

AGENDA

GULFPORT CITY ARCHITECTURAL REVIEW COMMITTEE MEETING

CITY HALL COUNCIL CHAMBERS

THURSDAY, NOVEMBER 14, 2024 AT 3:00 PM

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

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

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

F2. Speaker Card

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

G. Adoption of Minutes

G1. Architectural Review Committee - October 10, 2024

H. Hearing of Cases

H1. