

AGENDA
GULFPORT CITY PLANNING COMMISSION MEETING
CITY HALL COUNCIL CHAMBERS
THURSDAY, AUGUST 22, 2024 AT 4:30 PM

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

F1. Planning Commission Meeting - July 25, 2024

G. Announcements

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

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

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

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

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

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

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

H. Hearing of Cases

H1. Planning Commission Decision

1. Planning Commission Approval 2407PC100: (Deferred from July Meeting)

Planning Commission Approval 2407PC100, by owner Prasant Patel, seeking approval for convenience store use - Tax Parcel 1008M-01-007.000 - Located at 11268 Lorraine Road (Zoned B-2 (General-Business)) - Ward 6

2. Planning Commission Approval 2408PC125:

Planning Commission Approval 2408PC125, by agent Cross Development CC Gulfport, LLC, seeking approval for an automobile and truck body repair shop use, Tax Parcel 1008L-01-002.000, Dedeaux Road, Zoned B-2 (General-business), Ward 6

3. General Plan 2409PC130:

General Plan 2409PC130, by agent Brown, Mitchell, & Alexander, Inc., seeking approval of easements and right of way (North Park Drive), Tax Parcel 1008L-01-002.000, Dedeaux Rd, Zoned B-2 (General Business), Ward 6

4. General Plan 2409PC134:

General Plan 2409PC134, by agent Robert Riemann, seeking approval (Conditioned on passage of relevant zoning text) of a General Plan for a new 25 lot small-house development, 0809B-03-017.000, Zoned R-3 (Single Family), Ward 7

H2. Planning Commission Recommendation

1. Zoning Map Amendment 2408PC121:

Zoning Map Amendment 2408PC121, by agent Kenny McNair, requesting to rezone to R-1-10 (Single-family), Tax Parcel 0908M-01-004.002, Stewart Road, Zoned B-2 (General-business), Ward 6

2. Zoning Map Amendment 2408PC123:

Zoning Map Amendment 2408PC123, by agent Brent Warr, requesting to rezone to T-6 (Urban Core Zone), Tax Parcels 1010F-02-022.000, 1010F-02-023.000, 1010F-02-024.000, 1010F-02-025.000, East Pass Road, 1548 East Pass Road, 1542 East Pass Road, 1526 East Pass Road, Zoned T4+ (General Urban Zone "Plus"), Ward 4

3. Zoning Text Amendment 2409PC129:

Zoning Text Amendment 2409PC129, by City of Gulfport Urban Development, to amend Appendix A to the Code of Ordinances to remove certain duties from the Building Code of Planning Director and assign those duties to the Planning Administrator.

4. Zoning Text Amendment 2409PC132:

Zoning Text Amendment 2409PC132, by City of Gulfport Administration, to amend sections to Chapter 9, Article III to amend the maximum period of tentative approval from one-year to two years before final plat.

5. Zoning Text Amendment 2409PC135:

Zoning Text Amendment 2409PC135, by City of Gulfport Administration, to amend Appendix A to the City's Code of Ordinances at Sections III (C)(7), allowing for and governing/regulating small lot/small house use/developments in R-3 zoning districts.

I. Reports

J. Unfinished Business

K. Other Business

L. Adjournment

MINUTES
GULFPORT CITY PLANNING COMMISSION
Thursday, July 25, 2024, 4:30 P.M.
City Hall Council Chambers

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

BOARD MEMBERS PRESENT:

KEITH WILLIAMS
WM. PRINCE JONES
VIRGINIA ADOLPH
DOUG HANCOCK
BJ SELLERS
BRYAN JACOBS
HAROLD SPANN
CHARLIE HEWES

BOARD MEMBERS ABSENT:

TIM DAIGLE JR
BILL WILLIAMS
CHRIS ROMANO

STAFF MEMBERS PRESENT:

GREG HOLMES
SU-LIN FEATHERSTON
MATILDA WELCH
BRYCE CLUGH
WILLIAM DICKINSON

COURT REPORTER:

NORMA SOROE

E. **Confirmation of Agenda**:

F. **Adoption of Minutes**:

Motion by **Mr. Spann** and seconded by **Mr. Sellers** to approve Minutes of the **June 27, 2024**, Planning Commission meeting was carried unanimously.

G. **Hearing of Cases**:

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

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

G3. Routine Agenda

H1. Planning Commission Decisions

1. Planning Commission Approval 2407PC093

Planning Commission Approval 2407PC093, by owner Onel Bauldie Jr., seeking approval for a mobile home use, Tax Parcel 0907I-02-083.000, Gorman Street, Zoned R-1-5 (Single-Family), Ward 6

Speaking for the Petition: Onel Bauldie Jr.

Speaking against the Petition: None

Motion: Mrs. Adolph – to approve the request.

Second: Mr. Hewes

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

Action: Motion carries unanimously.

2. Special Exception 2407SE096:

Special Exception 2407SE096, by agent John Pritchard, seeking approval for a to-go Daiquiri shop, Tax Parcels 0908N-04-004.000, 0908N-04-004.001, 13211 Dedeaux Rd, Zoned B-1 (Neighborhood Business), Ward 5

Speaking for the Petition: John Pritchard

Speaking against the Petition: None

Motion: Mr. Spann – to approve the request.

Second: Mr. Hancock

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

Action: Motion carries unanimously.

3. Planning Commission Approval 2407PC100:
(Deferred to August Meeting)

Planning Commission Approval 2407PC100, by owner Prasant Patel, seeking approval for a convenience store use, Tax Parcel 1008M-01-007.000, 11268 Lorraine Road, Zoned B-2 (General-Business), Ward 6

Speaking for the Petition:

Speaking against the Petition:

Motion:

Second:

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

Action:

4. Planning Commission Approval 2407PC104:

Planning Commission Approval 2407PC104, by agent Bobby Britton, seeking approval for a medical cannabis dispensary use, Tax Parcel 0811C-05-003.000, 2709 25th Ave units E&F, Zoning B-2 (General-Business), Ward 3

Speaking for the Petition: Bobby Britton

Speaking against the Petition: None

Motion: Mr. Hewes- to approve the request

Second: Mr. Spann

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

Action: Motion carries unanimously.

5. Planning Commission Approval 2407PC108:

Planning Commission Approval 2407PC108, by owner LaBella's Salon LLC, seeking approval for a trade school use, Tax Parcel 0808N-01-012.000, 15095 Dedeaux Road, Zoning B-2 (General-Business), Ward 5

Speaking for the Petition: Julia Green

Speaking against the Petition: None

Motion: Mrs. Adolph – to approve the request.

Second: Mr. Jones

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

Action: Motion carries unanimously.

H2. Planning Commission Recommendation

6. Zoning Map Amendment 2407PC097:

Zoning Map Amendment 2407PC097, by owners Frank and Dawn McGraw, requesting to rezone to T4+ (General Urban Zone "Plus"), Tax Parcel 0911A-02-103.000, 124 Palmetto Lane, Zoned T5 (Urban Center Zone), Ward 2

Speaking for the Petition: Frank McGraw

Speaking against the Petition: None

Motion: Mr. Jones – to approve the request.

Second: Mr. Hewes

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

Action: Motion carries unanimously.

7. Zoning Map Amendment 2407PC099:

Zoning Map Amendment 2407PC099, by owner David Boggs, requesting to rezone to R-1-7.5 (Single-Family), Tax Parcel 1009K-03-001.001, Creel Circle, Zoned R-1-7.5 (Single-Family), I-2 (Heavy Industry), Ward 5

Speaking for the Petition: David Boggs

Speaking against the Petition: None

Motion: Mr. Hewes – to approve the request.

Second: Mr. Jones

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

Action: Motion carries unanimously.

8. Zoning Map Amendment 2407PC103:

Zoning Map Amendment 2407PC103, by owners SMR3 Corporation & Golden Ventures LLC, requesting to rezone to T4+ (General Urban Zone "Plus"), Tax Parcel 0711O-01-012.000, 711 43rd Ave, Zoned T3 (Suburban Zone), Ward 2

Speaking for the Petition: Samuel Robinson III

Speaking against the Petition: Leslie Clawson, Linda Goodwin, Maia Dooley, Carol Johnson, Iola Hanley, Mark Studdard, Tony Cooksey, William J. McCown.

Motion: Mr. Hewes – to deny the request.

Second: Mr. Sellers

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

Action: Motion carries unanimously.

9. Zoning Map Amendment 2407PC111:

Zoning Map Amendment 2407PC111, by agent Anne Giovingo, requests to rezone to T6 (Urban Core Zone), Tax Parcel 0910I-02-009.000, 665 E Pass Road, Zoned T4+ (General Urban Zone "Plus"), Ward 2

Speaking for the Petition: Anne Giovingo, Mike Giovingo

Speaking against the Petition: None

Motion: Mr. Hancock – to approve the request.

Second: Bryan Jacobs

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

Action: Motion carries unanimously.

K. Other Business

K1. Other Business

General Plan 2308PC091, has been duly and timely noticed as required by law. The applicant is requesting an extension to The Island Townhomes general plan on August 24, 2023. Tentative approval shall be effective for a maximum period of one (1) year unless, the planning commission grants an extension if the final plat was not submitted within the time limit and can resubmit the general plan for tentative approval.

Speaking for the Petition: Kenneth Jones

Speaking against the Petition: None

Motion: Mrs. Adolph – to approve the request.

Second: Mr. Spann

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

Action: Motion carries unanimously.

I. Adjournment

There being no further business, a Motion was made by Mr. Sellers to adjourn, seconded by Mr. Hancock and carried unanimously. The meeting adjourned at 5:48 P.M.

William Prince Jones, Secretary

Date: _____



URBAN DEVELOPMENT DEPARTMENT | PLANNING & ZONING

PLANNING COMMISSION
CASE #2407PC100 MEMORANDUM

Date of Hearing: August 22, 2024

Re: Planning Commission Approval 2407PC100: (Deferred from July Meeting)

Prasant Patel, Owner - seeking approval for convenience store use - located at 11268 Lorraine Road (Tax Parcel 1008M-01-007.000 - Zoned B-2 (General-Business)) - Ward 6

Technical Report

PLANNING COMMISSION APPROVAL

GENERAL INFORMATION

Case File Number: 2407PC100

Hearing Date: August 22, 2024

Current Zoning/Use: B-2 / Vacant Lot

Legal: Planning Commission Approval 2407PC100, by owner Prasant Patel, seeking approval for convenience store use - Tax Parcel 1008M-01-007.000 - Located at 11268 Lorraine Road (Zoned B-2 (General-Business)) - Ward 6

TECHNICAL DETAILS

The applicant is seeking approval for a convenience store use at 11268 Lorraine Road. Applicant is seeking to construct a 7,500 square foot facility comprised of a liquor and convenience store along with associate site improvements and parking. This site was approved by both the Zoning Board and the Planning Commission for a Liquor Store use earlier this year under Case# 2402SE013. Applicant claims that their project will not cause undue traffic congestion, and that there is adequate water supply and sewer success at the proposed site. Upon staff review of the proposed site plan, the proposed use would require one space per every 300 square feet of gross floor area, the proposed 7,500 square foot convenience store would require 25 regular parking spaces and one ADA compliant, handicap space. The proposed site plan meets these requirements. Applicant claims that the proposed convenience store use would be in harmony with the district it is located within. Upon staff review of the surrounding area, there are two existing gas stations with convenience stores just south of the proposed business on Lorraine Road (Circle K & Exxon) with a third on the west side of Lorraine Road-Hwy 605(Chevron), three existing restaurant uses nearby (McDonald's, Sonic, and Domino's Pizza).

EXECUTIVE SUMMARY

Applicant is seeking approval for a convenience store use at 11268 Lorraine Road. Applicant's site plan shows a 7,500 square foot convenience store and liquor store with 25 regular parking spaces and one handicap space, meeting what is required by the current parking ordinance. The liquor store use was approved by both Zoning Board and Planning Commission under Case# 2402SE013. Upon staff review of the businesses in the surrounding area, there are three existing gas stations with convenience stores nearby (Circle K, Exxon, & Chevron), and three existing restaurant uses nearby (McDonald's, Sonic, & Domino's Pizza), which are similarly intensives uses as the proposed convenience store use. Engineering department has mentioned a stated condition: "The Engineering Department does not approve of the dumpster being serviced directly from Dedeaux Road as shown on the site plan. Repetitive turning and reversing by a loaded garbage truck will cause long term damage to the street. The site plan will need to be revised to relocate the dumpster to an area where it can be serviced from within the parcel prior to issuance of a construction permit."

Technical Report
PLANNING COMMISSION APPROVAL

Any approval should consider these conditions:

1. Add Fire Hydrant (Pending Installation by City)
2. Revised site plan showing the dumpster relocated to an area where it can be serviced from within the parcel.
3. Must meet all current building Codes and City of Gulfport Ordinances.
4. Approval Allows for a Convenience Store use.

DEPARTMENTAL CONDITIONS

Engineering:

Conditions: The Engineering Department does not approve of the dumpster being serviced directly from Dedeaux Road as shown on the site plan. Repetitive turning and reversing by a loaded garbage truck will cause long term damage to the street. The site plan will need to be revised to relocate the dumpster to an area where it can be serviced from within the parcel prior to issuance of a construction permit.”. Memo dated 08/06/24.

Public Works:

Provide plans at time of permitting. Memo dated 08/09/24.

Traffic and Safety:

No conditions. Memo dated 08/09/24.

Building Code Services:

Must meet all current building Codes and City of Gulfport Ordinances. Memo dated 08/12/24.

GIS:

No conditions. Memo dated 08/07/24.

Police Department:

No comments as of 08/12/24.

Fire Department:

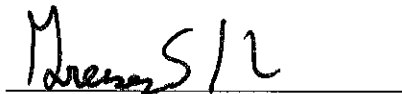
Add Fire Hydrant (Pending Installation by City). Memo dated 08/06/24.

City Arborist:

No conditions. Memo dated 08/05/24.

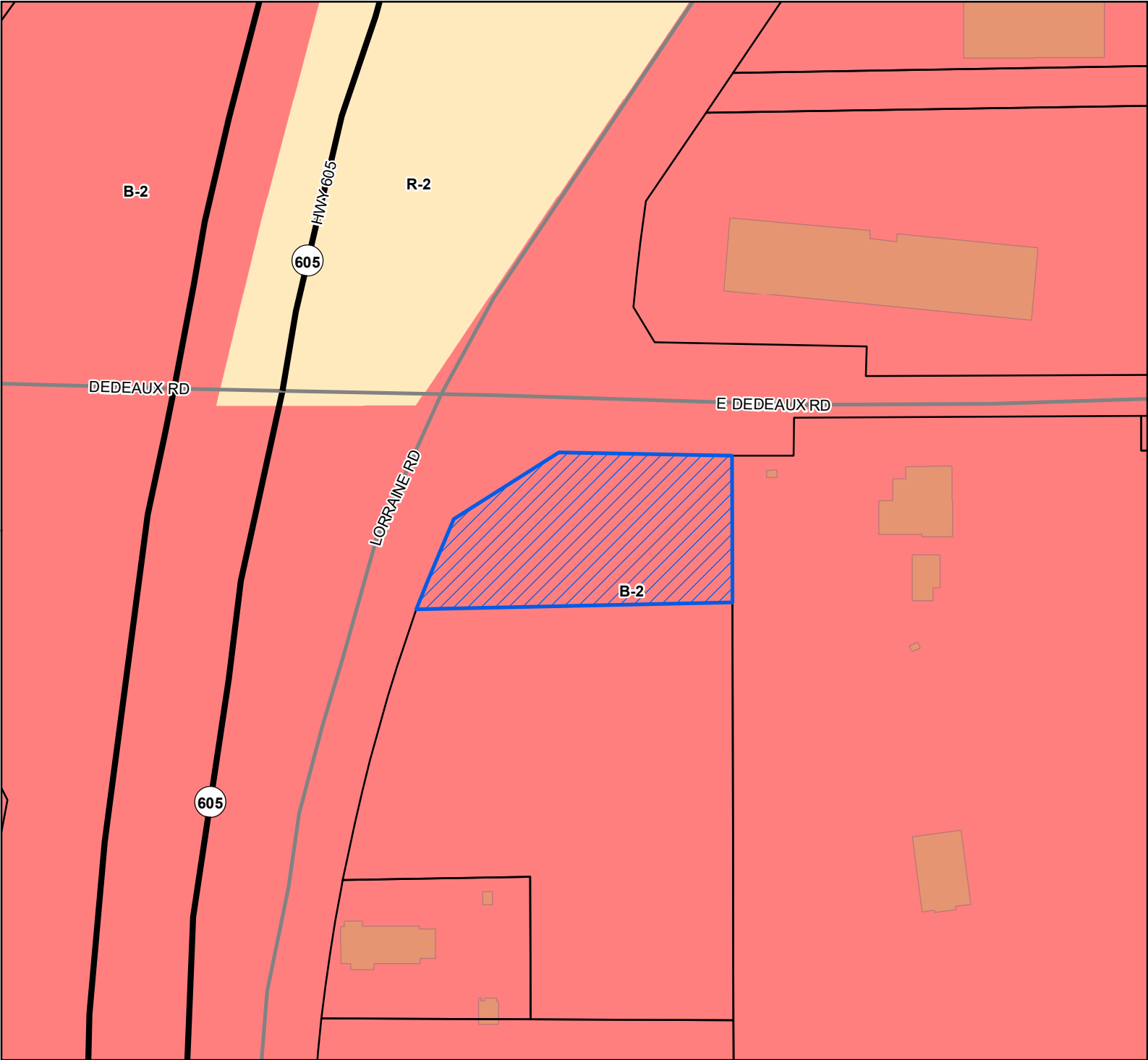
DIRECTOR APPROVAL

This report has been reviewed and approved by:



Greg Holmes

Director of Urban Development Department



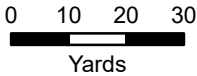
Legend

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

Zoning

- B-2 - General Business District
- R-2 - Single Family Residence District (Medium Density)

Site Information
1008M-01-007.000
Zoning: B-2 (General Business)
Size: 21017.70 sqft
Flood: X



1 inch = 100 feet



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



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

For Staff Use Only

Case Number: 2407 PC 100Date Received: 5/31/24Receipt Number: 12777874Received By: mwZoning: B-2Ward: 6 Flood: XSize: 31,017

(If necessary, use separate sheet of paper)

APPLICATION FOR PLANNING COMMISSION APPROVAL

Property Information

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

Address of Property Involved: 11268 Lorraine RoadLot(s) _____, Block(s) _____, Subdivision Richards, Jessie Heirs ofGeneral Location: Corner of MS Highway 605 and East Dedeaux Road

GENERAL DESCRIPTION OF REQUEST:

Request Conditional Use approval to develop a liquor and convenience store on the property.

OWNERSHIP AND CERTIFICATION:

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

OWNER

Prasant Patel

Printed Name of Owner

15326 Dedeaux Rd

Mailing Address

Gulfport

City

228-257-9135

Home Phone

Work/Cell Phone

Email

PPatel

Signature of Owner

AGENT

Lloyd (Les) Seymour, PE

Printed Name of Agent

955 Howard Ave

Mailing Address

Biloxi

City

MS

State

39530

Zip code

228.207.0070

Home Phone

Work/Cell Phone

les@liveoakengineering.com

Email

L. Seymour

Signature of Agent

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

☐

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

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

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

NAME OF OWNER (PRINT) RUPAL PATEL

ADDRESS (STREET, CITY, STATE, ZIP CODE) 15326 DEDEAUX 12d GULFPORT MS 39503

PHONE # (H) _____ (W) _____

TAX PARCEL NUMBER(S) OWNED _____

SIGNATURE: Rupal Patel

NAME OF OWNER (PRINT) _____

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

PHONE # (H) _____ (W) _____

TAX PARCEL NUMBER(S) OWNED _____

SIGNATURE: _____

NAME OF OWNER (PRINT) _____

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

PHONE # (H) _____ (W) _____

TAX PARCEL NUMBER(S) OWNED _____

SIGNATURE: _____

(Use additional forms as needed)

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

IMPORTANT NOTICE

1. Please be advised that failure to submit a complete application, with all supporting documents, could **delay your hearing date**. The Planning Commission 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. Please see reverse of this sheet to determine the deadline dates for filing your application.

SUBMISSION REQUIREMENTS

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

B. Site plan. Please note that approval of your request, in part, is based on your site plan.

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

C. Proof of ownership (Copy of deed or affidavit)

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

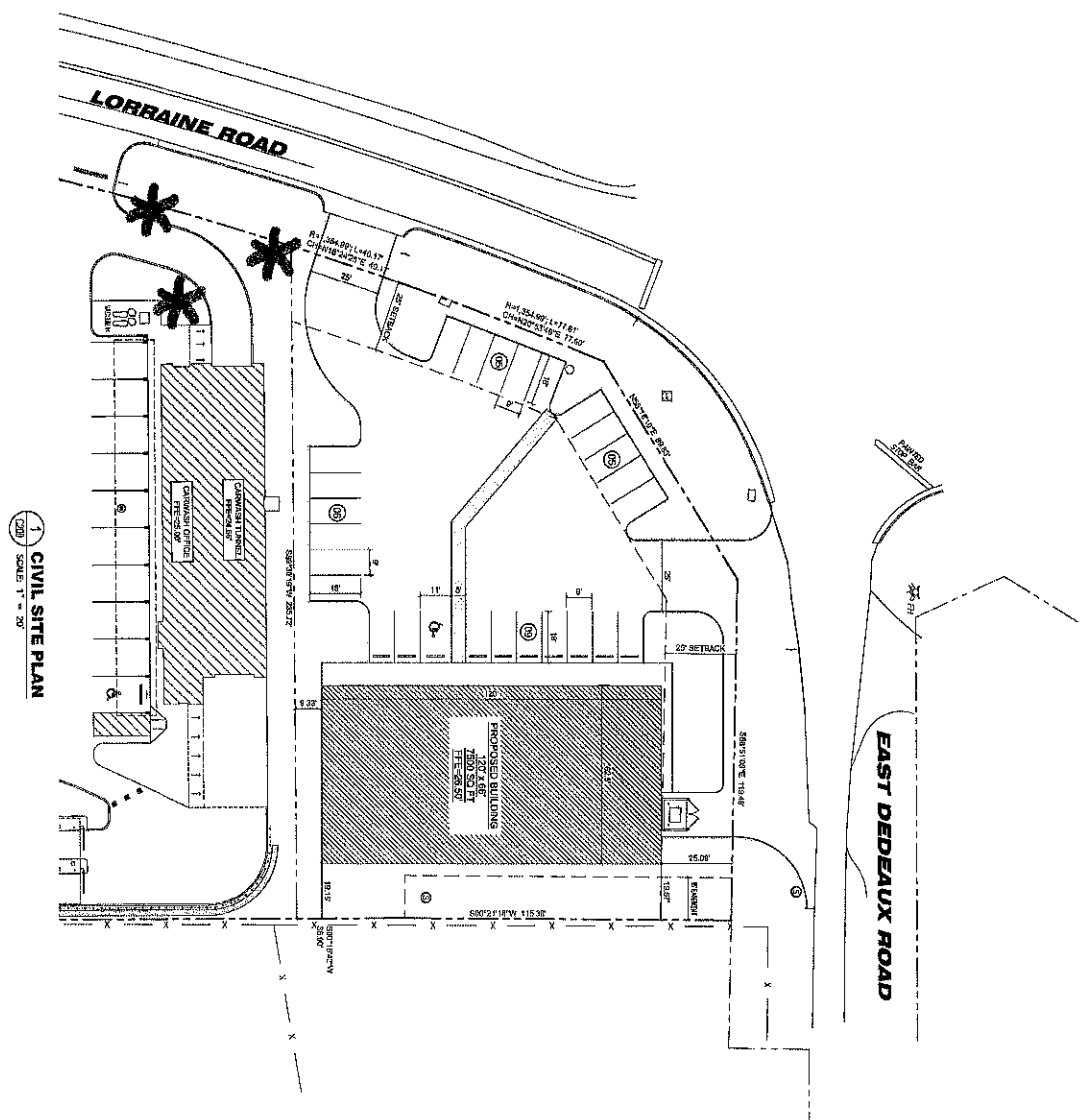
E. The City of Gulfport Planning Division Staff will notify, by letter, property owners adjacent to the requested action identified in this application using the Land Roll database from the County Tax Office. If you would like to have additional persons or property owners notified, please provide a list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

F. Provide a written statement addressing the following issues:

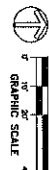
Explain how the site plan is appropriate with regard to:

- Transportation and access
- Water supply
- Waste disposal
- Fire and Police protection
- Other public facilities
- Why the proposal will not cause undue traffic congestion or create a traffic hazard.
- Why the proposal is in harmony with the orderly and appropriate development of the district in which the use is located.

G. Cash or check payable to the City of Gulfport in the amount of **\$75.00**.



CIVIL SITE PLAN
SCALE: 1" = 20'



PROJECT SITE DATA

GENERAL INFORMATION:	GENERAL, BROWNSVILLE DISTRICT #10
PROJECT INFORMATION:	PROJECT INFORMATION: 5.71 ACRES
LOCATION:	LOCATION: BROWNSVILLE DISTRICT #10, 5.71 ACRES
PROPOSED BUILDING:	PROPOSED BUILDING: 100'0" X 100'0"
PROPOSED PARKING:	PROPOSED PARKING: 25 SPACES
PROPOSED DRIVEWAY:	PROPOSED DRIVEWAY: 25'0" WIDE
PROPOSED SETBACKS:	PROPOSED SETBACKS: 10'0" FROM BUILDING, 25'0" FROM ROAD
PROPOSED UTILITIES:	PROPOSED UTILITIES: NONE
PROPOSED LANDSCAPE:	PROPOSED LANDSCAPE: 25'0" WIDE
PROPOSED FENCE:	PROPOSED FENCE: NONE
PROPOSED SIGNAGE:	PROPOSED SIGNAGE: 25'0" WIDE
PROPOSED LIGHTING:	PROPOSED LIGHTING: 25'0" WIDE
PROPOSED OTHER:	PROPOSED OTHER: NONE
PROPOSED TOTAL:	PROPOSED TOTAL: 25'0" WIDE
PROPOSED FOOTPRINT:	PROPOSED FOOTPRINT: 7,000 SQ. FT.



OWNER:	Prashant Patel
PROJECT ARCHITECT:	Ben Cortez
DATE:	10/25/2023
SCALE:	1" = 20'
PROJECT:	LIQUOR STORE
LOCATION:	INTERSECTION OF LORRAINE ROAD & EAST DEDEAUX ROAD, GULFPORT, MS
PROJECT NO.:	2023-0102
DATE:	10/25/2023
BY:	Ben Cortez
CHECKED BY:	Ben Cortez
APPROVED BY:	Ben Cortez
DATE:	10/25/2023

NOT FOR CONSTRUCTION

LIQUOR STORE
INTERSECTION OF
LORRAINE ROAD & EAST DEDEAUX ROAD,
GULFPORT, MS

Owner:
Prashant Patel
Blox, MS

Project Coordinator:
RK PATEL DESIGN &
PLANNING LLC
Project Architect:
BEN CORTEZ, AIA



EVERY GREAT OAK STARTS AS AN ACORN

No Adverse Effect Letter

The existing property was previously the site of Captain Al's Restaurant located at the corner of East Dedeaux Road and Lorraine Road. The owner plans to build an approximately 7,900 sf facility comprised of a liquor and convenience store along with associated site improvements and parking.

The development plans provide access to the site along East Dedeaux Road and Lorraine Road. This project will not cause undue traffic congestion or create any traffic hazard. Adequate water and sewer are available at the site.

This is to certify that I am a duly qualified engineer licensed to practice in the State of Mississippi.

While the Engineer has no control over the construction of the improvements. It is our professional opinion that the proposed development is in harmony with the orderly and appropriate development of the district in which the use is located, and the development will not adversely impact the adjacent properties.

Certifier's Name: Lloyd (Les) Seymour, PE

Company: Live Oak Engineering

Address: 955b Howard Ave.

City: Biloxi State: MS Zip Code: 39530

Phone Number: 228.207.0070

Date: May 15, 2024





Michael Watson

SECRETARY OF STATE

This is not an official certificate of good standing.

Name History

Name	Name Type
Riaan LLC	Legal

Business Information

Business Type:	Limited Liability Company
Business ID:	1043282
Status:	Good Standing
Effective Date:	06/13/2014
State of Incorporation:	Mississippi
Principal Office Address:	15326 Dedeaux Rd Gulfport, MS 39503

Registered Agent

Name
Prasant Patel 1000 Highway 90 Bay St Louis, MS 39520

Officers & Directors

Name	Title
Rupal Patel 15326 Dedeaux Rd Gulfport, MS 39503	Member



1st JUDICIAL DISTRICT
INSTRUMENT 2024-0008464-D-J1
FILED/RECORDED 5/9/2024 9:53:02 AM
TOTAL FEES \$28.00
\$ PAGES RECORDED

Our File: B240239
Prepared by & Return To:
Robert T. Schwartz, Esq.
Schwartz, Orgler, Jordan & Williams, PLLC
P.O. Box 4682
Biloxi, MS 39535
228-388-7441
MSB # 10482
robert@sojlaw.net

INDEX: Parcel located in Lot 5, Partition of Jesse Richard Property, in the NE1/4 of the SW1/4 of Section 7-T7S-R10W

STATE OF MISSISSIPPI
COUNTY OF HARRISON

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, the undersigned,

Rlaan LLC and Prasant Patel, 15326 Dedeaux Road, Gulfport, MS 39503, 228-257-9135,

do hereby sell, convey and warrant specially unto

Prasant Patel, 15326 Dedeaux Road, Gulfport, MS 39503, 228-257-9135

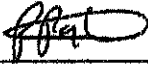
the following described land and property being located in the First Judicial District of Harrison County, Mississippi, being more particularly described as follows in the attached Exhibit "A", which is also reflected as Parcel 1 on the survey attached hereto and marked as Exhibit "B".

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

TAXES for the current year have been are hereby assumed by the Grantee herein.

IN WITNESS WHEREOF, the undersigned has caused this conveyance to be executed after having first been duly authorized to do so, on this the 3rd day of May, 2024.

Riaan, LLC

BY: 
Prasant Patel, Manager/Member

STATE OF MISSISSIPPI

COUNTY OF HARRISON

THIS DAY PERSONALLY CAME AND APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, Prasant Patel, who acknowledged that he is the manager/member of Riaan, LLC, and as its act and deed, they signed, sealed and delivered, the above and foregoing instrument of writing on the day and in the year therein mentioned, for and on behalf of said entity after having been first duly authorized to do so.

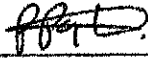
GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 3rd day of May, 2024.



My Commission Expires:


NOTARY PUBLIC

WITNESS my signature on this 3d day of May, 2024.



Prasant Patel

STATE OF MISSISSIPPI

COUNTY OF HARRISON

THIS DAY PERSONALLY CAME AND APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, Prasant Patel, who acknowledged that he signed, sealed and delivered, the above and foregoing instrument of writing on the day and in the year therein mentioned, as his free and voluntary act.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 3d day of May, 2024.





NOTARY PUBLIC

My Commission Expires:

EXHIBIT "A"

LEGAL DESCRIPTION: PROPOSED PARCEL "1"

A PARCEL OF LAND SITUATED IN LOT 5, OF THE PARTITION OF JESSE RICHARD PROPERTY AS PER DEED BOOK 190 ON PAGE 470, SAID PROPERTY BEING LOCATED IN THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 7 SOUTH, RANGE 10 WEST, CITY OF GULFPORT, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI AS SHOWN ON THE PLAT OF SURVEY PREPARED BY PATRICK M. MARTINO PLS, INC. DATED DECEMBER 11, 2023 (REFERENCE MERIDIAN FOR BEARINGS ARE BASED ON GEODETIC NORTH BY GPS OBSERVATION, ALL LINES RELATIVE TO) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 1/2" IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID LOT 5; THENCE ALONG THE EAST LINE OF SAID LOT 5, N00°16'42"W 260.19 FEET TO A SET 1/2" IRON ROD WITH CAP STAMPED "MARTINO PLS 02838" AT THE POINT OF BEGINNING; THENCE LEAVING THE EAST LINE OF SAID LOT 5, S89°30'19"W 235.72 FEET TO A SET 1/2" IRON ROD WITH CAP STAMPED "MARTINO PLS 02838" LYING ON THE EAST MARGIN OF THE FRONTAGE ROAD FOR MS HIGHWAY 605, PER THE MISSISSIPPI DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY PLANS BEING STATE PROJECT NUMBER 94-9371-00-002-10; THENCE ALONG SAID EAST MARGIN, ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,354.99 FEET, AN ARC LENGTH OF 40.17 FEET, AND A CHORD BEARING AND DISTANCE OF N18°24'25"E 40.17 FEET TO A SET 1/2" IRON ROD WITH CAP STAMPED "MARTINO PLS 02838"; THENCE CONTINUE ALONG SAID EAST MARGIN, ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,354.99 FEET, AN ARC LENGTH OF 77.61 FEET; AND A CHORD BEARING AND DISTANCE OF N20°53'49"E 77.60 FEET TO A SET 1/2" IRON ROD WITH CAP STAMPED "MARTINO PLS 02838"; THENCE CONTINUE ALONG SAID EAST MARGIN, N58°18'10"E 89.83 FEET TO AN "X"-MARK SET IN CONCRETE, SAID POINT LYING ON THE SOUTH MARGIN OF EAST DEDEAUX ROAD; THENCE ALONG THE SOUTH MARGIN OF EAST DEDEAUX ROAD, S88°51'05"E 119.48 FEET TO A SET 1/2" IRON ROD WITH CAP STAMPED "MARTINO PLS 02838" LYING ON THE AFOREMENTIONED EAST LINE OF LOT 5; THENCE S00°21'16"W 115.38 FEET TO A 1/2" IRON ROD FOUND; THENCE CONTINUE ALONG SAID EAST LINE, S00°16'42"E 38.00 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 0.71 ACRES, MORE OR LESS.

P.P.



1st JUDICIAL DISTRICT
INSTRUMENT 2024-0008483-D-J1
FILED/RECORDED 5/9/2024 9:53:01 AM
TOTAL FEES \$28.00
6 PAGES RECORDED

Our File: B240239
Prepared by & Return To:
Robert T. Schwartz, Esq.
Schwartz, Orgler, Jordan & Williams, PLLC
P.O. Box 4682
Biloxi, MS 39535
228-388-7441
MSB # 10482
robert@sojlaw.net

INDEX: Parcel located in Lot 5, Partition of Jesse Richard Property, in the NE1/4 of the SW1/4 of Section 7-T7S-R10W

STATE OF MISSISSIPPI
COUNTY OF HARRISON

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, the undersigned,

Riaan LLC and Prasant Patel, 15326 Dedeaux Road, Gulfport, MS 39503, 228-257-9135,

do hereby sell, convey and warrant specially unto

Riaan LLC, 15326 Dedeaux Road, Gulfport, MS 39503, 228-257-9135

the following described land and property being located in the First Judicial District of Harrison County, Mississippi, being more particularly described as follows in the attached Exhibit "A", which is also reflected as Parcel 2 on the survey attached hereto and marked as Exhibit "B".

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

TAXES for the current year have been are hereby assumed by the Grantee herein.

IN WITNESS WHEREOF, the undersigned has caused this conveyance to be executed after having first been duly authorized to do so, on this the 3rd day of May, 2024.

Riaan, LLC

BY: [Signature]
Prasant Patel, Manager/Member

STATE OF MISSISSIPPI

COUNTY OF HARRISON

THIS DAY PERSONALLY CAME AND APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, Prasant Patel, who acknowledged that he is the manager/member of Riaan, LLC, and as its act and deed, they signed, sealed and delivered, the above and foregoing instrument of writing on the day and in the year therein mentioned, for and on behalf of said entity after having been first duly authorized to do so.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 3rd day of May, 2024.



My Commission Expires:

[Signature]
NOTARY PUBLIC

WITNESS my signature on this 3rd day of May, 2024.



Prasant Patel

STATE OF MISSISSIPPI

COUNTY OF HARRISON

THIS DAY PERSONALLY CAME AND APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, Prasant Patel, who acknowledged that he signed, sealed and delivered, the above and foregoing instrument of writing on the day and in the year therein mentioned, as his free and voluntary act.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 3rd day of May, 2024.





NOTARY PUBLIC

My Commission Expires:

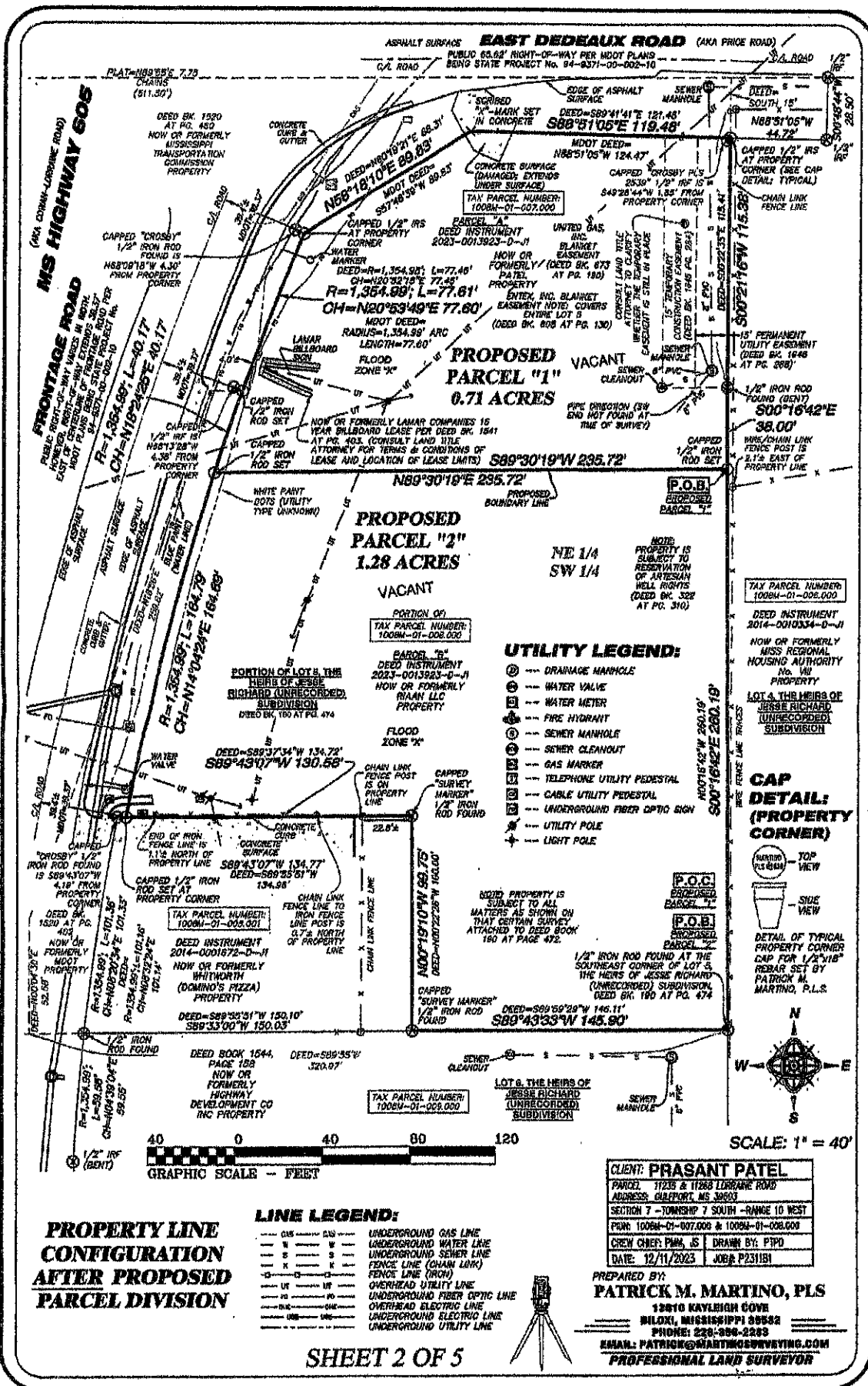
EXHIBIT "A"

LEGAL DESCRIPTION: PROPOSED PARCEL "2"

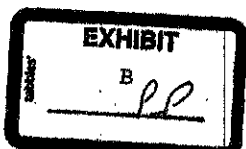
A PARCEL OF LAND SITUATED IN LOT 5, OF THE PARTITION OF JESSE RICHARD PROPERTY AS PER DEED BOOK 190 ON PAGE 470, SAID PROPERTY BEING LOCATED IN THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 7 SOUTH, RANGE 10 WEST, CITY OF GULFPORT, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI AS SHOWN ON THE PLAT OF SURVEY PREPARED BY PATRICK M. MARTINO PLS, INC. DATED DECEMBER 11, 2023 (REFERENCE MERIDIAN FOR BEARINGS ARE BASED ON GEODETIC NORTH BY GPS OBSERVATION, ALL LINES RELATIVE TO) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID LOT 5; THENCE ALONG THE SOUTH LINE OF SAID LOT 5, S89°43'33"W 145.90 FEET TO A FOUND 1/2" IRON ROD WITH CAP STAMPED "SURVEY MARKER" AT THE SOUTHEAST CORNER OF THE PROPERTY NOW OR FORMERLY OF WHITWORTH, BEING DESCRIBED IN DEED INSTRUMENT 2014-0001672-D-J1; THENCE ALONG THE EAST LINE OF SAID WHITWORTH PROPERTY, N00°19'10"W 99.75 FEET TO A FOUND 1/2" IRON ROD WITH CAP STAMPED "SURVEY MARKER" AT THE NORTHEAST CORNER OF SAID WHITWORTH PROPERTY; THENCE ALONG THE NORTH LINE OF SAID WHITWORTH PROPERTY, S89°43'07"W 130.58 FEET TO A SET 1/2" IRON ROD WITH CAP STAMPED "MARTINO PLS 02838" LYING ON THE EAST MARGIN OF THE FRONTAGE ROAD FOR MS HIGHWAY 605, PER THE MISSISSIPPI DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY PLANS BEING STATE PROJECT NUMBER 94-9371-00-002-10; THENCE ALONG SAID EAST MARGIN, ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,354.99 FEET, AN ARC LENGTH OF 164.79 FEET, AND A CHORD BEARING AND DISTANCE OF N14°04'24"E 164.69 FEET TO A SET 1/2" IRON ROD WITH CAP STAMPED "MARTINO PLS 02838"; THENCE LEAVING SAID EAST MARGIN, N89°30'19"E 235.72 FEET TO A SET 1/2" IRON ROD WITH CAP STAMPED "MARTINO PLS 02838" LYING ON THE AFOREMENTIONED EAST LINE OF LOT 5; THENCE ALONG SAID EAST LINE OF LOT 5, S00°16'42"E 260.19 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 1.28 ACRES, MORE OR LESS.

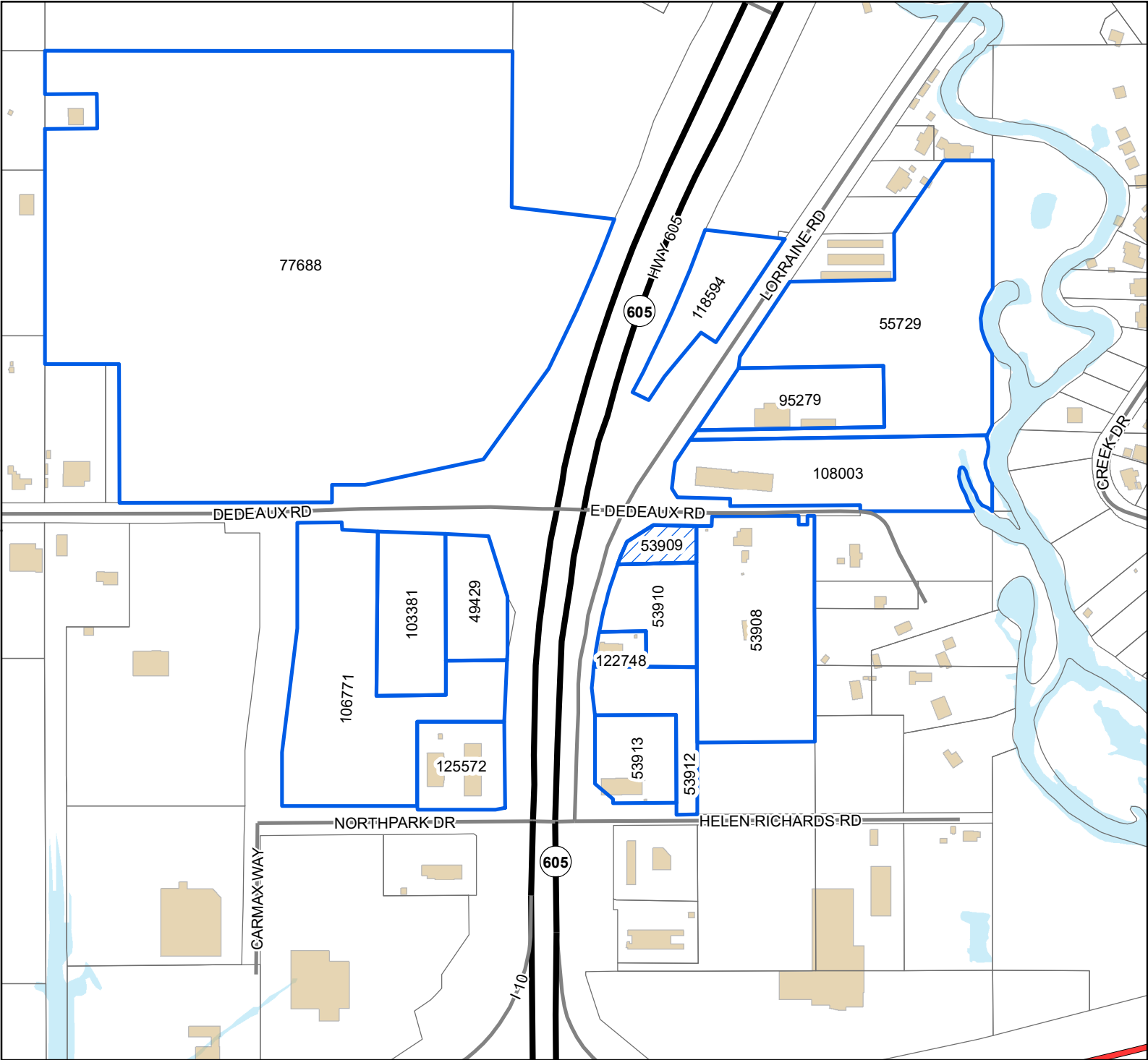
PS



SHEET 2 OF 5

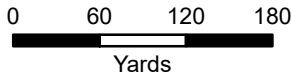


Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
		1008M-01-007.000	PRASANT PATEL (OWNER)	15326 DEDEAUX RD	GULFPORT	MS	39503
Adjacent Property Owners (2407PC100)							
	103381	1008M-04-003.001	STOCK LLC	14014 MADISON CIR	OMAHA	NE	68137
	77688	1008L-01-002.000	NORTHPARK HOLDINGS LLC	964 EMILY DR	BILOXI	MS	39532
	55729	1008L-02-005.000	PLAINSMAN TRADING COMPANY LLC	P O BOX 6181	GULFPORT	MS	39506
N	118594	1008L-01-002.001	STOCK LLC	C/O MERWYN PEARSON	OMAHA	NB	68137
N	95279	1008L-02-005.001	PLAINSMAN TRADING COMPANY LLC	P O BOX 6181	GULFPORT	MS	39506
	108003	1008L-02-005.002	HOOD CYNTHIA ANN WILLIAMS ETAL	12506 LORRAINE RD	BILOXI	MS	39532
	53909	1008M-01-007.000	RICHARD CLYDE WARNER FAMILY TRUST	11019 SHORECREST ROAD	BILOXI	MS	39532
	53913	1008M-01-010.000	CLARK OIL COMPANY INC	720 STATION ST	WAYNESBORO	MS	39367
	53908	1008M-01-006.000	MISS REGIONAL HOUSING AUTH # VIII	10430 THREE RIVERS RD	GULFPORT	MS	39503
	106771	1008M-04-003.002	MBH GPT REAL ESTATE LLC	328 NORTH COLUMBIA ST	COVINGTON	LA	70433
	53910	1008M-01-008.000	RICHARD GARY	11036 SHORECREST RD	BILOXI	MS	39532
N	122748	1008M-01-008.001	WHITWORTH CAROL -TRUSTEE- ETAL	C/O WHITWORTH SCHOOL	PORTLAND	OR	97220
	53912	1008M-01-009.000	HIGHWAY DEVELOPMENT CO INC	4450 OLD CANTON RD STE 203	JACKSON	MS	39211
N	49429	1008M-04-002.000	STOCK LLC	C/O MERWYN PEARSON	OMAHA	NB	68137
	125572	1008M-04-006.002	11207 LORRAINE ROAD LLC	431 PORT TERMINAL CIRCLE	VICKSBURG	MS	39183



Legend

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



1 inch = 400 feet



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



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

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

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

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
33468	579464	Print Legal Ad-IPL01868560 - IPL0186856		\$89.50	2	59 L

Attention: Jessica Versiga

GULFPORT CITY HALL
1410 24 TH AVENUE
GULFPORT, MS 39501

jversiga@gulfport-ms.gov

LEGAL NOTICE PUBLIC HEARING

In conformance with Section VIII of the Comprehensive Zoning Ordinance of the City of Gulfport, Mississippi, 1979 as amended, notice is hereby given advising that the Gulfport City Planning Commission will hold a public hearing in the City of Gulfport, Mississippi at 4:30 P.M., Thursday, August 22, 2024 in the Council Chambers of the Gulfport City Hall located at 2309 15 th Street to consider the following requests. A copy of the requests will be available for public review at the office of the Department of Urban Development, Planning Division, located on first floor of the William H. Hardy Building, 1410 24 th Avenue.

Planning Commission Approval 2407PC100, by owner Prasant Patel, seeking approval for convenience store use - Tax Parcel 1008M-01-007.000 - Located at 11268 Lorraine Road (Zoned B-2 (General-Business)) - Ward 6

Planning Commission Approval 2408PC125, by agent Cross Development CC Gulfport, LLC, seeking approval for an automobile and truck body repair shop use, Tax Parcel 1008L-01-002.000, Dedeaux Road, Zoned B-2 (General-business), Ward 6

General Plan 2409PC130, by agent Brown, Mitchell, & Alexander, Inc., seeking approval of easements and right of way (North Park Drive), Tax Parcel 1008L-01-002.000, Dedeaux Rd, Zoned B-2 (General Business), Ward 6

General Plan 2409PC134, by agent Robert Riemann, seeking approval (Conditioned on passage of relevant zoning text) of a General Plan for a new 25 lot small-house development, 0809B-03-017.000, Zoned R-3 (Single Family), Ward 7

Zoning Map Amendment 2408PC121, by agent Kenny McNair, requesting to rezone to R-1-10 (Single-family), Tax Parcel 0908M-01-004.002, Stewart Road, Zoned B-2 (General-business), Ward 6

Zoning Map Amendment 2408PC123, by agent Brent Warr, requesting to rezone to T-6 (Urban Core Zone), Tax Parcels 1010F-02-022.000, 1010F-02-023.000, 1010F-02-024.000, 1010F-02-025.000, East Pass Road, 1548 East Pass Road, 1542 East Pass Road, 1526 East Pass Road, Zoned T4+ (General Urban Zone "Plus") Ward 4

Zoning Text Amendment 2409PC129, by City of Gulfport Urban Development, to amend Appendix A to the Code of Ordinances to remove certain duties from the Building Code of Planning Director and assign those duties to the Planning Administrator.

Zoning Text Amendment 2409PC132, by City of Gulfport Administration, to amend sections to Chapter 9, Article III to amend the maximum period of tentative approval from one-year to two years before final plat.

Zoning Text Amendment 2409PC135, by City of Gulfport Administration, to amend Appendix A to the City's Code of Ordinances at Sections III (C)(7), allowing for and governing/regulating small lot/small house use/developments in R-3 zoning districts.

This the 31st day of July 2024

Keith Williams, Chairman
City of Gulfport Planning Commission
IPL0186856
Aug 7 2024

STATE OF MISSISSIPPI COUNTY OF HARRISON

Before me, the undersigned Notary of Dallas County, Texas personally appeared Mary Castro, who, being by me first duly sworn, did depose and say that she is a clerk of The Sun Herald, a daily newspaper published in the city of Gulfport, in Harrison County, Mississippi and the publication of the notice, a copy of which is hereto attached, has been made in said paper in the issue(s) of:

1 insertion(s) published on:
08/07/24

Affidavit further states on oath that said newspaper has been established and published continuously in said county for a period of more than twelve months next prior to the first publication of said notice.

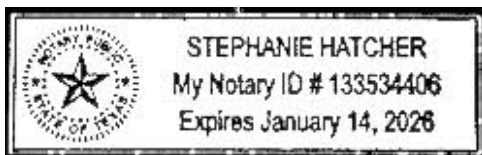
Mary Castro

Sworn to and subscribed before me this 7th day of
August in the year of 2024

Stephanie Hatcher

Notary Public

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



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

MEMORANDUM

To: City of Gulfport Planning Commission

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

Date of Hearing: August 22, 2024

Re: Planning Commission Approval 2408PC125:

Planning Commission Approval 2408PC125, by agent Cross Development CC Gulfport, LLC, seeking approval for an automobile and truck body repair shop use, Tax Parcel 1008L-01-002.000, Dedeaux Road, Zoned B-2 (General-business), Ward 6

Technical Report

PLANNING COMMISSION APPROVAL

GENERAL INFORMATION

Case File Number: 2408PC125

Hearing Date: August 22, 2024

Current Zoning/Use: B-2 / Vacant Lot

Legal: Planning Commission Approval 2408PC125, by agent Cross Development CC Gulfport, LLC, seeking approval for an automobile and truck body repair shop use, Tax Parcel 1008L-01-002.000, Dedeaux Road, Zoned B-2 (General-business), Ward 6

TECHNICAL DETAILS

Applicant is seeking approval for an automobile and truck body repair shop use in a B-2 (General-business) zoning district. Applicant claims in their application that the proposed development is part of a larger parcel that, as shown on their site plan, will have the proposed roads constructed to provide transportation to the proposed development. As this will require infrastructure development in order to access the proposed business development, an approved General Plan will be required. As of the writing of this report, an approval for a General Plan to develop the proposed infrastructure has been applied for. Applicant states that water and sewer services shall be provided by the City of Gulfport, and they do not anticipate any negative traffic impacts. Upon staff review of the proposed site plan, the applicant is seeking to construct a 16,109 square foot structure for the proposed automobile and truck body repair shop use. According to current parking ordinance, the proposed use would require one parking space for every 900 square feet of gross floor area. This would require the site to need 18 regular lined parking spaces and one ADA compliant handicap parking space. As of the writing of this report, a variance for the number of regular parking spaces has been applied for. In addition to the parking spaces, per the Chart of Permitted Uses, the proposed use would require the storage yard for vehicles awaiting repair or delivery to owner to be enclosed within a fence at least ten (10) feet high and at maximum opacity to obstruct view, noise and passage or persons. The proposed site plan illustrates a 6-foot tall fence screening the storage parking area, and would require a variance to deviate from the required fence height. Upon a staff visit, staff noted that there are existing similarly intensive businesses, such as automobile sales (Champion Chrysler Dodge Jeep Ram, Carmax), automobile filling stations with convenience stores (Chevron, Exxon, and Circle K), a contractor's office (Apple Construction), a pool supply store (Clearwater Gulf Coast LLC), and restaurant uses (McDonald's, Sonic, and Domino's Pizza).

EXECUTIVE SUMMARY

Applicant is seeking approval for an automobile and truck body repair shop use in a B-2 (General-business) zoning district. Proposed 16,109 square foot automobile and truck body repair shop use has proposed customer parking of 10 regular parking space where current parking ordinance require 18 regular parking spaces, with minimum one ADA handicap space. An approved variance would be required to deviate from the number of required regular parking

Technical Report

PLANNING COMMISSION APPROVAL

spaces. The proposed development would require infrastructure via a roadway being constructed to allow for access from the existing public right of way to the propose development. An approved General Plan to develop the necessary infrastructure to access to proposed business. As of the writing of this report, a variance for the number of regular parking spaces and a General Plan for the proposed infrastructure have been applied for. As the proposed use would require a 10-foot tall fence to enclosed in the storage yard for vehicles awaiting repair or delivery to owner, an approved variance for the proposed 6-foot tall fence would required before any vertical structure could be approved. Upon staff review of the neighboring area, there are other existing businesses that are of similar intensity nearby. Such businesses included automobile sales (Champion Chrysler Dodge Jeep Ram, Carmax), a contractor's office (Apple Construction), a pool supply store (Clearwater Gulf Coast LLC), and restaurant uses (McDonald's, Sonic, and Domino's Pizza).

Any approval should consider these conditions:

1. Approval allows for an automobile and truck body repair shop use.
2. Must meet all current building Codes and City of Gulfport Ordinances.
3. General Plan for proposed infrastructure being approved.

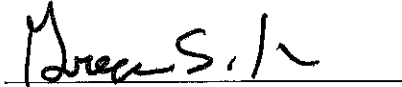
DEPARTMENTAL CONDITIONS

<u>Engineering:</u>	No conditions. Memo dated 08/06/24.
<u>Public Works:</u>	Provide plans at time of permitting. Memo dated 08/09/24.
<u>Traffic and Safety:</u>	No conditions. Memo dated 08/09/24.
<u>Building Code Services:</u>	Must meet all current building Codes and City of Gulfport Ordinances. Memo dated 08/12/24.
<u>GIS:</u>	No conditions. Memo dated 08/07/24.
<u>Police Department:</u>	No comment as of 08/12/24.
<u>Fire Department:</u>	No Conditions. Memo dated 08/06/24.
<u>City Arborist:</u>	No conditions. Memo dated 08/05/24.

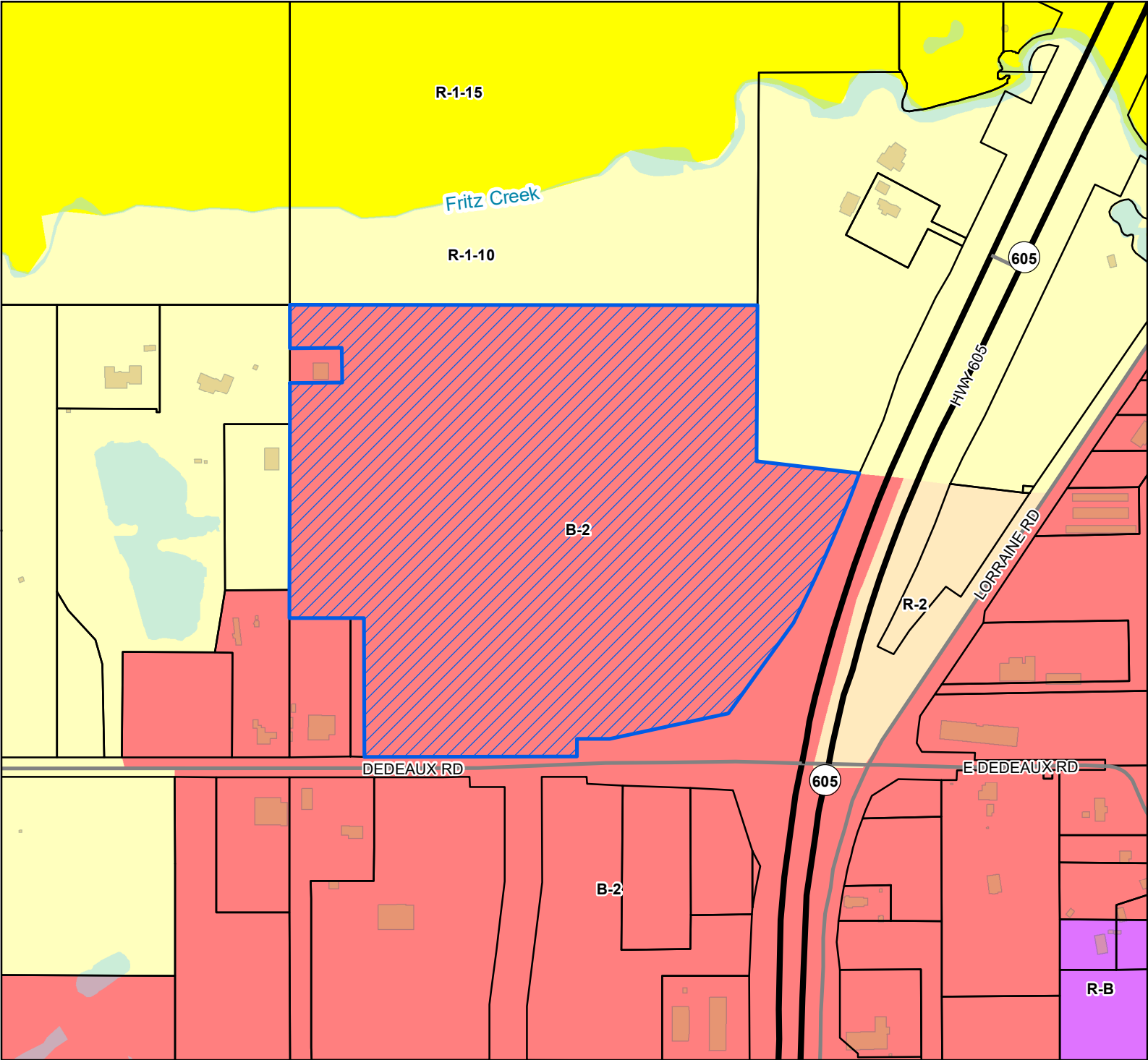
Technical Report
PLANNING COMMISSION APPROVAL

DIRECTOR APPROVAL

This report has been reviewed and approved by:

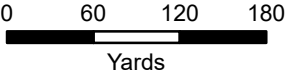
A handwritten signature in black ink, appearing to read "Greg Holmes", written over a horizontal line.

Greg Holmes
Director of Urban Development Department



- Site
- US or State Highway
- Street
- Parcels
- Buildings
- Water Features
- City Limit
- Zoning**
 - B-2 - General Business District
 - R-1-10 - Single Family Residence (Low Density)
 - R-1-15 - Single Family Residence District (Low Density)
 - R-2 - Single Family Residence District (Medium Density)
 - R-B - Residence-Business District

Site Information
1008L-01-002.000
Zoning: B-2 (General business)
Size: 38.5 acres
Flood: X, AE



1 inch = 400 feet



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



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

APPLICATION FOR PLANNING COMMISSION APPROVAL

Property Information

TAX PARCEL #	1	0	0	8	L	-	0	1	-	0	0	2	•	0	0	0
						-			-				•			
						-			-				•			

For Staff Use Only
Case Number: 2408PC/25
Date Received: 7/8/24
Receipt Number: 12838282
Received By: JD
Zoning: B-2
Ward: 6 Flood: X
Size: 38.5 AC
(If necessary, use separate sheet of paper)

Address of Property Involved: Dedaux Road and Hwy 605

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

General Location: NW Corner of Dedaux Road and Hwy 605

GENERAL DESCRIPTION OF REQUEST:

Site use approval for the proposed development of an auto body repair shop on a parcel included in the master develop

OWNERSHIP AND CERTIFICATION:

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

OWNER

Scott DeLano, member

Printed Name of Owner
Northpark Holdings, LLC

Mailing Address
964 Emily Dr

City State Zip code
Biloxi, MS 39532 228 806-7418

Home Phone Work/Cell Phone

sdelano@SoutheastCRE.com

Email

Signature of Owner

AGENT

Cross Development CC Gulfport, LLC, Attn. Meagan Vieren

Printed Name of Agent
4317 Marsh Ridge Road

Mailing Address
Carrollton, TX 75010

City State Zip code
352-871-8953

Home Phone Work/Cell Phone

meagan@crossdevelopment.net

Email

Signature of Agent

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

☐

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

Authorized Agent Affidavit

The undersigned, Scott DeLano, as owner or officer of the owner of the real property located at the **NW corner of Dedeaux Road & HWY 605**; Parcel ID **1008L-01-002.000** ("Property") hereby appoints and grants authorization to **Cross Development CC Gulfport, LLC** ("Authorized Agent") to act on behalf of the owner with the City of Gulfport and other permitting authorities while conducting activities related to the development of a portion of the above Property as a Caliber Collision, including, but not limited to filing applications and obtaining development orders and permits.

Northport Holdings, LLC

Printed Name of Owner

[Signature] July 3, 2024
Signature of Owner and Date Scott DeLano, Member

STATE OF MISSISSIPPI

COUNTY OF Harrison

I certify that the foregoing instrument was acknowledged before me this 3rd day of July, 2024 by Scott DeLano. He/she is personally known to me or has produced MS DL as identification and did/did not take an oath.

Witness my hand and official seal in the county and state stated above on the 3rd day of July, in the year 2024.

[Signature]
Talor Nowell





2101 Magnolia Avenue South, Suite 100
Birmingham, Alabama 35205
o | 205.397.0370
f | 844.272.0997
w | www.foresitegroup.net

July 2, 2024

Su-Lin Featherston
Planning Administrator
City of Gulfport Planning Department

RE: Site Use Planning Commission Application Narrative

Ms. Featherston,

Enclosed with this letter is a Planning Commission Approval Application for Parcel Number 1008L-01-002.000 in the City of Gulfport, Mississippi. The parcel is located at the northwest corner of MS Highway-605 and Dedeaux Road and is zoned B-2 (General Business). The parcel will require a subdivision, and the proposed development is shown in relation to the overall parcel on the attached Master Development Concept Plan.

The proposed development is part of a larger, master developed parcel. As part of this master developed area, proposed roads will be constructed to provide transportation and access to the proposed development. We do not anticipate any negative traffic impacts. Water and sewer will be provided by the City of Gulfport Water Department. We do not anticipate any negative impacts to the water and sewer mains in this area, as a result of the proposed development.

The proposed use of the site is a Caliber Collision auto body repair shop. This City of Gulfport has deemed this use to fall under the "automobile and truck body repair conducted within an enclosed structure" use category, which required City of Gulfport Planning Commission approval. This application and its attachments, outlined below, are to be considered for site use approval at the Planning Commission meeting on August 22, 2024.

- Site Plan
- Proof of Ownership (Deed)
- Notarized proof of authority to act as agent for owner
- \$75 Check
- Master Development Concept Plan

Thank you for your consideration of this application. If there are any questions or if you need additional information upon review of this submittal, please reach out to Nathan Spence with Foresite Group (nspence@fg-inc.net, (205) 397-0370).

Sincerely,

A handwritten signature in blue ink that reads "Nathan Spence".

Nathan Spence, PE
Land Development Division Director

COMPANY SIGNATURE AUTHORIZATION LETTER

July 3, 2024

Su-Lin Featherson
Planning Administrator
City of Gulfport Planning Department

RE: NORTHPARK HOLDINGS, LLC SIGNATURE AUTHORIZATION

Ms. Featherson,

Scott DeLano is authorized to sign for all matters relating to the City of Gulfport Planning Department as deemed necessary for compliance city ordinances.

Northpark Holdings, LLC
11515 Northpark Drive
Gulfport, MS 39503

Date: July 1, 2024

Name: John Boothby

Signature: _____

Title: Member

Name: Scott DeLano

Signature: _____

Title: Member

The person signing above does hereby certify that he or she is fully authorized and empowered to execute this instrument and to bind the undersigned hereto and does hereby in fact so execute this instrument.

I, Talor Nowell, a Notary Public, do hereby certify that John Boothby & Scott DeLano, appeared before me this day in person and acknowledged that he/she signed said document. Given under my hand and notarial seal, this 1st day of July, 2024.

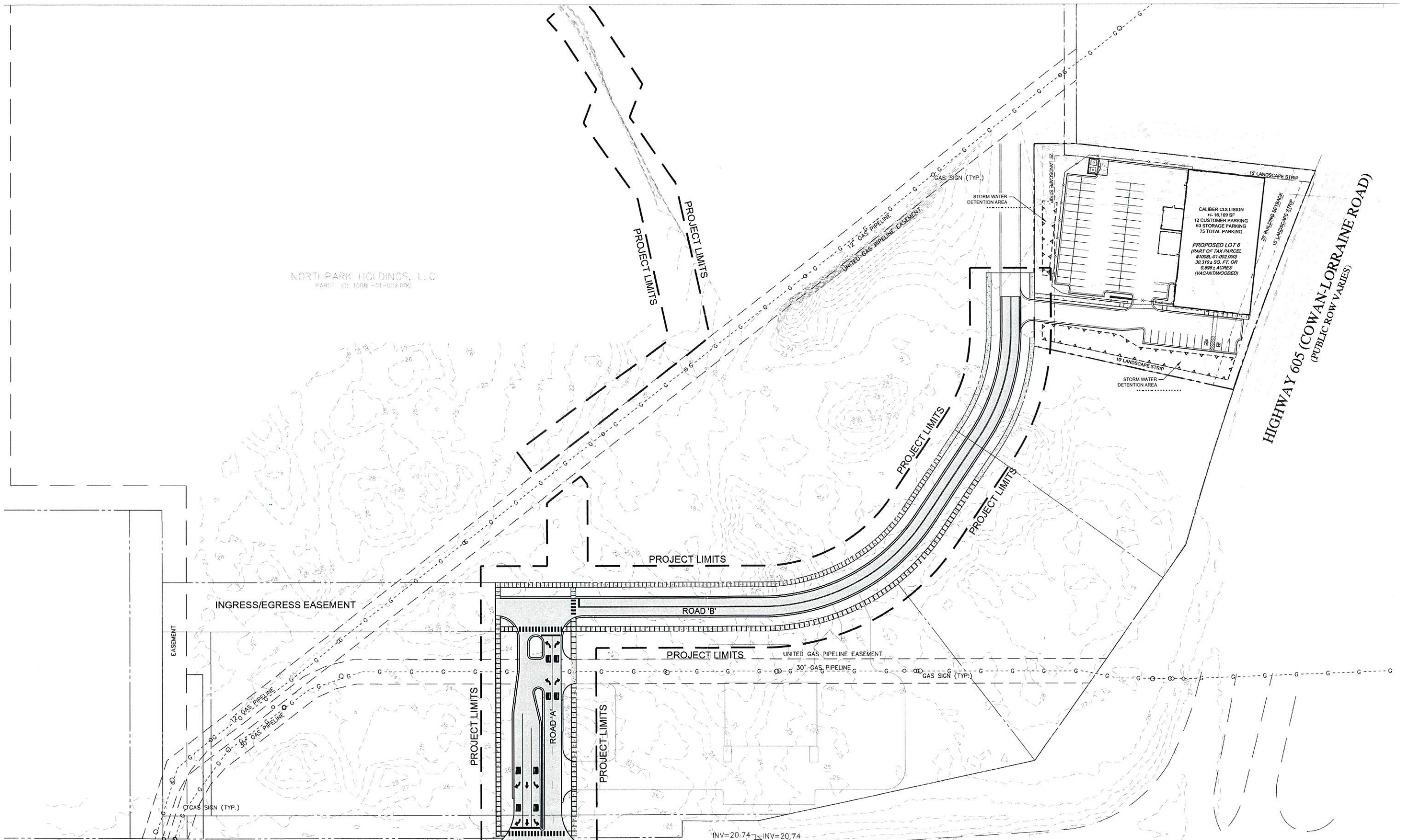
Notary Public: _____

Printed Name: _____

My commission expires: _____

Talor Nowell
Talor Nowell
March 10, 2026





NORTH PARK HOLDINGS, LLC
PARCEL ID: 10081-01-002.000

HIGHWAY 605 (COWAN-LORRAINE ROAD)
(PUBLIC ROW VARIES)

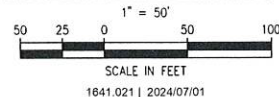
CALIBER COLLISION
41,161 SQ. FT.
12 CUSTOMER PARKING
63 STORAGE PARKING
75 TOTAL PARKING

PROPOSED LOT 6
(PART OF TAX PARCEL
#10081-01-002.000)
30,316 SQ. FT. OR
0.698 ACRES
(VACANT/WOODED)

CALIBER COLLISION

NWC OF MS HIGHWAY 605 AND DEDEAUX RD, GULFPORT, HARRISON COUNTY, MISSISSIPPI 78589
MASTER DEVELOPMENT EXHIBIT

FORESITE
group



GENERAL NOTES:

- 1) ALL PROPOSED DIMENSIONS USED TO SHOW THE GEOMETRIC LAYOUT OF THE PROPOSED PARKING LOT ARE SHOWN AT THE FACE OF CURB. ALL PROPOSED DIMENSIONS USED TO SHOW THE GEOMETRIC LAYOUT OF THE PROPOSED BUILDING LOCATION ARE GIVEN AT THE OUTSIDE FACE OF THE BUILDING CORNERS. ALL CURB RADII ARE GIVEN AT THE FACE OF CURB.
- 2) CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES BETWEEN THE EXISTING CONDITIONS IN THE FIELD AND THE SURVEY SHOWN ON THE PLANS BEFORE PROCEEDING WITH ANY NEW CONSTRUCTION.
- 3) CONTRACTOR IS RESPONSIBLE FOR CORRECT HORIZONTAL AND VERTICAL ALIGNMENT OF ALL TIES BETWEEN PROPOSED AND EXISTING PAVEMENTS, CURB AND GUTTER, SIDEWALKS, WALLS, AND UTILITIES.

SITE NOTES:

- 1) TRACT IS ZONED: B-2 (GENERAL BUSINESS).
- 2) SEE ARCHITECTURAL PLANS FOR BUILDING FLOOR PLAN DIMENSIONS, DOOR LOCATIONS, SITE LIGHTING PLAN, AND OTHER ARCHITECTURAL DETAILS.
- 3) NO CERTIFICATE OF OCCUPANCY WILL BE ISSUED UNTIL ALL SITE IMPROVEMENTS HAVE BEEN COMPLETED ON THE SITE.
- 4) HIGH INTENSITY LIGHTING FACILITIES SHALL BE SO ARRANGED THAT THE SOURCE OF ANY LIGHT IS CONCEALED FROM THE PUBLIC VIEW AND DOES NOT INTERFERE WITH TRAFFIC. (SEE PHOTOMETRICS PLAN IN ARCH. PLANS).
- 5) ALL BUFFERS, TREE SAVE AREAS, AND UNDISTURBED AREAS SHALL BE CLEARLY IDENTIFIED BY FLAGGING AND/OR FENCING PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE.
- 6) NO OUTSIDE STORAGE IS PROPOSED. THIS INCLUDES SUPPLIES, VEHICLE, EQUIPMENT, PRODUCTS, ETC.
- 7) SIGNS (LOCATION, NUMBER, AND SIZE) ARE NOT APPROVED UNDER THIS DEVELOPMENT PERMIT. A SEPARATE PERMIT IS REQUIRED FOR ON-SITE SIGNAGE.
- 8) ALL CONSTRUCTION RELATED PERMITS DURING THE CONSTRUCTION PHASE OF THIS PROJECT ARE THE RESPONSIBILITY OF THE OWNER. HOWEVER A CONTRACTOR/DEVELOPER CAN DO PERMITTING WITH AGENT AUTHORIZATION.
- 9) CONSTRUCTION TRAILERS ARE TO BE PERMITTED THROUGH THE ENGINEERING DEPARTMENT.
- 10) ALL EROSION, SEDIMENT CONTROL AND TREE PROTECTION MEASURES SHALL BE INSTALLED PRIOR TO ANY GRADING.
- 11) ALL PAVEMENT MARKING WITHIN MDOT RIGHT-OF-WAY SHALL BE THERMOPLASTIC AND ACCORDING TO MDOT SPECIFICATIONS.
- 12) MAXIMUM CUT OR FILL SLOPE: 2H:1V.
- 13) 24 HOUR CONTACT: NATHAN SPENCE, PE, (205) 397-0370.
- 14) IN ALL AREAS OF FILL OR OTHERWISE DISTURBANCE OF EXISTING CONDITIONS, UNLESS OTHERWISE NOTED, THE CONTRACTOR SHALL FULLY AND COMPLETELY REMOVE AND LEGALLY DISPOSE OFF-SITE, ALL PLANT MATERIALS INCLUDING BUT NOT LIMITED TO ROOT SYSTEMS, CONCRETE, REINFORCED CONCRETE, ASPHALT DEBRIS, UNDERBRUSH, TOPSOIL, AND OTHER DELETERIOUS MATERIAL. THE SUBGRADE TO REMAIN SHALL BE COMPACTED TO 98% STANDARD PROCTOR MAXIMUM DRY DENSITY FOLLOWING FULL REMOVAL OF THESE MATERIALS.
- 15) ALL SUBGRADE PREP AND AREAS OF THE SITE TO RECEIVE FILL SHALL BE COMPLETED IN STRICT CONFORMANCE WITH THE RECOMMENDATIONS IN THE REPORT BY THE PROJECT GEOTECHNICAL ENGINEER, TBD DATED TBD. THE CONTRACTOR SHALL HAVE THIS REPORT ON THE JOB SITE FOR REFERENCE AT ALL TIMES. THE CONTRACTOR SHALL PROVIDE EARTHWORK OPERATIONS AND CONSTRUCTION PHASE MONITORING TO ENSURE THAT ALL COMPACTION IS COMPLETED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT. THE CONTRACTOR SHALL PROVIDE TESTING REPORTS TO THE OWNER REGARDING COMPACTION TESTING PER THE TESTING PROTOCOL IN THE GEOTECHNICAL REPORT.
- 16) CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTION AND MAINTENANCE OF EROSION AND SEDIMENTATION CONTROLS DURING CONSTRUCTION FOR PROTECTION OF ADJACENT ROADWAYS.

LEGEND	
	STANDARD DUTY ASPHALT PAVING
	CONCRETE SIDEWALK PAVING
	HEAVY DUTY CONCRETE PAVING
	PROPERTY LINE
	PARKING COUNT
	TRAFFIC SIGN

SITE DATA	
PROJECT:	AUTO-BODY SHOP WITH ASSOCIATED INFRASTRUCTURE
ZONING:	B-2 (GENERAL BUSINESS)
ADJACENT ZONING:	R-1-10 (SINGLE FAMILY RESIDENTIAL) R-2 (SINGLE FAMILY RESIDENTIAL) B-2 (GENERAL BUSINESS)
PARCEL IDENTIFICATION NUMBER:	1008L-01-002-000
LOCATION:	SECTION 7, TOWNSHIP 7 S, RANGE 10 W
TOTAL SITE AREA:	1.81 AC.
PROJECT SITE AREA:	1.81 AC.
DISTURBED AREA:	1.81 AC.
PERVIOUS SURFACE AREA PROPOSED (%):	0.88 AC. (38.3%)
IMPERVIOUS SURFACE AREA PROPOSED (%):	1.15 AC. (63.7%)
LANDSCAPE BUFFER - FRONT:	25' FT
LANDSCAPE BUFFER - SIDE (SOUTH):	10' FT
LANDSCAPE BUFFER - SIDE (NORTH):	15' FT
LANDSCAPE BUFFER - REAR:	10' FT
BUILDING SETBACK - FRONT:	N/A FT
BUILDING SETBACK - SIDE:	N/A FT
BUILDING SETBACK - REAR:	25' FT
BUILDING FLOOR AREA:	TOTAL GROUND: 18,109 S.F. RETAIL: 2,731 S.F. SERVICE & STORAGE: 13,378 S.F.
BUILDING HEIGHT:	28'-10"
PARKING RATIO REQUIRED:	1 SPACE / 900 S.F.
PARKING REQUIRED:	18 SPACES
PARKING PROVIDED:	75 SPACES
ACCESSIBLE PARKING REQUIRED:	2 SPACES
ACCESSIBLE PARKING PROVIDED:	2 SPACES
LOADING SPACES REQUIRED:	0 SPACES
LOADING SPACES PROVIDED:	0 SPACES
MINIMUM PARKING STALL:	9'X18'
PROPOSED PARKING STALL:	9'X18'

PROPOSED 6' SECURITY FENCE (SEE ARCHITECTURAL PLANS FOR DETAILS)

PROPOSED CURB AND GUTTER TO TIE IN TO EXISTING

FULL ACCESS DRIVEWAY

PROPOSED ASPHALT PAVING TO TIE INTO EXISTING PAVING

PROPOSED CURB AND GUTTER TO TIE IN TO EXISTING

EXISTING EDGE OF PAVEMENT

STOP

STORM WATER DETENTION AREA

PROPOSED PROPERTY LINE (TYP.)

PROPOSED CURB AND GUTTER TO TIE IN TO EXISTING

PROPOSED ASPHALT PAVING TO TIE INTO EXISTING PAVING

PROPOSED CURB AND GUTTER TO TIE IN TO EXISTING

PROPOSED PROPERTY LINE (TYP.)

PROPOSED CURB AND GUTTER TO TIE IN TO EXISTING

PROPOSED ASPHALT PAVING TO TIE INTO EXISTING PAVING

PROPOSED CURB AND GUTTER TO TIE IN TO EXISTING

PROPOSED PROPERTY LINE (TYP.)

PROPOSED CURB AND GUTTER TO TIE IN TO EXISTING

PROPOSED ASPHALT PAVING TO TIE INTO EXISTING PAVING

PROPOSED CURB AND GUTTER TO TIE IN TO EXISTING

PROPOSED PROPERTY LINE (TYP.)

PROPOSED CURB AND GUTTER TO TIE IN TO EXISTING

PROPOSED ASPHALT PAVING TO TIE INTO EXISTING PAVING

PROPOSED CURB AND GUTTER TO TIE IN TO EXISTING

PROPOSED PROPERTY LINE (TYP.)

PROPOSED CURB AND GUTTER TO TIE IN TO EXISTING

PROPOSED ASPHALT PAVING TO TIE INTO EXISTING PAVING

PROPOSED CURB AND GUTTER TO TIE IN TO EXISTING

PROPOSED PROPERTY LINE (TYP.)

PROPOSED CURB AND GUTTER TO TIE IN TO EXISTING

PROPOSED ASPHALT PAVING TO TIE INTO EXISTING PAVING

PROPOSED CURB AND GUTTER TO TIE IN TO EXISTING

PROPOSED PROPERTY LINE (TYP.)

PROPOSED CURB AND GUTTER TO TIE IN TO EXISTING

PROPOSED ASPHALT PAVING TO TIE INTO EXISTING PAVING

PROPOSED CURB AND GUTTER TO TIE IN TO EXISTING

PROPOSED PROPERTY LINE (TYP.)

PROPOSED CURB AND GUTTER TO TIE IN TO EXISTING

PROPOSED ASPHALT PAVING TO TIE INTO EXISTING PAVING

PROPOSED CURB AND GUTTER TO TIE IN TO EXISTING

PROPOSED PROPERTY LINE (TYP.)

PROPOSED CURB AND GUTTER TO TIE IN TO EXISTING

PROPOSED ASPHALT PAVING TO TIE INTO EXISTING PAVING

PROPOSED CURB AND GUTTER TO TIE IN TO EXISTING

PROPOSED PROPERTY LINE (TYP.)

PROPOSED CURB AND GUTTER TO TIE IN TO EXISTING

PROPOSED ASPHALT PAVING TO TIE INTO EXISTING PAVING

PROPOSED CURB AND GUTTER TO TIE IN TO EXISTING

PROPOSED PROPERTY LINE (TYP.)

PROPOSED CURB AND GUTTER TO TIE IN TO EXISTING

PROPOSED ASPHALT PAVING TO TIE INTO EXISTING PAVING

PROPOSED CURB AND GUTTER TO TIE IN TO EXISTING

PROPOSED PROPERTY LINE (TYP.)

PROPOSED CURB AND GUTTER TO TIE IN TO EXISTING

PROPOSED ASPHALT PAVING TO TIE INTO EXISTING PAVING

PROPOSED CURB AND GUTTER TO TIE IN TO EXISTING

PROPOSED PROPERTY LINE (TYP.)

PROPOSED CURB AND GUTTER TO TIE IN TO EXISTING

PROPOSED ASPHALT PAVING TO TIE INTO EXISTING PAVING

PROPOSED CURB AND GUTTER TO TIE IN TO EXISTING

PROPOSED PROPERTY LINE (TYP.)

PROPOSED CURB AND GUTTER TO TIE IN TO EXISTING

PROPOSED ASPHALT PAVING TO TIE INTO EXISTING PAVING

PROPOSED CURB AND GUTTER TO TIE IN TO EXISTING

PROPOSED PROPERTY LINE (TYP.)

PROPOSED CURB AND GUTTER TO TIE IN TO EXISTING

PROPOSED ASPHALT PAVING TO TIE INTO EXISTING PAVING

PROPOSED CURB AND GUTTER TO TIE IN TO EXISTING

PROPOSED PROPERTY LINE (TYP.)

PROPOSED CURB AND GUTTER TO TIE IN TO EXISTING

PROPOSED ASPHALT PAVING TO TIE INTO EXISTING PAVING

PROPOSED CURB AND GUTTER TO TIE IN TO EXISTING

PROPOSED PROPERTY LINE (TYP.)

PROPOSED CURB AND GUTTER TO TIE IN TO EXISTING

PROPOSED ASPHALT PAVING TO TIE INTO EXISTING PAVING

PROPOSED CURB AND GUTTER TO TIE IN TO EXISTING

PROPOSED PROPERTY LINE (TYP.)

PROPOSED CURB AND GUTTER TO TIE IN TO EXISTING

PROPOSED ASPHALT PAVING TO TIE INTO EXISTING PAVING

PROPOSED CURB AND GUTTER TO TIE IN TO EXISTING

PROPOSED PROPERTY LINE (TYP.)

PROPOSED CURB AND GUTTER TO TIE IN TO EXISTING

PROPOSED ASPHALT PAVING TO TIE INTO EXISTING PAVING

PROPOSED CURB AND GUTTER TO TIE IN TO EXISTING

PROPOSED PROPERTY LINE (TYP.)

PROPOSED CURB AND GUTTER TO TIE IN TO EXISTING

PROPOSED ASPHALT PAVING TO TIE INTO EXISTING PAVING

PROPOSED CURB AND GUTTER TO TIE IN TO EXISTING

PROPOSED PROPERTY LINE (TYP.)

PROPOSED CURB AND GUTTER TO TIE IN TO EXISTING

PROPOSED ASPHALT PAVING TO TIE INTO EXISTING PAVING

PROPOSED CURB AND GUTTER TO TIE IN TO EXISTING

PROPOSED PROPERTY LINE (TYP.)

PROPOSED CURB AND GUTTER TO TIE IN TO EXISTING

PROPOSED ASPHALT PAVING TO TIE INTO EXISTING PAVING

PROPOSED CURB AND GUTTER TO TIE IN TO EXISTING

PROPOSED PROPERTY LINE (TYP.)

PROPOSED CURB AND GUTTER TO TIE IN TO EXISTING

PROPOSED ASPHALT PAVING TO TIE INTO EXISTING PAVING

PROPOSED CURB AND GUTTER TO TIE IN TO EXISTING

PROPOSED PROPERTY LINE (TYP.)

PROPOSED CURB AND GUTTER TO TIE IN TO EXISTING

PROPOSED ASPHALT PAVING TO TIE INTO EXISTING PAVING

PROPOSED CURB AND GUTTER TO TIE IN TO EXISTING

PROPOSED PROPERTY LINE (TYP.)

PROPOSED CURB AND GUTTER TO TIE IN TO EXISTING

PROPOSED ASPHALT PAVING TO TIE INTO EXISTING PAVING

PROPOSED CURB AND GUTTER TO TIE IN TO EXISTING

PROPOSED PROPERTY LINE (TYP.)

PROPOSED CURB AND GUTTER TO TIE IN TO EXISTING

PROPOSED ASPHALT PAVING TO TIE INTO EXISTING PAVING

PROPOSED CURB AND GUTTER TO TIE IN TO EXISTING

PROPOSED PROPERTY LINE (TYP.)

PROPOSED CURB AND GUTTER TO TIE IN TO EXISTING

PROPOSED ASPHALT PAVING TO TIE INTO EXISTING PAVING

PROPOSED CURB AND GUTTER TO TIE IN TO EXISTING

PROPOSED PROPERTY LINE (TYP.)

PROPOSED CURB AND GUTTER TO TIE IN TO EXISTING

PROPOSED ASPHALT PAVING TO TIE INTO EXISTING PAVING

PROPOSED CURB AND GUTTER TO TIE IN TO EXISTING

PROPOSED PROPERTY LINE (TYP.)

PROPOSED CURB AND GUTTER TO TIE IN TO EXISTING

PROPOSED ASPHALT PAVING TO TIE INTO EXISTING PAVING

PROPOSED CURB AND GUTTER TO TIE IN TO EXISTING

PROPOSED PROPERTY LINE (TYP.)

PROPOSED CURB AND GUTTER TO TIE IN TO EXISTING

PROPOSED ASPHALT PAVING TO TIE INTO EXISTING PAVING

PROPOSED CURB AND GUTTER TO TIE IN TO EXISTING

PROPOSED PROPERTY LINE (TYP.)

PROPOSED CURB AND GUTTER TO TIE IN TO EXISTING

PROPOSED ASPHALT PAVING TO TIE INTO EXISTING PAVING

PROPOSED CURB AND GUTTER TO TIE IN TO EXISTING

PROPOSED PROPERTY LINE (TYP.)

PROPOSED CURB AND GUTTER TO TIE IN TO EXISTING

PROPOSED ASPHALT PAVING TO TIE INTO EXISTING PAVING

PROPOSED CURB AND GUTTER TO TIE IN TO EXISTING

PROPOSED PROPERTY LINE (TYP.)

PROPOSED CURB AND GUTTER TO TIE IN TO EXISTING

PROPOSED ASPHALT PAVING TO TIE INTO EXISTING PAVING

PROPOSED CURB AND GUTTER TO TIE IN TO EXISTING

PROPOSED PROPERTY LINE (TYP.)

PROPOSED CURB AND GUTTER TO TIE IN TO EXISTING

PROPOSED ASPHALT PAVING TO TIE INTO EXISTING PAVING

PROPOSED CURB AND GUTTER TO TIE IN TO EXISTING

PROPOSED PROPERTY LINE (TYP.)

PROPOSED CURB AND GUTTER TO TIE IN TO EXISTING

PROPOSED ASPHALT PAVING TO TIE INTO EXISTING PAVING

PROPOSED CURB AND GUTTER TO TIE IN TO EXISTING

PROPOSED PROPERTY LINE (TYP.)

PROPOSED CURB AND GUTTER TO TIE IN TO EXISTING

PROPOSED ASPHALT PAVING TO TIE INTO EXISTING PAVING

PROPOSED CURB AND GUTTER TO TIE IN TO EXISTING

PROPOSED PROPERTY LINE (TYP.)

PROPOSED CURB AND GUTTER TO TIE IN TO EXISTING

PROPOSED ASPHALT PAVING TO TIE INTO EXISTING PAVING

PROPOSED CURB AND GUTTER TO TIE IN TO EXISTING

PROPOSED PROPERTY LINE (TYP.)

PROPOSED CURB AND GUTTER TO TIE IN TO EXISTING

PROPOSED ASPHALT PAVING TO TIE INTO EXISTING PAVING

PROPOSED CURB AND GUTTER TO TIE IN TO EXISTING

PROPOSED PROPERTY LINE (TYP.)

PROPOSED CURB AND GUTTER TO TIE IN TO EXISTING

PROPOSED ASPHALT PAVING TO TIE INTO EXISTING PAVING

PROPOSED CURB AND GUTTER TO TIE IN TO EXISTING

PROPOSED PROPERTY LINE (TYP.)

PROPOSED CURB AND GUTTER TO TIE IN TO EXISTING

PROPOSED ASPHALT PAVING TO TIE INTO EXISTING PAVING

PROPOSED CURB AND GUTTER TO TIE IN TO EXISTING

PROPOSED PROPERTY LINE (TYP.)

PROPOSED CURB AND GUTTER TO TIE IN TO EXISTING

PROPOSED ASPHALT PAVING TO TIE INTO EXISTING PAVING

PROPOSED CURB AND GUTTER TO TIE IN TO EXISTING

PROPOSED PROPERTY LINE (TYP.)

PROPOSED CURB AND GUTTER TO TIE IN TO EXISTING

PROPOSED ASPHALT PAVING TO TIE INTO EXISTING PAVING

PROPOSED CURB AND GUTTER TO TIE IN TO EXISTING

PROPOSED PROPERTY LINE (TYP.)

PROPOSED CURB AND GUTTER TO TIE IN TO EXISTING

PROPOSED ASPHALT PAVING TO TIE INTO EXISTING PAVING

PROPOSED CURB AND GUTTER TO TIE IN TO EXISTING

PROPOSED PROPERTY LINE (TYP.)

PROPOSED CURB AND GUTTER TO TIE IN TO EXISTING

PROPOSED ASPHALT PAVING TO TIE INTO EXISTING PAVING

PROPOSED CURB AND GUTTER TO TIE IN TO EXISTING

PROPOSED PROPERTY LINE (TYP.)

PROPOSED CURB AND GUTTER TO TIE IN TO EXISTING

PROPOSED ASPHALT PAVING TO TIE INTO EXISTING PAVING

PROPOSED CURB AND GUTTER TO TIE IN TO EXISTING

PROPOSED PROPERTY LINE (TYP.)

PROPOSED CURB AND GUTTER TO TIE IN TO EXISTING

PROPOSED ASPHALT PAVING TO TIE INTO EXISTING PAVING

PROPOSED CURB AND GUTTER TO TIE IN TO EXISTING

PROPOSED PROPERTY LINE (TYP.)

PROPOSED CURB AND GUTTER TO TIE IN TO EXISTING

PROPOSED ASPHALT PAVING TO TIE INTO EXISTING PAVING

PROPOSED CURB AND GUTTER TO TIE IN TO EXISTING

PROPOSED PROPERTY LINE (TYP.)

PROPOSED CURB AND GUTTER TO TIE IN TO EXISTING

PROPOSED ASPHALT PAVING TO TIE INTO EXISTING PAVING

PROPOSED CURB AND GUTTER TO TIE IN TO EXISTING

PROPOSED PROPERTY LINE (TYP.)

PROPOSED CURB AND GUTTER TO TIE IN TO EXISTING

PROPOSED ASPHALT PAVING TO TIE INTO EXISTING PAVING

PROPOSED CURB AND GUTTER TO TIE IN TO EXISTING

PROPOSED PROPERTY LINE (TYP.)



1st Judicial District
Instrument 2019-10360-D-31
Filed/Recorded 12/13/2019 11:20 AM
Total Fees \$15.00
8 Pages Recorded

Space Above Line For Official Use Only

Instrument Prepared By and Return to: Robyn Minter Smyers, Esq. Thompson Hine LLP 3900 Key Tower 127 Public Square Cleveland, Ohio 44114 Telephone: (216) 566-5830 Reviewed for Compliance with MS Recording Requirements: Robert T. Schwartz, Esq. MS Bar Number 10482 Schwartz, Orgler & Jordan, PLLC 2355 Pass Road Biloxi, Mississippi 39531 Telephone: (228) 697-7441	Grantor's Name and Address: DDR Gulfport Promenade LLC c/o SITE Centers 3300 Enterprise Parkway Beachwood, Ohio 44122 Telephone: (216) 755-5751	Grantee's Name and Address: Northpark Holdings, LLC c/o Scott Delano 964 Emily Drive Biloxi, Mississippi 39532 Telephone: (228) 806-7418
To the Chancery Clerk of Harrison County, Mississippi: The real property described herein is located in the South ½ of NW ¼ of Section 7, Township 7 South, Range 10 West, First Judicial District of Harrison County, Mississippi, and Lots 1, 2, and 3, Gulfport Promenade Subdivision.		

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **DDR GULFPORT PROMENADE LLC**, a Delaware limited liability company (the "Grantor"), does hereby sell, convey and warrant specially unto **NORTH PARK HOLDINGS, LLC**, a Mississippi limited liability company, (the "Grantee"), the land and property, together with all of Grantor's right, title and interest in adjacent streets, roads and alleys, and all appurtenant rights-of way and easements benefiting the land, described on Exhibit A attached hereto, situated in Harrison County, Mississippi (the "Property"), to-wit:

The Property is conveyed subject to, and there is excepted from the special warranty of this conveyance, those certain liens, encumbrances and other matters set forth on Exhibit B attached hereto.

For the same consideration, the Grantor conveys and quitclaims to Grantee all of Grantor's right, title and interest, including any after-acquired interest, in any land or rights in land adjacent or contiguous to the land specifically described above, including any strips or gores.

Grantee, on behalf of itself and all future owners and occupants of the Property, hereby waives and releases (to the extent allowed by law) Grantor from any claims arising out of the environmental condition of the Property and all claims under any applicable federal, state or local environmental laws, which shall include, without limitation, the Comprehensive Environmental Response, Compensation and Liability Act, 42 U.S.C. § 9601 et seq. and the Resource Conservation and Recovery Act, 42 U.S.C. § 6901 et seq., as amended from time to time; and any similar federal, state and local laws and ordinances and the regulations and rules implementing such statutes, laws and ordinances.

It is agreed and understood that ad valorem taxes for the current year shall be paid by Grantee.

[NO FURTHER TEXT ON THIS PAGE]

WITNESS THE SIGNATURE OF THE GRANTOR on the date of the acknowledgment set forth below, to be effective as of the 12th day of December, 2019.

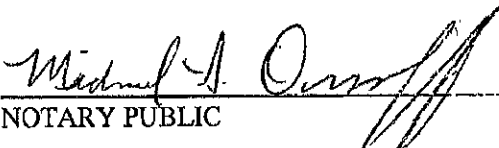
DDR GULFPORT PROMENADE LLC,
a Delaware limited liability company

By: 
Name: Daniel E. Branigan
Title: Vice President of Transactions

STATE OF OHIO

COUNTY OF CUYAHOGA

PERSONALLY appeared before me, the undersigned authority in and for the said County and State, on this 2nd day of December 2019, within my jurisdiction, the within named Daniel E. Branigan, the Vice President of Transactions of DDR Gulfport Promenade LLC, a Delaware limited liability company, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed in the above and foregoing instrument and acknowledged that he executed the same in his representative capacity, and that by his signature on the instrument, and as the act and deed of the person or entity upon behalf of which he acted, executed the above and foregoing instrument, after first having been duly authorized so to do. No oath or affirmation was administered.


NOTARY PUBLIC

My commission expires:

MICHAEL S. OWENDOFF, Atty.
NOTARY PUBLIC • STATE OF OHIO
My commission has no expiration date
Section 147.03 O.R.C.

Exhibit A

Legal Description of the Property

The Land referred to herein below is situated in the County of Harrison, State of Mississippi, and is described as follows:

PARCEL 1

A PARCEL OF LAND LOCATED IN THE SOUTH 1/2 OF THE NORTHWEST 1/4, SECTION 7, TOWNSHIP 7 SOUTH, RANGE 10 WEST, CITY OF GULFPORT, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI; AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT AN IRON PIPE LOCATED AT THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 7, TOWNSHIP 7 SOUTH, RANGE 10 WEST (SAID POINT BEING THE POINT OF BEGINNING); FROM SAID POINT OF BEGINNING SOUTH 00°06'15" WEST 453.80 FEET ALONG THE EAST LINE OF SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4 TO AN IRON ROD LOCATED AT THE NORTHEAST CORNER OF A PARCEL OF LAND FORMERLY TO SANDRA GUNTER (W.D. BOOK 972, PAGE 230); THENCE SOUTH 83°34'27" EAST 297.27 FEET ALONG THE NORTH LINE OF SAID PARCEL OF LAND FORMERLY TO SANDRA GUNTER TO AN IRON PIPE LOCATED ON A CURVE OF THE WEST RIGHT-OF-WAY OF STATE HIGHWAY 605 (W.D. BOOK 1481, PAGE 235), ALSO REFERRED TO AS THE NEW COWAN-LORRAINE ROAD EXTENSION; THENCE SOUTHERLY 484.67 FEET ALONG A CURVE OF THE WEST RIGHT-OF-WAY OF STATE HIGHWAY 605, SAID CURVE BEING CONCAVE TO THE EAST, HAVING A RADIUS OF 4058.39 FEET WITH A CENTRAL ANGLE OF 6°50'33", ALSO HAVING A CHORD BEARING AND DISTANCE OF SOUTH 19°30'57" WEST 484.39 FEET TO A CONCRETE RIGHT-OF-WAY MONUMENT; THENCE SOUTH 35°29'29" WEST 322.32 FEET ALONG THE WEST RIGHT-OF-WAY OF STATE HIGHWAY 605 TO AN IRON ROD LOCATED ON THE NEW NORTH RIGHT-OF-WAY FOR THE RELOCATION OF DEDEAUX ROAD; THENCE WESTERLY AND SOUTHERLY ALONG SAID NEW NORTH RIGHT-OF-WAY FOR THE RELOCATION OF DEDEAUX ROAD AND/OR THE WEST RIGHT-OF-WAY OF STATE HIGHWAY 605 THE FOLLOWING THREE COURSES, SOUTH 77°54'40" WEST 348.63 FEET, NORTH 89°58'39" WEST 95.33 FEET, SOUTH 00°15'21" WEST 20.06 FEET TO THE EXISTING NORTH MARGIN OF DEDEAUX ROAD; THENCE SOUTH 89°54'39" WEST 637.95 FEET ALONG SAID EXISTING NORTH MARGIN OF DEDEAUX ROAD TO AN IRON ROD AT THE SOUTHEAST CORNER OF PROPERTY NOW OR FORMERLY TO SHARBEAR L.P. (W.D. BOOK 1599, PAGE 648); THENCE NORTH 00°05'44" WEST 400.26 FEET ALONG THE EAST LINE OF SAID SHARBEAR L.P. PROPERTY TO AN IRON ROD AT THE NORTHEAST CORNER OF SAID PROPERTY NOW OR FORMERLY TO SHARBEAR L.P.; THENCE NORTH 89°57'19" WEST 215.00 FEET ALONG THE NORTH LINE OF SAID SHARBEAR L.P. PROPERTY (W.D. BOOK 1599, PAGE 648) AND W.D. BOOK 1606, PAGE 139) TO AN IRON PIPE LOCATED ON THE WEST LINE OF THE

SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 7 (AS PER W.D. BOOK 1606, PAGE 139); THENCE NORTH 00° 11' 07" WEST 672.73 FEET ALONG SAID WEST LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 TO AN IRON ROD LOCATED AT THE SOUTHWEST CORNER OF PROPERTY NOW OR FORMERLY TO THE CITY OF GULFPORT (W.D. BOOK 1653, PAGE 585); THENCE NORTH 89° 59' 59" EAST 149.99 FEET TO AN IRON ROD LOCATED AT THE SOUTHEAST CORNER OF SAID CITY OF GULFPORT PROPERTY; THENCE NORTH 00° 15' 12" WEST 100.06 FEET TO AN IRON ROD LOCATED AT THE NORTHEAST CORNER OF SAID CITY OF GULFPORT PROPERTY; THENCE SOUTH 89° 54' 33" WEST 150.00 FEET TO THE NORTHWEST CORNER OF SAID CITY OF GULFPORT PROPERTY, SAID CORNER ALSO BEING LOCATED ON THE WEST LINE OF SAID SOUTH WEST 1/4 OF THE NORTHWEST 1/4; THENCE NORTH 00° 11' 29" WEST 125.00 FEET ALONG SAID WEST LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 TO THE NORTHWEST CORNER OF SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 7; THENCE NORTH 89° 54' 37" EAST 1347.35 FEET ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4 TO THE SAID POINT OF BEGINNING. BEING THE SAME PROPERTY DESCRIBED BY DEED RECORDED AS INSTRUMENT NUMBER 2007-1526DJ1.

PARCELS 2-3

Lots 1, 2 and 3, Gulfport Promenade, a subdivision 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 59 at Page 25, reference to which is hereby made in aid of and part of this description.

Exhibit B

1. All real estate taxes and assessments, both general and special, not yet due and payable.
2. Zoning and building ordinances.
3. All legal highways and rights of way.
4. Easement to United Gas Pipe Line Company, recorded in Book 244 at Page 552.
5. Easement to United Gas Pipe Line Company, recorded in Book 440 at Page 289.
6. Communication Systems Right of Way to Sea Breeze Communication Company, recorded in Book 1446 at Page 316.
7. Memorandum of Transfer and Contribution of Telecommunication Rights between Sea Breeze Communication Company and Koch Gateway Pipeline Company, recorded in Book 1524 at Page 415.
8. Warranty Deed, Permanent Utility Easements and Access Easement, and Temporary Construction Easement to City of Gulfport, Mississippi, recorded in Book 1653 at Page 585.
9. Permanent Utility and Access Easement to City of Gulfport, Mississippi, recorded as Instrument 2004-9732D-J1.
10. Disclaimer recorded in Book 664, Page 310.
11. Terms and conditions as stated in Warranty Deed to Mississippi Transportation Commission recorded in Book 1481 at Page 235.
12. Plat recorded in Book 395 at Page 481.
13. Plat recorded as Instrument 2009-486D-J1, Instrument 2015-2288D-J1 and as Instrument 2017-5004D-J1.
14. Restrictive Covenants recorded as Instrument 2002-9196D in Book 1607 at Page 638.
15. Declaration of Use Restrictions recorded as Instrument 2008-4129D-J1.
16. Certificate of Resubdivision recorded as Instrument 2008-5012D-J1 in Book 1605 at Page 74.
17. Declaration of Covenants, Restrictions and Easements recorded as Instrument 2015-4170D-J1.
18. Declaration of Covenants and Easements recorded as Instrument 2017-6303D-J1.

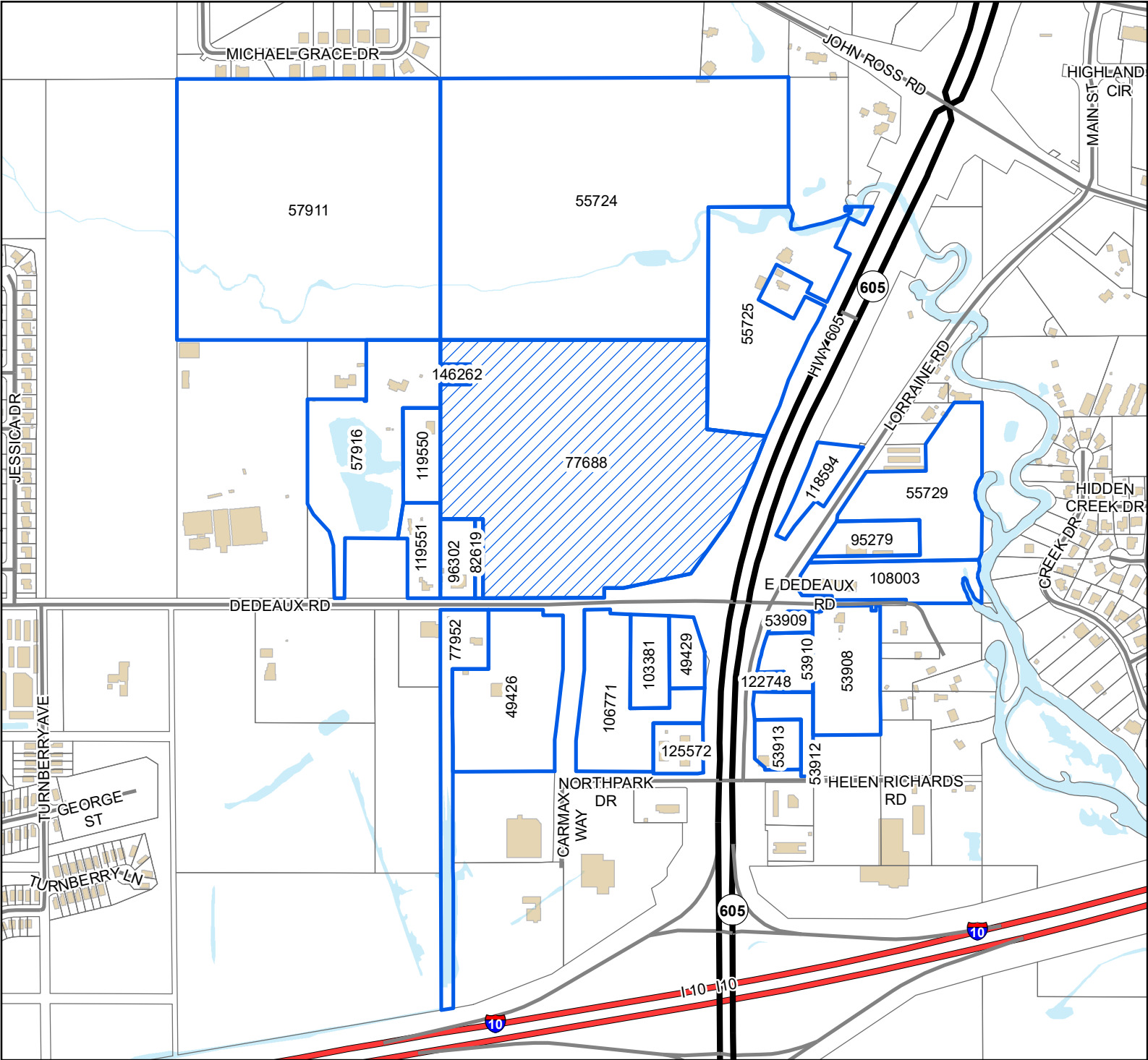
19. Covenants as per Warranty Deeds recorded in Book 1482 at Page 641, Book 1508 at Page 617, Book 1508 at Page 636, Book 1508 at Page 643 and Book 1509 at Page 12 and recorded as Instrument 2005-16132D-J1.
20. Right of Way to United Gas Pipe Line Company recorded in Book 244 at Page 427.
21. Right of Way to Mississippi Power Company recorded in Book 394 at Page 305.
22. Easement to Harrison County, Mississippi recorded in Book 402 at Page 151.
23. Quitclaim Deed to Marie Phalen Flanagan, recorded in Book 418 at Page 376.
24. Easement to Dedeaux Utility Company recorded in Book 1234 at Page 485.
25. Easement to Dedeaux Utility Company recorded in Book 1335 at Page 535.
26. Judgment No. 2401-2000-1306 to Mississippi Transportation Commission recorded as Instrument 2001-253 ID in Book 1536 at Page 430.
27. Temporary Easement to City of Gulfport, Mississippi recorded as Instrument 2003-280D in Book 1613 at Page 128.
28. Perpetual Easement to City of Gulfport, Mississippi recorded as Instrument 2003-282D in Book 1613 at Page 130.
29. Perpetual Easement to City of Gulfport, Mississippi recorded as Instrument 2003-283D in Book 1613 at Page 132.
30. Perpetual Easement to City of Gulfport, Mississippi recorded as Instrument 2003-285D in Book 1613 at Page 134.
31. Easement Agreement by and between Waring and Windham, a Mississippi general partnership and McDonald's Corporation, a Delaware corporation, recorded as Instrument 2002-9199D in Book 1608 at Page 1.
32. Easement for Ingress and Egress to City of Gulfport, Mississippi, recorded as Instrument 2008-7102D-J1.
33. Final Decree No. 76713, recorded in Book 885 at Page 199.
34. Ordinance No. 2254 recorded in Book 1523 at Page 199.
35. Agreement recorded as Instrument 2007-10073D-J1.
36. Warranty Deed to City of Gulfport, Mississippi, recorded as Instrument 2019-10242D-J1.

37. Plat recorded in Book 59 at Page 25

38. Any facts, rights, interests or claims that may exist or arise by reason of the following matters disclosed by an ALTA/NSPS survey made by Jeffrey C. Collins, MS, P.S. No. 2742, on behalf of Brown, Mitchell & Alexander, Inc. on December 9, 2019, last revised December 11, 2019, designated Job No. 3637_DDR_ALTA:

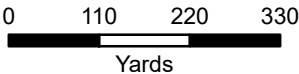
- a. Lack of access to Highway 605
- b. Ditches for any purpose located on the subject premises
- c. Chain link fence of others encroaches onto the subject premises +/- 1.0' Southeast
- d. 8' Chain link fence of others encroaches onto the subject premises/is located on the Northwest boundary line
- e. 100' x 100' "STAGING AREA TEMPORARY EASEMENT"
- f. Utilities located on the subject premises without the benefit of recorded easements
- g. 1-Story Metal Building and adjoining improvements are located on, and encroach over the boundary lines of Lots 1 and 2 of Parcels 2-3, and is situated within the 100' unimproved Northpark Drive.

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
Y		1008L-01-002.000	NORTHPARK HOLDINGS, LLC (OWNER)	2310 19TH ST	GULFPORT	MS	39501
			CROSS DEVELOPMENT CC GULFPORT, LLC (AGENT)	4317 MARSH RIDGE ROAD	CARROLLTON	TX	75010
			Adjacent Property Owners (2408PC125)				
	103381	1008M-04-003.001	STOCK LLC	14014 MADISON CIR	OMAHA	NE	68137
	57911	0908I-01-001.000	MURDOCK RUTH T -TRUSTEE-	11816 LORRAINE RD	GULFPORT	MS	39503
	96302	1008L-01-003.001	BOYETTE PROPERTIES LLC	11548 DEDEAUX RD	GULFPORT	MS	39503
N	82619	1008L-01-003.000	BOYETTE PROPERTIES LLC	11548 DEDEAUX RD	GULFPORT	MS	39503
	77952	1008M-04-004.000	GULF SOUTH PIPELINE COMPANY LP	ATTN: PROPERTY TAX DEPT	HOUSTON	TX	77046
	77688	1008L-01-002.000	NORTHPARK HOLDINGS LLC	964 EMILY DR	BILOXI	MS	39532
	119550	0908I-01-002.003	JOHNSTON DAVID N & LESLIE R-TRUSTEE	12130 DEDEAUX RD	GULFPORT	MS	39503
	55729	1008L-02-005.000	PLAINSMAN TRADING COMPANY LLC	P O BOX 6181	GULFPORT	MS	39506
N	118594	1008L-01-002.001	STOCK LLC	C/O MERWYN PEARSON	OMAHA	NB	68137
N	95279	1008L-02-005.001	PLAINSMAN TRADING COMPANY LLC	P O BOX 6181	GULFPORT	MS	39506
N	55724	1008L-01-001.000	MURDOCK RUTH T -TRUSTEE-	11816 LORRAINE RD	GULFPORT	MS	39503
	57916	0908I-01-002.000	JOHNSTON CLIFTON H JR -TRUSTEE-	5410 RIVER LANDING DR	MOBILE	AL	36619
	119551	0908I-01-002.004	JOHNSTON JERRY A & REBECCA J	12110 DEDEAUX RD	GULFPORT	MS	39503
	108003	1008L-02-005.002	HOOD CYNTHIA ANN WILLIAMS ETAL	12506 LORRAINE RD	BILOXI	MS	39532
	53909	1008M-01-007.000	RICHARD CLYDE WARNER FAMILY TRUST	11019 SHORECREST ROAD	BILOXI	MS	39532
	53913	1008M-01-010.000	CLARK OIL COMPANY INC	720 STATION ST	WAYNESBORO	MS	39367
	53908	1008M-01-006.000	MISS REGIONAL HOUSING AUTH # VIII	10430 THREE RIVERS RD	GULFPORT	MS	39503
	106771	1008M-04-003.002	MBH GPT REAL ESTATE LLC	328 NORTH COLUMBIA ST	COVINGTON	LA	70433
	55725	1008L-01-004.000	FULTON YVONNE T -ESTATE-	11439 LORRAINE RD	GULFPORT	MS	39503
	53910	1008M-01-008.000	RICHARD GARY	11036 SHORECREST RD	BILOXI	MS	39532
	122748	1008M-01-008.001	WHITWORTH CAROL -TRUSTEE- ETAL	C/O WHITWORTH SCHOOL	PORTLAND	OR	97220
	53912	1008M-01-009.000	HIGHWAY DEVELOPMENT CO INC	4450 OLD CANTON RD STE 203	JACKSON	MS	39211
N	49429	1008M-04-002.000	STOCK LLC	C/O MERWYN PEARSON	OMAHA	NB	68137
	125572	1008M-04-006.002	11207 LORRAINE ROAD LLC	431 PORT TERMINAL CIRCLE	VICKSBURG	MS	39183
N	49426	1008M-04-006.000	NORTHPARK HOLDINGS LLC	964 EMILY DR	BILOXI	MS	39532
N	146262	1008L-01-002.003	GULFPORT CITY OF	P O BOX 1780	GULFPORT	MS	39502



Legend

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



1 inch = 700 feet



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



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

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

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

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
33468	579464	Print Legal Ad-IPL01868560 - IPL0186856		\$89.50	2	59 L

Attention: Jessica Versiga

GULFPORT CITY HALL
1410 24 TH AVENUE
GULFPORT, MS 39501

jversiga@gulfport-ms.gov

LEGAL NOTICE PUBLIC HEARING

In conformance with Section VIII of the Comprehensive Zoning Ordinance of the City of Gulfport, Mississippi, 1979 as amended, notice is hereby given advising that the Gulfport City Planning Commission will hold a public hearing in the City of Gulfport, Mississippi at 4:30 P.M., Thursday, August 22, 2024 in the Council Chambers of the Gulfport City Hall located at 2309 15 th Street to consider the following requests. A copy of the requests will be available for public review at the office of the Department of Urban Development, Planning Division, located on first floor of the William H. Hardy Building, 1410 24 th Avenue.

Planning Commission Approval 2407PC100, by owner Prasant Patel, seeking approval for convenience store use - Tax Parcel 1008M-01-007.000 - Located at 11268 Lorraine Road (Zoned B-2 (General-Business)) - Ward 6

Planning Commission Approval 2408PC125, by agent Cross Development CC Gulfport, LLC, seeking approval for an automobile and truck body repair shop use, Tax Parcel 1008L-01-002.000, Dedeaux Road, Zoned B-2 (General-business), Ward 6

General Plan 2409PC130, by agent Brown, Mitchell, & Alexander, Inc., seeking approval of easements and right of way (North Park Drive), Tax Parcel 1008L-01-002.000, Dedeaux Rd, Zoned B-2 (General Business), Ward 6

General Plan 2409PC134, by agent Robert Riemann, seeking approval (Conditioned on passage of relevant zoning text) of a General Plan for a new 25 lot small-house development, 0809B-03-017.000, Zoned R-3 (Single Family), Ward 7

Zoning Map Amendment 2408PC121, by agent Kenny McNair, requesting to rezone to R-1-10 (Single-family), Tax Parcel 0908M-01-004.002, Stewart Road, Zoned B-2 (General-business), Ward 6

Zoning Map Amendment 2408PC123, by agent Brent Warr, requesting to rezone to T-6 (Urban Core Zone), Tax Parcels 1010F-02-022.000, 1010F-02-023.000, 1010F-02-024.000, 1010F-02-025.000, East Pass Road, 1548 East Pass Road, 1542 East Pass Road, 1526 East Pass Road, Zoned T4+ (General Urban Zone "Plus") Ward 4

Zoning Text Amendment 2409PC129, by City of Gulfport Urban Development, to amend Appendix A to the Code of Ordinances to remove certain duties from the Building Code of Planning Director and assign those duties to the Planning Administrator.

Zoning Text Amendment 2409PC132, by City of Gulfport Administration, to amend sections to Chapter 9, Article III to amend the maximum period of tentative approval from one-year to two years before final plat.

Zoning Text Amendment 2409PC135, by City of Gulfport Administration, to amend Appendix A to the City's Code of Ordinances at Sections III (C)(7), allowing for and governing/regulating small lot/small house use/developments in R-3 zoning districts.

This the 31st day of July 2024

Keith Williams, Chairman
City of Gulfport Planning Commission
IPL0186856
Aug 7 2024

STATE OF MISSISSIPPI COUNTY OF HARRISON

Before me, the undersigned Notary of Dallas County, Texas personally appeared Mary Castro, who, being by me first duly sworn, did depose and say that she is a clerk of The Sun Herald, a daily newspaper published in the city of Gulfport, in Harrison County, Mississippi and the publication of the notice, a copy of which is hereto attached, has been made in said paper in the issue(s) of:

1 insertion(s) published on:
08/07/24

Affidavit further states on oath that said newspaper has been established and published continuously in said county for a period of more than twelve months next prior to the first publication of said notice.

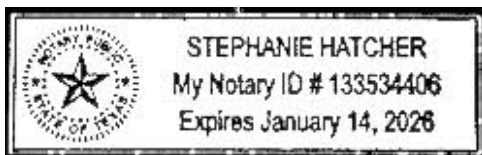
Mary Castro

Sworn to and subscribed before me this 7th day of
August in the year of 2024

Stephanie Hatcher

Notary Public

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



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

MEMORANDUM

To: City of Gulfport Planning Commission

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

Date of Hearing: August 22, 2024

Re: General Plan 2409PC130:

General Plan 2409PC130, by agent Brown, Mitchell, & Alexander, Inc., seeking approval of easements and right of way (North Park Drive), Tax Parcel 1008L-01-002.000, Dedeaux Rd, Zoned B-2 (General Business), Ward 6

Technical Report

*General Plan
(NorthPark Drive)*

GENERAL INFORMATION

Case File Number: 2409PC130

Hearing Date: August 22, 2024

Current Zoning/Use: B-2 / Vacant Property

Legal: General Plan 2409PC130, by agent Brown, Mitchell, & Alexander, Inc., seeking approval of easements and right of way (North Park Drive), Tax Parcel 1008L-01-002.000, Dedeaux Rd, Zoned B-2 (General Business), Ward 6

TECHNICAL DETAILS

The applicant requests approval of a General Plan to create a right-of-way and easements for TIF/Public use projects.

In addition, the north south ingress egress would need to be 100 feet in width. The proposed parcel is located adjacent to existing city right-of-way, are protected by Gulfport Fire and Police, and will have capacity for city water and sewer. The applicant states that there are no restrictive or prohibited covenants.

Any approval should consider these conditions:

1. Shall provide Large Storm Water Pollution Prevention Plan prior to permit approval.
2. All right of way & ingress egress easements to be 100'
3. Must meet all current building Codes and City of Gulfport Ordinances.

DEPARTMENTAL CONDITIONS

Engineering: Engineering recommends approving the previous approved construction plan that includes "Road A" from Dedeaux Rd to "Road B" and "Road B" from "Road A" to the Caliber Collision site. Construction on "Road A" and "Road B" are past the halfway point. Memo dated 8/6/24.

Public Works: No conditions. Memo dated 8/9/24.

Traffic and Safety: No conditions. Memo dated 8/9/24.

Building Code Services: Shall provide Large Storm Water Pollution Prevention Plan prior to permit approval. Memo dated 7/23/24.

GIS: No Comment as of 8/7/24.

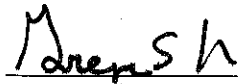
Technical Report

*General Plan
(NorthPark Drive)*

Police Department: No Comment as of 8/9/24.
Fire Department: No conditions. Memo dated 8/6/24.
City Arborist: No conditions. Memo dated 8/5/24.

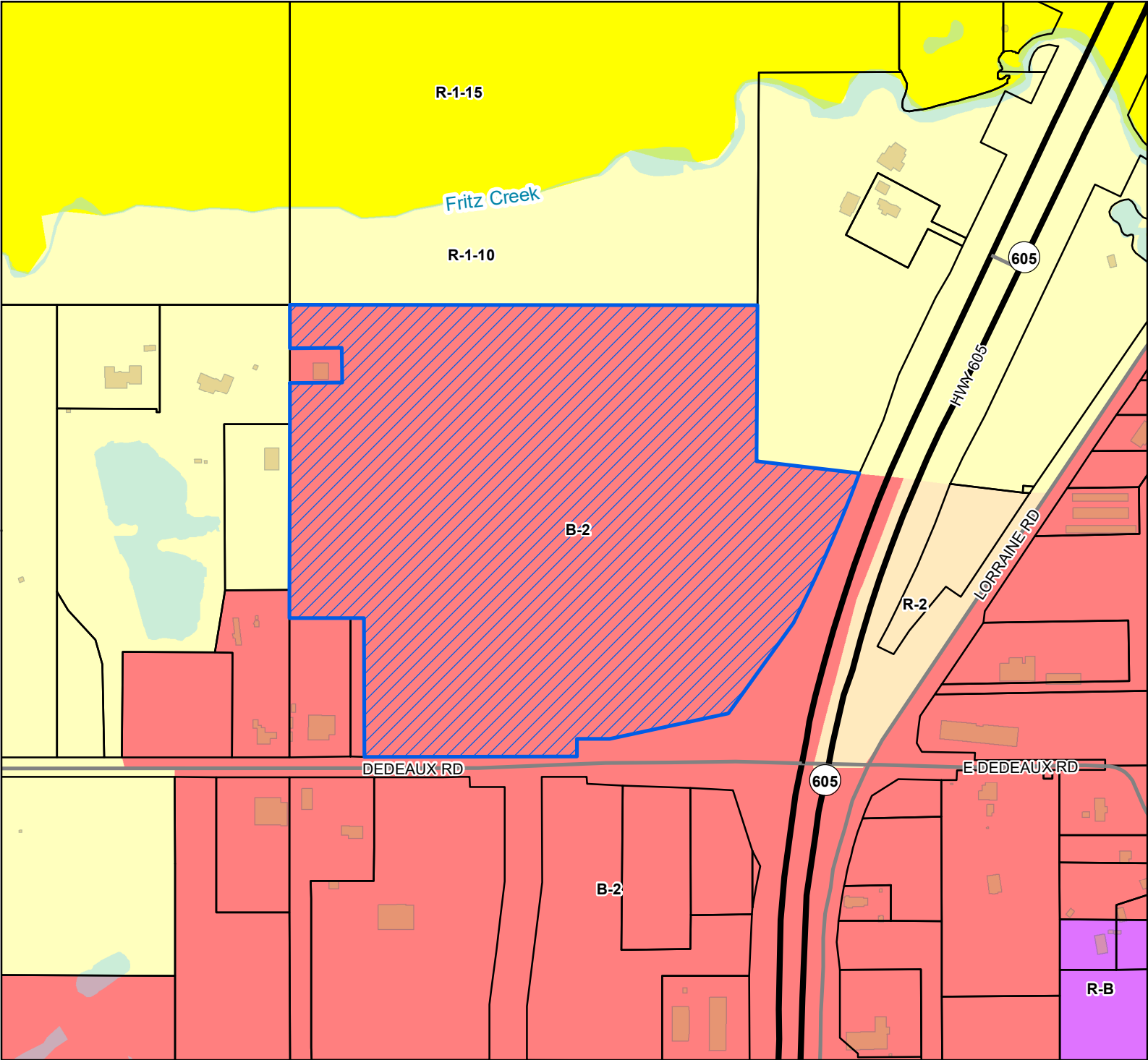
DIRECTOR APPROVAL

This report has been reviewed and approved by:



Greg Holmes
Director of Urban Development Department





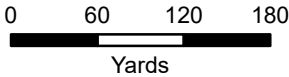
Legend

- Site
- US or State Highway
- Street
- Parcels
- Buildings
- Water Features
- City Limit

Zoning

- B-2 - General Business District
- R-1-10 - Single Family Residence (Low Density)
- R-1-15 - Single Family Residence District (Low Density)
- R-2 - Single Family Residence District (Medium Density)
- R-B - Residence-Business District

Site Information
1008L-01-002.000
Zoning: B-2 (General business)
Size: 38.5 acres
Flood: X, AE



1 inch = 400 feet



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



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

APPLICATION FOR GENERAL SUBDIVISION PLAN

Property Information

TAX PARCEL #

1	0	0	8	L

 -

0	1

 -

0	0	2

 •

0	0	0

(If necessary, use separate sheet of paper)

For Staff Use Only

Case File #: 2409PC130Date Received: 7/18/24Receipt #: 12849371Received By: JAZoning: B-2Ward: 6 Flood: XAESize: 38.5 AcresAddress of Property Involved: Dedaux Road

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

General Location: North side of Dedaux Road near Highway 605

GENERAL DESCRIPTION OF REQUEST:

To create a ROW and easements for TIF public use projects

OWNERSHIP AND CERTIFICATION:

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

OWNER

Northpark Holdings, LLC

Printed Name Of Owner

2591 23rd Avenue

Mailing Address

Gulfport MS 39501

City State Zip code

N/A N/A

Home Phone 9-r8 Work/Cell Phone

john@appleconstruction.com

Email

Signature Of Owner

AGENT

Brown, Mitchell & Alexander, Inc.

Printed Name Of Agent

131 Rue Magnolia

Mailing Address

Biloxi MS 39530

City State Zip code

N/A (228) 436-7612

Home Phone Work/Cell Phone

nick@bmaengineers.com

Email

Signature Of Agent

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

☐

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

July 18, 2024

Gregory Holmes – Planning Administrator
City of Gulfport – Planning Division
1410 24th Avenue
Gulfport, MS 39501

**RE: Application for General Plan
Gulfport Promenade North
Gulfport, Mississippi**

Dear Mr. Holmes:

Enclosed is a complete Application for General Subdivision Plan for Tax Parcel No(s). 1008M-04-006.000. Please find attached the following:

- Application for General Subdivision Plan
- Proof of Ownership
- Authority to Act as Agent (Notarized)
- General Plan (7 copies 11"x 17", 2 flash drives containing DWG and PDF files)
- Check for Application Fee

Should you have any questions or comments, please feel free to contact me at (228) 436-7612.

Sincerely,



Nicholas Gant, P.E.

Enclosures



Michael Watson

SECRETARY OF STATE

This is not an official certificate of good standing.

Name History

Name	Name Type
Northpark Holdings, LLC	Legal

Business Information

Business Type:	Limited Liability Company
Business ID:	1188676
Status:	Good Standing
Effective Date:	10/01/2019
State of Incorporation:	Mississippi
Principal Office Address:	11515 Northpark Drive Gulfport, MS 39503

Registered Agent

Name
John Boothby 11515 Northpark Drive Gulfport, MS 39503

Officers & Directors

Name	Title
John Boothby 11515 Northpark Drive Gulfport, MS 39503	Manager

July 18, 2024

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

**RE: Final Plat
Gulfport Promenade
Tax Parcel No: 1008L-01-002.000
Gulfport, Mississippi**

To Whom It May Concern:

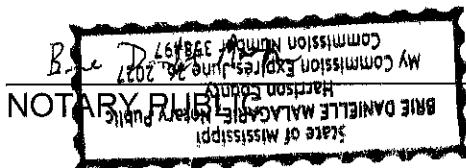
This is to advise that Northpark Holdings, LLC, currently owns property, more specifically located north of Dedeaux Road and west of Highway 605. Also being Tax Parcel No. 1008L-01-002.000.

With this letter, Northpark Holdings, LLC, appoints Brown, Mitchell & Alexander, Inc., as its agents for the purpose of obtaining General Plan approval with the City of Gulfport.

Sincerely,



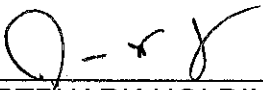
Northpark Holdings, LLC.
2591 23rd Avenue
Gulfport, MS 39501



STATE OF MISSISSIPPI

COUNTY OF HARRISON

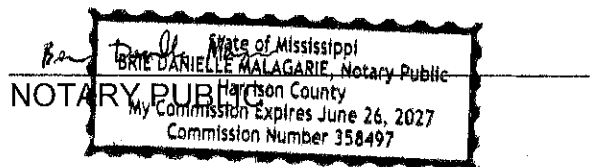
I, John Boothby, attest that there are no restrictive or prohibitive covenants prohibiting the rezoning of property associated with Tax Parcel #1008L-01-002.000


NORTH HARK HOLDINGS, LLC

DATE: 07-18-24

PRESIDENT / OWNER
TITLE

SWORN TO AND SUBSCRIBED TO ME before this 18th day of JULY, 2024.



Protective Covenants for Gulfport Promenade North

1. **Use of Property:** All properties within the commercial subdivision shall be used strictly in accordance with the regulations and guidelines set forth by the municipality. No activities shall be conducted that violate any zoning, land use, or other applicable regulations.
2. **Building Design and Construction:** All structures built within the commercial subdivision shall comply with the municipality's building codes, standards, and architectural guidelines. The exterior design, materials, and colors of the buildings shall be subject to the municipality's approval.
3. **Maintenance and Landscaping:** Property owners shall be responsible for maintaining their respective lots and structures in accordance with the municipality's regulations. This includes regular upkeep, landscaping, and the removal of any debris, rubbish, or unsightly materials.
4. **Signage:** The installation and display of signage within the commercial subdivision shall adhere to the municipality's signage regulations. Property owners must obtain the necessary permits and approvals for any signs they wish to erect.
5. **Parking and Traffic:** Property owners shall ensure that there is adequate parking space available for their customers, employees, and visitors, in compliance with the municipality's parking requirements. Traffic flow and access points shall be designed and constructed to meet the municipality's standards.
6. **Environmental Regulations:** All property owners shall comply with the municipality's environmental regulations, including but not limited to waste management, pollution control, and hazardous materials handling. No activities or practices that may pose a risk to the environment or public health shall be permitted.
7. **Noise and Nuisance:** Property owners shall ensure that their operations do not create excessive noise or nuisance that would disturb the surrounding properties or violate any noise regulations set forth by the municipality.
8. **Compliance with Future Regulations:** Property owners within the commercial subdivision shall promptly comply with any future regulations or amendments introduced by the municipality that are applicable to commercial developments.
9. **Enforcement and Remedies:** The municipality shall have the authority to enforce these protective covenants and take necessary legal actions against any violations. Property owners found in violation may be subject to penalties, fines, or other remedies as provided by the municipality's regulations.
10. **Severability:** If any provision of these protective covenants is deemed invalid or unenforceable by a court of competent jurisdiction, the remaining provisions shall remain in full force and effect.

CONSTRUCTION PLANS
FOR
**NORTHPARK DRIVE
NORTH EXTENSION**
GULFPORT, MISSISSIPPI

PREPARED FOR

NORTHPARK HOLDINGS, LLC
2591 23RD AVE
GULFPORT, MISSISSIPPI 39501

PRELIMINARY

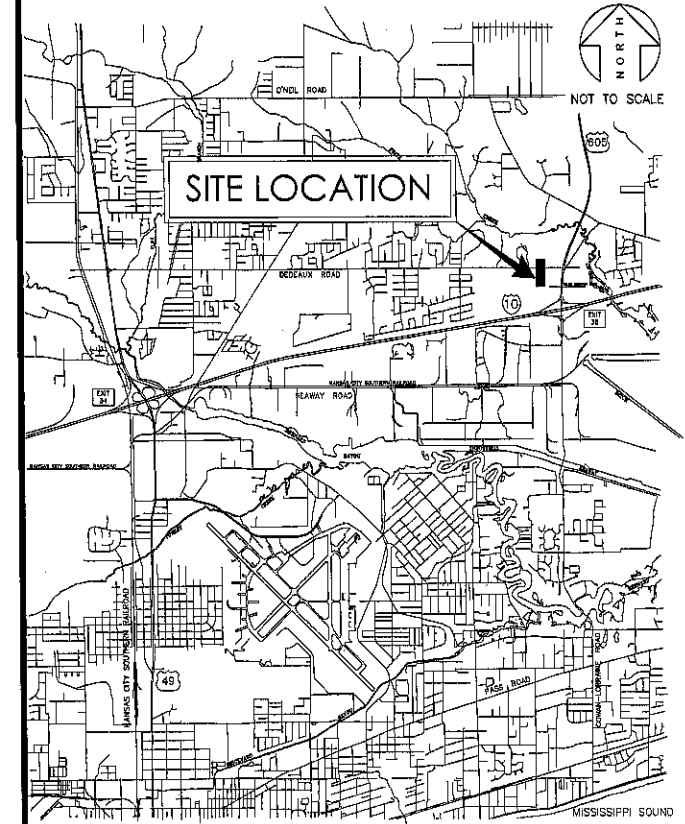
APRIL, 2023



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

401 Cowan Road,
Suite A,
Gulfport, MS 39507
(228)864-7612
131 Rue Magnolia
Blvd., MS 39530
(228)436-7612
3221 Market Street
Pascagoula, MS 39567
(228)864-7612

LOCATION MAP



SHEET INDEX

DESCRIPTION	SHEET NO.
TITLE / LOCATION MAP / SHEET INDEX	C-001
GENERAL NOTES AND LEGEND	C-002
TYPICAL SECTIONS	C-003
OVERALL SITE LAYOUT	C-101
EXISTING CONDITIONS & DEMOLITION	C-111
EROSION CONTROL PLAN	C-141
PLAN / PROFILE NORTHPARK DRIVE EXTENSION	C-201
PLAN / PROFILE DRAINAGE OUTFALL	C-202
STRIPING AND SIGNAGE PLAN	C-301
CONSTRUCTION DETAILS	C-501
CONSTRUCTION DETAILS	C-502

BMA No. 22-3797T

SET NO. _____

22-3797T NORTHPARK DRIVE - NORTH EXTENSION

C-001

- | | |
|---|---|
| ① 1.5" HOT MIX ASPHALT, ST, 9.5mm, HMA, REQ'D. (1 LIFT) | ⑤ BORROW MATERIAL (SEE SPECS) REQ'D. (MIN. 24" BELOW ROADWAY) |
| ② 3.5" BASE COURSE, ST, 12.5 mm, HMA, (2 LIFTS) REQ'D. | ⑥ SOLID SOD (1" BELOW TOP OF CURB) |
| ③ 8" CRUSHED LIMESTONE BASE | ⑦ CONCRETE SIDEWALK (4" THICK) |
| ④ 2' CURB & GUTTER | ⑧ UNCLASSIFIED EXCAVATION |

SCALE: 1" = 4'

GENERAL NOTES

EROSION MEASURES TO BE APPLIED ON INDICATED AREA
XX AS PER SEASONAL LIMITATIONS AND AREAS
 DISTURBED BY CONSTRUCTION.

BEFORE FINAL ACCEPTANCE, ENTIRE RIGHT-OF-WAY SHALL BE MOWED BY THE CONTRACTOR IF REQUIRED BY THE ENGINEER AT NO COST TO THE PROJECT.



SCALE: 1"=60'

BEARINGS, DISTANCES, AND COORDINATE VALUES ARE BASED ON THE MISSISSIPPI STATE PLANE GRID COORDINATE SYSTEM, NAD '83, EAST ZONE (2801), U.S. SURVEY FEET, AND WERE DERIVED USING A TOPCON HIPER VR SERIES GPS RECEIVER UTILIZING THE REALTIME NETWORK ADMINISTERED BY EARL DUDLEY, INC. ELEVATIONS ARE NAVD '88, (EPOCH 2009.55), GEOID 2012B.

SITE CONTROL / BENCH MARK TABLE	
BM1 1/2" REBAR WITH BLUE CAP	N= 345,414.02 E= 920,923.43 ELEV= 25.68'
BM3 1/2" REBAR WITH BLUE CAP	N= 345,111.38 E= 920,754.73 ELEV= 24.78'

NORTH PARK HOLDINGS, LLC
PARCEL ID: 100BL-01-002.000

EASEMENT

PROJECT LIMITS

DRAINAGE EASEMENT

INGRESS/EGRESS EASEMENT

ROW

UNITED GAS PIPELINE EASEMENT

GAS SIGN (TYP.)

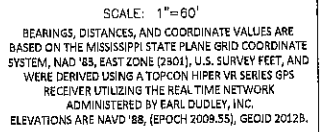
BEGIN DRAINAGE PROJECT
STA. 0+00.00
N= 345775.55
E= 921177.30

END DRAINAGE PROJECT
STA. 5+80.51
N= 348285.90
E= 921290.92

BEGIN ROAD PROJECT
STA. 0+00.00
N= 345459.63
E= 921140.88

END ROAD PROJECT
STA. 3+11.22
N= 345770.75
E= 921140.88

DEDEAUX ROAD
(ASPHALT PAVED PUBLIC RIGHT-OF-WAY VARIES IN WIDTH)



SITE CONTROL / BENCH MARK TABLE	
	BM1 1/2" REBAR WITH BLUE CAP N= 345.414, 02 E= 920.923, 43 ELEV= 25.68'
	BM3 1/2" REBAR WITH BLUE CAP N= 345.114, 38 E= 920.754, 73 ELEV= 24.78'

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

CONSULTING ENGINEERS

www.bmaengineers.com

401 Cowan Road,
Suite A, MS. 39507
(228)864-7612

131 Rue Magnolia
Baton Rouge, LA 70801
(225) 436-7612

3221 Market Street
Pascagoula, MS 39567
(228)844-7612



SEAL

SEAL

PRELIMINARY

REV	DATE	BY

NORTHPARK DR - NORTH EXT.
NORTHPARK HOLDINGS, LLC

OVERALL SITE LAYOUT

CAD BVN
ENG BJS
DATE 04/26/2023
SCALE 1" = 60'
BMA# 3797
FILE Northpark Drive (North) 3797 Placed
SHEET

C-101

SCALE: 1"=60'

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 2012B.

SITE CONTROL / BENCH MARK TABLE	
BM1 1/2" REBAR WITH BLUE CAP	N= 346,414.02 E= 920,023.43 ELEV= 25.68'
BM3 1/2" REBAR WITH BLUE CAP	N= 345,111.38 E= 920,754.73 ELEV= 24.78'

DEMOLITION LEGEND

- CLEARING & GRUBBING
- ASPHALT MILLING
- TO BE DEMOLISHED

WETLANDS (TYP.)

EASEMENT

UNITED GAS PIPELINE EASEMENT

DEDEAUX ROAD

140'X12' ASPHALT MILLING REQD

(2) TWO AT&T FIBER OPTIC PULL BOXES TO BE RELOCATED BY OTHERS

CLEARING AND GRUBBING REQD

ASPHALT PAVED PUBLIC RIGHT-OF-WAY VARIES IN WIDTH

PARCEL ID: 100BL-01-002.000

NORTH

WETLANDS (TYP.)

EASEMENT

UNITED GAS PIPELINE EASEMENT

DEDEAUX ROAD

140'X12' ASPHALT MILLING REQD

(2) TWO AT&T FIBER OPTIC PULL BOXES TO BE RELOCATED BY OTHERS

CLEARING AND GRUBBING REQD

ASPHALT PAVED PUBLIC RIGHT-OF-WAY VARIES IN WIDTH

PARCEL ID: 100BL-01-002.000

NORTH

SCALE: 1"=60'

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 2012B.

SITE CONTROL / BENCH MARK TABLE

BM1 1/2" REBAR WITH BLUE CAP
N= 345,414.02
E= 920,923.43
ELEV= 25.68'

BM3 1/2" REBAR WITH BLUE CAP
N= 345,111.38
E= 920,754.73
ELEV= 24.78'

DEMOLITION LEGEND

 CLEARING & GRUBBING
 ASPHALT MILLING
 TO BE DEMOLISHED

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



SEAL

SEAL

PRELIMINARY

REV	DATE	BY
-----	------	----

NORTHPARK DR - NORTH EXT.

NORTH PARK HOLDINGS, LLC

GULFPORT, MISSISSIPPI

EXISTING CONDITIONS & DEMOLITION

CAD	BV1
ENG	BJ
DATE	04/26/202
SCALE	1" = 60'
BMA#	3797
FILE	Knoxpark Drive (North), 3797-Knox

SHEET

C-111

SCALE: 1"=60'

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 2012B.

SITE CONTROL / BENCH MARK TABLE

BM1	1/2" REBAR WITH BLUE CAP	N= 345,414.02	E= 920,923.43	ELEV= 25.68'
BM3	1/2" REBAR WITH BLUE CAP	N= 346,111.38	E= 920,754.73	ELEV= 24.78'

EROSION CONTROL LEGEND

[Symbol]	TEMP. CONSTRUCTION ENTRANCE
[Symbol]	STRAW WATTLE
[Symbol]	SILT FENCE
[Symbol]	INLET PROTECTION

PROPERTY INFORMATION

NORTH PARK HOLDINGS, LLC
PARCEL ID: 100BL-01-002.000

EASEMENT INFORMATION

INGRESS/EGRESS EASEMENT
DRAINAGE EASEMENT
PROJECT LIMITS

PIPELINE INFORMATION

GAS PIPELINE
GAS SIGN (TYP.)

ROAD INFORMATION

DECEAUX ROAD EXPANSION LIMITS
OHE

WETLANDS

WETLANDS (TYP.)

UTILITY INFORMATION

GULF SOUTH PIPELINE COMPANY (BOOK 418, PAGES 461-462)
#100BM-04-004.000
ADDRESS: #11549

PERMANENT EASEMENT TO CITY OF GULFPORT
(BOOK 163, PAGE 134)

EASEMENT FOR INGRESS & EGRESS TO CITY OF GULFPORT
(NST, No. 2008 71020-01)

COASTAL DISTRICT

10/20/2018

1st of 2 sheets

SCALE: 1"=60'

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 '83, (EPOCH 2009.55), GEOID 2012B.

SITE CONTROL / BENCH MARK TABLE

BM1 1/2" REBAR WITH BLUE CAP
N= 345,414.02
E= 920,923.43
ELEV= 25.68'

BM3 1/2" REBAR WITH BLUE CAP
N= 345,111.38
E= 920,754.73
ELEV= 24.78'

EROSION CONTROL LEGEND

TEMP. CONSTRUCTION ENTRANCE

STRAW WATTLE

SILT FENCE

INLET PROTECTION

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

Life



SEAL

SEAL

PRELIMINARY

REV	DATE	BY
-----	------	----

1"=50'
NORTHPARK DR - NORTH EXT.

NORTH PARK HOLDINGS, LLC

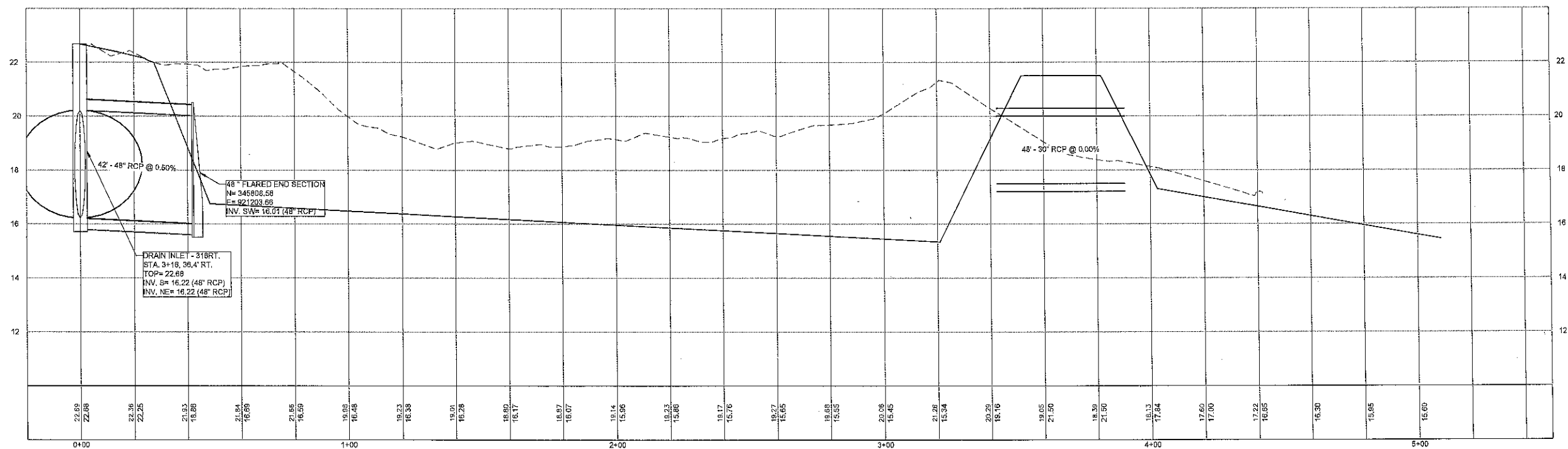
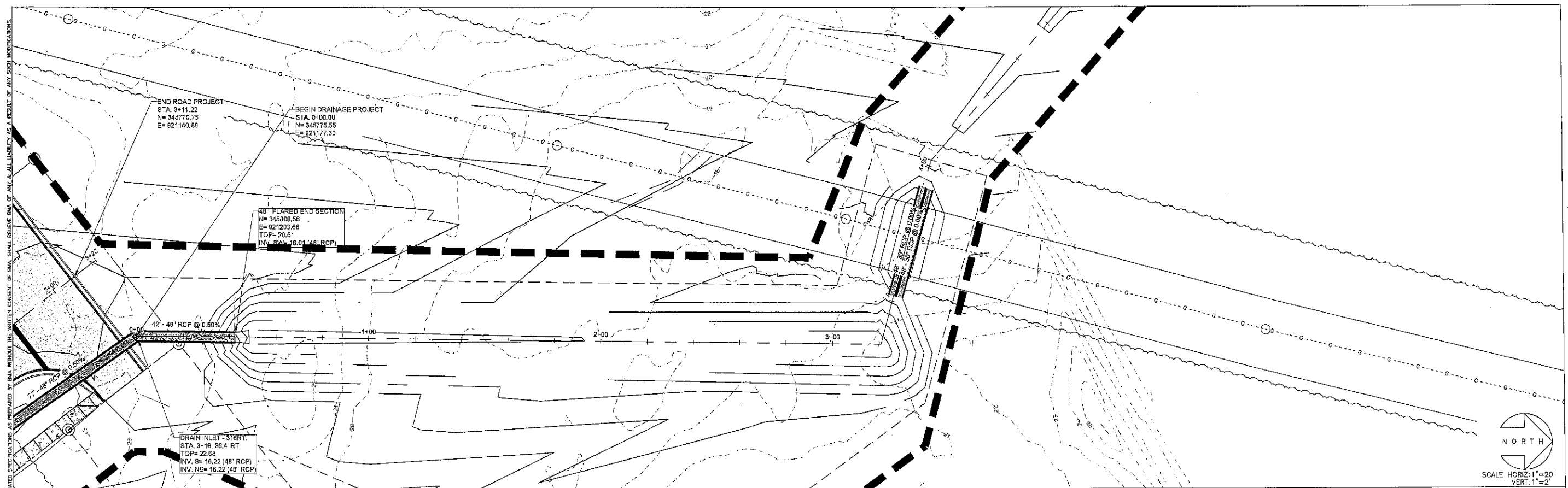
GULFPORT, MISSISSIPPI

EROSION CONTROL PLAN

CAD BVN
ENG BJS
DATE 04/26/2023
SCALE 1" = 60'
BMA# 3797T
FILE Norpark Drive (North) 3797T.dwg

SHEET

C-141



NORTH

SCALE HORIZ: 1"=20'
VERT: 1"=2'

PRELIMINARY

SITE CONTROL / BENCH MARK TABLE

BM1	1/2" REBAR WITH BLUE CAP N= 345,414.02 E= 820,823.43 ELEV= 25.68'
BM3	1/2" REBAR WITH BLUE CAP N= 345,111.38 E= 820,754.73 ELEV= 24.78'

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 2012B.

BM1 1/2" REBAR WITH BLUE CAP
N= 345,414.02
E= 920,923.43
ELEV= 25.68'

BM3 1/2" REBAR WITH BLUE CAP
N= 345,111.38
E= 920,754.73
ELEV= 24.78'

STRIPING AND SIGNAGE PLAN

SHFF

C-301

SEAL

SEAL

PRELIMINARY

REV	DATE	
-----	------	--

LI

T

CT

O O

7

13

 $0 \leq$

✓

FILE

PRISS

TH P, MI

OFFICE OF THE ATTORNEY GENERAL

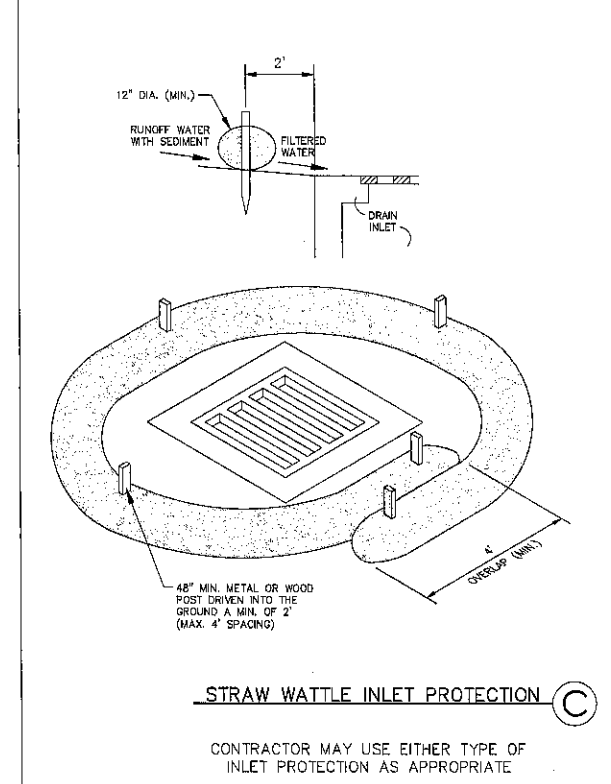
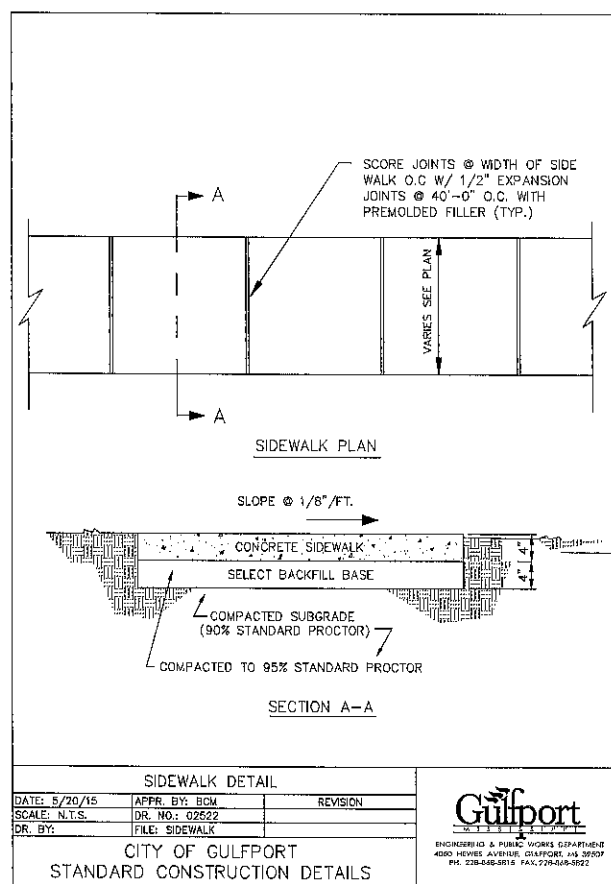
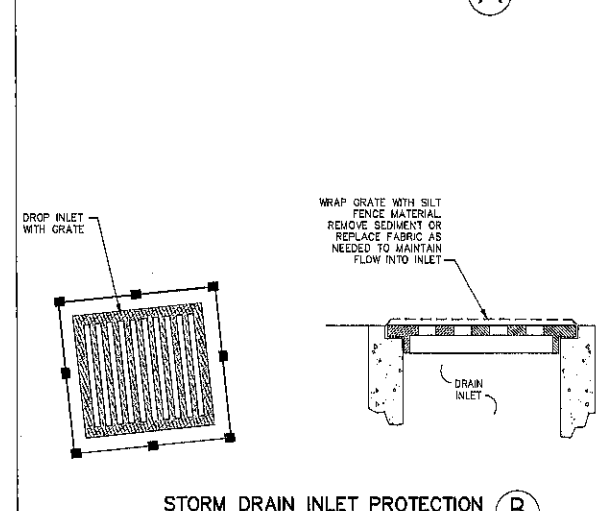
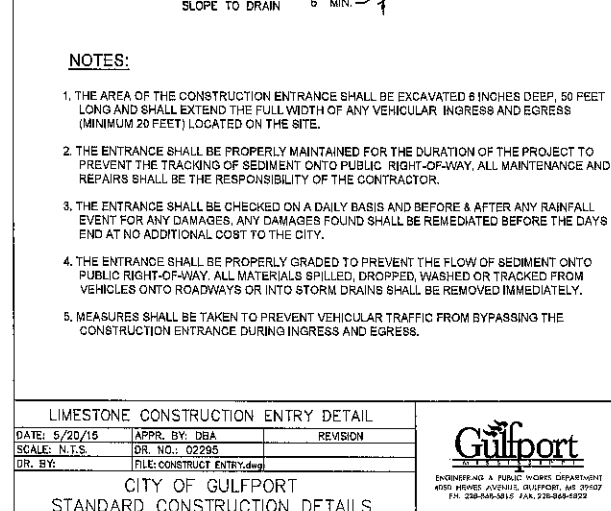
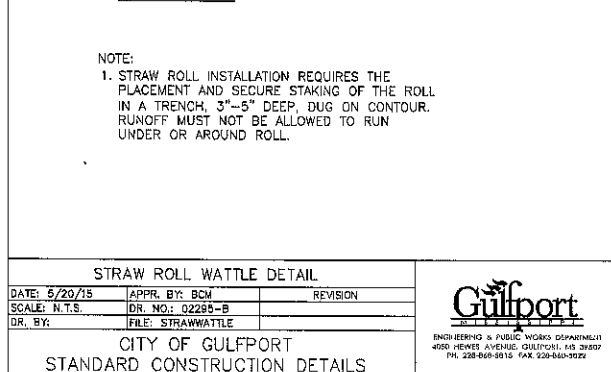
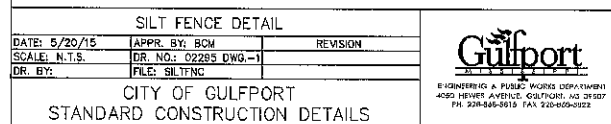
DATE

DATE 04/26/20

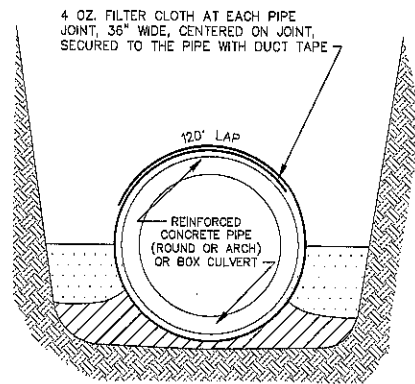
BMA# 37

SHEET

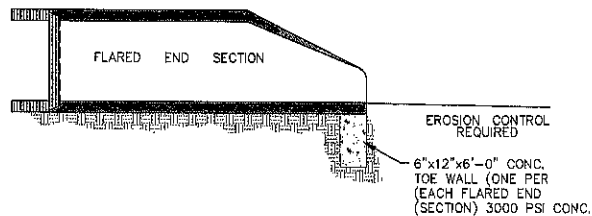
(C-31)



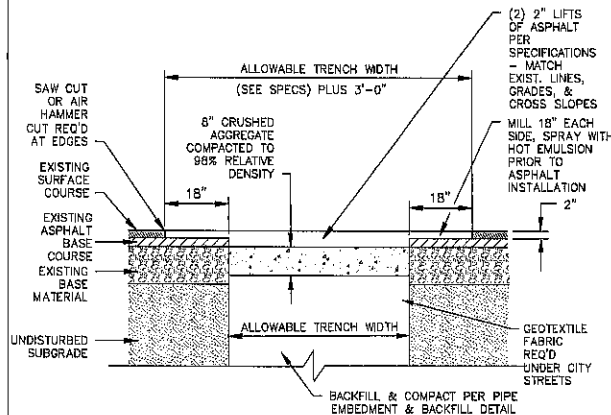
s:\3797 north park\3797\3797\3797-plans\3797-plans.dwg-5/2/2023
THE PROFESSIONAL ENGINEERING SERVICES PROVIDED BY BROWN, MITCHELL & ALEXANDER, INC. (BMA) ARE RELATIVE TO THESE FINAL DRAWINGS AS SHOWN. ANY MODIFICATIONS TO THE DRAWINGS & ASSOCIATED SPECIFICATIONS AS PREPARED BY BMA WITHOUT THE WRITTEN CONSENT OF BMA SHALL BE AT THE RISK OF ANY & ALL LIABILITY AS A RESULT OF ANY SUCH MODIFICATIONS.



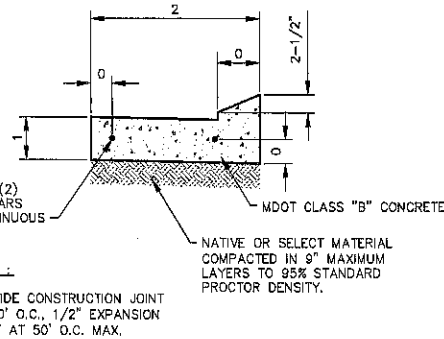
STORM DRAIN PIPE WRAP			
DATE: 5/20/15	APPR. BY: BCM	REVISION	
SCALE: N.T.S.	DR. NO.: 02722 DWG 1		
DR. BY:	FILE: PIPE WRAP		
CITY OF GULFPORT STANDARD CONSTRUCTION DETAILS			



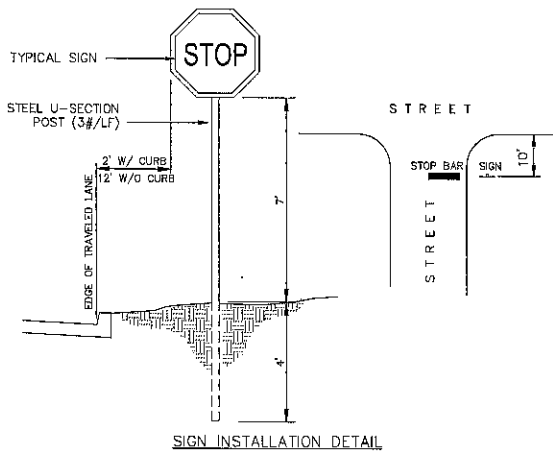
TOEWALL SECTION			
DATE: 5/11/95	APPR. BY: BCM	REVISION	DATE BY
SCALE: N.T.S.	DR. NO.: 2534		
DR. BY:			
CITY OF GULFPORT STANDARD CONSTRUCTION DETAILS			



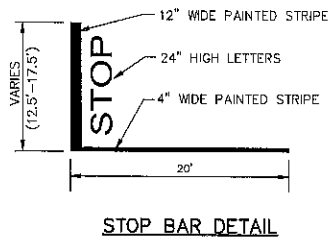
HOT BITUMINOUS PAVEMENT REPAIR			
DATE: 5/20/15	APPR. BY: BCM	REVISION	
SCALE: N.T.S.	DR. NO.: 02621	5/1/17 KED	
DR. BY:	FILE:		
CITY OF GULFPORT STANDARD CONSTRUCTION DETAILS			



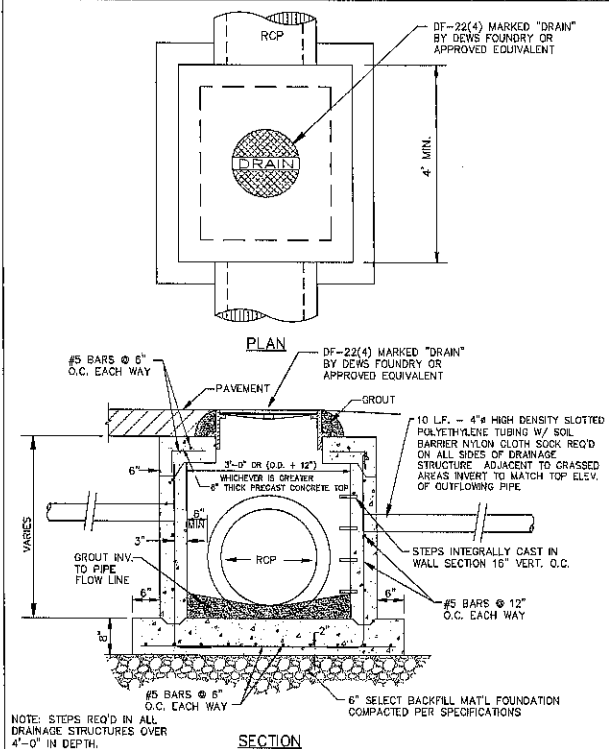
MOUNTABLE CURB & GUTTER DETAIL			
DATE: 5/20/15	APPR. BY: BCM	REVISION	
SCALE: N.T.S.	DR. NO.: 02621		
DR. BY:	FILE: MNTCURB		
CITY OF GULFPORT STANDARD CONSTRUCTION DETAILS			



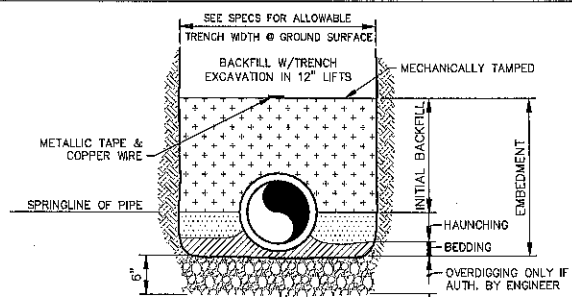
SIGN INSTALLATION DETAIL			
DATE: 5/11/95	APPR. BY: BCM	REVISION	DATE BY
SCALE: N.T.S.	DR. NO.: 2534		
DR. BY:			
CITY OF GULFPORT STANDARD CONSTRUCTION DETAILS			



STOP BAR DETAIL			
DATE: 5/11/95	APPR. BY: BCM	REVISION	DATE BY
SCALE: N.T.S.	DR. NO.: 2534		
DR. BY:			
CITY OF GULFPORT STANDARD CONSTRUCTION DETAILS			



JUNCTION BOX DETAIL			
DATE: 5/20/15	APPR. BY: BCM	REVISION	
SCALE: N.T.S.	DR. NO.: 02721-DWG 3		
DR. BY:	FILE: JUNCBOX		
CITY OF GULFPORT STANDARD CONSTRUCTION DETAILS			



FOR WATER MAINS, FORCE MAINS, GRAVITY SEWERS & CULVERT PIPE

PIPE EMBEDMENT AND BACKFILL

SHOULD ENGINEER DETERMINE THAT THE NATIVE MATERIAL AT THE BOTTOM OF THE TRENCH IS NOT A SUITABLE FOUNDATION FOR THE PIPE, HE MAY AUTHORIZE OVERDIGGING THE TRENCH A DEPTH OF 6 INCHES AND REPLACE WITH A SELECT FOUNDATION MATERIAL.

GENERALLY, LOOSE MATERIAL LEFT BY THE EXCAVATOR ON THE TRENCH BOTTOM AND SOFT MATERIAL SHAVED FROM THE TRENCH EXCAVATION WILL BE ADEQUATE FOR BEDDING THE PIPE SO THAT IT IS FULLY SUPPORTED.

THE HAUNCHING MATERIAL SHALL BE NATIVE MATERIAL SECURED FROM THE TRENCH EXCAVATION AND THOROUGHLY COMPACTED TO THE SPRING LINE OF THE PIPE AND EXTENDING TO THE SIDE WALLS OF THE TRENCH. A MINIMUM 85 PERCENT STANDARD PROCTOR WILL BE CONSIDERED ADEQUATE COMPACTON.

THE INITIAL BACKFILL (NATIVE MATERIAL SECURED FROM THE TRENCH EXCAVATION) MAY THEN PROCEED TO A HEIGHT OF 12 INCHES ABOVE THE TOP OF THE PIPE AND MECHANICALLY TAMPED. FURTHER BACKFILL SHALL NOT PROCEED UNTIL INITIAL BACKFILL HAS BEEN OBSERVED BY ENGINEER.

SHOULD ENGINEER DETERMINE THAT THE NATIVE MATERIAL SECURED FROM THE TRENCH EXCAVATION IS NOT SUITABLE FOR EMBEDMENT, HE MAY AUTHORIZE THE USE OF A SELECT BEDDING MATERIAL.

FURTHER BACKFILL UTILIZING MATERIAL FROM TRENCH EXCAVATION MAY THEN PROCEED TO THE ORIGINAL GROUND SURFACE IN 12 INCH LIFTS COMPACTED TO ELIMINATE AIR VOIDS. IN AREAS WHERE THE GROUND SURFACE IS TO RECEIVE PAVEMENT, A MINIMUM 85 PERCENT STANDARD PROCTOR FOR EACH LIFT SHALL BE CONSIDERED ADEQUATE COMPACTON.

CONTRACTOR SHALL MAINTAIN TRENCH BACKFILL AT ORIGINAL GROUND SURFACE UNTIL FINAL ACCEPTANCE OF THE WORK.

ALL SURPLUS MATERIALS NOT USED IN BACKFILLING SHALL BE REMOVED AND DISPOSED OF BY CONTRACTOR AT HIS OWN EXPENSE.

METALLIC TAPE WILL BE PLACED IN THE BACKFILL 12 INCHES ABOVE THE TOP OF PVC WATER MAINS, SEWAGE FORCE MAINS, AND PVC GRAVITY SEWER MAINS WITH LETTERING FACING UP.

PIPE EMBEDMENT & BACKFILL			
DATE: 5/20/15	APPR. BY: BCM	REVISION	
SCALE: N.T.S.	DR. NO.: 02662		
DR. BY:	FILE: PIPEBED2		
CITY OF GULFPORT STANDARD CONSTRUCTION DETAILS			



SEAL

PRELIMINARY

REV	DATE	BY

NORTH PARK DR - NORTH EXT.
NORTH PARK HOLDINGS, LLC
GULFPORT, MISSISSIPPI
CONSTRUCTION DETAILS

CAD	BYN
ENG	BJS
DATE	04/26/2023
SCALE	AS NOTED
BMA#	37977
FILE	N:\NorthPark\3797\3797-Plans

SHEET

C-502

401 Cowan Road,
Gulfport, MS 39507
(228) 864-7612
131 Bay View Drive
Gulfport, MS 39507
(228) 436-7412
3221 Market Street
Gulfport, MS 39507
(228) 864-7612

BROWN, MITCHELL
& ALEXANDER, INC.
CONSULTING ENGINEERS
www.bmaengineers.com





1st Judicial District
Instrument 2019-10360-D-J1
Filed/Recorded 12/13/2019 11:20 AM
Total Fees \$15.00
8 Pages Recorded

Space Above Line For Official Use Only

Instrument Prepared By and Return to: Robyn Minter Smyers, Esq. Thompson Hine LLP 3900 Key Tower 127 Public Square Cleveland, Ohio 44114 Telephone: (216) 566-5830 Reviewed for Compliance with MS Recording Requirements: Robert T. Schwartz, Esq. MS Bar Number 10482 Schwartz, Orgler & Jordan, PLLC 2355 Pass Road Biloxi, Mississippi 39531 Telephone: (228) 697-7441	Grantor's Name and Address: DDR Gulfport Promenade LLC c/o SITE Centers 3300 Enterprise Parkway Beachwood, Ohio 44122 Telephone: (216) 755-5751	Grantee's Name and Address: Northpark Holdings, LLC c/o Scott Delano 964 Emily Drive Biloxi, Mississippi 39532 Telephone: (228) 806-7418
To the Chancery Clerk of Harrison County, Mississippi: The real property described herein is located in the South ½ of NW ¼ of Section 7, Township 7 South, Range 10 West, First Judicial District of Harrison County, Mississippi, and Lots 1, 2, and 3, Gulfport Promenade Subdivision.		

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **DDR GULFPORT PROMENADE LLC**, a Delaware limited liability company (the "Grantor"), does hereby sell, convey and warrant specially unto **NORTH PARK HOLDINGS, LLC**, a Mississippi limited liability company, (the "Grantee"), the land and property, together with all of Grantor's right, title and interest in adjacent streets, roads and alleys, and all appurtenant rights-of way and easements benefiting the land, described on Exhibit A attached hereto, situated in Harrison County, Mississippi (the "Property"), to-wit:

The Property is conveyed subject to, and there is excepted from the special warranty of this conveyance, those certain liens, encumbrances and other matters set forth on Exhibit B attached hereto.

For the same consideration, the Grantor conveys and quitclaims to Grantee all of Grantor's right, title and interest, including any after-acquired interest, in any land or rights in land adjacent or contiguous to the land specifically described above, including any strips or gores.

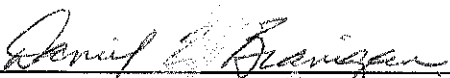
Grantee, on behalf of itself and all future owners and occupants of the Property, hereby waives and releases (to the extent allowed by law) Grantor from any claims arising out of the environmental condition of the Property and all claims under any applicable federal, state or local environmental laws, which shall include, without limitation, the Comprehensive Environmental Response, Compensation and Liability Act, 42 U.S.C. § 9601 et seq. and the Resource Conservation and Recovery Act, 42 U.S.C. § 6901 et seq., as amended from time to time; and any similar federal, state and local laws and ordinances and the regulations and rules implementing such statutes, laws and ordinances.

It is agreed and understood that ad valorem taxes for the current year shall be paid by Grantee.

[NO FURTHER TEXT ON THIS PAGE]

WITNESS THE SIGNATURE OF THE GRANTOR on the date of the acknowledgment set forth below, to be effective as of the 12th day of December, 2019.

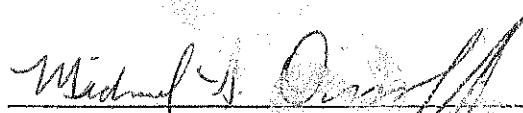
DDR GULFPORT PROMENADE LLC,
a Delaware limited liability company

By: 
Name: Daniel E. Branigan
Title: Vice President of Transactions

STATE OF OHIO

COUNTY OF CUYAHOGA

PERSONALLY appeared before me, the undersigned authority in and for the said County and State, on this 2nd day of December 2019, within my jurisdiction, the within named Daniel E. Branigan, the Vice President of Transactions of DDR Gulfport Promenade LLC, a Delaware limited liability company, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed in the above and foregoing instrument and acknowledged that he executed the same in his representative capacity, and that by his signature on the instrument, and as the act and deed of the person or entity upon behalf of which he acted, executed the above and foregoing instrument, after first having been duly authorized so to do. No oath or affirmation was administered.


NOTARY PUBLIC

My commission expires:

MICHAEL S. OWENDOFF, Atty.
NOTARY PUBLIC • STATE OF OHIO
My commission has no expiration date
Section 147.03 O.R.C.

Exhibit A

Legal Description of the Property

The Land referred to herein below is situated in the County of Harrison, State of Mississippi, and is described as follows:

PARCEL 1

A PARCEL OF LAND LOCATED IN THE SOUTH 1/2 OF THE NORTHWEST 1/4, SECTION 7, TOWNSHIP 7 SOUTH, RANGE 10 WEST, CITY OF GULFPORT, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI; AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT AN IRON PIPE LOCATED AT THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 7, TOWNSHIP 7 SOUTH, RANGE 10 WEST (SAID POINT BEING THE POINT OF BEGINNING); FROM SAID POINT OF BEGINNING SOUTH 00°06'15" WEST 453.80 FEET ALONG THE EAST LINE OF SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4 TO AN IRON ROD LOCATED AT THE NORTHEAST CORNER OF A PARCEL OF LAND FORMERLY TO SANDRA GUNTER (W.D. BOOK 972, PAGE 230); THENCE SOUTH 83°34'27" EAST 297.27 FEET ALONG THE NORTH LINE OF SAID PARCEL OF LAND FORMERLY TO SANDRA GUNTER TO AN IRON PIPE LOCATED ON A CURVE OF THE WEST RIGHT-OF-WAY OF STATE HIGHWAY 605 (W.D. BOOK 1481, PAGE 235), ALSO REFERRED TO AS THE NEW COWAN-LORRAINE ROAD EXTENSION; THENCE SOUTHERLY 484.67 FEET ALONG A CURVE OF THE WEST RIGHT-OF-WAY OF STATE HIGHWAY 605, SAID CURVE BEING CONCAVE TO THE EAST, HAVING A RADIUS OF 4058.39 FEET WITH A CENTRAL ANGLE OF 6°50'33", ALSO HAVING A CHORD BEARING AND DISTANCE OF SOUTH 19°30'57" WEST 484.39 FEET TO A CONCRETE RIGHT-OF-WAY MONUMENT; THENCE SOUTH 35°29'29" WEST 322.32 FEET ALONG THE WEST RIGHT-OF-WAY OF STATE HIGHWAY 605 TO AN IRON ROD LOCATED ON THE NEW NORTH RIGHT-OF-WAY FOR THE RELOCATION OF DEDEAUX ROAD; THENCE WESTERLY AND SOUTHERLY ALONG SAID NEW NORTH RIGHT-OF-WAY FOR THE RELOCATION OF DEDEAUX ROAD AND/OR THE WEST RIGHT-OF-WAY OF STATE HIGHWAY 605 THE FOLLOWING THREE COURSES, SOUTH 77°54'40" WEST 348.63 FEET, NORTH 89°58'39" WEST 95.33 FEET, SOUTH 00°15'21" WEST 20.06 FEET TO THE EXISTING NORTH MARGIN OF DEDEAUX ROAD; THENCE SOUTH 89°54'39" WEST 637.95 FEET ALONG SAID EXISTING NORTH MARGIN OF DEDEAUX ROAD TO AN IRON ROD AT THE SOUTHEAST CORNER OF PROPERTY NOW OR FORMERLY TO SHARBEAR L.P. (W.D. BOOK 1599, PAGE 648); THENCE NORTH 00°05'44" WEST 400.26 FEET ALONG THE EAST LINE OF SAID SHARBEAR L.P. PROPERTY TO AN IRON ROD AT THE NORTHEAST CORNER OF SAID PROPERTY NOW OR FORMERLY TO SHARBEAR L.P.; THENCE NORTH 89°57'19" WEST 215.00 FEET ALONG THE NORTH LINE OF SAID SHARBEAR L.P. PROPERTY (W.D. BOOK 1599, PAGE 648) AND W.D. BOOK 1606, PAGE 139) TO AN IRON PIPE LOCATED ON THE WEST LINE OF THE

SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 7 (AS PER W.D. BOOK 1606, PAGE 139); THENCE NORTH 00° 11'07" WEST 672.73 FEET ALONG SAID WEST LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 TO AN IRON ROD LOCATED AT THE SOUTHWEST CORNER OF PROPERTY NOW OR FORMERLY TO THE CITY OF GULFPORT (W.D. BOOK 1653, PAGE 585); THENCE NORTH 89°59'59" EAST 149.99 FEET TO AN IRON ROD LOCATED AT THE SOUTHEAST CORNER OF SAID CITY OF GULFPORT PROPERTY; THENCE NORTH 00°15'12" WEST 100.06 FEET TO AN IRON ROD LOCATED AT THE NORTHEAST CORNER OF SAID CITY OF GULFPORT PROPERTY; THENCE SOUTH 89°54'33" WEST 150.00 FEET TO THE NORTHWEST CORNER OF SAID CITY OF GULFPORT PROPERTY, SAID CORNER ALSO BEING LOCATED ON THE WEST LINE OF SAID SOUTH WEST 1/4 OF THE NORTHWEST 1/4; THENCE NORTH 00°11'29" WEST 125.00 FEET ALONG SAID WEST LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 TO THE NORTHWEST CORNER OF SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 7; THENCE NORTH 89°54'37" EAST 1347.35 FEET ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4 TO THE SAID POINT OF BEGINNING. BEING THE SAME PROPERTY DESCRIBED BY DEED RECORDED AS INSTRUMENT NUMBER 2007-1526DJ1.

PARCELS 2-3

Lots 1, 2 and 3, Gulfport Promenade, a subdivision 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 59 at Page 25, reference to which is hereby made in aid of and part of this description.

Exhibit B

1. All real estate taxes and assessments, both general and special, not yet due and payable.
2. Zoning and building ordinances.
3. All legal highways and rights of way.
4. Easement to United Gas Pipe Line Company, recorded in Book 244 at Page 552.
5. Easement to United Gas Pipe Line Company, recorded in Book 440 at Page 289.
6. Communication Systems Right of Way to Sea Breeze Communication Company, recorded in Book 1446 at Page 316.
7. Memorandum of Transfer and Contribution of Telecommunication Rights between Sea Breeze Communication Company and Koch Gateway Pipeline Company, recorded in Book 1524 at Page 415.
8. Warranty Deed, Permanent Utility Easements and Access Easement, and Temporary Construction Easement to City of Gulfport, Mississippi, recorded in Book 1653 at Page 585.
9. Permanent Utility and Access Easement to City of Gulfport, Mississippi, recorded as Instrument 2004-9732D-J1.
10. Disclaimer recorded in Book 664, Page 310.
11. Terms and conditions as stated in Warranty Deed to Mississippi Transportation Commission recorded in Book 1481 at Page 235.
12. Plat recorded in Book 395 at Page 481.
13. Plat recorded as Instrument 2009-486D-J1, Instrument 2015-2288D-J1 and as Instrument 2017-5004D-J1.
14. Restrictive Covenants recorded as Instrument 2002-9196D in Book 1607 at Page 638.
15. Declaration of Use Restrictions recorded as Instrument 2008-4129D-J1.
16. Certificate of Resubdivision recorded as Instrument 2008-5012D-J1 in Book 1605 at Page 74.
17. Declaration of Covenants, Restrictions and Easements recorded as Instrument 2015-4170D-J1.
18. Declaration of Covenants and Easements recorded as Instrument 2017-6303D-J1.

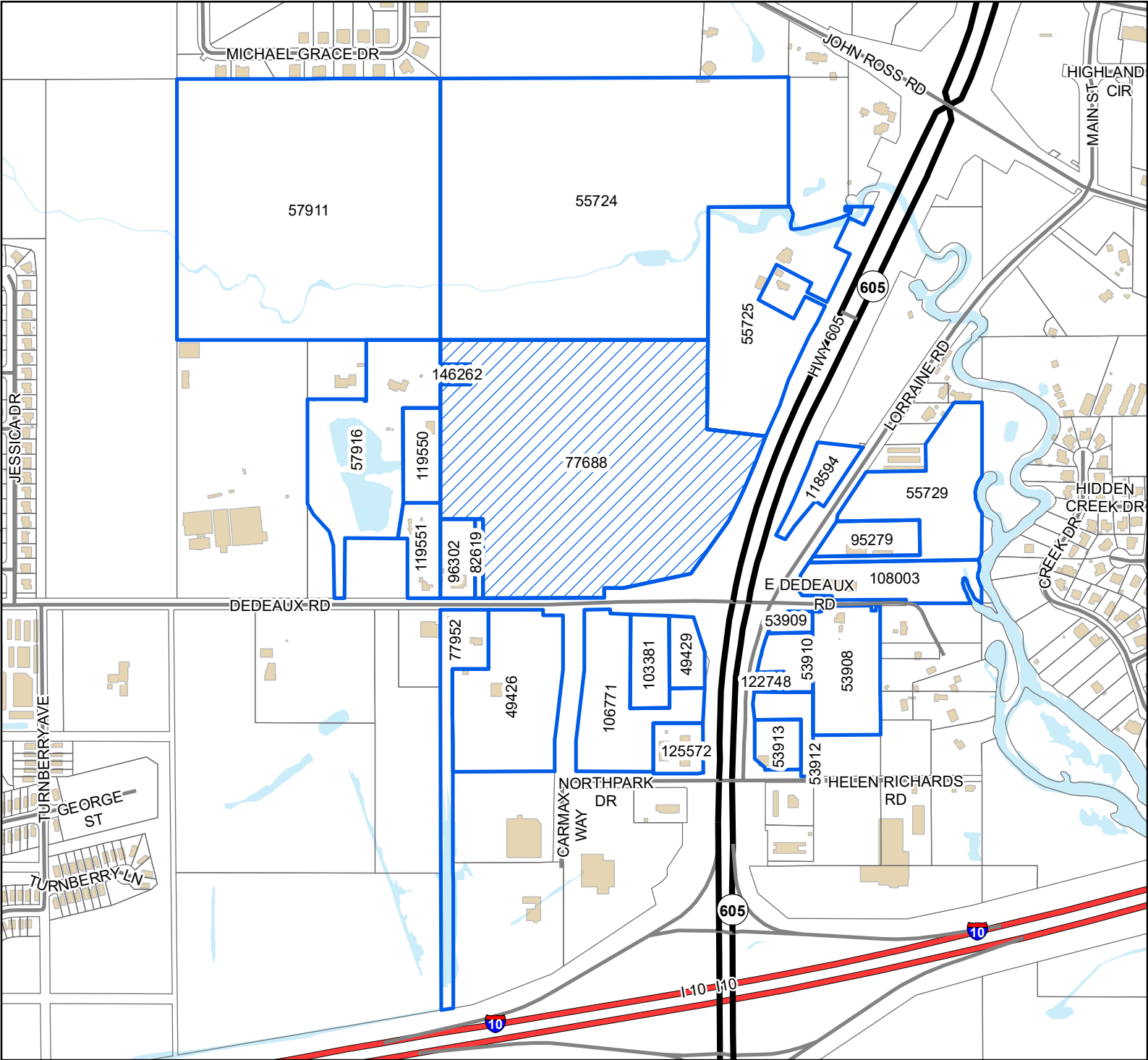
19. Covenants as per Warranty Deeds recorded in Book 1482 at Page 641, Book 1508 at Page 617, Book 1508 at Page 636, Book 1508 at Page 643 and Book 1509 at Page 12 and recorded as Instrument 2005-16132D-J1.
20. Right of Way to United Gas Pipe Line Company recorded in Book 244 at Page 427.
21. Right of Way to Mississippi Power Company recorded in Book 394 at Page 305.
22. Easement to Harrison County, Mississippi recorded in Book 402 at Page 151.
23. Quitclaim Deed to Marie Phalen Flanagan, recorded in Book 418 at Page 376.
24. Easement to Dedeaux Utility Company recorded in Book 1234 at Page 485.
25. Easement to Dedeaux Utility Company recorded in Book 1335 at Page 535.
26. Judgment No. 2401-2000-1306 to Mississippi Transportation Commission recorded as Instrument 2001-253 ID in Book 1536 at Page 430.
27. Temporary Easement to City of Gulfport, Mississippi recorded as Instrument 2003-280D in Book 1613 at Page 128.
28. Perpetual Easement to City of Gulfport, Mississippi recorded as Instrument 2003-282D in Book 1613 at Page 130.
29. Perpetual Easement to City of Gulfport, Mississippi recorded as Instrument 2003-283D in Book 1613 at Page 132.
30. Perpetual Easement to City of Gulfport, Mississippi recorded as Instrument 2003-285D in Book 1613 at Page 134.
31. Easement Agreement by and between Waring and Windham, a Mississippi general partnership and McDonald's Corporation, a Delaware corporation, recorded as Instrument 2002-9199D in Book 1608 at Page 1.
32. Easement for Ingress and Egress to City of Gulfport, Mississippi, recorded as Instrument 2008-7102D-J1.
33. Final Decree No. 76713, recorded in Book 885 at Page 199.
34. Ordinance No. 2254 recorded in Book 1523 at Page 199.
35. Agreement recorded as Instrument 2007-10073D-J1.
36. Warranty Deed to City of Gulfport, Mississippi, recorded as Instrument 2019-10242D-J1.

37. Plat recorded in Book 59 at Page 25

38. Any facts, rights, interests or claims that may exist or arise by reason of the following matters disclosed by an ALTA/NSPS survey made by Jeffrey C. Collins, MS, P.S. No. 2742, on behalf of Brown, Mitchell & Alexander, Inc. on December 9, 2019, last revised December 11, 2019, designated Job No. 3637_DDR_ALTA:

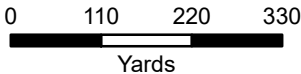
- a. Lack of access to Highway 605
- b. Ditches for any purpose located on the subject premises
- c. Chain link fence of others encroaches onto the subject premises +/- 1.0' Southeast
- d. 8' Chain link fence of others encroaches onto the subject premises/is located on the Northwest boundary line
- e. 100' x 100' "STAGING AREA TEMPORARY EASEMENT"
- f. Utilities located on the subject premises without the benefit of recorded easements
- g. 1-Story Metal Building and adjoining improvements are located on, and encroach over the boundary lines of Lots 1 and 2 of Parcels 2-3, and is situated within the 100' unimproved Northpark Drive.

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
Y		1008L-01-002.000	NORTHPARK HOLDINGS, LLC (OWNER)	2310 19TH ST	GULFPORT	MS	39501
			CROSS DEVELOPMENT CC GULFPORT, LLC (AGENT)	4317 MARSH RIDGE ROAD	CARROLLTON	TX	75010
			Adjacent Property Owners (2409PC130)				
	103381	1008M-04-003.001	STOCK LLC	14014 MADISON CIR	OMAHA	NE	68137
	57911	0908I-01-001.000	MURDOCK RUTH T -TRUSTEE-	11816 LORRAINE RD	GULFPORT	MS	39503
	96302	1008L-01-003.001	BOYETTE PROPERTIES LLC	11548 DEDEAUX RD	GULFPORT	MS	39503
N	82619	1008L-01-003.000	BOYETTE PROPERTIES LLC	11548 DEDEAUX RD	GULFPORT	MS	39503
	77952	1008M-04-004.000	GULF SOUTH PIPELINE COMPANY LP	ATTN: PROPERTY TAX DEPT	HOUSTON	TX	77046
	77688	1008L-01-002.000	NORTHPARK HOLDINGS LLC	964 EMILY DR	BILOXI	MS	39532
	119550	0908I-01-002.003	JOHNSTON DAVID N & LESLIE R-TRUSTEE	12130 DEDEAUX RD	GULFPORT	MS	39503
	55729	1008L-02-005.000	PLAINSMAN TRADING COMPANY LLC	P O BOX 6181	GULFPORT	MS	39506
N	118594	1008L-01-002.001	STOCK LLC	C/O MERWYN PEARSON	OMAHA	NB	68137
N	95279	1008L-02-005.001	PLAINSMAN TRADING COMPANY LLC	P O BOX 6181	GULFPORT	MS	39506
N	55724	1008L-01-001.000	MURDOCK RUTH T -TRUSTEE-	11816 LORRAINE RD	GULFPORT	MS	39503
	57916	0908I-01-002.000	JOHNSTON CLIFTON H JR -TRUSTEE-	5410 RIVER LANDING DR	MOBILE	AL	36619
	119551	0908I-01-002.004	JOHNSTON JERRY A & REBECCA J	12110 DEDEAUX RD	GULFPORT	MS	39503
	108003	1008L-02-005.002	HOOD CYNTHIA ANN WILLIAMS ETAL	12506 LORRAINE RD	BILOXI	MS	39532
	53909	1008M-01-007.000	RICHARD CLYDE WARNER FAMILY TRUST	11019 SHORECREST ROAD	BILOXI	MS	39532
	53913	1008M-01-010.000	CLARK OIL COMPANY INC	720 STATION ST	WAYNESBORO	MS	39367
	53908	1008M-01-006.000	MISS REGIONAL HOUSING AUTH # VIII	10430 THREE RIVERS RD	GULFPORT	MS	39503
	106771	1008M-04-003.002	MBH GPT REAL ESTATE LLC	328 NORTH COLUMBIA ST	COVINGTON	LA	70433
	55725	1008L-01-004.000	FULTON YVONNE T -ESTATE-	11439 LORRAINE RD	GULFPORT	MS	39503
	53910	1008M-01-008.000	RICHARD GARY	11036 SHORECREST RD	BILOXI	MS	39532
	122748	1008M-01-008.001	WHITWORTH CAROL -TRUSTEE- ETAL	C/O WHITWORTH SCHOOL	PORTLAND	OR	97220
	53912	1008M-01-009.000	HIGHWAY DEVELOPMENT CO INC	4450 OLD CANTON RD STE 203	JACKSON	MS	39211
N	49429	1008M-04-002.000	STOCK LLC	C/O MERWYN PEARSON	OMAHA	NB	68137
	125572	1008M-04-006.002	11207 LORRAINE ROAD LLC	431 PORT TERMINAL CIRCLE	VICKSBURG	MS	39183
N	49426	1008M-04-006.000	NORTHPARK HOLDINGS LLC	964 EMILY DR	BILOXI	MS	39532
N	146262	1008L-01-002.003	GULFPORT CITY OF	P O BOX 1780	GULFPORT	MS	39502



Legend

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



1 inch = 700 feet



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



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

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

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

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
33468	579464	Print Legal Ad-IPL01868560 - IPL0186856		\$89.50	2	59 L

Attention: Jessica Versiga

GULFPORT CITY HALL
1410 24 TH AVENUE
GULFPORT, MS 39501

jversiga@gulfport-ms.gov

LEGAL NOTICE PUBLIC HEARING

In conformance with Section VIII of the Comprehensive Zoning Ordinance of the City of Gulfport, Mississippi, 1979 as amended, notice is hereby given advising that the Gulfport City Planning Commission will hold a public hearing in the City of Gulfport, Mississippi at 4:30 P.M., Thursday, August 22, 2024 in the Council Chambers of the Gulfport City Hall located at 2309 15 th Street to consider the following requests. A copy of the requests will be available for public review at the office of the Department of Urban Development, Planning Division, located on first floor of the William H. Hardy Building, 1410 24 th Avenue.

Planning Commission Approval 2407PC100, by owner Prasant Patel, seeking approval for convenience store use - Tax Parcel 1008M-01-007.000 - Located at 11268 Lorraine Road (Zoned B-2 (General-Business)) - Ward 6

Planning Commission Approval 2408PC125, by agent Cross Development CC Gulfport, LLC, seeking approval for an automobile and truck body repair shop use, Tax Parcel 1008L-01-002.000, Dedeaux Road, Zoned B-2 (General-business), Ward 6

General Plan 2409PC130, by agent Brown, Mitchell, & Alexander, Inc., seeking approval of easements and right of way (North Park Drive), Tax Parcel 1008L-01-002.000, Dedeaux Rd, Zoned B-2 (General Business), Ward 6

General Plan 2409PC134, by agent Robert Riemann, seeking approval (Conditioned on passage of relevant zoning text) of a General Plan for a new 25 lot small-house development, 0809B-03-017.000, Zoned R-3 (Single Family), Ward 7

Zoning Map Amendment 2408PC121, by agent Kenny McNair, requesting to rezone to R-1-10 (Single-family), Tax Parcel 0908M-01-004.002, Stewart Road, Zoned B-2 (General-business), Ward 6

Zoning Map Amendment 2408PC123, by agent Brent Warr, requesting to rezone to T-6 (Urban Core Zone), Tax Parcels 1010F-02-022.000, 1010F-02-023.000, 1010F-02-024.000, 1010F-02-025.000, East Pass Road, 1548 East Pass Road, 1542 East Pass Road, 1526 East Pass Road, Zoned T4+ (General Urban Zone "Plus") Ward 4

Zoning Text Amendment 2409PC129, by City of Gulfport Urban Development, to amend Appendix A to the Code of Ordinances to remove certain duties from the Building Code of Planning Director and assign those duties to the Planning Administrator.

Zoning Text Amendment 2409PC132, by City of Gulfport Administration, to amend sections to Chapter 9, Article III to amend the maximum period of tentative approval from one-year to two years before final plat.

Zoning Text Amendment 2409PC135, by City of Gulfport Administration, to amend Appendix A to the City's Code of Ordinances at Sections III (C)(7), allowing for and governing/regulating small lot/small house use/developments in R-3 zoning districts.

This the 31st day of July 2024

Keith Williams, Chairman
City of Gulfport Planning Commission
IPL0186856
Aug 7 2024

STATE OF MISSISSIPPI COUNTY OF HARRISON

Before me, the undersigned Notary of Dallas County, Texas personally appeared Mary Castro, who, being by me first duly sworn, did depose and say that she is a clerk of The Sun Herald, a daily newspaper published in the city of Gulfport, in Harrison County, Mississippi and the publication of the notice, a copy of which is hereto attached, has been made in said paper in the issue(s) of:

1 insertion(s) published on:
08/07/24

Affidavit further states on oath that said newspaper has been established and published continuously in said county for a period of more than twelve months next prior to the first publication of said notice.

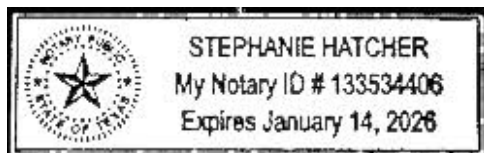
Mary Castro

Sworn to and subscribed before me this 7th day of
August in the year of 2024

Stephanie Hatcher

Notary Public

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



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

MEMORANDUM

To: City of Gulfport Planning Commission

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

Date of Hearing: August 22, 2024

Re: General Plan 2409PC134:

General Plan 2409PC134, by agent Robert Riemann, seeking approval (Conditioned on passage of relevant zoning text) of a General Plan for a new 25 lot small-house development, 0809B-03-017.000, Zoned R-3 (Single Family), Ward 7

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

CITY OF GULFPORT
HARRISON COUNTY, MISSISSIPPI
PROJECT NO. 08-2022-32

08-04-2023 REVISIONS MADE PER THE CITY OF GULFPORT
08-01-2024 REVISIONS MADE TO CHANGE TO SUBDIVISION


8-5-2024



Robert K. Riemann, P.E.

3103 5th Avenue, Suite B
Gulfport, MS 39501
(228) 518-2980

kris@engineeringexcellence.com



READY FOR
CONSTRUCTION

Approved By: 
Date: 8-01-23

OWNERS

WAYNE CARR AND GREG WILLIAMS

ENGINEERING STAGE

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

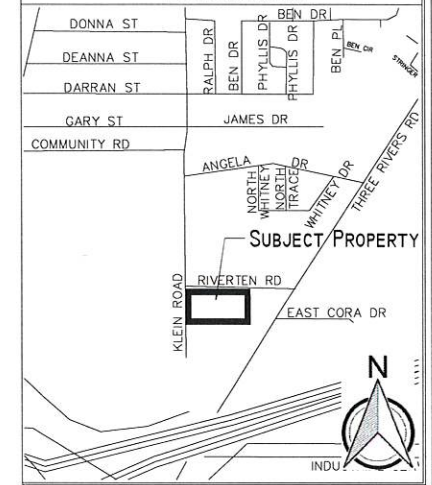
PERMITS

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

UTILITIES

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

LOCATION



SHEET INDEX

DESCRIPTION	SHEET NO.
TITLE/INDEX	T-1
RECAPITULATION AND GENERAL NOTES	C-2
SURVEY	C-3
EROSION AND SEDIMENT CONTROL PLAN	C-4
SITE PLAN	C-5
SITE DEVELOPMENT PLAN	C-6
SITE UTILITY PLAN	C-7
SITE DRAINAGE PLAN	C-8
SEWER & WATER PLAN/PROFILE	C-9
DRAINAGE PLAN/PROFILE	C-10;C11
ADA AND LIGHTING PLAN	C-12
EROSION CONTROL DETAILS	C-13
CIVIL DETAILS	C-14;C15
SEWER DETAILS	C-16
WATER DETAILS	C-17
DRAINAGE DETAILS	C-18
MAILBOX DETAILS	C-19

1. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN ON THE PLANS BASED UPON THE BEST INFORMATION AVAILABLE TO THE ENGINEER, AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR HIS REPRESENTATIVE. THE ENGINEER CANNOT AND DOES NOT WARRANT THAT THE INFORMATION IS COMPLETE OR ACCURATE. THE CONTRACTOR SHALL PERFORM A PRELIMINARY INVESTIGATION TO DETERMINE EXACT LOCATION OF UTILITY LINES BEFORE EXCAVATION OPERATION AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES, WHICH MIGHT BE OCCASIONED BY THE CONTRACTORS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

2. BEFORE UNDERTAKING EACH PART OF THE WORK, THE CONTRACTOR SHALL CAREFULLY STUDY AND COMPARE THE PLANS AND SPECIFICATIONS AND CHECK AND VERIFY PERTINENT FIGURES SHOWN THEREON AND ALL APPLICABLE FIELD MEASUREMENTS. IF ANY CONFLICTS, ERRORS, DISCREPANCIES, OR OTHER UNSATISFACTORY CONDITIONS ARE DISCOVERED EITHER BEFORE THE CONSTRUCTION DOCUMENTS OR IN THE FIELD CONDITIONS, THE CONTRACTOR SHALL PROMPTLY REPORT IN WRITING TO THE ENGINEER OR HIS AUTHORIZED REPRESENTATIVE, AND SHALL OBTAIN A WRITTEN INTERPRETATION OR CLARIFICATION FROM THE ENGINEER OR HIS AUTHORIZED REPRESENTATIVE BEFORE PROCEEDING WITH ANY WORK AFFECTED THEREBY.

3. NEW WATER METERS WILL NOT BE INSTALLED AS PART OF THE PROJECT. THE CONTRACTOR IS TO INSTALL A NEW WATER SERVICE AND CURB STOP AND METER BOX AS PART OF THIS PROJECT. ALL EXISTING CITY WATER SAMPLING STATIONS MUST BE RECONNECTED TO THE NEW WATER MAIN WITH NEW WATER SERVICE TUBING THAT HAS BEEN CHLORINATED/TESTED. A NEW CURB STOP AND METER BOX SHALL ALSO BE PROVIDED NEAR THE CONNECTION TO THE SAMPLING STATION.

4. CONTRACTOR SHALL BE RESPONSIBLE FOR IMMEDIATELY REPLACING OR REPAIRING AT HIS OWN EXPENSE ANY DAMAGED SANITARY SEWER LINES AND APPURTENANCES; STORM DRAIN LINES AND APPURTENANCES; WATER MAIN AND APPURTENANCES; DRAINAGE STRUCTURES; OR ANY OTHER EXISTING STRUCTURES, SERVICES OR OBSTRUCTIONS WHICH, IN THE OPINION OF THE CITY OR THE ENGINEER, WAS DAMAGED BY THE CONTRACTOR. ALL MATERIALS SHALL BE ON HAND AT ALL TIMES. THE NECESSARY FITTINGS AND ACCESSORIES NEEDED TO PERFORM AN EMERGENCY REPAIR ON ANY EXISTING SANITARY SEWER LINE, WATER MAIN, STORM DRAIN, FORCE MAIN, SERVICE ETC. SHOULD THE MAIN(S) OR SERVICE(S) BE DAMAGED DURING THE CONSTRUCTION OF THE PROJECT.

5. CONTRACTOR MUST KEEP THE WATER, SEWER, AND DRAINAGE SYSTEMS FUNCTIONAL AND ALL HOUSES IN SERVICE AT ALL TIME UNLESS MINIMAL UTILITY OUTAGES ARE APPROVED BY THE CITY OR THE ENGINEER WITH A MINIMUM OF THREE (3) CITY WORKING DAYS NOTICE. NO SERVICE SHALL BE LEFT OFF TO ANY PROPERTY OVERNIGHT.

1. THE CONTRACTOR SHALL BE REQUIRED TO FURNISH ALL MATERIALS AND PERFORM ALL WORK FOR THE PROPER INSTALLATION, MAINTENANCE AND REMOVAL OF ANY TEMPORARY EROSION CONTROL MEASURE(S) NECESSARY TO CONTROL SILTATION.

2. CONTRACTOR SHALL INSTALL AND MAINTAIN SILT FENCES AROUND THE PERIMETER OF ALL VEGETATED AREAS WHICH ARE DISTURBED AND SHALL PREVENT SILTATION OF ADJACENT DRAINAGE SYSTEMS AND CHANNELS WITH SILT FENCING. THE USE OF HAY BALES IS PROHIBITED. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING EROSION CONTROLS DURING THE ENTIRE COURSE OF THIS PROJECT PER ACCEPTABLE/APPROVED STORMWATER BEST MANAGEMENT PRACTICES. THE PLACEMENT OF EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES (BPMs) SHALL BE IN ACCORDANCE WITH THE MISSISSIPPI DEPARTMENT OF

3. SILT FENCES SHALL BE INSTALLED AND PROPERLY MAINTAINED AROUND ALL STOCKPILED MATERIALS.

4. EXISTING VEGETATION SHALL BE MAINTAINED AND PROTECTED WHEREVER POSSIBLE.

5. WHERE APPLICABLE, ALL CONSTRUCTION TRAFFIC SHALL ENTER/EXIT THE SITE THROUGH THE CONSTRUCTION ENTRANCE. A CONSTRUCTION ENTRANCE IS REQUIRED AT ALL ACCESS POINTS ON THE SITE.

6. TEMPORARY OR PERMANENT VEGETATIVE PRACTICES SHALL BE IMPLEMENTED WITHIN SEVEN CALENDAR DAYS WHEN A DISTURBED AREA WILL BE LEFT UNDISTURBED FOR THIRTY CALENDAR DAYS OR MORE.

7. TEMPORARY EROSION AND SEDIMENT CONTROLS SHALL NOT BE REMOVED UNTIL PERMANENT EROSION CONTROLS ARE ESTABLISHED ON ALL DISTURBED AREAS. FINAL APPROVAL ON THE PROJECT WILL NOT BE MADE UNTIL ALL TEMPORARY EROSION CONTROLS ARE REMOVED AND PERMANENT EROSION CONTROLS ARE EFFECTIVELY ESTABLISHED.

8. ALL EQUIPMENT REPAIR AND MAINTENANCE SHALL BE DONE OFFSITE.

9. RECEPTACLES SHALL BE PROVIDED TO PROPERLY DISPOSE OF ALL TRASH AND WASTE. ALL CONSTRUCTION DEBRIS SHALL BE PICKED UP AT THE END OF EACH DAY AND SHALL BE REMOVED COMPLETELY FROM THE SITE AT THE END OF THE PROJECT.

10. SANITARY FACILITIES SHALL BE PROVIDED ON-SITE FOR ALL EMPLOYEES.

11. TEMPORARY EROSION AND SEDIMENT CONTROLS SHALL BE INSTALLED PRIOR TO THE START OF ANY WORK IF IT WILL BE REQUIRED TO REMOVE THEM TEMPORARILY DUE TO CONSTRUCTION ACTIVITIES. ONCE THOSE ACTIVITIES ARE COMPLETED OR AT THE END OF THE WORK DAY, THE TEMPORARY CONTROLS SHALL BE REINSTALLED IMMEDIATELY.

12. ALL EROSIONS CONTROLS SHALL BE INSTALLED IN ACCORDANCE WITH THE DETAILS.

13. ADDITIONAL EROSION AND SEDIMENT CONTROLS MAY BE DEEMED NECESSARY IF THE CONTROLS FOUND IN THE

14. ACCUMULATED SEDIMENT SHALL BE REMOVED FROM CONTROLS WHEN IT REACHES ONE-HALF (½) THE HEIGHT OF THE CONTROL. THE SEDIMENT SHALL BE PROPERLY DISPOSED OF SO AS NOT TO CAUSE SEDIMENTATION IN ANOTHER LOCATION.

15. EROSION AND SEDIMENT CONTROLS SHALL BE INSPECTED WEEKLY AND FOLLOWING ANY RAIN EVENT. NON-FUNCTIONING, INEFFECTIVE OR DAMAGED CONTROLS SHALL BE REPAIRED, REPLACED OR SUPPLEMENTED WITH FUNCTIONAL CONTROLS WITHIN 24 HOURS OF DISCOVERY.

16. THE CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL OF ANY SEDIMENT THAT MIGRATES INTO THE STORM DRAIN SYSTEM.

17. THE CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL OF ANY SEDIMENT OR CONSTRUCTION DEBRIS THAT IS TRACKED ONTO ADJACENT PAVES AREAS. ADJACENT STREETS SHALL BE KEPT CLEAN THROUGHOUT CONSTRUCTION AND SHALL BE CLEANED WITH A STREET SWEEPER OR SIMILAR TECHNIQUE IMMEDIATELY UPON DISCOVERY OF SEDIMENT. WASHING DOWN OF THE STREET OR ANY PAVES AREAS IS NOT ALLOWED.

18. ANY SEDIMENT THAT HAS MIGRATED OFFSITE WHETHER ONTO PUBLIC OR PRIVATE PROPERTY SHALL BE REMOVED IMMEDIATELY UPON DISCOVERY.

1. MAINTENANCE OF TRAFFIC SHALL INCLUDE ALL SIGNS, BARRICADES, PAVEMENT MARKINGS, WARNING LIGHTS, PERSONNEL, TRAFFIC CONTROL DEVICES, SUPERVISION AND OTHER ITEMS CONCERNING TRAFFIC CONTROL. THERE SHALL BE NO OTHER PAYMENTS MADE FOR THIS WORK. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS (MUTCD) AND THE ATTACHED TRAFFIC CONTROL PLAN.

2. CONTRACTOR SHALL INVENTORY ALL EXISTING SIGNS AND LOCATION WITHIN THE PROJECT LIMITS. CONTRACTOR SHALL REMOVE, SAFELY STORE TO PREVENT DAMAGE AND REINSTALL ANY STREET SIGNS IMPACTED BY THE PROJECT. ONLY SIGNS DISTURBED DURING CONSTRUCTION SHALL BE REMOVED. ANY SIGNS DAMAGED BY THE CONTRACTOR SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE. ALL SIGNS REPLACED MUST CONFORM TO CITY SPECIFICATIONS. NO SEPARATE PAYMENT SHALL BE MADE FOR THE REMOVAL AND INSTALLATION OF EXISTING SIGNS.

3. IF CONTRACTOR FAILS TO MAINTAIN TRAFFIC CONTROL AS PRESCRIBED FOR TYPE OF CONSTRUCTION, THE OWNER MAY WITHHOLD PAYMENT OF ALL OR ANY RECENT PAY REQUESTS UNTIL TRAFFIC CONTROL IS IN COMPLIANCE WITH PLANS.

4. ALL CONSTRUCTION SIGNS SHALL BE IN PLACE BEFORE THE START OF ANY CONSTRUCTION AND SHALL BE PROPERLY MAINTAINED AND REMAIN IN PLACE FOR THE LIFE OF THE PROJECT.

5. REPLACEMENT OF LOST OR DAMAGED CONSTRUCTION SIGNS OR DEVICES SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. LOST OR DAMAGED SIGNS SHALL BE REPLACED IMMEDIATELY. NO PAYMENT SHALL BE MADE FOR SUCH REPLACEMENT OR REPAIR.

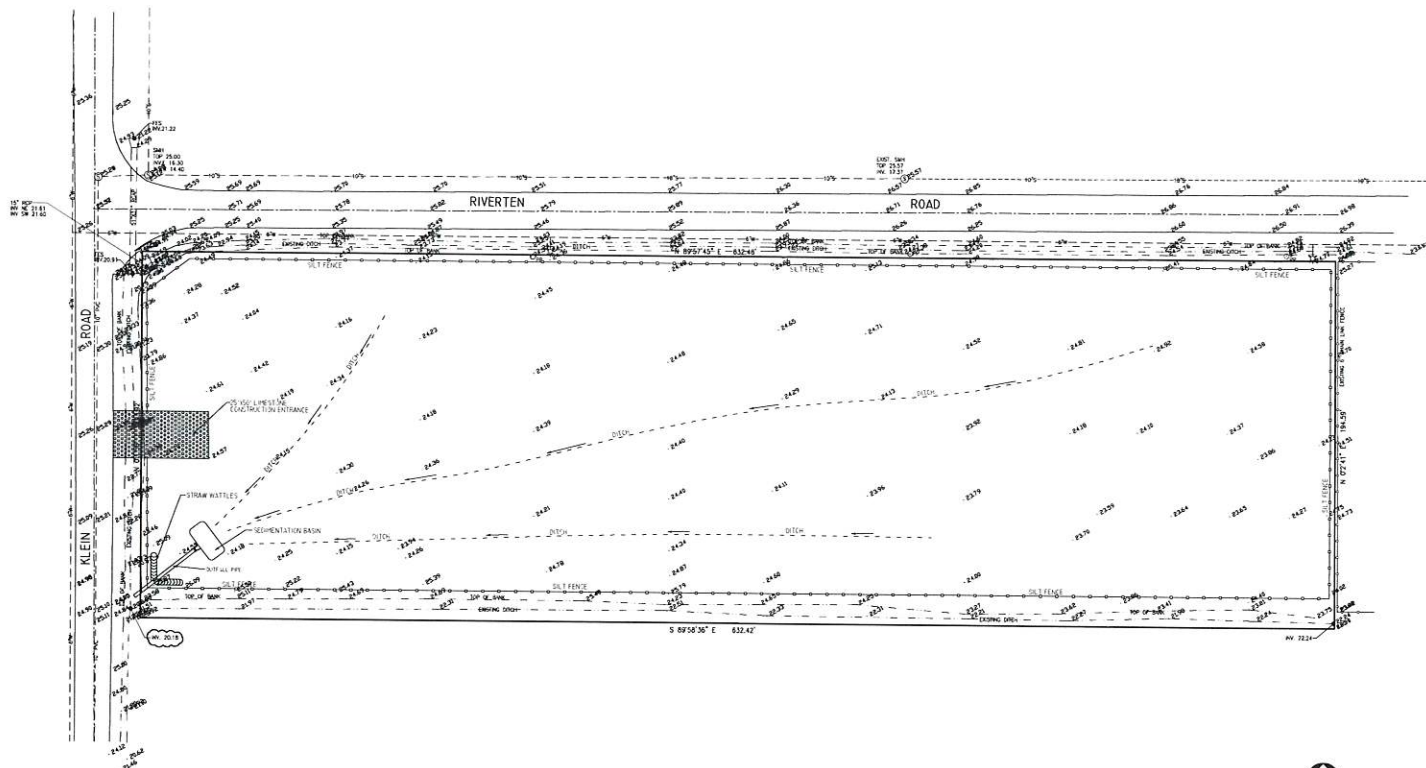
1. CONTRACTOR SHALL DISPOSE OFF-SITE ALL MISCELLANEOUS TRASH, DEBRIS, AND DAMAGED VEGETATION FROM ALL AREAS WITHIN THE LIMITS OF WORK. ALL SUCH WORK SHALL BE IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REQUIREMENTS.

2. CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACING OR REPAIRING AT HIS OWN EXPENSE ANY DAMAGES DONE TO PUBLIC RIGHT-OF-WAYS OR PRIVATE PROPERTY, WHICH WAS DAMAGED, IN THE OPINION OF THE CITY OR THE ENGINEER DUE TO THE NEGLIGENCE OF THE CONTRACTOR.

3. THE OWNER AND THE ENGINEER SHALL BE CONTACTED A MINIMUM OF 72 HOURS IN ADVANCE OF ANY WORK WITHIN THE CITY'S RIGHT-OF-WAY. ONE LANE OF TRAFFIC WITHIN CITY RIGHT-OF-WAY SHALL REMAIN OPEN AT ALL TIMES FOR EMERGENCY VEHICLES.

4. DRAINAGE DITCHES DISTURBED DURING CONSTRUCTION ACTIVITY SHALL BE RESTORE TO EXISTING CONDITIONS, COST ABSORBED.

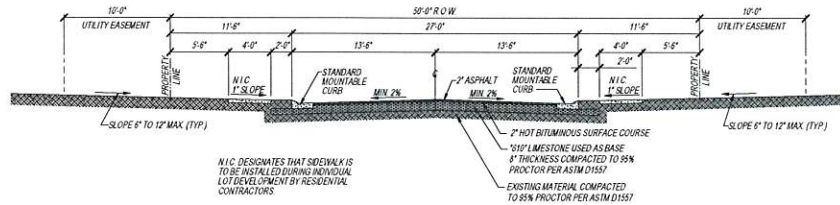
 ENGINEERING & ASSOCIATES WITH KRIS RIEMANN & ASSOCIATES			Recapitulation of Quantities	
City of Gulfport, Harrison County, The Grove Townhouse Subdivision				
			Unit	Estimated Quantity
*****EARTH WORK & SWPPP ITEMS*****				
	Solid Sodding, Centipede		SY	481.000
	Hydroseeding		ACR	0.000
	Temporary Silt Fence		LF	1,852.000
	Wattles, 12"		LF	60.000
*****WATER ITEMS*****				
	6" PVC Pipe, C-900		LF	0.000
	8" PVC Pipe, C-900		LF	611.000
	Ductile Iron Fittings		LBS	340.000
	8" Gate Valve		EACH	1.000
	Relocate Fire Hydrant		EACH	0.000
	Install New Fire Hydrant		EACH	2.000
	Motor Box		EACH	50.000
	Water Services		LF	400.000
	1" Diameter Water Service		EACH	25.000
	Relocation of Water Meter, Per Plans		EACH	0.000
	4" PVC Pipe, Schedule 40		LF	0.000
	Water Valve Box		EACH	50.000
*****SEWER ITEMS*****				
	Install 8" Sewer Pipe		LF	581.000
	Install 24" Manhole		EACH	4.000
	4" Sewer Service with Cleanout and Pad		LF	400.000
*****GULF BASE & BASE ITEMS*****				
	Size 610 Crushed Stone Base, AEA		CY	468.000
	Class 9 - Select Backfill		CY	351.000
	Class 9 - Sublayer Aggregate, Course		CY	0.000
*****ALTERNATE ASPHALT ITEMS*****				
	5.5 mm, MT, Asphalt Pavement - Street		TON	220.000
	12.5 mm, MT, Asphalt Pavement		TON	0.000
	19 mm, MT, Asphalt Pavement		TON	0.000
*****ILLUMINIOUS PAVING ITEMS*****				
	Asphalt for Tack Coat		Gal	20.000
*****CONCRETE ITEMS*****				
	Class "B" Structural Concrete, Minor Structures		CY	0.000
	Reinforcing Steel		LB	0.000
	18" Reinforced Concrete Pipe, Class III, Rubber Type Gaskets		LF	77.000
	24" Reinforced Concrete Pipe, Class III, Rubber Type Gaskets		LF	0.000
	30" Reinforced Concrete Pipe, Class III, Rubber Type Gaskets		LF	25.000
	36" Reinforced Concrete Pipe, Class III, Rubber Type Gaskets		LF	0.000
	15" Reinforced Concrete Pipe, Class III, Rubber Type Gaskets		LF	126.000
	18" x 18" Reinforced Concrete Arch Pipe		LF	0.000
	22" x 13" Reinforced Concrete Arch Pipe		LF	23.000
	36" x 24" Reinforced Concrete Arch Pipe		LF	14.000
	15" Reinforced Concrete Eng Section		LF	1.000
	30" Reinforced Concrete End Section		EA	1.000
	12" HDPE Pipe		LF	0.000
	15" HDPE Pipe		LF	212.000
	18" HDPE Pipe		LF	130.000
	24" HDPE Pipe		LF	310.000
	30" HDPE Pipe		LF	127.000
	36" HDPE Pipe		LF	0.000
	42" HDPE Pipe		LF	0.000
	48" HDPE Pipe		LF	0.000
	Castings and Gratings		LB	250.000
	Outfall to Detention Pond Structure		EA	1.000
	Pipe Pile		SF	150.000
	Drainage Inlet		EA	10.000
*****CONSTRUCTION ITEMS*****				
	Concrete sidewalk, Without Reinforcement		SF	150.000
	6" Concrete Sidewalk, With Reinforcement		SF	20.000
	Concrete Curb, Header		LF	0.000
	Concrete Curb, Special Design		LF	0.000
	Concrete Curb, Standard		LF	1,264.000
*****PAVEMENT MARKING ITEMS*****				
	6" Thermoplastic Traffic Stripe, Skip W White		LF	0.000
	6" Thermoplastic Edge Stripe, Continuous W White		LF	20.000
*****DEMOLITION*****				
	Sewer Pipe Removal		LF	0.000
	Flowable Fill, Non-Evacuable		CY	0.000
	Water Pipe Removal		LF	0.000
*****TRAFFIC SIGNS & SIGNAL ITEMS*****				
	Stop Sign		EACH	1.000
	Steel U Section Posts, 3.0 to 1.5 BxH		LF	10.000
*****LUMP SUM ITEMS*****				
	Maintenance of Traffic		LS	1.0000
	Relocation		LS	1.0000
	Roadway Construction Stakes		LS	1.0000



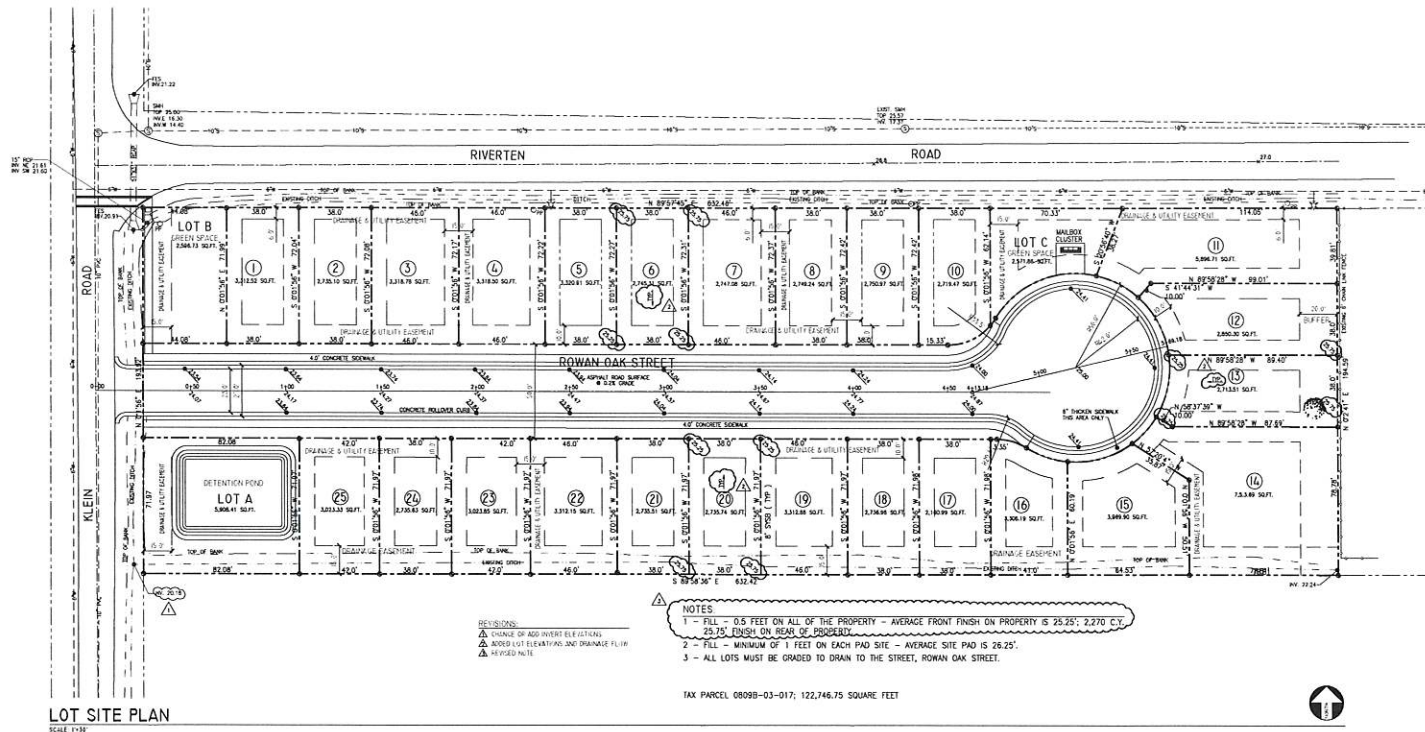
SITE EROSION AND SEDIMENT CONTROL PLAN
SCALE: 1"=40'

 ENGINEERING KRIEILLENCE WITH KRIS RIEMANN & ASSOCIATES	225-519-7500 kris@engineeringce.com 1103 So. Arthur, Suite B Gulfport, MS 39501		Project: THE GROVE SUBDIVISION CIVIL PLANS KLEIN ROAD AND RIVERTON ROAD GULFPORT, MISSISSIPPI 39503 Sheet Title: EROSION AND SEDIMENT CONTROLS	<table border="1"> <tr> <th colspan="2">DRAWING REVISIONS</th> </tr> <tr> <th>NO.</th> <th>DATE</th> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> </table>	DRAWING REVISIONS		NO.	DATE							<table border="1"> <tr> <th colspan="2">REVISIONS</th> </tr> <tr> <th>NO.</th> <th>DATE</th> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> </table>	REVISIONS		NO.	DATE							<table border="1"> <tr> <th colspan="2">DRAWING REVISIONS</th> </tr> <tr> <th>NO.</th> <th>DATE</th> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> </table>	DRAWING REVISIONS		NO.	DATE							<table border="1"> <tr> <th colspan="2">DRAWING REVISIONS</th> </tr> <tr> <th>NO.</th> <th>DATE</th> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> </table>	DRAWING REVISIONS		NO.	DATE						
	DRAWING REVISIONS																																														
NO.	DATE																																														
REVISIONS																																															
NO.	DATE																																														
DRAWING REVISIONS																																															
NO.	DATE																																														
DRAWING REVISIONS																																															
NO.	DATE																																														

DRAWING NUMBER
C-4



ASPHALT STREET SECTION WITH SIDEWALK AND GREEN SPACE
SCALE: 3/16" = 1'-0"



NOTES:

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

CITY OF GULFPORT ZONING REQUIREMENTS:

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

NOTES:

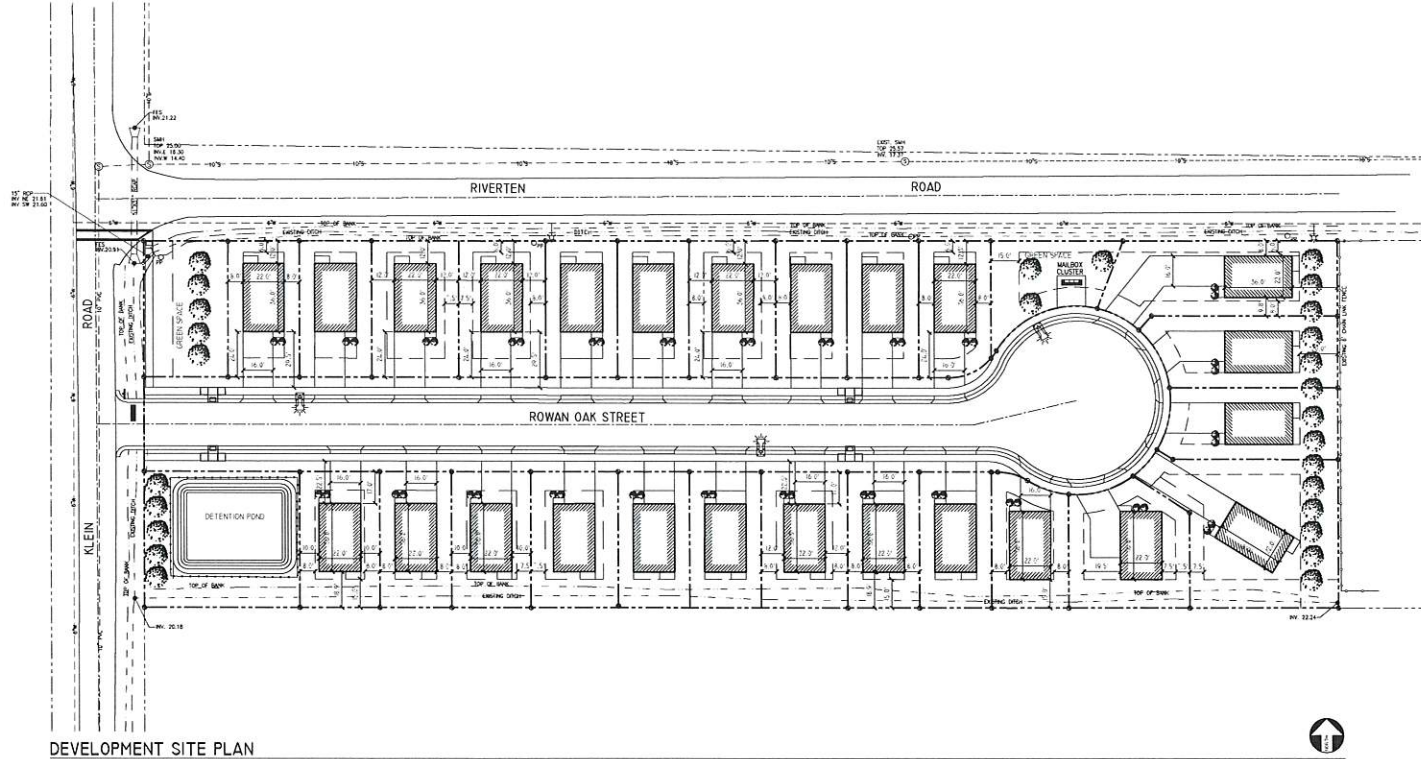
- 1 - LOT A: SHALL BE DEDICATED TO THE DETENTION POND TO BE OWNED AND MAINTAINED BY THE HOME OWNER'S ASSOCIATION (HOA).
- 2 - LOT B: SHALL BE DEDICATED TO GREEN SPACE TO BE OWNED AND MAINTAINED BY THE HOME OWNER'S ASSOCIATION (HOA).
- 3 - LOT C: SHALL BE DEDICATED TO GREEN SPACE DEDICATED TO A MAILBOX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

DRAWING NO. C-5	
PROJECT NO. 08-2022-32	DATE: 08-2022-32
FILE NAME: CIVIL PLANS	BY: [blank]
DRAWN BY: [blank]	CHECKED BY: [blank]
DATE: 08/2022	DATE: 08/2022

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

228-518-2980
Kris@engineeringinc.com
3103 So. Avenue, Suite B
Gulfport, MS 39507

ENGINEERING
C I E L E N C E
INC.
WITH KRIS RIEMANN & ASSOCIATES



DEVELOPMENT SITE PLAN
SCALE 1"=30'

ENGINEERING
C E I L E N C E
WITH KRIS RIEMANN & ASSOCIATES

225-518-2900
Kris@engineeringcelence.com
3103 San Antonio, Suite B
Gulfport, MS 39501

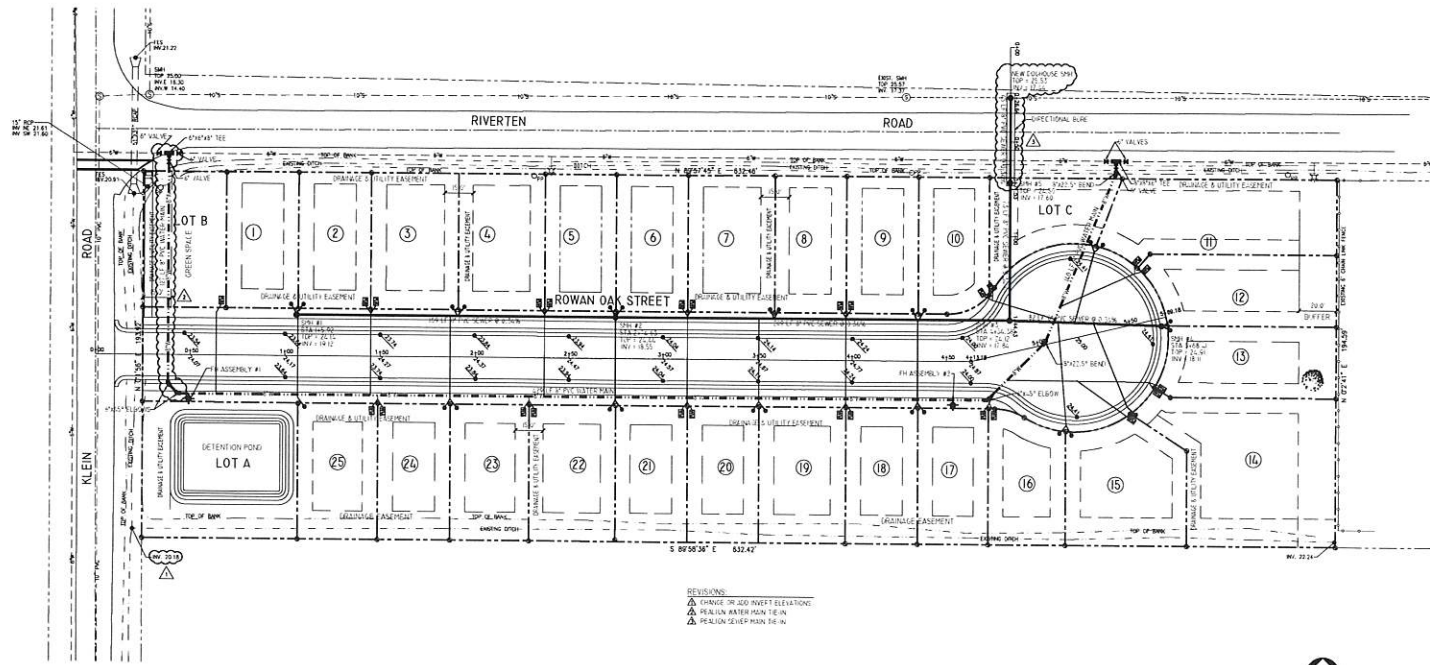
Project: THE GROVE SUBDIVISION
CIVIL PLANS
KLEIN ROAD AND RIVERTEN ROAD
GULFPORT, MISSISSIPPI 39503

Sheet Title: SITE DEVELOPMENT PLAN

DRAWING INFO.		REVISIONS	
PROJECT NO.:	FILE NAME:	NO.	DATE:
DB-2022-32	DB		
DRAWN BY:	CHECKED BY:	BY	DESCRIPTION

DRAWING NUMBER

C-6



SITE UTILITY PLAN
SCALE: 1"=30'

WATER NOTES:

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

LEGEND

- 8" W - 8" C900 PVC WATER MAIN
- 6" FIRE HYDRANT ASSEMBLY
- 8" x 8" x 6" DUCTILE IRON TEE
- 8" x 8" DUCTILE IRON ELBOW
- 8" x 45" DUCTILE IRON ELBOW
- 8" DUCTILE IRON GATE VALVE
- 3/4" WATER METER SERVICE

SEWER NOTES:

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

LEGEND

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

Project: THE GROVE SUBDIVISION
CIVIL PLANS
KLEIN ROAD AND RIVERTON ROAD
GULFPORT, MISSISSIPPI 39503
Sheet Title: SITE UTILITY PLAN



228-518-2880
Kristin@engineeringexperience.com
3103 5th Avenue, Suite B
Gulfport, MS 39501

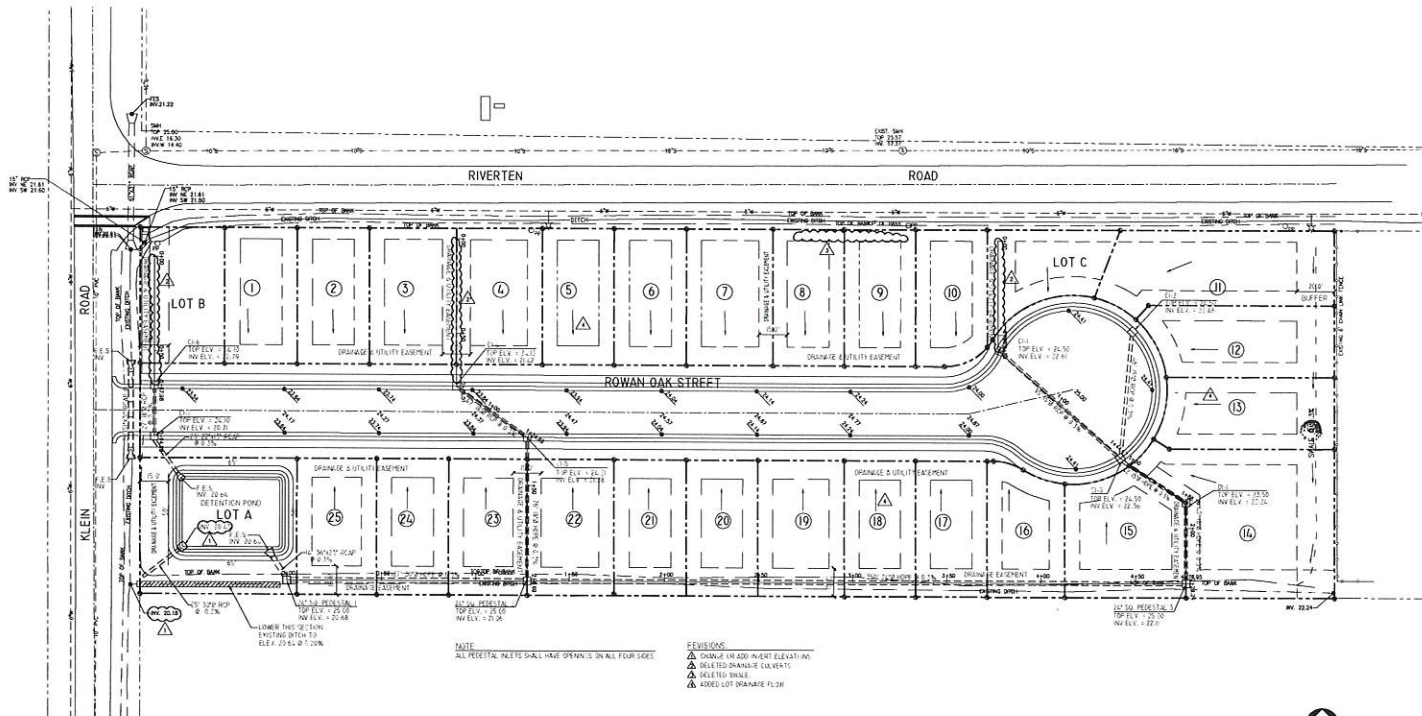
ENGINEERING
C E I L L E N C I E
WITH KRIS RIEMANN & ASSOCIATES

NO.	DATE	BY	DESCRIPTION

PROJECT NO.	DATE	BY	DESCRIPTION
08-2022-32			
FILE NAME:			
DRAWN BY:			
CHECKED BY:			
DATE:			

C-7

DRAWING NUMBER



SITE DRAINAGE PLAN
SCALE: 1"=30'

NOTES:

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

LEGEND:

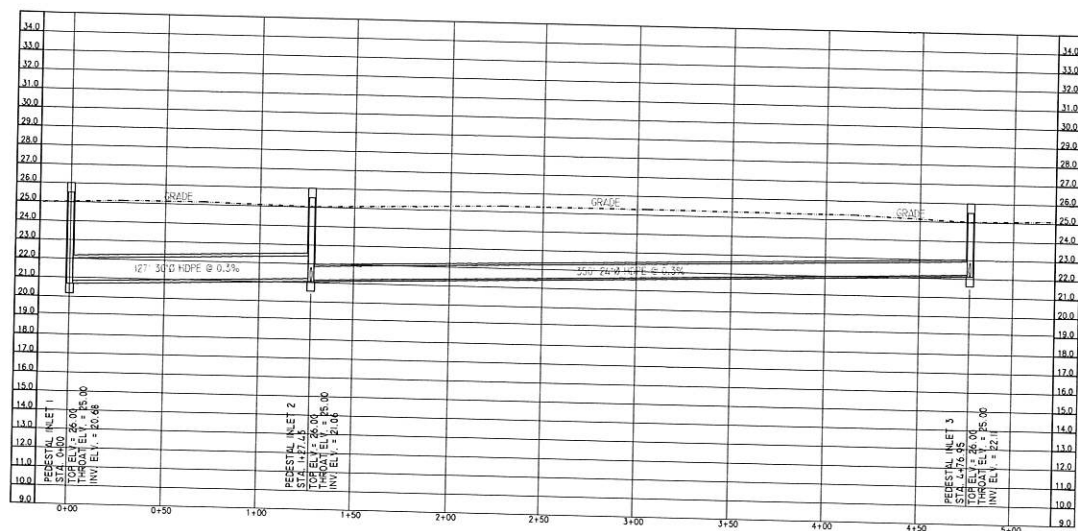
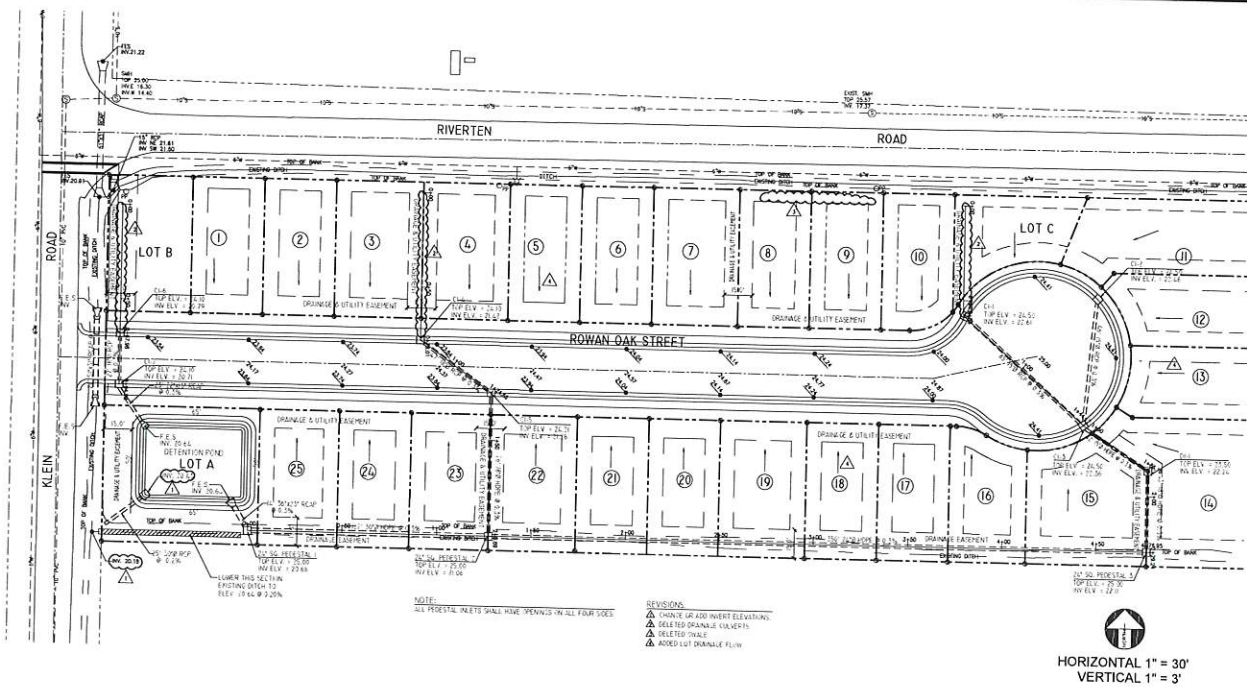
- D-1 DROP INLET
- C-1 CURB INLET
- DRAINAGE FLOW
- FES FLARED END SECTION
- RCP REINFORCED CONCRETE PIPE
- HDP HIGH DENSITY POLYETHYLENE PIPE

- REVISIONS:**
- 1. DRAINAGE VIA ADD INLET ELEVATIONS
 - 2. SELECTED DRAINAGE CULVERTS
 - 3. SELECTED SWALE
 - 4. ADDED LOT DRAINAGE FLUSH

CIVIL PLANS THE GROVE SUBDIVISION KLEIN ROAD AND RIVERTON ROAD GULFPORT, MISSISSIPPI 39503		PROJECT NO.: 08-2022-32 DATE:		REVISIONS NO. DATE BY	
		FILE NAME: DRAWN BY: DBB CHECKED BY: BMR DATE:		DRAWING NUMBER C-8	
Sheet Title: SITE DRAINAGE PLAN					

228-518-2880
 krl@engineeringcelience.com
 3103 5th Avenue, Suite B
 Gulfport, MS 39503

ENGINEERING
CELENCE
 WITH KRIS RIEMANN & ASSOCIATES



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

Sheet Title: DRAINAGE PLAN AND PROFILE

REVISIONS	
NO.	DATE

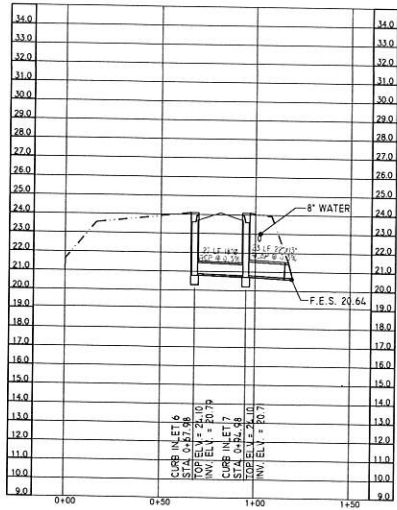
DRAWING INFO	
PROJECT NO.	DATE
08-2022-32	
FILE NAME	DWG
CHECKED BY	DATE

C-10

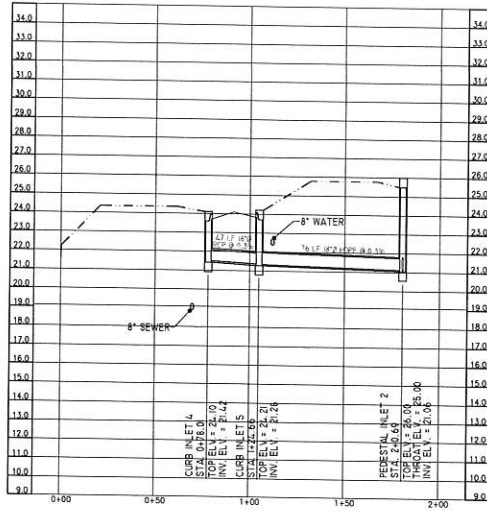
DRAWING NUMBER

ENGINEERING
C E I L E N C I E
 WITH KRIS RIEMANN & ASSOCIATES

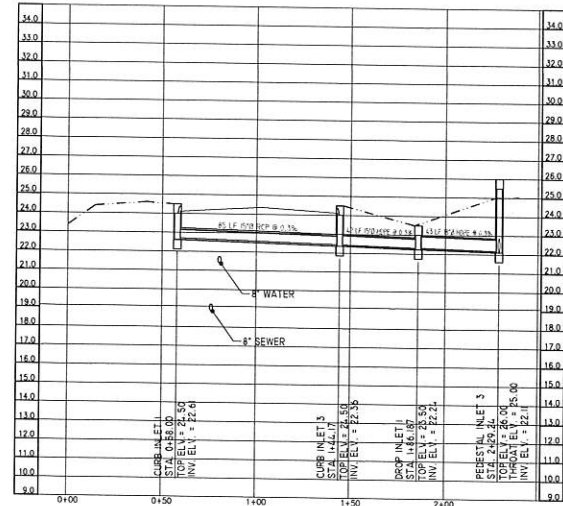
228-515-2880
 info@ceilenencie.com
 3103 5th Avenue, Suite B
 Gulfport, MS 39501



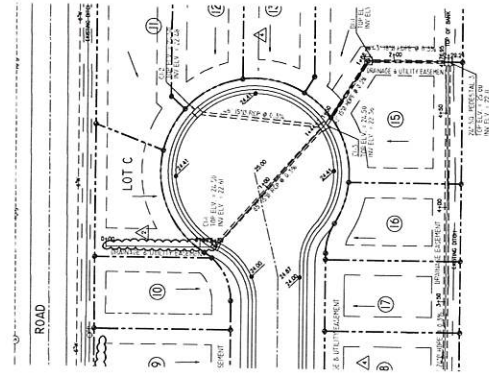
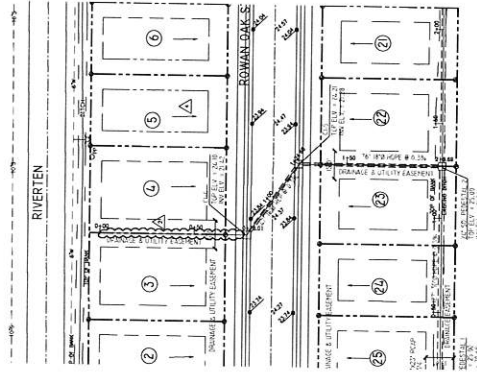
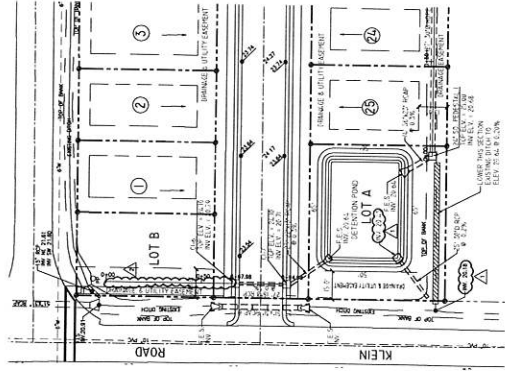
HORIZONTAL 1" = 30'
VERTICAL 1" = 3'



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



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



WITH KRIS RIEMANN & ASSOCIATES

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

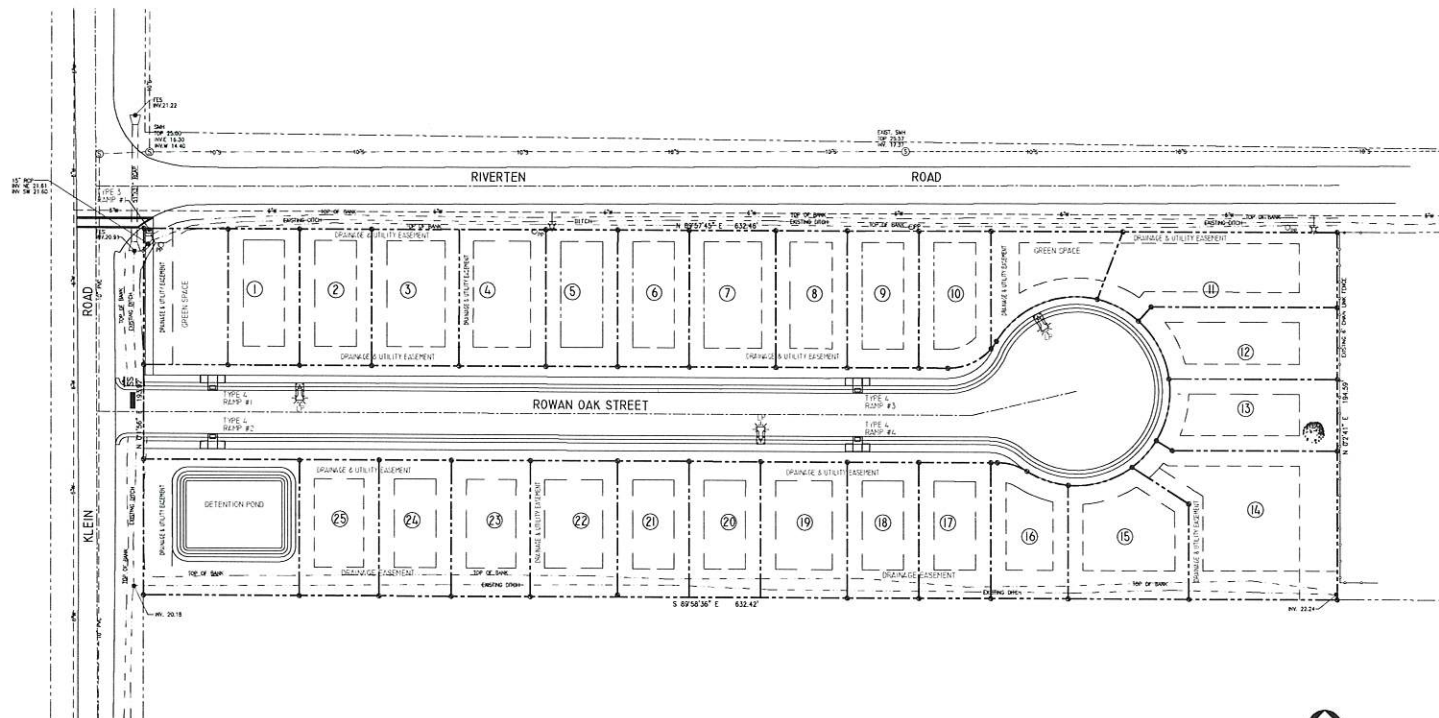
Sheet Title: DRAINAGE PLAN AND PROFILE

DRAWING NO. 08-2022-33
PROJECT NO. 08-2022-33
FILE NAME: 08B
DRAWN BY: RMR
CHECKED BY: RMR
DATE: 08/22/22

REVISIONS

NO.	DATE	BY	DESCRIPTION
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			
16			
17			
18			
19			
20			
21			
22			
23			
24			
25			
26			
27			
28			
29			
30			
31			
32			
33			
34			
35			
36			
37			
38			
39			
40			
41			
42			
43			
44			
45			
46			
47			
48			
49			
50			
51			
52			
53			
54			
55			
56			
57			
58			
59			
60			
61			
62			
63			
64			
65			
66			
67			
68			
69			
70			
71			
72			
73			
74			
75			
76			
77			
78			
79			
80			
81			
82			
83			
84			
85			
86			
87			
88			
89			
90			
91			
92			
93			
94			
95			
96			
97			
98			
99			
100			

DRAWING NO. 08-2022-33
PROJECT NO. 08-2022-33
FILE NAME: 08B
DRAWN BY: RMR
CHECKED BY: RMR
DATE: 08/22/22



SITE ADA LIGHTING PLAN
SCALE 1"=30'

NOTES:

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

LEGEND:

- SS STOP SIGN
- STOP BAR
- ★ STREET LIGHT POLE

Project: THE GROVE SUBDIVISION

CIVIL PLANS

KLEIN ROAD AND RIVERTEN ROAD
GULFPORT, MISSISSIPPI 39513

Sheet Title: ADA AND LIGHTING PLAN



228-518-2880
Kris@engineeringcible.com
3103 So. Avenue, Suite B
Gulfport, MS 39501



REVISIONS	NO.	DATE	BY	DESCRIPTION

DRAWING NO.	08-2022-32
PROJECT NO.	08-2022-32
FILE NAME:	
DRAWN BY:	CHB
CHECKED BY:	RKR
DATE:	04/02

DRAWING NUMBER: C-12

STORM WATER POLLUTION PREVENTION PLAN

MAINTENANCE PLAN:

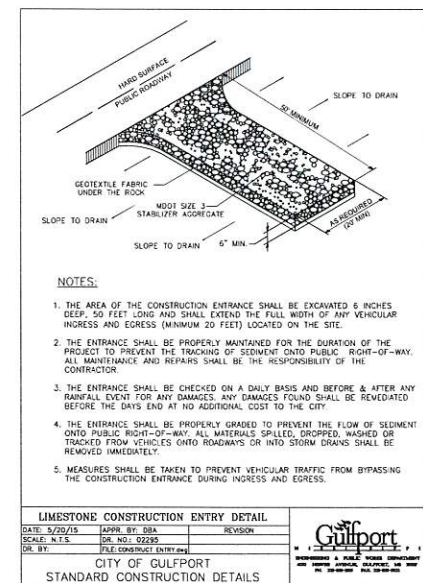
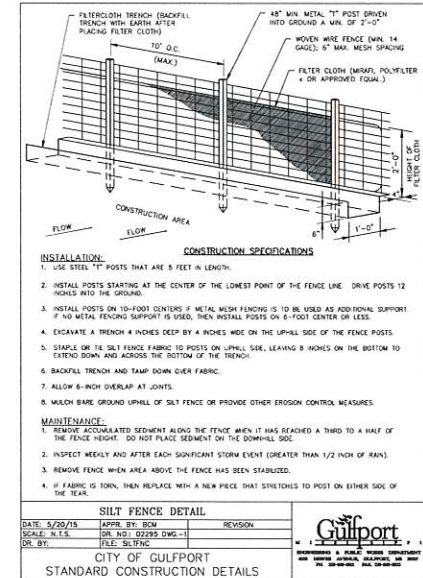
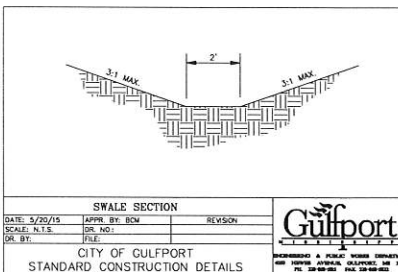
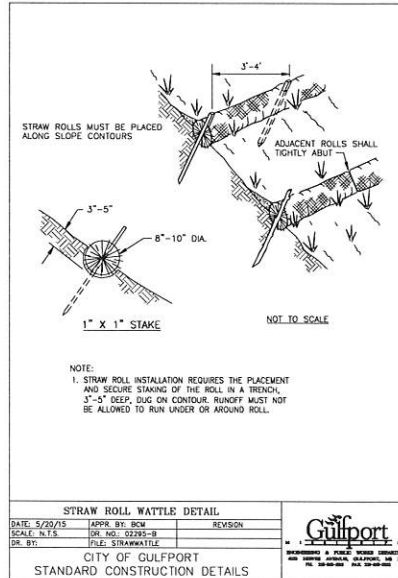
- 1) Vegetative buffer zones shall be maintained between land disturbing activities and perennial water bodies or planted vegetative areas. Buffer zones shall provide a minimum 150-foot buffer and shall be no less than 15 feet in width.
- 2) Vegetative controls shall be initiated later than the next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

SEQUENCE OF CONSTRUCTION ACTIVITIES:

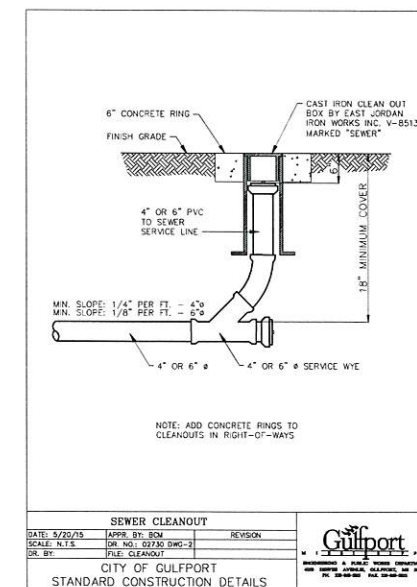
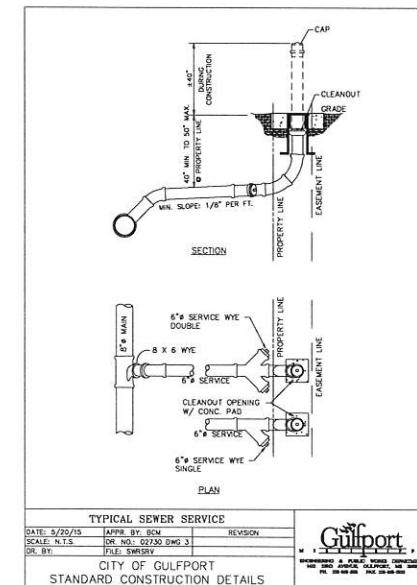
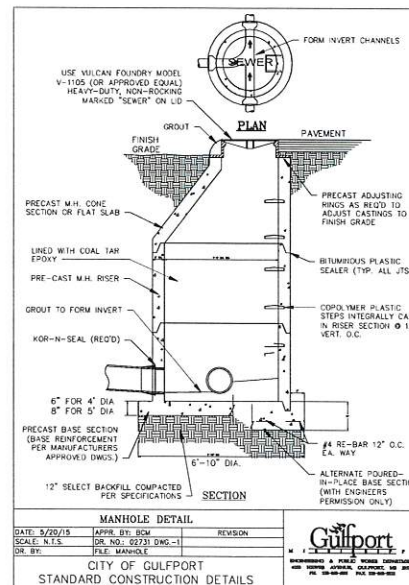
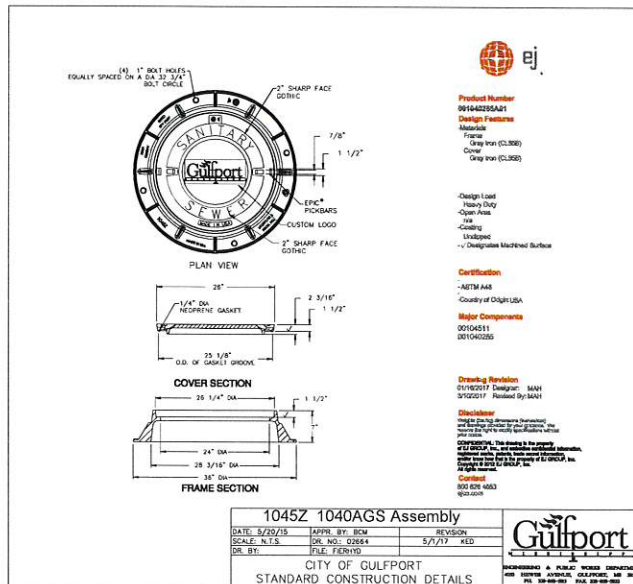
- 1) Construct construction entrance/exits(s).
- 2) Construct sedimentation/detention basin(s) with appropriate grading and/or rip-rap.
- 3) Rough grade site, construct diversions and drainage ways, stockpile topsoil and install silt fence around stockpile, install utilities, culverts and inlets with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

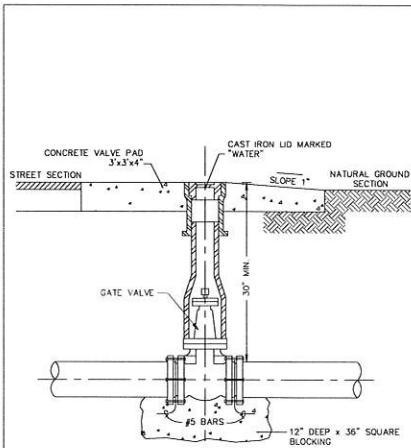
HOUSEKEEPING PRACTICES: All equipment maintenance and repair shall be done off-site. The site is to be cleaned of trash and construction debris on a weekly basis so as to prevent the spreading of such onto adjacent properties, paints, solvents, fertilizers, and any other potentially toxic materials shall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

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

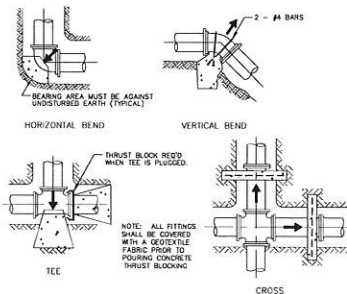


REVISIONS		DRAWING NUMBER	
NO.	DATE	BY	DESCRIPTION
01	08-2022-32	DRB	INR
PROJECT INFO		DRAWING BY	
PROJECT NO.		FILE NAME	
PROJECT NAME		CHECKED BY	
PROJECT LOCATION		DATE	
Project: THE GROVE SUBDIVISION			
CIVIL PLANS			
KLEIN ROAD AND RIVERTON ROAD			
GULFPORT, MISSISSIPPI 39503			
Sheet Title: EROSION CONTROL DETAILS			



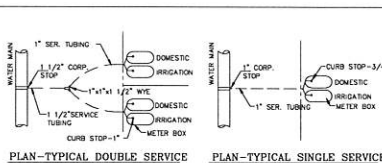


TYPICAL GATE VALVE ASSEMBLY
 DATE: 5/20/15 APPR. BY: BCW REVISION
 SCALE: N.T.S. DR. NO. 02663
 DR. BY: FILE: GATEVALVE
 CITY OF GULFPORT
 STANDARD CONSTRUCTION DETAILS

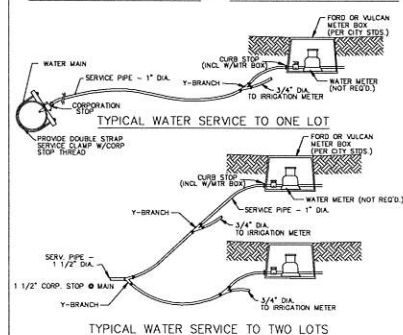


BEARING AREAS FOR THRUST BLOCKING IN SQUARE FEET						
FITTING:	4" DIA.	6" DIA.	8" DIA.	10" DIA.	12" DIA.	14" DIA.
TEES	2.0	2.5	4.7	5.0	7.0	9.0
90°	2.0	2.7	6.7	7.2	10.4	12.7
45°	1.0	1.5	3.6	3.9	5.6	6.9
22 1/2°	1.0	1.0	1.8	2.0	2.9	3.5

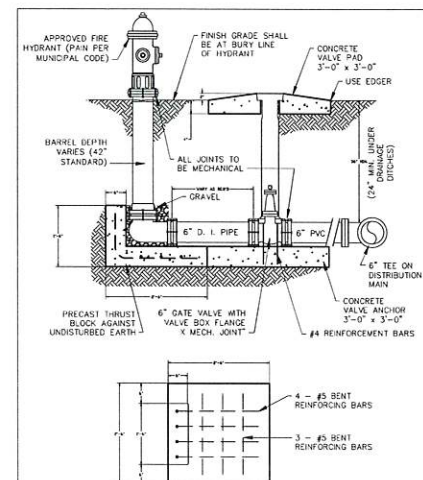
WATER MAIN THRUST BLOCKING
 DATE: 5/20/15 APPR. BY: BCW REVISION
 SCALE: N.T.S. DR. NO. 02660
 DR. BY: FILE: BLOCKING
 CITY OF GULFPORT
 STANDARD CONSTRUCTION DETAILS



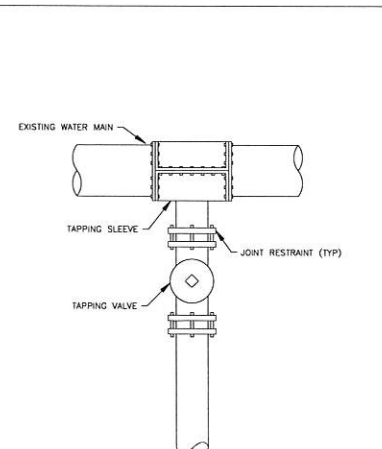
PLAN-TYPICAL DOUBLE SERVICE **PLAN-TYPICAL SINGLE SERVICE**



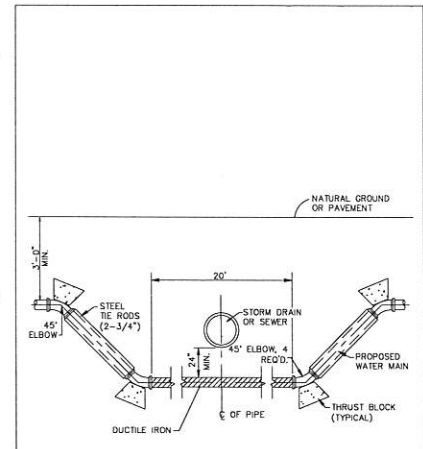
TYPICAL WATER SERVICES
 DATE: 5/20/15 APPR. BY: BCW REVISION
 SCALE: N.T.S. DR. NO. 02661
 DR. BY: FILE: WTRSVCS
 CITY OF GULFPORT
 STANDARD CONSTRUCTION DETAILS



FIRE HYDRANT ASSEMBLY
 DATE: 5/20/15 APPR. BY: BCW REVISION
 SCALE: N.T.S. DR. NO. 02664
 DR. BY: FILE: FHYDRNT
 CITY OF GULFPORT
 STANDARD CONSTRUCTION DETAILS



TAPPING VALVE & SLEEVE DETAIL
 DATE: 5/20/15 APPR. BY: BCW REVISION
 SCALE: N.T.S. DR. NO. 02662
 DR. BY: FILE: TAPVALVE
 CITY OF GULFPORT
 STANDARD CONSTRUCTION DETAILS



WATER MAIN ADJUSTMENT
 DATE: 5/20/15 APPR. BY: BCW REVISION
 SCALE: N.T.S. DR. NO. 02660
 DR. BY: FILE: WTRADJUST
 CITY OF GULFPORT
 STANDARD CONSTRUCTION DETAILS



REVISIONS		NO.	DATE:	DESCRIPTION

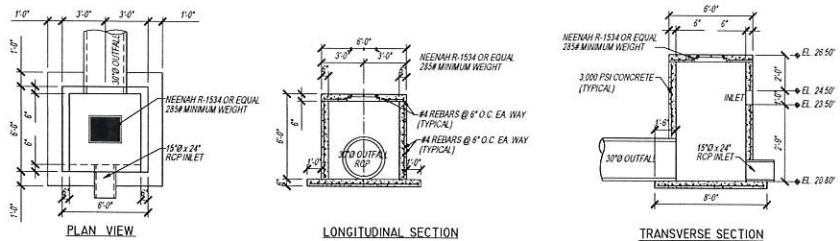
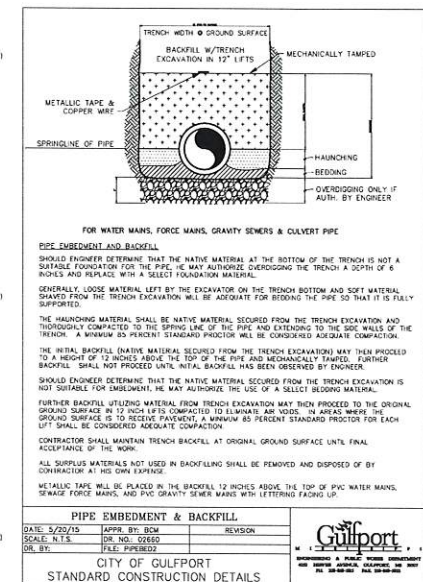
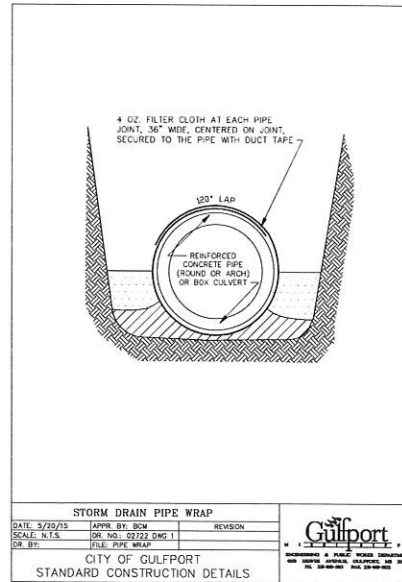
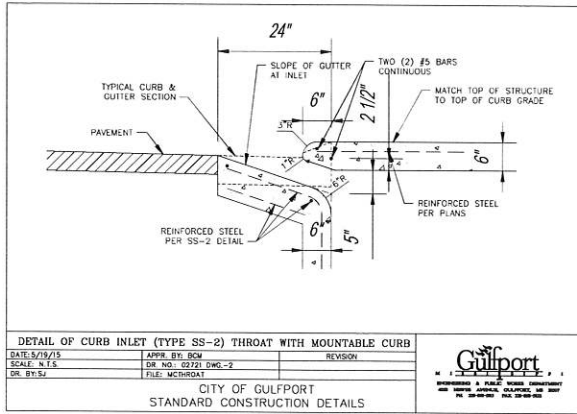
DRAWING INFO: PROJECT NO. 08-2022-32
 FILE NAME: DIB
 DRAWN BY: RNR
 CHECKED BY: RNR
 DATE: 05/20/15

Project: THE GROVE SUBDIVISION
 CIVIL PLANS
 KLEIN ROAD AND RIVERTON ROAD
 GULFPORT, MISSISSIPPI 39503
 Sheet Title: WATER DETAILS

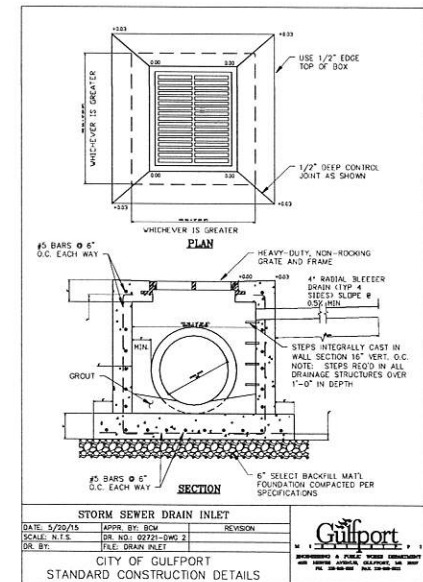
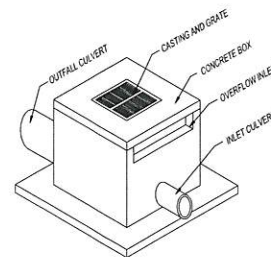
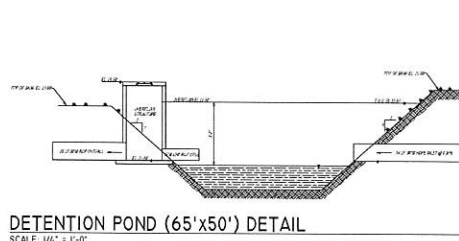
225-518-2880
 kris@engineeringexperience.com
 3103 3rd Avenue, Suite 8
 Gulfport, MS 39503

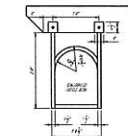
ENGINEERING
C E I L E N C E
 WITH KRIS RIEMANN & ASSOCIATES

C-17
 DRAWING NUMBER

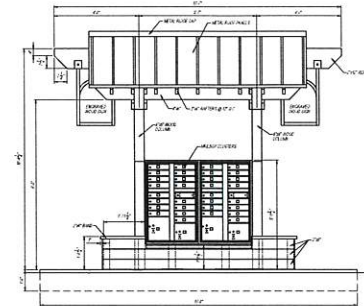


NOTE:
 OVERFLOW BOX TO BE CONSTRUCTED WITH THE SAME MINIMUM DIMENSIONS
 NOTED ON THE CATCHBASIN DETAILS EXCEPT WHERE OTHERWISE SPECIFIED.

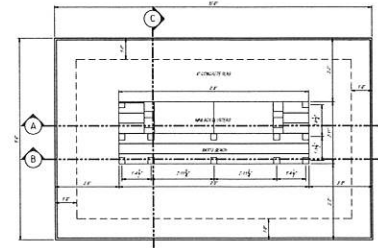




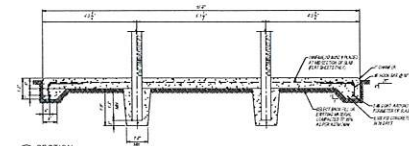
ENGRAVED WOOD SIGN DETAIL
SCALE: 1/4" = 1'-0"



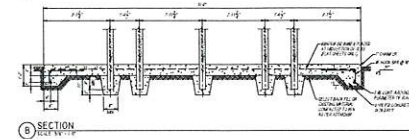
FRONT VIEW (TWO UNITS)
SCALE: 1/4" = 1'-0"



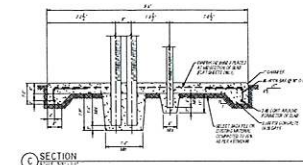
SLAB PLAN (TWO UNITS)
SCALE: 1/4" = 1'-0"



SECTION A
SCALE: 1/4" = 1'-0"



SECTION B
SCALE: 1/4" = 1'-0"



SECTION C
SCALE: 1/4" = 1'-0"

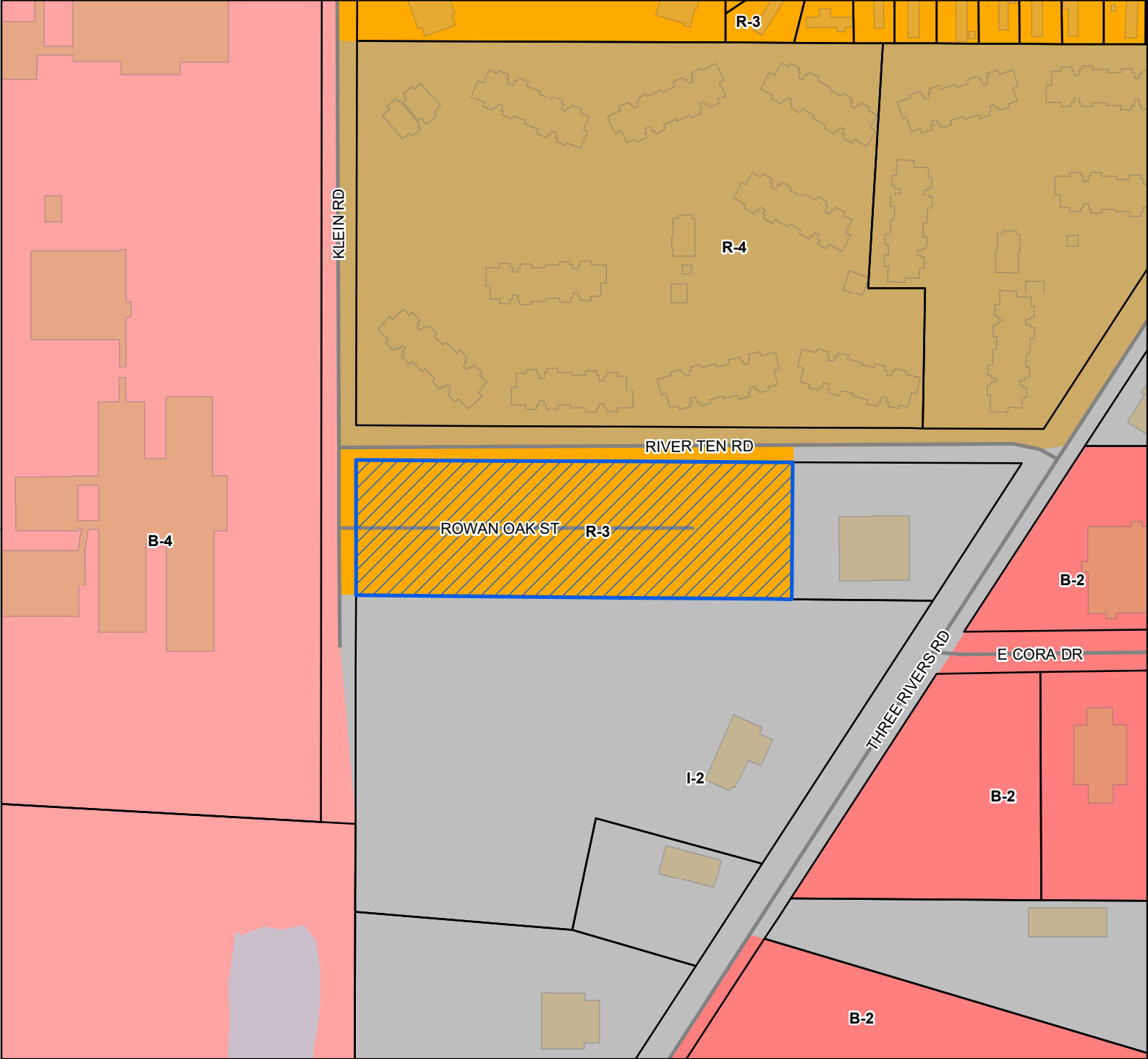
DRAWING INFO.		REVISIONS	
PROJECT NO.:	08-2022-32	NO.	DATE
FILE NAME:	DWG	BY	DESCRIPTION
DRAWN BY:	DMH		
CHECKED BY:	DMH		
DATE:	04/01/2022		
DRAWING NUMBER	C-19		

Project: THE GROVE SUBDIVISION
CIVIL PLANS
 KLEIN ROAD AND RIVERTON ROAD
 GULFPORT, MISSISSIPPI 39503
 Sheet Title: MAILBOX DETAILS



228-518-2800
 kris@engineeringcnc.com
 3103 So. Aurora, Suite B
 Gulfport, MS 39503





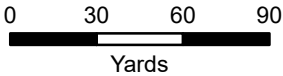
Legend

- Site
- Street
- Parcels
- Buildings
- Water Features
- City Limit

Zoning

- B-2 - General Business District
- B-4 - Highway Business District
- I-2 - Heavy Industry District
- R-3 - General Residence (High Density)
- R-4 - General Residence (High Density)
- R-B - Residence-Business District

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



1 inch = 200 feet



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



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

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

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

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
33468	579464	Print Legal Ad-IPL01868560 - IPL0186856		\$89.50	2	59 L

Attention: Jessica Versiga

GULFPORT CITY HALL
1410 24 TH AVENUE
GULFPORT, MS 39501

jversiga@gulfport-ms.gov

LEGAL NOTICE PUBLIC HEARING

In conformance with Section VIII of the Comprehensive Zoning Ordinance of the City of Gulfport, Mississippi, 1979 as amended, notice is hereby given advising that the Gulfport City Planning Commission will hold a public hearing in the City of Gulfport, Mississippi at 4:30 P.M., Thursday, August 22, 2024 in the Council Chambers of the Gulfport City Hall located at 2309 15 th Street to consider the following requests. A copy of the requests will be available for public review at the office of the Department of Urban Development, Planning Division, located on first floor of the William H. Hardy Building, 1410 24 th Avenue.

Planning Commission Approval 2407PC100, by owner Prasant Patel, seeking approval for convenience store use - Tax Parcel 1008M-01-007.000 - Located at 11268 Lorraine Road (Zoned B-2 (General-Business)) - Ward 6

Planning Commission Approval 2408PC125, by agent Cross Development CC Gulfport, LLC, seeking approval for an automobile and truck body repair shop use, Tax Parcel 1008L-01-002.000, Dedeaux Road, Zoned B-2 (General-business), Ward 6

General Plan 2409PC130, by agent Brown, Mitchell, & Alexander, Inc., seeking approval of easements and right of way (North Park Drive), Tax Parcel 1008L-01-002.000, Dedeaux Rd, Zoned B-2 (General Business), Ward 6

General Plan 2409PC134, by agent Robert Riemann, seeking approval (Conditioned on passage of relevant zoning text) of a General Plan for a new 25 lot small-house development, 0809B-03-017.000, Zoned R-3 (Single Family), Ward 7

Zoning Map Amendment 2408PC121, by agent Kenny McNair, requesting to rezone to R-1-10 (Single-family), Tax Parcel 0908M-01-004.002, Stewart Road, Zoned B-2 (General-business), Ward 6

Zoning Map Amendment 2408PC123, by agent Brent Warr, requesting to rezone to T-6 (Urban Core Zone), Tax Parcels 1010F-02-022.000, 1010F-02-023.000, 1010F-02-024.000, 1010F-02-025.000, East Pass Road, 1548 East Pass Road, 1542 East Pass Road, 1526 East Pass Road, Zoned T4+ (General Urban Zone "Plus") Ward 4

Zoning Text Amendment 2409PC129, by City of Gulfport Urban Development, to amend Appendix A to the Code of Ordinances to remove certain duties from the Building Code of Planning Director and assign those duties to the Planning Administrator.

Zoning Text Amendment 2409PC132, by City of Gulfport Administration, to amend sections to Chapter 9, Article III to amend the maximum period of tentative approval from one-year to two years before final plat.

Zoning Text Amendment 2409PC135, by City of Gulfport Administration, to amend Appendix A to the City's Code of Ordinances at Sections III (C)(7), allowing for and governing/regulating small lot/small house use/developments in R-3 zoning districts.

This the 31st day of July 2024

Keith Williams, Chairman
City of Gulfport Planning Commission
IPL0186856
Aug 7 2024

STATE OF MISSISSIPPI COUNTY OF HARRISON

Before me, the undersigned Notary of Dallas County, Texas personally appeared Mary Castro, who, being by me first duly sworn, did depose and say that she is a clerk of The Sun Herald, a daily newspaper published in the city of Gulfport, in Harrison County, Mississippi and the publication of the notice, a copy of which is hereto attached, has been made in said paper in the issue(s) of:

1 insertion(s) published on:
08/07/24

Affidavit further states on oath that said newspaper has been established and published continuously in said county for a period of more than twelve months next prior to the first publication of said notice.

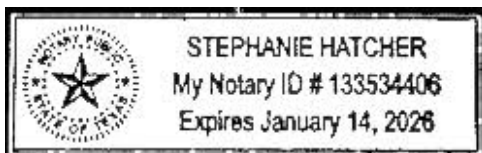
Mary Castro

Sworn to and subscribed before me this 7th day of
August in the year of 2024

Stephanie Hatcher

Notary Public

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



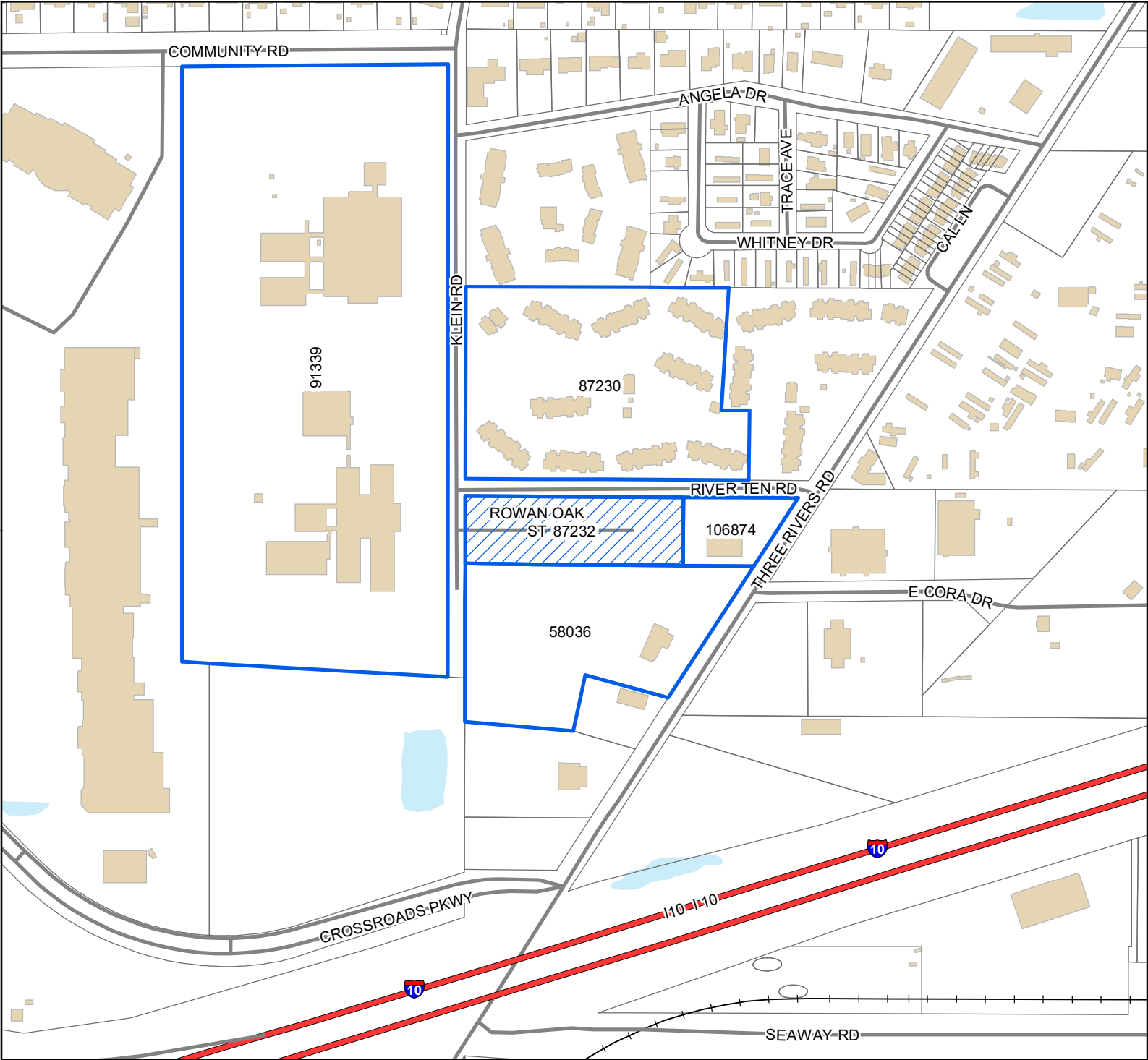
Extra charge for lost or duplicate affidavits.
Legal document please do not destroy!

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
------	------	-----------	------	---------	------	-------	-----

Y

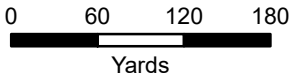
Adjacent Property Owners (2409PC134)

87230	0809B-03-016.000	MMI CAPITAL PARTNERS "THE PALMS" LL	P O BOX 16506	MOBILE	AL	36616
106874	0809B-03-017.001	AIRGAS USA LLC	2015 VAUGHN ROAD	KENNESAW	GA	30194
58036	0809B-03-018.000	BP INVESTMENTS LLC	11514 TREELAWN ST	GULFPORT	MS	39503
87232	0809B-03-017.000	RJJ PROPERTIES LLC	10 BAYOU PLACE	GULFPORT	MS	39503
91339	0809C-01-002.000	HARRISON CO SCHOOL BOARD	P O BOX 1090	GULFPORT	MS	39502



Legend

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



1 inch = 400 feet



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

MEMORANDUM

To: City of Gulfport Planning Commission

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

Date of Hearing: August 22, 2024

Re: Zoning Map Amendment 2408PC121:

Zoning Map Amendment 2408PC121, by agent Kenny McNair, requesting to rezone to R-1-10 (Single-family), Tax Parcel 0908M-01-004.002, Stewart Road, Zoned B-2 (General-business), Ward 6

Technical Report

Zoning Map Amendment

GENERAL INFORMATION

Case File Number: 2408PC121

Hearing Date: August 22, 2024

Current Zoning/Use: B-2 / Vacant Property

Legal: Zoning Map Amendment 2408PC121, by agent Kenny McNair, requesting to rezone to R-1-10 (Single-family), Tax Parcel 0908M-01-004.002, Stewart Road, Zoned B-2 (General-business), Ward 6

TECHNICAL DETAILS

Amendment of the Zoning Ordinance, including the zoning map, is intended to carry out the objective of a sound, stable, and desirable environment. Casual amendment of the ordinance would be detrimental to the achievement of that objective. Therefore, the ordinance dictates that a property should be considered for rezoning only when one or more of the following conditions prevail according to the Mississippi case law:

When requesting rezoning of real property, **an applicant must prove, by clear and convincing evidence**, one of the following:

1. That there was a mistake in the original zoning, or
2. That the character of the neighborhood has changed to such an extent as to justify reclassification, **and** that there was a public need for rezoning.

The applicant requests to rezone approximately 1.4 acres of property from B-2 (General business districts) to R-1-10 (Single-family residence districts). Currently, the property is a vacant lot. The applicant requests to rezone the property for the purpose of building 6 single-family homes. Furthermore, the applicant states, "The character of the neighborhood has changed. Also, the applicant suggests, they will begin development once they have approval." The surrounding area consists of several residential homes (one-family, and two-family dwellings) and commercial uses such as convenience store, contractors' office, and auto repair shop. However, the proposed use will allow for single-family residential homes, meaning the change in zoning would be in harmony with the surrounding area.

According to the City's 2002 Comprehensive Plan, the subject site is intended to allow for retail good(s) and service(s) uses in the future land use plan. Examples include allowing barbershops, law offices, and other retail uses. The zoning is intended to stay a B-2 (General business districts). (See attached map)

The applicant has not provided as justifications for change of the current zoning district.

1. Mistake or error is not addressed by the applicant.

Technical Report

Zoning Map Amendment

2. Need is addressed by the applicant as this zoning change would accommodate their desire to build a duplex.

EXECUTIVE SUMMARY

The applicant wishes to rezone the subject site from B-2 (General business districts) to R-1-10 (Single-family residence districts" in order to build 6 single-family homes.

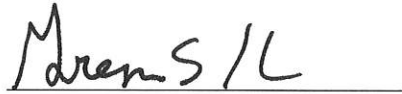
The applicant has not proven with clear and convincing evidence for a zoning change as required by the state, however, the staff notes that there are several residential homes (one-family, and two-family dwellings) and offices in the surrounding neighborhood along with commercial uses such as convenience store, contractors' office, and auto repair shop and rezoning to R-1-10 would be in harmony with the existing neighborhood.

Any approval should consider these conditions:

1. Must meet all current building Codes and City of Gulfport Ordinances. Parcel is located in the Fire District. Exterior building must comply with Appendix D of the International Building Code 2018.
2. Must comply with all Planning & Zoning rules and regulations.
3. Rezoning will require City Council approval. Planning Commission can only give recommendation.

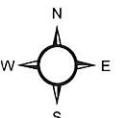
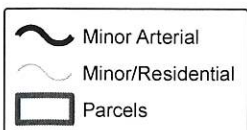
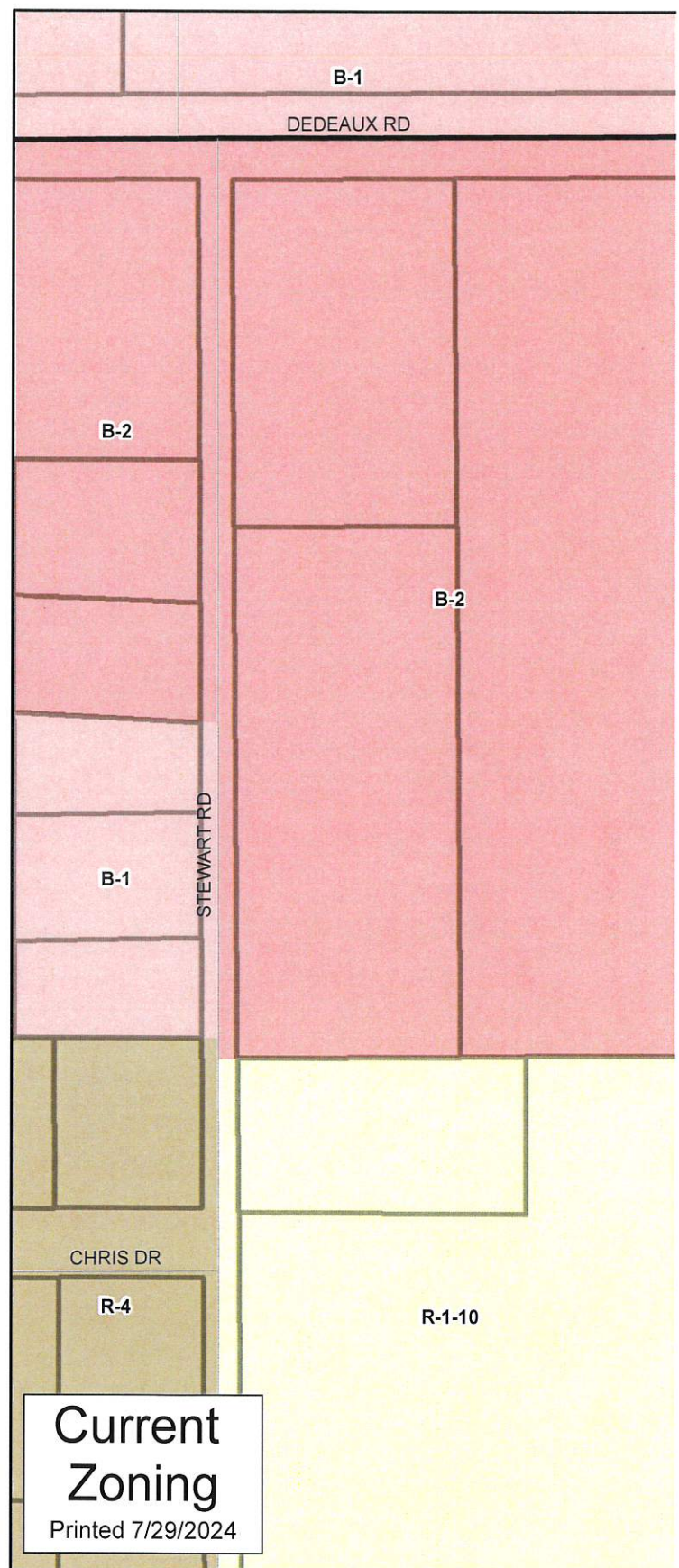
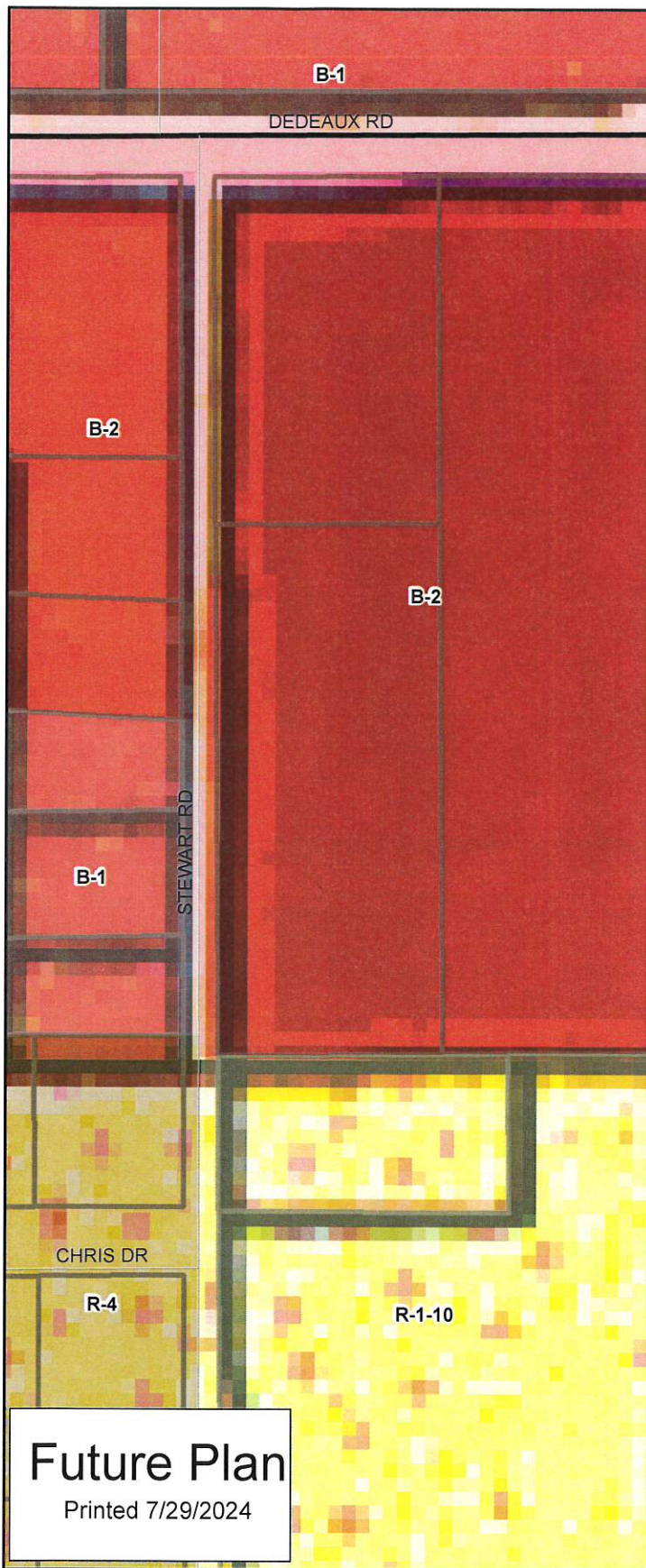
DIRECTOR APPROVAL

This report has been reviewed and approved by:



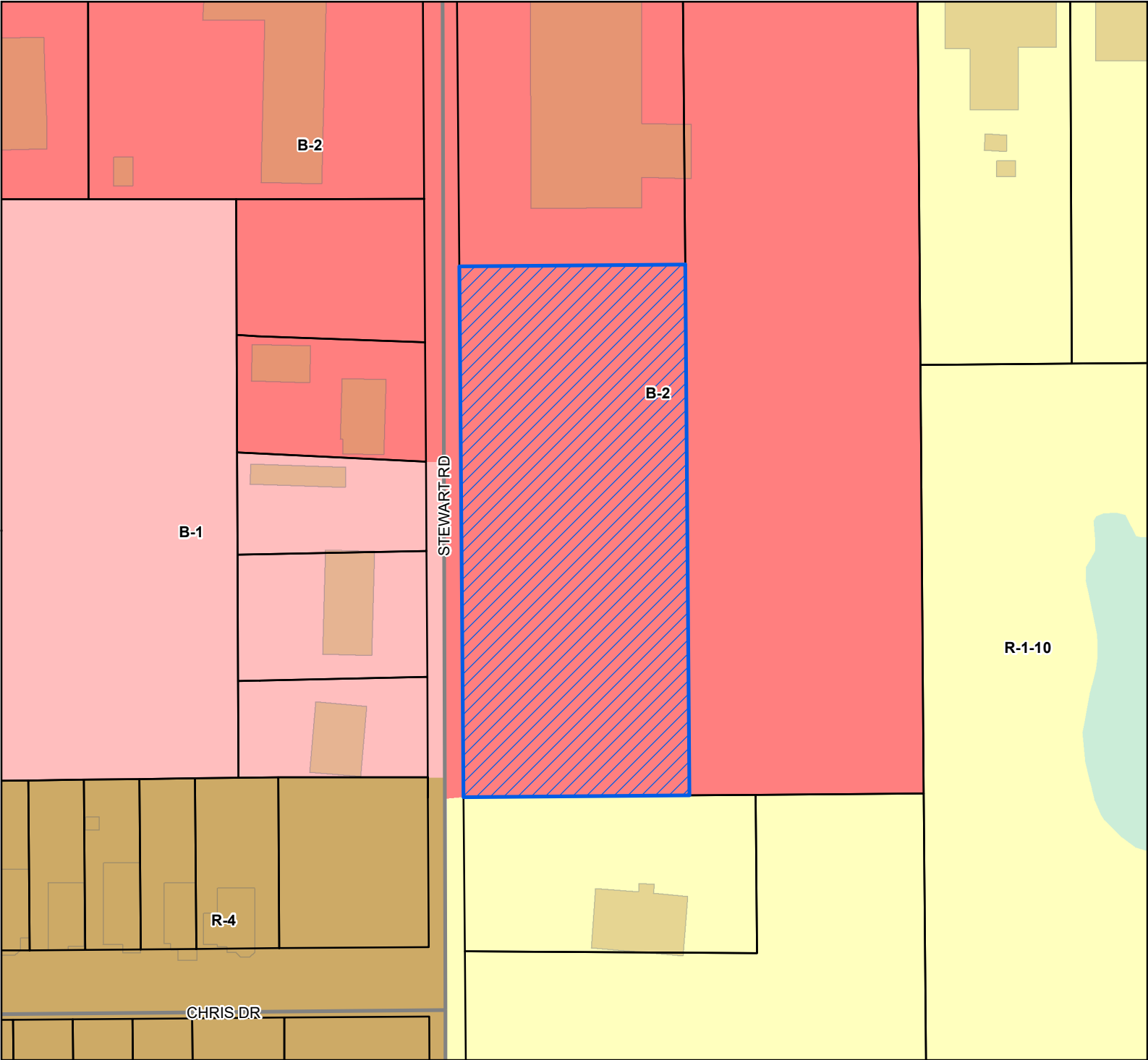
Greg Holmes

Director of Urban Development Department



1 inch = 125 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 represent 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



Site

Street

Parcels

Buildings

Water Features

City Limit

Zoning

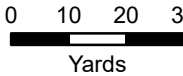
B-1 - Neighborhood Business District

B-2 - General Business District

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

R-4 - General Residence (High Density)

Site Information
0908M-01-004.002
Zoning: B-2 (General business)
Size: 1.4 acres
Flood: X



1 inch = 100 feet



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



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

For Staff Use Only

Case File #: 4408 PC121Date Received: 07/01/24Receipt #: 12824624Received By: JJZoning: B-2Ward: 5 Flood: X

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

Property Information

TAX PARCEL #

0	9	0	8	M

 -

0	1

 -

0	0	4

 •

0	0	2

(If necessary, use separate sheet of paper)

Address of Property Involved: STEWART ROAD

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

General Location: NEAR INTERSECTION OF DEDEAUX RD. AND STEWART RD.

