS, The Gulfport-Biloxi Regional Airport Authority is a public body, corporate and politic, organized and existing under the laws of the State of Mississippi, pursuant to a Certificate of Incorporation issued by the Secretary of State of the Mississippi on August 25, 1977; and

WHEREAS, the City of Gulfport, Mississippi, is a municipality for which The Gulfport-Biloxi Regional Airport Authority was created; and

WHEREAS, the Mayor and Board of Commissioners of the City of Gulfport, Mississippi, on August 2, 1977, passed a Resolution, as recited in the Minutes of the City of Gulfport, authorizing the creation of a Regional Airport Authority to be known as The Gulfport-Biloxi Regional Airport Authority, a copy of said Resolution being attached hereto and incorporated herein; and

WHEREAS, the Mayor and Board of Commissioners of the City of Gulfport, Mississippi, on December 13, 1977, passed a Resolution, as recited in the Minutes of said City, entitled, "A Resolution of the Mayor and Board of Commissioners of the City of Gulfport, Mississippi, Authorizing the Mayor of the City of Gulfport to Execute, Sign and Deliver for and on Behalf of said City an Agreement for the Conveyance of Gulfport Municipal Airport Property to The Gulfport-Biloxi Regional Airport Authority and a Conveyance of Real Property to The Gulfport-Biloxi Regional Airport Authority", a copy

EXHIBIT

2

of said Resolution being attached hereto and incorporated herein,
and

WHEREAS, this Conveyance is expressly subject to the provisions of Section 61-3-1 through 61-3-83 of the Mississippi Code of 1972 and the attached Agreement for the Conveyance of Gulfport Municipal Airport Property to The Gulfport-Biloxi Regional Airport Authority of December 13, 1977, and to all the terms, conditions, covenants and reverter clauses of said Agreement, a copy of said Agreement being attached hereto and incorporated herein.

NOW, THEREFORE, in consideration of the aforementioned Agreement between the City of Gulfport, Mississippi, and The Gulfport-Biloxi Regional Airport Authority, including the covenants, terms, conditions and reverter clauses contained therein and incorporated in this Conveyance, the CITY OF GULFPORT, MISSISSIPPI, does hereby convey to THE GULFPORT-BILOXI REGIONAL AIRPORT AUTHORITY the following described real property, together with the improvements thereon situated, located in the First Judicial District of Harrison County, Mississippi, and more particularly described as follows:

A parcel of land located in a part of Sections 21, 22, 23, 26, 27, and 35, Township 7 South, Range 11 West St. Stephens Meridian, Harrison County, Mississippi, more particularly described as follows: BEGINNING at a concrete monument which marks the Section corner common to said Sections 27, 26, 34, and 35; thence

South 89 degrees 42 minutes West a distance of 3978.49 feet; thence
North 00 degrees 34 minutes 41 seconds West a distance of 1319.01 feet; thence
South 89 degrees 27 minutes 11 seconds West a distance of 84.23 feet; thence
North 01 degrees 02 minutes 34 seconds West a distance of 872.33 feet; thence
North 88 degrees 36 minutes 42 seconds East a distance of 7.43 feet; thence
North 00 degrees 33 minutes 24 seconds East a distance of 2721.55 feet; thence
North 44 degrees 56 minutes 28 seconds West a distance of 2284.25 feet; thence
North 37 degrees 17 minutes 26 seconds West a distance of 337.93 feet; thence
North 55 degrees 34 minutes 53 seconds East a distance of 718.13 feet; thence
North 63 degrees 28 minutes 05 seconds East a distance of 434.38 feet; thence
South 66 degrees 21 minutes 17 seconds East a distance of 314.40 feet; thence
South 89 degrees 43 minutes 53 seconds East a distance of 153.67 feet; thence
South 82 degrees 31 minutes 10 seconds East a distance of 305.58 feet; thence
South 86 degrees 41 minutes 23 seconds East a distance of 324.81 feet; thence
South 00 degrees 23 minutes 44 seconds East a distance of 316.72 feet; thence
North 40 degrees 02 minutes 21 seconds East a distance of 435.91 feet; thence
North 89 degrees 55 minutes 21 seconds East a distance of 3573.54 feet; thence
North 00 degrees 08 minutes 08 seconds West a distance of 487.06 feet; thence
South 89 degrees 56 minutes 55 seconds East a distance of 2148.04 feet; thence
South 45 degrees 11 minutes 32 seconds East a distance of 954.23 feet; thence
South 00 degrees 14 minutes 14 seconds East a distance of 368.51 feet; thence
South 45 degrees 33 minutes 47 seconds East a distance of 50.4 feet; thence
North 44 degrees 26 minutes 13 seconds East a distance of 30.2 feet; thence
South 45 degrees 33 minutes 47 seconds East a distance of 60.2 feet; thence
South 45 degrees 26 minutes 13 seconds West a distance of 30.2 feet; thence
South 45 degrees 33 minutes 47 seconds East a distance of 121.25 feet; thence
South 44 degrees 43 minutes 24 seconds West a distance of 1046.60 feet; thence

South 00 degrees 07 minutes 30 seconds East a distance of 3329.46 feet; thence
 South 89 degrees 51 minutes 34 seconds West a distance of 285.65 feet; thence
 South 42 degrees 21 minutes 42 seconds West a distance of 109.94 feet; thence
 South 00 degrees 10 minutes 19 seconds East a distance of 427.91 feet; thence
 North 89 degrees 55 minutes 26 seconds East a distance of 327.23 feet; thence
 South 03 degrees 31 minutes 15 seconds East a distance of 74.89 feet; thence
 North 88 degrees 06 minutes 24 seconds East a distance of 100.02 feet; thence
 South 44 degrees 52 minutes 09 seconds West a distance of 261.66 feet; thence
 South 43 degrees 59 minutes 37 seconds East a distance of 1780.55 feet; thence
 South 65 degrees 04 minutes 09 seconds East a distance of 412.45 feet; thence
 South 29 degrees 06 minutes 34 seconds East a distance of 138.28 feet; thence
 South 09 degrees 17 minutes 30 seconds East a distance of 62.01 feet; thence
 South 05 degrees 02 minutes 29 seconds West a distance of 166.98 feet; thence
 South 45 degrees 06 minutes 57 seconds West a distance of 1477.37 feet; thence
 North 68 degrees 45 minutes 20 seconds West a distance of 110.45 feet; thence
 North 44 degrees 26 minutes 28 seconds West a distance of 856.33 feet; thence
 South 89 degrees 34 minutes 13 seconds West a distance of 1168.28 feet; thence
 North 46 degrees 12 minutes 25 seconds West a distance of 846.19 feet; thence
 North 16 degrees 49 minutes 17 seconds West a distance of 220.97 feet; thence
 North 01 degrees 04 minutes 17 seconds East a distance of 428.59 feet; thence
 North 79 degrees 33 minutes 15 seconds West a distance of 213.14 feet; thence
 South 09 degrees 45 minutes 03 seconds West a distance of 49.63 feet to the
 point of beginning.
 Parcel containing 1155.88 acres, more or less.

IN WITNESS WHEREOF, the City of Gulfport, Mississippi, has
 executed, signed and delivered this Conveyance on this, the 13
 day of December, 1977.

CITY OF GULFPORT, MISSISSIPPI
 A Municipal Corporation-Grantor

BY: [Signature]
 JACK BARNETT, MAYOR



ACKNOWLEDGEMENT

STATE OF MISSISSIPPI

COUNTY OF HARRISON

Personally appeared before me, the undersigned authority in
 and for the County and State aforesaid, JACK BARNETT, Mayor, of
 the City of Gulfport, a municipal corporation, organized and
 existing under the laws of the State of Mississippi, who acknow-
 ledged that he signed, sealed and delivered the above and foregoing
 instrument on the day and year therein mentioned for and on behalf
 of the City of Gulfport, Mississippi, having been duly authorized
 to do so.

BOOK 1292 PAGE 396

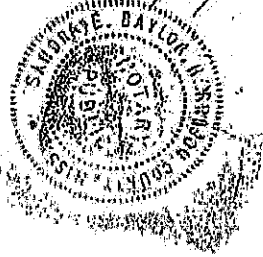
BOOK 818 PAGE 145

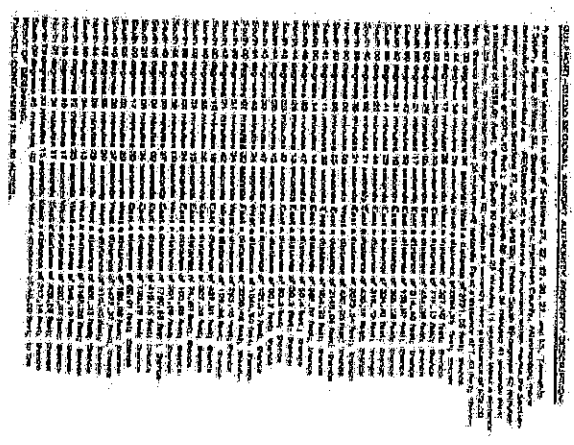
GIVEN under my hand and official seal, this the 13th
day of December, 1977.

Sandra A. Baylor
NOTARY PUBLIC

My Commission Expires:

8/15/80



[illegible]

2023 Landroll Information				
GPT-BILOXI REGIONAL AIRPORT AUTH 14035-L AIRPORT RD GULFPORT, MS 39503 Physical Street Address: 14055 AIRPORT RD				
Parcel #:	PPIN	Tax District	Homestead Exp.	Judicial Dist.
0809P-02-001.000	92104	4G		1
Supervisor District:		Subdivision:		
4				
Exemption Code				
Section	Township	Range		
22	07	11		
Instrument Number(s)				
2014-0001615-D-J1, 2010-0008324-D-J1, 2008-0010689-D-J1, 1650/0374, 1645/0108, 1597/0013, 1292/0377, 0818/0176, 0818/0172, 0818/0170, 0818/0146, 0818/0142				
Acres	Land Value	Improvements	Total Value	Assessed Value
0	0	0	0	0 / 0
Legal Description				
-AIRPORT- 1053.7 AC(C) THAT PART BELONGING TO THE GPT-BILOXI REGIONAL AIRPORT AUTH FOR THE AIRPORT & AIR STRIPS LYING WITHIN SECS 22, 23, 26, 27, 34, & 35-7-11 LESS & EXCEPT THOSE PART LEASED				

There are 0 building description records attached to this parcel.

