

AGENDA
GULFPORT CITY PLANNING COMMISSION MEETING
CITY HALL COUNCIL CHAMBERS
THURSDAY, OCTOBER 24, 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 - September 26, 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 2410PC150;

Planning Commission Approval 2410PC150, by owner Norwood Village Inc, seeking approval for a church use, Tax Parcel 0808E-02-035.000, 12100 Hwy 49 Ste 318, Zoned B-4 (Highway Business), Ward 7

2. Planning Commission Approval 2410PC151;

Planning Commission Approval 2410PC151, by agent Maribeth Thompson, seeking approval for cabinet distribution and warehouse use, Tax Parcel 1010G-03-016.000, 2001 E Pass Rd, Zoned T6 (Urban Core Zone), Ward 2

H2. Planning Commission Recommendation

1. Zoning Map Amendment 2410PC159;

Zoning Map Amendment 2410PC159, by owner Casmon Developments LLC, requesting to rezone to T4+ (General Urban Zone "Plus"), Tax Parcel 1010M-03-012.000, 1045 Township Road, Zoned T5 (Urban Center Zone), Ward 2

2. Zoning Map Amendment 2410PC160;

Zoning Map Amendment 2410PC160, by agent Gina Pepe, requesting to rezone to T4+ (General Urban Zone "Plus"), Tax Parcel 1011D-03-030.000, 153 Markham Drive, Zoned T5 (General Urban Center) & T4+ (General Urban Zone "Plus"), Ward 2

3. Zoning Map Amendment 2410PC162;

Zoning Map Amendment 2410PC162, by agent Virgil G. Gillespie, requests to rezone to B-1 (Neighborhood Business), Tax Parcel 0811E-03-019.000, 1804 33rd Ave, Zoned T3 (Sub-Urban Zone), Ward 1

4. Zoning Map Amendment 2410PC163;

Zoning Map Amendment 2410PC163, by owner Triplett Homes LLC, requesting to rezone to T4+ (General Urban Zone "Plus"), Tax Parcel 1011D-01-038.000, Oleader Drive, Zoned T6 (Urban Core Zone), Ward 2

I. Reports

J. Unfinished Business

K. Other Business

L. Adjournment

MINUTES
GULFPORT CITY PLANNING COMMISSION
Thursday, September 26, 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 **4:31 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
BJ SELLERS
BILL WILLIAMS
HAROLD SPANN
CHARLIE HEWES

BOARD MEMBERS ABSENT:

TIM DAIGLE JR
CHRIS ROMANO
DOUG HANCOCK
BRYAN JACOBS

STAFF MEMBERS PRESENT:

GREG HOLMES
SU-LIN FEATHERSTON
SAMUEL SWEETING
WILLIAM DICKINSON
SAMUEL SMITH
JONATHAN TARDIFF

COURT REPORTER:

NORMA SOROE

E. **Confirmation of Agenda**:

F. **Adoption of Minutes**:

Motion by **Mr. Spann** and seconded by **Mrs. Adolph** to approve Minutes of the **August 22, 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 2407PC100:

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

Speaking for the Petition: Les Seymour

Speaking against the Petition: None

Motion: Mr. Hewes – to approve with condition of the dumpster being moved to where it can be serviced from within the parcel.

Second: Mr. Jones

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

Action: Motion carried unanimously

2. Planning Commission Approval 2409PC131:

Planning Commission Approval 2409PC131, by owner Hecto Services Inc, seeking approval for a cabinet and carpenter shop use, Tax Parcel 0810N-03-037.000, 2815 22nd Avenue, Zoned B-2 (General-Business), Ward 3

Speaking for the Petition: Hector Rojas

Speaking against the Petition: None

Motion: Mr. Sellers – to approve the applicant’s request with all conditions.

Second: Mr. Spann

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

Action: Motion carried unanimously

3. General Plan 2409PC133:

General Plan 2409PC133, by agent Dennis Stieffel, seeking approval for a 41-lot subdivision(Oak Landing, Phase 2), Tax Parcels 1008G-02-130.000, 1008G-02-130.001, 1008J-02-001.000, Ollie Road, Zoned R-1-10 (Single-family), Ward 6

Speaking for the Petition: Dennis Stieffel

Speaking against the Petition: None

Motion: Mr. Bill Williams – to approve the applicant’s request with conditions.

Second: Mr. Adolph

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

Action: Motion carried unanimously

4. Planning Commission Approval 2409PC136:

Planning Commission Approval 2409PC136, by owner Otis T Ellis, seeking approval for a mobile home use, Tax Parcel 0810E-05-009.000, 4223 Michigan Ave, Zoned R-1-5 (Single-Family), Ward 3

Speaking for the Petition: Otis Ellis

Speaking against the Petition: None

Motion: Mr. Jones – to approve the applicant’s request with conditions.

Second: Mrs. Adolph

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

Action: Motion carried unanimously

5. Special Exception 2409SE140:

Special Exception 2409SE140, by agent Johnathan Tate Jr., seeking approval for a daycare use, Tax Parcel 0810N-04-001.000, 2301 31st Street, Zoned B-2 (General-Business), Ward 3

Speaking for the Petition: Cathy Tate

Speaking against the Petition: None

Motion: Mr. Spann – to approve the applicant’s request with condition of the address listed within the department conditions being corrected.

Second: Mrs. Adolph

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

Action: Motion carried unanimously

6. General Plan 2409PC145:

General Plan 2409PC145, by agent Robert B. Heinrich, seeking approval for a 9 lot subdivision with one outparcel, Tax Parcel 0808H-02-095.000, 12115 Three Rivers Road, Zoned R-1-10 (Single-family), Ward 6

Speaking for the Petition: Robert Heinrich

Speaking against the Petition: Jill R Hagler

Motion: Mr. Sellers – to approve the applicant’s request with all conditions

Second: Mr. Bill Williams

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

Action: Motion carried 5-1

7. General Plan 2409PC146:

General Plan 2409PC146, by agent Robert B. Heinrich, seeking approval for a 23 lot subdivision with one outparcel, Tax Parcel 0907J-01-001.005, Three Rivers Rd, Zoned R-B (Residence-business), Ward 6

Speaking for the Petition: Robert Heinrich

Speaking against the Petition: None

Motion: Mr. Jones – to approve the applicant’s request with all conditions

Second: Mr. Hewes

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

Action: Motion carried unanimously

H2. Planning Commission Recommendation

8. Zoning Text Amendment 2407PC094:

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

Speaking for the Petition: None

Speaking against the Petition: None

Motion: Mrs. Adolph – to postpone the case until the October meeting.

Second: Mr. Bill Williams

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

Action: Motion carried unanimously

9. 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.

Speaking for the Petition: Greg Holmes

Speaking against the Petition: None

Motion: Mr. Hewes – recommended approval of the applicant’s request.

Second: Mr. Sellers

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

Action: Motion carried unanimously

10. Zoning Map Amendment 2409PC144:

Zoning Map Amendment 2409PC144, by agent Heinrich & Associates LLC, requesting to rezone to R-O (Residence-Office), Tax Parcel 1009L-02-018.000, 9298 Lorriane Rd, Zoned R-1-7.5 (Single-Family), Ward 5

Speaking for the Petition: Robert Heinrich

Speaking against the Petition: None

Motion: Mr. Hewes – recommended approval of the applicant’s request

Second: Mr. Sellers

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

Action: Motion carried unanimously

K. Other Business

K1. Other Business

General Plan 2312PC150, agent is requesting an extension to the Florence Gardens Phase 12 general plan on December 21, 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: Su-Lin Featherston

Speaking against the Petition: None

Motion: Mr. Sellers – to approve the request.

Second: Mrs. Adolph

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

Action: Motion carries unanimously.

I. Adjournment

There being no further business, a Motion was made by **Mrs. Adolph** to adjourn, seconded by **Mr. Jones** and carried unanimously. The meeting adjourned at **5:45 P.M.**.

William Prince Jones, 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

PLANNING COMMISSION CASE # 2024-852

Hearing Date: Thursday, October 24, 2024

Planning Commission Approval 2410PC150; Planning Commission Approval 2410PC150, by owner Norwood Village Inc, seeking approval for a church use, Tax Parcel 0808E-02-035.000, 12100 Hwy 49 Ste 318, Zoned B-4 (Highway Business), Ward 7

Technical Report

PLANNING COMMISSION APPROVAL

GENERAL INFORMATION

Case File Number: 2410PC150

Hearing Date: October 24, 2024

Current Zoning/Use: B-4 / Commercial Structures

Legal: Planning Commission Approval 2410PC150, by owner Norwood Village Inc, seeking approval for a church use, Tax Parcel 0808E-02-035.000, 12100 Hwy 49 Ste 318, Zoned B-4 (Highway Business), Ward 7

TECHNICAL DETAILS

Applicant is seeking approval for a church use in a commercial building at 12100 Highway 49 Suite 318. With the subject site being located in commercial district, there is potential to disrupt businesses in the surrounding area that may be impacted by church uses, such as liquor stores and tattoo parlors. Per Ordinance 3158, any proposed use that would serve liquor would be need to meet the state's distance requirements. Upon staff review, there are no existing businesses that would be affected, and there is a registered church use at the same address as the subject property, located at suite 320. There is another church use located approximately 1600 feet from the subject site, located at 12290 Depew Road.

EXECUTIVE SUMMARY

Applicant is seeking approval for a church use in a B-4 zoning district (Highway Business) which per ordinance requires Planning Commission. The application meets the requirements for a church use going before Planning Commission. However, the board should keep in mind that allowing the use could hinder future potential businesses that serve liquor. Upon staff review, there are no existing business, such as liquor stores or tattoo parlors, nearby the subject site. There are at least two pre-existing churches nearby the location of the proposed church use.

Any approval should consider these conditions:

1. Must comply with all zoning rules and regulations.
2. Approval allows for a church use.
3. This would be considered a change of use and must comply with all current building codes and City of Gulfport Ordinances. Must comply with 2010 ADA Regulations.

DEPARTMENTAL CONDITIONS

Engineering: No conditions. Memo dated 10/04/24.

Public Works: No comment as of 10/14/24.

Traffic and Safety: No conditions. Memo dated 10/07/24.

Technical Report

PLANNING COMMISSION APPROVAL

Building Code Services: This would be considered a change of use and must comply with all current building codes and City of Gulfport Ordinances. Must comply with 2010 ADA Regulations. Memo dated 10/03/24.

GIS: No conditions. Memo dated 10/11/24.

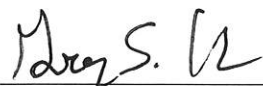
Police Department: No comment as of 10/14/24.

Fire Department: No conditions. Memo dated 10/04/24.

City Arborist: No conditions. Memo dated 10/03/24.

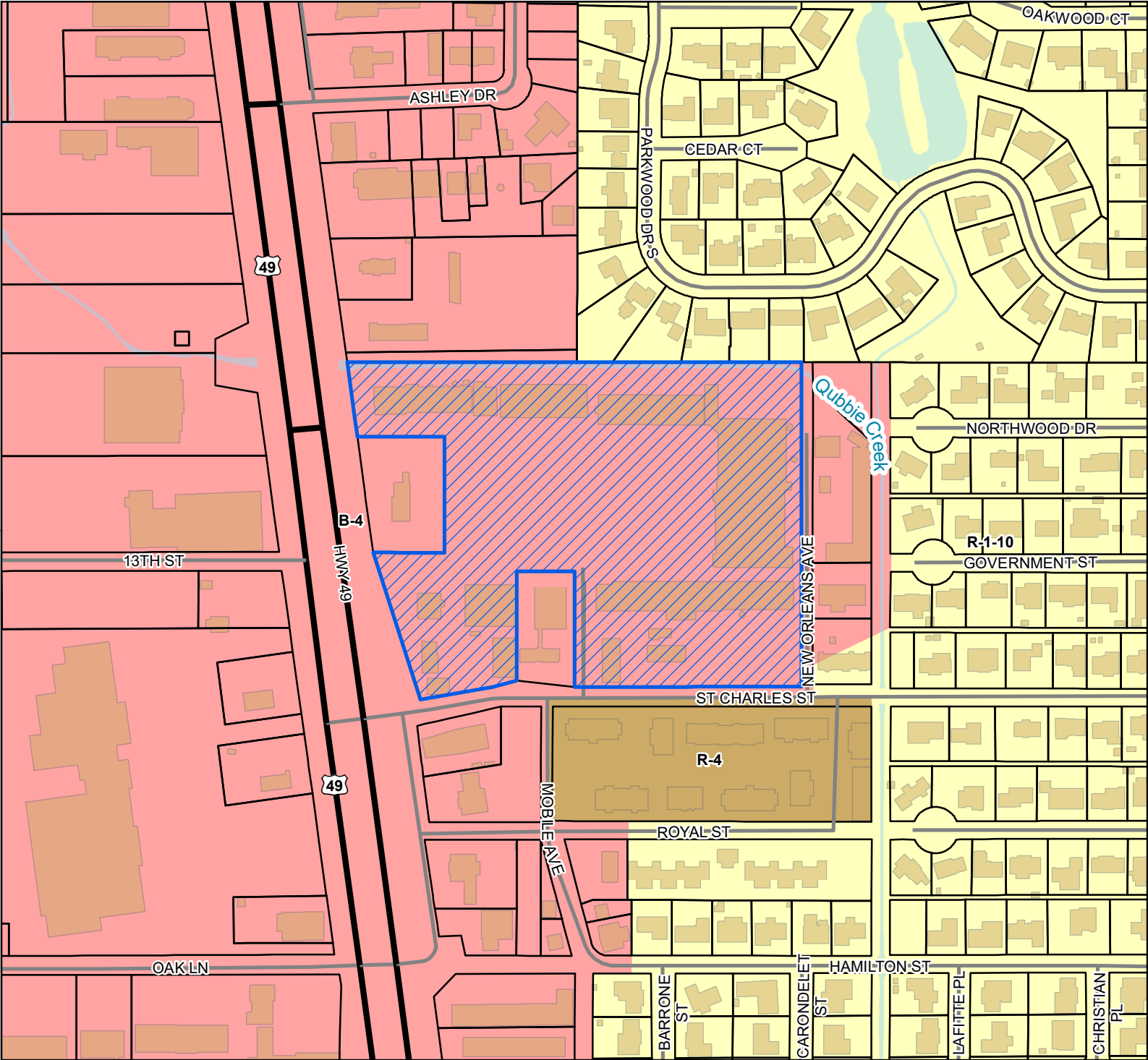
DIRECTOR APPROVAL

This report has been reviewed and approved by:



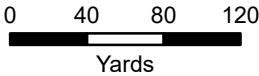
Greg Holmes
Director of Urban Development Department





- Site
- US or State Highway
- Street
- Parcels
- Buildings
- Water Features
- City Limit
- Zoning**
 - B-4 - Highway Business District
 - R-1-10 - Single Family Residence (Low Density)
 - R-4 - General Residence (High Density)

Site Information
0808E-02-035.000
Zoning: B-4 (Highway Business)
Size: 13.2 acres
Flood: X, AE



1 inch = 300 feet



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



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

APPLICATION FOR PLANNING COMMISSION APPROVAL

For Staff Use Only

Case Number: 2410PC150
Date Received: 8/12/24
Receipt Number: 12882503
Received By: JA
Zoning: B-4
Ward: 7 Flood: XAE
Size: 13.2 acres

Property Information

TAX PARCEL #

0	8	0	8	E	-	0	2	-	0	3	5	•	0	0	0
					-			-				•			
					-			-				•			

(If necessary, use separate sheet of paper)

Address of Property Involved: 12100 Hwy 49 North, Gulfport, MS 39503
Suite 318

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

General Location: Norwood Village - (multi-tenant commercial estate)

GENERAL DESCRIPTION OF REQUEST:

To be used as a Church

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

Dana Parsons
Printed Name of Owner
P.O. Box 280
Mailing Address
Wiggins MS 39577
City State Zip code
601-928-9656
Home Phone Work/Cell Phone
drpwork@asl.com
Email
[Signature] President
Signature of Owner

AGENT

[Crossed out]
Printed Name of Agent
[Crossed out]
Mailing Address
[Crossed out]
City State Zip code
[Crossed out]
Home Phone Work/Cell Phone
[Crossed out]
Email
[Crossed out]
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.

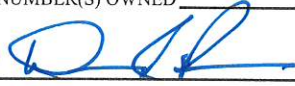
I hereby certify that I have read and understand this application and that all information and attachments are true and correct. I also certify that I agree to comply with all applicable city codes, ordinances and state laws. Finally, I certify that I am the owner of the property involved in this request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

NAME OF OWNER (PRINT) Dana Parsons for Norwood Village, Inc.

ADDRESS (STREET, CITY, STATE, ZIP CODE) P.O. Box 280 Wiggins, MS 39577

PHONE # (H) _____ (W) 601-928-9656

TAX PARCEL NUMBER(S) OWNED _____

SIGNATURE:  , President

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: _____

12100 Hwy 49 N Bld 318

1. TRANSPORTATION and ACCESS in good the building was Already Here we just Rented it.
2. Water Supply is good Already Existing.
3. Waste ~~disposal~~ disposal is good TRASH CANS ON PROPERTY.
4. Fire and Police is in operation.
5. IT WILL NOT CAUSE A TRAFFIC HAZARD. there's a Shopping Mall With Very Large Space With 4 Entrances and Exits.
6. I believe having a Church in this location will be good People get tired of Shopping they can stop by and get PRAYER if they so desire.
7. The Building is 1,864.4 ~~Square~~ Square Feet
8. We're expecting around 25-30 parisheners

WEST LANE U.S. HWY 40

EAST LANE U.S. HWY 40

816

197

NOTED AT 11.10

85

250

284

85

140

174

out

31.250

31

NOTED AT 11.10

NOTED AT 11.10

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BUILDING 10

188

461

ST. CHARLES STREET

480

Out

120

2.500

30.000

210

270

121

15.00

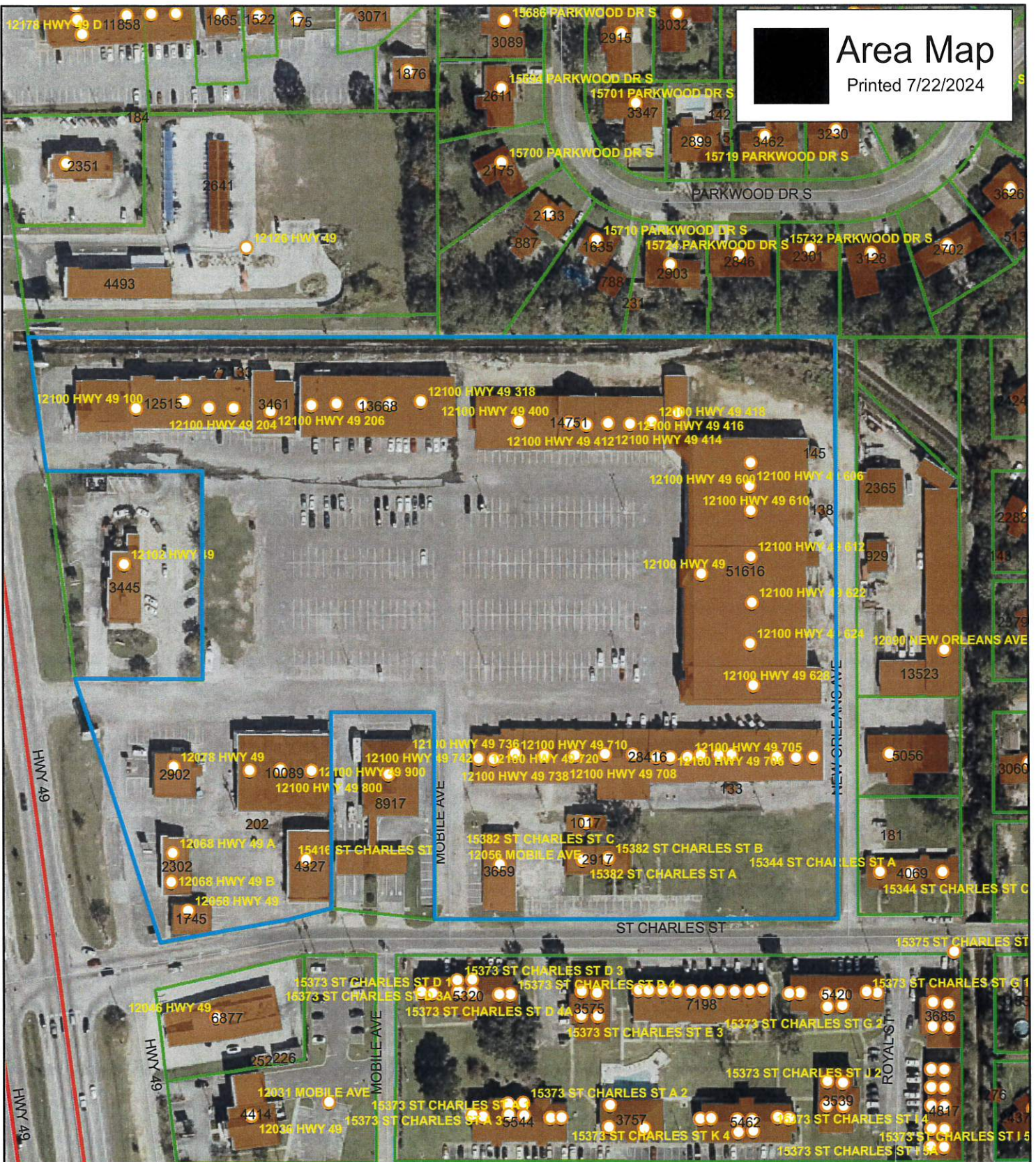
15.00

NOTED AT 11.10

NOTED AT 11.10

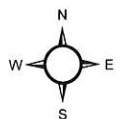
Area Map

Printed 7/22/2024



Addresspoints
 Edits addresspoints Harrison_NAIP_2021.sld

STRUCT_CLASS	RGB
Commercial	Red: Band_1
Device/Utility	Green: Band_2
Primary	Blue: Band_3
Residential	
Unclassified	
Principal Arterial	
Minor/Residential	
Parcels	



1 inch = 155 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.



- Addresspoints
- ~ Principal Arterial
- ~ Minor/Residential
- ~ WaterFeatures
- Parcels



1 inch = 147 feet

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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.



Michael Watson

SECRETARY OF STATE

This is not an official certificate of good standing.

Name History

Name	Name Type
NORWOOD VILLAGE, INC.	Legal

Business Information

Business Type:	Profit Corporation
Business ID:	201691
Status:	Good Standing
Effective Date:	04/17/1967
State of Incorporation:	Mississippi
Principal Office Address:	324 E. Cavers Ave , P.O. Box 280 Wiggins, MS 39577

Registered Agent

Name
Dana R Parsons 324 East Cavers Avenue , P.O. Box 280 Wiggins, MS 39577

Officers & Directors

Name	Title
Betty H. Parsons PO Box6 Wiggins, MS 39577	Incorporator
Tadd Parsons 1722 St Ann St Jackson, MS 39202	Incorporator
Dana R Parsons PO Box280 Wiggins, MS 39577	Director, President

STATE OF MISSISSIPPI

COUNTY OF HARRISON - FIRST JUDICIAL DISTRICT

DEED

ENTER

For and in consideration of the sum of Ten Dollars (\$10.00) cash in hand paid and other good and valuable considerations passing, the receipt and sufficiency all of which is hereby acknowledged, I, the undersigned JUDYE L. WROLSTAD, do hereby grant, bargain, sell, convey and warrant, subject to the exceptions hereinafter set out unto NORWOOD VILLAGE, a Mississippi corporation, an undivided one-half interest in and to certain property, together with all improvements located thereon, located in the First Judicial District of Harrison County, Mississippi, more particularly described as follows, to-wit:

The following described land situated and being in the SW 1/4 of the SW 1/4 and the SE 1/4 of the SW 1/4, Section 4, Township 7 South, Range 11 West, First Judicial District, Harrison County, Mississippi. Containing 11.78 acres, more or less, and being described as follows:

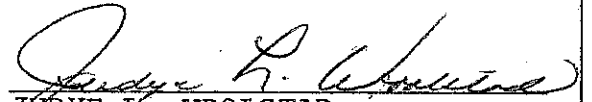
Commencing at the Southwest corner of Lot 28 NORTHWOOD BUSINESS PARK SUBDIVISION, as recorded in Plat Book 34, Page 12, office of the Chancery Clerk, First Judicial District, Harrison County, Mississippi. Thence run South 07 degrees 22 minutes East along the East margin of U.S. Highway 49 411.10 feet to an iron pipe located on the South margin of the NW 1/4 of the SW 1/4, Section 4, Township 7 South, Range 11 West, First Judicial District, Harrison County, Mississippi, for a Point of Beginning. Thence run East along the said South margin of the NW 1/4 of the SW 1/4 a distance of 533.97 feet to the SW corner of the NE 1/4 of the SW 1/4, Section 4, Township 7 South, Range 11 West, First Judicial District, Harrison County, Mississippi; thence continue along said South margin of the NE 1/4 of the SW 1/4 a distance of 451.53 feet to an iron pipe; thence run South 00 degrees 20 minutes West 726.6 feet to the North margin of the 12th Street (now known as St. Charles Street); running thence West along said North margin of St. Charles Street a distance of 400.0 feet to a P.K. nail set in the paving; thence run North 00 degrees 20 minutes East 250.0 feet to a P.K. nail; thence run West 125.0 feet to a P.K. nail; thence run South 00 degrees 20 minutes West 250.0 feet to an iron pipe on the North margin of St. Charles Street; thence run West along said North margin of St. Charles Street a distance of 25.0 feet to an iron pipe; thence run South 78 degrees 44 minutes West along North margin of St. Charles Street a distance of 201.20 feet to a point which is the Eastern margin of U.S. Highway 49 right-of-way; thence run North 07 degrees 22 minutes West along said East margin of U.S. Highway 49 a distance of 254.8 feet to an iron pipe; thence run South 82 degrees 38 minutes West 48.0 feet to an iron pipe on the East margin of U.S. Highway 49; thence run North 07 degrees 22 minutes West along the East margin of U.S. Highway 49 a distance of 83.8 feet to an iron pipe; thence run East 140.3 feet to an iron pipe; thence run North 00 degrees 20 minutes East 250.0 feet to an iron pipe; thence run West 174.0 feet to the East margin of U.S. Highway 49 right-of-way; thence run North 07 degrees 22 minutes West along the said margin of U.S. Highway 49 a distance of 187.9 feet to the Point of Beginning.