GENERAL DESCRIPTION OF REQUEST:

AMEND ZONING OF PARCEL 0908M-01-004.002
FROM ZONE B-2 TO R-1-10

OWNERSHIP AND CERTIFICATION:

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

OWNER

AGENT

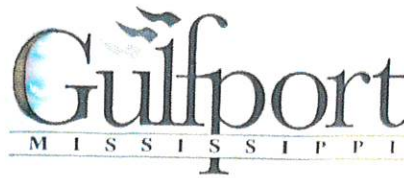
Stevie Bush
Printed Name Of Owner
15181 aberlin Av
Mailing Address
GULFPORT MS 39503
City State Zip code
815-980-7533
Home Phone Work/Cell Phone
Email
Stevie Bush
Signature Of Owner

Kenny McWair
Printed Name Of Agent
13440 Woodland Drive
Mailing Address
Gulfport MS 39503
City State Zip code
228 897-9321
Home Phone Work/Cell Phone
Kennymac363@AOL.com
Email
Kenny McWair
Signature Of Agent

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



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



DESIGNATION OF AGENT

I, Stevie Bush being property owner of 0908 M-01-004.002
PRINT NAME PRIMARY ADDRESS OR PARCEL
which is the subject of this application hereby authorize Kenny McNaair to act as
PRINT NAME
my representative with the City of Gulfport's Zoning Board of Adjustment and Appeals, and/or Planning Commission, and/or City Council, and/or permitting and licensing, as required by the City.

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

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

Stevie Bush
SIGNATURE

6-27-2024
DATE

STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 27 day of June, 20 24

[Signature]
NOTARY PUBLIC



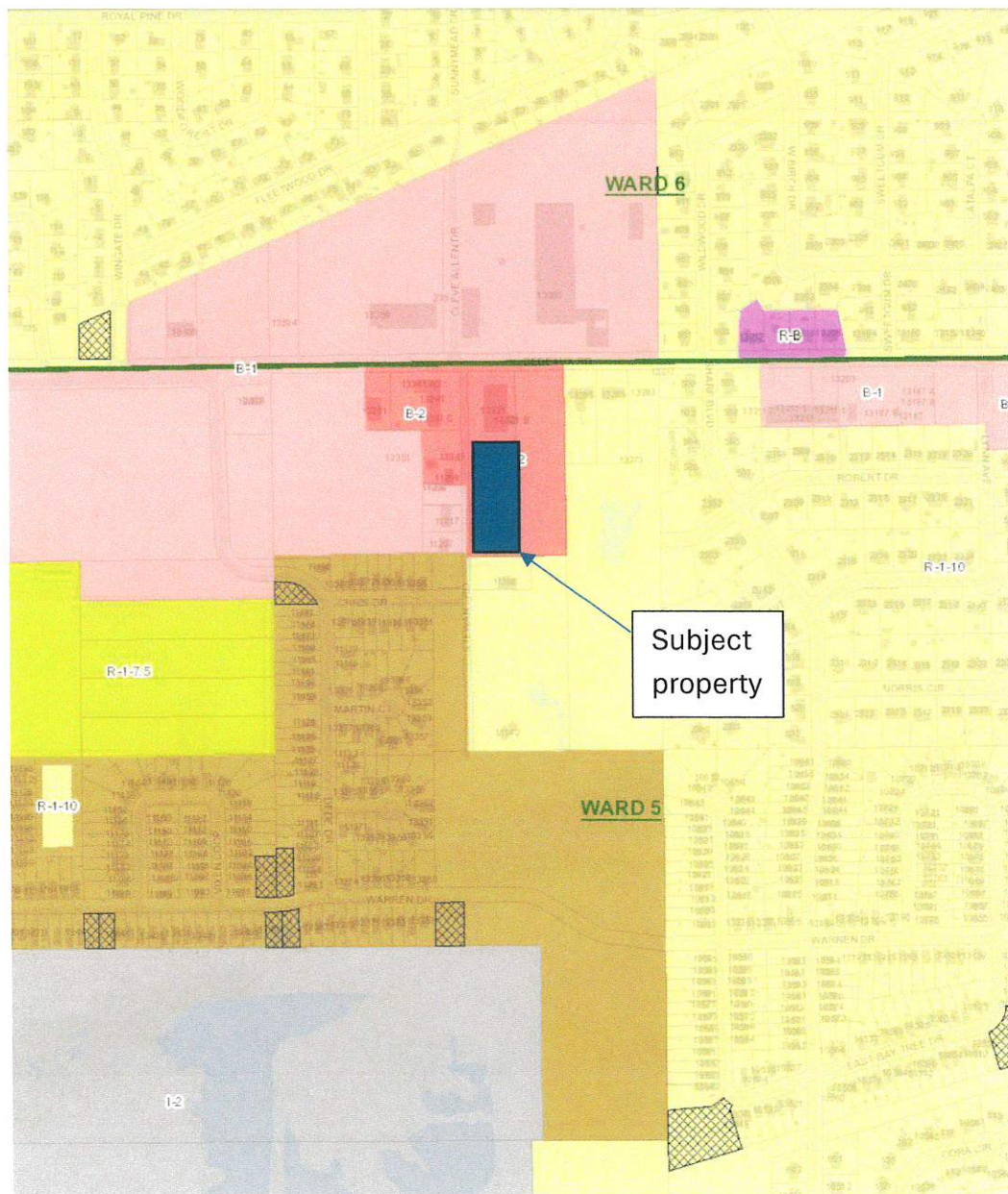
5/11/2026
COMMISSION EXPIRATION

Exhibit E: Written Statement addressing reasons for rezoning request:

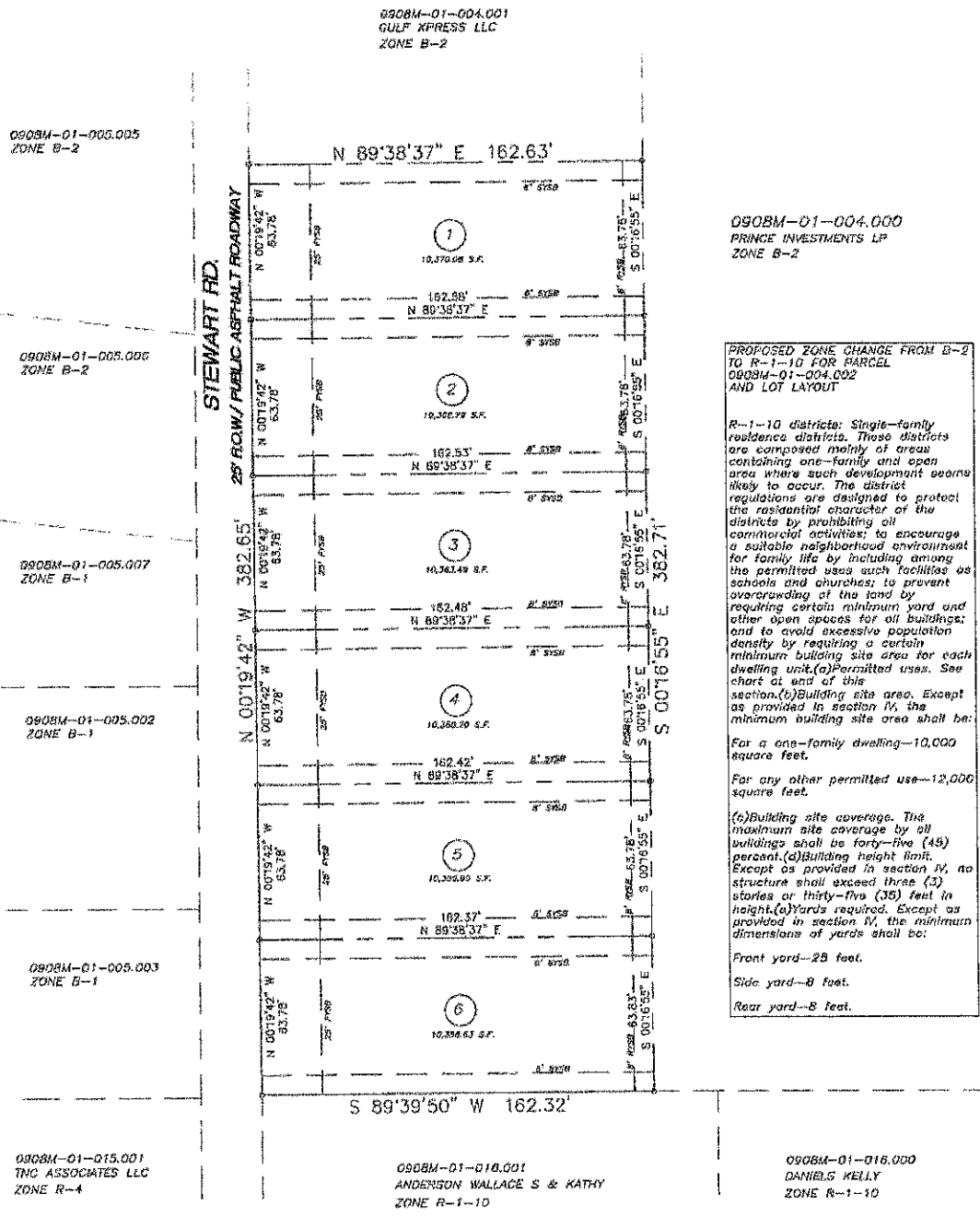
It is the intent of this application to amend the zoning of a parcel 0908M-01-004.002, currently owned by Stevie Bush, from zone B-2 to R-1-10 (see exhibit 'A'). According to previous land records this parcel was part of a larger tract of land that faced Dedeaux Road. It appears that in the early 2000s, the larger parcel was subdivided into (3) parcels, which include the subject parcel along with 0908M-01-004.000 (PRINCE INVESTMENTS LP), and 0908M-01-004.001 (GULF XPRESS LLC). When the lot was subdivided, the subject property was left with frontage to Stewart Rd, while the other parcels still have road frontage along Dedeaux Road. When the parcel was subdivided it changed the character of this portion of the property. Having only access to Stewart Road, the use of the property would be better served in the R-1-10 zone, which is the same zone as the property to the south and much of the surrounding area. Our community needs additional residential development, but access to parcels that do not have wetlands or higher risk flood zones are becoming hard to find. With this rezone it has the potential to create (6) such residential lots. These lots would exceed the minimum parcel size requirements of R-1-10 zone, and better utilize the scale of its road frontage (see exhibit 'B'). Due to the adjacent properties to the South, East and West being primarily residential, the effect of this amendment would have a minimal impact on the surrounding land and provide additional homeowners to this area, and customers to nearby businesses.

DEVELOPMENT SCHEDULE - TO START, AS SOON AS APPROVED,
EFFECT OF AMENDMENT - CONSTRUCTING SINGLE FAMILY
HOMES, CONSISTANT WITH THE
SURROUNDING AREA.

Current Zoning Map Exhibit 'A':



Proposed Property Development Exhibit 'B'





1st Judicial District
Instrument 2020-1532-D-J1
Filed/Recorded 02/07/2020 03:45 PM
Total Fees \$26.00
5 Pages Recorded

Our File #B200015

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

STATE OF MISSISSIPPI
COUNTY OF HARRISON

Index in NE1/4 of SW1/4, Sec 11-7-11

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, the undersigned,

Randolph F. Fagan, Jr, in his capacity as Attorney in fact for Randolph F. Fagan and Joedna R. Fagan,
9108 W Simmons Bayou, Ocean Springs, MS 39564, 228-875-7770

do hereby sell, convey and warrant unto

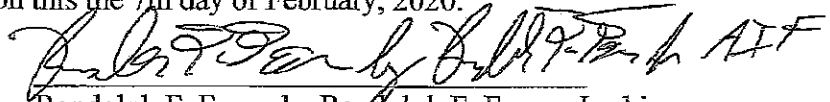
Stevie Bush, 310 Abbey Ct, Apt B9, Biloxi, MS 39531, 815-980-7533,
the following described land and property being located in Harrison County, Mississippi, being more particularly described as follows, to-wit:

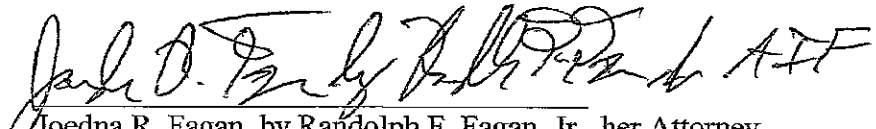
Commence at the Northwest Corner of the Northeast Quarter of the Southwest Quarter of Section 11, Township 7 South, Range 11 West, Harrison County, First Judicial District, Mississippi; thence North 89° 50' 53" East for a distance of 660 feet; thence South 00° 09' 07" East for a distance of 277.35 feet to an iron rod for the Point of Beginning; thence North 89° 49' 52" East for a distance of 162.63 feet to an iron rod; thence South 00° 09' 07" East for a distance of 382.65 feet to an iron rod; thence South 89° 49' 52" West for a distance of 162.63 feet to an iron rod on the East margin of Stewart Road; thence North 00° 09' 07" West along said East margin of Stewart road for a distance of 382.65 feet back to the Point of Beginning, and contains 62,239 square feet or 1.43 acres, more or less.

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

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

WITNESS OUR SIGNATURES, on this the 7th day of February, 2020.


Randolph F. Fagan by Randolph F. Fagan, Jr., his
Attorney in Fact


Joedna R. Fagan, by Randolph F. Fagan, Jr., her Attorney
in Fact

STATE OF MISSISSIPPI

COUNTY OF HARRISON

THIS DAY PERSONALLY CAME AND APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, Randolph F. Fagan, Jr., in his capacity as Attorney in Fact for Randolph F. Fagan and Joedna R. Fagan; and as their act and deed, he signed, sealed and delivered, the above and foregoing instrument of writing on the day and in the year therein mentioned, in his representative capacity, for and on their behalf after having been first duly authorized to do so.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 7th day of February, 2020.


NOTARY PUBLIC

My Commission Expires:



REVIEWED

SCANNED

WALK
THRU



[Signature] 1st Judicial District
Instrument 2016 4127 D -J1
Filed/Recorded 6/14/2016 04:30 P
Total Fees \$ 12.00
3 Pages Recorded

PREPARED BY:

LUCKETT LAND TITLE, INC.
918 Washington Ave.
Ocean Springs, MS 39564
228-875-0176

RETURN TO:

RANDOLPH F. FAGAN, JR.

449 LINDA DRIVE

Biloxi, MS 39531

340 513-9504

STATE OF MISSISSIPPI

COUNTY OF HARRISON

POWER OF ATTORNEY TO ACT IN ALL AFFAIRS

KNOW ALL MEN BY THESE PRESENTS, that ~~X~~We, RANDOLPH F. FAGAN, SR.
AND JOCELA R. FAGAN of JACKSON County, Mississippi, have
made, constituted and appointed, and by these presents do make,
constitute and appoint RANDOLPH F. FAGAN, JR. of _____
HARRISON County, Mississippi, my true, lawful attorney, for
me/us and in my/our name, place and stead, to ask, demand, sue for,
collect and receive all sums of money, dividends, interest,
payments on account of debts and legacies and all property due, or
which may hereafter become due and owing to me/us, and to give good
and valid receipts and discharges for such payments; to sell,
assign and transfer stocks and bonds and securities standing in
my/our name or belonging to me/us; to buy and sell securities of
all kinds in my/our name and for my/our account and at such prices
as shall seem good to my/our said Attorney-in-Fact; to sign,
execute, acknowledge and deliver in my/our name all transfers and
assignments of securities; to borrow money and to pledge securities
for such loans if in the judgment of my/our Attorney-in-Fact such
action should be necessary; to consent in my/our name to
reorganizations and mergers, and to the exchange of securities for
new securities; to manage real property, to sell, convey and
mortgage realty, and to foreclose mortgages and to take title to

property in my/our name if my Attorney-in-Fact thinks proper; to executed, acknowledge and deliver deeds to real property, mortgages, releases, satisfactions and other instruments relating to realty, which my/our Attorney-in-Fact considers necessary; to place and effect insurance; to do business with banks, and particularly to endorse all checks and drafts made payable to my/our order and collect the proceeds; to sign in my/our name checks on all accounts standing in my/our name, and to withdraw funds from said accounts, to open accounts in my/our name or in my/our Attorney's name as my/our Attorney-in-Fact; to make such payments and expenditures as may be necessary in connection with any of the foregoing matters or with the administration of my/our affairs; to retain counsel and attorneys on my/our behalf, to appear for me/us in all actions and proceedings to which I/we may be party in the courts of the State of Mississippi or any other State in the United States, or in the United States Courts, to commence actions and proceedings in my/our name if necessary, to sign and verify in my/our name all complaints, petitions, answers and other pleadings of every description; to represent me/us in all income tax matters before all officers of the Income Tax Bureau, to make and verify income tax returns, claims for refunds, requests for extensions of time, and consents in my/our name to execute petitions to the Board of Tax Appeals and to cause me/us to be represented in such proceedings; hereby giving and granting to my/our said Attorney-in-fact full power and authority to do and perform all and every act and things whatsoever necessary to be done in the premises, as fully to all intents and purposes as I/we might or could do if personally present, with full power of substitution and revocation, hereby ratifying and confirming all that my/our said Attorney-in-fact may do pursuant to this power.

It is my intention herein to grant unto my/our Attorney-in-Fact the full power and authority, without any qualifications whatsoever, any act, deed or thing whatsoever which I/we may lawfully do through or by an Attorney-in-Fact, as fully as I/we could if personally present.

This Power of Attorney shall not be affected by the subsequent

disability or incompetence of the principal.

WITNESS my signature on this the 14 day of June,

20 16.

Randall L. Fagan
Jedra B. Fagan
9108 W. Simmons Cr.
OCEAN SPRINGS, MS 39564
228 875-7770

STATE OF MISSISSIPPI

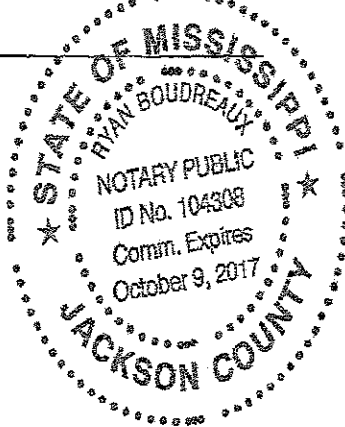
COUNTY OF Jackson

Personally appeared before me, the undersigned authority in and for the said county and state, within my jurisdiction, the within named RANDALL L. FAGAN JR AND JEDRA B. FAGAN who acknowledged that (he, she, they) signed, executed and delivered the above and foregoing instrument on the day and year therein mentioned.

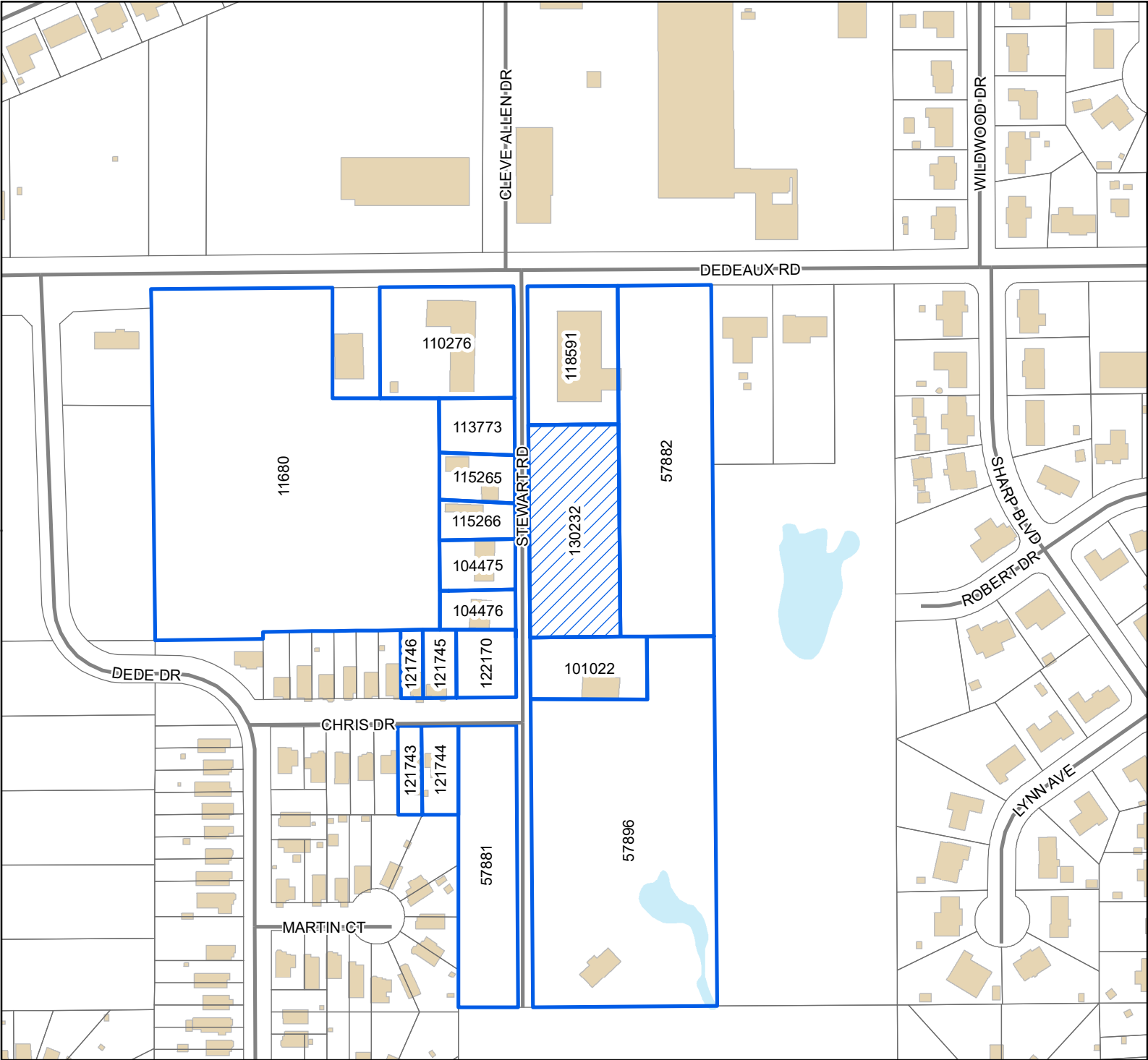
WITNESS my signature and official seal of office, this the 14 day of June, 20 16.

[Signature]
NOTARY PUBLIC

My Commission Expires:

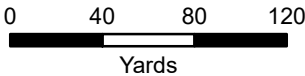


Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
Y		0908M-01-004.002	STEVIE BUSH (OWNER)	15181 OBERLIA AVE	GULFPORT	MS	39503
			KENNY MCNAIR (AGENT)	13440 BWOODLAND DRIVE	GULFPORT	MS	39503
			Adjacent Property Owners (2408PC121)				
	118591	0908M-01-004.001	GULF XPRESS LLC	13321 DEDEAUX RD	GULFPORT	MS	39503
	57882	0908M-01-004.000	PRINCE INVESTMENTS LP	P O BOX 27	PHILADELPHIA	MS	39350
	115265	0908M-01-005.006	STEWART ANNA L -ETAL-	17155 TILLEY LN	GULFPORT	MS	39503
	104475	0908M-01-005.002	STEWART ALICE NEWMAN	17155 TILLEY LANE	GULFPORT	MS	39503
	57896	0908M-01-016.000	DANIELS KELLY	11142 STEWART RD	GULFPORT	MS	39503
	101022	0908M-01-016.001	ANDERSON WALLACE S & KATHY E	11188 STEWART RD	GULFPORT	MS	39503
	115266	0908M-01-005.007	STEWART ANNA L	17155 TILLEY LN	GULFPORT	MS	39503
	121745	0908M-01-017.076	SIMMONS TONY R & PORTIA R	13352 CHRIS DR	GULFPORT	MS	39503
	121743	0908M-01-017.074	ANDERSON KINDETH III	13355 CHRIS DRIVE	GULFPORT	MS	39503
	57881	0908M-01-015.000	TNC ASSOCIATES LLC	P O BOX 951	SLIDELL	LA	70459
N	122170	0908M-01-015.001	TNC ASSOCIATES LLC	P O BOX 951	SLIDELL	LA	70459
	121744	0908M-01-017.075	HARRISON ROHAN FREDERICK	13351 CHRIS DR	GULFPORT	MS	39503
	104476	0908M-01-005.003	STEWART HAROLD D & PATRICIA ANN	23241 MEAUT RD	PASS CHRISTIAN	MS	39571
	121746	0908M-01-017.077	CREIGHTON AMERY J	PO BOX 511	SAUCIER	MS	39574
	130232	0908M-01-004.002	BUSH STEVIE	310 ABBEY CT APT B9	BILOXI	MS	39531
	11680	0908M-01-007.000	ALLEN BEVERAGES INC	P O BOX 2037	GULFPORT	MS	39505
	110276	0908M-01-005.004	STEWART ANNA L -ETAL-	17155 TILLEY LN	GULFPORT	MS	39503
N	113773	0908M-01-005.005	STEWART ANNA L -ETAL-	17155 TILLEY LN	GULFPORT	MS	39503



Legend

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



1 inch = 250 feet



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



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

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

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

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
33468	579464	Print Legal Ad-IPL01868560 - IPL0186856		\$89.50	2	59 L

Attention: Jessica Versiga

GULFPORT CITY HALL
1410 24 TH AVENUE
GULFPORT, MS 39501

jversiga@gulfport-ms.gov

LEGAL NOTICE PUBLIC HEARING

In conformance with Section VIII of the Comprehensive Zoning Ordinance of the City of Gulfport, Mississippi, 1979 as amended, notice is hereby given advising that the Gulfport City Planning Commission will hold a public hearing in the City of Gulfport, Mississippi at 4:30 P.M., Thursday, August 22, 2024 in the Council Chambers of the Gulfport City Hall located at 2309 15 th Street to consider the following requests. A copy of the requests will be available for public review at the office of the Department of Urban Development, Planning Division, located on first floor of the William H. Hardy Building, 1410 24 th Avenue.

Planning Commission Approval 2407PC100, by owner Prasant Patel, seeking approval for convenience store use - Tax Parcel 1008M-01-007.000 - Located at 11268 Lorraine Road (Zoned B-2 (General-Business)) - Ward 6

Planning Commission Approval 2408PC125, by agent Cross Development CC Gulfport, LLC, seeking approval for an automobile and truck body repair shop use, Tax Parcel 1008L-01-002.000, Dedeaux Road, Zoned B-2 (General-business), Ward 6

General Plan 2409PC130, by agent Brown, Mitchell, & Alexander, Inc., seeking approval of easements and right of way (North Park Drive), Tax Parcel 1008L-01-002.000, Dedeaux Rd, Zoned B-2 (General Business), Ward 6

General Plan 2409PC134, by agent Robert Riemann, seeking approval (Conditioned on passage of relevant zoning text) of a General Plan for a new 25 lot small-house development, 0809B-03-017.000, Zoned R-3 (Single Family), Ward 7

Zoning Map Amendment 2408PC121, by agent Kenny McNair, requesting to rezone to R-1-10 (Single-family), Tax Parcel 0908M-01-004.002, Stewart Road, Zoned B-2 (General-business), Ward 6

Zoning Map Amendment 2408PC123, by agent Brent Warr, requesting to rezone to T-6 (Urban Core Zone), Tax Parcels 1010F-02-022.000, 1010F-02-023.000, 1010F-02-024.000, 1010F-02-025.000, East Pass Road, 1548 East Pass Road, 1542 East Pass Road, 1526 East Pass Road, Zoned T4+ (General Urban Zone "Plus") Ward 4

Zoning Text Amendment 2409PC129, by City of Gulfport Urban Development, to amend Appendix A to the Code of Ordinances to remove certain duties from the Building Code of Planning Director and assign those duties to the Planning Administrator.

Zoning Text Amendment 2409PC132, by City of Gulfport Administration, to amend sections to Chapter 9, Article III to amend the maximum period of tentative approval from one-year to two years before final plat.

Zoning Text Amendment 2409PC135, by City of Gulfport Administration, to amend Appendix A to the City's Code of Ordinances at Sections III (C)(7), allowing for and governing/regulating small lot/small house use/developments in R-3 zoning districts.

This the 31st day of July 2024

Keith Williams, Chairman
City of Gulfport Planning Commission
IPL0186856
Aug 7 2024

STATE OF MISSISSIPPI COUNTY OF HARRISON

Before me, the undersigned Notary of Dallas County, Texas personally appeared Mary Castro, who, being by me first duly sworn, did depose and say that she is a clerk of The Sun Herald, a daily newspaper published in the city of Gulfport, in Harrison County, Mississippi and the publication of the notice, a copy of which is hereto attached, has been made in said paper in the issue(s) of:

1 insertion(s) published on:
08/07/24

Affidavit further states on oath that said newspaper has been established and published continuously in said county for a period of more than twelve months next prior to the first publication of said notice.

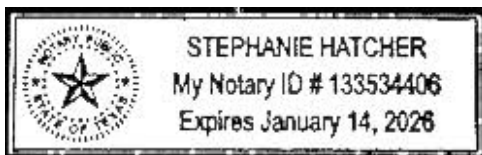
Mary Castro

Sworn to and subscribed before me this 7th day of
August in the year of 2024

Stephanie Hatcher

Notary Public

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



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

MEMORANDUM

To: City of Gulfport Planning Commission

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

Date of Hearing: August 22, 2024

Re: Zoning Map Amendment 2408PC123:

Zoning Map Amendment 2408PC123, by agent Brent Warr, requesting to rezone to T-6 (Urban Core Zone), Tax Parcels 1010F-02-022.000, 1010F-02-023.000, 1010F-02-024.000, 1010F-02-025.000, East Pass Road, 1548 East Pass Road, 1542 East Pass Road, 1526 East Pass Road, Zoned T4+ (General Urban Zone "Plus"), Ward 4

Technical Report

Zoning Map Amendment

GENERAL INFORMATION

Case File Number: 2408PC123

Hearing Date: August 22, 2024

Current Zoning/Use: T4+ / Single-family Homes, Commercial Structure, Vacant Lot

Legal: Zoning Map Amendment 2408PC123, by agent Brent Warr, requesting to rezone to T-6 (Urban Core Zone), Tax Parcels 1010F-02-022.000, 1010F-02-023.000, 1010F-02-024.000, 1010F-02-025.000, East Pass Road, 1548 East Pass Road, 1542 East Pass Road, 1526 East Pass Road, Zoned T4+ (General Urban Zone "Plus"), Ward 4

TECHNICAL DETAILS

Amendment of the Zoning Ordinance, including the zoning map, is intended to carry out the objective of a sound, stable, and desirable environment. Casual amendment of the ordinance would be detrimental to the achievement of that objective. Therefore, the ordinance dictates that a property should be considered for rezoning only when one or more of the following conditions prevail:

- (a) *Error*. There is a manifest error in the article.
- (b) *Change in conditions*. Changed or changing conditions in a particular area or in the city or metropolitan area generally make a change in the regulations necessary and desirable.
- (c) *Increase in need for sites*. Increased or increasing needs for business or industrial sites in addition to sites that are available make it necessary and desirable to reclassify an area or to extend the boundaries of an existing area.
- (d) *Annexation*. It is necessary and desirable to reclassify territory annexed to the city.
- (e) *Ordinance changes*. Amendment to the ordinance not involving a change in classification of land is necessary.
- (f) *Change in governmental property*. It is necessary to reclassify property as a result of acquisition or disposition of such property by the United States of America, the State of Mississippi, or Harrison County.

According to the Mississippi case law:

When requesting rezoning of real property, **an applicant must prove, by clear and convincing evidence**, one of the following:

1. That there was a mistake in the original zoning, or
2. That the character of the neighborhood has changed to such an extent as to justify reclassification, **and** that there was a public need for rezoning.

Technical Report

Zoning Map Amendment

The applicant is requesting to rezone approximately 6.47 acres from T4+ (General Urban Zone "Plus") to T6 (Urban Core Zone). The applicant claims that the character of the neighborhood has changed due to the development of Cowan Road to the west of the subject sites. Upon staff review, staff notes that there have been recent commercial developments along Cowan Road, including the Handsboro Condominiums north along Cowan Road, The Captian's Wharf marina north along Cowan, the Resort RV Park south along Cowan Road, and the Townhome development (Cowan Townhomes) south on Cowan Road that had its General Plan approved in May of this year under Case# 2406PC082. The applicant states that the subject area has "remained used for nearly 10 years and in some case over 25 years.) According to past imagery, only one of the four parcels has had no development on it since 2007. The other three parcels have had two existing single-family homes on two of the listed parcels, and an existing commercial structure currently used by Lagniappe National Construction as a corporate office. The current zoning of T4+, a mix of commercial or residential uses are allowed. However, with the proposed zoning of T6 the existing single-family homes would be non-conforming, as per the City of Gulfport's Chart of Permitted Uses single family homes, or one-family dwellings, are not allowed in T6 zoning districts.

According to the City's 2002 Comprehensive Plan, the area was to allow for more commercial development in the future, which would be in harmony with the applicant's request. However, this would not be continuing any existing zoning from the adjacent properties and would be creating a section of T6 zoning between T3 (Sub-Urban Zone), T4L (General Urban Zone "Limited"), T4+ (General Urban Zone "Plus") and T5 (Urban Center Zone) zoning districts.

The applicant has chosen two justifications for change of the current zoning district. These justifications include: error, change in character of the neighborhood.

- (a) Error is indicated by the applicant due to "the size of the largest properties is large enough to be of beneficial use by developments which are only applicable in T-6." Parcel size does not dictate the zoning of a parcel of land.
- (b) The applicant sites that there has been a change in the neighborhood as another reason for their rezoning request. The applicant is claiming that the surrounding area has "improved and has been redeveloped in a manner that results in the requesting properties to be readdressed and amended in such a way as to continue the level of quality" According to past imagery, the surrounding area does have commercial locations nearby that have developed, or redeveloped, over the past ten years, such as the Walmart Neighborhood Market, or the Rouses Market that was once the Winn-Dixie Marketplace. The site also has pre-existing nonconforming uses nearby, such as a Mathers Express Lube mechanic shop within a T4+ zoning district.

EXECUTIVE SUMMARY

Applicant is seeking approval to rezone approximately 6.47 continuous acres from the current T4+ zoning to a T6 zoning. While the applicant's request is in harmony with the 2002 Comprehensive plan, this rezoning would create a T6 zoning district among T3, T4L, T4+, and T5 zoning districts. Applicant states that there has been a change in the neighborhood siting the

Technical Report

Zoning Map Amendment

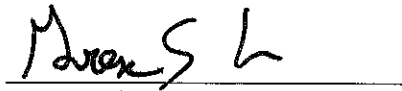
developments along Cowan Road as part of the changes to the nearby area. While there have been commercial developments within the nearby vicinity of the subject parcels, two of the subject parcels contain existing single-family homes. Should these parcels be rezoned to the requested T6 zoning, these single-family homes would be considered as pre-existing non-conforming, meaning that should these single-family homes be removed, they will not be able to return.

Any approval should consider these conditions:

1. Must meet all current building Codes and City of Gulfport Ordinances.
2. Approval for rezoning to come from City Council. Planning Commission can only offer a recommendation.

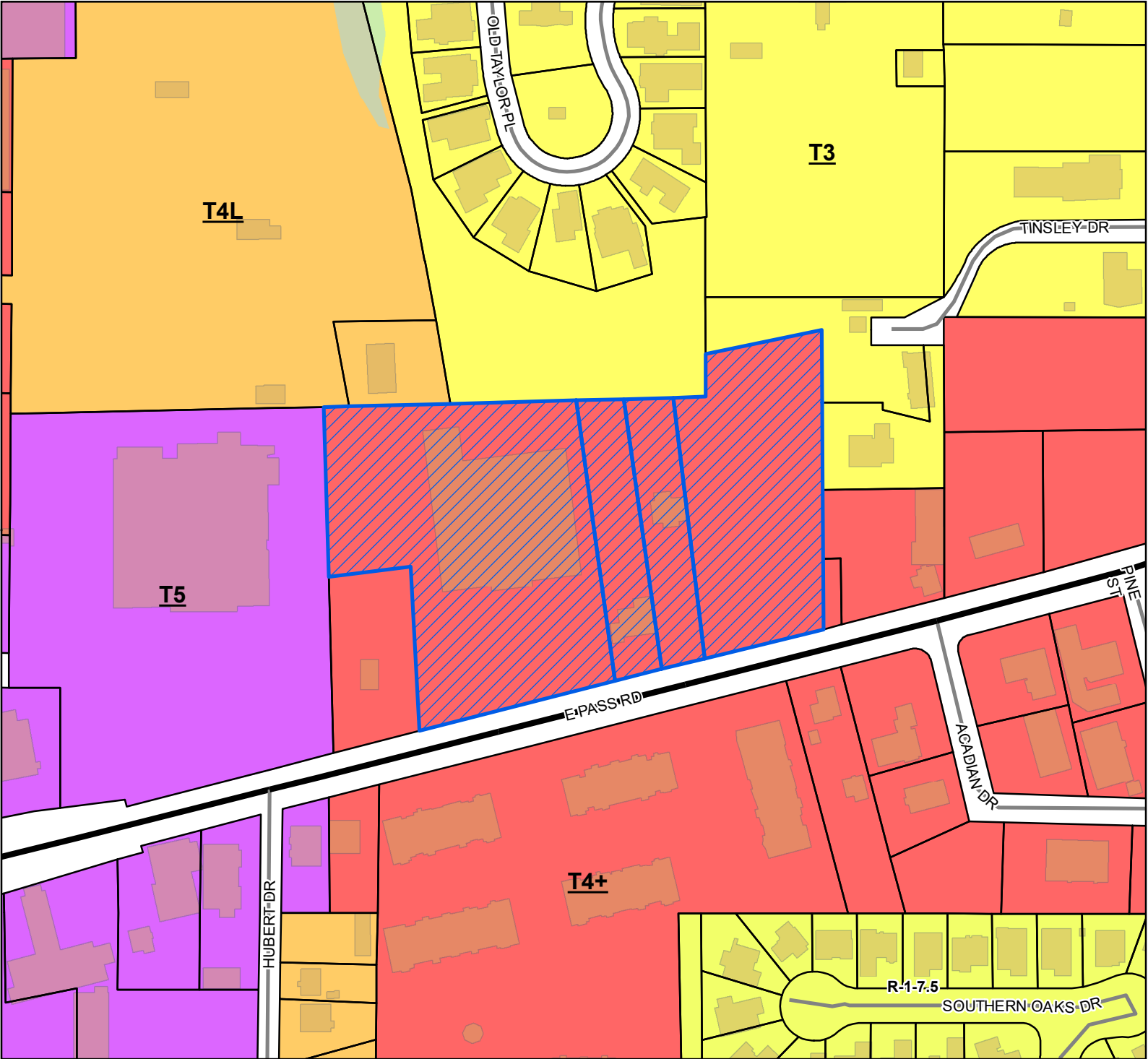
DIRECTOR APPROVAL

This report has been reviewed and approved by:



Greg Holmes

Director of Urban Development Department



Legend

- Site
- US or State Highway
- Street
- Parcels
- Buildings
- Water Features
- City Limit

Smart Code

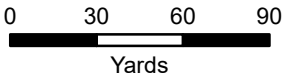
- T5
- T4+
- T4L
- T3

Zoning

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

Site Information

1010F-02-025.000
 1010F-02-024.000
 1010F-02-023.000
 1010F-02-022.000
 Zoning: T4+ (General Urban Zone "Plus")
 Size: 6.47 acres
 Flood: X



1 inch = 200 feet



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



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

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

Property Information

TAX PARCEL #

1	0	1	0	F	-	0	2	-	0	2	4	•	0	0	0
1	0	1	0	F	-	0	2	-	0	2	2	•	0	0	0
1	0	1	0	F	-	0	2	-	0	2	3	•	0	0	0

(If necessary, use separate sheet of paper)

For Staff Use Only

Case File #: 2408PC123
Date Received: 07/02/20
Receipt #: 12826553
Received By: JA
Zoning: T45
Ward: 4 Flood: X

Address of Property Involved: 1542 E Pass Rd

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

General Location: Pass Road

GENERAL DESCRIPTION OF REQUEST:

Change to T-6

OWNERSHIP AND CERTIFICATION:

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

OWNER

Nelda Ruth Camp
Printed Name Of Owner
1542 E Pass Rd. P.O. Box 6176
Mailing Address
Gulfport MS 395
City State Zip code
228-365-3586
Home Phone Work/Cell Phone
neldac2000@hotmail.com
Email
Nelda R. Camp
Signature Of Owner

AGENT

Brent Warr
Printed Name Of Agent
1804 Beach Dr
Mailing Address
Gulfport MS 39507
City State Zip code
6-228-297-5851
Home Phone Work/Cell Phone
Brent Warr 1@aol.com
Email
Brent Warr
Signature Of Agent

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



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

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

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

NAME OF OWNER (PRINT) Nelda Ruth Camp

ADDRESS (STREET, CITY, STATE, ZIP CODE) 1542 E. Pass Rd., Gulfport Ms

PHONE # (H) _____ (W) _____

TAX PARCEL NUMBER(S) OWNED 1010 F-02-024.000

X SIGNATURE: Nelda Ruth Camp

NAME OF OWNER (PRINT) Warr Properties III LLC.

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

PHONE # (H) C-228-697-8687 (W) _____

TAX PARCEL NUMBER(S) OWNED 1010-F-02-023.000

SIGNATURE: [Signature]

NAME OF OWNER (PRINT) Warr Properties III LLC

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

PHONE # (H) C-228 697 8687 (W) _____

TAX PARCEL NUMBER(S) OWNED 1010 F-02-022.000

SIGNATURE: [Signature]

(Use additional forms as needed)

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



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

For Staff Use Only

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

Property Information

TAX PARCEL #

1	0	1	0	F

 -

0	2

 -

0	2	5

 •

0	0	0

(If necessary, use separate sheet of paper)

Case File #: _____

Date Received: _____

Receipt #: _____

Received By: _____

Zoning: _____

Ward: _____ Flood: _____

Address of Property Involved: 1526 East Pass Rd.

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

General Location: Pass Rd to the Right of Dunkin Donuts near Rouses**GENERAL DESCRIPTION OF REQUEST:**Change to T-6**OWNERSHIP AND CERTIFICATION:**

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

OWNER

AGENT

Printed Name Of Owner

Joshua Schmitt Barbara Schmitt

Mailing Address

22484 Fox Run Dr.

City

State

Zip code

Pass Christian MS 39571

Home Phone

Work/Cell Phone

228-806-5674

Email

Josh@LNational.com

Signature Of Owner

Printed Name Of Agent

Brent Warr

Mailing Address

18041 Beach Dr

City

State

Zip code

Gulfport MS 39507

Home Phone

Work/Cell Phone

C-228 297 5851

Email

Brentwarr@aol.com

Signature Of Agent

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

☐

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

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

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

NAME OF OWNER (PRINT) Harper Avery LLC

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

PHONE # (H) _____ (W) _____

TAX PARCEL NUMBER(S) OWNED _____

X SIGNATURE: [Signature]

NAME OF OWNER (PRINT) _____

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

PHONE # (H) _____ (W) _____

TAX PARCEL NUMBER(S) OWNED _____

SIGNATURE: _____

NAME OF OWNER (PRINT) _____

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

PHONE # (H) _____ (W) _____

TAX PARCEL NUMBER(S) OWNED _____

SIGNATURE: _____

(Use additional forms as needed)

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

PERSON/AGENT FOR YOU: _____



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

For Staff Use Only

Case File #: 2408 PC123

Date Received: _____

Receipt #: _____

Received By: _____

Zoning: _____

Ward: _____ Flood: _____

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

Property Information

TAX PARCEL #

1	0	1	0	F

 -

0	2

 -

0	2	2

 •

0	0	0

(If necessary, use separate sheet of paper)

Address of Property Involved: Pass Rd.

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

General Location: _____

GENERAL DESCRIPTION OF REQUEST:

T-6

OWNERSHIP AND CERTIFICATION:

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

OWNER

Warr Properties III LLC
Printed Name Of Owner

1814 Beach Dr.
Mailing Address

Gulfport Ms 39507
City State Zip code

228-697-8687
Home Phone

228-697-8687
Work/Cell Phone

Kay Warr21@gmail.com
Email

Kay Warr
Signature Of Owner

AGENT

Brent Warr
Printed Name Of Agent

1804 Beach Drive
Mailing Address

Gulfport Ms 39507
City State Zip code

228-297-5851
Home Phone

228-297-5851
Work/Cell Phone

Brentwarr1@aol.com
Email

Brent Warr
Signature Of Agent

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

☐

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

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

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

NAME OF OWNER (PRINT) Warr Properties III LLC.

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

PHONE # (H) _____ (W) _____

TAX PARCEL NUMBER(S) OWNED 1010 F-02-022,000

X SIGNATURE: [Signature]

NAME OF OWNER (PRINT) _____

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

PHONE # (H) _____ (W) _____

TAX PARCEL NUMBER(S) OWNED _____

SIGNATURE: _____

NAME OF OWNER (PRINT) _____

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

PHONE # (H) _____ (W) _____

TAX PARCEL NUMBER(S) OWNED _____

SIGNATURE: _____

(Use additional forms as needed)

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



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

For Staff Use Only

Case File #: _____

Date Received: _____

Receipt #: _____

Received By: _____

Zoning: _____

Ward: _____ Flood: _____

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

Property Information

TAX PARCEL #

1	0	1	0	F

 -

0	2

 -

0	2	3

 •

0	0	0

(If necessary, use separate sheet of paper)

Address of Property Involved: 1548 Pass Rd

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

General Location: _____

GENERAL DESCRIPTION OF REQUEST:

T-6

OWNERSHIP AND CERTIFICATION:

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

OWNER

AGENT

Warr Properties III LLC
Printed Name Of Owner

1814 Beach Dr.
Mailing Address

Gulfport Ms 39507
City State Zip code

228-697-8687
Home Phone

Kay Warr 21c@gmail.com
Work/Cell Phone

Kay Warr
Email

Signature Of Owner

Brent Warr
Printed Name Of Agent

1804 Beach Dr.
Mailing Address

Gulfport Ms 39507
City State Zip code

c-228 297-5851
Home Phone

Brent Warr 1c@aol.com
Work/Cell Phone

Brent Warr
Email

Signature Of Agent

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



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

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

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

NAME OF OWNER (PRINT) Warr Properties III LLC

ADDRESS (STREET, CITY, STATE, ZIP CODE) 1814

PHONE # (H) _____ (W) _____

TAX PARCEL NUMBER(S) OWNED 1010 F - 02 - 023.000

X SIGNATURE: [Signature]

NAME OF OWNER (PRINT) _____

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

PHONE # (H) _____ (W) _____

TAX PARCEL NUMBER(S) OWNED _____

SIGNATURE: _____

NAME OF OWNER (PRINT) _____

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

PHONE # (H) _____ (W) _____

TAX PARCEL NUMBER(S) OWNED _____

SIGNATURE: _____

(Use additional forms as needed)

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



Designation of Agent

I, KAY WARR, PRINT NAME ^{DBA WARR PROPERTIES II}, being property owner of 1010 F-02-022.000, PRIMARY ADDRESS OR PARCEL which is the subject of this application hereby authorize BRETT WARR, PRINT NAME to act as my representative with the City of Gulfport's Zoning Board of Adjustment and Appeals, and/or Planning Commission, and/or City Council, and/or permitting and licensing, as required by the City.

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

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

Kay Warr
Signature

July 2, 2024
Date

STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 2nd day of July, 2024

[Signature]
Notary Public

6.21.26
Commission Expiration





Designation of Agent

I, Nelda Ruth Camp, being property owner of 1542 E. Pass Rd.
PRINT NAME PRIMARY ADDRESS OR PARCEL
 which is the subject of this application hereby authorize Brent Warr to act as my
PRINT NAME
 representative with the City of Gulfport's Zoning Board of Adjustment and Appeals, and/or Planning Commission, and/or City Council, and/or permitting and licensing, as required by the City.

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

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

Nelda Ruth Camp 7/2/24
Signature Date

STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 2 day of July, 2024

[Signature]
Notary Public

6/22/2026
Commission Expiration

State of Mississippi
 LOGAN E L FIELDS, Notary Public
 Harrison County
 My Commission Expires June 22, 2026
 Commission Number 315463



Designation of Agent

I, JOSHUA SCHMITZ, being property owner of 1526 E PASS RD, GULFPORT, MS 39571
PRINT NAME PRIMARY ADDRESS OR PARCEL
 which is the subject of this application hereby authorize BRENT WARR to act as my
PRINT NAME
 representative with the City of Gulfport's Zoning Board of Adjustment and Appeals, and/or Planning
 Commission, and/or City Council, and/or permitting and licensing, as required by the City.

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

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

[Signature]
 Signature

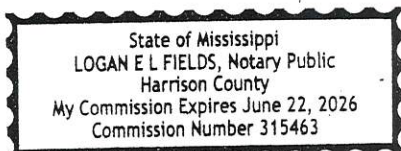
7/1/24
 Date

STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 02 day of JULY, 2024

[Signature]
 Notary Public

06/22/24
 Commission Expiration



Effect of Amendment

The character of the neighborhood has changed. And there is a public need for goods and services provided by the requested Amendment.

With the development of Cowan rd to the west, and along Pass rd to the East, the zoning classifications of those respective districts have enabled them to be developed in a quality and useful manner.

This area of Pass Rd has remained nearly unused for nearly 10 years and in some cases over 25 years.

The current zoning has held back the area requesting the Amendment.

The character of the surrounding area has improved and has been developed or redeveloped in a manner that results in the requesting properties zoning to be readdressed and Amended in such a way as to continue the level of quality of development. The sites are large, by comparison to the surrounding area and is therefore conducive to the requested classification.

By granting the requested Amendment the properties will be able to be developed and/or redeveloped and used in a more appropriate use, thus satisfying the public need for goods and services allowed by the reclassification and Amendment. Creating a professionally developed corridor enhancing the neighboring properties as well as creating significant new tax revenue for the City of Gulfport.

Error

It could be argued that the original zoning would have been better to have been T-6.

The size of the largest properties is large enough to be of beneficial use by developments which are only applicable in T-6. This amendment would allow beneficial uses to the citizens of the surrounding area.

Development Schedule

9/1/24 - finalize negotiations

9/15/24 - begin permitting process, conduct necessary inspections etc.

2/1/25 - begin construction



Michael Watson

SECRETARY OF STATE

This is not an official certificate of good standing.

Name History

Name	Name Type
Harper Avery LLC	Legal

Business Information

Business Type:	Limited Liability Company
Business ID:	1040721
Status:	Good Standing
Effective Date:	04/30/2014
State of Incorporation:	Mississippi
Principal Office Address:	3201 D Ave Gulfport, MS 39507

Registered Agent

Name
Schmitt, Joshua
3201 D Avenue
Gulfport, MS 39507-2430

Officers & Directors

Name	Title
Barbara Schmitt 3201 D Ave Gulfport, MS 39507-2430	Member
Joshua Schmitt 3201 D Ave Gulfport, MS 39507-2430	Member



Michael Watson

SECRETARY OF STATE

This is not an official certificate of good standing.