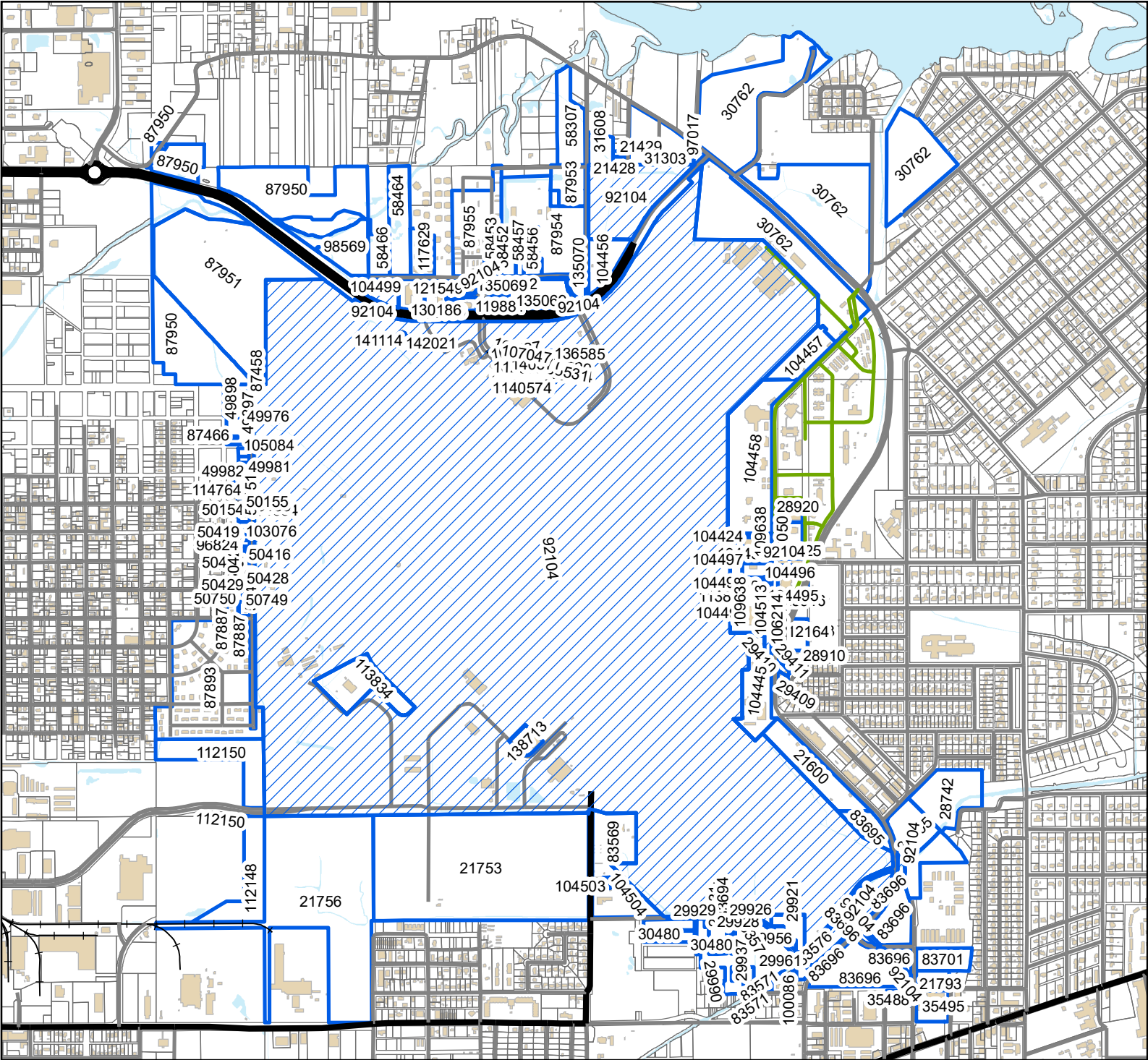
Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
Y		0809P-02-001.000	GPT-BILOXI REGIONAL AIRPORT AUTH (OWNER)	14035-L AIRPORT ROAD	GULFPORT	MS	39503
			MARK LISHEN (AGENT)	1091 TOMMY MUNRO DRIVE	BILOXI	MS	39532
Adjacent Property Owners(2408ARC038)							
N	58466	0809P-01-013.000	GPT-BILOXI REGIONAL AIRPORT AUTH	14035-L AIRPORT RD	GULFPORT	MS	39503
N	28916	0910E-01-001.000	UNITED STATES OF AMERICA	C/O US ARMY CORP OF ENGRS F MOBILE		AL	36628
	29411	0910E-01-010.000	RYLE AMANDA D	433 MCGUIRE CIR	GULFPORT	MS	39507
	29410	0910E-01-011.000	METTS ALBERT S	242 LYNNWOOD DR	GULFPORT	MS	39503
N	21428	0909L-04-012.000	GPT-BILOXI REGIONAL AIRPORT AUTH	14035-L AIRPORT RD	GULFPORT	MS	39503
	50154	0810B-03-003.000	NORTH GULFPORT COMMUNITY LAND	CONSERVANCY INC	GULFPORT	MS	39501
	104004	0810B-03-003.002	STAPLETON JERRY LEE ETAL	111 RIVER DR	BRAXTON	MS	39044
N	87953	0809P-01-001.000	GPT-BILOXI REGIONAL AIRPORT AUTH	14035-L AIRPORT RD	GULFPORT	MS	39503
N	31608	0909L-04-022.000	GULFPORT CITY OF				0
	50418	0810B-03-055.000	WASH DIANE W	1319 PINECREST DR	GULFPORT	MS	39507
	58456	0809P-01-005.000	CROSE ALLEN ETAL	20313 MENNONITE RD	GULFPORT	MS	39503
	117629	0809P-01-011.001	ASHTON PARK APARTMENTS LLC	C/O READ PROPERTY GROUP LLC	BROOKLYN	NY	11204
	49982	0810B-02-022.000	WILLIAMS LOVIE	8431 VIRGINIA AVE	GULFPORT	MS	39503
	50158	0810B-03-002.000	STAPLETON DANNY J & PALMAS A	14423 POLK STREET	GULFPORT	MS	39501
	50430	0810B-03-059.000	ROBERTSON JANICE & JOHN	8305 VIRGINIA AVE	GULFPORT	MS	39501
N	83050	0910D-01-003.000	UNITED STATES OF AMERICA	1801 23RD AVE	GULFPORT	MS	39502
	58451	0809P-01-007.000	ALLEN TAFFA P ETAL	P O BOX 1648	GULFPORT	MS	39502
	58453	0809P-01-009.000	ADAMS W CARL & CLYDE A	18397 ADAMS RD	GULFPORT	MS	39503
	114764	0810B-02-037.002	STAPLETON RAY CHARLES & MOORE SHANT	14442 POLK ST	GULFPORT	MS	39501
	49983	0810B-02-021.000	MAGEE ERIC CHARLES	8263 S CAROLINA AVE	GULFPORT	MS	39501
N	28913	0910E-01-003.000	GULFPORT CITY OF	P O BOX 1780	GULFPORT	MS	39502
N	112164	0910E-01-002.001	UNITED STATES OF AMERICA				0
	50151	0810B-02-037.000	STAPLETON RAY C & SHARAY S MOORE	14442 POLK ST	GULFPORT	MS	39501
N	50155	0810B-03-001.000	STAPLETON DANNY J & PALMAS A	14423 POLK STREET	GULFPORT	MS	39501
	103076	0810B-03-003.001	MCCLAIN TRAVIS & CORINE	8424 WEST ST	OCEAN SPRINGS	MS	39564
	50416	0810B-03-057.000	BABIN TODD	617 CARMADELLE ST	MARRERO	LA	70072
N	28917	0910D-01-005.000	UNITED STATES OF AMERICA				0
	50415	0810B-03-058.000	BOOSE ROGER SR	14536 MADISON ST	GULFPORT	MS	39501
	49981	0810B-02-023.000	HOOD PATRICIA ANN	8423 VIRGINIA AVE	GULFPORT	MS	39501
	105084	0810B-02-024.001	WILLIAMS JOHN S & LOVIE M	8431 VIRGINIA AVE	GULFPORT	MS	39501
N	49897	0810B-02-001.000	GULFPORT CITY OF				0
N	28920	0910D-01-003.001	UNITED STATES OF AMERICA	C/O US ARMY CORP OF ENGINEE	MOBILE	AL	36628

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
N	28925	0910D-01-004.000	UNITED STATES OF AMERICA	U S ARMY CORPS OF ENG	MOBILE	AL	36628
	50428	0810B-03-061.000	HARRISON CHARLES & SHAMEKA	14432 VAN BUREN ST	GULFPORT	MS	39501
N	50427	0810B-03-062.000	HARRISON CHARLES D JR	14432 VAN BUREN ST	GULFPORT	MS	39501
	50750	0810B-03-100.000	SOUTH MS HOUSING & DEVELOPMENT CORP	PO BOX 2347	GULFPORT	MS	39505
	28910	0910E-01-006.000	MIKE FITZGERALD & ASSOCIATES LLC	4300 HEWES AVE	GULFPORT	MS	39507
N	29956	0910L-01-012.000	GPT-BILOXI REGIONAL AIRPORT AUTH	14035-L AIRPORT RD	GULFPORT	MS	39503
	96824	0810B-03-057.001	FORREST LISA YVONN	8325 VIRGINIA AVE	GULFPORT	MS	39501
	29409	0910E-01-012.000	HEADRICK MARK BENJAMIN & BRENDA R	429 MCGUIRE CIRCLE	GULFPORT	MS	39507
	58307	0809I-02-003.000	DIXON VELMA HINES	18215 KOSTNER	COUNTRY CLUB HI IL		60478
N	21429	0909L-04-013.000	GPT-BILOXI REGIONAL AIRPORT AUTH	14035-L AIRPORT RD	GULFPORT	MS	39503
N	50419	0810B-03-054.000	BOOSE ROGER SR	14536 MADISON ST	GULFPORT	MS	39501
	50749	0810B-03-101.000	MISS REGIONAL HOUSING AUTH # VIII	P O BOX VIII	GULFPORT	MS	39505
N	58457	0809P-01-006.000	GPT-BILOXI REGIONAL AIRPORT AUTH	14035-L AIRPORT RD	GULFPORT	MS	39503
	87955	0809P-01-010.000	ADAMS WILFRED C	18441 ADAMS RD	GULFPORT	MS	39503
	58464	0809P-01-012.000	SKINNER WILL -ESTATE-	4610 INDIANA AVE	GULFPORT	MS	39501
	58452	0809P-01-008.000	GRIMES SHANNON LANE	2053 CENTERPORT ROAD	DADEVILLE	AL	36853
N	50429	0810B-03-060.000	HARRISON CHARLES & SHAMEKA	14432 VAN BUREN ST	GULFPORT	MS	39501
N	104503	0910L-01-002.001	GULFPORT CITY OF				0
N	29990	0910L-02-068.000	GULFPORT CITY OF	P O BOX 1780	GULFPORT	MS	39502
N	83693	0910L-02-115.000	GULFPORT CITY OF				0
N	29930	0910L-02-117.000	GULFPORT CITY OF				0
	35495	0910K-02-008.000	PRIME CAPITAL INVESTMENTS LLC	4445 SKYLARK LN	CUMMING	GA	30041
N	29931	0910L-02-118.000	GULFPORT CITY OF		GULFPORT	MS	39502
N	29934	0910L-02-107.000	GPT-BILOXI REGIONAL AIRPORT AUTH	14035-L AIRPORT RD	GULFPORT	MS	39503
	83576	0910L-02-014.000	MATHERS RAYMOND M & ANNE M	38 52ND ST	GULFPORT	MS	39507
N	83701	0910K-03-032.001	GPT-BILOXI REGIONAL AIRPORT AUTH	14035-L AIRPORT RD	GULFPORT	MS	39503
N	29937	0910L-02-104.000	GULFPORT CITY OF				0
	100086	0910L-02-014.001	K & H INVESTMENTS LLC	23940 STABLEWOOD DR	PASS CHRISTIAN	MS	39571
N	21793	0910K-03-031.000	GPT-BILOXI REGIONAL AIRPORT AUTH	14035-L AIRPORT RD	GULFPORT	MS	39503
N	35488	0910K-02-009.000	GPT-BILOXI REGIONAL AIRPORT AUTH	14035-L AIRPORT RD	GULFPORT	MS	39503
N	104504	0910L-01-002.002	GULFPORT CITY OF				0
N	83694	0910L-02-116.000	GULFPORT CITY OF	P O BOX 1780	GULFPORT	MS	39502
N	97017	0909L-04-001.001	GPT-BILOXI REGIONAL AIRPORT AUTH	14035-L AIRPORT RD	GULFPORT	MS	39503
N	87887	0810G-02-001.000	SOUTH MS HOUSING & DEVELOPMENT CORP	PO BOX 2347	GULFPORT	MS	39505
N	83571	0910L-02-001.000	GPT-BILOXI REGIONAL AIRPORT AUTH	14035-L AIRPORT RD	GULFPORT	MS	39503
N	30480	0910L-02-119.000	GULFPORT CITY OF				0

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
N	87954	0809P-01-004.000	GPT-BILOXI REGIONAL AIRPORT AUTH	14035-L AIRPORT RD	GULFPORT	MS	39503
N	87950	0809O-01-001.000	GULFPORT CITY OF	3706 BELMEDE	GULFPORT	MS	39501
N	105246	0910D-02-001.012	GPT-BILOXI REGIONAL AIRPORT AUTH	14035-L AIRPORT RD	GULFPORT	MS	39503
N	104495	0910D-02-001.010	GPT-BILOXI REGIONAL AIRPORT AUTH	14035-L AIRPORT RD	GULFPORT	MS	39530
	104493	0910E-02-003.002	FBO AVCENTER -LESSEE-	546 CARONDELET ST	NEW ORLEANS	LA	70130
N	106214	0910D-02-001.013	GPT-BILOXI REGIONAL AIRPORT AUTH	14035-L AIRPORT RD	GULFPORT	MS	39503
N	113835	0910D-02-001.015	GPT-BILOXI REGIONAL AIRPORT AUTH	14035-L AIRPORT RD	GULFPORT	MS	39503
	104498	0910D-02-001.005	MILLION AIR GPT-BIL LLC -LESSEE-	D/B/A GULF COAST JET CTR INC	GULFPORT	MS	39502
N	104445	0910E-02-003.001	UNITED STATES OF AMERICA -LESSEE-	C/O GPT-BIL REGIONAL AIRPORT			0
N	21756	0810J-01-001.000	GPT-BILOXI REGIONAL AIRPORT AUTH	14035-L AIRPORT RD	GULFPORT	MS	39503
N	112148	0810J-01-004.000	GPT-BILOXI REGIONAL AIRPORT AUTH	14035-L AIRPORT RD	GULFPORT	MS	39503
	112408	0809P-02-001.022	FIRST STATE BANK -LESSEE-	DBA GULF BREEZE PROPERTIES I	GULFPORT	MS	39503
	119882	0809P-02-001.026	CONCOURSE HOLDING LLC -LESSEE-	C/O GPT-BIL REGIONAL AIRPORT	RIDGELAND	MS	39157
N	21600	0910E-02-002.000	GULFPORT CITY OF				0
N	87893	0810G-02-025.000	SOUTH MS HOUSING & DEVELOPMENT CORP	P O BOX 2347	GULFPORT	MS	39505
N	83569	0910L-01-002.000	GULFPORT CITY OF	P O BOX 1780	GULFPORT	MS	39502
N	112150	0810G-02-030.000	GPT-BILOXI REGIONAL AIRPORT AUTH	14035-L AIRPORT RD	GULFPORT	MS	39503
N	29928	0910L-01-004.000	GULFPORT CITY OF	P O BOX 1780	GULFPORT	MS	39502
N	29926	0910L-01-006.000	GULFPORT CITY OF	P O BOX 1780	GULFPORT	MS	39502
N	29921	0910L-01-011.000	GULFPORT CITY OF	P O BOX 1780	GULFPORT	MS	39502
N	83695	0910K-03-043.000	GULFPORT CITY OF				0
N	29961	0910L-01-014.000	GPT-BILOXI REGIONAL AIRPORT AUTH	14035-L AIRPORT RD	GULFPORT	MS	39503
N	121549	0809P-02-001.030	CONCOURSE HOLDING LLC -LESSEE-	C/O GPT-BIL REGIONAL AIRPORT	RIDGELAND	MS	39157
N	29929	0910L-01-003.000	GULFPORT CITY OF	P O BOX 1780	GULFPORT	MS	39502
	130186	0809P-02-001.031	CPX GULFPORT ES OPAG LLC -LESSEE-	C/O GPT-BIL REGIONAL AIRPORT	COVINGTON	KY	41011
N	104499	0809P-02-001.001	CPX GULFPORT ES OPAG LLC -LESSEE-	C/O GPT-BIL REGIONAL AIRPORT	COVINGTON	KY	41011
N	104458	0910D-02-001.003	UNITED STATES OF AMERICA				0
N	104457	0909M-01-003.002	UNITED STATES OF AMERICA				0
	113834	0810G-01-001.000	HARRISON CO -LESSOR-	C/O GULF COAST INTERNATIONAL	BILOXI	MS	39533
	105528	0809P-02-001.003	HERTZ RENT-A-CAR (CARS INC)-LESSEE-	C/O GPT-BIL REGIONAL AIRPORT	GULFPORT	MS	39503
N	138032	0809P-02-001.043	GPT-BILOXI REGIONAL AIRPORT AUTH	14035-L AIRPORT RD	GULFPORT	MS	39503
N	104424	0910D-02-001.001	GPT-BILOXI REGIONAL AIRPORT AUTH	14035-L AIRPORT RD	GULFPORT	MS	39503
N	104497	0910D-02-001.007	GPT-BILOXI REGIONAL AIRPORT AUTH	14035-L AIRPORT RD	GULFPORT	MS	39503
N	104456	0909M-01-003.001	UNITED STATES OF AMERICA -LESSEE-				0
N	104494	0910D-02-001.011	GPT-BILOXI REGIONAL AIRPORT AUTH	14035-L AIRPORT RD	GULFPORT	MS	39503
N	109638	0910D-02-001.014	GPT-BILOXI REGIONAL AIRPORT AUTH	14035-L AIRPORT RD	GULFPORT	MS	39503