This conveyance is subject to that one certain first deed of trust in favor of Life Insurance Company of the Southwest recorded in the office of the Chancery Clerk as aforesaid in Deed of Trust Book 1217 at pages 352-356. Norwood Village, Inc. assumes and agrees to hold Judye L. Wrolstad harmless on said indebtedness and shows acceptance by subscribing their name to this deed.

This conveyance is subject to any and all restrictive covenants and conditions, easements, rights of way and prior reservations of oil, gas and other minerals of record pertaining to the above described property.

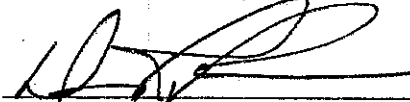
Subject to any and all leases or rental agreements presently in effect or outstanding at the present time whether written or unwritten.

IN WITNESS WHEREOF, I set and subscribe my signature on this, the 29th day of March, A. D., 1991.


JUDYE L. WROLSTAD

ACCEPTED:

NORWOOD VILLAGE, INC.

By: 
DANA R. PARSONS, President

STATE OF MISSISSIPPI

COUNTY OF Stone

BEFORE ME, the undersigned authority in and for the aforesaid State and County, personally appeared JUDYE L. WROLSTAD, who acknowledged that she signed, sealed and delivered the above and foregoing Deed on the day and year therein written as her own free and voluntary act and deed.

GIVEN under my hand and official seal of office on this, the 29th day of March, A. D., 1991.

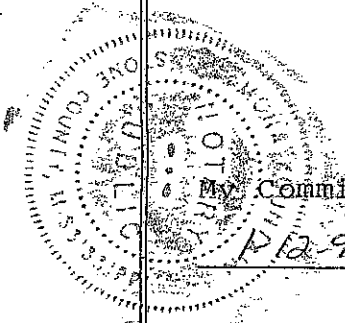

NOTARY PUBLIC

My Commission Expires:

STATE OF MISSISSIPPI

COUNTY OF Stone

BEFORE ME, the undersigned authority in and for the aforesaid State and County, personally appeared DANA R. PARSONS, President of Norwood Village, Inc., a Mississippi corporation, who acknowledged that he signed, sealed and accepted the above and foregoing Deed as the act and deed of said corporation, having first been duly authorized so to do.



GIVEN under my hand and official seal of office on this,
the 29th day of March, 1991.

Mona J. J. J.
NOTARY PUBLIC

My Commission Expires: 1-10-92

GRANTOR: JUDYE L. WROLSTAD
Social Security Number: 489-40-0574
10550 O'Neal Road
Cypress Bend
Gulfport, MS 39503
601/832-0387

GRANTEE: NORWOOD VILLAGE, INC.
Federal ID Number: 64-0444175
P. O. Box 984
Wiggins, MS 39577
601/928-7272

STATEMENT OF FEES

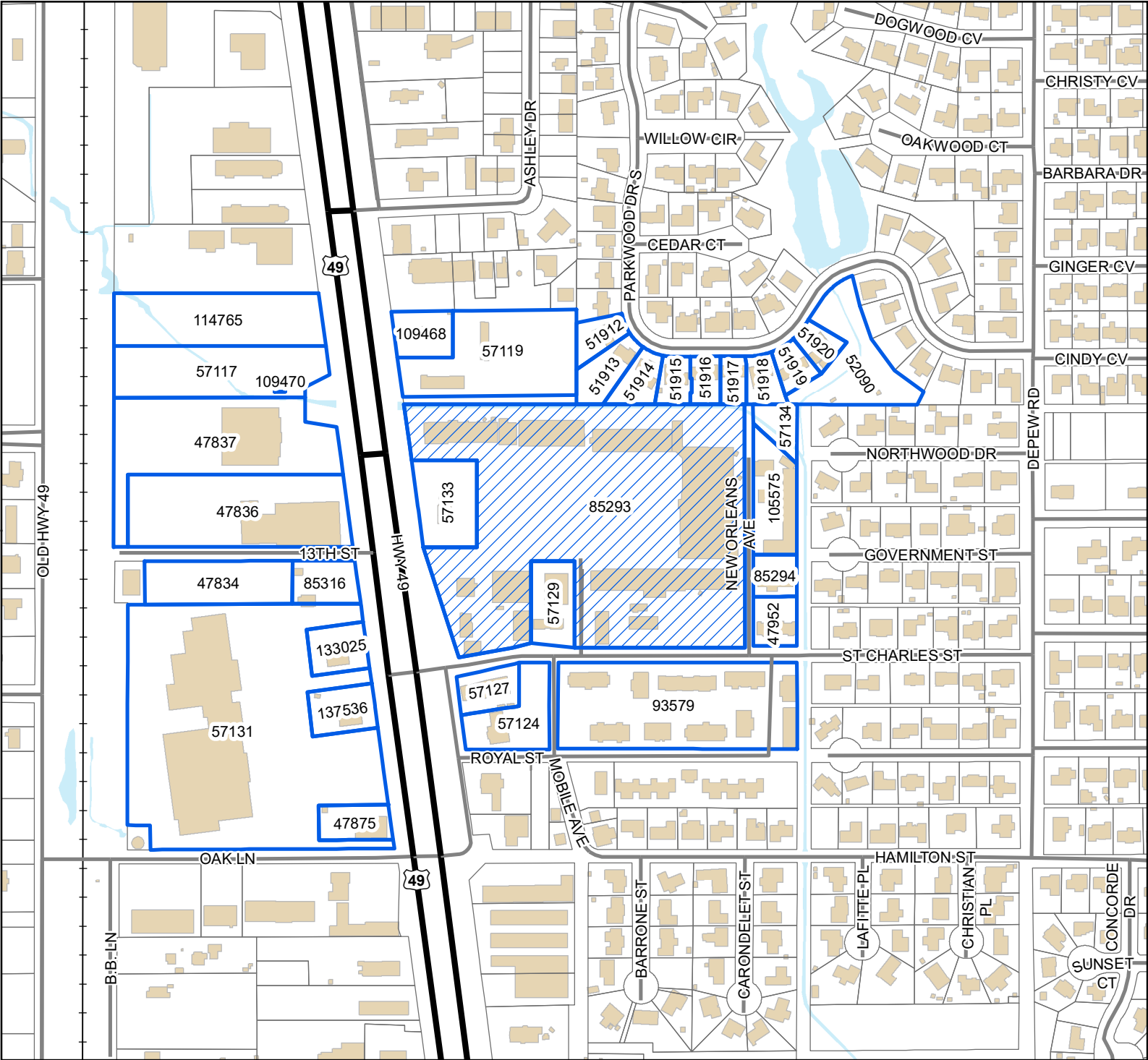
First Page \$2.00
Add Page at \$1.00 2.00
Abstracting Section
at \$1.00 1.00
Mineral Tax
Other
Total Fees 5.00

STATE OF MISSISSIPPI, COUNTY OF HARRISON, FIRST JUDICIAL DISTRICT:

I hereby certify that this instrument was received and filed for record at 10 o'clock
and 46 minutes a.M. on 1st day of April, A.D. 1991
and recorded April 2, 1991 in Records of Deeds
Book 1183 Page 460-462
G.N. CREEL, Chancery Clerk

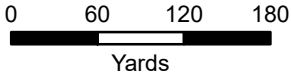
By Linda Dubose, D.C.

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
Y		0808e-02-035.000	DANA PARSONS (OWNER)	P.O. BOX 280	WIGGINS	MS	39577
			Adjacent Property Owners (2410PC150)				
	47837	0808E-04-005.000	TREBIG HIGHWAY 49 LLC	43 FARNHAM PL	METAIRIE	LA	70005
	85316	0808E-04-007.000	COMMER JOHN D	18070 HWY 49	SAUCIER	MS	39574
	93579	0808E-03-020.000	SOUTHERN PINES 15 LLC	C/O DENIS LEMIRE	CHEYENNE	WY	82001
	47836	0808E-04-006.000	MAUFFRAY HOLDINGS LLC	16300 LAKE DRIVE EAST	VANCLEAVE	MS	39565
	133025	0808E-04-010.001	DELMAR PLAZA HOLDINGS LLC	225 SPRINGHILL MEMORIAL PL	MOBILE	AL	36608
	114765	0808E-04-004.003	24 HOUR STORAGE ORANGE GROVE L	1822 15TH ST STE A	GULFPORT	MS	39501
	57119	0808E-02-031.000	GALAXY EXPRESS CARWASH LLC	1903 PASS ROAD STE A	BILOXI	MS	39531
	51912	0808E-02-017.000	COAST MAGNOLIA PROPERTIES LLC	16559 MALLARD DRIVE	GULFPORT	MS	39503
	85293	0808E-02-035.000	NORWOOD VILLAGE INC	P O BOX 6	WIGGINS	MS	39577
	109468	0808E-02-031.002	METRO FOODS OF GULRPORT-HWY 49 LLC	C/O RODNEY SALVAGGIO	METAIRIE	LA	70005
	51919	0808E-02-010.000	DAY VALERIE	15744 S PARKWOOD DR	GULFPORT	MS	39503
	52090	0808E-02-008.000	NORTHWOOD HILLS HOME OWNERS ASSO	P O BOX 1862	GULFPORT	MS	39501
	51913	0808E-02-016.000	HENSON DARLENE	15704 PARKWOOD DR SOUTH	GULFPORT	MS	39503
	51915	0808E-02-014.000	LOMAX RASHENA & MICHAEL S JR	15716 PARKWOOD DR S	GULFPORT	MS	39503
	51917	0808E-02-012.000	ROSE JEAN BALE -TRUSTEE- ETAL	369 E VAN KOEVERING ST	RIALTO	CA	92376
	51916	0808E-02-013.000	WELCH ZACHARY S & ALEXIS L	15724 S PARKWOOD DR	GULFPORT	MS	39503
	47875	0808E-04-012.000	ROJAS HECTOR	2815 22ND AVE	GULFPORT	MS	39501
	51920	0808E-02-009.000	POPE RUBY W	15752 S PARKWOOD DR	GULFPORT	MS	39503
	51918	0808E-02-011.000	RICE ALYSSA NICOLE	15738 PARKWOOD DR S	GULFPORT	MS	39503
N	57133	0808E-02-033.000	NORWOOD VILLAGE INC	C/O WENDELTA	MEMPHIS	MS	38103
N	47834	0808E-04-008.000	MAUFFRAY HOLDINGS LLC	16300 LAKE DRIVE EAST	VANCLEAVE	MS	39565
	105575	0808E-02-037.001	KROL ALEXANDER G JR & MELISSA B	12090 NEW ORLEANS AVE	GULFPORT	MS	39503
N	57134	0808E-02-035.004	NORWOOD VILLAGE INC	P O BOX 6	WIGGINS	MS	39577
	57127	0808E-03-022.000	YOUNG BROTHERS LLC	9368 HIGHLAND HILLS RD	GRENADA	MS	38901
	51914	0808E-02-015.000	GURKLIS CHARLES B & ELAINE B	15710 PARKWOOD DR SOUTH	GULFPORT	MS	39503
	57129	0808E-02-034.000	ROGERS JOHN T REVOCABLE TRUST	12100 HIGHWAY 49	GULFPORT	MS	39503
	47952	0808E-02-036.000	HARLEY SOUTH PROPERTIES LLC	240 LANTANA BLVD	LONG BEACH	MS	39560
	57117	0808E-04-004.000	24 HOUR STORAGE ORANGE GROVE LLC	1822 15TH ST STE A	GULFLPORT	MS	39501
	109470	0808E-04-004.001	HARRISON CO WASTEWATER MGMT	14108 AIRPORT RD	GULFPORT	MS	39507
N	57131	0808E-04-010.000	DELMAR PLAZA HOLDINGS LLC	225 SPRINGHILL MEMORIAL PL	MOBILE	AL	36608
	137536	0808E-04-010.002	ARC KLGFPMSOO1 LLC	% AMERICA'S BEST WINGS	SILVER SPRINGS	MD	20910
N	57124	0808E-03-023.000	COAST COMMUNITY BANK	P O BOX 7588	GULFPORT	MS	39507
N	85294	0808E-02-037.000	KROL ALEXANDER G JR & MELISSA B	12090 NEW ORLEANS AVE	GULFPORT	MS	39503



Legend

- Site
- Adjacent Properties
- US or State 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.



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
36845	598385	Print Legal Ad-IPL01972410 - IPL0197241		\$71.35	1	63 L

Attention: Matilda Welch
GULFPORT URBAN DEVELOPMENT
PO BOX 1780
GULFPORT, MS 39502

accountspayable@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, October 24, 2024 in the Council Chambers of the Gulfport City Hall located at 2309 15th 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 24th Avenue.

Planning Commission Approval

2410PC150, by owner Norwood Village Inc, seeking approval for a church use, Tax Parcel 0808E-02-035.000, 12100 Hwy 49 Ste 318, Zoned B-4 (Highway Business), Ward 7

Planning Commission Approval 2410PC151, by agent Maribeth Thompson, seeking approval for cabinet distribution and warehouse use, Tax Parcel 1010G-03-016.000, 2001 E Pass Rd, Zoned T6 (Urban Core Zone), Ward 2

Zoning Map Amendment 2410PC159, by owner Casmon Developments LLC, requesting to rezone to T4+ (General Urban Zone "Plus"), Tax Parcel 1010M-03-012.000, 1045 Township Road, Zoned T5 (Urban Center Zone), Ward 2

Zoning Map Amendment 2410PC160, by agent Gina Pepe, requesting to rezone to T4+ (General Urban Zone "Plus"), Tax Parcel 1011D-03-030.000, 153 Markham Drive, Zoned T5 (General Urban Center) & T4+ (General Urban Zone "Plus"), Ward 2

Zoning Map Amendment 2410PC162, by agent Virgil G. Gillespie, requests to rezone to B-1 (Neighborhood Business), Tax Parcel 0811E-03-019.000, 1804 33rd Ave, Zoned T3 (Sub-Urban Zone), Ward 1

Zoning Map Amendment 2410PC163, by owner Triplett Homes LLC, requesting to rezone to T4+ (General Urban Zone "Plus"), Tax Parcel 1011D-01-038.000, Oleader Drive, Zoned T6 (Urban Core Zone), Ward 2

This the 2nd day of October 2024
Keith Williams, Chairman
City of Gulfport Planning Commission
IPL0197241
Oct 9 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:

10/09/24

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.

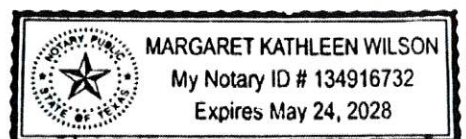
Mary Castro

Sworn to and subscribed before me this 15th day of October in the year of 2024

Margaret K. Wilson

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!



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

PLANNING COMMISSION CASE # 2024-853

Hearing Date: Thursday, October 24, 2024

Planning Commission Approval 2410PC151; Planning Commission Approval 2410PC151, by agent Maribeth Thompson, seeking approval for cabinet distribution and warehouse use, Tax Parcel 1010G-03-016.000, 2001 E Pass Rd, Zoned T6 (Urban Core Zone), Ward 2

Technical Report

PLANNING COMMISSION APPROVAL

GENERAL INFORMATION

Case File Number: 2410PC151

Hearing Date: October 24, 2024

Current Zoning/Use: T6 / Commercial Building

Legal: Planning Commission Approval 2410PC151, by agent Maribeth Thompson, seeking approval for a warehouse use, Tax Parcel 1010G-03-016.000, 2001 E Pass Rd, Zoned T6 (Urban Core Zone), Ward 2

TECHNICAL DETAILS

The applicant requests Planning Commission approval to allow for a cabinet distribution / warehouse in a T6 zoning district, located at 2001 East Pass Road. As it stands, the uses in the surrounding area consist of Dependable Mini Storage located at 1111 Ford Street, which is located approximately 50 feet across the street from the subject site; Mercy Housing & Human Development is located 50 feet across an entrance to the subject site; Valbridge Property Advisors is located at 1010 Ford Street at the corner of Cotton Drive, which is 50 feet adjacent from the loading dock of the subject site; and approximately 350 feet from the corner of Ford Street and Cotton drive begins residential property which is 50 feet adjacent to southeast corner of the subject site. There are no properties in the surrounding area that have registered a similar use, and therefore this establishes that this property would be setting precedence in this area for the proposed use. The business will not be open to the public and only will employ 6 full time employees at this location. The parking plan submitted for this application shows that it meets the requirements of having 1 parking space for every 2 employees on a shift. The business will only receive about 2-3 semi-trucks per week. Access for a semi-truck for the purposes of transportation of products has been accommodated for as stated by the applicant.

EXECUTIVE SUMMARY

While there are no existing warehouse, or cabinet distribution, uses in that area, there are no definable issues to this request, as it seems that the applicant has been able to address all concerns related to this request.

Any approval should consider these conditions:

1. Approval allows for the use of a cabinet shop.
2. Striped parking must be completed on site before business license can be issued.
3. Must comply with all Zoning rules and regulations.
4. The handicap parking as shown does not meet ADA standards. The applicant will need to make room for an 11ft wide van space with a 5ft wide access aisle on the passenger side.
5. All new parking lot striping will need to meet the current edition of the MUTCD and the City of Gulfport standard construction details.

Technical Report

PLANNING COMMISSION APPROVAL

6. All construction and equipment installation shall comply with all building codes and City Regulations.
7. Striping must conform to MUTCD and City of Gulfport Construction Standards. Parking must conform to ADA standards.

DEPARTMENTAL CONDITIONS

Engineering:

The site plan provided shows ADA parking spaces on the side of the building, instead of near the existing front doors. ADA parking spaces must be located in an accessible spot near the main building entrance with the number of spaces provided based on the total number of spaces in the parking lot. If the main building entrance will be moved to the side of the building, the sidewalk and new doors must be upgraded to meet ADA standards. The number of spaces required would have to be calculated based on existing parking provided. Memo dated 10/04/24.

Public Works:

No comments as of 10/14/24.

Traffic and Safety:

Relocate handicap parking to the front of the building, existing does not meet ADA regulations 10/07/24.

Building Code Services:

Must comply with all building codes and City of Gulfport Ordinances. Memo dated 10/03/24.

GIS:

No conditions. Memo dated 10/11/24.

Police Department:

No comments as of 10/14/24.

Fire Department:

No conditions. Memo dated 10/04/24.

City Arborist:

No conditions. Memo dated 10/03/24.

DIRECTOR APPROVAL

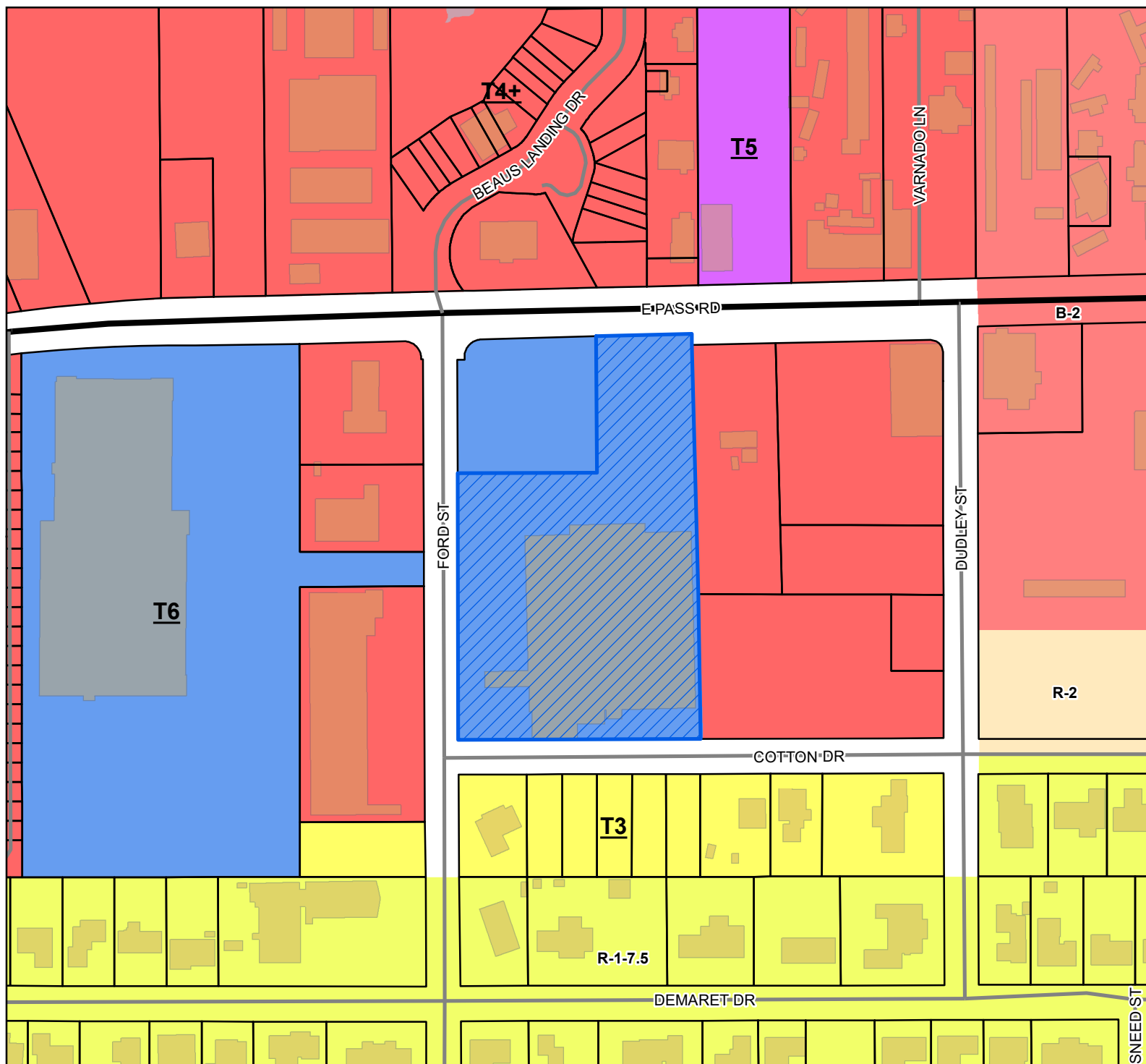
This report has been reviewed and approved by:



Greg Holmes
Director of Urban Development Department

2410PC151

Planning Commission Approval



- Legend:**

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

Smart Code

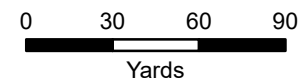
 - T6
 - T5
 - T4+
 - T3

Zoning

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

Site Information

1010G-03-016.000
Zoning: T-6 (Urban Core Zone)
Size: 3.7 acres
Flood: X



1 inch = 200 feet



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

APPLICATION FOR PLANNING COMMISSION APPROVAL

Property Information

TAX PARCEL #

1	0	1	0	G	-	0	3	-	0	1	6	•	0	0	0
					-			-				•			
					-			-				•			

Case Number: 2410PC151Date Received: 2/13/24Receipt Number: 12883674Received By: JAZoning: T6Ward: 2 Flood: _____

Size: _____

(If necessary, use separate sheet of paper)

Address of Property Involved: 2001 East Pass Rs, Gulfport, MSLot(s) 2, Block(s) 17, Subdivision Great Southern Golf Estates Unit 3General Location: Middle of East Pass Rd

GENERAL DESCRIPTION OF REQUEST:

Receiving, storing, and shipping of cabinets. — Cabinet distribution/warehouse

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

2001 E. Pass LLC / Gina O'Neill

Printed Name of Owner

30530 Middle Creek Cir.

Mailing Address

Spanish Fort

AL

36527

City

State

Zip code

850-554-7489

Home Phone

Work/Cell Phone

mikeo@kjsupplyco.com

Email

Signature of Owner

AGENT

Maribeth Thompson

Printed Name of Agent

PO Box 191

Mailing Address

Niceville

FL

32588

City

State

Zip code

850-240-2838

Home Phone

Work/Cell Phone

maribethw@thelegacycabinetcompany.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.



Designation of Agent

I, Gina O'Neill, being property owner of 2001 East Pass Rd., Gulfport, MS
PRINT NAME PRIMARY ADDRESS OR PARCEL
 which is the subject of this application hereby authorize Maribeth Thompson 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.

Gina O'Neill
 Signature

7/25/24
 Date

STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 25th day of July, 2024

Michael Dean Soutullo
 Notary Public

NOVEMBER 21, 2024
 Commission Expiration



Explanation of how the site plan is appropriate with regard to:

1. Transportation and access
 - a. Using the existing structure and parking lot without any modification allows ample room for all necessary vehicles to access receiving and shipping functions of the facility.
2. Water supply
 - a. The only water required is for the 3 bathrooms located at the facility and city water is already connected to the existing structure which will be sufficient for our needs.
3. Waste disposal
 - a. City sewer is already connected to the structure and along with a single standard commercial dumpster at the rear of the building we will be able to dispose of all waste material without difficulty.
4. Fire and Police protection
 - a. The existing fire and police protect that was in place for previous residents of the building is all that is needed there are no additional requirements.
5. Other public facilities
 - a. There are no other public facilities close to the property that would be impacted by our presence.
6. Why the proposal will not cause undue traffic congestion or create a traffic hazard
 - a. We are not open to the public and only employ 6 full time employees. *Total number employed at this location is 6 employees*
 - b. We currently receive only about 2-3 semi-trucks per week
 - c. Delivery vehicles consist of a pickup truck pulling a trailer and a 16' box truck which will make at maximum 1-2 trips per day to the facility.
7. Why the proposal is in harmony with the orderly and appropriate development of the district in which the use is located.
 - a. There are several commercial, retail, and service businesses located in close proximity to the property that we will be using, and we will be occupying a building that has set vacant for some time. The use of the building along with maintenance of the grounds will improve the appearance of the block and reduce the chance that the building would start to deteriorate creating a hazard for the community.



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
2001 E PASS LLC

Filing Information

Document Number	L22000252163
FEI/EIN Number	N/A
Date Filed	06/01/2022
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	03/13/2024

Principal Address

30530 MIDDLE CREEK CIR
SPANISH FORT, AL 36527

Changed: 11/07/2022

Mailing Address

30530 MIDDLE CREEK CIR
SPANISH FORT, AL 36527

Changed: 11/07/2022

Registered Agent Name & Address

O'NEILL, GINA
8500 FOWLER AVE
PENSACOLA, FL 32534

Name Changed: 03/13/2024

Address Changed: 11/07/2022

Authorized Person(s) Detail

Name & Address

Title MGR

410 WASHINGTON LLC

30530 MIDDLE CREEK CIR
SPANISH FORT, AL 36527

Annual Reports

Report Year	Filed Date
2023	03/13/2024
2024	03/13/2024

Document Images

03/13/2024 -- REINSTATEMENT	View image in PDF format
11/07/2022 -- LC Amendment	View image in PDF format
06/01/2022 -- Florida Limited Liability	View image in PDF format

STATE OF
COUNTY OF

Mississippi
Harrison

WARRANTY DEED

FOR AND IN CONSIDERATION of the price and 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, **MP HOLDINGS, LLC, AN ALABAMA LIMITED LIABILITY COMPANY**, does hereby bargain, sell, bargain, warrant and convey unto **2001 E PASS LLC, A FLORIDA LIMITED LIABILITY COMPANY**, that certain tract, piece or parcel of land situated in Harrison County, First Judicial District, Mississippi, together with all improvements, buildings, fixtures, and appurtenances thereunto belonging, and being more particularly described as follows, to-wit:

A portion of Lot 2, Block 17, Great Southern Golf Estates Subdivision, Unit 3, City of Gulfport, Harrison County, Mississippi and being more particularly described as follows:

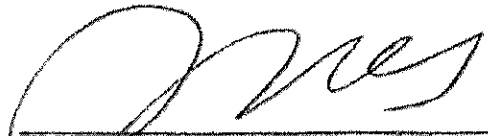
Commencing at the Southeast corner of said Lot 2; Thence along the North margin of Cotton Drive South 89 degrees 53' 00" West for 273.27 feet to an iron rod at the POINT OF BEGINNING; Thence North 01 degrees 24' 41" West for 600.14 feet to the North line of said Lot 2; Thence along said North line South 87 degrees 53' 00" West for 337.99 feet to an extension of the East margin of Ford Street; Thence along said extension of East margin of Ford Street South 00 degrees 04' 46" East for 588.19 feet to an iron rod lying on the South line of said Lot 2, also being the North margin of Cotton Drive; Thence along said South line of Lot 2, North 89 degrees 53' 00" East for 351.73 feet to the POINT OF BEGINNING. Said property being subject to a Road Easement to the City of Gulfport as per Deed Book 863, Page 363 of the Land Deed Records of Harrison County, Mississippi.

Parcel Nos. 1010G-03-016.000 and 1010G-03-106.001.

This conveyance is subject to all covenants, easements, restrictions, reservations, and other matters of record, all zoning and building laws, rules and regulations and ordinances, and all matters that would be disclosed by an accurate survey of said property.

Taxes for the year 2022 have been pro-rated between the parties and the payment of same when due on January 1, 2023, shall be the responsibility of the Grantees herein.

WITNESS THE SIGNATURE(S) OF THE GRANTOR, on this the 12th day of July, 2022.


MANNY PEIXOTO, as Sole Member of
MP HOLDINGS, LLC, an Alabama
Limited Liability Company

STATE OF Mississippi
COUNTY OF Harrison

PERSONALLY CAME AND APPEARED BEFORE ME, the undersigned authority in and for the aforesaid state and county, within my jurisdiction, the within named **MANNY PEIXOTO**, as sole member of MP Holdings, LLC, an Alabama Limited Liability Company, who acknowledged to me that he is authorized to sign, deliver and execute the foregoing Deed on behalf of MP Holdings, LLC, on the date hereinbelow mentioned.

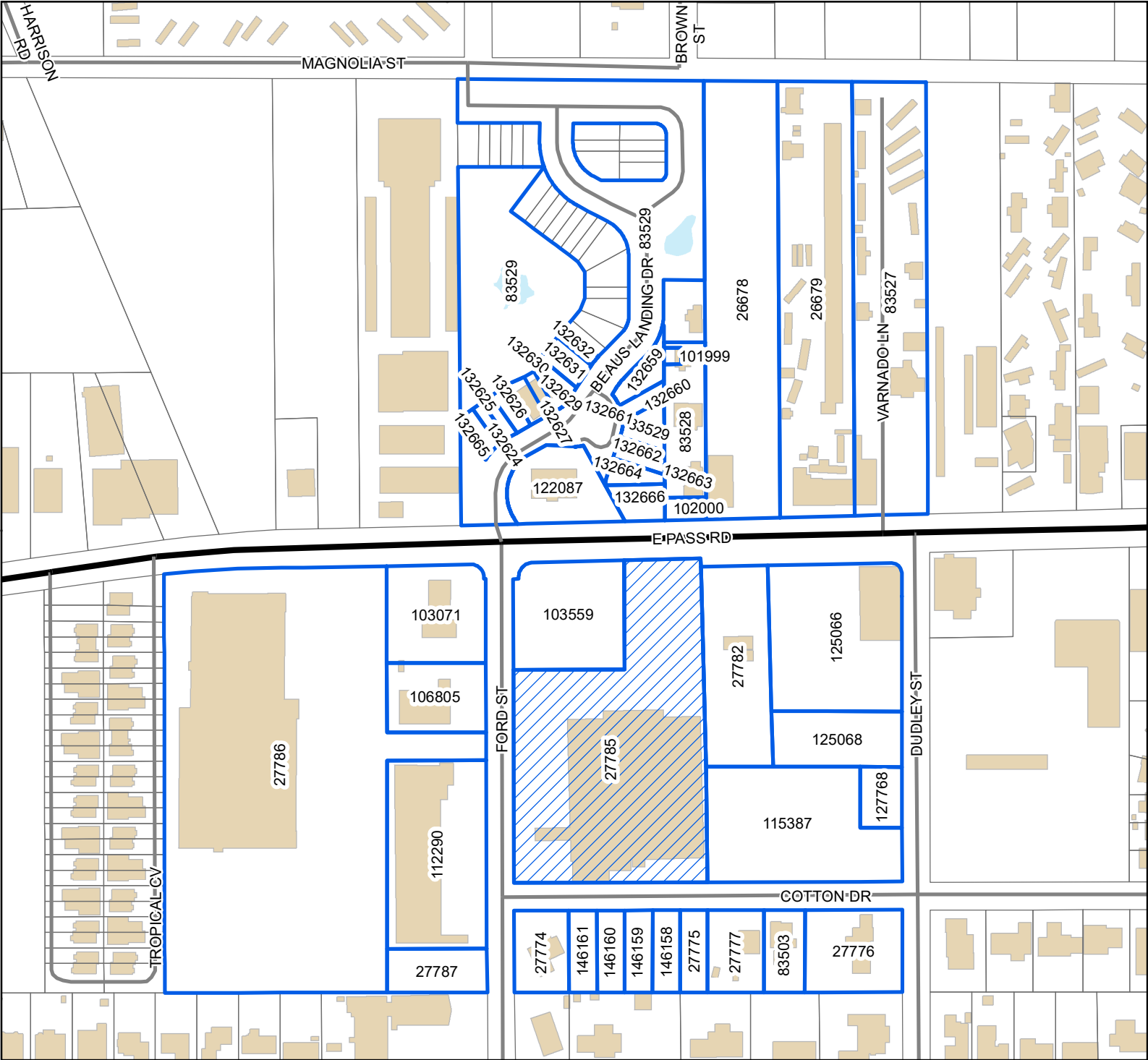
WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, this the 12th day of July, 2022.


NOTARY PUBLIC
My Commission Expires: 06/06/2026



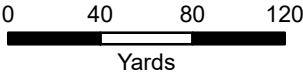
Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
Y		1010G-03-016.000	2001 E. PASS LLC (OWNER)	30530 MIDDLE CREEK CIRCLE	SPANISH FORT	AL	36527
			MARIBETH THOMPSON (AGENT)	P.O. BOX 191	NICEVILLE	FL	32588
			Adjacent Property Owners (2410PC151)				
	106805	1010G-03-018.002	MERCY HOUSING & HUMAN DEVELOPMENT	1135 FORD STREET	GULFPORT	MS	39507
	112290	1010G-03-018.003	GULFPORT STORAGE SERVICES LLC	909 POYDRAS ST STE 2660	NEW ORLEANS	LA	70112
N	132663	1010G-02-025.041	G & G GULFPORT LLC	C/O G & G LLC	ALEXANDRIA	VA	22314
N	132662	1010G-02-025.040	G & G GULFPORT LLC	C/O G & G LLC	ALEXANDRIA	VA	22314
	103071	1010G-03-018.001	COFLO PROPERTIES LP	P O BOX 229	LAWRENCEVILLE	GA	30046
	102000	1010G-02-024.002	WRIGHT MYRA BRANTON -L/E-	1948 E PASS RD	GULFPORT	MS	39507
N	27785	1010G-03-016.000	2001 E PASS LLC	30530 MIDDLE CREEK CIR	SPANISH FORT	AL	36527
N	101999	1010G-02-024.003	WRIGHT MYRA BRANTON -L/E-	1948 E PASS RD	GULFPORT	MS	39507
	27777	1010G-03-012.000	GARRIGA KLAIN W & LYNETTE W	4708 WASHINGTON AVE	GULFPORT	MS	39507
	146158	1010G-03-013.001	ROSE RICHARD	12238 ROSE POINT DR	GULFPORT	MS	39503
	27774	1010G-03-014.000	CEH PROPERTIES LLC	1010 FORD ST	GULFPORT	MS	39507
	26679	1010G-02-022.000	DAK HOLDINGS LLC	11058 CHANNELSIDE DR	GULFPORT	MS	39503
N	83528	1010G-02-024.000	WRIGHT MYRA BRANTON -L/E-	1948 PASS RD	GULFPORT	MS	39507
N	132664	1010G-02-025.042	G & G GULFPORT LLC	C/O G & G LLC	ALEXANDRIA`	VA	22314
	27786	1010G-03-018.000	1909 EAST PASS ROAD LLC	P O BOX 1238	GAUTIER	MS	39553
	26678	1010G-02-023.000	ST CHARLES AVE HOLDINGS LLC	P O BOX 8834	BILOXI	MS	39535
	115387	1010G-03-016.002	COMMUNITY BANK COAST	P O BOX 1227	BILOXI	MS	39533
	27776	1010G-03-010.000	BRIDENBECK MARK A	805 DUDLEY ST	GULFPORT	MS	39507
N	103559	1010G-03-016.001	2001 E PASS LLC	30530 MIDDLE CREEK CIR	SPANISH FORT	AL	36527
	83503	1010G-03-011.000	MARTIN GARY	2414 COTTON DR	GULFPORT	MS	39507
	27787	1010G-03-017.000	HANDBORO UNITED METHODIST CHURCH	2333 DEMARET DR	GULFPORT	MS	39507
N	132660	1010G-02-025.038	G & G GULFPORT LLC	C/O G & G LLC	ALEXANDRIA	VA	22314
	27782	1010G-03-015.000	ALEXANDER DENEKA	9060 RIVER BIRCH DR	BILOXI	MS	39532
N	125068	1010G-03-015.003	COMMUNITY BANK COAST	P O BOX 1227	BILOXI	MS	39533
	127768	1010G-03-016.003	COAST COMMUNITY BANK	677 WASHINGTON LOOP	BILOXI	MS	39530
N	132624	1010G-02-025.002	G & G GULFPORT LLC	C/O G&G LLC	ALEXANDRIA	VA	22314
	132666	1010G-02-025.044	G & G GULFPORT LLC	1420 KING ST SUITE 411	ALEXANDRIA	VA	22314
N	132630	1010G-02-025.008	G & G GULFPORT LLC	C/O G & G LLC	ALEXANDRIA	VA	22314
N	132626	1010G-02-025.004	G & G GULFPORT LLC	C/O G & G LLC	ALEXANDRIA	VA	22314
	132627	1010G-02-025.005	AMALFI VILLAS LLC	PSC 817 BOX 1062	FPO	AE	9622
	83527	1010G-02-021.000	OSCEOLA PASS LLC	140 SOUTHERN CIR	GULFPORT	MS	39507
	125066	1010G-03-015.001	LAKE WOODLAND PARTNERS LP	4499 LAKE CAROLINE DR	LAKE CHARLES	LA	70615
N	132665	1010G-02-025.043	G & G GULFPORT LLC	1420 KING ST SUITE 411	ALEXANDRIA	VA	22314

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
N	132625	1010G-02-025.003	G & G GULFPORT LLC	C/O G & G LLC	ALEXANDRA	VA	22314
	122087	1010G-02-025.001	WILLANITA MARITA LLC	2537 RUE PALAFOX	BILOXI	MS	39531
N	132629	1010G-02-025.007	AMALFI VILLAS LLC	PSC 817 BOX 1062	FPO	AE	9622
N	132631	1010G-02-025.009	G & G GULFPORT LLC	C/O G & G LLC	ALEXANDRIA	VA	22314
N	132632	1010G-02-025.010	G & G GULFPORT LLC	C/O G & G LLC	ALEXANDRIA	VA	22314
	83529	1010G-02-025.000	GULF COAST LAND & DEVELOPMENT LLC	939 E SCENIC DR	PASS CHRISTIAN	MS	39571
N	132661	1010G-02-025.039	G & G GULFPORT LLC	C/O G & G LLC	ALEXANDRIA	VA	22314
N	132659	1010G-02-025.037	G & G GULFPORT LLC	C/O G & G LLC	ALEXANDRIA	VA	22314
N	146161	1010G-03-013.004	CEH PROPERTIES LLC	1010 FORD ST	GULFPORT	MS	39507
N	146160	1010G-03-013.003	ROSE RICHARD	12238 ROSE POINT DR	GULFPORT	MS	39503
N	146159	1010G-03-013.002	ROSE RICHARD	12238 ROSE POINT DR	GULFPORT	MS	39503
N	27775	1010G-03-013.000	ROSE RICHARD	12238 ROSE POINT DR	GULFPORT	MS	39503



Legend

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



1 inch = 250 feet



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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
36845	598385	Print Legal Ad-IPL01972410 - IPL0197241		\$71.35	1	63 L

Attention: Matilda Welch
GULFPORT URBAN DEVELOPMENT
PO BOX 1780
GULFPORT, MS 39502

accountspayable@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, October 24, 2024 in the Council Chambers of the Gulfport City Hall located at 2309 15th 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 24th Avenue.

Planning Commission Approval 2410PC150, by owner Norwood Village Inc, seeking approval for a church use, Tax Parcel 0808E-02-035.000, 12100 Hwy 49 Ste 318, Zoned B-4 (Highway Business), Ward 7

Planning Commission Approval 2410PC151, by agent Maribeth Thompson, seeking approval for cabinet distribution and warehouse use, Tax Parcel 1010G-03-016.000, 2001 E Pass Rd, Zoned T6 (Urban Core Zone), Ward 2

Zoning Map Amendment 2410PC159, by owner Casmon Developments LLC, requesting to rezone to T4+ (General Urban Zone "Plus"), Tax Parcel 1010M-03-012.000, 1045 Township Road, Zoned T5 (Urban Center Zone), Ward 2

Zoning Map Amendment 2410PC160, by agent Gina Pepe, requesting to rezone to T4+ (General Urban Zone "Plus"), Tax Parcel 1011D-03-030.000, 153 Markham Drive, Zoned T5 (General Urban Center) & T4+ (General Urban Zone "Plus"), Ward 2

Zoning Map Amendment 2410PC162, by agent Virgil G. Gillespie, requests to rezone to B-1 (Neighborhood Business), Tax Parcel 0811E-03-019.000, 1804 33rd Ave, Zoned T3 (Sub-Urban Zone), Ward 1

Zoning Map Amendment 2410PC163, by owner Triplett Homes LLC, requesting to rezone to T4+ (General Urban Zone "Plus"), Tax Parcel 1011D-01-038.000, Oleader Drive, Zoned T6 (Urban Core Zone), Ward 2

This the 2nd day of October 2024
Keith Williams, Chairman
City of Gulfport Planning Commission
IPL0197241
Oct 9 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:
10/09/24

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.

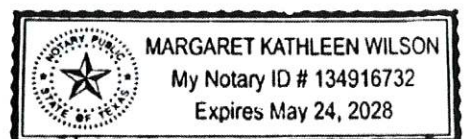
Mary Castro

Sworn to and subscribed before me this 15th day of October in the year of 2024

Margaret K. Wilson

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!



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

PLANNING COMMISSION CASE # 2024-854

Hearing Date: Thursday, October 24, 2024

Zoning Map Amendment 2410PC159; Zoning Map Amendment 2410PC159, by owner Casmon Developments LLC, requesting to rezone to T4+ (General Urban Zone "Plus"), Tax Parcel 1010M-03-012.000, 1045 Township Road, Zoned T5 (Urban Center Zone), Ward 2

Technical Report

Zoning Map Amendment

GENERAL INFORMATION

Case File Number: 2410PC159

Hearing Date: October 24, 2024

Current Zoning/Use: T5 / Vacant

Legal: Zoning Map Amendment 2410PC159, by agent Lady D Mejia, tax parcel 1010M-03-012.000, Requests to rezone from T5 (Urban Center Zone) to T4+ (General Urban Zone "Plus"), 1045 Township Rd, Ward 2

TECHNICAL DETAILS

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

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

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

The applicant is requesting to rezone approximately 29,310 square feet of property from T5 (Urban Center Zone) to T4+ (General Urban Zone "Plus"). As presented, the applicant states, "it is more residential than commercial and it is more townhouses in the area." No information other than a time schedule of 18 months has been provided concerning development.

The applicant has chosen that the character of the neighborhood has changed as justification for the change of the current zoning. This was previously approved by Planning Commission, case 2202PC021, was approved by City Council, Ordinance 3126 on April 4, 2022, and is now expired.

- (a) As it can be shown on the map, the adjacent property to the north is a T4+, property to the west even though is zoned T5, it is already developed as townhouses, which will also qualify as a T4+. The neighborhood does not call for commercial properties that will require T5 zoning.
- (b) Ordinance changes are the final justification for change indicated by the applicant. They list specific parcels being changed from residential classifications to commercial.

Technical Report

Zoning Map Amendment

EXECUTIVE SUMMARY

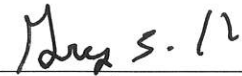
In review of the information provided by the applicant and a site visit of the existing neighborhood by the staff, the applicant can still achieve the proposed townhomes without a zoning map amendment and losing a unit. The current zoning does allow for Townhomes with Planning Commission approval; however, the applicant will need to provide a revised site plan addressing the following issues: show proposed parcel division with projected parcel square footage, parking dimensions and material used, and needs to show setbacks. At present, the property is in harmony with the commercial and residential nature of the surrounding area.

Any approval should consider these conditions:

1. Approval would grant applicant to rezone property from T5 (Urban Center Zone) to T4+ (General Urban Zone "Plus") zoning district. The Planning Commission can only offer recommendation, City Council will have final decision for the rezoning.
2. Approval does not grant a site plan or number of dwelling units.
3. Must meet all current building codes and all other City of Gulfport Ordinances.

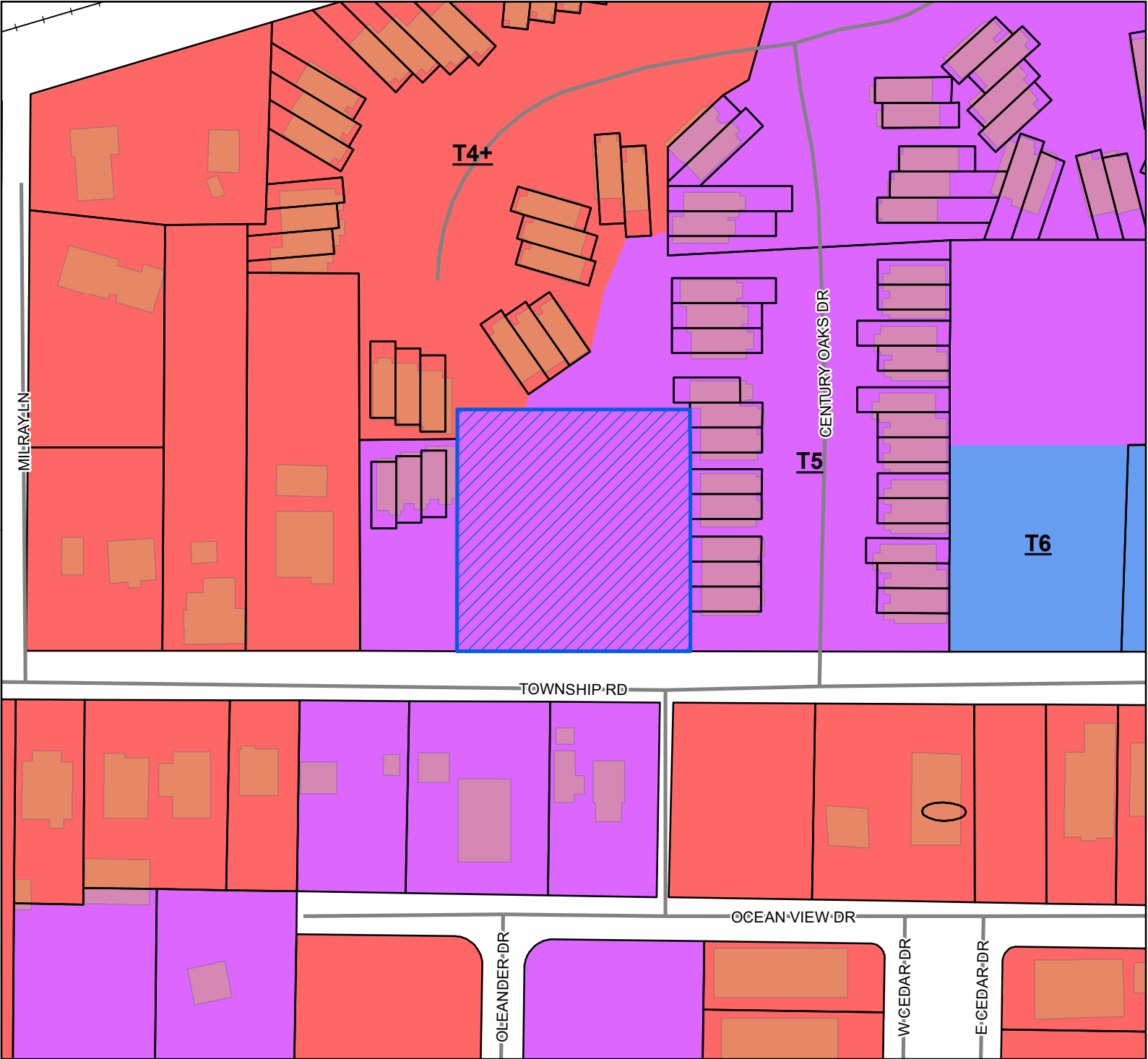
DIRECTOR APPROVAL

This report has been reviewed and approved by:



Greg Holmes

Director of Urban Development Department



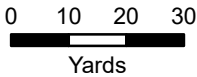
- Site
- Street
- Railroad
- Parcels
- Buildings
- City Limit

Smart Code

- T6
- T5
- T4+

Site Information

1010M-03-012.000
Zoning: T5 (Urban Center Zone)
Size: 29310.13 sqft
Flood: X



1 inch = 100 feet



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



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

For Staff Use Only

Case File #: 2410PC159
Date Received: 8/27/24
Receipt #: 12906712
Received By: JS
Zoning: T5
Ward: 2 Flood: X

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

Property Information

TAX PARCEL #

1	0	1	0	M

 -

0	3

 -

0	1	2

 .

0	0	0

(If necessary, use separate sheet of paper)

Address of Property Involved: 1045 Township Rd

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

General Location: _____

GENERAL DESCRIPTION OF REQUEST:

Change zoning from
T5 to T4+

OWNERSHIP AND CERTIFICATION:

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

OWNER
Casmon Developments LLC
Printed Name Of Owner
16271 Greenglade Dr
Mailing Address
Gulfport MS 39503
City State Zip code
228 2365151
Home Phone _____ Work/Cell Phone _____
Email cininy.11c@gmail.com
Signature Of Owner _____

AGENT
Lady D. Mejia
Printed Name Of Agent
16271 Greenglade Dr
Mailing Address
Gulfport MS 39503
City State Zip code
228 918 0555
Home Phone _____ Work/Cell Phone _____
Email Ladydmejia@gmail.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.

Reasons for us rezoning request.

E. As it can be shown on map, the adjacent property to the north is a T4+, property to the west even though is zone T5, its already developed as townhouses, which will also qualify as a T4+. Neighborhood does not call for commercial properties that will require T5 zoning.

Convincing Evidence.

The character of the neighborhood has changed, ~~It is more residential~~
than Commercial, its more residential
townhouse in the area

F.

1. Interest.

Casmon Developments Llc, 16271 Greenglade Dr, Gulfport, MS 39503.

Lady D. Mejia, 16271 Greenglade Dr, Gulfport, MS 39503.

OWNER OF ADJACENTS PROPERTY.

IMPERIAL DEVELOPMENT III LLC, 7555 HWY 98 WEST

IMPERIAL DEVELOPMENT III LLC, 362 GULF BREEZE PKWY
#111

2. The time schedule will be 18 months.

3. It will give more possibility to housing development and will limit the commercial in the area, being able to mobilize this traffic to areas of greater commercial growth such as Cowan rd (605) and downtown

4. No mistake

5. A Rezoning was approved under Case number
2202PC021 That had expire



DEPARTMENT OF
URBAN DEVELOPMENT
PLANNING DIVISION

April 12, 2022

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

Casmon Developments, LLC
16271 Greenglade Dr.
Gulfport, MS 39503

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

RE: Zoning Map Amendment 2202PC021, by agent Lady D Mejia, tax parcel 1010M-03-012.000, Requests to rezone from T5 (Urban Center Zone) to T4+ (General Urban Zone "Plus"), 1045 Township Rd, Ward 2

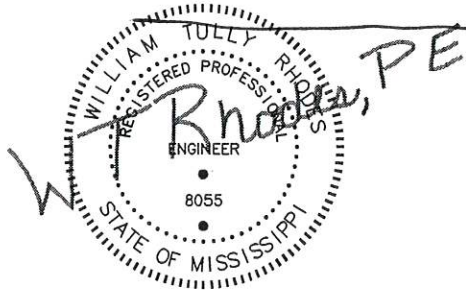
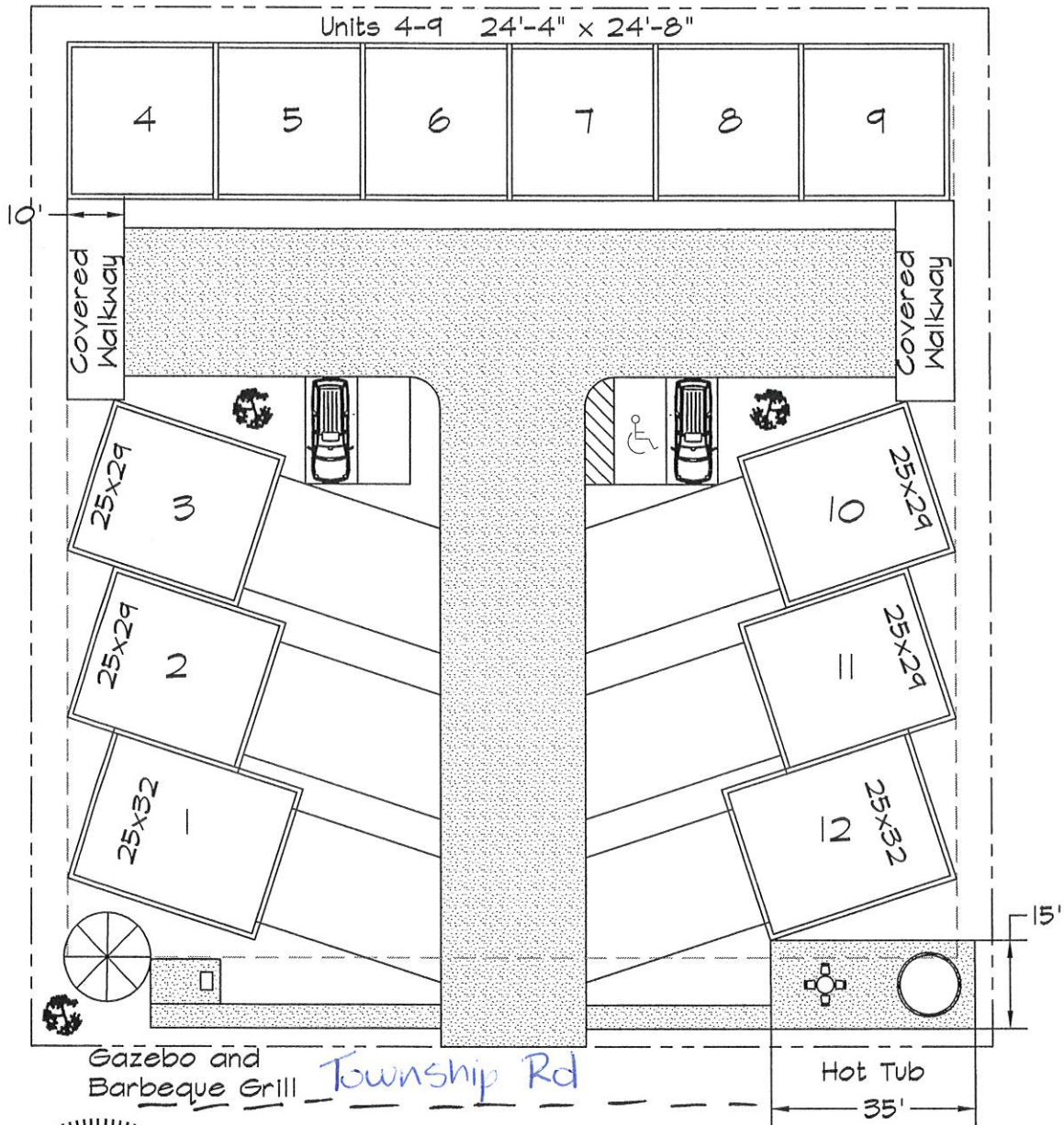
To Whom It May Concern:

On **Monday, April 4, 2022**, the Gulfport City Council considered the above rezoning request. This letter is your official notification that the City Council **approved** the rezoning from **T5 (Urban Center Zone) to T4+ (General Urban Zone "Plus")**.

A building permit must be secured within one year of the rezoning of the subject property and must be issued for the use for which the applicant requested the rezoning as required in Sec IX (B) of the Comprehensive Zoning Ordinance. The failure to secure a building permit and/or failure to maintain a valid building permit shall result in the reversion of the Zoning classification of the subject property back to its original classification.

If you have any questions, please contact this office.

Sincerely,
City of Gulfport Planning Division



Scale: 1"=30'

1600 ft² - 2 Units
1450 ft² - 4 Units
1200 ft² - 6 Units
Parking - 26 Spaces

Drafted By: TR
Designed By: TR
Revisions: None
Date 12/19/21
Sheet 1 of 1

TOWNSHIP
CONDOMINIUMS
GULFPORT, MISSISSIPPI

SITE PLAN

SpeedWork, Inc
Engineering & Technology

eMail: speedwork@fastmail.com
Voice & Fax: (228) 392-7267
9177 Selena Drive Biloxi, MS 39532



Michael Watson

SECRETARY OF STATE

This is not an official certificate of good standing.

Name History

Name

CASMON DEVELOPMENTS LLC

Name Type

Legal

Business Information

Business Type:

Limited Liability Company

Business ID:

1316218

Status:

Good Standing

Effective Date:

12/21/2021

State of Incorporation:

Mississippi

Principal Office Address:

NO PRINCIPAL OFFICE ADDRESS FOUND

Registered Agent

Name

Lady Mejia
16271 Greenglade Drive
Gulfport, MS 39503

Officers & Directors

Name

Lady Mejia
16271 Greenglade Drive
Gulfport, MS 39503

Title

Member



J1 - GULFPORT DISTRICT
INSTRUMENT 2021-0034462-D-J1
FILED/RECORDED 12/16/2021 11:54:01 AM
TOTAL FEES \$26.00
3 PAGES RECORDED

INDEXING INSTRUCTIONS: Section 31, Township 7 South, Range 10 West, and Section 6, Township 8 South, Range 10 West

This instrument prepared by and return to:
Joel Blackledge, MSB 10606
Blackledge Law Firm
PO Box 8155
Gulfport, MS 39508
(228) 669-6254
File No.: 634.722

**STATE OF MISSISSIPPI
COUNTY OF HARRISON**

WARRANTY DEED

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

Teresa E. Tabor
601 Stonebridge
Chattanooga, TN 37415
423-580-7573

do(es) hereby sell, convey and warrant unto

Casmon Developments LLC
1045 Township Road
Gulfport, MS 39507
954-681-0960

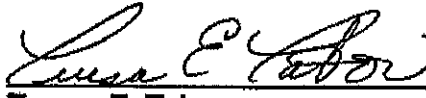
the following described land and property being located in Harrison County, Mississippi, being more particularly described as follows, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO

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.

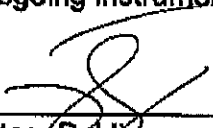
TAXES for the 2021 year have been pro-rated between the parties

WITNESS MY SIGNATURE, on this the 3rd day of December, 2021.


Teresa E. Tabor

STATE OF TENNESSEE
COUNTY OF HAMILTON

Personally appeared before me, the undersigned authority in and for the said county and state, on this 3rd day of December, 2021, within my jurisdiction, the within named Teresa E. Tabor, who acknowledged that (he) (she) (they) executed the above and foregoing instrument.


Notary Public

My Commission Expires
January 25, 2023

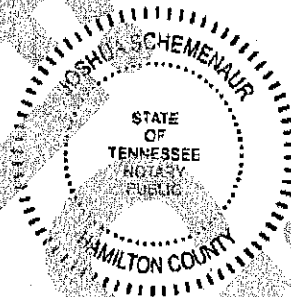


EXHIBIT "A"

The following described land and property being located in the First Judicial District of Harrison County, Mississippi, being more particularly described as follows, to wit:

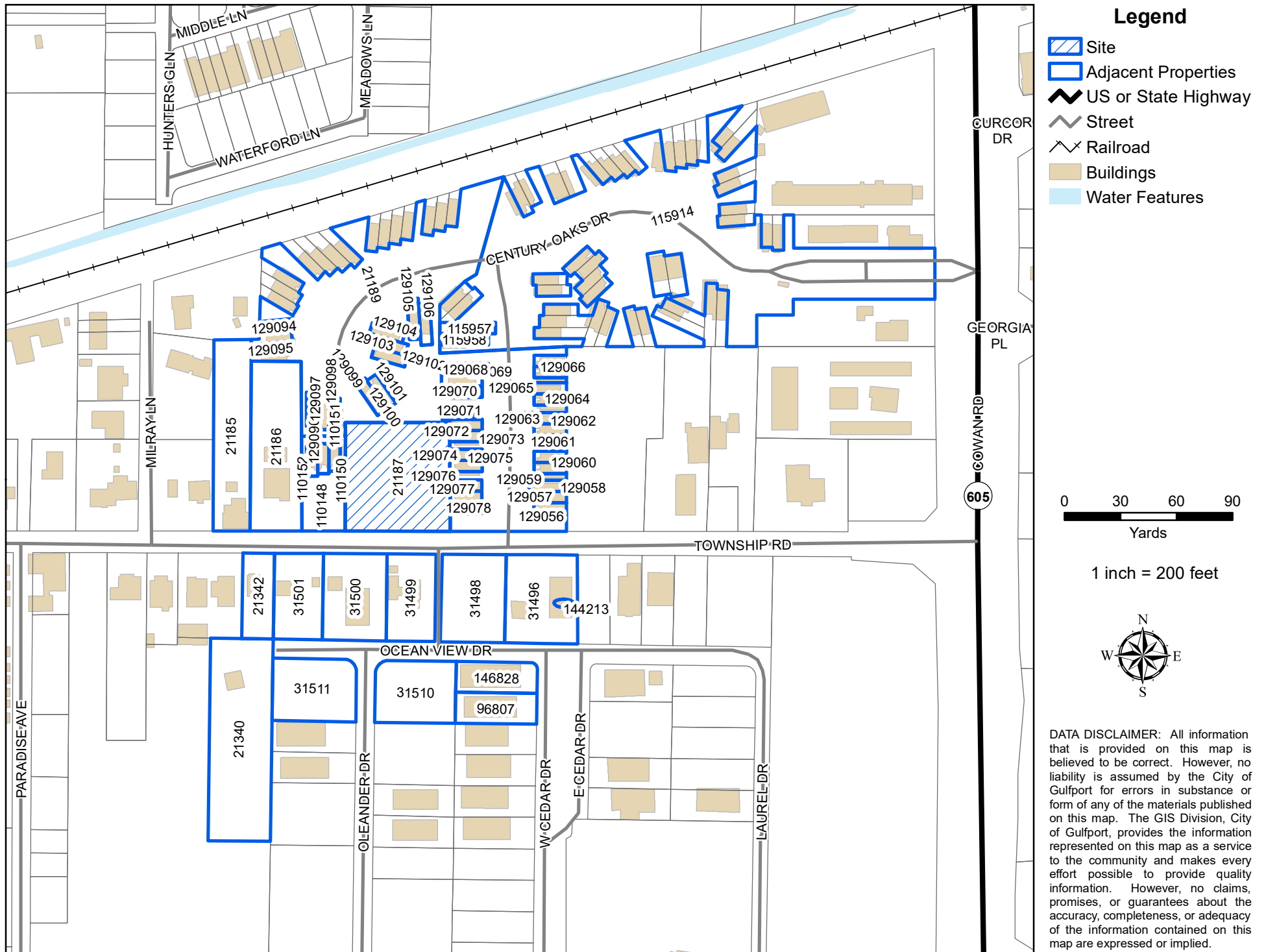
Beginning at a point fifteen (15) feet north of the section line between Section 31, Township 7 South, Range 10 West, and Section 8, Township 8 South, Range 10 West, which point is on the North margin of a public road, sometimes called Second Street, and which point is a distance of 787.5 feet West of Cowan Road and running thence North a distance of 325 feet, thence West a distance of 187.5 feet, South a distance of 175 feet, thence East a distance of 20 feet, thence South a distance of 150 feet, thence East a distance of 167.5 feet to the point of beginning. Said land being in the SE 1/4 of the SW 1/4 of said Section 31, Township 7 South, Range 10 West, First Judicial District of Harrison County, Mississippi.

AND

A parcel of land approximately 15 feet square in the approximate center of which is an artesian well, said parcel being part of the residence property of the Grantors (R.F. Harrell and Mrs. Hattie O'Pry Harrell), situated on the Southeast Quarter of the Southwest Quarter (SE 1/4 of the SW 1/4) of Section 31, Township 7 South, Range 10 West in said county and state, and being more particularly described in a deed of trust from R.F. Harrell and Mrs. Hattie O'Pry Harrell to Coast Federal Savings and Loan Association dated August 1, 1936 and recorded in Book 96 at pages 21-26 of the Records of Mortgages and Deed of Trust on land in the First Judicial District of Harrison County, Mississippi.

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
Y		1010M-03-012.000	CASMON DEVELOPMENTS LLC (OWNER)	16271 GREENGLADE DR	GULFPORT	MS	39503
		1010M-03-012.000	LADY MEJIA (OWNER)	16271 GREENGLADE DR	GULFPORT	MS	39503
			Adjacent Property Owners (2410PC159)				
	31500	1011D-01-009.000	SUTTON CHARLES R & MARIA M	1039 OCEANVIEW DR	GULFPORT	MS	39507
	31496	1011D-01-005.000	PAPE WILLIAM C & VIRGINIA KAY	1044 LEWIS RD	RAYMOND	MS	39154
	31499	1011D-01-008.000	HAYES JOHN S & NINA J	1111 OCEAN VIEW DR	GULFPORT	MS	39507
	31498	1011D-01-007.000	VARADI JOHN M & LILLIAN	105 S MAIN ST	COMO	MS	38619
	110152	1010M-03-010.004	WALKER PHYLLIS L -TRUSTEE-	2816 DENTON COURT	WESTCHESTER	IL	60154
	21342	1011D-01-011.000	SMITH ROBERT E JR	PO BOX 444	BILOXI	MS	39533
	31501	1011D-01-010.000	TILLINGHAST RENA OLIVIA	20589 SCARBOROUGH RD	SAUCIER	MS	39574
	31510	1011D-01-039.000	CHIVERS DENNIS	146 TEAGARDEN RD	GULFPORT	MS	39503
	110151	1010M-03-010.003	WHITE JAMES NORMAN	4115 FRANKLIN AVE	GULFPORT	MS	39501
	31511	1011D-01-025.000	BLUE RIBBON PROPERTIES LLC	390 FLY AWAY COURT	BILOXI	MS	39532
	110150	1010M-03-010.002	JONES JAMES JR	1041 TOWNSHIP RD	GULFPORT	MS	39507
	115958	1010M-03-010.083	SERENE SUNSHINE PROPERTIES LLC	127 HWY 22 EAST UNIT E-8	MADISONVILLE	LA	70447
	21186	1010M-03-013.000	HARRIS JOANN	1618 HENDERSON AVE	GULFPORT	MS	39501
	110148	1010M-03-010.001	IMPERIAL DEVELOPMENT III LLC	362 GULF BREEZE PKWY #111	GULF BREEZE	FL	32561
	115957	1010M-03-010.082	C'EST FOU SERVICES LLC	996 EL MONTE AVE	MONTE VIEW	CA	94040
	96807	1011D-01-040.001	SMITH GREGORY T	PO BOX 7704	GULFPORT	MS	39506
N	115914	1010M-03-010.040	IMPERIAL DEVELOPMENT III LLC	7555 HWY 98 WEST	PENSACOLA	FL	32506
	129057	1010M-03-010.102	MCCORMICK RICHARD J & WALSH ALICE P	3520 BUTCHER DRIVE	SANTA CLARA	CA	95051
	129059	1010M-03-010.104	OZDEL ALP & ELSIE VIDAD	1339 BATTLEFORD DR	VIRGINIA BEACH	VA	23464
	129063	1010M-03-010.108	BARBEE DANIEL C & MARIKO	12379 LAKESHORE NORTH	AUBURN	CA	95602
	129101	1010M-03-010.176	MCCORVEY ANNETTE	1112 CHIVERS ST	PENSACOLA	FL	32534
	129104	1010M-03-010.179	HINES-NARCISSE MARY	1201 CENTURY OAK DR, UNIT A	GULFPORT	MS	39507
	129106	1010M-03-010.181	YOLO CAPITAL GROUP LLC	85 PLUMERIA CT	DANVILLE	CA	94506
	129069	1010M-03-010.187	HAGEN RON	1131B CENTURY OAKS DRIVE	GULFPORT	MS	39507
	129070	1010M-03-010.188	TRAN ANDREW & MAI	1052 CASTINE POINTE BLVD	LONG BEACH	MS	39560
	129073	1010M-03-010.191	FUN IN THE SUN LLC	1644 CORTE DE CALLAS	SAN JOSE	CA	95124
	129075	1010M-03-010.193	SCOTT MARK	15442 W ENCANTADA DRIVE	SURPRISE	AZ	85374
	129078	1010M-03-010.196	FS RENOVATIONS LLC	1101 CENTRY OAKS DR, A	GULFPORT	MS	39507
	129100	1010M-03-010.175	STEADHAM CAROL V & ALBURN	15899 JOHN CLARK RD	GULFPORT	MS	39503
	129099	1010M-03-010.174	COWART CONNIE P & HAROLD W YOUNG JR	5121 HWY 48 WEST	MCCOMB	MS	39648
	21185	1010M-03-014.000	WESTRICK JOSEPH GERARD	31260 OAKRIDGE CT	SPANISH FORT	AL	36527
	21189	1010M-03-010.000	IMPERIAL DEVELOPMENT III LLC	7555 HWY 98 WEST	PENSACOLA	FL	32506

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
	21187	1010M-03-012.000	CASMON DEVELOPMENTS LLC	1045 TOWNSHIP RD	GULFPORT	MS	39507
	129056	1010M-03-010.101	VICTORINO MONICA	704 S F STREET	OXNARD	CA	93030
	129058	1010M-03-010.103	BURGO WENDY A	2095 ORIOLE ST	SAN DIEGO	CA	92114
	129060	1010M-03-010.105	LUXURY WITHIN REACH LLC	1500 ROSECRANS AVE, STE 500	MANHATTAN BEACH	CA	90266
	129061	1010M-03-010.106	PARKER JESSICA	811 MALLET HILL RD APT 208	COLUMBIA	SC	29223
N	129062	1010M-03-010.107	C'EST FOU SERVICES LLC	996 EL MONTE AVE	MOUNTAIN VIEW	CA	94040
	129064	1010M-03-010.109	PORTER MICHAEL & JO ANN	26541 PARKWOOD DR	DENHAM SPRINGS	LA	70726
	129065	1010M-03-010.110	BERRY HEATHER LYN	1130B CENTURY OAKS DR	GULFPORT	MS	39507
	129066	1010M-03-010.111	MCMURRY TINA WILLINGHAM & NEWMAN	589 BOLIVAR HWY	JACKSON	TN	38301
	129094	1010M-03-010.169	NATIONS KELLY	1510 THORNTON AVE	GULFPORT	MS	39501
	129095	1010M-03-010.170	NICHOLSON ANNE ELIZABETH	1213A CENTURY OAKS DR	GULFPORT	MS	39507
N	129096	1010M-03-010.171	CEST FOU SERVICES LLC	996 EL MONTE AVE	MOUNTAIN VIEW	CA	94040
	129097	1010M-03-010.172	CUNNINGHAM MORRIS	1209-B CENTURY OAKS DR	GULFPORT	MS	39507
	129098	1010M-03-010.173	CURRIE TONYA	10355 OLD STAGECOACH	CHAPPELL HILL	TX	77426
	129102	1010M-03-010.177	HULL MARK	9006 WELDON DR	RICHMOND	VA	23229
	129103	1010M-03-010.178	SOYLU SELMA TUFAN	3558 SHORE DR APT 201	VIRGINIA BEACH	VA	23455
	129105	1010M-03-010.180	MYERS KATHY S	120 BREMEN WAY	MADISON	MS	39110
	129068	1010M-03-010.186	BURGO RASHID & BRENDA	30369 LAMPLIGHTER LN	MENIFEE	CA	95284
	129071	1010M-03-010.189	MARINO VILAI & MEILYN	11391 ELYSIAN CIR	DAPHNE	AL	36626
	129072	1010M-03-010.190	WIMBS MALINDA W	1121-B CENTURY OAKS DR	GULFPORT	MS	39507
	129074	1010M-03-010.192	FOGT DERICK L & THY N	5213 MONTIANO LN	DUBLIN	CA	94568
	129076	1010M-03-010.194	RUSS PAMELA M	265 WEST COUNTYLINE RD	TOUGALOO	MS	39174
	129077	1010M-03-010.195	LEE FRANCES	1101 B CENTURY OAKS DR	GULFPORT	MS	39507
N	144213	1011D-01-005.002	PAPE WILLIAM C & VIRGINIA KAY	1044 LEWIS RD	RAYMOND	MS	39154
N	146828	1011D-01-040.005	SMITH GREGORY T	PO BOX 7704	GULFPORT	MS	39506
	21340	1011D-01-024.000	GULF RENTALS LLC	P O BOX 444	BILOXI	MS	39533





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

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The Fresno Bee
The Island Packet
The Kansas City Star
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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
36845	598385	Print Legal Ad-IPL01972410 - IPL0197241		\$71.35	1	63 L

Attention: Matilda Welch

GULFPORT URBAN DEVELOPMENT
PO BOX 1780
GULFPORT, MS 39502

accountspayable@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, October 24, 2024 in the Council Chambers of the Gulfport City Hall located at 2309 15th 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 24th Avenue.

Planning Commission Approval 2410PC150, by owner Norwood Village Inc, seeking approval for a church use, Tax Parcel 0808E-02-035.000, 12100 Hwy 49 Ste 318, Zoned B-4 (Highway Business), Ward 7
Planning Commission Approval 2410PC151, by agent Maribeth Thompson, seeking approval for cabinet distribution and warehouse use, Tax Parcel 1010G-03-016.000, 2001 E Pass Rd, Zoned T6 (Urban Core Zone), Ward 2

Zoning Map Amendment 2410PC159, by owner Casmon Developments LLC, requesting to rezone to T4+ (General Urban Zone "Plus"), Tax Parcel 1010M-03-012.000, 1045 Township Road, Zoned T5 (Urban Center Zone), Ward 2

Zoning Map Amendment 2410PC160, by agent Gina Pepe, requesting to rezone to T4+ (General Urban Zone "Plus"), Tax Parcel 1011D-03-030.000, 153 Markham Drive, Zoned T5 (General Urban Center) & T4+ (General Urban Zone "Plus"), Ward 2

Zoning Map Amendment 2410PC162, by agent Virgil G. Gillespie, requests to rezone to B-1 (Neighborhood Business), Tax Parcel 0811E-03-019.000, 1804 33rd Ave, Zoned T3 (Sub-Urban Zone), Ward 1

Zoning Map Amendment 2410PC163, by owner Triplett Homes LLC, requesting to rezone to T4+ (General Urban Zone "Plus"), Tax Parcel 1011D-01-038.000, Oleader Drive, Zoned T6 (Urban Core Zone), Ward 2

This the 2nd day of October 2024
Keith Williams, Chairman
City of Gulfport Planning Commission
IPL0197241
Oct 9 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:
10/09/24

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.

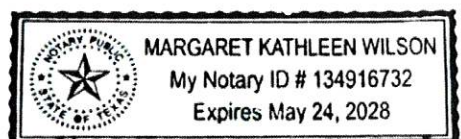
Mary Castro

Sworn to and subscribed before me this 15th day of October in the year of 2024

Margaret K. Wilson

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!



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

PLANNING COMMISSION CASE # 2024-855

Hearing Date: Thursday, October 24, 2024

Zoning Map Amendment 2410PC160; Zoning Map Amendment 2410PC160, by agent Gina Pepe, requesting to rezone to T4+ (General Urban Zone "Plus"), Tax Parcel 1011D-03-030.000, 153 Markham Drive, Zoned T5 (General Urban Center) & T4+ (General Urban Zone "Plus"), Ward 2

Technical Report

Zoning Map Amendment

GENERAL INFORMATION

Case File Number: 2410PC160

Hearing Date: October 24, 2024

Current Zoning/Use: T4+ & T5 / Duplex & Accessory Structure

Legal: Zoning Map Amendment 2410PC160, by agent Gina Pepe, requesting to rezone to T4+ (General Urban Zone "Plus"), Tax Parcel 1011D-03-030.000, 153 Markham Drive, Zoned T5 (General Urban Center) & T4+ (General Urban Zone "Plus"), Ward 2

TECHNICAL DETAILS

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

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

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

The applicants are requesting to rezone approximately 15,366 square feet of mixed commercial and residential zoned property from T4+ (General Urban Zone "Plus") and T5 (Urban Center Zone) to an entire T4+ zoning. Applicant notes the reason for the rezoning is that the applicant wishes to convert the existing garage building on the south side of the property into a small house. Upon staff review of the nearby area, staff noted the area primarily contains single family homes, with two duplexes and one existing townhouse.

According to the City's 2002 Comprehensive Plan, this area was to allow for light commercial uses in the future. While the applicant's is in conflict with the comprehensive plan, noted from past imagery the nearby area has developed with residential uses over the past years.

The applicant has chosen change in the character of the neighborhood as reason for change of the current zoning district.

- (a) The applicant claims that the character of the neighborhood has changed due to the construction of several residences within the nearby area.

Technical Report

Zoning Map Amendment

EXECUTIVE SUMMARY

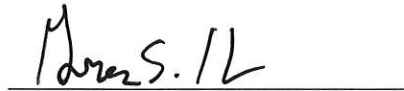
The applicant is seeking to rezone approximately 15,366 square feet of mixed commercial and residential property from its current split zoning of T4+ (General Urban Zone "Plus") and T5 (Urban Center Zone) to be entirely zoned T4+. The applicant states the reason for their request is to be able to convert the existing garage building into a single-family home. One requirement for converting the structure would be for the parent parcel to be divided in order to have the proposed primary structure on its own separate parcel. The applicant has already provided information showing that they have already gone through the process of dividing the parcel into two separate parcels through the Harrison County Chancery Court. Due to the applicant separating the parcel into two parts, having the existing accessory structure on a parcel by itself, a non-conforming situation has been created. Per Appendix A, Section IV (A)(2)(f), should the primary structure be removed, the accessory building shall be removed within six (6) months if no new building permit application exists. In addition, while the northern parcel with the duplex use meets the lot size requirements, the southern parcel does not meet the 7,500 lot size requirements for a single-family home. A variance would for lot size requirements before any permits can be issued. In regards to the applicant's request for rezoning, the 2002 Comprehensive Plan notes that this area was to allow for light commercial use. While this is in conflict with the applicant's request, the area is primarily residential with single-family homes, duplexes, and a townhouse occupying the surrounding area.

Any approval should consider these conditions:

1. An approved variance for lot size will be required before permits can be pulled.
2. A building permit for the new primary structure would need to be applied for within six months, otherwise the existing primary structure would need to be removed.
3. Rezoning will require City Council approval. Planning Commission can only give recommendation.

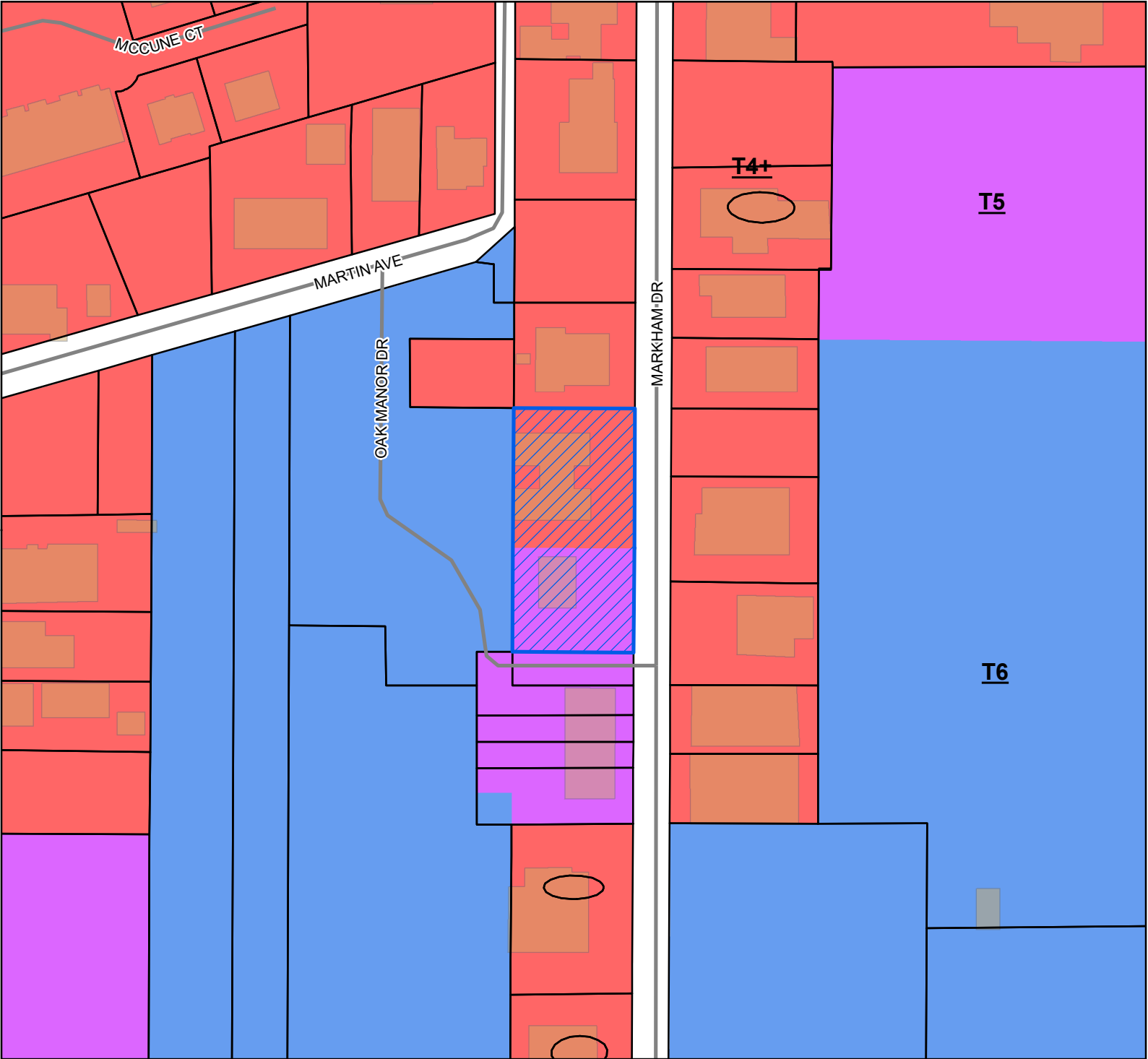
DIRECTOR APPROVAL

This report has been reviewed and approved by:



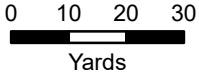
Greg Holmes

Director of Urban Development Department



- Site
- Street
- Parcels
- Buildings
- City Limit
- Smart Code**
- T6
- T5
- T4+

Site Information
1011D-03-030.000
Zoning: T4+(General Urban Zone "Plus")
T5 (Urban Center Zone)
Size: 15366.33 sqft
Flood: X, AE



1 inch = 100 feet



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



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

For Staff Use Only

Case File #: 2410PC110Date Received: 08/27/2021Receipt #: 12907147Received By: JAZoning: T4+, T5Ward: 2 Flood: AEJX

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

Property Information

TAX PARCEL #

1	0	1	1	D

 -

6	3

 -

0	3	0

 •

0	0	0

(If necessary, use separate sheet of paper)

Address of Property Involved: 153 MARKHAM DR, Gulfport, MS 39507Lot(s) 15-17, N² 18, Block(s) 2, Subdivision Gulf Shore ManorGeneral Location: N side MARKHAM, between Hwy 90 & Township Rd**GENERAL DESCRIPTION OF REQUEST:**

Rezone T-5 property to T-4 to comply with adjoining 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

KAREN A DANIEL
Printed Name Of Owner

2129 FAISS DR
Mailing Address

LAS Vegas, NV 89134
City State Zip code

609-457-1505
Home Phone

Work/Cell Phone
Kdaniel129@gmail.com

Email
[Signature]

Signature Of Owner

AGENT

GINA Pepe
Printed Name Of Agent

735 Wildwood Ct
Mailing Address

PASS Christian, MS
City State Zip code

985-718-6807
Home Phone

Work/Cell Phone
Gina.m.pepe@aol.com

Email
[Signature]

Signature Of Agent

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



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

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)

Karen A Dawiel

ADDRESS (STREET, CITY, STATE, ZIP CODE)

153 Markham Dr, Gulfport, MS

PHONE # (H)

609-457-1505 (W)

TAX PARCEL NUMBER(S) OWNED

1911D-03-030.000

SIGNATURE:

Karen A Dawiel

NAME OF OWNER (PRINT)

Felix J. Viscuglia

ADDRESS (STREET, CITY, STATE, ZIP CODE)

153 Markham Dr, Gulfport MS

PHONE # (H)

609-214-9650 (W)

TAX PARCEL NUMBER(S) OWNED

1011D-03-030.000

SIGNATURE:

Felix J. Viscuglia

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, KAREN DANIEL, being owner of the property 1011D-03-030.000
PRINT NAME PRIMARY ADDRESS OR PARCEL
which is the subject of this application hereby authorize Gina Pepe 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.

Karen Daniel
Signature

8-27-24
Date

STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 28th day of August, 20 24

Samuel Sweeting
Notary Public

05/22/2027
Commission Expiration



To whom it May Concern,

My home at 153 Markham Dr, Gulfport MS
has a garage on the lot that I would
like to convert to a 2 bedroom. 2 bath
home. I believe that the 3 car
garage will add value to the
property if it was converted to a
small home. The character of the
neighbor has changed and small
home have been built on the street.
I believe that the garage will
add and enhance the neighbor

if converted:

Interest - Karen Daniel & Felix Viscoglio
2729 FAISS DR. LVNV

Residence 153 Markham Dr Gulfport MS

Schedule - To begin project Sept. 1, 2024 &
Completed by Nov 1, 2024.

I will be pulling permits and hiring
Contractor to do conversion.

Effect - The proposed development will enhance
the residence and the area.

Errors - I do not believe there is an error
but will enhance the neighbor

Daniel

TAX YEAR 20 25



LAND ROLL CHANGE REQUEST FORM

The Tax Assessor's office will no longer combine or split parcels upon request unless there is a deed or other legal document filed of record in the Chancery Clerk's office within the proper legal time frame and which meets the statutory requirements, or unless there is an official written request given to this office by a governing entity.

Owner: Karen A Daniel Date: 8-27-2024

Address: 153 Markham Dr
Gulfport, MS 39507

Phone # 609-457-1505 Request taken by: KLENN

BEFORE THIS REQUEST CAN BE COMPLETED BY THE TAX ASSESSOR'S OFFICE THE FOLLOWING MUST BE CHECKED BY A DEPUTY FOR EACH PARCEL INVOLVED AND MUST BE SIGNED BY THE PROPERTY OWNER.

Parcel Numbers Involved

1011D-03-030.000

- | | | | | |
|--|-------------------------|-------------------------------------|----|-------------------------------------|
| ☒ SPLIT | | | | |
| ☐ COMBINATION (PARCEL # TO KEEP) | | | | |
| ☒ ARE PARCELS CONTIGUOUS | YES | ☒ | NO | ☐ |
| ☒ ARE PARCELS MIXED TITLE | YES | ☐ | NO | ☒ |
| ☒ ARE THERE IMPROVEMENTS INVOLVED | YES | ☒ | NO | ☐ |
| ☒ IF THERE ARE IMPROVEMENTS, WHICH PARCEL OR PARCELS ARE THE IMPROVEMENTS LOCATED ON | <u>1011D-03-030.000</u> | | | |
| ☒ IS THERE A HOMESTEAD INVOLVED | YES | ☒ | NO | ☐ |
| ☐ IF THERE IS A HOMESTEAD INVOLVED, WHICH PARCEL HAS THE PRIMARY HOME ON IT | <u>1011D-03-030.000</u> | | | |
| ☒ ARE PARCELS IN SAME TAXING DIST | YES | ☒ | NO | ☐ |
| ☒ IF THIS IS A SPLIT FOR A MOBILE HOME, HAS THE SPLIT BEEN APPROVED BY ZONING | YES | ☐ | NO | ☒ |
| ☒ ARE ALL APPLICABLE GOVERNMENTAL REQUESTS ATTACHED | YES | ☐ | NO | ☐ |

PROPERTY OWNER

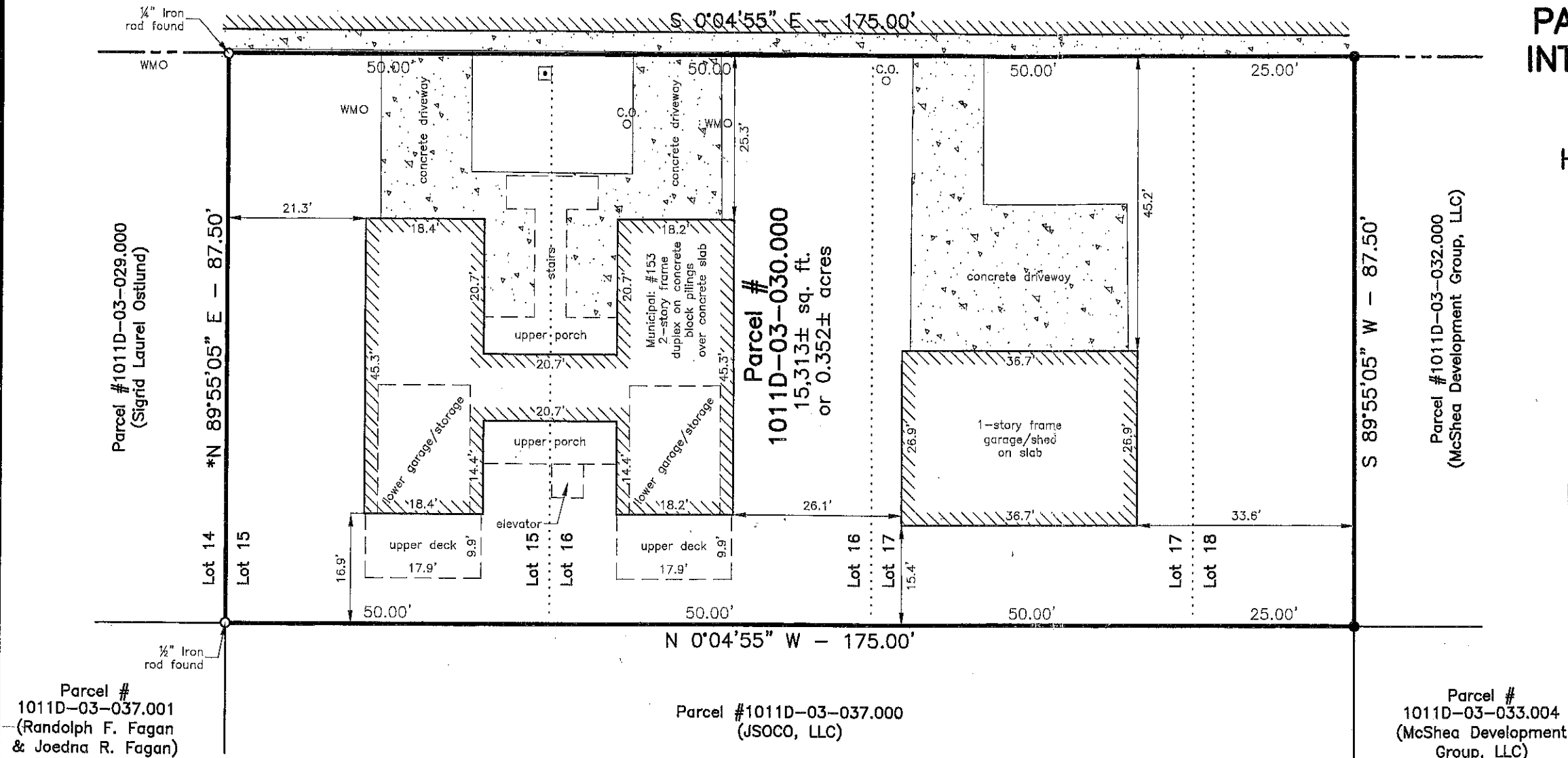
If a mortgage company pays the taxes on any of the parcels involved in this request, it is up to you, the property owner, to notify the mortgage company of the change that may result from this request if approved.

Signature of property owner: [Signature]

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

MARKHAM DRIVE
26' R.O.W. / PUBLIC ASPHALT ROADWAY

PLAT SHOWING RESUBDIVISION
OF
PARCEL 1011D-03-030.000
INTO PARCEL A & PARCEL B
CITY OF GULFPORT,
FIRST JUDICIAL DISTRICT OF
HARRISON COUNTY, MISSISSIPPI
FOR
KAREN DANIEL



LEGEND

FOUND PROPERTY CORNER (AS NOTED)	○
SET 3/4" IRON ROD (UNLESS NOTED OTHERWISE)	●
EXISTING MAILBOX	□
EXISTING SEWER CLEANOUT	C.O. ○
EXISTING WATER METER	WM ○

T 8 S - R 10 W
SECTION 6

SCALE: 1" = 20'
SCALE IN FEET



CERTIFICATION:

This is to certify to KAREN DANIEL, that this survey was done by me or under my direct supervision and control, that the survey was done on the ground and was done in accordance with the most recent Minimum Standards of Practice for Land Surveyors as set forth by the State of Mississippi, Board of Licensure for Professional Engineers and Surveyors and that the accuracy specification and positional tolerances are in accordance with Class "C" surveys indicated in the above standards. I also certify there are no visible encroachments across any property lines except as shown.

Michael P. Blanchard
Michael P. Blanchard, PS.
This survey plat is not valid without the raised or colored seal and signature of the Registered Land Surveyor.

NOTES:

- No attempt has been made by Cassady-Acadia Land Surveying, L.L.C. to verify title, actual legal ownership, deed restrictions servitudes, easements, alleys, right-of-ways or other burdens on the property, other than that furnished by the client or his representative. There is no representation that all applicable servitudes and restrictions are shown hereon. The surveyor has made no title search or public record search in compiling the data for this survey.
- The words "Certify," "Certifies" or "Certification" as used herein is understood to be an expression of professional opinion by the surveyor, based upon his best knowledge, information, and belief, as such, it does not constitute a guarantee nor a warranty, expressed or implied.

REFERENCE BEARINGS:

The bearings shown hereon are based on the "Mississippi State Plane Coordinate System - East Zone - NAD 83" using GPS GCGC-RTN System accessed on July 30, 2020. (*) Represents the Basis of Bearings. Distances shown are U.S. Survey feet.

FEMA FLOOD ZONE AND HAZARDS:

This lot is located in Flood Zones "AE" (18), "AE" (19) and "X500" Areas of/per FEMA Map Community Panel Number 28047C 0268 G for Harrison County, Mississippi dated December 21, 2017. Base Flood Elevation is subject to change and should be verified with the local authority's Flood Plain Administrator before any design or construction.

REFERENCE MAPS:

- Survey of Lots 17-20, Block 1, GULF SHORE MANOR SUBDIVISION prepared by J. M. Cassady on August 30, 2017.
- Survey of Lots 10 & 11, Block 2, GULF SHORE MANOR SUBDIVISION prepared by J. M. Cassady on September 14, 1994.
- Survey of part of Lot 23, Block 2, GULF SHORE MANOR SUBDIVISION prepared by J. M. Cassady on August 30, 2017.
- Survey of Lots 21-23, Block 1, GULF SHORE MANOR SUBDIVISION prepared by J. M. Cassady on October 20, 1993.

SHEET 1 OF 4

CASSADY-ACADIA
LAND SURVEYING, LLC Since 1947
Louisiana • Mississippi • Texas
1714 22nd Avenue, Gulfport, Mississippi 39501
Phone • (228)896-7155 Fax • (228)896-8405
Email • Surveyse@Cassady-Acadia.com

FIELD WORK COMPLETED ON: August 4, 2020

MARKHAM DRIVE
26' R.O.W. / PUBLIC ASPHALT ROADWAY
P.O.B.

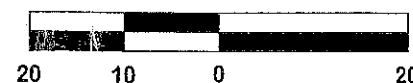
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SET 3/4" IRON ROD (UNLESS NOTED OTHERWISE)	●
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Michael P. Blanchard, PS,

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SHEET 2 OF 4

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Phone • (228)896-7155 Fax • (228)896-8405
Email • Surveys@Cassady-Acadia.com

FIELD WORK COMPLETED ON: August 4, 2020

CERTIFICATE OF RESUBDIVISION

In accordance with Section 9-48 of the Code of Ordinance (Subdivision Regulations) of the City of Gulfport as amended, it is hereby certified that the Gulfport City Planning Commission Chairman and Gulfport City Council have reviewed and approved this Final Plat for the Resubdivision of "PARCEL 1011D-03-030.000" in Section 6, Township 8 South, Range 10 West into Parcel "A" and Parcel "B". The subject property is generally described as being located west of Markham Drive. The ad valorem tax parcel number of the subject property is 1011D-03-030.000 (Instrument No. 2018-7616-D-J1). The Case File Number is _____.

LEGAL DESCRIPTION OF LANDS PRIOR TO THIS RESUBDIVISION (PER DEED):

PROPERTY OF KAREN ANN DANIEL AND FELIX JOSEPH VISCUGLIA:
PARCEL NO. 1011D-03-030.000 (Instrument No. 2018-7616-D-J1)

Lots 15, 16, 17, and the North 1/2 of 18, Block 2, Gulf Shore Manor, a subdivision according to the official map or plat thereof on file and of record in the office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi, in Plat Book 12 at Page 18 (Copy Book 5 at Page 404), reference to which is hereby made in aid of and as a part of this description.

Also Known By Street and Number: 153 Markham Drive, Gulfport, MS 39507

LEGAL DESCRIPTIONS OF THE (2) PARCELS CREATED BY THIS RESUBDIVISION:

LEGAL DESCRIPTION OF PARCEL A: AS PER SURVEY

A parcel of land situated and being located in part of Lots 15 & 16, Block 2, GULF SHORE MANOR, a subdivision according to the official map or plat (Plat Book 12, Page 18 or Copy Book 5, Page 404) thereof on file and of record in the office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi, and being more particularly described as follows, to-wit:

BEGINNING at a half inch iron rod found at the Northwest corner of Lot 15, Block 2, GULF SHORE MANOR, a subdivision according to the official map or plat (Plat Book 12, Page 18 or Copy Book 5, Page 404) thereof on file and of record in the office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi; thence run from said POINT OF BEGINNING North 89 degrees 55 minutes 05 seconds East along the north line of said Lot 15 a distance of 87.50 feet to a half inch iron rod found at the Northeast corner of said Lot 15 and also being a point on the westerly margin of Markham Drive; thence run South 00 degrees 04 minutes 55 seconds East along the said westerly margin of Markham Drive a distance of 91.43 feet to a three-quarter inch iron rod set; thence departing said westerly margin of Markham Drive run south 89 degrees 55 minutes 05 seconds West a distance of 87.50 feet to a three-quarter inch iron rod set; thence run North 00 degrees 04 minutes 55 seconds West along a distance of 91.43 feet to the POINT OF BEGINNING.
Said parcel contains 8,000 square feet, more or less.

LEGAL DESCRIPTION OF PARCEL B: AS PER SURVEY

A parcel of land situated and being located in part of Lots 16, 17, & 18, Block 2, GULF SHORE MANOR, a subdivision according to the official map or plat (Plat Book 12, Page 18 or Copy Book 5, Page 404) thereof on file and of record in the office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi, and being more particularly described as follows, to-wit:

Commencing at a half inch iron rod found at the Northwest corner of Lot 15, Block 2, GULF SHORE MANOR, a subdivision according to the official map or plat (Plat Book 12, Page 18 or Copy Book 5, Page 404) thereof on file and of record in the office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi; thence run North 89 degrees 55 minutes 05 seconds East along the north line of said Lot 15 a distance of 87.50 feet to a half inch iron rod found at the Northeast corner of said Lot 15 and also being a point on the westerly margin of Markham Drive; thence run South 00 degrees 04 minutes 55 seconds East along the said westerly margin of Markham Drive a distance of 91.43 feet to a three-quarter inch iron rod set at the POINT OF BEGINNING for the parcel herein described; thence continue South 00 degrees 04 minutes 55 seconds East along the said westerly margin of Markham Drive a distance of 83.57 feet to a three-quarter inch iron rod set; thence departing said westerly margin of Markham Drive run South 89 degrees 55 minutes 05 seconds West a distance of 87.50 feet to a three-quarter inch iron rod set; thence run North 00 degrees 04 minutes 55 seconds West a distance of 83.57 feet to a three-quarter inch iron rod set; thence run North 89 degrees 55 minutes 05 seconds East a distance of 87.50 to the POINT OF BEGINNING.
Said parcel contains 7,312 square feet, more or less.

PLAT SHOWING RESUBDIVISION

OF

PARCEL 1011D-03-030.000
INTO PARCEL A & PARCEL B

CITY OF GULFPORT,
FIRST JUDICIAL DISTRICT OF
HARRISON COUNTY, MISSISSIPPI

FOR

KAREN DANIEL

SHEET 3 OF 4

 **CASSADY-ACADIA**
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Phone • (228)896-7155 Fax • (228)896-8405
Email • Surveys@Cassady-Acadia.com

FIELD WORK COMPLETED ON: August 4, 2020

The applicant hereby covenants and agrees to indemnify and hold harmless the City of Gulfport, its agents, servants, and/or employees against any and all claims, demands, or causes of action of whatever nature which may arise as a result of the action of the Planning Commission, its agents, and/or employees concerning the petition for resubdivision of the real property described herein.

Ratified and Approved by:

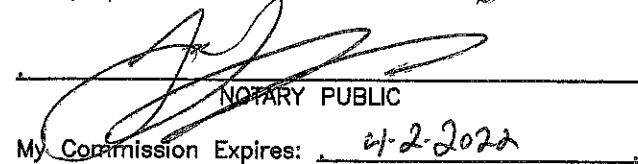

(Signature)

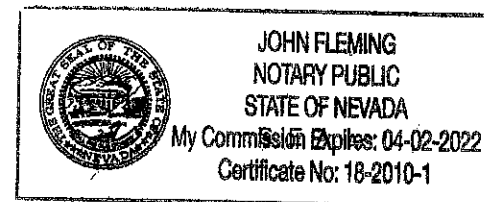
By: Karen Ann Daniel, Owner

This 30 day of March, ~~2020~~ 2021

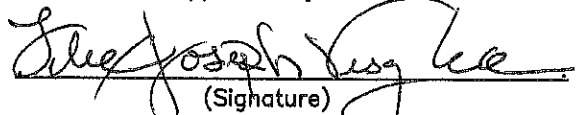
ACKNOWLEDGE

Before me, the undersigned, personally appeared the aforementioned Karen Ann Daniel, who acknowledged that she is the Owner and she accepted this plat and executed the foregoing certificate and dedication for the purpose therein set forth.


NOTARY PUBLIC
My Commission Expires: 4-2-2022



Ratified and Approved by:

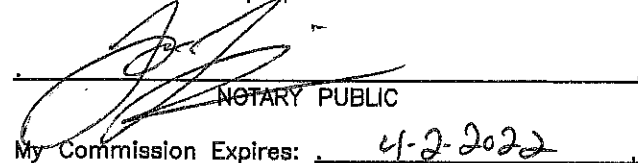

(Signature)

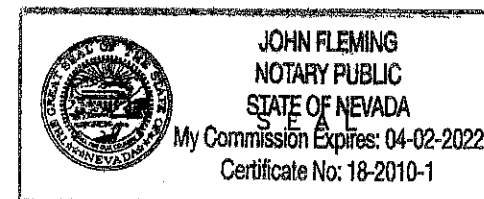
By: Felix Joseph Viscuglia, Owner

This 30 day of March, ~~2020~~ 2021

ACKNOWLEDGE

Before me, the undersigned, personally appeared the aforementioned Felix Joseph Viscuglia, who acknowledged that he is the Owner and he accepted this plat and executed the foregoing certificate and dedication for the purpose therein set forth.


NOTARY PUBLIC
My Commission Expires: 4-2-2022



PLAT SHOWING RESUBDIVISION
OF
PARCEL 1011D-03-030.000
INTO PARCEL A & PARCEL B
CITY OF GULFPORT,
FIRST JUDICIAL DISTRICT OF
HARRISON COUNTY, MISSISSIPPI
FOR
KAREN DANIEL

PLANNING COMMISSION

Submitted to and approved by the Gulfport City Planning Commission on the _____ day of _____, 2020.

Gulfport City Planning Commission
Keith Williams

Planning Division Administrator
Gregory Holmes

APPROVAL

Submitted to and approved by the City of Gulfport, City Council, at the regular meeting of said Council held on the _____ day of _____, 2020.

ATTEST:

ADOPT:

CLERK OF COUNCIL
Brittany Rodgers

PRESIDENT OF COUNCIL
F. B. "Rusty" Walker, IV

This resubdivision plat and Certificate of Resubdivision, having been submitted and approved by the Mayor, this _____ day of _____, 2020.

BILLY HEWES, MAYOR

SHEET 4 OF 4

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Phone • (228)896-7155 Fax • (228)896-8405
Email • Surveys@Cassady-Acadia.com

FIELD WORK COMPLETED ON: August 4, 2020



John Gordon 1st Judicial District
Instrument 2018 7616 D - J1
Filed/Recorded 10/26/2018 11:57 A
Total Fees \$ 15.00
4 Pages Recorded

Prepared By:
The Casano Law Firm, P.A.
3506 Washington Ave., Ste. G
Gulfport, MS 39507
228-265-8788
File No: 18-0156G

Return To:
The Casano Law Firm, P.A.
3506 Washington Ave., Ste. G
Gulfport, MS 39507
228-265-8788

Index As: Lots 15-17 & the N 1/2 of Lot 18, Blk. 2, Gulf Shore Manor

**STATE OF MISSISSIPPI
COUNTY OF HARRISON
FIRST JUDICIAL DISTRICT**

WARRANTY DEED

For and in consideration of the sum of Ten Dollars (\$10.00), cash in hand, paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, we

**Francis Gordon and Ruth Gordon, a/k/a Francis R. Gordon and Ruth A. Gordon,
Grantors**

1200 Beach Drive, Unit 1107
Gulfport, MS 39507
Phone: (256) 759-2701

Do hereby sell, convey, bargain and warrant to

Karen Ann Daniel and Felix Joseph Viscuglia, Grantees

153 Markham Drive
Gulfport, MS 39507
Phone: (702) 207-6496

As joint tenants with right of survivorship and not as tenants in common, the following described real property situated and located in the First Judicial District of **Harrison** County, Mississippi, more particularly and certainly described as follows:

See Exhibit "A" attached.

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

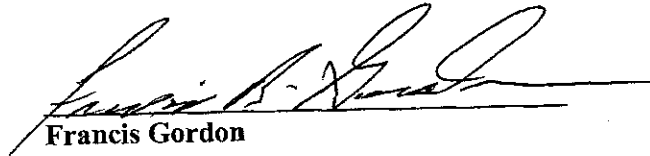
This conveyance is made subject to any and all reservations, restrictions, easements, exceptions, covenants and conditions of record, including any mineral, oil or gas reservations and any covenants or restrictions of record.

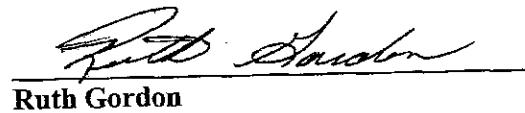
If bounded by water, the warranty granted herein shall not extend to any part of the above described property which is tideland or coastal wetlands as defined in the Mississippi Coastal Wetlands Protection Act and this conveyance includes any natural accretion and is subject to any erosion due to the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

The Grantors hereincertify that the property hereinabove conveyed forms no part of the homestead of said Grantors.

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

WITNESS MY SIGNATURE, this the 1st day of October, 2018.

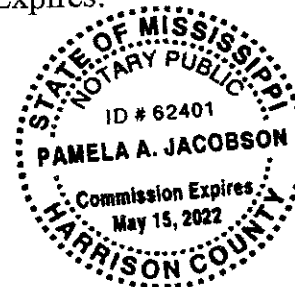

Francis Gordon


Ruth Gordon

**STATE OF MISSISSIPPI
COUNTY OF HARRISON**

Personally came and appeared before me, the undersigned authority in and for the aforesaid County and State on this the 1st day of October, 2018, Francis Gordon and Ruth Gordon , who acknowledged that they signed and delivered the foregoing instrument of writing on the day and year therein mentioned.


Notary Public
My Commission Expires:

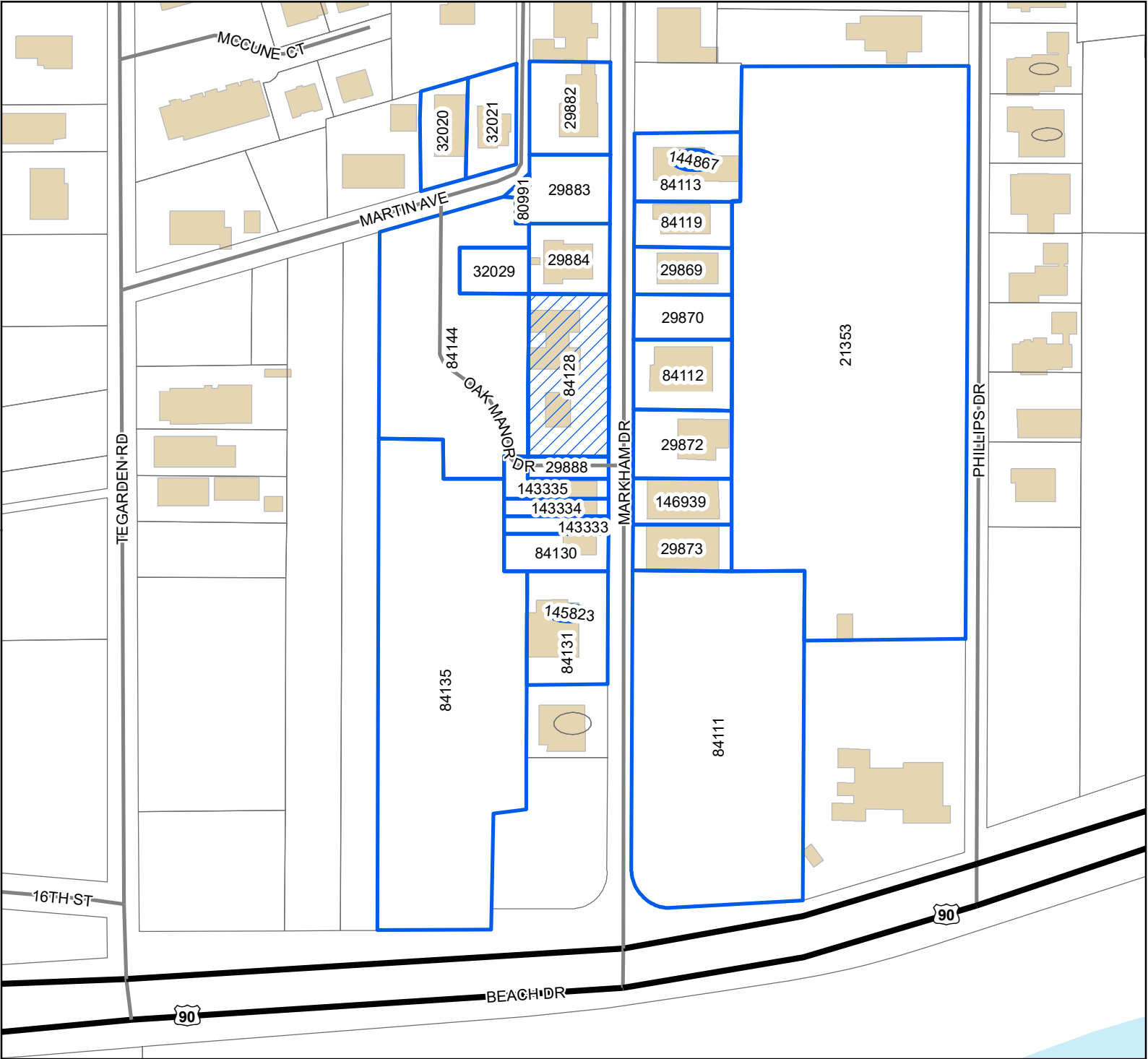


**EXHIBIT A
LEGAL DESCRIPTION**

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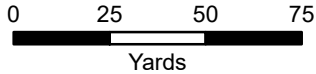
Also Known By Street and Number: 153 Markham Drive, Gulfport, MS 39507

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
Y		1011D-03-030.000	KAREN A DANIEL (OWNER)	2729 FAISS DR	LAS VEGAS	NV	89134
			GINA PEPE (AGENT)	735 WILDWOOD CT	PASS CHRISTIAN	MS	39571
			Adjacent Property Owners (2410PC160)				
	29882	1011D-03-027.000	LANCE DAVID M JR	175 MARKHAM DR	GULFPORT	MS	39507
	32021	1011D-03-050.000	LAYMAN STEPHEN GLENN	835 MARTIN AVE	GULFPORT	MS	39501
	21353	1011D-03-006.000	SEA OAKS PROFESSIONAL PLAZA LLC	13142 W ECHO DR	GULFPORT	MS	39503
	29872	1011D-03-010.000	EASTERLING DAVID & OCTAVIA SUMRALL	140 MARKHAM DRIVE	GULFPORT	MS	39507
	84144	1011D-03-037.000	JSOCO LLC	PO BOX 673	GULFPORT	MS	39502
	29884	1011D-03-029.000	SCHLOSSER BRIAN R & MELINDA HALL	155 CLOWER ST	BILOXI	MS	39530
	32020	1011D-03-049.000	HARVER PROPERTIES LLC	691 LYNNRAY RD	PETAL	MS	39465
	29883	1011D-03-028.000	WILKIN LOUIS J & CAROL N	825 MARTIN AVE	GULFPORT	MS	39507
	29873	1011D-03-009.000	SWIFT CHANGE REAL ESTATE LLC	104 RESERVE DR	CARROLLTON	GA	30117
	84112	1011D-03-011.000	SPINNER REAL ESTATE HOLDINGS LLC	440 GREEN TEAL CT	BILOXI	MS	39531
N	80991	1011D-03-037.002	JSOCO LLC	P O BOX 673	GULFPORT	MS	39502
	32029	1011D-03-037.001	FAGAN RANDOLPH F & JOEDNA R	9108 W SIMMONS CIR	OCEAN SPRINGS	MS	39564
	29870	1011D-03-012.000	BOURGEOUIS NANCY STONE ETAL	1710 E PASS RD	GULFPORT	MS	39507
	29888	1011D-03-032.000	MCSHEA DEVELOPMENT GROUP LLC	45 HARDY COURT #260	GULFPORT	MS	39507
	84111	1011D-03-008.000	942 1/2 BEACH BLVD LLC	70 AUDUBON PLACE	NEW ORLEANS	LA	70118
	84119	1011D-03-014.000	SCHLOSSER BRIAN & MELINDA	155 CLOVER ST	BILOXI	MS	39530
	29869	1011D-03-013.000	MITTAL INVESTMENTS LLC	156 MARKHAM DR	GULFPORT	MS	39507
N	84135	1011D-03-036.000	JSOCO LLC	P O BOX 673	GULFPORT	MS	39502
N	84130	1011D-03-033.000	MCSHEA DEVELOPMENT GROUP LLC	45 HARDY COURT #260	GULFPORT	MS	39507
	84131	1011D-03-034.000	MCGRRAW FRANK ADAM	127 MARKHAM DR	GULFPORT	MS	39501
	84128	1011D-03-030.000	DANIEL KAREN ANN & VISCUGLIA FELIX	2729 FAISS DR	LAS VEGAS	NV	89134
	143335	1011D-03-033.004	MCSHEA DEVELOPMENT GROUP LLC	45 HARDY CT #231	GULFPORT	MS	39507
	143334	1011D-03-033.003	OMEN PROPERTIES LLC	2953 BIENVILLE BLVD #309	OCEAN SPRINGS	MS	39564
N	143333	1011D-03-033.002	MCSHEA DEVELOPMENT GROUP LLC	45 HARDY CT #231	GULFPORT	MS	39507
	84113	1011D-03-015.000	TIMS KENNETH R & CATHERINE B	164 MARKHAM DR	GULFPORT	MS	39507
N	144867	1011D-03-015.002	TIMS KENNETH R & CATHERINE B	164 MARKHAM DR	GULFPORT	MS	39507
N	145823	1011D-03-034.004	MCGRRAW FRANK ADAM	127 MARKHAM DR	GULFPORT	MS	39501
N	146939	1011D-03-009.001	SWIFT CHANGE REAL ESTATE LLC	104 RESERVE DR	CARROLLTON	GA	30117



Legend

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



1 inch = 150 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
36845	598385	Print Legal Ad-IPL01972410 - IPL0197241		\$71.35	1	63 L

Attention: Matilda Welch
GULFPORT URBAN DEVELOPMENT
PO BOX 1780
GULFPORT, MS 39502

accountspayable@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, October 24, 2024 in the Council Chambers of the Gulfport City Hall located at 2309 15th 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 24th Avenue.

Planning Commission Approval 2410PC150, by owner Norwood Village Inc, seeking approval for a church use, Tax Parcel 0808E-02-035.000, 12100 Hwy 49 Ste 318, Zoned B-4 (Highway Business), Ward 7
Planning Commission Approval 2410PC151, by agent Maribeth Thompson, seeking approval for cabinet distribution and warehouse use, Tax Parcel 1010G-03-016.000, 2001 E Pass Rd, Zoned T6 (Urban Core Zone), Ward 2
Zoning Map Amendment 2410PC159, by owner Casmon Developments LLC, requesting to rezone to T4+ (General Urban Zone "Plus"), Tax Parcel 1010M-03-012.000, 1045 Township Road, Zoned T5 (Urban Center Zone), Ward 2

Zoning Map Amendment 2410PC160, by agent Gina Pepe, requesting to rezone to T4+ (General Urban Zone "Plus"), Tax Parcel 1011D-03-030.000, 153 Markham Drive, Zoned T5 (General Urban Center) & T4+ (General Urban Zone "Plus"), Ward 2
Zoning Map Amendment 2410PC162, by agent Virgil G. Gillespie, requests to rezone to B-1 (Neighborhood Business), Tax Parcel 0811E-03-019.000, 1804 33rd Ave, Zoned T3 (Sub-Urban Zone), Ward 1
Zoning Map Amendment 2410PC163, by owner Triplett Homes LLC, requesting to rezone to T4+ (General Urban Zone "Plus"), Tax Parcel 1011D-01-038.000, Oleader Drive, Zoned T6 (Urban Core Zone), Ward 2

This the 2nd day of October 2024
Keith Williams, Chairman
City of Gulfport Planning Commission
IPL0197241
Oct 9 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:
10/09/24

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.

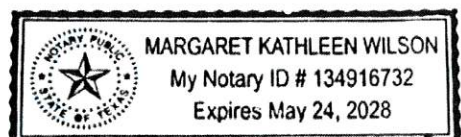
Mary Castro

Sworn to and subscribed before me this 15th day of October in the year of 2024

Margaret K. Wilson

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!



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

PLANNING COMMISSION CASE # 2024-856

Hearing Date: Thursday, October 24, 2024

Zoning Map Amendment 2410PC162; Zoning Map Amendment 2410PC162, by agent Virgil G. Gillespie, requests to rezone to B-1 (Neighborhood Business), Tax Parcel 0811E-03-019.000, 1804 33rd Ave, Zoned T3 (Sub-Urban Zone), Ward 1

Technical Report

Zoning Map Amendment

GENERAL INFORMATION

Case File Number: 2410PC162

Hearing Date: October 24, 2024

Current Zoning/Use: T-3 / Commercial Structure

Legal: Zoning Map Amendment 2410PC162, by agent Virgil G. Gillespie, requests to rezone to B-1 (General Business), Tax Parcel 0811E-03-019.000, 1804 33rd Ave, Zoned T-3 (Suburban Zone), Ward 1

TECHNICAL DETAILS

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

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

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

The applicant is requesting to rezone approximately 7,460 square feet of residentially zoned property from T-3 (Sub-Urban Zone) to B-1 (Neighborhood Business). The surrounding area is mostly made up of single-family homes even though much of the surrounding area is zoned B-1. The proposed zoning map amendment would extend the B-1 zoning and thus be in harmony with the area. It should be noted that the previous use, Warfield's Paint and body shop, would not be able to continue business under a B-1 zoning. It should be considered that any business going into the site after rezoning would have to bring the parking up to code as the current site does not have lined parking.

According to the City's 2002 Comprehensive Plan, this area was to allow for medium density residential development in the future, so the proposed zoning would be incongruous with the Comprehensive Plan. However, the property just north, 1810 33rd Avenue, was also allotted for medium density residential and is currently zoned B-1. The proposed map amendment would extend this B-1 zoning.

The applicant has stated that their reason for a change of the current zoning district is to correct a zoning error for a subject parcel.

Technical Report

Zoning Map Amendment

- (a) The applicant states that the reason for rezoning is that an error has been made and that the property has only been used as a commercial site since the 70's. Upon site review by staff, it is clear that the building is of a commercial nature and that Warfield's Paint and Body shop previously did business at the location for multiple years. The applicant states "It has never, during such period of time, been used for residential purposes, but has always been used as a commercial property." The applicant states the site will be ready for commercial use upon approval and that it will have little to no effect on the neighborhood. It is clear to staff that in recent history this property has only had commercial uses.

EXECUTIVE SUMMARY

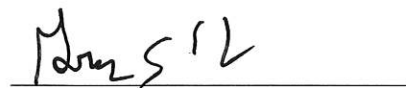
The applicant is requesting to rezone approximately 7,460 square feet of residentially zoned property from T-3 (Sub-Urban Zone) to B-1 (Neighborhood Business). The proposed zoning map amendment would extend the B-1 zoning and thus be in harmony with the area in a zoning context. However, it should be noted that the site was zoned for medium density residential in the comprehensive plan. Also, much of the surrounding area that is zoned B-1 is mostly vacant or single-family homes. It is clear to staff that the building on the parcel was intended for commercial use and has been only used for commercial purposes in recent history. Also, it must be made clear that the previous use at Warfield's Paint and Body shop would also note be allowed in a B-1 zoning. This recommendation or approval of this map amendment would not allow for this use to continue.

Any approval should consider these conditions:

1. Planning Commission can only offer recommendation for approval for rezoning. Final approval for rezoning will require City Council approval.
2. Approval would allow the property to be rezoned to B-1 (Neighborhood Business).
3. Parking requirement to be met before any privilege tax license issued.

DIRECTOR APPROVAL

This report has been reviewed and approved by:



Greg Holmes

Director of Urban Development Department

Zoning Map Amendment



Legend

- Site
- Street
- Alley
- Parcels
- Buildings
- City Limit

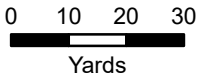
Smart Code

- CS
- T3

Zoning

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

Site Information
0811E-03-019.000
Zoning: T3 (Sub-Urban Zone)
Size: 7459.85 sqft
Flood: X



1 inch = 100 feet



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



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

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

Property Information

TAX PARCEL #

0	8	1	1	E	-	0	3	-	0	1	9	•	0	0	0
					-			-				•			
					-			-				•			

For Staff Use Only

Case File #: 246PC62

Date Received: 08/29/2021

Receipt #: 12911796

Received By: BL

Zoning: 73

Ward: 1 Flood: X

(If necessary, use separate sheet of paper)

Address of Property Involved: 1804 33rd Avenue

Lot(s): 15 and 16, Block(s) 119, Subdivision Original Gulfport

General Location: on 33rd Avenue between 18th Street and 19th Street

GENERAL DESCRIPTION OF REQUEST:

Re-zone from T-3 to B-1

[Signature]

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

Rader's Insulation Express, LLC

Printed Name Of Owner

111 Exchange Place

Mailing Address

Lafayette, LA 70503

City State Zip code

(337) 274-3406

Home Phone Work/Cell Phone

nickrader30@yahoo.com

Email

[Signature]
Signature Of Owner

AGENT

Virgil G. Gillespie

Printed Name Of Agent

P.O. Box 850

Mailing Address

Gulfport, MS 39502

City State Zip code

(228) 864-4520

Home Phone Work/Cell Phone

vgg@gillespie-lawfirm.com

Email

[Signature]
Signature Of Agent

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

☐

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

AUTHORITY TO ACT AS AGENT

STATE OF LOUISIANA
PARISH OF Lafayette

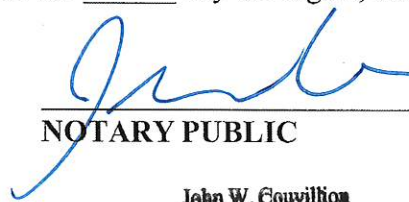
PERSONALLY, came and appeared before me, the undersigned authority in and for the above-mentioned County and State, Nick Rader, who after being by me first duly sworn on oath deposes and says as follows:

1. I, Nick Rader, am the owner and manager of Rader's Insulation Express, LLC of 111 Exchange Place, Lafayette, LA 70503.
2. Rader's Insulation Express, LLC is the owner of Lots 15 and 16, Block 119, Original Gulfport, Gulfport, Mississippi.
3. I do hereby appoint Virgil G. Gillespie, Attorney at Law, 1901 24th Avenue, Gulfport, Mississippi as my duly authorized agent to act on my behalf and on behalf of Rader's Insulation Express, LLC in an application to change the zoning of the property located at 1804 33rd Avenue and identified as Harrison County Tax Parcel No. 0811E-03-019.000 from ^{T-3}~~R-2~~ to B-1 and do all things on the LLC's behalf in furtherance thereof.



