

AGENDA

GULFPORT CITY ARCHITECTURAL REVIEW COMMITTEE MEETING

CITY HALL COUNCIL CHAMBERS

THURSDAY, OCTOBER 10, 2024 AT 3:00 PM

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

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

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

F2. Speaker Card

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

G. Adoption of Minutes

G1. Architectural Review Committee - DATE

H. Hearing of Cases

H1. Signs

1. Architectural Review Committee 2410ARC045:

Architectural Review Committee 2410ARC045, by agent Micheal McCabe Jr., seeking approval for a new freestanding ground sign, Tax Parcel 0808P-01-009.000, 14165 Dedeaux Road, Zoned B-2 (General Business), Ward 5

H2. Architectural Review Committee Permits

1. Architectural Review Committee 2409ARC042;(Postponed to October Meeting by Applicant)

Architectural Review Committee 2409ARC042, by agent Jalen Coarza, seeking approval to deviate from landscaping requirements and landscaped island requirements, Tax Parcel 1010F-02-034.001, 1010 Cowan Rd, Zoned T5 (Urban Center Zone), Ward 4

I. Reports

J. Unfinished Business

K. Other Business

L. Adjournment

MINUTES

GULFPORT ARCHITECTURAL REVIEW COMMITTEE MEETING

Friday, September 20, 2024 3:00 P.M.

City Council Chambers

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

BOARD MEMBERS PRESENT:

DANIELLE COTTON
BRENT FRENCH
LEE PALERMO
JOHNNY OLSEN

BOARD MEMBERS ABSENT:

KENNY MCNAIR

STAFF MEMBERS PRESENT

SU-LIN FEATHERSTON
SAMUEL SWEETING
BRYCE CLUGH
MATILDA WELCH

COURT REPORTER:

E. Confirmation of Agenda:

F. Approval of Minutes:

Motion by Mr. Palermo and seconded by Mr. French to approve Minutes of the **August 8, 2024**, ARC Committee meeting was carried unanimously.

G. Hearing of cases:

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

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

G3. Routine Agenda:

1. Architectural Review 2409ARC040:

Architectural Review Committee 2409ARC040, by agent Kerri Little, seeking approval for a new freestanding ground sign, Tax Parcel 0807P-01-023.002, 13111 Three Rivers Road, Zoned B-2 (General-Business), Ward 6

Speaking for the Petition: Kerri Little

Speaking against the Petition: None

Motion: Mr. Olsen – to approve the applicant’s request.

Second: Mr. French

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

Action: Motion carried unanimously

2. Architectural Review 2409ARC043:

Architectural Review Committee 2409ARC043, by owner Awad Mohamed, seeking approval for a new freestanding ground sign, Tax Parcel 0711J-04-010.000, 1104 Broad Ave, Zoned T4+ (General Urban Zone "Plus"), Ward 1

Speaking for the Petition: Awaad Mohamed, Angie Juzang

Speaking against the Petition: None

Motion: Mr. Olsen – to approve the applicant’s request as proposed.

Second: Mr. French

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

Action: Motion carried unanimously

3. Architectural Review 2409ARC044:

Architectural Review Committee 2409ARC044, by owner Matt Bowers, seeking approval for a new freestanding ground sign, Tax Parcel 1008M-04-003.002, 11485 Dedeaux Rd, Zoned B-2 (General-Business), Ward 6

Speaking for the Petition: Algernon Shaw

Speaking against the Petition: None

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

Second:

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

Action: Motion carried unanimously

4. Architectural Review 2409ARC041:

Architectural Review Committee 2409ARC041, by owner Mississippi Power, seeking approval to deviate from landscape requirements, Tax Parcel 0811L-01-038.000, 2992 West Beach Blvd, Zoned T6 (Urban Core Zone), Ward 2

Speaking for the Petition: Jessica Cecil

Speaking against the Petition: None

Motion: Mr. Olsen – to approve the applicant’s request.

Second: Mr. French

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

Action: Motion carried unanimously

5. Architectural Review 2409ARC042:(Postponed to October Meeting by Applicant)

Architectural Review Committee 2409ARC042, by agent Jalen Coarza, seeking approval to deviate from landscaping requirements and landscaped island requirements, Tax Parcel 1010F-02-034.001, Zoned T5 (Urban Center Zone), Ward 4

Speaking for the Petition:

Speaking against the Petition:

Motion:

Second:

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

Action:

Adjournment:

Motion by **Mrs. Cotton** to adjourn the meeting was seconded by **Mr. Palermo** and carried unanimously. The meeting adjourned at **3:20 P.M. .**

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

Danielle Cotton, Secretary

Date:



URBAN DEVELOPMENT DEPARTMENT | PLANNING & ZONING

PO BOX 1780 | GULFPORT, MS | 1410 24TH AVENUE

P: 228.868.5710 | F: 228.868.5708 | PLANNERS@GULFPORT-MS.GOV

ARCHITECTURAL REVIEW COMMITTEE CASE # 2024-943

Hearing Date: Thursday, October 10, 2024

Signs



URBAN DEVELOPMENT DEPARTMENT | PLANNING & ZONING

PO BOX 1780 | GULFPORT, MS | 1410 24TH AVENUE

P: 228.868.5710 | F: 228.868.5708 | PLANNERS@GULFPORT-MS.GOV

ARCHITECTURAL REVIEW COMMITTEE CASE # 2025-5

Hearing Date: Thursday, October 10, 2024

Architectural Review Committee 2410ARC045: Architectural Review Committee 2410ARC045, by agent Micheal McCabe Jr., seeking approval for a new freestanding ground sign, Tax Parcel 0808P-01-009.000, 14165 Dedeaux Road, Zoned B-2 (General Business), Ward 5

Technical Report

ARCHITECTURAL REVIEW COMMITTEE

GENERAL INFORMATION

Case File Number: 2410ARC045

Hearing Date: October 10, 2024

Current Zoning/Use: B-2 / Commercial Building

Legal: Architectural Review Committee 2410ARC045, by agent Micheal McCabe Jr., seeking approval for a new freestanding ground sign, Tax Parcel 0808P-01-009.000, 14165 Dedeaux Road, Zoned B-2 (General Business), Ward 5

TECHNICAL DETAILS

The applicant is seeking approval for a new freestanding ground sign at their commercial location. The proposed sign meets the required setbacks from the property line, meets the allowable copy area per our sign ordinance, and meets the design standards regarding landscaping and the decorative cap, or crown. However, the applicant is seeking for a waiver from the requirements of a decorative buttress. The applicant has not provided any information indicating a hardship preventing the design standards from being met. In addition, the applicant does not indicate the exterior material used to cover the proposed sign's support poles.

According to Appendix A, Article IV. Sec 9, 103, b, 1-4

- (1) All freestanding permanent signs, structures or poles shall be self-supporting structures erected on or permanently attached to concrete foundations or meet wind load requirements as specified in the building code, or any amendment thereto, adopted by the city.
- (2) Sign structure support pole(s) shall be wrapped with a masonry, stucco, stone and/or a similar synthetic material, from the ground level to a height not to exceed ten (10) feet above said ground level.
- (3) A decorative buttress shall be constructed at the ground/base level of the façade.
- (4) A decorative cap or crown shall be constructed at the top of the façade.

Any portion of the sign structure's support pole(s) between the façade and the display of the sign that is greater than ten (10) feet above ground level shall be finished with a stucco wrap or a textured paint.

EXECUTIVE SUMMARY

Applicant is seeking approval for a new freestanding ground sign for their commercial location. The proposed sign meets the requirements regarding setbacks, copy area, landscape details, and a decorative cap or crown, but is seeking a waiver from the design standard requirements regarding the decorative buttress. Instead, having the required landscaping about the base of the proposed ground sign, masking the foundation. While this board can grant waivers from the

Technical Report
ARCHITECTURAL REVIEW COMMITTEE

design standards based on any stated hardships, the applicant has not provided any information regarding any hardship preventing the design standards from being met. In addition, the applicant does not indicate the exterior material used to cover the sign's support poles.

DEPARTMENTAL CONDITIONS

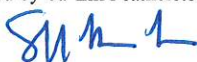
1. Approval allows for sign as proposed.
2. Exterior materials of the sign to be listed on site plan at time of permitting.

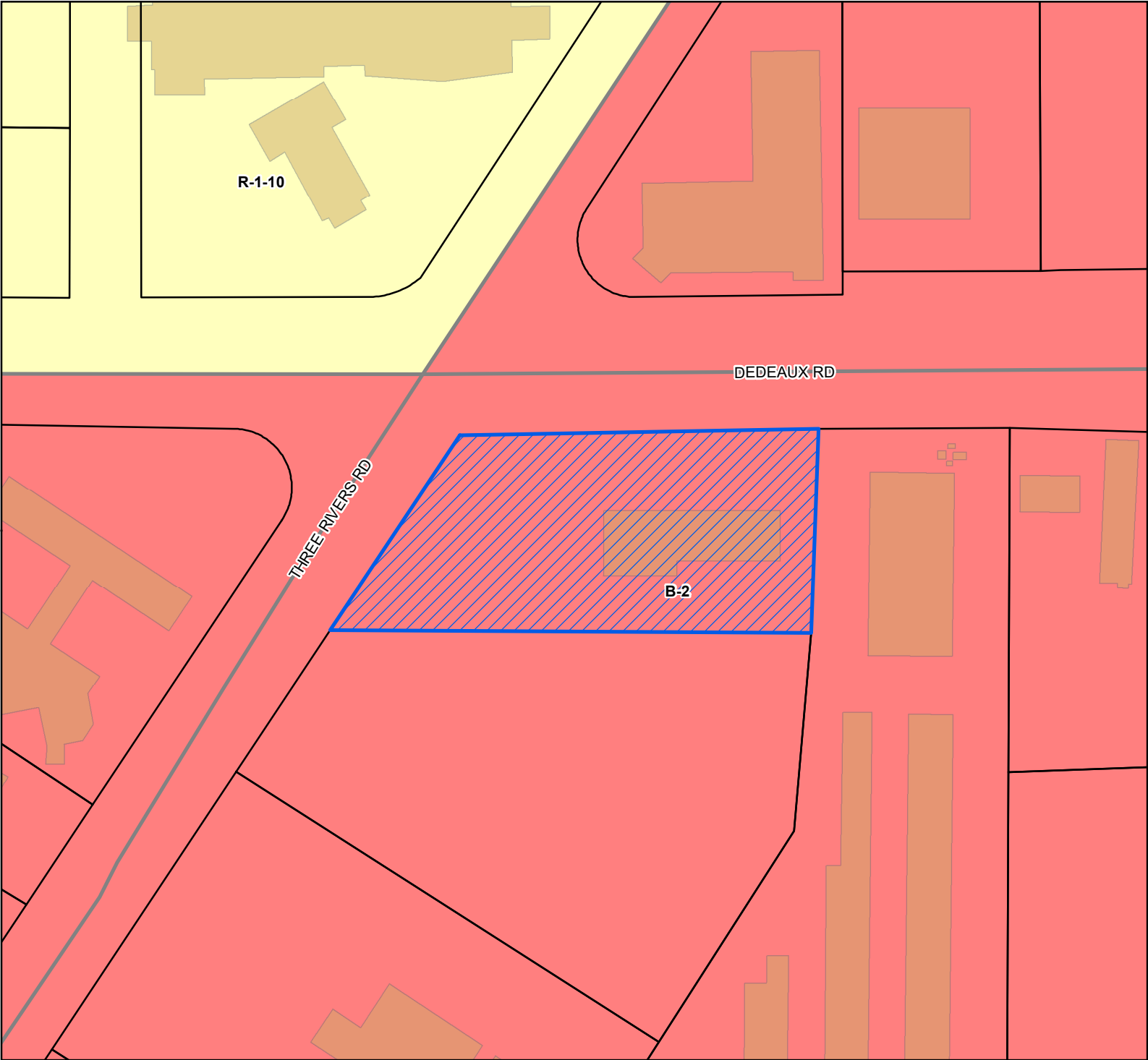
DIRECTOR APPROVAL

This report has been reviewed and approved by:



Greg Holmes
Director of Urban Development Department





Site

Street

Parcels

Buildings

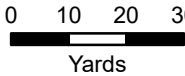
City Limit

Zoning

B-2 - General Business District

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

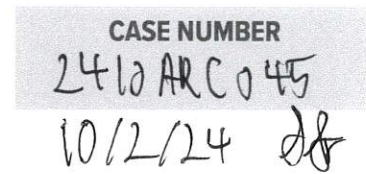
Site Information
0808P-01-009.000
Zoning: B-2 (General business)
Size: 1 acre
Flood: X



1 inch = 100 feet



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

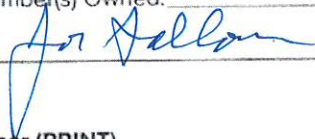


OWNER:

J & R Properties
Printed Name of Owner
P.O. Box 1176
Mailing Address
Gulfport MS 39502
City State Zip Code

AGENT:

Michael C. McCabe, Jr. 228-365-6318
Printed Name of Agent
Butler Snow LLP, P.O. Drawer 4248
Mailing Address
Gulfport MS 39502
City State Zip Code

Name of Owner (PRINT) J & R Properties
Address (Street, City, State, Zip Code) P.O. Box 1176, Gulfport, MS 39502
Phone (Home) _____ (Work) 228-861-7071 (Cell) _____
Tax Parcel Number(s) Owned: 0808P-01-009.00
Signature: 

Name of Owner (PRINT) _____
Address (Street, City, State, Zip Code) _____
Phone (Home) _____ (Work) _____ (Cell) _____
Tax Parcel Number(s) Owned: _____
Signature: _____

Name of Owner (PRINT) _____
Address (Street, City, State, Zip Code) _____
Phone (Home) _____ (Work) _____ (Cell) _____
Tax Parcel Number(s) Owned: _____
Signature: _____

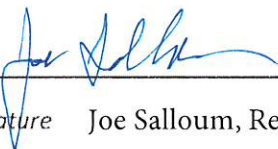


Designation of Agent

I, J & R Properties, being owner of the property at the southeast corner of Dedeaux Road and Three Rivers Road, Gulfport, MS which is the subject of this application hereby authorize Michael C. McCabe, Jr. to act as ~~my~~ our 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 Joe Salloum, Representative

Oct. 2, 2024
Date

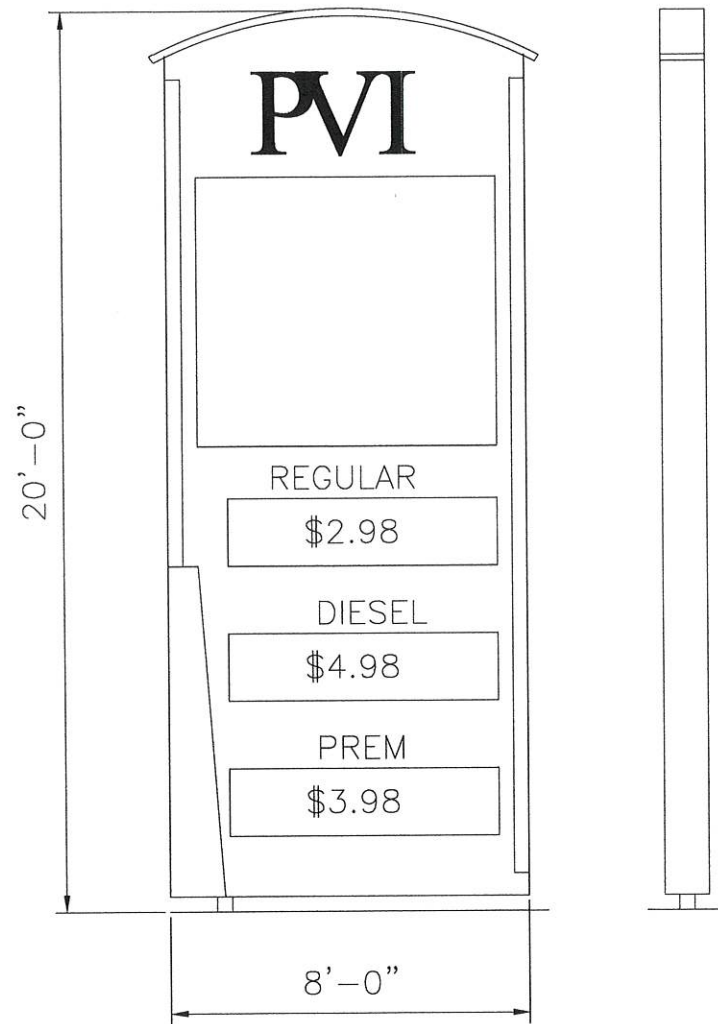
STATE OF MISSISSIPPI | COUNTY OF HARRISON

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


Notary Public

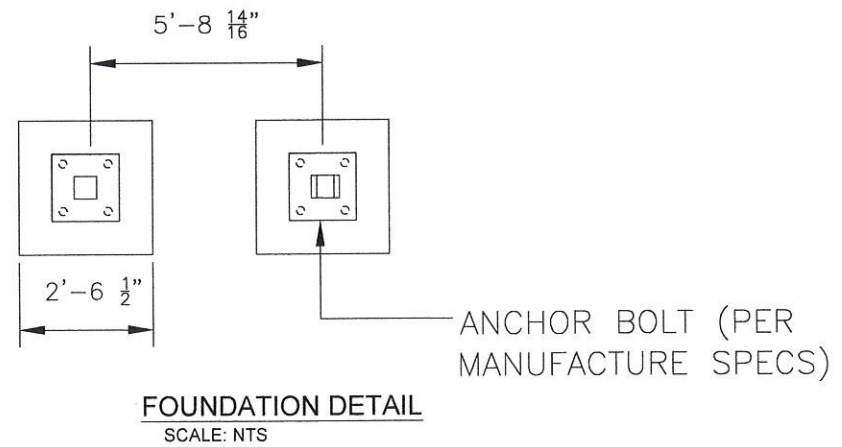


08-01-2027
Commission Expiration



RENDERING

NOTE:
SEE MANUFACTURE SPECS FOR FOUNDATION DETAILS



DISCLAIMER
G&M CONSULTING ENGINEERS AND ENVIRONMENTAL MANAGEMENT ASSUMES NO LIABILITY FOR ANY PROJECT CONSTRUCTION DELAYS OR DAMAGES CAUSED BY THE USER'S MISUSE OF THE SOFTWARE. THE USER AGREES TO ELIMINATE ERRORS AND OMISSIONS, HOWEVER THE USER SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS IN THE FIELD BEFORE CONSTRUCTION BEGINS.

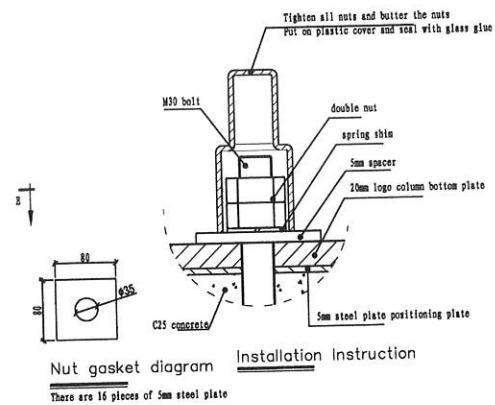
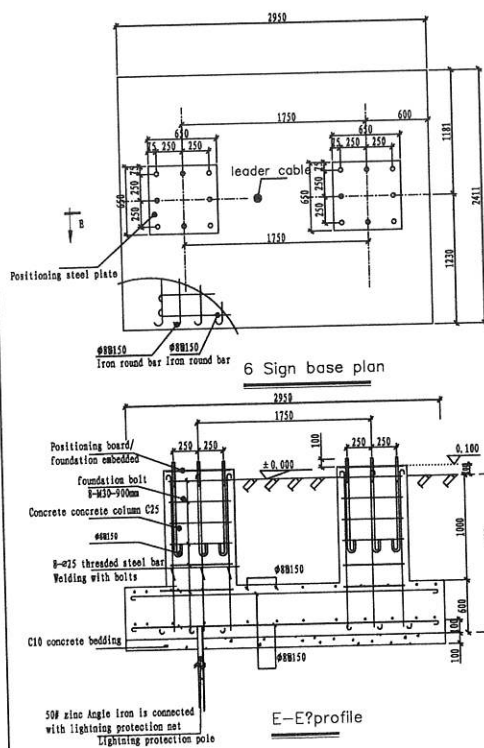
PICAYUNE.MS

PLOT DATE:
SCALE:

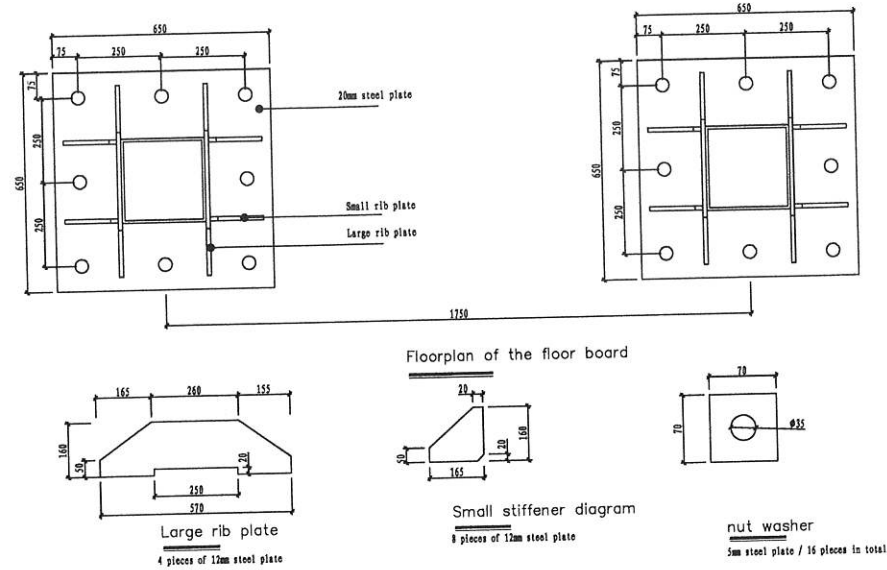
ELEVATION

G&M
CONSULTING ENGINEERS AND ENVIRONMENTAL MANAGEMENT

SHEET



- Note:
1. The standard value of foundation bearing capacity F_k under the signboard foundation is not less than 150kPa. If the basis When the base ground is newly filled with floating soil or fails to meet the requirements for other reasons, piles must be driven $\phi 300$ four to the load-bearing layer. After the excavation of the foundation groove, the groove must be inspected to confirm the foundation condition Before construction can continue; Base groove should be tamped with soil.
 2. Basic material: concrete C25; Reinforcing bar ϕ -I grade reinforcing bar; ϕ -Grade II reinforcement bar.
 3. The base position is determined by the site.
 4. The foundation embedded bolt requires accurate installation size, level, foundation maintenance for 15 days Then install the sign.
 5. sign installation requirements to take support pad steel plate, steel sheet and used for hard mortar sitting slurry Bottom and other measures to ensure the vertical degree of the sign.
 6. provide a 4mm² BVV three-core cable, buried pipe laying and leaving wire head of 1500mm.
 7. with 16 pieces of nut steel gasket.



- Process requirements:
1. The opening hole of the bottom plate is 255*255, and the square is embedded in the 15mm double-sided welding, the weld is $\Delta 10$, and the bottom weld is $\Delta 5$.
 2. The bottom plate and the reinforcement plate are required to be flat and straight without gas cutting marks, and the weld seam is $\Delta 10$.
 3. Uninjected weld $\Delta 3-5$.
 4. The floor plate uses 20mm steel plate, and the reinforcement bar uses 12mm steel plate.

DISCLAIMER

G&M CONSULTING ENGINEERS AND ENVIRONMENTAL MANAGEMENT ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS IN THIS DOCUMENT. THE CONSULTANT HAS MADE EVERY REASONABLE EFFORT TO ELIMINATE ERRORS AND OMISSIONS, BUT CANNOT GUARANTEE THE ACCURACY OF THE INFORMATION AND DIMENSIONS IN THE FIELD BEFORE CONSTRUCTION BEGINS.

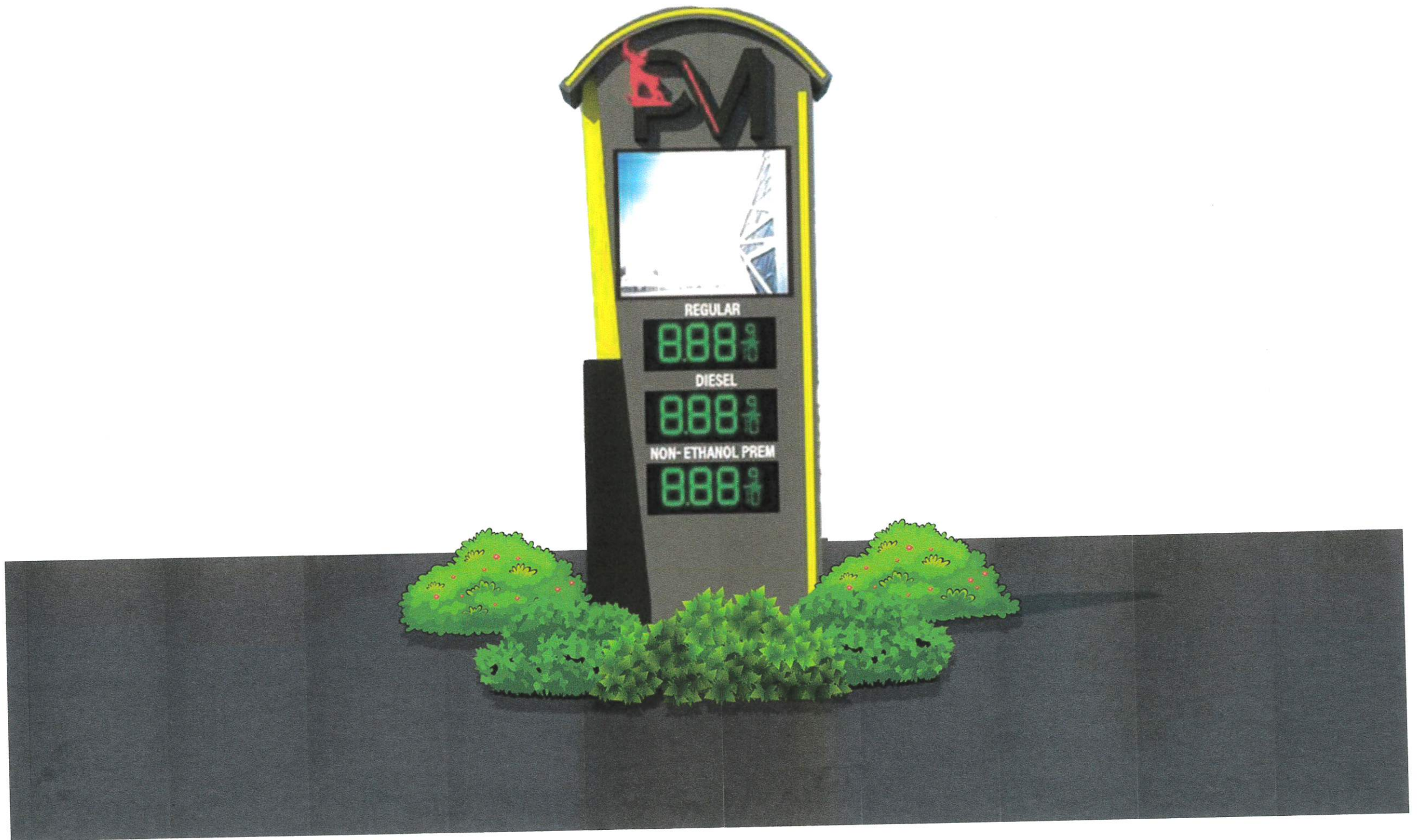
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PLOT DATE:
SCALE:

G&M

CONSULTING ENGINEERS AND ENVIRONMENTAL MANAGEMENT

SHEET



SITE CHARACTERISTICS

PARCEL INFORMATION

PARCEL ID: 0808P-01-009.000
FLOOD AREA: X (NO SHADING)
FLOOD MAP NO.: 28047C0254H
DATE OF MAP: 12-21-2017
PARCEL AREA: 1.014± AC.
ZONING: B-2 GENERAL BUSINESS

BUILDING SETBACKS

FRONT: 25'
SIDE: 0'
REAR: 0'

PARKING STATISTICS

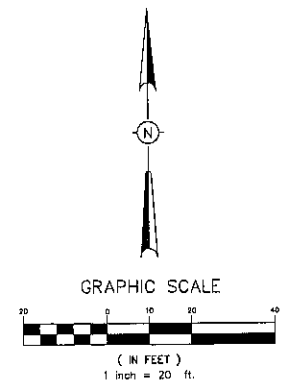
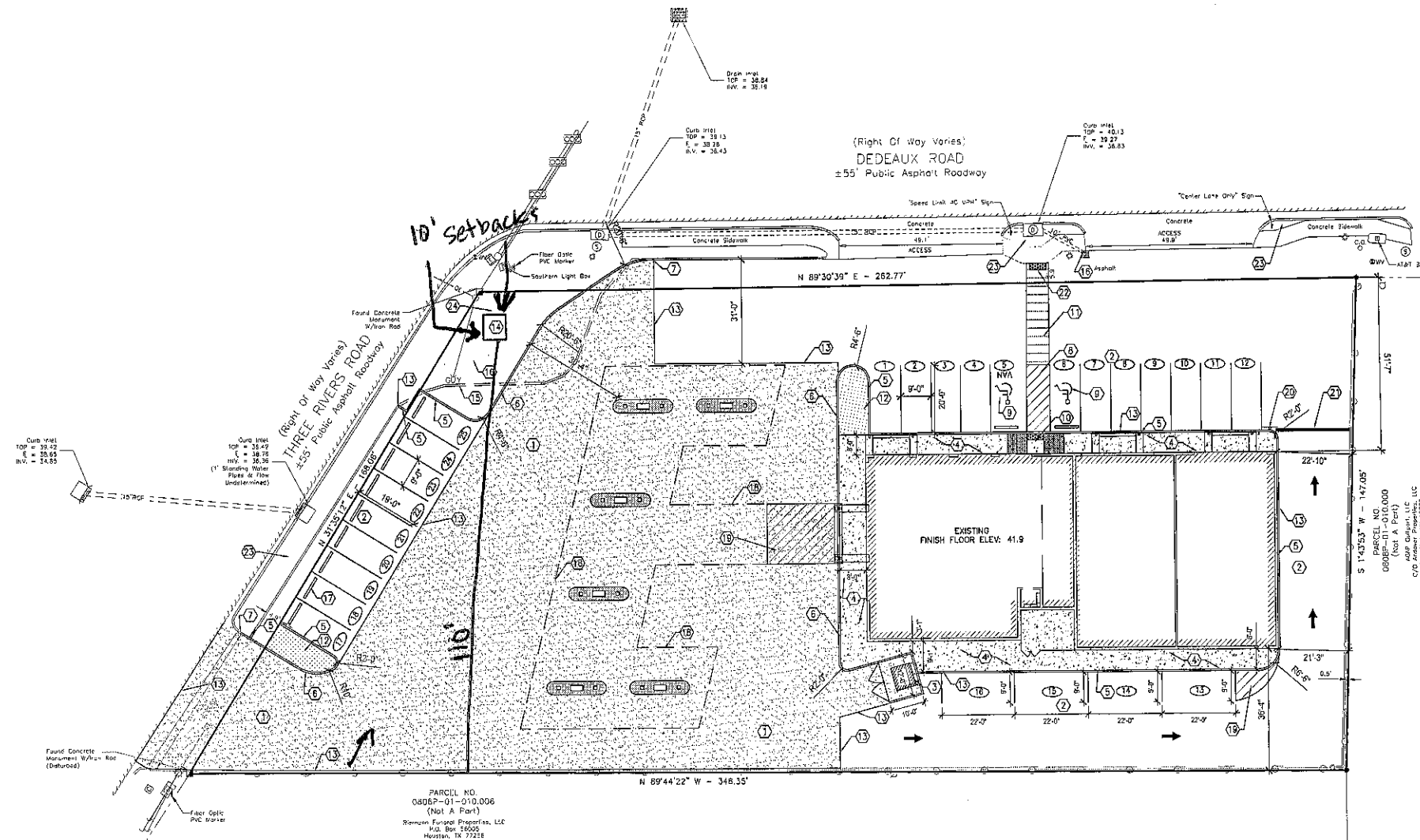
STANDARD SPACES: 23 SPACES
A.D.A. ACCESSIBLE SPACES: 2 SPACE
TOTAL SITE PARKING SPACES: 25 SPACES

KEY NOTES

- CONCRETE PAVEMENT - SEE DETAILS SHEET C-1A.
- EXISTING PAVEMENT - TRANSITION PROPOSED PAVEMENT TO MATCH EXISTING
- PROPOSED ENCLOSED DUMPSTER AREA - SEE ARCHITECTURAL PLANS FOR DETAILS
- CONCRETE SIDEWALK PAVEMENT - SEE DETAILS SHEET C-1A.
- CONCRETE HEADER CURB - SEE DETAIL SHEET C-1A.
- MONOLITHIC CONCRETE CURB - SEE DETAIL SHEET C-1A.
- MATCH TO EXISTING CURB
- A.D.A. ACCESSIBLE STRIPING - SEE DETAIL SHEET C-1A.
- A.D.A. ACCESSIBLE PARKING SIGN, PROVIDE ONE VAN ACCESSIBLE SIGN AND PARKING BLOCK FOR PARKING SPACE #1 - SEE DETAILS SHEET C-1A.
- ACCESSIBLE RAMP DETAIL, MAX LONGITUDINAL SLOPE 1:12 (8.33%), MAX CROSS SLOPE 1:50 (2.00%), PROVIDE DETECTIBLE WARNING AT PAVEMENT - SEE DETAIL SHEET C-1A.
- A.D.A. COMPLIANT PAINTED CROSSWALK - MAX. LONGITUDINAL SLOPE 4.6%, MAX CROSS SLOPE (2.0%)
- NEW LANDSCAPED AREA (GRASS)
- SAW CUT AND MATCH TO EXISTING AS REQUIRED.
- PROPOSED SIGN LOCATION. SEE OWNER FOR DETAILS
- REMOVE EXISTING CURB AND PAVEMENT
- REMOVE EXISTING GRATE INLET AND 10" PVC PIPE.
- ENTIRE ROW OF PARKING BLOCKS (TYP.)
- CANOPY - SEE ARCHITECTURAL PLANS FOR DETAILS INCLUDING PUMPS AND TANKS.
- WHITE STRIPING
- POST WITH SIGN - "WRONG WAY DO NOT ENTER"
- 18" WIDE STRIPE PAINTED WHITE
- A.D.A. DETECTABLE WARNING
- EXISTING LANDSCAPE AREA TO REMAIN (GRASS)
- EXISTING LANDSCAPE AREA TO REMAIN (LOW SHRUBS AND GRASS)

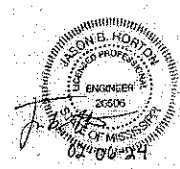
GENERAL NOTES

- CONTRACTOR SHALL COORDINATE WITH THE OWNER TO DEVELOP A PHASING PLAN TO MEET THE REQUIREMENTS OF THE OWNER.
- ALL PAVEMENT MARKINGS SHALL BE ACCOMPLISHED WITH THE USE OF PAINTING MACHINES AND/OR STENCILS. ALL PAINT FOR PAVEMENT MARKINGS SHALL MEET THE REQUIREMENTS FOR WATER BASED PAINTS FOR THE APPLICABLE PAVEMENT TYPE.
- PARKING STALL STRIPES SHALL BE 4" WIDE AND SHALL BE STRAIGHT WITH A CLEAN EDGE.
- PAVEMENT AND SUB SURFACE MATERIALS AND INSTALLATION ARE RECOMMENDED TO BE CONSTRUCTED IN ACCORDANCE WITH A GEOTECHNICAL RECOMMENDATION.
- EXISTING PAVEMENT RECOMMENDED TO BE EVALUATED PRIOR TO PAVEMENT INSTALLATION TO VERIFY CONDITION AND IF REPLACEMENT IS NEEDED, CONSULT WITH GEOTECHNICAL FIRM.
- ALL PAVEMENT MARKINGS AND SIGNS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- ALL WORK INSIDE CITY RIGHT OF WAY SHALL MEET THE CITY STANDARDS FOR ROAD CONSTRUCTION.



LEGEND

- EXISTING POWER POLE
- EXISTING ELECTRICAL BOX
- EXISTING CURB INLET
- EXISTING LIGHT
- EXISTING WATER METER
- EXISTING SEWER MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING FENCE
- EXISTING OVERHEAD POWER
- EXISTING WATER VALVE
- EXISTING SEWER CLEAN OUT
- KEY NOTE
- PARKING SPACE COUNT
- EXISTING PAVEMENT ADJUST TO MATCH
- PROPOSED CONCRETE PAVEMENT
- PROPOSED SIDEWALK CONCRETE PAVEMENT



H D LANG AND ASSOCIATES, INC.

POST OFFICE BOX 16085

JACKSON, MISSISSIPPI 39236

601-362-4886

SITE PLAN
FOR
PURE MARKET

LOCATION

14165 Dedeaux Road
Gulfport, Mississippi
Tax Parcel #
0808P-01-009.000
44,167± Sq. Ft.
or 1.014± Acres

DATE

REVISION

BY

DRAWN BY: JBH

DATE: 02-06-24

SCALE: 1" = 20'

BOOK: PAGE:

PROJECT NO.: 23-106

SHEET

C-1



Michael Watson

SECRETARY OF STATE

This is not an official certificate of good standing.

Name History

Name	Name Type
R. SALLOUM INVESTMENTS, INC.	Legal

Business Information

Business Type:	Profit Corporation
Business ID:	596298
Status:	Good Standing
Effective Date:	04/02/1993
State of Incorporation:	Mississippi
Principal Office Address:	10071 Lorraine Road GULFPORT, MS 39503

Registered Agent

Name
RICHARD P SALLOUM 2605 FOURTEENTH ST GULFPORT, MS 39502

Officers & Directors

Name	Title
Richard P Salloum 2605 Fourteenth St Gulfport, MS 39502	Incorporator
Richard P Salloum PO Drawer 460 Gulfport, MS 39502	Director, President



Michael Watson

SECRETARY OF STATE

This is not an official certificate of good standing.

Name History

Name	Name Type
J. SALLOUM PROPERTIES, INC.	Legal

Business Information

Business Type:	Profit Corporation
Business ID:	533928
Status:	Good Standing
Effective Date:	12/17/1986
State of Incorporation:	Mississippi
Principal Office Address:	10071 Lorraine Road Gulfport, MS 39503

Registered Agent

Name
JOSEPH N SALLOUM 951 VISION OAKS BLVD #3, P O BOX 1176 GULFPORT, MS 39502

Officers & Directors

Name	Title
Joseph Salloum 10071 LORRAINE ROAD Gulfport, MS 39503	Director, President
YVONNE MCCABE 3 HOLLY COURT GULFPORT, MS 39503	Vice President
Miriam E Salloum	Director, Secretary

Our File: B211132
Prepared by & Return To:
Robert T. Schwartz, Esq.
Schwartz, Orgler & Jordan, PLLC
P.O. Box 4682
Biloxi MS 39535
228-388-7441
MSB # 10482



J1 - GULFPORT DISTRICT
INSTRUMENT 2021-0034709-D-J1
FILED/RECORDED 12/20/2021 2:46:01 PM
TOTAL FEES \$27.00
6 PAGES RECORDED

Index in Sec 10-7-11

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,

Hancock Whitney Bank FKA Hancock Bank, P.O. Box 4019, Gulfport, MS 39502, 228-868-4000

does hereby sell, convey and warrant specially unto

J & R Properties, a Mississippi general partnership, consisting of equal partners: J. Salloum Properties,

Inc. and R. Salloum Investments, Inc., P.O. Box 1176, Gulfport, MS 39502, 228-861-7071

the following described land and property being located in the First Judicial District of Harrison County, Mississippi, being more particularly described in the attached Exhibit "A" .

For the same consideration the Grantor further quitclaims and releases to the Grantee the property described by survey metes and bounds description on the attached Exhibit "B".

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

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

THE PROPERTY IS CONVEYED in its "AS-IS, WHERE IS" condition pursuant to the contract between the parties.

The Parties hereby further agree that this property is conveyed and transferred subject to the following covenant and restriction for a period of five (5) years from the date of this deed (collectively, the "Restrictive Covenant"):

The Property shall not be used, possessed, or occupied (a) as a branch, facility, institution, location or place for any national or state chartered banks, savings and loans, homesteads, or credit unions, or any other banking organization, whether chartered by the State of Louisiana Office of Financial Institutions and regulated by the Depository Institutions Division of that agency, or not, however, and non-withstanding the foregoing, Purchaser, its successors, assigns and grantees may use or lease the property to any business whose primary business is not banking, but whose business activities may include any of the following as incidental to their business such as, cashing or paying checks, providing installment terms in the sale of their merchandise, or provide "layaway" or purchases or selling insurance to their customer. This covenant and restriction shall be deemed a covenant running with the land to the fullest extent permitted by Mississippi law, and shall pass to and be binding upon the Purchaser's successors and assigns in title to the Property.

IN WITNESS WHEREOF, Hancock Whitney Bank FKA Hancock Bank has caused this conveyance to be executed by its duly authorized officer, after having first been duly authorized to do so, on this the 16th day of December, 2021.

Hancock Whitney Bank FKA Hancock Bank

BY: Melissa Airhart
Melissa Airhart, Assistant Vice President

STATE OF Louisiana
Parish
COUNTY OF Orleans

THIS DAY PERSONALLY CAME AND APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, Melissa Airhart, who acknowledged that she is the Assistant Vice President of Hancock Whitney Bank FKA Hancock Bank, and as its act and deed, she 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 16th day of December, 2021.

Courtney Wagner
NOTARY PUBLIC

My Commission Expires:



COURTNEY WAGNER
NOTARY PUBLIC No. 132859
STATE OF LOUISIANA
My Commission is for Life

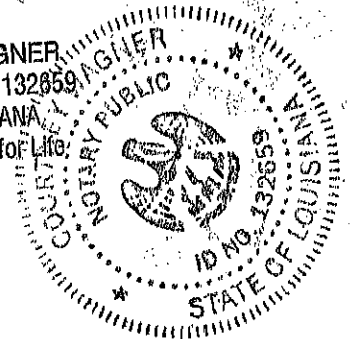


EXHIBIT A
LEGAL DESCRIPTION

A parcel of land situated in the Southeast quarter of Section 10, Township 7 South, Range 11 West, Harrison County, Mississippi, and being more particularly described as follows:

Beginning at the intersection of the South right-of-way line of Dedeaux Road with the Eastern right-of-way line of Three Rivers Road, as both are now, July 28, 1971, laid out and in use, and run thence North 89 degrees 20 minutes East, along the South right-of-way line of Dedeaux Road 250.00 feet, run thence South 0 degrees 40 minutes East, 166.75 feet, run thence South 89 degrees 20 minutes West, 360.43 feet to the said Eastern right-of-way of Three Rivers Road, run thence North 32 degrees 51 minutes East, along the said Eastern right-of-way of Three Rivers Road, 200.00 feet to the point of beginning.

LESS AND EXCEPT that portion thereof conveyed to Harrison County, State of Mississippi for the use in the reconstruction, improving, widening and paving along Dedeaux Road and Three Rivers Road; pursuant to "Right-of-Way Easement" from Chevron U.S.A., Inc. (a Pennsylvania corporation) dated February 10, 1988 and which is recorded in the Records of Deeds Book 1110, at Pages 438-442, and described more particularly as follows:

Beginning at a point on the East line of the above described parcel and 37.5 feet Southerly of the centerline of Dedeaux Road; thence South 89 degrees 20 minutes 28 seconds West along a line parallel with and 37.5 feet South of said centerline 229.03 feet; thence Westerly and Southwesterly along a tangential curve to the left having a central angle of 56 degrees 19 minutes 51 seconds and a radius of 42 feet for a distance of 41.29 feet to a point which is 32 feet Southeasterly of the centerline of Three Rivers Road; thence South 33 degrees 00 minutes 37 seconds West parallel with said centerline 163.44 feet, more or less, to a point on the South property line of the parcel described above, and there terminating.

This parcel is located in the Northwest quarter of the Southeast quarter of Section 10, Township 7 South, Range 11 West, Harrison County, Mississippi, and contains approximately 0.069 acres.

Also Less and except any portion of the subject property conveyed to the City of Gulfport, Mississippi by deed recorded as Instrument Number 2013-5753DJ1.

Tax Parcel Number: 0808P-01-009.000

Exhibit "B"

A parcel of land situated and being located in the Northwest Quarter of the Southeast Quarter (NW 1/4 of the SE 1/4) of Section 10, Township 7 South, Range 11 West, City of Gulfport, First Judicial District of Harrison County, Mississippi, and being more particularly described as follows, to-wit:

BEGINNING at a concrete monument with iron rod located at the intersection of the easterly margin of Three Rivers Road with the southerly margin of Dedeaux Road; thence run from said POINT OF BEGINNING North 89 degrees 30 minutes 39 seconds East along the southerly margin of Dedeaux Road a distance of 262.77 feet to a 3/4-inch iron rod; thence departing the southerly margin of Dedeaux Road run South 01 degrees 43 minutes 53 seconds West a distance of 147.05 feet to a 3/4-inch iron rod; thence run North 89 degrees 44 minutes 22 seconds West a distance of 346.35 feet to a concrete monument with iron rod on the easterly margin of Three Rivers Road; thence run North 31 degrees 35 minutes 12 seconds East along the easterly margin of Three Rivers Road a distance of 168.06 feet to the POINT OF BEGINNING.

Said parcel contains 1.013 acres, more or less.

**EXTRACT OF THE MINUTES OF THE MEETING
OF THE EXECUTIVE COMMITTEE OF THE BOARD OF DIRECTORS
OF HANCOCK WHITNEY BANK**
Held Thursday, June 24, 2021

RESOLVED, that Stephen P. Duffy, Vice President and Melissa Alrhart, Assistant Vice President, each acting alone is hereby authorized to execute and deliver such acts, instruments and documents that may be necessary and appropriate in order to sell, transfer, convey, or assign, without any warranties, liability or recourse except those limited warranties relating to Hancock Whitney Bank's or other HW Entity's tenure as owner, which may be required or customary in some states, all of Hancock Whitney Bank's rights, titles and interests to the property described below, for such price or prices, for such considerations, and on such other terms, conditions, exceptions and stipulations as any such authorized officer above designated, so executing and delivering such acts, instruments and documents, may, in the absolute discretion of such authorized officer, be deemed necessary and appropriate.

A parcel of land situated in the SE ¼ of Section 10, Township 7 South, Range 11 West, Harrison County, Mississippi, and being more particularly described as follows:

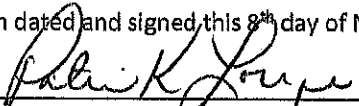
Beginning at the intersection of the south right-of-way line of Dedeaux Road with the eastern right-of-way line of Three Rivers Road, as both are now, July 28, 1971, laid out and in use, and run thence North 8920" East along the south right-of-way line of Dedeaux Road 250.00 feet; thence South 0040" East 166.75 feet; run thence South 20'89" West 360.43 feet to the eastern right-of-way of Three Rivers Road; run thence North 3251" East along the eastern right-of-way of Three Rivers Road 200.00 feet to the Point of Beginning.

Less and Except that portion thereof conveyed to Harrison County, State of Mississippi for the use in the reconstruction, improving, widening and paving along Dedeaux Road and Three Rivers Road; pursuant to "Right-of-Way Easement from Chevron U.S.A., Inc." (a Pennsylvania Corporation) dated February 10, 1988 and which is recorded in the Records of Deeds Book 1110 at Pages 438-442, and described more particularly as follows: beginning at a point on the east line of the above described parcel and 37.5' southerly of the centerline of Dedeaux Road; thence South 8928'20" West along a line parallel with and 37.5' South of said centerline 229.03 feet; thence westerly and southwesterly along a tangential curve to the left having a central angle of 5651'19" and a radius of 42' for a distance of 41.29 feet to a point which is 32' southeasterly of the centerline of Three Rivers Road; thence South 3337'00" West parallel with said centerline 163.44 feet, more or less, to a point on the south property line of the parcel described above, and there terminating. This parcel is located in the NW ¼ of the SE ¼ of Section 10, Township 7 South, Range 11 West, Harrison County, Mississippi and contains approximately 0.069 acres.

* * * * *

I, Patricia K. Loupe, Sr. Assistant Corporate Secretary of Hancock Whitney Bank, do hereby certify that the above and foregoing is a true and correct copy of the resolution unanimously adopted by the Executive Committee of the Board of Directors of Hancock Whitney Bank at its meeting held on June 24, 2021, a quorum being present and voting, and that such resolution is in full force and effect, without revocation, amendment or change as of the date of this certification.

This certification dated and signed this 8th day of November, 2021.

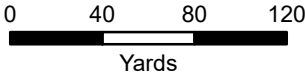

Sr. Assistant Corporate Secretary

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
Y		0808P-01-009.000	J & R PROPERTIES (OWNER)	P.O. BOX 1176	GULFPORT	MS	39502
			MICHAEL C. MCCABE, JR. (AGENT)	BUTTLER SNOW LLP, P.O. DRAWER 4248	GULFPORT	MS	39502
			Adjacent Property Owners (2410ARC045)				
	53260	0808I-02-056.000	MS CITY CHURCH OF CHRIST	12548 E 31ST AVE	AURORA	CO	80010
	46567	0808I-02-049.000	TEMPLE BAPTIST CHURCH LTD	14190 DEDEAUX RD	GULFPORT	MS	39503
	53256	0808I-01-005.000	WEE ONES CHILD CARE INC	11376 THREE RIVERS RD	GULFPORT	MS	39503
	53257	0808I-01-010.000	JACKSON GARY D & LINDA M	11340-A THREE RIVERS RD	GULFPORT	MS	39503
N	1710	0808P-02-001.003	THREE RIVERS LLC	C/O WARING OIL CO	VICKSBURG	MS	39181
	124490	0808P-01-010.006	SALLOUM JOSEPH NAOUM & RICHARD P	10071 LORRAINE RD	GULFPORT	MS	39503
	124488	0808P-01-010.004	RIEMANN FUNERAL PROPERTIES LLC	P O BOX 56005	HOUSTON	TX	77256
	101403	0808P-01-008.001	COOPER CHARLES III & DOROTHY A	18 JOANNA LANE	GULFPORT	MS	39503
N	57841	0808P-01-009.000	J & R PROPERTIES	P O BOX 1176	GULFPORT	MS	39502
N	57840	0808P-01-010.000	AGAP GULFPORT LLC	C/O ANDOVER PROPERTIES LLC	NEW YORK	NY	10022
	53258	0808I-01-011.000	JACKSON GARY D & LINDA M	11611 JOHN ROSS RD	GULFPORT	MS	39503
N	46568	0808I-02-050.000	TEMPLE BAPTIST CHURCH LTD	14190 DEDEAUX RD	GULFPORT	MS	39503



Legend

-  Site
-  Adjacent Properties
-  Street
-  Buildings



1 inch = 250 feet



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URBAN DEVELOPMENT DEPARTMENT | PLANNING & ZONING

PO BOX 1780 | GULFPORT, MS | 1410 24TH AVENUE

P: 228.868.5710 | F: 228.868.5708 | PLANNERS@GULFPORT-MS.GOV

ARCHITECTURAL REVIEW COMMITTEE CASE # 2024-944

Hearing Date: Thursday, October 10, 2024

Architectural Review Committee Permits



URBAN DEVELOPMENT DEPARTMENT | PLANNING & ZONING

PO BOX 1780 | GULFPORT, MS | 1410 24TH AVENUE

P: 228.868.5710 | F: 228.868.5708 | PLANNERS@GULFPORT-MS.GOV

ARCHITECTURAL REVIEW COMMITTEE CASE # 2024-835

Hearing Date: Thursday, October 10, 2024

Architectural Review Committee 2409ARC042;(Postponed to October Meeting by Applicant) Architectural Review Committee 2409ARC042, by agent Jalen Coarza, seeking approval to deviate from landscaping requirements and landscaped island requirements, Tax Parcel 1010F-02-034.001, 1010 Cowan Rd, Zoned T5 (Urban Center Zone), Ward 4

Technical Report

ARCHITECTURAL REVIEW COMMITTEE

GENERAL INFORMATION

Case File Number: 2409ARC042

Hearing Date: October 10, 2024

Current Zoning/Use: T5 / Commercial Structure

Legal: Architectural Review Committee 2409ARC042, by agent Jalen Coarza, seeking approval to deviate from landscaping requirements and landscaped island requirements, Tax Parcel 1010F-02-034.001, Zoned T5 (Urban Center Zone), Ward 4

TECHNICAL DETAILS

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

Design Standards

3.4 Parking location and design

- v. Parking rows should contain no more than ten (10) parking spaces uninterrupted by a landscaped island. Landscape islands should measure a minimum of eight (8) feet in width and eight (8) feet in length.

EXECUTIVE SUMMARY

Applicant states in their letter of hardship, that they had submitted plans for their commercial location that were denied to landscaping requirements, specifically requiring for every row of 10 parking spaces a landscaped island would be required. With an estimated valuation of \$280,000.00 for this project, it meets the following criteria; any new Construction of a building or major renovation or addition to an existing building valued greater than fifty thousand (\$50,000.00) dollars intended for commercial, office, hotel/motel, or other commercial or mixed use on a property fronting on or visible from a public roadway designated as an arterial or major collector in the city's comprehensive plan. The applicant claims in their letter of hardship that the landscaped island requirement imposes a hardship for their client. Looking into the history of the site, the existing business was established before 2007 and has moderate changes since then. According to past imagery, the largest change came between July 2013 and June 2016, in which permits were pulled for internal & exterior renovations to the site which increased the number of customer parking. However, this was done before the current ordinance for Gulfport's architectural standards.

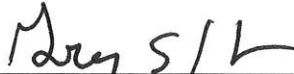
DEPARTMENTAL CONDITIONS

1. Approval grants waiver to deviate from the landscape island requirements.

Technical Report
ARCHITECTURAL REVIEW COMMITTEE

DIRECTOR APPROVAL

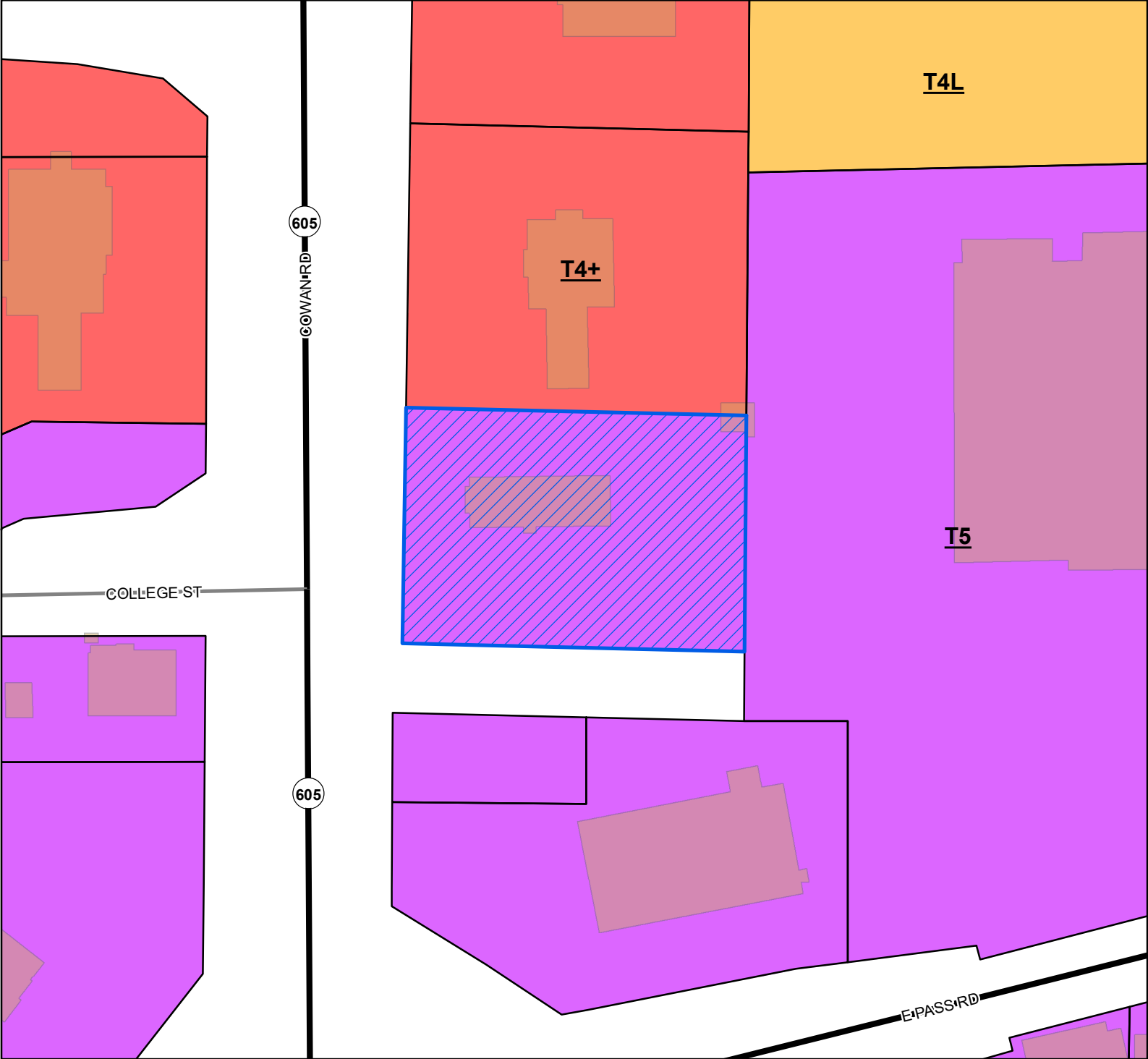
This report has been reviewed and approved by:



Greg Holmes

Director of Urban Development Department





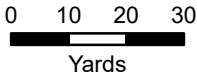
- Site
- US or State Highway
- Street
- Parcels
- Buildings
- City Limit

Smart Code

- T5
- T4+
- T4L

Site Information

1010F-02-034.001
Zoning: T5 (Urban Center Zone)
Size: 1 acre
Flood: X



1 inch = 100 feet



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OWNER:Jeffery Descher

Printed Name of Owner

6520 Sunplex Drive

Mailing Address

Ocean SpringsMS39564

City

State

Zip Code

AGENT:Ralph Long

Printed Name of Agent

601 Papworth Ave, Suite 200

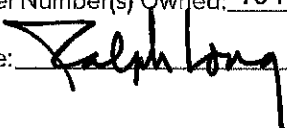
Mailing Address

MetairieLA70005

City

State

Zip Code

Name of Owner (PRINT) Ralph Long (Acting as Agent to Property Owner)Address (Street, City, State, Zip Code) 601 Papworth Ave, Suite 200, Metairie LA 70005Phone (Home) _____ (Work) 504-838-8091 (Cell) _____Tax Parcel Number(s) Owned: 1010F-02-034.001Signature: **Name of Owner (PRINT)** _____

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

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

Tax Parcel Number(s) Owned: _____

Signature: _____

Name of Owner (PRINT) _____

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

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

Tax Parcel Number(s) Owned: _____

Signature: _____

IMPORTANT NOTICE:

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

Submission Requirements:

Page one of this application, completed and signed.

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

- 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.
- If required buffer strips have been identified
- Other pertinent information as needed to pictorially demonstrate the proposed development/use.

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

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

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

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

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

I the owner/agent acknowledge this is a complete application



Designation of Agent

I, Jeffrey H. Descher, being owner of the property 1010 Cowan Rd.
PRINT NAME PRIMARY ADDRESS OR PARCEL
which is the subject of this application hereby authorize Jalen Garza & myself 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

8/21/24
Date

STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 21 day of August, 2024

[Signature]
Notary Public



11/06/27
Commission Expiration



Covenant Affidavit

I, Jeffrey H. Descher, being owner or agent of the property 1010 Cowan Rd.
PRINT NAME PRIMARY ADDRESS OR PARCEL