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
N	21753	0810I-01-001.000	GPT-BILOXI REGIONAL AIRPORT AUTH	14035-L AIRPOT RD	GULFPORT	MS	39503
N	30762	0909L-03-002.000	GULFPORT CITY OF	C/O CITY HALL	GULFPORT	MS	39501
N	104496	0910D-02-001.008	GPT-BILOXI REGIONAL AIRPORT AUTH	14035-L AIRPORT RD	GULFPORT	MS	39503
N	104513	0910D-02-001.009	GPT-BILOXI REGIONAL AIRPORT AUTH	14035-L AIRPORT RD	GULFPORT	MS	39503
N	105527	0809P-02-001.002	NATIONAL RENTAL CAR -LESSEE-	GPT-BILOXI REGIONAL AIRPORT BRANDON		MS	39042
N	136584	0809P-02-001.040	NEEL-SCHAFFER INC -LESSEE-	GPT-BILOXI REGIONAL AIRPORT JACKSON		MS	39225
N	107046	0809P-02-001.013	DELTA AIRLINES -LESSEE-	C/O GPT-BIL REGIONAL AIRPORT	GULFPORT	MS	39503
N	117734	0809P-02-001.024	GPT-BILOXI REGIONAL AIRPORT AUTH	14035-L AIRPORT RD	GULFPORT	MS	39503
N	130469	0809P-02-001.032	ARINC INC -LESSEE-	C/O GPT-BIL REGIONAL AIRPORT	ANNAPOLIS	MD	21401
N	130472	0809P-02-001.033	AIR CHEF -LEESEE-	C/O GPT-BIL REGIONAL AIRPORT	GULFPORT	MS	39503
N	133184	0809P-02-001.034	MSE BRANDED FOODS OF GPT-BIL-LESSEE	GPT-BILOXI REGIONAL AIRPORT	GAINESVILLE	FL	30501
N	119881	0809P-02-001.025	CONCOURSE HOLDING LLC -LESSEE-	C/O GPT-BIL REGIONAL AIRPORT	RIDGELAND	MS	39157
N	105529	0809P-02-001.004	AVIS CAR RENTAL -LESSEE-	C/O GPT-BIL REGIONAL AIRPORT	ALEXANDRIA	LA	71301
N	105534	0809P-02-001.009	BUDGET CAR RENTAL -LESSEE-	C/O GPT-BIL REGIONAL AIRPORT	BILOXI	MS	39531
N	105533	0809P-02-001.008	DOLLAR RENT A CAR -LESSEE-	C/O GPT-BIL REGIONAL AIRPORT	TULSA	OK	74135
N	120007	0809P-02-001.029	SUN COUNTRY -LESSEE-	C/O GPT-BIL REGIONAL AIRPORT	GULFPORT	MS	39503
N	87951	0809O-01-004.000	GPT-BILOXI REGIONAL AIRPORT AUTH	14035-L AIRPORT RD	GULFPORT	MS	39503
N	21605	0910K-03-042.000	GPT-BILOXI REGIONAL AIRPORT AUTH	14035-L AIRPORT RD	GULFPORT	MS	39503
	28742	0910F-03-057.000	PATTERSON GROUP INC	P O BOX 6628	GULFPORT	MS	39506
N	83696	0910K-03-045.000	GULFPORT CITY OF	P O BOX 1780	GULFPORT	MS	39502
N	49898	0810B-02-003.000	GPT-BILOXI REGIONAL AIRPORT AUTH	14035-L AIRPORT RD	GULFPORT	MS	39503
N	49976	0810B-02-019.000	GPT-BILOXI REGIONAL AIRPORT AUTH	P O BOX 2127	GULFPORT	MS	39505
N	87466	0810B-02-020.000	GPT-BILOXI REGIONAL AIRPORT AUTH	P O BOX 2127	GULFPORT	MS	39505
N	87458	0810B-02-002.000	GPT-BILOXI REGIONAL AIRPORT AUTH	14035-L AIRPORT RD	GULFPORT	MS	39503
N	98569	0809O-01-001.001	GPT-BILOXI REGIONAL AIRPORT AUTH	14035-L AIRPORT RD	GULFPORT	MS	39503
N	141114	0809P-02-001.049	GAT AIRLINE GROUND SUPPORT -LESSEE-	C/O GPT-BIL REGIONAL AIRPORT	MOBILE	AL	36608
N	105531	0809P-02-001.006	GPT-BILOXI REGIONAL AIRPORT AUTH	14035-L AIRPORT RD	GULFPORT	MS	39503
N	135053	0809P-02-001.035	REPUBLIC GULFPORT -LESSEE-	C/O GPT-BIL REGIONAL AIRPORT	CHATTANOOGA	TN	37450
N	135054	0809P-02-001.036	AMERICAN AIRLINES -LESSEE-	C/O GPT-BIL REGIONAL AIRPORT	MIDDLETOWN	PA	17051
N	135055	0809P-02-001.037	ENTERPRISE -LESSEE-	C/O GPT-BIL REGIONAL AIRPORT	FLOWOOD	MS	39232
N	135069	0809P-02-001.038	CPX REFLECTIONS GPT LLC -LESSEE-	C/O GPT-BIL REGIONAL AIRPORT	COVINGTON	KY	14011
N	135070	0809P-02-001.039	CPX REFLECTIONS GPT LLC -LESSEE-	C/O GPT-BIL REGIONAL AIRPORT	COVINGTON	KY	41011
N	138713	0810H-01-002.000	GPT-BILOXI REGIONAL AIRPORT AUTH	14035-L AIRPORT RD	GULFPORT	MS	39503
N	140573	0809P-02-001.044	GATEWAY AMERICA -LESSEE-	C/O GPT-BIL REGIONAL AIRPORT	OGDEN	IL	61859
N	140574	0809P-02-001.045	GPT-BILOXI REGIONAL AIRPORT AUTH	14035-L AIRPORT RD	GULFPORT	MS	39503
N	140575	0809P-02-001.046	GPT-BILOXI REGIONAL AIRPORT AUTH	14035-L AIRPORT RD	GULFPORT	MS	39503

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
N	140576	0809P-02-001.047	HARRISON CO MOTOR VEH 4 HIRE-LESSEE	C/O GPT-BIL REGIONAL AIRPORT	GULFPORT	MS	39503
N	140577	0809P-02-001.048	UNITED AIRLINES -LESSEE-	C/O GPT-BOL REGIONAL AIRPORT	GULFPORT	MS	39503
N	142021	0809P-02-001.050	JETSTAR AVIATION -LESSEE-	C/O GPT-BIL REGIONAL AIRPORT	ST LOUIS	MO	63101
N	107047	0809P-02-001.015	GPT-BILOXI REGIONAL AIRPORT AUTH	14035-L AIRPORT RD	GULFPORT	MS	39503
N	136585	0809P-02-001.041	GPT-BILOXI REGIONAL AIRPORT AUTH	14035-L AIRPORT RD	GULFPORT	MS	39503
N	31303	0909L-04-002.000	GPT-BILOXI REGIONAL AIRPORT AUTH	14035-L AIRPORT RD	GULFPORT	MS	39503
N	92104	0809P-02-001.000	GPT-BILOXI REGIONAL AIRPORT AUTH	14035-L AIRPORT RD	GULFPORT	MS	39503



Legend

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

0 280 560 840
Yards

1 inch = 1,700 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.

Technical Report

ARCHITECTURAL REVIEW COMMITTEE

GENERAL INFORMATION

Case File Number: 2408ARC039

Hearing Date: August 8, 2024

Current Zoning/Use: T4+ & R-1-7.5 / Commercial Structures and Vacant Lots

Legal: Architectural Review Committee 2408ARC039, by agent John K. Olsen Jr, seeking approval for proposed St. James Master Plan for improvement stage, Tax Parcels 1010N-05-083.000, 1010N-05-024.000, 1010N-05-025.000, 1010N-05-026.000, 366 Cowan Rd, 2005 St. James Blvd, 2007 St. James Blvd, 2009 St. James Blvd, Zoned T4+ (General Urban Zone "Plus"), R-1-7.5 (Single-Family), Ward 2

TECHNICAL DETAILS

The applicant requests approval to deviate from the design standards for Appendix A, Sec. IV Supplementary Regulations (a)(3)

Design Standards

1.5

Storage, utilities, and mechanical equipment (iii)

- iii. Trash enclosures should be located remotely from project access points, building entries, public view corridors, and main circulation paths, but must be accessible to truck traffic for pick up. Enclosures should be constructed of six (6) foot high masonry walls with solid metal gates or wood gates. Enclosure finishes should match the building in color and texture and should include stonework, landscaping, wood and other natural elements.

Design Standards

3.4

Parking location and design (v)

- iv. To reduce heat gain in parking areas, the use of shade trees in parking islands or along landscape buffers is required.
- v. Parking rows should contain no more than ten (10) parking spaces uninterrupted by a landscaped island. Landscape islands should measure a minimum of eight (8) feet in width and eight (8) feet in length.

EXECUTIVE SUMMARY

With an approximate \$100,000.00 valuation of this project, it meets the following criteria; any new Construction of a building or major renovation or addition to an existing building valued greater than fifty thousand (\$50,000.00) dollars intended for commercial, office, hotel/motel, or other commercial or mixed use on a property fronting on or visible from a public roadway

Technical Report

ARCHITECTURAL REVIEW COMMITTEE

designated as an arterial or major collector in the city's comprehensive plan. Applicant has stated, and illustrated, in their application that the proposed renovation plan that they are seeking approval to deviate from the design standards regarding the trash enclosure, the maximum number of parking spaces per parking row, the landscaping requirements for parking islands, and to refer those requirements to the proposed Master Plan. If approved it would be the responsibility for the developer to implement the proposed Master Plan within the next 3-5 years. Applicant has stated in their application that their hardship is due to there being no additional funds available for the site to meet these requirements. Applicant is seeking to place a standalone parking lot on vacant parcels that are currently zoned R-1-7.5 (Single-family). According to the Chart of Permitted uses, this proposed use is not allowed in the current R-1-7.5 zoning. However; the parcels could go through a Zoning Map Amendment to rezone from R-1-7.5 to T4+ (General Urban Zone "Plus"), which would allow for the use by right.

Any approval should consider these conditions:

1. Must comply with all planning and zoning rules regulations.
2. Approval allows to deviate from the dumpster enclosure requirement.
3. Approval allows to deviate from the number of parking spaces per parking row.
4. Approval allows to deviate from landscape requirements for parking islands.
5. The parcels for the proposed new parking lot will need to rezoned to T4+, via a Zoning Map Amendment.