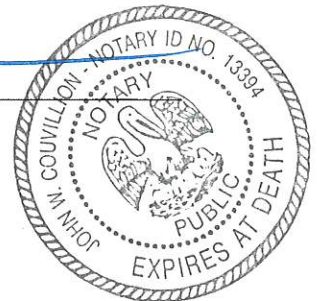
NICK RADER

SWORN TO and subscribed before me, this the 22nd day of August, 2024.



NOTARY PUBLIC

John W. Couvillion
Notary Public No. 13394



My commission expires:

WRITTEN STATEMENT ADDRESSING THE REASON FOR ZONING REQUEST

It is requested that Harrison County Tax Parcel No. 0811E-03-019.000 consisting of Lots 15 and 16, Block 119, Original Gulfport, be rezoned from T-3 to B-1. The reason for this request is a mistake in original zoning. This building was built in 1970 and has been continuously used for commercial purposes since the date of its building in conjunction with Warfields Paint and Body Shop. It has never, during such period of time, been used for residential purposes, but has always been used as a commercial property.

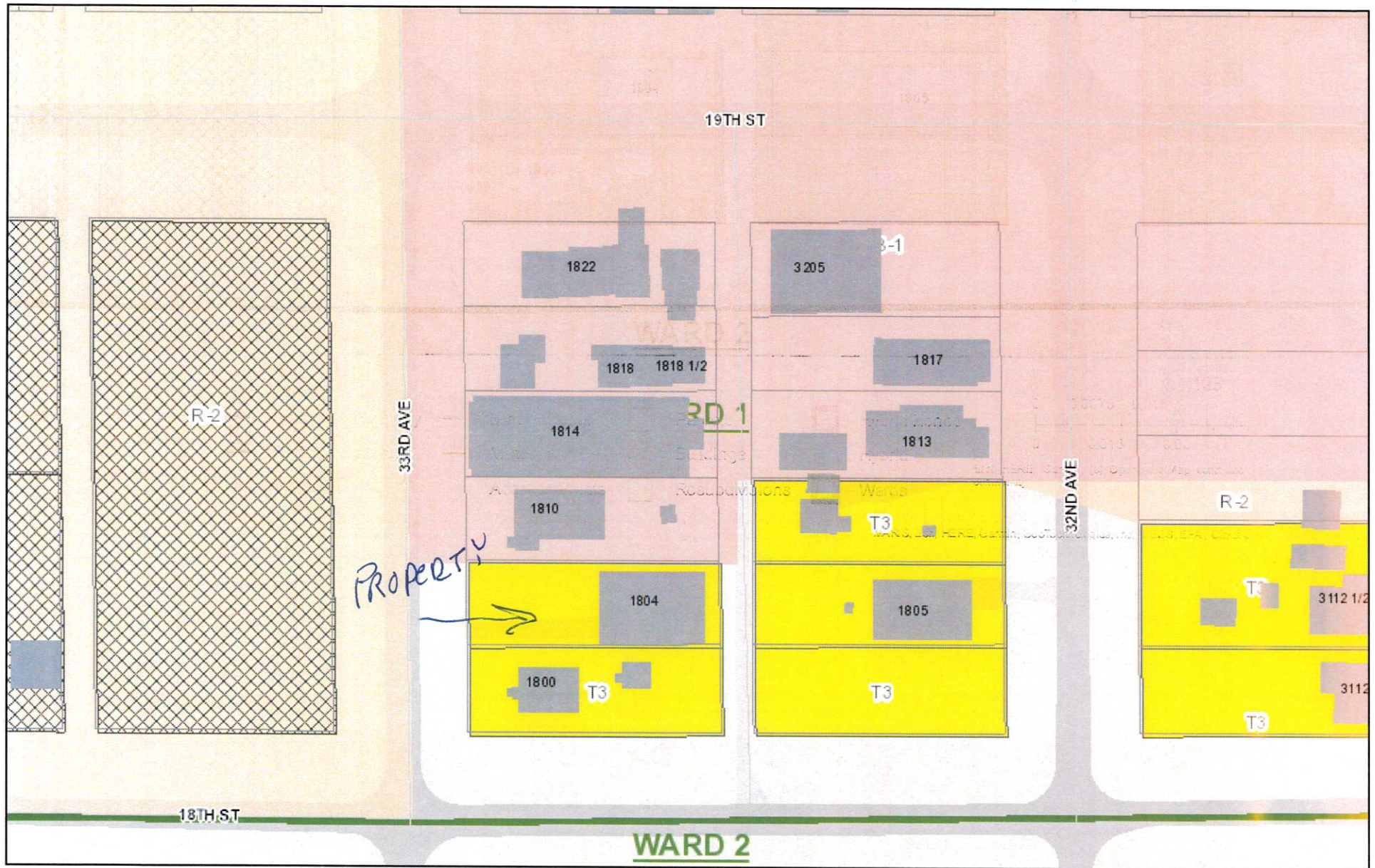
DEVELOPMENT SCHEDULE

The time schedule for the beginning completion of development planned by the Applicant is that the building is already built and ready for use and will begin use as a B-1 commercial property as soon as it is rezoned.

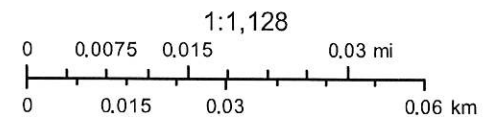
EFFECT OF AMENDMENT

Rezoning this property and correcting the mistake made in not zoning this property B-1 as the surrounding properties are zoned, will have little, if any, effect on the neighborhood as the property has been used for B-1 commercial purposes since its building in 1970.

Gulfport Zoning Map



August 29, 2024



Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community

Gulfport GIS
MARIS, Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, EPA | City of Gulfport GIS Department |

1804 33rd Ave
Gulfport, Mississippi

WARFIELD

Google



100% Data attribution

Camera: 10 m

State of
Louisiana
Secretary of
State



COMMERCIAL DIVISION
225.925.4704

Fax Numbers
225.932.5317 (Admin. Services)
225.932.5314 (Corporations)
225.932.5318 (UCC)

Name	Type	City	Status
RADER'S INSULATION EXPRESS, L.L.C.	Limited Liability Company	LAFAYETTE	Active

Previous Names

Business: RADER'S INSULATION EXPRESS, L.L.C.
Charter Number: 35261195K
Registration Date: 4/30/2002

Domicile Address

111 EXCHANGE PL
LAFAYETTE, LA 70503

Mailing Address

C/O NICHOLAS RADER
111 EXCHANGE PLACE
LAFAYETTE, LA 70503

Status

Status: Active
Annual Report Status: In Good Standing
File Date: 4/30/2002
Last Report Filed: 4/1/2024
Type: Limited Liability Company

Registered Agent(s)

Agent: NICHOLAS RADER
Address 1: 111 EXCHANGE PLACE
City, State, Zip: LAFAYETTE, LA 70503
Appointment Date: 4/30/2002

Officer(s)

Additional Officers: No

Officer: NICHOLAS RADER
Title: Manager
Address 1: 111 EXCHANGE PLACE
City, State, Zip: LAFAYETTE, LA 70503

Officer: NORRIS RADER III
Title: Member
Address 1: 111 EXCHANGE PLACE
City, State, Zip: LAFAYETTE, LA 70503

Amendments on File (1)

Description	Date
Appointing, Change, or Resign of Officer	10/11/2019

Print



Johnathan 1st Judicial District
Instrument 2020 15931 D - J1
Filed/Recorded 12/18/2020 01:18 P
Total Fees \$ 26.00
2 Pages Recorded

Prepared by:
David B. Pilger
Attorney at Law
1406 Bienville Blvd., Suite 101
Ocean Springs, MS 39564
(228) 215-0011

Grantor:
David L. Warfield
32 53rd St.
Gulfport, MS 39507
(228) 863-7211

Return To:
David B. Pilger
Attorney at Law
1406 Bienville Blvd., Suite 101
Ocean Springs, MS 39564
(228) 215-0011

Grantee:
Rader's Insulation Express, LLC
a Louisiana Limited Liability Company
111 Exchange Pl.
Lafayette, LA 70503
(337) 247-3406

File No. O200706S

INDEXING INSTRUCTIONS: Lots 15-20, Blk 119, Original Gulfport, 1st Dist., Harrison County, MS

STATE OF MISSISSIPPI
COUNTY OF HARRISON
FIRST JUDICIAL DISTRICT

WARRANTY DEED

FOR AND IN CONSIDERATION OF the price and sum of TEN AND NO/100 DOLLARS (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, I, **David L. Warfield**, do hereby sell, convey and warrant unto **Rader's Insulation Express, LLC, a Louisiana Limited Liability Company**, all of that certain tract, piece or parcel of land situated in the First Judicial District of Harrison County, Mississippi, together with all improvements, buildings, fixtures, and appurtenances thereunto belonging, and being more particularly described as follows, to-wit:

Lots 15, 16, 17, 18, 19 and 20, Blk 119, Original Gulfport, a subdivision, according to a map or plat thereof which is on file of record in the office of the Chancery Clerk of Harrison, First Judicial District County, MS, in Book 11, at Page 9, reference to which is hereby made in aid of and as a part of this description.

This being the same property as that conveyed to David L. Warfield, by instrument recorded in Instrument No. 2011-2270-D-J1 and Instrument No. 2018-781-D-J1, Land Deed Records of the First Judicial District of Harrison County, Mississippi.

If this property is bounded by water, this conveyance includes any natural accretion, and is subject to any erosion due to the action of the elements. Such riparian and littoral rights as exist are conveyed herewith but without warranty as to their nature or extent. If any portion of the property is below the mean high tide watermark, or is coastal wetlands as defined in the Mississippi Coastal Wetlands Protection Act it is conveyed by quitclaim only.

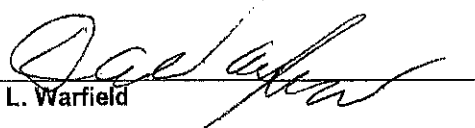
Grantor quitclaims any and all oil, gas, and other minerals owned, if any, to Grantee. No mineral search was requested or performed by preparer.

This conveyance is subject to any and all covenants, rights of way, easements, restrictions and reservations of record in the office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi.

The property described herein is no part of the homestead of the Grantor.

It is agreed and understood that the taxes for the current year have been pro-rated as of this date on an estimated basis, and when said taxes are actually determined, if the proration as of this date is incorrect, the Parties hereto agree to make all necessary adjustments on the basis of an actual proration.

WITNESS MY SIGNATURE, on this the 14 day of December, 2020.


David L. Warfield

ACKNOWLEDGEMENT

STATE OF MISSISSIPPI
COUNTY OF JACKSON

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, **David L. Warfield**, who acknowledged before me that he signed, executed and delivered the above and foregoing instrument on the day and year thereof, for the use and purposes therein mentioned.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, on this the 14 day of December, 2020.

(AFFIX SEAL)



My commission expires: _____

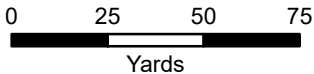

NOTARY PUBLIC

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
Y		0811E-03-019.000	RADER'S INSULATION EXPRESS, LLC (OWNER)	111 EXCHANGE PLACE	LAFAYETTE	LA	70503
			VIRGIL G. GILLESPIE (AGENT)	P.O. BOX 850	GULFPORT	MS	39502
Adjacent Property Owners (2410PC163)							
N	19795	0811E-03-017.000	STATE OF MISS 2019				0
	19801	0811E-03-023.000	DECRUZ MARTA CORTES	2318 21ST AVE	GULFPORT	MS	39501
	19807	0811E-03-014.000	HAYNES AHMENA	165 WALNUT CT	GULFPORT	MS	39501
N	19790	0811E-05-020.000	GULFPORT CITY OF	P O BOX 1780	GULFPORT	MS	39502
N	19804	0811E-03-011.000	STATE OF MISS -8/31/2020-				0
	127541	0811E-03-016.001	STATE OF MISS 2021	P O BOX 136	JACKSON	MS	39205
N	19798	0811E-03-020.000	RADER'S INSULATION EXPRESS LLC	111 EXCHANGE PL	LAFAYETTE	LA	70503
N	19791	0811E-05-021.000	GULFPORT CITY OF	P O BOX 1780	GULFPORT	MS	39502
N	88733	0811E-05-022.000	GULFPORT CITY OF				0
	105971	0811E-03-015.001	HOUSE STACY WARFIELD	1817 32ND AVE	GULFPORT	MS	39501
	19961	0811E-03-034.000	KINGSLEY PAUL E	1615 WESTWARD DR	GULFPORT	MS	39501
	19969	0811E-03-026.000	MELENDEZ WILFREDO CORDOVA	3109 50TH AVE	GULFPORT	MS	39501
	93629	0811E-03-013.001	OWEN JOE SAM	PO BX 673	GULFPORT	MS	39502
N	88734	0811E-05-023.000	GULFPORT CITY OF				0
	19962	0811E-03-033.000	WALKER GILBERT SR & MABLE -L/E-	6104 BELLE RIVER DR	BRENTWOOD	TN	37027
	19972	0811E-03-025.000	SULLIVAN MICHAEL P & TANYA R	24380 STANDARD DEDEAUX RD	KILN	MS	39556
	19973	0811E-03-024.000	MSL PROPERTIES II LLC	20231 CLIFF ALLEN LN	LONG BEACH	MS	39560
	19968	0811E-03-028.000	WALLEN DALE H	3204 17TH ST	GULFPORT	MS	39501
	127542	0811E-03-016.002	ATWOOD PROPERTIES LLC	21355 HWY 49	SAUCIER	MS	39574
	19800	0811E-03-022.000	WARFIELD GAIL A -EST-	1818 1/2 33RD AVE	GULFPORT	MS	39501
	88375	0811E-03-015.000	WARFIELD NETTIE JO -ESTATE-	1817 32ND AVE	GULFPORT	MS	39501
N	19970	0811E-03-027.000	WILFREDO CORDOVA MELENDEZ	3109 50TH AVE	GULFPORT	MS	39501
	19794	0811E-03-016.000	FORNEA RUFFIN	14 RIVERSBEND DR	GULFPORT	MS	39507
	19806	0811E-03-013.000	CORNICHE PROPERTIES LLC	45 HARDY CT STE 103	GULFPORT	MS	39507
N	19797	0811E-03-019.000	RADER'S INSULATION EXPRESS LLC	111 EXCHANGE PL	LAFAYETTE	LA	70503
	19796	0811E-03-018.000	LADNER ALVIS B -ESTATE-	1800 33RD AVE	GULFPORT	MS	39501
	19960	0811E-03-035.000	FERGUSON BETTY L -EST-	1720 32ND AVE	GULFPORT	MS	39501
N	19799	0811E-03-021.000	RADER'S INSULATION EXPRESS LLC	111 EXCHANGE PL	LAFAYETTE	LA	70503
N	19974	0811E-05-024.000	GULFPORT CITY OF	P O BOX 1780	GULFPORT	MS	39502
	19967	0811E-03-029.000	SIMMONS MALCOLM & DAVID	23043 MILLER EDWARDS RD	SAUCIER	MS	39574
	19966	0811E-03-030.000	FERGUSON MARY J	1715 32ND AVE	GULFPORT	MS	39501
	88376	0811E-03-032.000	FONTENELLE JOHN M	3235 18TH ST	GULFPORT	MS	39501
	19805	0811E-03-012.000	HALL EMON & TAYLOR MARCUS	15159 MCGUIRE DRIVE	SAUCIER	MS	39574



Legend

- Site
- Adjacent Properties
- Street
- Alley
- Buildings



1 inch = 150 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
36845	598385	Print Legal Ad-IPL01972410 - IPL0197241		\$71.35	1	63 L

Attention: Matilda Welch
GULFPORT URBAN DEVELOPMENT
PO BOX 1780
GULFPORT, MS 39502

accountspayable@gulfport-ms.gov

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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, October 24, 2024 in the Council Chambers of the Gulfport City Hall located at 2309 15th 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 24th Avenue.

Planning Commission Approval 2410PC150, by owner Norwood Village Inc, seeking approval for a church use, Tax Parcel 0808E-02-035.000, 12100 Hwy 49 Ste 318, Zoned B-4 (Highway Business), Ward 7

Planning Commission Approval 2410PC151, by agent Maribeth Thompson, seeking approval for cabinet distribution and warehouse use, Tax Parcel 1010G-03-016.000, 2001 E Pass Rd, Zoned T6 (Urban Core Zone), Ward 2

Zoning Map Amendment 2410PC159, by owner Casmon Developments LLC, requesting to rezone to T4+ (General Urban Zone "Plus"), Tax Parcel 1010M-03-012.000, 1045 Township Road, Zoned T5 (Urban Center Zone), Ward 2

Zoning Map Amendment 2410PC160, by agent Gina Pepe, requesting to rezone to T4+ (General Urban Zone "Plus"), Tax Parcel 1011D-03-030.000, 153 Markham Drive, Zoned T5 (General Urban Center) & T4+ (General Urban Zone "Plus"), Ward 2

Zoning Map Amendment 2410PC162, by agent Virgil G. Gillespie, requests to rezone to B-1 (Neighborhood Business), Tax Parcel 0811E-03-019.000, 1804 33rd Ave, Zoned T3 (Sub-Urban Zone), Ward 1

Zoning Map Amendment 2410PC163, by owner Triplett Homes LLC, requesting to rezone to T4+ (General Urban Zone "Plus"), Tax Parcel 1011D-01-038.000, Oleader Drive, Zoned T6 (Urban Core Zone), Ward 2

This the 2nd day of October 2024
Keith Williams, Chairman
City of Gulfport Planning Commission
IPL0197241
Oct 9 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:
10/09/24

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.

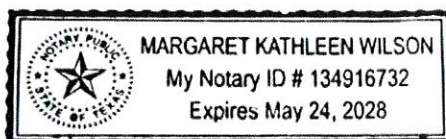
Mary Castro

Sworn to and subscribed before me this 15th day of October in the year of 2024

Margaret K. Wilson

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!



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

PLANNING COMMISSION CASE # 2024-857

Hearing Date: Thursday, October 24, 2024

Zoning Map Amendment 2410PC163; Zoning Map Amendment 2410PC163, by owner Triplett Homes LLC, requesting to rezone to T4+ (General Urban Zone "Plus"), Tax Parcel 1011D-01-038.000, Oleader Drive, Zoned T6 (Urban Core Zone), Ward 2

Technical Report

Zoning Map Amendment

GENERAL INFORMATION

Case File Number: 2410PC163

Hearing Date: October 24, 2024

Current Zoning/Use: T6 / Vacant Lot

Legal: Zoning Map Amendment 2410PC163, by owner Triplett Homes LLC, requesting to rezone to T4+ (General Urban Zone "Plus"), Tax Parcel 1011D-01-038.000, Oleader Drive, Zoned T6 (Urban Core Zone), Ward 2

TECHNICAL DETAILS

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

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 applicants are requesting to rezone approximately 12,853 square feet of vacant, commercial zoned property from T6 (Urban Core Zone) to an T4+ (General Urban Zone "Plus") zone. The applicant states in their application that the reason for their rezoning is to be able to develop a single-family home on each the individual lots, which would not be permitted with the current T6 zoning. The applicant also notes that if the rezoning were to be approved the proposed homes may be ready for occupancy within 4 to 6 months from permitting, depending on labor, materials, and the weather. The applicant also notes that there has been construction of multiple single-family homes in the nearby area. Upon a review of the surrounding area, there has been multiple single-family homes constructed recently near the subject site. Including a property that went through a rezoning for a property just east of the subject site, and was approved under case# 2310PC119. The applicant's request for rezoning would be continuing the existing neighboring zoning, and their reason for rezoning to develop single family homes would be in harmony with the surrounding area.

Technical Report

Zoning Map Amendment

According to the City's 2002 Comprehensive Plan, this area was to allow for residential development in the future, meaning the applicant's request for rezoning would be in harmony with the comprehensive plan.

The applicant has chosen several justifications for change of the current zoning district. These justifications include: error, change in ordinance, and an increase need for sites.

- (a) The applicant claims the property was improperly zoned for commercial, which they claim changing the zoning to T4+ would correct this issue.
- (b) The applicant notes in their application would allow for housing to develop in this area, similar to a housing development that had been in this area prior to Hurricane Katrina.

EXECUTIVE SUMMARY

The applicant is requesting to rezone approximately 12,853 square feet of vacant commercial zoned property from T6 (Urban Core Zone) to T4+ (General Urban Zone "Plus") in order to develop single family homes on the individual lots. The applicant claims that there has been recent development of single-family homes in this area, and that their proposal would be in harmony with the existing area. Upon staff review of the surrounding area, there has been recent developments of single-family homes nearby, meaning the applicant's request would be in harmony with the surrounding area. Staff also noted a previous Zoning Map Amendment case, case# 2310PC119, for rezoning a property from commercial zoning of T6 to T4+ for single-family home development. According to the 2002 Comprehensive Plan this area was to allow for residential uses, meaning the applicant's request for rezoning would not only be continuing the neighboring zoning but also be in harmony with the comprehensive plan.

Any approval should consider these conditions:

1. Parcel will need to be split between the two lots, and proof of parcel split from the Harrison Chancery Court's office will be required at time of permitting.
2. Rezoning will require decision from City Council. Planning Commission can only give recommendation.
3. Per Appendix A, Section IX,(B)(3)(b): "The owner, agent or lessee of property that requested rezoning and subsequently was rezoned by the mayor and board of commissioners must secure a building permit from the building official within one (1) year of the rezoning of the subject property. The building permit must be issued for the use for which the applicant requested the rezoning. The failure to secure a building permit as described above and/or the failure to maintain a valid building permit shall result in the reversion of the zoning classification of the subject property back to its original classification."

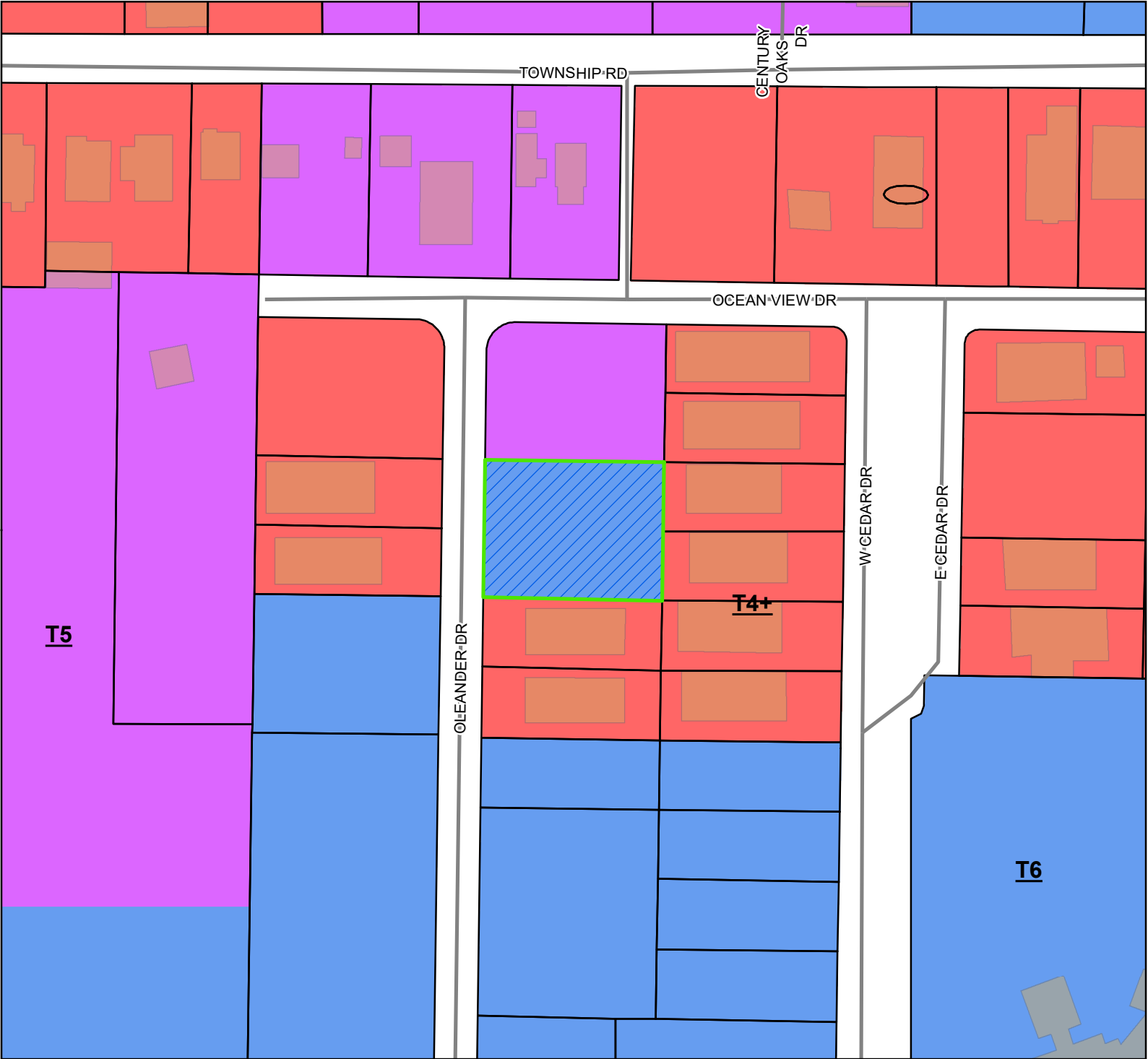
Technical Report
Zoning Map Amendment

DIRECTOR APPROVAL

This report has been reviewed and approved by:

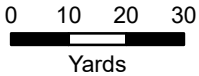


Greg Holmes
Director of Urban Development Department



- Site
- Street
- Parcels
- Buildings
- City Limit
- Smart Code**
- T6
- T5
- T4+

Site Information
1011D-01-038.000
Zoning: T6 (Urban Core Zone)
Size: 12852.58 sqft
Flood: AE, 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

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

Property Information

TAX PARCEL #

1	0	1	1	D

 -

0	1

 -

0	3	8

 •

0	0	0

Case File #: 2410PC163Date Received: 09/03/2024Receipt #: 12914905Received By: ALZoning: TGWard: 2 Flood: AB

(If necessary, use separate sheet of paper)

Address of Property Involved: Aleander Dr.Lot(s) 47 + 48, Block(s) _____, Subdivision LabelandGeneral Location: North of Beach Blvd, South of Township Rd, West of Cowain Rd**GENERAL DESCRIPTION OF REQUEST:**Change zoning to T4+**OWNERSHIP AND CERTIFICATION:**

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

OWNER**AGENT**Triplett Homes, LLC

Printed Name Of Owner

14 Poplar Cir

Mailing Address

Gulfport MS 39507

City State Zip code

228-243-0777

Home Phone

Work/Cell Phone

triplett+homesllc@gmail.com

Email

Monica Triplett, member

Signature Of Owner

Printed Name Of Agent

Mailing Address

City State Zip code

Home Phone

Work/Cell Phone

Email

Signature Of Agent

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



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

E. This area was rezoned in 2007 from residential to the Smart Code and no development has occurred except on the properties that were rezoned to T4+.