Name History

Name	Name Type
Warr Properties III, LLC	Legal

Business Information

Business Type:	Limited Liability Company
Business ID:	1178933
Status:	Good Standing
Effective Date:	05/23/2019
State of Incorporation:	Mississippi
Principal Office Address:	1804 Beach Drive Gulfport, MS 39507

Registered Agent

Name
Kay Warr 1804 Beach Drive Gulfport, MS 39507

Officers & Directors

Name	Title
Kay Warr 1804 Beach Drive Gulfport, MS 39507	Manager
Brent Warr 1804 Beach Drive Gulfport, MS 39507	Member, Other



J1 - GULFPORT DISTRICT
Instrument 2021-0027725-D-J1
Filed/Recorded 09/28/2021 3:01:01 PM
Total Fees 26.00
2 Pages Recorded

TITLE NOT EXAMINED

Prepared By and Return To:
Schwartz, Orgler & Jordan, PLLC
12206 Hwy 49
Gulfport, MS 39503
(228) 832-8550

Indexing Instructions:
pcl SW 1/4 of SE 1/4 of Sec. 30-7-10,
Harrison County, MS

File# 192306

STATE OF MISSISSIPPI

COUNTY OF HARRISON

QUITCLAIM DEED

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

LAGNIAPPE NATIONAL CONSTRUCTION, LLC,
a Mississippi limited liability company
1526 E. PASS ROAD
GULFPORT, MS 39507
228-806-5674

does hereby grant, bargain, sell, convey and quitclaim, unto

HARPER AVERY, LLC,
a Mississippi limited liability company
1526 E. PASS ROAD
GULFPORT, MS 39507
228-806-5674

the following described property, together with the improvements, hereditaments and appurtenances thereunto situated and located in the County of Harrison, State of Mississippi, and more particularly described as follows, to-wit:

A parcel of land located in the Southwest 1/4 of the Southeast 1/4 of Section 30, Township 7 South, Range 10 West City of Gulfport, First Judicial District of Harrison County, Mississippi and being more particularly described as follows:

Commencing at the intersection of the half section line running North and South through said section (which is the same line as the East margin of Cowan Road), and the former North line of the Old Pass Christian Road (sometimes called Main Street) as the same existed prior to the widening of Pass Christian Road in connection with the City of Gulfport Project No. 7821(2), (herein "former North margin of Pass Christian Road"); thence run North 75 degrees 51 minutes East along the former North margin of Pass Christian Road a distance of 974.9 feet to a point, which is the southeast corner

Our File Number 192306,

of property of Audrey P. Dryden and which is also the Point of Beginning; thence from said Point of Beginning run thence North 76 degrees 02 minutes 08 seconds East along said North margin of Pass Christian Road a distance of 293.68 feet to a point; thence run North 07 degrees 01 minutes 26 seconds West a distance of 412.81 feet to an iron rod; thence run South 88 degrees 58 minutes 27 seconds West a distance of 182.38 feet to a point; thence run South 89 degrees 14 minutes 04 seconds West a distance of 180.83 feet to an iron pipe; thence run South 00 degrees 07 minutes 56 seconds East along the East line of Edgar P. Little a distance of 244.15 feet to an iron pipe; thence run North 84 degrees 49 minutes 04 seconds East along an ancient wire fence a distance of 120.56 feet to an iron pipe; thence run South 01 degrees 54 minutes 00 seconds East along an ancient wire fence a distance of 241.78 feet to the Point of Beginning.

This being the same property conveyed to Danny N. Gray by Walter W. Dukes, et al, by deed dated August 12, 1996, and recorded in the Chancery Clerk's Office of Harrison County, Mississippi, in Deed Book 1345 at pages 31-32, and by deed dated August 12, 1996 and recorded in the Chancery Clerk's Office of Harrison County, Mississippi, in Deed Book 1345 at pages 33-34,

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

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

THIS CONVEYANCE is also subject to Zoning and/or other land use regulations promulgated by federal, state or local governments affecting the use or occupancy of the subject property.

IN WITNESS WHEREOF, LAGNIAPPE NATIONAL CONSTRUCTION, LLC has caused this conveyance to be executed by its duly authorized officer, he/she having first been duly authorized to do so, on this the 23rd day of September, 2021.

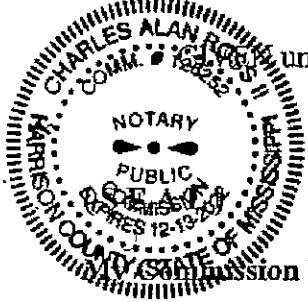
LAGNIAPPE NATIONAL CONSTRUCTION, LLC

BY: [Signature]
Name: Joshua Schnitt
Title: Owner

STATE OF Mississippi

COUNTY OF Harrison

PERSONALLY appeared before me, the undersigned authority of law in and for this jurisdiction, the within named Joshua Schnitt, who acknowledged to me that he/she is/are Owner of LAGNIAPPE NATIONAL CONSTRUCTION, LLC and that for and its behalf and as its act and deed he/she signed and delivered the foregoing instrument of writing on the day and year therein mentioned, he/she having been first duly authorized to do so.



under my hand and official seal on this the 23rd day of September, 2021.

[Signature]
NOTARY PUBLIC

LRMINQ01 APPRINQ44
Library 2024
HARPER AVERY LLC
1526 E PASS ROAD

LAND ROLL MAINTENANCE

LRWINQ01/HC
Parcel 1010F-02-025.000
Alt Parcel 1010F-02-025.000
Exempt Code
Subdivision

PPIN 20830
Tax District 5G

C/S/Z GULFPORT
Sect/Twn/Rng 30 07 10 Blk MS 39507
Cls C-Acres C-Value U-Acres U-Value T-Acres Improved True Assessed

1
2

359370
359370

1471907 1831277 274692
1471907 1831277 274692

Homestead Type 1=065 2=DAV 3=DIS 4=Reg Reg 100 DAV
Mtg Eligible for Class 1 N (Y/N)

New Value Added F-Fire 0-Override Deed Ref. 2021-0027725-D-J1
Drainage Code Benefit Price Total Deed Date 9 / 28 / 2021

Roll: Page Line Added
County 7157 1 By
City School Changed 1 26 2022
By SD

Levee Benefits X .05 =

F3-NEXT PARCEL, F5-LEGAL, F6-ADDENDUM, F7-DEEDS, F8-FLAGS, F9-OPTIONS F10-PRINT
F3 For next record

STATE OF MISSISSIPPI
COUNTY OF HARRISON
FIRST JUDICIAL DISTRICT

BOOK 859 PAGE 503

WARRANTY DEED

For and in consideration of the sum of Ten Dollars (\$10.00), cash in hand paid, the receipt of which is hereby acknowledged, I, RUTH GLADYS CAMP, do hereby convey to myself, RUTH GLADYS CAMP and NELDA RUTH CAMP, as joint tenants with the right of survivorship in either, and not as tenants in common, the following described property, together with any improvements thereon, situated in the First Judicial District of Harrison County, Mississippi, to-wit:

One lot or parcel of land having a frontage of 70 feet on the North side of Main Street and extending back North 400 feet, more or less, and bound on the South by Main Street, on the East by property this day conveyed to Parker, on the North by Myers and on the West by Taylor, located in Section 30, Township 7 South, Range 10 West, in the Town of Handsboro, Harrison County, Mississippi. Said property conveyed herein is the West one-half of the property described in the deed from Emily A. Gamel to Lena Cooper Wells dated October 26, 1950, and recorded in Book 337, on page 231 of the Land Deed Records of Harrison County, Mississippi.

WITNESS my signature on this the 20th day of June, 1979.

Ruth Gladys Camp
RUTH GLADYS CAMP

STATE OF MISSISSIPPI
COUNTY OF HARRISON

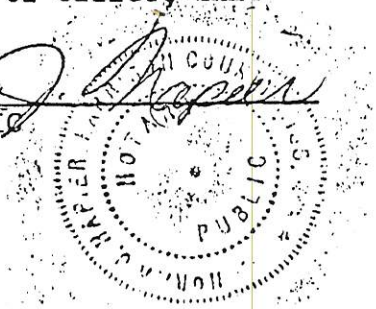
Personally appeared before me, the undersigned authority, a Notary Public in and for the above mentioned county and state, Ruth Gladys Camp, who acknowledged that she signed and delivered the above and foregoing instrument on the day and in the year therein mentioned.

WITNESS my signature and official Seal of Office, this the 20th day of June, 1979.

Norma J. [Signature]
NOTARY PUBLIC

My Commission Expires:

9/25/79



3700

STATEMENT OF FEES	
Filing	.05
Recording	150
Certificate	.50
Indexing 15¢ each	15
Separate Subdivision	
Total Fees	220

STATE OF MISSISSIPPI, COUNTY OF HARRISON, FIRST JUDICIAL DISTRICT:
I hereby certify that this instrument was received and filed for record at 11 o'clock and 21 minutes PM on 22 day of June, A. D. 19 79 and recorded June 25, 1979 in Records of Book 859 Pages 503.
G. N. Cree, Chancery Clerk
By [Signature], D. C.

LRMINQ01 APPRINQ44
Library 2024
CAMP NELDA RUTH
PO BOX 6176

LAND ROLL MAINTENANCE

LRWINQ01/HC
Parcel 1010F-02-024.000
Alt Parcel 1010F-02-024.000
Exempt Code
Subdivision

PPIN 20851
Tax District 5G

C/S/Z GULFPORT MS 39506
Sect/Twn/Rng 30 07 10 Blk 000 St 1542 E PASS RD
Cls C-Acres C-Value U-Acres U-Value T-Acres Improved True Assessed
1 64988 63659 128647 12865
2 64988 63659 128647 12865

Homestead Type 1 1=065 2=DAV 3=DIS 4=Reg Reg 100 7695 DAV
Mtg Eligible for Class 1 Y (Y/N)
New Value Added F-Fire 0-Override Deed Ref. 0859/0503
Drainage Code Benefit Price Total Deed Date / /

Roll: Page Line Added
County 2473 4 By
City School Changed 3 15 2023
By VAG

Levee Benefits X .05 =
F3-NEXT PARCEL, F5-LEGAL, F6-ADDENDUM, F7-DEEDS, F8-FLAGS, F9-OPTIONS F10-PRINT
F3 For next record



[Signature] 1st Judicial District
Instrument 2019 4069 D - J1
Filed/Recorded 6/13/2019 10:47 A
Total Fees \$ 12.00
4 Pages Recorded

PREPARED BY AND RETURN TO:

HENRY N. DICK, III, MSB#10113
AMANDA BEARD, MSB#100911
PAGE, MANNINO, PERESICH &
MCDERMOTT, P.L.L.C.
POST OFFICE DRAWER 289
BILOXI, MS 39533-0289
(228) 374-2100

TITLE NOT EXAMINED

INDEXING INSTRUCTIONS:

SE 1/4 of S30-T7S-R10W, First Judicial
District, Harrison County, MS

STATE OF MISSISSIPPI
COUNTY OF HARRISON
FIRST JUDICIAL DISTRICT

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, effective as of May 23, 2019, the undersigned,

GENE WARR and

WARR PROPERTIES, LLC, a Mississippi limited liability company,
1804 Beach Drive, Gulfport, Mississippi 39507, (228) 697-8687,

do hereby sell, convey and quitclaim unto

WARR PROPERTIES III, LLC,

a Mississippi limited liability company,
1804 Beach Drive, Gulfport, Mississippi 39507, (228) 697-8687,

all of their right, title and interest, if any, in and to the following described real property, together with all improvements thereon, located in the First Judicial District of Harrison County, State of Mississippi, to-wit:

See Exhibit "A" attached hereto

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

Ad valorem taxes for the year are hereby assumed by the Grantee herein, who will pay same when due.

WITNESS our signatures on this the 22 day of May, 2019.

[Signature]
Gene Warr

WARR PROPERTIES, LLC,
a Mississippi limited liability company

By: [Signature]
Gene Warr, Member

By: [Signature]
Kay P. Warr, Member

STATE OF MISSISSIPPI
COUNTY OF HARRISON

PERSONALLY APPEARED BEFORE ME, the undersigned authority, in and for the said county and state, on this 22 day of May, 2019, within my jurisdiction, the within named, **GENE WARR**, who acknowledged that he executed the above and foregoing instrument.

[Signature]
NOTARY PUBLIC
JEANMARIE McDANIEL
ID # 72004
Commission Expires Nov. 17, 2019
JACKSON COUNTY

STATE OF MISSISSIPPI
COUNTY OF HARRISON

Personally appeared before me, the undersigned authority in and for the said county and state, on this 22 day of May, 2019, within my jurisdiction, the within named **GENE WARR** and **KAY P. WARR**, who acknowledged that they are the Members of Warr Properties, LLC, a Mississippi limited liability company, and that for and on behalf of the said company, and as its act and deed they executed the above and foregoing instrument, after first having been duly authorized by said corporation so to do.

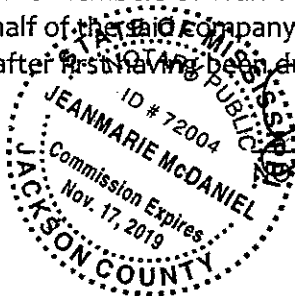
 
NOTARY PUBLIC

EXHIBIT "A"

All of that certain lot and parcel of land including the improvements thereon located at Municipal No. 1548 Pass Road, more fully described as follows: One lot or parcel of land having a frontage of Seventy (70) feet, more or less, on the North side of Pass Christian Road (formerly known as Main Street) and extending back North Four Hundred (400) feet, more or less and bounded on the South by Pass Christian Road, on the East by Taylor, on the North by Myers and on the West by Camp, located in the South $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 30, Township 7, Range 10 West, First Judicial District of Harrison County, Mississippi.

Being the same property conveyed by Nancy Parker Ford to Gene Warr in that certain General Warranty Deed dated September 23, 1974, and recorded in the office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi in the land deed records in Book 737 at Page 166. Parcel number 1010F-02-023.000.

Page, Mannino, Peresich & McDermott, PLLC, prepared the foregoing instrument based solely on instructions from Grantor and has not independently verified the legal description. The accuracy of the legal description set forth herein is not warranted by Page, Mannino, Peresich & McDermott, PLLC.

LRMINQ01 APPRINQ44
Library 2024
WARR PROPERTIES III LLC
1804 BEACH DRIVE

LAND ROLL MAINTENANCE

LRWINQ01/HC
Parcel 1010F-02-023.000
Alt Parcel 1010F-02-023.000
Exempt Code
Subdivision

PPIN 20850
Tax District 5G

Neighborhood

C/S/Z GULFPORT MS 39507
Sect/Twn/Rng 30 07 10 Blk 000 St 1548 E PASS RD

Cls	C-Acres	C-Value	U-Acres	U-Value	T-Acres	Improved	True	Assessed
1								
2		63498				45586	109084	16363
		63498				45586	109084	16363

Homestead Type 1=065 2=DAV 3=DIS 4=Reg Reg 100 DAV
Mtg Eligible for Class 1 N (Y/N)
New Value Added F-Fire 0-Override Deed Ref. 2019-0004069-D-J1
Drainage Code Benefit Price Total Deed Date 6 / 13 / 2019

Roll: Page Line Added
County 18084 4 By
City Changed 1 9 2020
School By MJP1

Levee Benefits X .05 =

F3-NEXT PARCEL, F5-LEGAL, F6-ADDENDUM, F7-DEEDS, F8-FLAGS, F9-OPTIONS F10-PRINT
F3 For next record



[Signature] 1st Judicial District
Instrument 2019 4071 D -J1
Filed/Recorded 6/13/2019 10:49 A
Total Fees \$ 12.00
4 Pages Recorded

PREPARED BY AND RETURN TO:

HENRY N. DICK, III, MSB#10113
AMANDA BEARD, MSB#100911
PAGE, MANNINO, PERESICH &
MCDERMOTT, P.L.L.C.
POST OFFICE DRAWER 289
BILOXI, MS 39533-0289
(228) 374-2100

TITLE NOT EXAMINED

INDEXING INSTRUCTIONS:

SE 1/4 of S30-T7S-R10W, First Judicial
District, Harrison County, MS

STATE OF MISSISSIPPI
COUNTY OF HARRISON
FIRST JUDICIAL DISTRICT

QUICLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, effective as of May 23, 2019, the undersigned,

GENE WARR and
WARR PROPERTIES, LLC, a Mississippi limited liability company,
1804 Beach Drive, Gulfport, Mississippi 39507, (228) 697-8687,

do hereby sell, convey and quitclaim unto

WARR PROPERTIES III, LLC,
a Mississippi limited liability company,
1804 Beach Drive, Gulfport, Mississippi 39507, (228) 697-8687,

all of their right, title and interest, if any, in and to the following described real property, together with all improvements thereon, located in the First Judicial District of Harrison County, State of Mississippi, to-wit:

See Exhibit "A" attached hereto

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

Ad valorem taxes for the year are hereby assumed by the Grantee herein, who will pay same when due.

WITNESS our signatures on this the 22 day of May, 2019.

[Signature]
Gene Warr

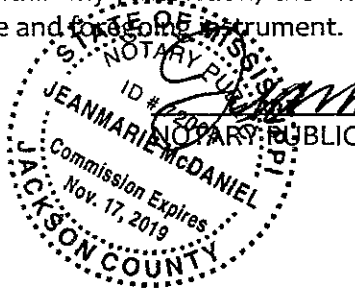
WARR PROPERTIES, LLC,
a Mississippi limited liability company

By: [Signature]
Gene Warr, Member

By: [Signature]
Kay P. Warr, Member

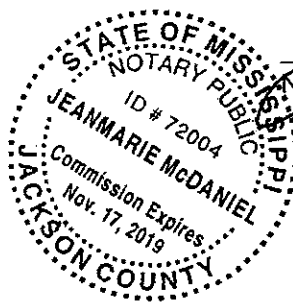
STATE OF MISSISSIPPI
COUNTY OF HARRISON

PERSONALLY APPEARED BEFORE ME, the undersigned authority, in and for the said county and state, on this 22 day of May, 2019, within my jurisdiction, the within named, **GENE WARR**, who acknowledged that he executed the above and foregoing instrument.



STATE OF MISSISSIPPI
COUNTY OF HARRISON

Personally appeared before me, the undersigned authority in and for the said county and state, on this 22 day of May, 2019, within my jurisdiction, the within named **GENE WARR** and **KAY P. WARR**, who acknowledged that they are the Members of Warr Properties, LLC, a Mississippi limited liability company, and that for and on behalf of the said company, and as its act and deed they executed the above and foregoing instrument, after first having been duly authorized by said corporation so to do.



Jeanmarie McDaniel
NOTARY PUBLIC

EXHIBIT "A"

Beginning at the intersection of the North line of Pass Christian Road with the West line of Pine Street, in Handsboro, Mississippi. Thence Westerly along the North line of the said Pass Christian Road 458 feet to the point of beginning of the property herein described; from said point of beginning run South 75 degrees 48 minutes West 177 feet along the North margin of Pass Christian Road; thence North 07 degrees 10 minutes West 380 feet to a point; thence North 89 degrees 21 minutes East 43.3 feet to a point; thence North 00 degrees 14 minutes East 66 feet to a point; thence North 77 degrees 40 minutes East 174.5 feet to a point; thence South 00 degrees 39 minutes East 437.7 feet to the North margin of the Pass Christian Road and the point of beginning. The above described property being bounded on the South by Pass Christian Road, on the West by A. Barrett, now Parker, on the North by Fowlkes, formerly Myers, and on the East by the Handsboro Water Company. The above described property located in and a part of the Southwest one-fourth of the Southeast one-fourth of Section 30, Township 7 South, Range 10 West, Harrison County.

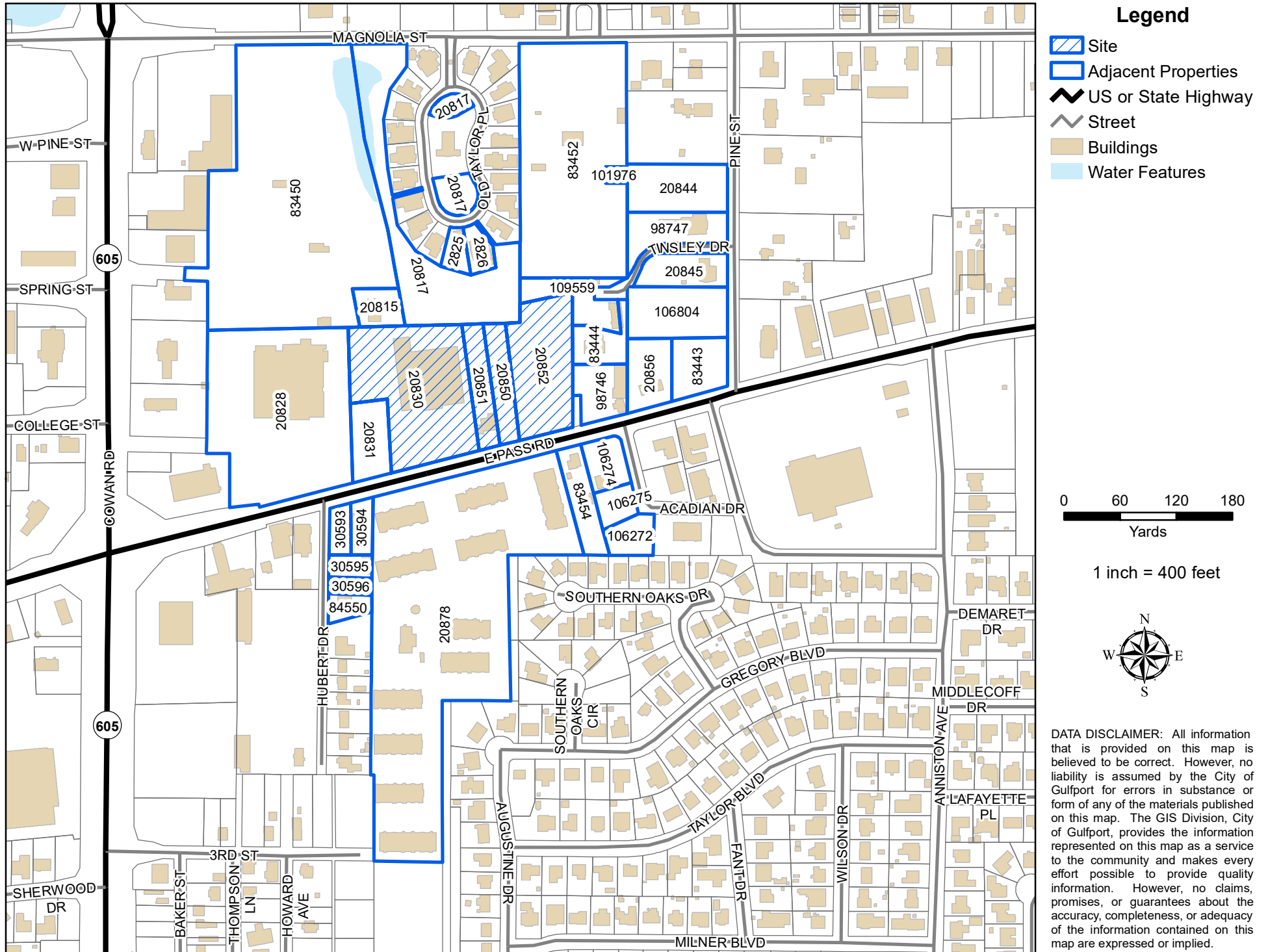
Being the same property conveyed by Mrs. Isa Laird, Mrs. Annie Todd, Mrs. Ada Reynolds, Mrs. Flora Tunstall and Raymond W. Laird, Executor of the Estate of Alice Taylor, deceased, to H. H. Burnett and Gene Warr in that certain Warranty Deed dated March 16, 1968, and recorded in the office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi in the land deed records in Book 611 at Page 306. Further being the same property conveyed by H. H. Burnett to Gene Warr in that certain Warranty Deed dated April 3, 1969, and recorded in the office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi in the land deed records in Book 640 at Page 367. Parcel number 1010F-02-022.000.

Page, Mannino, Peresich & McDermott, PLLC, prepared the foregoing instrument based solely on instructions from Grantor and has not independently verified the legal description. The accuracy of the legal description set forth herein is not warranted by Page, Mannino, Peresich & McDermott, PLLC.

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
Y		1010F-02-023.000	WARR PROPERTIES III LLC (OWNER)	1804 BEACH DRIVE	GULFPORT	MS	39507
		1010F-02-025.000	HARPER AVERY LLC (OWNER)	3201 D AVE	GULFPORT	MS	39507
		1010F-02-024.000	NELDA RUTH CAMP (OWNER)	1542 E PASS ROAD	GULFPORT	MS	39505
		1010F-02-022.000	BRENT WARR (AGENT)	1804 BEACH DRIVE	GULFPORT	MS	39507
N			Adjacent Property Owners (2408PC123)				
	20830	1010F-02-025.000	HARPER AVERY LLC	1526 E PASS ROAD	GULFPORT	MS	39507
	20828	1010F-02-028.000	ROUSE'S ENTERPRISES LLC	ATTN: DONALD J ROUSE JR	THIBODAUX	LA	70302
	20851	1010F-02-024.000	CAMP NELDA RUTH	PO BOX 6176	GULFPORT	MS	39506
	20850	1010F-02-023.000	WARR PROPERTIES III LLC	1804 BEACH DRIVE	GULFPORT	MS	39507
	20831	1010F-02-025.001	LIBERTY PROPERTY HOLDINGS LLC	P O BOX 1038	DOVER	NH	3821
	106275	1010F-03-005.004	CUTRER TERRY L & PAMELA S	4907 A COURTHOUSE RD	GULFPORT	MS	39507
	30596	1010K-06-002.000	J & C WILLIAMS LP	1447 E PASS RD	GULFPORT	MS	39507
	83452	1010F-02-045.000	HOPKINS MARYEM COLBERT FOWLKES ETAL	143 BAYOU CIRCLE	GULFPORT	MS	39507
	20815	1010F-02-043.000	WILLIAMS MARSHAL J & SANDRA JEAN	12506 LORRAINE RD	BILOXI	MS	39532
	83450	1010F-02-042.000	BAYWOOD CAMP GROUNDS INC	12506 LORRAINE RD	BILOXI	MS	39532
	20878	1010F-03-009.000	SUMMERFIELD PLACE II LLC	C/O ARBOR PROPERTIES	TALLAHASSEE	FL	32303
	30594	1010F-03-011.000	HARKINS HOLDINGS LLC	8787 SUNDOWN LANE	GULFPORT	MS	39503
N	30593	1010F-03-012.000	J & C WILLIAMS LP	1447 E PASS RD	GULFPORT	MS	39507
	30595	1010K-06-001.000	COAST PROPERTIES LLC	1447 E PASS RD	GULFPORT	MS	39507
	20845	1010F-02-018.000	JONES STEPHEN C & PAMELA A	1103 PINE STREET	GULFPORT	MS	39507
	98747	1010F-02-018.001	MCVADON ROBERT C JR & DEBORAH A	450 BORDEAUX COVE	BILOXI	MS	39531
	83444	1010F-02-021.000	EDWARDS EMERY L	1626 E PASS RD	GULFPORT	MS	39507
	20844	1010F-02-017.000	LUPOLD TROY & BRIANNE	282 BIG LAKE RD APT 32	BILOXI	MS	39531
	83443	1010F-02-019.000	BLACK JACK RANCH LLC	75 SUNFLOWER RD	PERKINSTON	MS	39573
	2826	1010F-02-044.013	KAIGLER DELIA H	1529 MAGNOLIA ST #10	GULFPORT	MS	39507
	106274	1010F-03-005.005	PASS ROAD PROPERTIES LLC	1635 EAST PASS RD	GULFPORT	MS	39507
	101976	1010F-02-045.001	FOWLKES MARYEM C	143 BAYOU CIR	GULFPORT	MS	39507
	2825	1010F-02-044.012	PALAZZO MURIEL M & STEVEN M	11530 TREELAWN STREET	GULFPORT	MS	39503
N	106804	1010F-02-019.001	BLACK JACK RANCH LLC	75 SUNFLOWER RD	PERKINSTON	MS	39573
	20817	1010F-02-044.000	OLD TAYLOR PROPERTIES INC	1529 MAGNOLIA STREET	GULFPORT	MS	39507
	106272	1010F-03-005.003	HAYDEL PROPERTIES LP	P O BOX 1891	GULFPORT	MS	39502
	84550	1010K-06-003.000	SCIPIONE NANCY W	1447 EAST PASS ROAD	GULFPORT	MS	39507
	20856	1010F-02-020.000	AZEOTROPE ENTERPRISES LLC	1628 E PASS RD	GULFPORT	MS	39507
	83454	1010F-03-008.000	CHEVALIER BRIAN	2510 PROVENCE PLACE	BILOXI	MS	39531
N	98746	1010F-02-021.001	EDWARDS EMERY L	1626 E PASS RD	GULFPORT	MS	39507
N	20852	1010F-02-022.000	WARR PROPERTIES III LLC	1804 BEACH DRIVE	GULFPORT	MS	39507

2408PC123

Zoning Map Amendment





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

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

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

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
33468	579464	Print Legal Ad-IPL01868560 - IPL0186856		\$89.50	2	59 L

Attention: Jessica Versiga

GULFPORT CITY HALL
1410 24 TH AVENUE
GULFPORT, MS 39501

jversiga@gulfport-ms.gov

LEGAL NOTICE PUBLIC HEARING

In conformance with Section VIII of the Comprehensive Zoning Ordinance of the City of Gulfport, Mississippi, 1979 as amended, notice is hereby given advising that the Gulfport City Planning Commission will hold a public hearing in the City of Gulfport, Mississippi at 4:30 P.M., Thursday, August 22, 2024 in the Council Chambers of the Gulfport City Hall located at 2309 15 th Street to consider the following requests. A copy of the requests will be available for public review at the office of the Department of Urban Development, Planning Division, located on first floor of the William H. Hardy Building, 1410 24 th Avenue.

Planning Commission Approval 2407PC100, by owner Prasant Patel, seeking approval for convenience store use - Tax Parcel 1008M-01-007.000 - Located at 11268 Lorraine Road (Zoned B-2 (General-Business)) - Ward 6

Planning Commission Approval 2408PC125, by agent Cross Development CC Gulfport, LLC, seeking approval for an automobile and truck body repair shop use, Tax Parcel 1008L-01-002.000, Dedeaux Road, Zoned B-2 (General-business), Ward 6

General Plan 2409PC130, by agent Brown, Mitchell, & Alexander, Inc., seeking approval of easements and right of way (North Park Drive), Tax Parcel 1008L-01-002.000, Dedeaux Rd, Zoned B-2 (General Business), Ward 6

General Plan 2409PC134, by agent Robert Riemann, seeking approval (Conditioned on passage of relevant zoning text) of a General Plan for a new 25 lot small-house development, 0809B-03-017.000, Zoned R-3 (Single Family), Ward 7

Zoning Map Amendment 2408PC121, by agent Kenny McNair, requesting to rezone to R-1-10 (Single-family), Tax Parcel 0908M-01-004.002, Stewart Road, Zoned B-2 (General-business), Ward 6

Zoning Map Amendment 2408PC123, by agent Brent Warr, requesting to rezone to T-6 (Urban Core Zone), Tax Parcels 1010F-02-022.000, 1010F-02-023.000, 1010F-02-024.000, 1010F-02-025.000, East Pass Road, 1548 East Pass Road, 1542 East Pass Road, 1526 East Pass Road, Zoned T4+ (General Urban Zone "Plus") Ward 4

Zoning Text Amendment 2409PC129, by City of Gulfport Urban Development, to amend Appendix A to the Code of Ordinances to remove certain duties from the Building Code of Planning Director and assign those duties to the Planning Administrator.

Zoning Text Amendment 2409PC132, by City of Gulfport Administration, to amend sections to Chapter 9, Article III to amend the maximum period of tentative approval from one-year to two years before final plat.

Zoning Text Amendment 2409PC135, by City of Gulfport Administration, to amend Appendix A to the City's Code of Ordinances at Sections III (C)(7), allowing for and governing/regulating small lot/small house use/developments in R-3 zoning districts.

This the 31st day of July 2024

Keith Williams, Chairman
City of Gulfport Planning Commission
IPL0186856
Aug 7 2024

STATE OF MISSISSIPPI COUNTY OF HARRISON

Before me, the undersigned Notary of Dallas County, Texas personally appeared Mary Castro, who, being by me first duly sworn, did depose and say that she is a clerk of The Sun Herald, a daily newspaper published in the city of Gulfport, in Harrison County, Mississippi and the publication of the notice, a copy of which is hereto attached, has been made in said paper in the issue(s) of:

1 insertion(s) published on:
08/07/24

Affidavit further states on oath that said newspaper has been established and published continuously in said county for a period of more than twelve months next prior to the first publication of said notice.

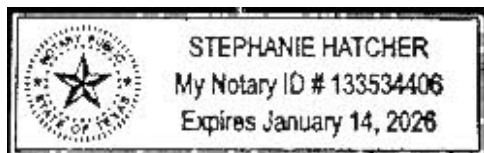
Mary Castro

Sworn to and subscribed before me this 7th day of
August in the year of 2024

Stephanie Hatcher

Notary Public

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



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

MEMORANDUM

To: City of Gulfport Planning Commission

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

Date of Hearing: August 22, 2024

Re: Zoning Text Amendment 2409PC129:

Zoning Text Amendment 2409PC129, by City of Gulfport Urban Development, to amend Appendix A to the Code of Ordinances to remove certain duties from the Building Code of Planning Director and assign those duties to the Planning Administrator.



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

APPLICATION FOR ZONING TEXT AMENDMENT

For Staff Use Only

Case File #: 2409PC129
Date Received: 07/17/2024
Receipt #: _____
Received By: _____
Zoning: N/A
Ward: N/A Flood: N/A

GENERAL DESCRIPTION OF REQUEST: (If necessary, attach a separate sheet of paper detailing the purpose of the request.)

Amend Appendix A to the Code of Ordinances to remove certain duties from the Building Code
or Planning Director and assign those duties to the Planning Administrator, and for related
purposes.

OWNERSHIP AND CERTIFICATION:

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

~~OWNER~~ Applicant

AGENT

City of Gulfport by Greg Holmes UD Director

Printed Name Of Owner
1410 24th Avenue

Mailing Address
Gulfport MS 39501

City State Zip code
228-868-5710

Home Phone Work/Cell Phone
gholmes@gulfport-ms.gov

Email

Signature Of Owner

Printed Name Of Agent

Mailing Address

City State Zip code

Home Phone Work/Cell Phone

Email

Signature Of Agent

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



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

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

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

NAME OF OWNER (PRINT) _____

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

PHONE # (H) _____ (W) _____

TAX PARCEL NUMBER(S) OWNED _____

SIGNATURE: _____

NAME OF OWNER (PRINT) _____

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

PHONE # (H) _____ (W) _____

TAX PARCEL NUMBER(S) OWNED _____

SIGNATURE: _____

NAME OF OWNER (PRINT) _____

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

PHONE # (H) _____ (W) _____

TAX PARCEL NUMBER(S) OWNED _____

SIGNATURE: _____

(Use additional forms as needed)

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

PERSON/AGENT FOR YOU: _____

IMPORTANT NOTICE

1. Please be advised that failure to submit a complete application, with all supporting documents, could **delay your hearing date**. The Planning Commission 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. Please see reverse of this sheet to determine the deadline dates for filing your application.

SUBMISSION REQUIREMENTS

- A. **Page one of this application, completed and signed.**
- B. **Proof of ownership** (Copy of deed or affidavit)
- C. If applicable, notarized proof of **authority to act as agent** for owner (board resolution, etc.)
- D. 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**.
- E. **Site Plan**: Showing proposed development (Optional).
- F. **Provide a written statement addressing the following reasons for your text amendment request:**

The Comprehensive Zoning and SmartCode Ordinances, including the zoning map, are based on comprehensive planning studies and are intended to carry out the object of sound, stable and desirable environment. It is recognized that casual amendment of the ordinance would be detrimental to the achievement of that objective, and it is therefore declared to be the public policy to amend this ordinance only when one or more of the following conditions prevail:

1. **Error** – there is manifest error in the ordinance.
2. **Change in Conditions**: - changed or changing conditions in a particular area, or in the city or metropolitan area generally, make an amendment to the ordinance necessary and desirable.

3. **Increase in need for sites** – increased or increasing needs for business or industrial sites, in addition to sites that are available, make it necessary and desirable to reclassify an area or to extend the boundaries of an existing district.
4. **Annexation** – it is necessary and desirable to classify territory hereafter annexed to the city to a district classification.
5. **Ordinance changes** – amendment of the ordinance not involving a change in classification of land necessary.
6. **Change in governmental property** – it is necessary to reclassify property as a result of acquisition or disposition of such property by the United States of America, the state of Mississippi or Harrison County.

G. The following items must be submitted when in a written statement you are requesting an amendment to the Comprehensive Zoning Ordinance or SmartCode Ordinance:

1. **Interest**: The applicant or applicants name(s), address(es) and interest of any individual(s), firm(s) or corporation(s) represented by the applicant(s) in the application.
2. **Condition for Change**: State which one or more condition(s) exists which warrants the change to the zoning amendment. The six conditions defined in the ordinance are above.
3. **Development Schedule**: A development schedule must also be submitted. This should show the time schedule for the beginning and completion of mall development planned by the applicant in the area. The successive stages and the development for each stages should be shown if applicable.
4. **Effects of Amendment**: Provide a report giving the nature, description, and effect of the proposed amendment.
5. **Error**: The error in this ordinance that would be corrected by the proposed amendment; if the intent is to correct an error.

H. Cash or check payable to the City of Gulfport in the amount of \$175.00.



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

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

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

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
33468	579464	Print Legal Ad-IPL01868560 - IPL0186856		\$89.50	2	59 L

Attention: Jessica Versiga

GULFPORT CITY HALL
1410 24 TH AVENUE
GULFPORT, MS 39501

jversiga@gulfport-ms.gov

LEGAL NOTICE PUBLIC HEARING

In conformance with Section VIII of the Comprehensive Zoning Ordinance of the City of Gulfport, Mississippi, 1979 as amended, notice is hereby given advising that the Gulfport City Planning Commission will hold a public hearing in the City of Gulfport, Mississippi at 4:30 P.M., Thursday, August 22, 2024 in the Council Chambers of the Gulfport City Hall located at 2309 15 th Street to consider the following requests. A copy of the requests will be available for public review at the office of the Department of Urban Development, Planning Division, located on first floor of the William H. Hardy Building, 1410 24 th Avenue.

Planning Commission Approval 2407PC100, by owner Prasant Patel, seeking approval for convenience store use - Tax Parcel 1008M-01-007.000 - Located at 11268 Lorraine Road (Zoned B-2 (General-Business)) - Ward 6

Planning Commission Approval 2408PC125, by agent Cross Development CC Gulfport, LLC, seeking approval for an automobile and truck body repair shop use, Tax Parcel 1008L-01-002.000, Dedeaux Road, Zoned B-2 (General-business), Ward 6

General Plan 2409PC130, by agent Brown, Mitchell, & Alexander, Inc., seeking approval of easements and right of way (North Park Drive), Tax Parcel 1008L-01-002.000, Dedeaux Rd, Zoned B-2 (General Business), Ward 6

General Plan 2409PC134, by agent Robert Riemann, seeking approval (Conditioned on passage of relevant zoning text) of a General Plan for a new 25 lot small-house development, 0809B-03-017.000, Zoned R-3 (Single Family), Ward 7

Zoning Map Amendment 2408PC121, by agent Kenny McNair, requesting to rezone to R-1-10 (Single-family), Tax Parcel 0908M-01-004.002, Stewart Road, Zoned B-2 (General-business), Ward 6

Zoning Map Amendment 2408PC123, by agent Brent Warr, requesting to rezone to T-6 (Urban Core Zone), Tax Parcels 1010F-02-022.000, 1010F-02-023.000, 1010F-02-024.000, 1010F-02-025.000, East Pass Road, 1548 East Pass Road, 1542 East Pass Road, 1526 East Pass Road, Zoned T4+ (General Urban Zone "Plus") Ward 4

Zoning Text Amendment 2409PC129, by City of Gulfport Urban Development, to amend Appendix A to the Code of Ordinances to remove certain duties from the Building Code of Planning Director and assign those duties to the Planning Administrator.

Zoning Text Amendment 2409PC132, by City of Gulfport Administration, to amend sections to Chapter 9, Article III to amend the maximum period of tentative approval from one-year to two years before final plat.

Zoning Text Amendment 2409PC135, by City of Gulfport Administration, to amend Appendix A to the City's Code of Ordinances at Sections III (C)(7), allowing for and governing/regulating small lot/small house use/developments in R-3 zoning districts.

This the 31st day of July 2024

Keith Williams, Chairman
City of Gulfport Planning Commission
IPL0186856
Aug 7 2024

STATE OF MISSISSIPPI COUNTY OF HARRISON

Before me, the undersigned Notary of Dallas County, Texas personally appeared Mary Castro, who, being by me first duly sworn, did depose and say that she is a clerk of The Sun Herald, a daily newspaper published in the city of Gulfport, in Harrison County, Mississippi and the publication of the notice, a copy of which is hereto attached, has been made in said paper in the issue(s) of:

1 insertion(s) published on:
08/07/24

Affidavit further states on oath that said newspaper has been established and published continuously in said county for a period of more than twelve months next prior to the first publication of said notice.

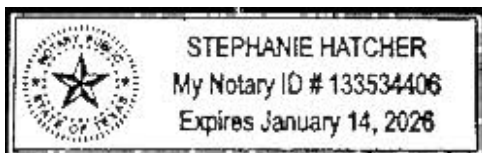
Mary Castro

Sworn to and subscribed before me this 7th day of
August in the year of 2024

Stephanie Hatcher

Notary Public

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



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

MEMORANDUM

To: City of Gulfport Planning Commission

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

Date of Hearing: August 22, 2024

Re: Zoning Text Amendment 2409PC132:

Zoning Text Amendment 2409PC132, by City of Gulfport Administration, to amend sections to Chapter 9, Article III to amend the maximum period of tentative approval from one-year to two years before final plat.



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

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

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

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
33468	579464	Print Legal Ad-IPL01868560 - IPL0186856		\$89.50	2	59 L

Attention: Jessica Versiga

GULFPORT CITY HALL
1410 24 TH AVENUE
GULFPORT, MS 39501

jversiga@gulfport-ms.gov

LEGAL NOTICE PUBLIC HEARING

In conformance with Section VIII of the Comprehensive Zoning Ordinance of the City of Gulfport, Mississippi, 1979 as amended, notice is hereby given advising that the Gulfport City Planning Commission will hold a public hearing in the City of Gulfport, Mississippi at 4:30 P.M., Thursday, August 22, 2024 in the Council Chambers of the Gulfport City Hall located at 2309 15 th Street to consider the following requests. A copy of the requests will be available for public review at the office of the Department of Urban Development, Planning Division, located on first floor of the William H. Hardy Building, 1410 24 th Avenue.

Planning Commission Approval 2407PC100, by owner Prasant Patel, seeking approval for convenience store use - Tax Parcel 1008M-01-007.000 - Located at 11268 Lorraine Road (Zoned B-2 (General-Business)) - Ward 6

Planning Commission Approval 2408PC125, by agent Cross Development CC Gulfport, LLC, seeking approval for an automobile and truck body repair shop use, Tax Parcel 1008L-01-002.000, Dedeaux Road, Zoned B-2 (General-business), Ward 6

General Plan 2409PC130, by agent Brown, Mitchell, & Alexander, Inc., seeking approval of easements and right of way (North Park Drive), Tax Parcel 1008L-01-002.000, Dedeaux Rd, Zoned B-2 (General Business), Ward 6

General Plan 2409PC134, by agent Robert Riemann, seeking approval (Conditioned on passage of relevant zoning text) of a General Plan for a new 25 lot small-house development, 0809B-03-017.000, Zoned R-3 (Single Family), Ward 7

Zoning Map Amendment 2408PC121, by agent Kenny McNair, requesting to rezone to R-1-10 (Single-family), Tax Parcel 0908M-01-004.002, Stewart Road, Zoned B-2 (General-business), Ward 6

Zoning Map Amendment 2408PC123, by agent Brent Warr, requesting to rezone to T-6 (Urban Core Zone), Tax Parcels 1010F-02-022.000, 1010F-02-023.000, 1010F-02-024.000, 1010F-02-025.000, East Pass Road, 1548 East Pass Road, 1542 East Pass Road, 1526 East Pass Road, Zoned T4+ (General Urban Zone "Plus") Ward 4

Zoning Text Amendment 2409PC129, by City of Gulfport Urban Development, to amend Appendix A to the Code of Ordinances to remove certain duties from the Building Code of Planning Director and assign those duties to the Planning Administrator.

Zoning Text Amendment 2409PC132, by City of Gulfport Administration, to amend sections to Chapter 9, Article III to amend the maximum period of tentative approval from one-year to two years before final plat.

Zoning Text Amendment 2409PC135, by City of Gulfport Administration, to amend Appendix A to the City's Code of Ordinances at Sections III (C)(7), allowing for and governing/regulating small lot/small house use/developments in R-3 zoning districts.

This the 31st day of July 2024

Keith Williams, Chairman
City of Gulfport Planning Commission
IPL0186856
Aug 7 2024

STATE OF MISSISSIPPI COUNTY OF HARRISON

Before me, the undersigned Notary of Dallas County, Texas personally appeared Mary Castro, who, being by me first duly sworn, did depose and say that she is a clerk of The Sun Herald, a daily newspaper published in the city of Gulfport, in Harrison County, Mississippi and the publication of the notice, a copy of which is hereto attached, has been made in said paper in the issue(s) of:

1 insertion(s) published on:
08/07/24

Affidavit further states on oath that said newspaper has been established and published continuously in said county for a period of more than twelve months next prior to the first publication of said notice.

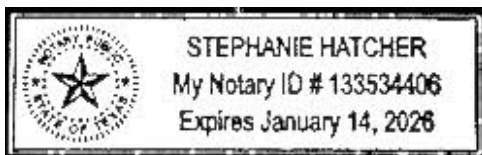
Mary Castro

Sworn to and subscribed before me this 7th day of
August in the year of 2024

Stephanie Hatcher

Notary Public

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



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

MEMORANDUM

To: City of Gulfport Planning Commission

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

Date of Hearing: August 22, 2024

Re: Zoning Text Amendment 2409PC132:

Zoning Text Amendment 2409PC132, by City of Gulfport Administration, to amend sections to Chapter 9, Article III to amend the maximum period of tentative approval from one-year to two years before final plat.



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

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

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

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
33468	579464	Print Legal Ad-IPL01868560 - IPL0186856		\$89.50	2	59 L

Attention: Jessica Versiga

GULFPORT CITY HALL
1410 24 TH AVENUE
GULFPORT, MS 39501

jversiga@gulfport-ms.gov

LEGAL NOTICE PUBLIC HEARING

In conformance with Section VIII of the Comprehensive Zoning Ordinance of the City of Gulfport, Mississippi, 1979 as amended, notice is hereby given advising that the Gulfport City Planning Commission will hold a public hearing in the City of Gulfport, Mississippi at 4:30 P.M., Thursday, August 22, 2024 in the Council Chambers of the Gulfport City Hall located at 2309 15 th Street to consider the following requests. A copy of the requests will be available for public review at the office of the Department of Urban Development, Planning Division, located on first floor of the William H. Hardy Building, 1410 24 th Avenue.

Planning Commission Approval 2407PC100, by owner Prasant Patel, seeking approval for convenience store use - Tax Parcel 1008M-01-007.000 - Located at 11268 Lorraine Road (Zoned B-2 (General-Business)) - Ward 6

Planning Commission Approval 2408PC125, by agent Cross Development CC Gulfport, LLC, seeking approval for an automobile and truck body repair shop use, Tax Parcel 1008L-01-002.000, Dedeaux Road, Zoned B-2 (General-business), Ward 6

General Plan 2409PC130, by agent Brown, Mitchell, & Alexander, Inc., seeking approval of easements and right of way (North Park Drive), Tax Parcel 1008L-01-002.000, Dedeaux Rd, Zoned B-2 (General Business), Ward 6

General Plan 2409PC134, by agent Robert Riemann, seeking approval (Conditioned on passage of relevant zoning text) of a General Plan for a new 25 lot small-house development, 0809B-03-017.000, Zoned R-3 (Single Family), Ward 7

Zoning Map Amendment 2408PC121, by agent Kenny McNair, requesting to rezone to R-1-10 (Single-family), Tax Parcel 0908M-01-004.002, Stewart Road, Zoned B-2 (General-business), Ward 6

Zoning Map Amendment 2408PC123, by agent Brent Warr, requesting to rezone to T-6 (Urban Core Zone), Tax Parcels 1010F-02-022.000, 1010F-02-023.000, 1010F-02-024.000, 1010F-02-025.000, East Pass Road, 1548 East Pass Road, 1542 East Pass Road, 1526 East Pass Road, Zoned T4+ (General Urban Zone "Plus") Ward 4

Zoning Text Amendment 2409PC129, by City of Gulfport Urban Development, to amend Appendix A to the Code of Ordinances to remove certain duties from the Building Code of Planning Director and assign those duties to the Planning Administrator.

Zoning Text Amendment 2409PC132, by City of Gulfport Administration, to amend sections to Chapter 9, Article III to amend the maximum period of tentative approval from one-year to two years before final plat.

Zoning Text Amendment 2409PC135, by City of Gulfport Administration, to amend Appendix A to the City's Code of Ordinances at Sections III (C)(7), allowing for and governing/regulating small lot/small house use/developments in R-3 zoning districts.

This the 31st day of July 2024

Keith Williams, Chairman
City of Gulfport Planning Commission
IPL0186856
Aug 7 2024

STATE OF MISSISSIPPI COUNTY OF HARRISON

Before me, the undersigned Notary of Dallas County, Texas personally appeared Mary Castro, who, being by me first duly sworn, did depose and say that she is a clerk of The Sun Herald, a daily newspaper published in the city of Gulfport, in Harrison County, Mississippi and the publication of the notice, a copy of which is hereto attached, has been made in said paper in the issue(s) of:

1 insertion(s) published on:
08/07/24

Affidavit further states on oath that said newspaper has been established and published continuously in said county for a period of more than twelve months next prior to the first publication of said notice.

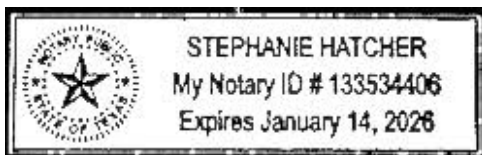
Mary Castro

Sworn to and subscribed before me this 7th day of
August in the year of 2024

Stephanie Hatcher

Notary Public

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



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