DIRECTOR APPROVAL

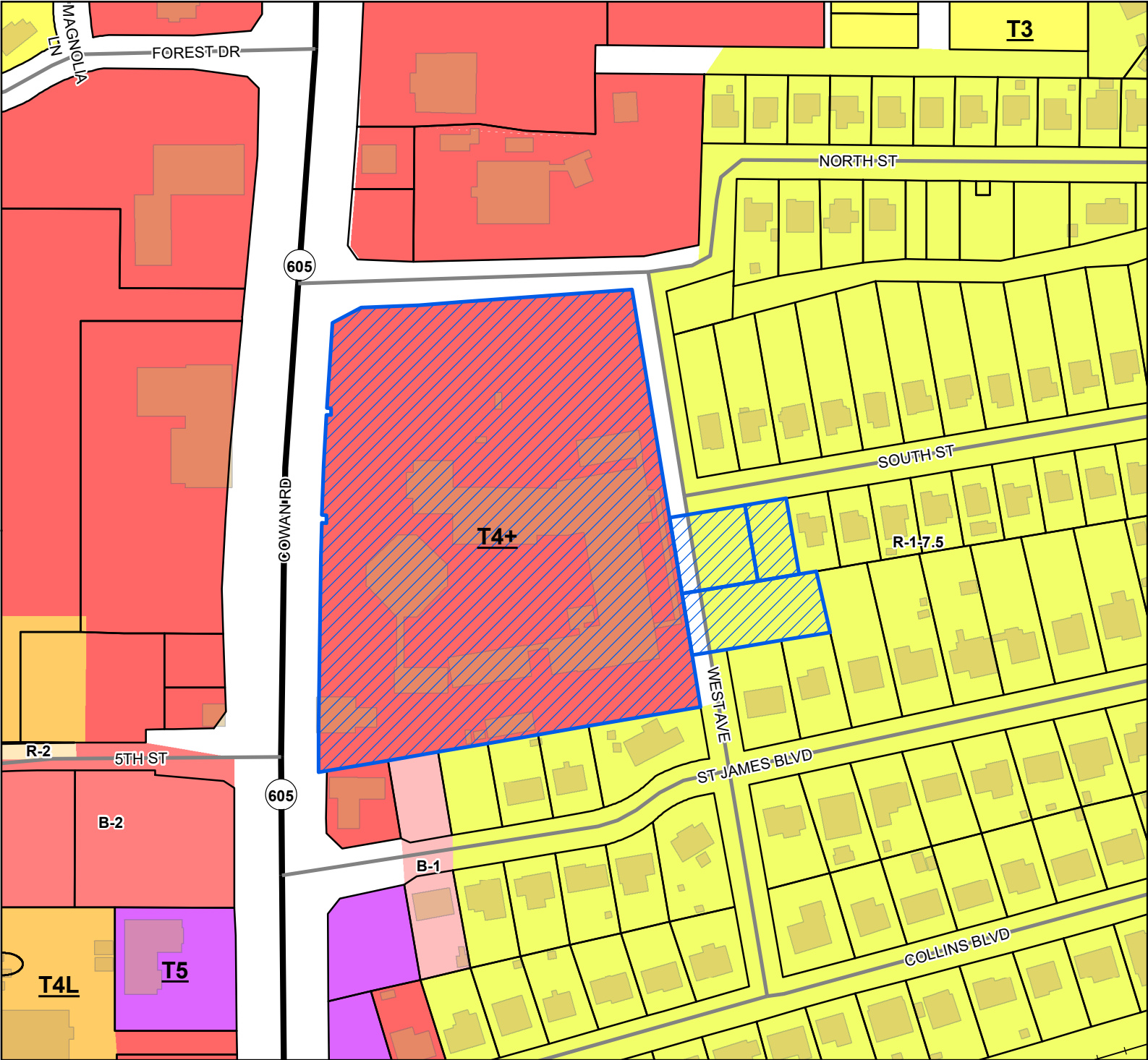
This report has been reviewed and approved by:



Greg Holmes

Director of Urban Development Department





Legend

- Site
- US or State Highway
- Street
- Railroad
- Parcels
- Buildings
- City Limit

Smart Code

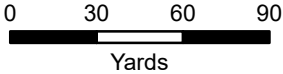
- T5
- T4+
- T4L
- T3

Zoning

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

Site Information

1010N-05-083.000
1010N-05-024.000
1010N-05-025.000
1010N-05-026.000
Zoning: T4+ (General Urban Zone "Plus")
R-1-7.5 (Single Family)
Size: 8.64 acres



1 inch = 200 feet



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CASE NUMBER

2408 ARC 039

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

ARCHITECTURAL REVIEW

REQUESTED ACTION BY THE Architectural Review Committee
(A separate submission form is required for each request)

- ☒ **Architectural Design Review**
☐ **Signs**

TAX PARCEL NUMBERS

1 0 1 0 N - 0 5 - 0 8 3 . 0 0 0

1 0 1 0 N - 0 5 - 0 2 4 . 0 0 0

1 0 1 0 N - 0 5 - 0 2 5 . 0 0 0

1 0 1 0 N - 0 5 - 0 2 6 . 0 0 0

Property Address:

366 COWAN RD, GULFPORT, MS 39507

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

General Description of Request: REQUEST ARC REVIEW OF THE ST. JAMES MASTER PLAN. PLEASE CONSIDER DEFERRING ANY REQUIREMENTS FOR CONFORMANCE WITH COMMERCIAL AND MIXED USE CORRIDORS TO THE MASTER PLAN SITE IMPROVEMENTS PHASE. ADDING A DUMPSTER ENCLOSURE, ADDING SHADE TREES IN THE EXISTING PARKING LOT, AND ADDING ADDITIONAL LANDSCAPING WILL BECOME PART OF THE MASTER PLAN. THE CURRENT PHASE INCLUDES ONLY IMPROVEMENTS TO THE INTERIOR OF THE SANCTUARY.

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. We can only accept applications with original signatures.

OWNER:CATHOLIC DIOCESE OF BILOXI

Printed Name of Owner

1790 POPPS FERRY ROAD

Mailing Address

BILOXIMS39532

City

State

Zip Code

AGENT:JOHN K. OLSEN JR. AIA, NCARB

Printed Name of Agent

2208 18TH ST., SUITE D,

Mailing Address

GULFPORTMS39501

City

State

Zip Code

Name of Owner (PRINT)

CATHOLIC DIOCESE OF BILOXI

Address (Street, City, State, Zip Code)

1790 POPPS FERRY RD, BILOXI, MS 39532

Phone (Home)

(228) 896-6059

(Work)

(Cell)

Tax Parcel Number(s) Owned:

SEE PAGE 1

Signature:

SEE PAGE 3

Name of Owner (PRINT)

Address (Street, City, State, Zip Code)

Phone (Home)

(Work)

(Cell)

Tax Parcel Number(s) Owned:

Signature:

Name of Owner (PRINT)

Address (Street, City, State, Zip Code)

Phone (Home)

(Work)

(Cell)

Tax Parcel Number(s) Owned:

Signature:

IMPORTANT NOTICE:

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

Submission Requirements:

go go
Page one of this application, completed and signed.

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

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

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

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

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

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

State hardship of why design standards cannot be met individually and throughly as a separate attachment
PLEASE SEE ATTACHED

I the owner/agent acknowledge this is a complete application

+ Louis Kihmman



DESIGNATION OF AGENT

I, Bishop Louis Kihnenman being property owner of 366 COWAN RD, GULFPORT, MS 39507
PRINT NAME PRIMARY ADDRESS OR PARCEL
which is the subject of this application hereby authorize JOHN K. OLSEN JR., AIA, NCARB 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.

Bishop Louis Kihnenman
SIGNATURE

7/30/24

DATE

STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 30 day of July, 2024

[Signature]
NOTARY PUBLIC



COMMISSION EXPIRATION



COVENANT AFFIDAVIT

I, Bishop Louis Kihnanan being property owner or agent of the property 366 COWAN RD
GULFPORT, MS 39507
which is the subject of this application, hereby state that this variance request is not in violation of any
restrictive or protective covenants.

Louis Kihnanan
SIGNATURE

7/30/24
DATE

STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 30 day of July, 20 24

[Signature]
NOTARY PUBLIC



COMMISSION EXPIRATION

July 29, 2024

VIA EMAIL

Mr. Greg Holmes
Director of Urban Development
City of Gulfport
1410 24th Ave
Gulfport, MS 39501

RE: St. James Master Plan – Architectural Review Committee

Greg,

Please allow this letter to serve as the statement of hardship related to the deferral of Commercial and Mixed-Use Corridor requirements as required by the City's Comprehensive Plan.

Per Code of Ordinances, Appendix A – Zoning, Section IV – Supplementary Regulations:

“(3) Commercial projects.

The standards of this section apply to commercial and mixed-use building project meeting the following criteria:

New and Renovated Buildings along Commercial and Mixed-Use Corridors. New construction of a building or major renovation or addition to an existing building valued greater than fifty thousand (\$50,000.00) dollars intended for commercial, office, hotel/motel, or other commercial or mixed use on a property fronting on or visible from a public roadway designated as an arterial or major collector in the city's comprehensive plan.”

This section would require:

1. Dumpsters to be enclosed with (6) foot high masonry walls with solid metal gates or wood gates
2. Dumpsters to be accessible to truck traffic for pickup
3. Dumpster enclosure to be landscaped
4. Landscape plan
5. Adding shade trees in new parking islands in the existing parking lot and along landscape buffers
6. Adding landscaped island every (10) feet in the existing parking lot

Plans for Interior Sanctuary Renovations to St. James Church have been submitted for Permit Review. There is no exterior work planned as part of this project and only the altar area of the Church is being renovated. Funds have been raised and a Contractor has been selected to complete these renovations prior to Christmas services at the end of 2024. The Building Code Plan Review letter requires the implementation of Commercial Corridor requirements listed above as a condition for permit approval. There are currently no additional funds available for the (6) requirements above which could exceed \$100,000 and if a condition for permit approval, these renovations could not be started as the project would be dead.

St. James is also in the planning phase for an Early Learning Center (Pre-School) to be constructed along St. James Blvd and the zoning change required for this construction was

recently approved. Donations have been pledged for a portion of the construction cost, but raising the full amount required could be difficult and even more of a challenge if additional funds were required to implement the Commercial Corridor requirements listed above.

On behalf of St. James, we are asking the Architectural Review Committee to review and approve the St. James Master Plan with the understanding these Commercial Corridor requirements listed above will become part of a revised Master Plan for future site improvements to be implemented within the next 3 to 5 years as funds become available. Therefore, these Commercial Corridor requirements would not be a permit requirement for the construction of the St. James Sanctuary Renovations or the Early Learning Center.

Please let me know if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "J.K. Olsen Jr.", with a stylized, cursive script.

John K. Olsen Jr., AIA, NCARB

jko

cc: Bishop Louis F. Kihneman, III
Father Ryan McCoy, Pastor



URBAN DEVELOPMENT
BUILDING CODE SERVICES

P.O. Box 1780
Gulfport, MS 39502
Phone: 228-868-5790
Fax: 228-868-5816

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

Building Code Plan Review

Note: The following review is based on the 2018 Edition of the International Building Code, International Plumbing Code, International Mechanical Code, International Fire Code, 2014 ICC 600, 2017 NFPA 70 National Electrical Code and the NFPA 101 Life Safety Code, 2018 Edition, or the International Residential Code 2018 Edition for R3.

This review was conducted by Geoff Hittner. I can be reached at 228-868-5737 between the hours of 8:00 am and 5:00 pm Monday through Friday. If our understanding of the project is in error, if you have any questions or if you would like clarification of any comments, please call.

Project Name & Address: St. James Catholic Church
366 Cowan Road

Owner of Building: St. James Catholic Church
Design Professional: John K. Olsen
Phone: (228) 265-7980
FAX: ()

Construction Company: Starks Construction Co.
Phone: (228) 392-4584
FAX:

Contact Person: Robert Starks

Date of Review: June 14, 2024 – **Updated June 20, 2024**

Tax Parcel #:
Permit# 202401603
Valuation: \$330,000.00

Scope of Work: Sanctuary Renovations

STATUS

:

Building: Not Approved

Planning: Not Approved

Engineering: N/A

Fire: Approved

SEE CORRECTIONS OR ADDITIONAL INFORMATION NEEDED.

Communication History:

◆ Faxed to ◆

International Building Code 2018 Information & General Data:

- 1) Classification of Occupancy: A3 Use Class: Place of Worship
- 2) Occupation Class: Assembly
- 3) Group: A
- 4) Occupant Load (load/occ.sf,g or n): Existing
- 5) Fire District (App, F) No
- 6) Minimum Type of Construction (Type, protection, sprinkler):
unprotected and sprinkled. Existing
- 7) Height allowed (maximum/actual): / Existing
- 8) Number of stories (maximum/actual): / Existing
- 9) Square Footage (maximum/actual): / Existing
- 10) Sprinklers Required?: No
- 11) Alarm System Required? No
- 12) Modifications: None
- 13) F.F.E.: Existing
- 14) Flood Zone (FIRM): X
- 15) Separation distance from property line (real or assumed) & Table 602 requirement
for Bearing/Non Bearing, (distance, hour rate, & % openings) :
 - a) Front (Existing):
 - b) Rear (Existing):
 - c) Right (Existing):
 - d) Left (Existing):

CORRECTIONS OR ADDITIONAL INFORMATION NEEDED:

BUILDING:

- 1) Provide an asbestos and lead abatement report.

** Commercial Corridor Requirements **

PLANNING:

New and Renovated Buildings along Commercial and Mixed Use Corridors. New construction of a building or major renovation or addition to an existing building valued greater than fifty thousand (\$50,000.00) dollars intended for commercial, office, hotel/motel, or other commercial or mixed use on a property fronting on or visible from a public roadway designated as an arterial or major collector in the city's comprehensive plan. (a) Design Standards. 1. Site design. 1. All dumpsters shall be enclosed. iii. Provide color rendering of dumpster enclosure. Trash enclosures should be located remotely from project access points, building entries, public view corridors, and main circulation paths, but must be accessible to truck traffic for pick up. Enclosures should be constructed of six (6) foot high masonry walls with solid metal gates or wood gates. Enclosure finishes should match the building in color and texture and should include stonework, landscaping, wood and other natural elements. 2. Provide color rendering of landscape plans. To reduce heat gain in parking areas, the use of shade trees in parking islands or along landscape buffers is required. Landscape island required every (10) parking spaces.

ENGINEERING:

None

FIRE:

None

AN APPROVED TREE PERMIT MUST BE ON SITE AT ALL TIMES WHILE UNDER CONSTRUCTION!

In accordance with City of Gulfport Ordinance No. 2536, an Emergency Radio System or by-directional amplifier signal booster may be required throughout this building. Submit a plan sealed and signed by a licensed professional. A separate permit will be required for this system..

Notice: As of July 1, 2010 all structures, except one and two family dwellings, shall be bear a 6 inch horizontal by 3 inch vertical isosceles triangle (plaque) identifying roof and floor truss construction. Plaque shall be reflective bright color (Such as Orange or Yellow with Black Letters). Letters shall be "F" for Floor Truss, "R" for Roof Truss, and "F/R" if both. Plaque shall be 4 feet 6 inches off of the ground and to the left of the front entrance. Contractor is responsible for Plaque placement. (House Bill No. 1176 10/HR40/ R1485SG)

THE CITY OF GULFPORT, PUBLIC WORKS DEPARTMENT MUST BE NOTIFIED PRIOR TO ANY CONNECTIONS MADE TO THE CITY'S WATER SYSTEM. CALL 998-868-5700.

The City of Gulfport's Public Works Department must be notified prior to any trenching, boring or connections made to the City's Water System. Call (228) 868-5700.

"ALL CONSTRUCTION AND SYSTEMS SHALL COMPLY WITH ALL TECHNICAL CODES AND STANDARDS REGARDLESS OF ANY ERRORS OR OMISSIONS ON THE PLANS AND/OR SPECIFICATIONS OR MADE BY THE CITY OF GULFPORT. ALL CONSTRUCTION AND SYSTEMS SHALL BE SUBJECT TO FINAL FIELD INSPECTION AND APPROVAL OF ACCEPTANCE TESTS, WHERE REQUIRED."

REVIEW OF THIS PROJECT DOES NOT CONSTITUTE APPROVAL FOR OR THE PERMITTING OF SIGNS. ALL SIGNS TO BE INSTALLED ON THIS SITE OR BUILDING SHALL REQUIRE A SEPARATE PERMIT APPLICATION AND PERMIT.

All Contractors shall obtain a local license prior to permitting. This pertains to all trades and disciplines.

-
- 1) Emergency lighting must comply with Section 1006 of the International Building Code 2018 Edition.
 - 1) Exit lighting must comply with Section 1011 of the International Building Code 2018 Edition.
 - 2) All electrical equipment installed or used shall be reasonably safe to persons and property and in conformity with the provisions of this article, the applicable statutes of the state and any orders, rules or regulations issued by the authority thereof. Conformity with the applicable standards of the Underwriters' Laboratories, Inc., shall be prima facie evidence that such equipment is reasonably safe to persons and property.
 - 3) All commercial buildings will be wired in metal galvanized rigid conduit, electrical metallic tubing, polyvinyl chloride (PVC) conduit or AFC cabling systems including MC and AC cable. All raceway systems shall be installed in accordance with the approved methods of the 2017 NEC.
 - 4) In all electrical installations, the use of any electrical conductor smaller than number twelve-gauge copper or aluminum wire is prohibited. The use of aluminum alloy wire is permitted; this includes both interior and exterior premises service panel to sub panel only. The cable will be manufactured in the United States and adhere to industry standards that regulate product quality such as Underwriters Laboratory and The National Electric Code. Termination will be a listed device, rated for terminations with aluminum cable.

Geoffrey A. Hittner, CFM

Inspector / Plan Examiner

Our Mission: To provide efficient, effective and openly responsive municipal services to all citizens while promoting responsible economic development, preserving our heritage, and enhancing our quality of life, while restoring our city in order to bring our family and friends back home.