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

[Signature]
Signature

8/21/24
Date

STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 21 day of August, 20 24

[Signature]
Notary Public



11/06/27
Commission Expiration



RALPH LONG
ARCHITECTS

August 16, 2024

Architectural Review Committee
City of Gulfport
1410 24th Ave
Gulfport, MS 39501

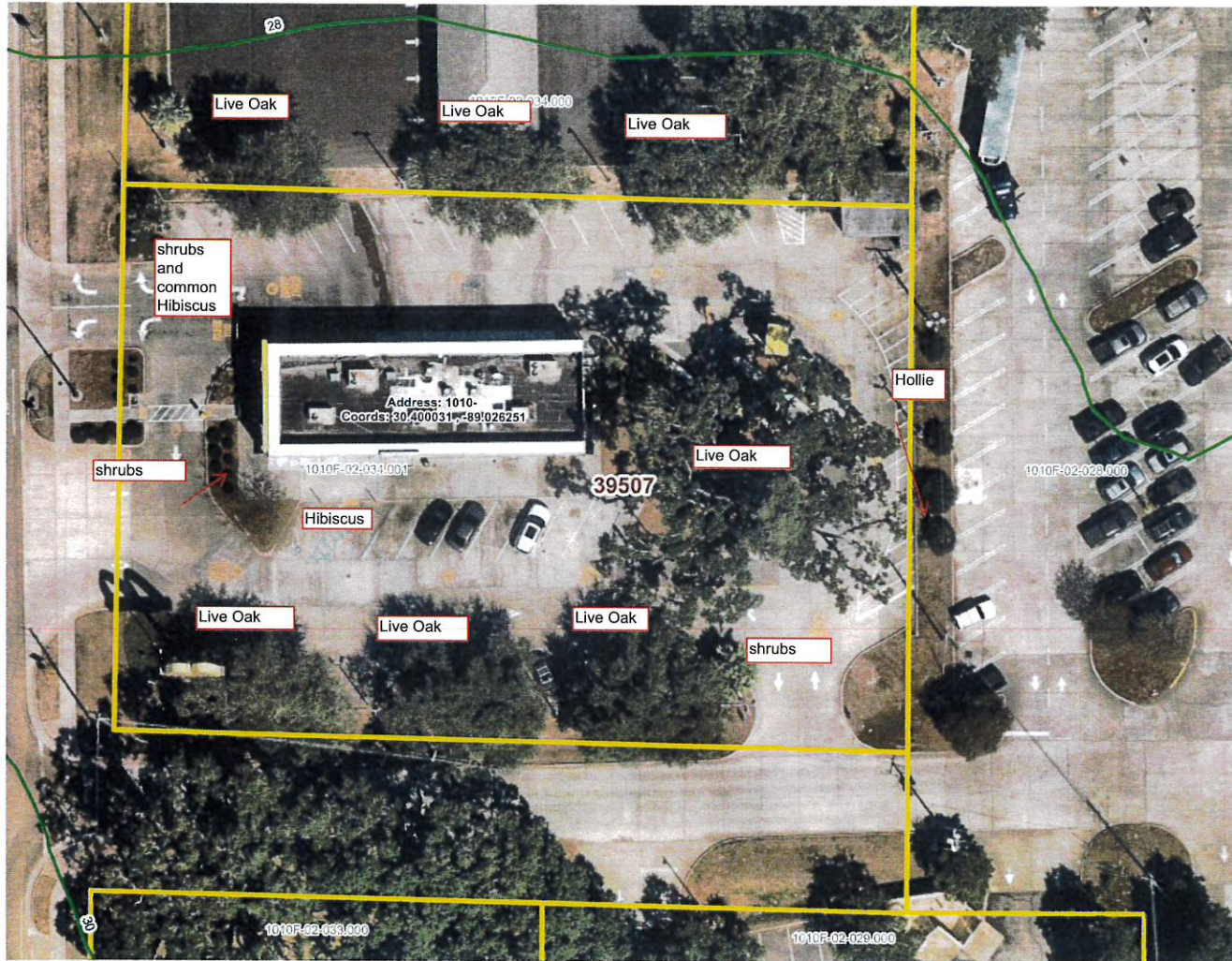
RE: McDonald's Remodel
1010 Cowan Rd, Gulfport, MS 39507

To whom it may concern:

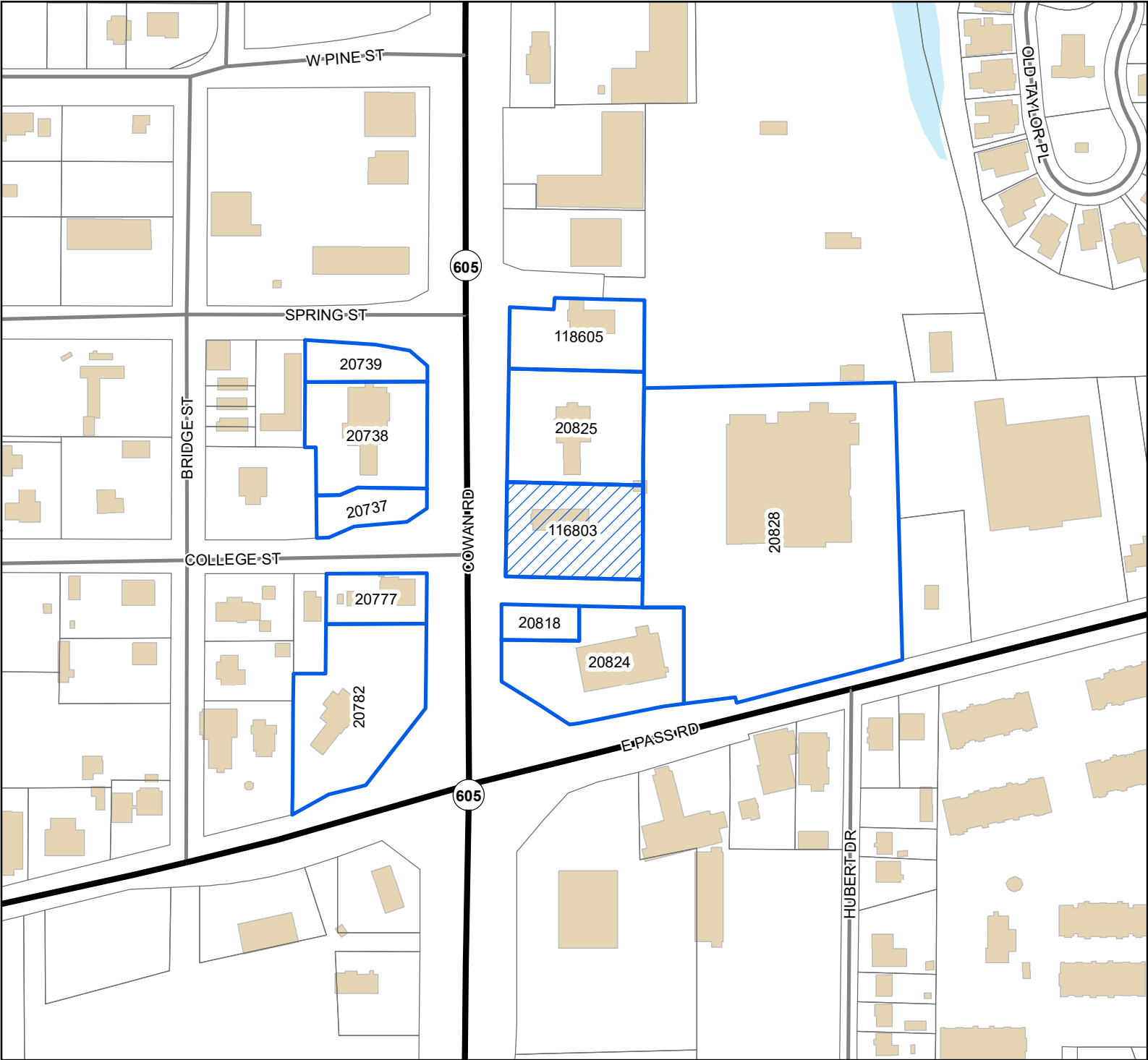
We were recently informed that the submitted plans were denied due to significant landscaping requirements. This includes providing a landscape island for every 10 parking spaces due to the project being located on a main road. Our scope of work is an interior only remodel. Please keep in mind this project previously had a permit approved and issued on June 28, 2023, without this landscaping requirement. Because the permit expired, we have made a re-submittal without a change to the drawings and the scope of work remains the same. The significant landscaping requirements requested impose a hardship for our client in terms of the funding they've already secured and the construction timeline. As a result, adding sitework to the scope will cause an increase in the budget and our client will not be able to secure the permit in time to meet the construction ground break date of 09/09/2024. Should our client plan to make design modifications to the site in a future remodel project, it would be reasonable to expect the jurisdiction's site planning requirements to be assessed.

Sincerely,

Ralph H. Long, Architect

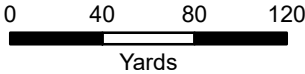


Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
Y		1010f-02-034.001	JEFFERY DESCHER (OWNER)	6520 SUNPLEX DRIVE	OCEAN SPRINGS	MS	39564
			JALEN GARZA (AGENT)	112 RIVERLANDS DR	LAPLACE	LA	70068
			RALPH LONG (AGENT)	601 PAPWORTH AVE STE 200	METAIRIE	LS	70005
			Adjacent Property Owners (2409ARC042)				
	20738	1010E-02-029.000	AMSOUTH BANK	250 RIVERCHASE PKWY SUITE 600	BIRMINGHAM	AL	35244
N	20828	1010F-02-028.000	ROUSE'S ENTERPRISES LLC	ATTN: DONALD J ROUSE JR	THIBODAUX	LA	70302
	20824	1010F-02-029.000	COLE CV GULFPORT MS LLC 5933-01	C/O ALTUS GROUP US INC.	COCKEYSVILLE	MD	21030
	20777	1010E-02-031.000	BARRINEAU TIM W ETAL	927 COWAN RD	GULFPORT	MS	39507
	20782	1010E-02-034.000	BANCORPSOUTH BANK	C/O DON MOZINGO	GULFPORT	MS	39501
	116803	1010F-02-034.001	ARCHLAND PROPERTY I LLC	MCDONALD'S #23909	OCEAN SPRINGS	MS	39564
N	20737	1010E-02-030.000	AMSOUTH BANK	250 RIVERCHASE PKWY SUITE 600	BIRMINGHAM	AL	35244
	20825	1010F-02-034.000	HANCOCK BANK	C/O VEE SERVICES	DALLAS	TX	75230
N	20739	1010E-02-028.000	AMSOUTH BANK	250 RIVERCHASE PKWY SUITE 600	BIRMINGHAM	AL	35244
	118605	1010F-02-034.002	PSGC PROPERTIES LLC	729 DESTINY PLANTATION BLVD	BILOXI	MS	39532
	20818	1010F-02-033.000	MONTELLA PROPERTIES LLC	126 JEFF DAVIS AVE	LONG BEACH	MS	39560



Legend

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



1 inch = 250 feet



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