In 2009 Mississippi City, Handsboro, downtown, and some of the west side of Gulfport changed back to residential zoning and development has occurred. The present zoning is penalizing the property owners because they cannot build a single-family home. Business development along Cowan-Lorraine Road has been north of the railroad tracks.

The character of the neighborhood has changed.

F.

1. The property is owned by Triplett Homes, LLC. Mailing address: 14 Poplar Cir, Gulfport, MS 39507. Deeds have been provided.
2. The lots have been surveyed, and house plans will be completed when rezoning is approved. Construction will start when a building permit is issued, which usually takes two months. Lot prep and slab will take about three weeks, and framing about 30-45 days, depending on material and labor. Exterior siding, roofing, plumbing, HVAC, electrical, sheetrock, painting, flooring, and trim work will take approximately 45 days depending on the weather, labor, and materials. Driveway, landscape, and finishing will take about 14 days. Home should be ready for occupancy 4-6 months from permitting, depending on labor, materials, and the weather.
3. This change in zoning should not affect the surrounding land uses. Many other homes have been constructed using T4+ zoning in this area on East Cedar Drive, West Cedar Drive, and Oleander Drive. This change in zoning would allow land that has been vacant over 19 years to be used for housing similar to the area before Hurricane Katrina. Housing is needed in the area.
4. Change the zoning to T4+. This area has been improperly zoned for commercial use. A change to T4+ would correct this error.

This area was platted and developed in smaller lots over 50 years ago.

1. Allowing a single-family home on each lot would fit better in the area since the majority of homes in the area are built on this size lot. Having only one home on two lots would be expensive for the area.
2. The lots were platted in smaller sizes but the city changed to a 60' minimum for building.
3. The property has gotten so expensive in the area that it places a hardship on the owner to market lots as one building site.
4. Allowing homes on each of the lots would be reasonable development because 19 other homes have been completed and 7 others are currently under construction on this size property in the immediate area.
5. I do not think I am receiving any special benefit others cannot obtain.
6. This is permissible because it has been granted numerous times previously by the city.

Types of Proof

1. See attached map.
2. The area was vacant when it was zoned T6.
My dad and I have completed 15 homes in the area with 5 more currently under construction with zoning changed to T4+.
4. See attached map

6. Construction Activity- last 19 years in this area.

T4+ 7 under construction 20 completed	T6 0
--	----------------

Home 30	Home 29	Home 28
------------	------------	------------

UC 27 T4+	UC 26 T4+	Garage for home T4+	Home 24 T4+	Vacant By Owner's choice 23 T4+	Home 22 T4+	Home 21 T4+	Vacant 20	UC 19 T4+	UC 18 T4+	Vacant 17
-----------------	-----------------	------------------------	-------------------	---	-------------------	-------------------	--------------	-----------------	-----------------	--------------

Ocean View Dr

UC T4+
UC T4+
Home T4+
Home T4+
Vacant T6
Vacant T6
Vacant T6
Vacant T6
Vacant, not T4+

Oleander Dr

Vacant 50, T6	Home 33, T4+
Vacant 49, T6	Home 34, T4+
Vacant 48, T6	Home 35, T4+
Vacant 47, T6	Home 36, T4+
Home 46, T4+	Home 37, T4+
Home 45, T4+	Home 38, T4+
Vacant 44, T6	Vacant 39, T6
Vacant T6	Vacant 40, T6
Vacant, not T4+	
Vacant, not T4+	

Cedar Dr

Home , T4+	Vacant T6
Vacant, T6	Vacant T6
Vacant, T6	Home UC, T4+
Home T4+	Vacant, T6
Home T4+	Home, T4+
Sienna Condos	

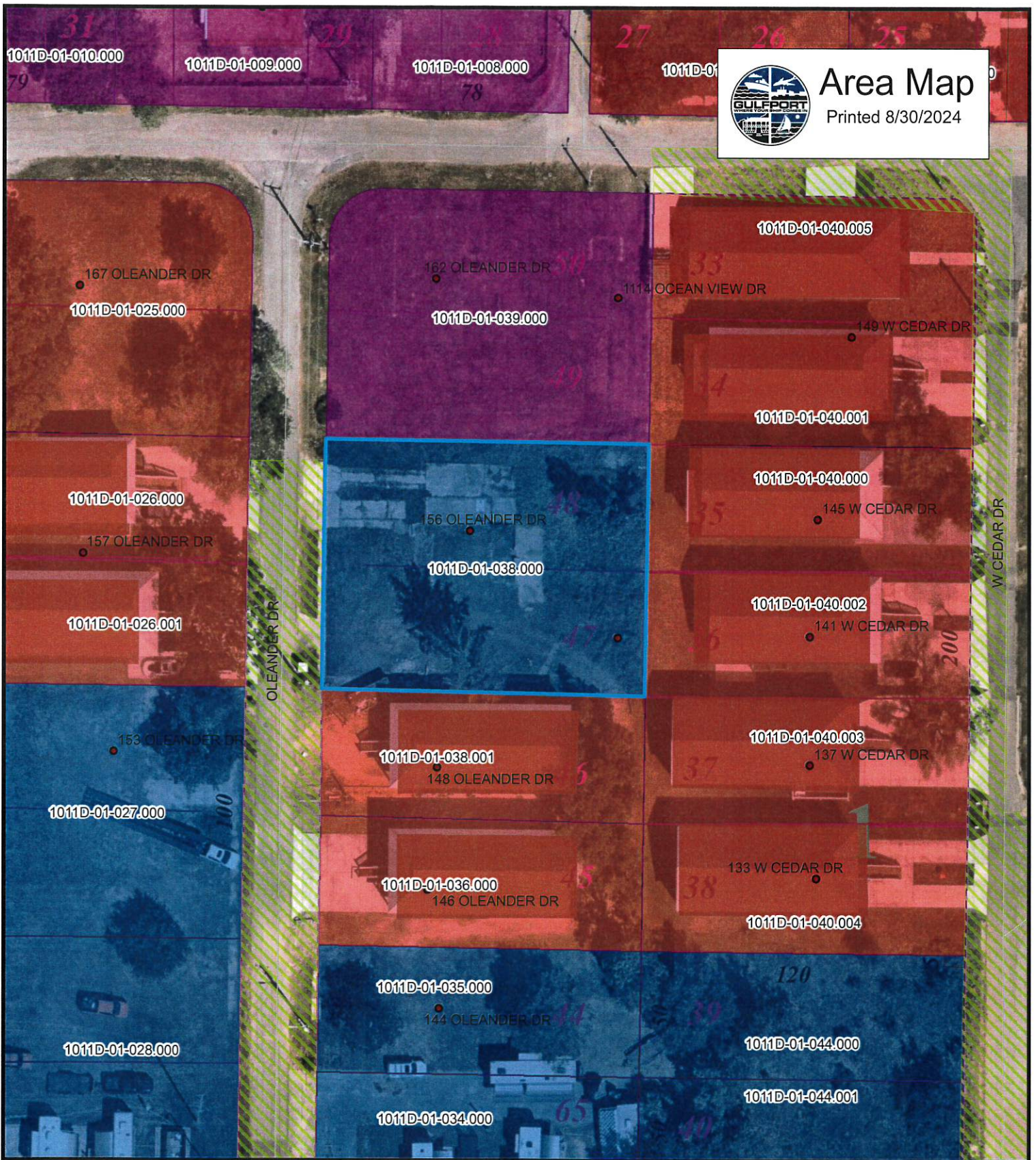
Laurel Dr

Cowan Rd

Beach Blvd

Map for Types of Proof #1 and #4

*UC: Home currently
under construction



Initial and date here:

Planner: _____

Owner: _____

Contractor: _____



Michael Watson

SECRETARY OF STATE

This is not an official certificate of good standing.

Name History

Name	Name Type
Triplett Homes, LLC	Legal

Business Information

Business Type:	Limited Liability Company
Business ID:	1299571
Status:	Good Standing
Effective Date:	08/19/2021
State of Incorporation:	Mississippi
Principal Office Address:	14 Poplar Circle Gulfport, MS 39507

Registered Agent

Name
Monica Renee Triplett
1444 Mill Rd
Gulfport, MS 39507

Officers & Directors

Name	Title
Monica Renee Triplett 14 Poplar Circle Gulfport, MS 39507	Manager, Member

SCANNED



Return To and Prepared By:
JAMES C. SIMPSON, JR.
Wise Carter Child & Caraway, P.A.
2510 14th Street, Suite 1125
Gulfport, MS 39501
(228) 867-7141

STATE OF MISSISSIPPI
COUNTY OF HARRISON
FIRST JUDICIAL DISTRICT



Angela Hunter 1st JUDICIAL DISTRICT

Instrument 2024-0014536-D-J1
Filed/Recorded 07/31/2024 4:20:01 PM
Total Fees 26.00
3 Pages Recorded

INDEXING INSTRUCTIONS: Lots 47, Lakeland Subdivision, First Judicial District of
Harrison County, Mississippi

WARRANTY DEED

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

**PHILLIP W. GRAY, and wife
SUSAN M. GRAY
329 PATTERSON MILL ROAD
BEL AIR, MD 21015
(443) 8007-3766**

do hereby sell, convey and warrant unto:

**TRIPLETT HOMES, LLC
14 POPLAR CIR
GULFPORT, MS 39507
(228) 229-4289**

STATE OF MARYLAND

COUNTY OF Hairford

PERSONALLY came and appeared before me on this day, the undersigned authority in and for the County and State aforesaid, the within named Phillip W. Gray and Susan M. Gray, who acknowledged that they signed and delivered the above and foregoing instrument on the day and year therein set out as the act and deed of the corporation having full authority to do so.

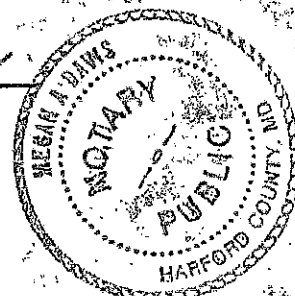
WITNESS my hand and official seal of office on this the 30th day of July 2024.

Megan A. Davis
NOTARY PUBLIC

My Commission Expires:

10-27-2026

MEGAN A DAVIS
NOTARY PUBLIC STATE OF MARYLAND
MY COMMISSION EXPIRES: 10-27-2026





Angela Hines 1st JUDICIAL DISTRICT

Instrument 2024-0014537-D-J1

Filed/Recorded 07/31/2024 4:20:02 PM

Total Fees 26.00

3 Pages Recorded

Return To and Prepared By:
JAMES C. SIMPSON, JR.
Wise Carter Child & Caraway, P.A.
2510 14th Street, Suite 1125
Gulfport, MS 39501
(228) 867-7141

STATE OF MISSISSIPPI
COUNTY OF HARRISON
FIRST JUDICIAL DISTRICT

INDEXING INSTRUCTIONS: Lots 48, *Lakeland* Subdivision, First Judicial District of
Harrison County, Mississippi

WARRANTY DEED

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

**PHILLIP W. GRAY, and wife
SUSAN M. GRAY
329 PATTERSON MILL ROAD
BEL AIR, MD 21015
(443) 807-3766**

do hereby sell, convey and warrant unto:

**TRIPLETT HOMES, LLC
14 POPLAR CIR
GULFPORT, MS 39507
(228) 229-4289**

the following described real property situated and located in the First Judicial District of Harrison County, Mississippi, more particularly and certainly described as follows:

Lot Forty-Eight (48), Lakeland Subdivision, a subdivision according to the official map or plat thereof on file and of record in the Office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi, in Plat Book 10, at Page 29 (Copy Book 4A / Page 326).

The above-described property is no part of the Grantor's homestead.

This conveyance is subject to any and all recorded rights-of-way, easements and prior reservations of any oil, gas, minerals and other rights.

Taxes for the year 2024 are prorated between the Grantors and the Grantee with the Grantee paying same when due.

WITNESS THE SIGNATURES of the Grantors, this the 30th day of July 2024.


PHILLIP W. GRAY


SUSAN M. GRAY

STATE OF MARYLAND

COUNTY OF Harford

PERSONALLY came and appeared before me on this day, the undersigned authority in and for the County and State aforesaid, the within named Phillip W. Gray and Susan M. Gray, who acknowledged that they signed and delivered the above and foregoing instrument on the day and year therein set out as the act and deed of the corporation having full authority to do so.

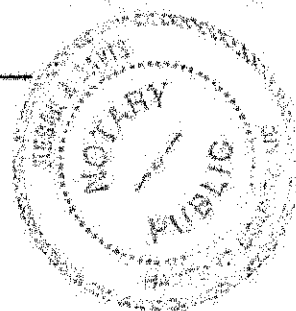
WITNESS my hand and official seal of office on this the 30th day of July 2024.

Megan A. Davis
NOTARY PUBLIC

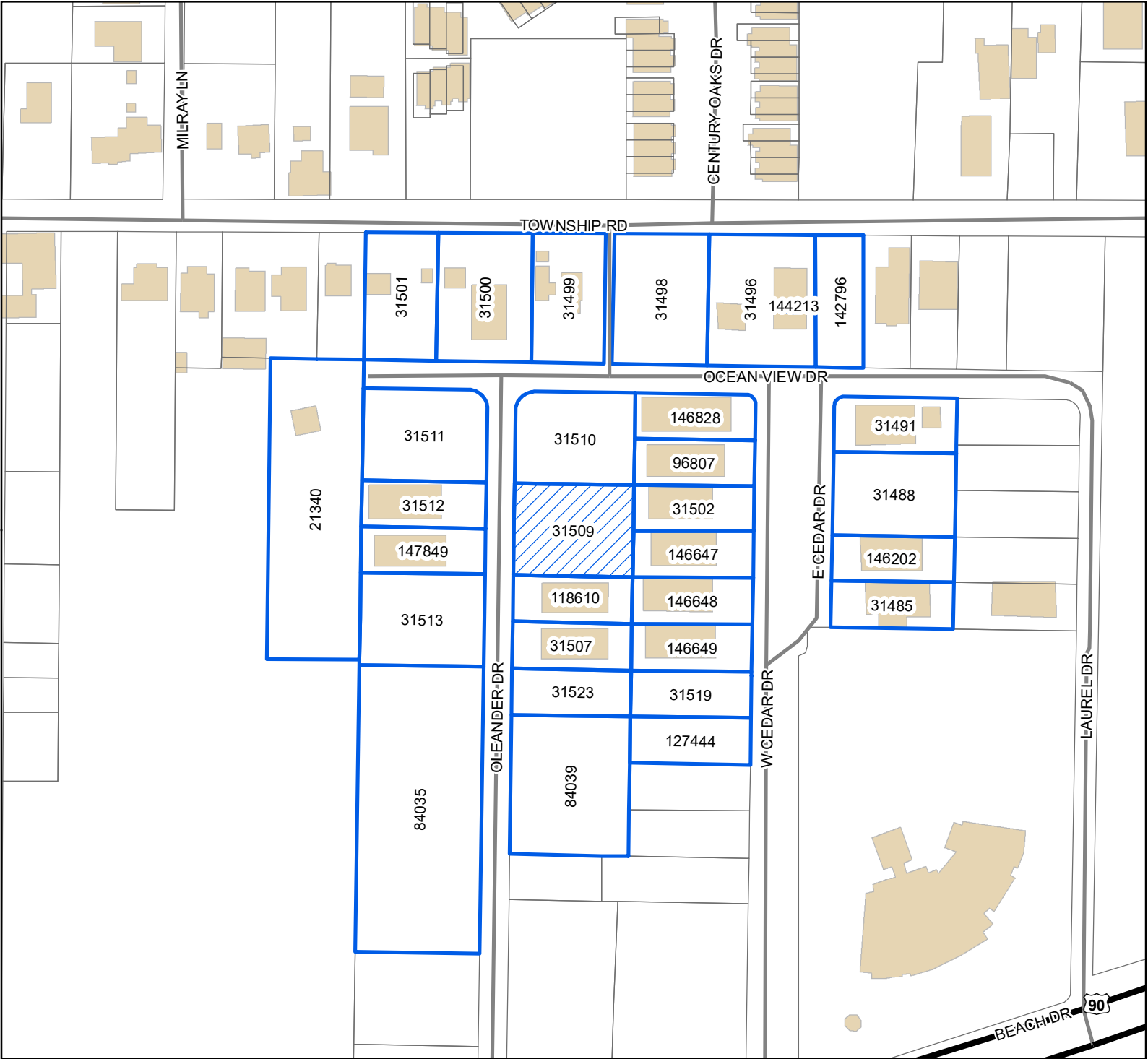
My Commission Expires:

10-27-2026

MEGAN A DAVIS
NOTARY PUBLIC STATE OF MARYLAND
MY COMMISSION EXPIRES: 10-27-2026

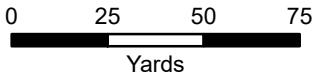


Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
Y		1011D-01-038.000	TRIPLETT HOMES LLC (OWNER)	14 POPLAR CIR	GULFPORT	MS	39507
			Adjacent Property Owners (2410PC163)				
	31500	1011D-01-009.000	SUTTON CHARLES R & MARIA M	1039 OCEANVIEW DR	GULFPORT	MS	39507
	31496	1011D-01-005.000	PAPE WILLIAM C & VIRGINIA KAY	1044 LEWIS RD	RAYMOND	MS	39154
	31499	1011D-01-008.000	HAYES JOHN S & NINA J	1111 OCEAN VIEW DR	GULFPORT	MS	39507
	31498	1011D-01-007.000	VARADI JOHN M & LILLIAN	105 S MAIN ST	COMO	MS	38619
	84035	1011D-01-028.000	TANNER RICHARD M	3 SAUVOLLE CT	OCEAN SPRINGS	MS	39564
	31523	1011D-01-035.000	PERKINS WILLIAM W & BETTY-TRUSTEES-	415 NATCHEZ RD	BROOKHAVEN	MS	39601
	31519	1011D-01-044.000	PERKINS WILLIAM W JR	405 PERKINS DRIVE	BROOKHAVEN	MS	39601
	118610	1011D-01-038.001	TRIPLETT HOMES LLC	14 POPLAR CIR	GULFPORT	MS	39501
	31501	1011D-01-010.000	TILLINGHAST RENA OLIVIA	20589 SCARBOROUGH RD	SAUCIER	MS	39574
	31510	1011D-01-039.000	CHIVERS DENNIS	146 TEAGARDEN RD	GULFPORT	MS	39503
	31485	1011D-01-049.000	DREWES JASON E & WAGNER CARA B	134 E CEDAR DR	GULFPORT	MS	39507
	146649	1011D-01-040.004	FOGT DERICK & THY	5213 MONTIANO LN	DUBLIN	CA	94568
	31511	1011D-01-025.000	BLUE RIBBON PROPERTIES LLC	390 FLY AWAY COURT	BILOXI	MS	39532
	31488	1011D-01-050.000	BROOKS M DENNIS & BECKY M	525 GLEN VALLEY WAY	GULFPORT	MS	39507
	31491	1011D-01-051.000	VARADI JOHN	P O BOX 980	COMO	MS	38619
	31507	1011D-01-036.000	TRIPLETT HOMES LLC	14 POPLAR CIR	GULFPORT	MS	39507
	84039	1011D-01-034.000	BELTWAY SOUTH INVESTMENTS LLC	141 WEBB LANE	FLOWOOD	MS	39232
	127444	1011D-01-044.001	PERKINS DON D	830 BROOKWAY BLVD	BROOKHAVEN	MS	39601
	96807	1011D-01-040.001	SMITH GREGORY T	PO BOX 7704	GULFPORT	MS	39506
	142796	1011D-01-005.001	PAPE WILLIAM C & VIRGINIA KAY	1044 LEWIS RD	RAYMOND	MS	39154
	144213	1011D-01-005.002	PAPE WILLIAM C & VIRGINIA KAY	1044 LEWIS RD	RAYMOND	MS	39154
	146202	1011D-01-049.001	DAVIS PIPER	138 E CEDAR DR	GULFPORT	MS	39507
	31502	1011D-01-040.000	KOGANTI PREMCHAND & PATURI SUNITA	102 RAPPORT DR	CARY	NC	27519
	146647	1011D-01-040.002	HILL BILL	306 WINDY CITY RD	JACKSON	TN	38305
	146648	1011D-01-040.003	KOGANTI PREMCHAND & SUNITA PATURI	102 RAPPORT DR	CARY	NC	27519
	146828	1011D-01-040.005	SMITH GREGORY T	PO BOX 7704	GULFPORT	MS	39506
	31513	1011D-01-027.000	GULF RENTALS LLC	P O BOX 444	BILOXI	MS	39533
	21340	1011D-01-024.000	GULF RENTALS LLC	P O BOX 444	BILOXI	MS	39533
	31509	1011D-01-038.000	GRAY PHILLIP W & SUSAN M	329 PATTERSON MILL RD	BEL AIR	MD	21015
	31512	1011D-01-026.000	KENYON LAUREN	14227 8TH AVE S	BURIEN	WA	98168
	147849	1011D-01-026.001	ALLEN MATTHEW E & HILLARY L	10812 SHAW CT	PARKER	CO	80134



Legend

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



1 inch = 150 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
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Centre Daily Times
Sun Herald
Idaho Statesman
Bradenton Herald
The Charlotte Observer
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The Island Packet
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The Sun News - Myrtle Beach
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The Olympian

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
36845	598385	Print Legal Ad-IPL01972410 - IPL0197241		\$71.35	1	63 L

Attention: Matilda Welch

GULFPORT URBAN DEVELOPMENT
PO BOX 1780
GULFPORT, MS 39502

accountspayable@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, October 24, 2024 in the Council Chambers of the Gulfport City Hall located at 2309 15th 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 24th Avenue.

Planning Commission Approval 2410PC150, by owner Norwood Village Inc, seeking approval for a church use, Tax Parcel 0808E-02-035.000, 12100 Hwy 49 Ste 318, Zoned B-4 (Highway Business), Ward 7

Planning Commission Approval 2410PC151, by agent Maribeth Thompson, seeking approval for cabinet distribution and warehouse use, Tax Parcel 1010G-03-016.000, 2001 E Pass Rd, Zoned T6 (Urban Core Zone), Ward 2

Zoning Map Amendment 2410PC159, by owner Casmon Developments LLC, requesting to rezone to T4+ (General Urban Zone "Plus"), Tax Parcel 1010M-03-012.000, 1045 Township Road, Zoned T5 (Urban Center Zone), Ward 2

Zoning Map Amendment 2410PC160, by agent Gina Pepe, requesting to rezone to T4+ (General Urban Zone "Plus"), Tax Parcel 1011D-03-030.000, 153 Markham Drive, Zoned T5 (General Urban Center) & T4+ (General Urban Zone "Plus"), Ward 2

Zoning Map Amendment 2410PC162, by agent Virgil G. Gillespie, requests to rezone to B-1 (Neighborhood Business), Tax Parcel 0811E-03-019.000, 1804 33rd Ave, Zoned T3 (Sub-Urban Zone), Ward 1

Zoning Map Amendment 2410PC163, by owner Triplett Homes LLC, requesting to rezone to T4+ (General Urban Zone "Plus"), Tax Parcel 1011D-01-038.000, Oleader Drive, Zoned T6 (Urban Core Zone), Ward 2

This the 2nd day of October 2024
Keith Williams, Chairman
City of Gulfport Planning Commission
IPL0197241
Oct 9 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:
10/09/24

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.

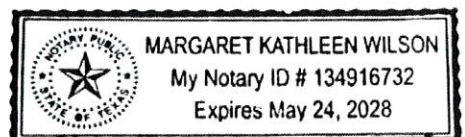
Mary Castro

Sworn to and subscribed before me this 15th day of October in the year of 2024

Margaret K. Wilson

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!