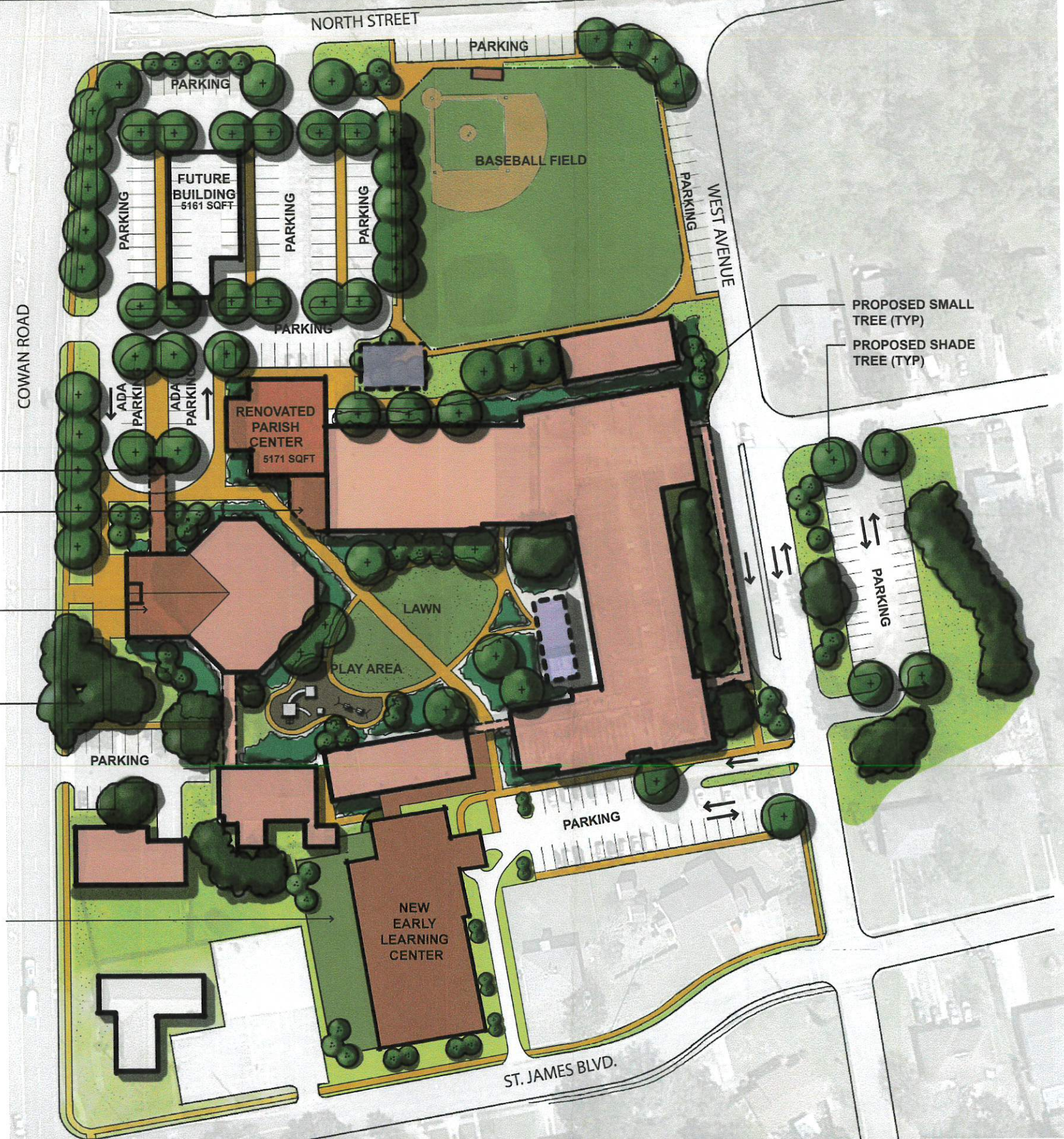
DROP OFF

COVERED COOKING
AREA

SANCTUARY ADDITION
4106 SQFT

EXISTING TREES (TYP)

NEW PLAYGROUND FOR ELC



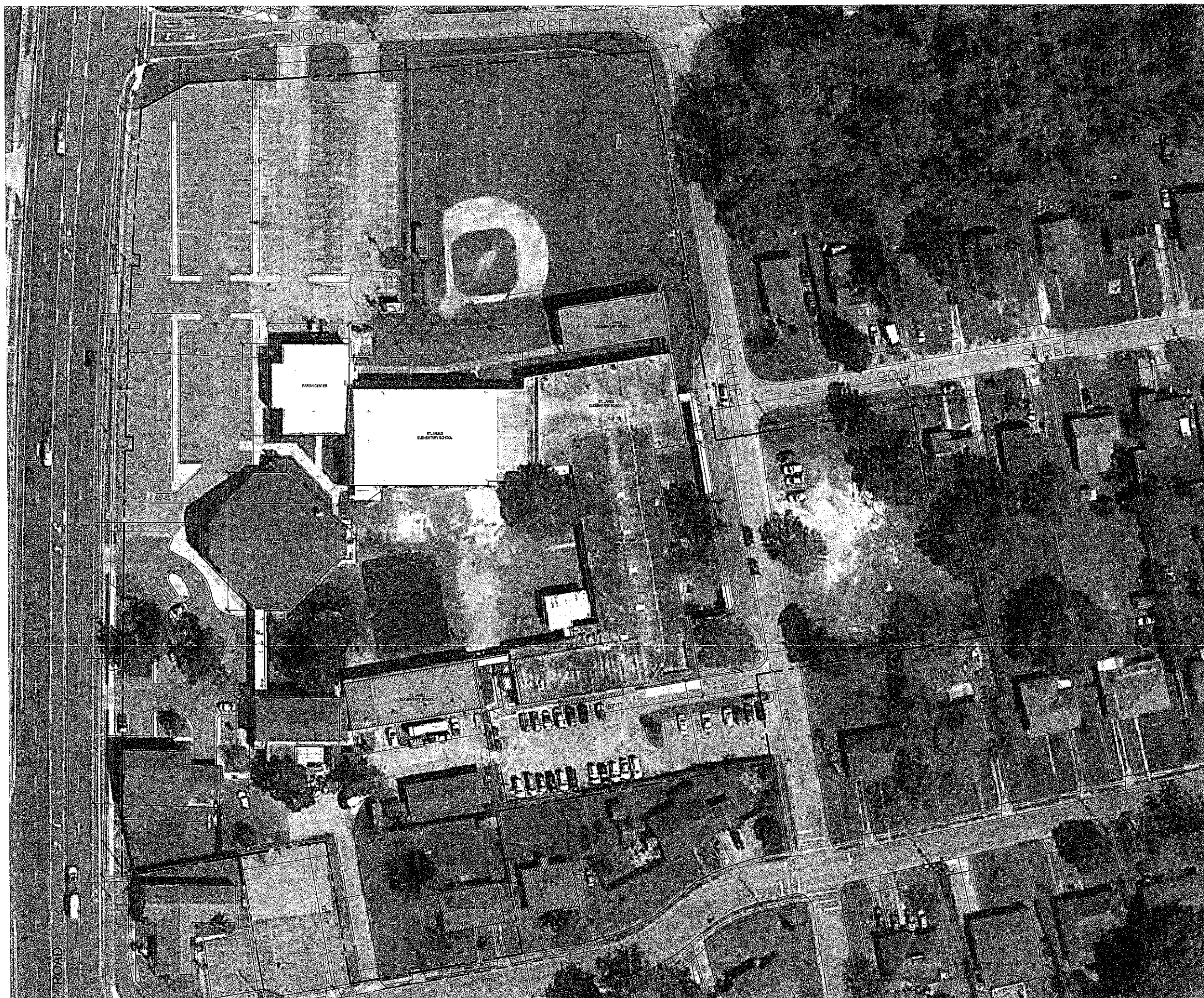
LEGEND

- EXISTING CAMPUS
- NEW OR IMPROVED BUILDING / STRUCTURE
- TEMPORARY BUILDING

PRELIMINARY CONCEPT PLAN
NOT FOR CONSTRUCTION

PRELIMINARY MASTER PLAN
FOR ST. JAMES CATHOLIC CHURCH

CHRISTIANPREUS **L P K**
Landscape Architecture architects



1 EXISTING SITE PLAN WITH DIMENSIONS
SCALE: 1" = 40'-0"

L P K
architects

LPK ARCHITECTS, P.A.

These drawings are the sole property of LPK Architects, P.A. and are not to be used, copied, or reproduced in any form without the written consent of LPK Architects, P.A. All rights are reserved. LPK Architects, P.A. is not responsible for any errors or omissions in these drawings.

**CAMPUS
MASTER PLAN
FOR
ST. JAMES**

366 COWAN RD
GULFPORT, MS
39507

BSA

REVISIONS/SUBMISSIONS

DATE	NO.	DESCRIPTION

EXISTING SITE PLAN

PROJECT NO. SHEET NO.
DRAWN BY JKO
CHECKED BY JKO
A-1.0

414/445

STATE OF MISSISSIPPI
COUNTY OF HARRISON

For and in consideration of the sum of SEVEN THOUSAND FIFTY AND NO/100 (\$7,050.00) DOLLARS, cash in hand paid, receipt of which is hereby acknowledged, the undersigned GULF HOMES, INC., a Mississippi corporation, does hereby sell, convey and warrant unto MOST REVERENT RICHARD O. GEROW, Bishop of the Catholic Diocese of Natchez, 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 Mississippi City, Mississippi,

The following described property, lying and being situate in Section 31, Township 7 South, Range 10 West, Harrison County, Mississippi, to-wit:

Commencing at a point in the East line of Cowan Road as now proposed and staked, which point is 356 feet South of the center of Section 31, Township 7 South, Range 10 West, which runs East and West through said Section and running thence N 84° 06' East along the South line of North Street 483 feet to the West line of West Avenue; thence S 10° 04' East 44.65 feet along the West line of said Avenue to the SW corner of Cowan Road Homes as shown in Plat Book 18, Page 9; continuing thence S 10° 04' East 216 feet to a point 75 feet north of the center line of a power line; thence S 79° 34' West and 75 feet North of the center line 596 feet to the East line of Cowan Road as now proposed and staked; thence northerly along said East line 709.8 feet to the point of beginning; being located in Section 31 Township 7 South, Range 10 West, Harrison County, Mississippi, and being bounded on the North by North Street in Cowan Road Homes Subdivision, on the East by West Avenue in said Subdivision and by Gulf Homes, Inc., on the South by Gulf Homes, Inc. and on the West by Cowan Road as now proposed and staked.

Ad valorem taxes for the year 1956 are assumed by the Grantee herein.

Subject to the reservation of an undivided one-half interest in and to any and all mineral, oil and gas rights in and to the lands, said reservation being in that certain

Warranty Deed dated December 10, 1937, from Sajamade, Incorporated, to Miss Elizabeth West, and recorded in Deed Book 218, at Pages 298-303, of the Land Deed Records of Harrison County, Mississippi.

WITNESS MY HAND AND SIGNATURE THIS 21st DAY OF ~~DECEMBER~~, A.D., 1956.

ATTEST:

Paul J. Collins
SECRETARY

GULF HOMES, INC.

BY: *Francis X. Collins*
PRESIDENT

STATE OF MISSISSIPPI



Personally appeared before me, the undersigned authority in and for the County and State aforesaid, Francis X. Collins and Paul J. Collins, President and Secretary, respectively, of Gulf Homes, Inc., a Mississippi corporation, who acknowledge that with due authority of the Board of Directors and for and on behalf of said corporation, and acting in their official capacities, they signed, sealed and delivered the above and foregoing instruments on the day and year hereof, and as the act and deed of said corporation.

WITNESS MY HAND AND SEAL OF OFFICE THIS 21st
DAY OF DECEMBER, A.D., 1956.



NOTARY PUBLIC

Commission Expires April 5, 1958.

STATE OF MISSISSIPPI, COUNTY OF HARRISON:

I, G. J. Darby, Clerk of the Chancery Court of said County and State, certify that the instrument of which the foregoing is a record was delivered to me to be recorded at 3:14 o'clock P. M. on the 24th day of Dec., 1956, and recorded Dec 29 1956, 1956.

G. J. Darby, Clerk.

By Neal Strahan D. C.

Filing

Certificates

Indexing

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

DEEDS FROM BRUNINI TO
KINNEMAN - 14 PAGES

BOOK 803 PAGE 459

Joseph E. 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 E. 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 E. 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

STATEMENT OF FEES

Filing _____ .45
Recording _____ .15
Certification _____ .50
Witness 15¢ each _____ 15
Telephone _____ .25
Total _____
certified copy

STATE OF MISSISSIPPI, COUNTY OF HARRISON, FIRST JUDICIAL DISTRICT

I hereby certify that this instrument was received and filed for record at _____ o'clock
on _____ day of _____, A.D. 1977
and recorded _____
Book _____ Page _____

G. N. O'Neil, Chancery Clerk
G. N. O'Neil

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

803 443

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 under-
signed 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. Sherman
NOTARY PUBLIC

My Commission Expires:

My Commission Expires March 28, 1981.

STATEMENT OF FEES
Filing _____ .05
Recording _____ .180
L.S. Fee _____ .50
Certification _____ .15
Indexing _____ .15
Subsequent Searches _____ .15
Total Fees _____ .50

STATE OF MISSISSIPPI, COUNTY OF HARRISON, FIRST JUDICIAL DISTRICT:
I hereby certify that this instrument was received and filed for record at _____ o'clock
and at _____, Miss. on the _____ day of _____, A. D. 1977
and recorded _____, 1977 in Records of Deeds
Book _____ Pages _____

G. M. Crail, County Clerk
G. M. Crail, County Clerk

114

SCANNED

REVIEWED



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)



Instrument 2009 1889 D J2
Filed/Recorded 8 11 2009 10 21 A
Total Fees 12.00
4 Pages Recorded

GENERAL WARRANTY DEED

2009 9762
Recorded in the Above
Deed Book & Page
08/14/2009 05:47:39 mt
Timothy A Kellar
Hancock County

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 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 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: 1505 PG: 822-825
08/20/2009 09:33 AM 4 PGS
KCOULTER, DC Rpt#011631

CHANCERY CLERK'S OFFICE
Pearl River County, Mississippi
I certify the instrument
herein filed and recorded
is correct and true to the
best of my knowledge and
belief.
Book 1000 Page 551
Instrument 2009-08-14
Witnessed and sealed
this 14th day of August
2009.
Timothy A. Kellar
Chancery Clerk



RE 1753

Wayne County
Filed and Recorded
JULY 29 2011 03:45:00AM
Inst. 20103189 Book
Marion West, Chancery Clerk

Book 2011 Page 3348
Deed
07/20/2011 11:17:53 AM
George Coates, MS
Dannie Bird, Chancery Clerk

Wayne County, Mississippi
Filed and Recorded
JULY 29 2011 03:45:00AM
Inst. 20103189 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 1 3351
Deed
07/20/2011 11:17:33 AM

2009 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 201103189 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
08-14-2009 08:47:39 AM
and recorded in Deed Book
2009 at pages 9762 & 9763.
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 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 NOTED BY: Kevin J. Necaise, Esq., P. O. Box 636, Gulfport, MS 39502, (228) 586-0933

Inst. 675485
Bk 1102 Pg 0485



Jefferson 1st Judicial District
Instrument 2017 2978 D - J1
Filed/Recorded 5/11/2017 03:00 P
Total Fees \$ 22.00
6 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)

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

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

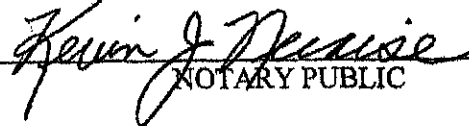
STATE OF MISSISSIPPI

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 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.

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
Y		1010N-05-083.000	CATHOLIC DIOCESE OF BILOXI (OWNER)	1790 POPPS FERRY ROAD	BILOXI	MS	39532
			JOHN K. OLSEN JR. (AGENT)	2208 18TH ST. STE D	GULFPORT	MS	39501
			Adjacent Property Owners (2408ARC039)				
	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
	130605	1010M-01-013.001	C & G HOLDINGS LLC ATTN: C GANT	14397 CREOSOTE RD	GULFPORT	MS	39503
	25511	1010N-05-026.000	ST JAMES CATHOLIC CHURCH	366 COWAN RD	GULFPORT	MS	39507
	25512	1010N-05-027.000	JAMES BETTY JO -ESTATE-	2004 SOUTH ST	GULFPORT	MS	39507
	25462	1010N-01-083.000	MCNALLY MICHAEL D	2010 ST JAMES BLVD	GULFPORT	MS	39507
	25526	1010N-05-058.000	GULFPORT CITY OF	P O BOX 1780	GULFPORT	MS	39502
	25515	1010N-05-030.000	BROWN MONICA	2010 SOUTH ST	GULFPORT	MS	39507
	25394	1010N-05-020.000	MOEINI MOHAMMAD -ESTATE-	P O BOX 8833	GULFPORT	MS	39506
	21079	1010M-01-014.000	SLIDE RULE LLC	139 BAYOU CIR	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
	117379	1010M-02-002.001	HOGAN PROPERTIES LLC	351 COWAN RD	GULFPORT	MS	39507
	25487	1010N-05-060.000	JP SILVA PROPERTIES LLC	2740 TIDE MARK COVE	BILOXI	MS	39531
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
	25514	1010N-05-029.000	EVANS OUIDA E	2008 SOUTH ST	GULFPORT	MS	39507
	25448	1010N-01-094.000	WAITE BAILEY	2017 COLLINS BLVD	GULFPORT	MS	39507
N	25510	1010N-05-025.000	CATHOLIC DIOCESE OF BILOXI	1790 POPPS FERRY ROAD	BILOXI	MS	39532
	109207	1010N-05-079.001	DE L'EPEE DEAF CENTER INC	1790 POPPS FERRY RD	BILOXI	MS	39532
	143454	1010N-05-081.001	605 STORAGE GROUP LLC	P O BOX 7300	GULFPORT	MS	39506
	25490	1010N-05-057.000	BROWN DEBRA L -ESTATE-	2001 SOUTH STREET	GULFPORT	MS	39507
	25393	1010N-05-019.000	BH INVESTMENTS LLC	13084 OLD HWY 49	GULFPORT	MS	39503
	25418	1010N-01-063.000	CHU TAUR MEE & WONG TEN PO	13103 WOODBRIDGE CT	GULFPORT	MS	39503
	25396	1010N-05-022.000	SANDERSON FREDDIE A	2175 ST JAMES BLVD	GULFPORT	MS	39507
	25397	1010N-05-023.000	MYERS KENNETH R	P O BOX 7124	GULFPORT	MS	39506
	25465	1010N-05-089.000	PARKER TRACIE ANN	2013 ST JAMES BLVD	GULFPORT	MS	39507
	25395	1010N-05-021.000	JHS ENTERPRISES INC	1808 15TH STREET	GULFPORT	MS	39501
	25463	1010N-01-082.000	SMITH RUSSELL JR & JESSICA	6909 CROCKETT CT	HUGHESVILLE	MD	20637

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
	25417	1010N-01-062.000	SUNSHINE BUILDERS LLC	18028 ALLEN RD	LONG BEACH	MS	39560
	25451	1010N-01-091.000	HILLARD CHRISTOPHER A	2011 COLLINS BLVD	GULFPORT	MS	39507
N	25398	1010N-05-024.000	CATHOLIC DIOCESE OF BILOXI	1790 POPPS FERRY ROAD	BILOXI	MS	39532
	99937	1010M-01-014.001	THOMAS JACK LEE & JACK DELL	944 CLEVELAND AVE	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
	83946	1010M-01-001.000	COWAN ROAD BAPTIST CHURCH OF GPT	P O BOX 7195	GULFPORT	MS	39506
	25486	1010N-05-059.000	KNEALE ANTHONY P	2000 NORTH ST	GULFPORT	MS	39507
	25494	1010N-05-054.000	WATSON GERALD E JR	1811 FLINT CREEK COURT	SAN JOSE	CA	95148
	25491	1010N-05-056.000	MEJIA ADAELSI SALAS	2003 SOUTH ST	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
	21084	1010M-02-003.000	HUONG NGUYEN THI & PHONG LE	312 RODENBURG AVE	BILOXI	MS	39531
	25513	1010N-05-028.000	HANSON STEVEN & PATRICIA	2006 SOUTH STREET	GULFPORT	MS	39507
N	21075	1010M-01-013.000	SLIDE RULE LLC	1049 5TH STREET	GULFPORT	MS	39507
N	83952	1010M-01-015.000	SLIDE RULE LLC	1049 5TH STREET	GULFPORT	MS	39507
N	135038	1010M-02-001.002	HOGAN PROPERTIES LLC	351 COWAN RD	GULFPORT	MS	39507
N	135037	1010M-02-001.001	HOGAN PROPERTIES LLC	351 COWAN RD	GULFPORT	MS	39507
	21083	1010M-02-002.000	CATHOLIC SOCIAL & COMMUNITY SERVICE	1790 POPPS FERRY RD	BILOXI	MS	39532
	84270	1010N-05-055.000	OLE LADY MUCK HOLDINGS LLC	P O BOX 82469	LAS VEGAS	NV	89180
N	141018	1010N-05-055.001	JP SILVA PROPERTIES LLC	P O BOX 7379	GULFPORT	MS	39506
N	21209	1010N-05-081.000	605 STORAGE GROUP LLC	P O BOX 7300	GULFPORT	MS	39506
	25464	1010N-01-081.000	LAFLEUR SABRINA G & KRIS K	2014 ST JAMES BLVD	GULFPORT	MS	39507

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Architectural Review Committee

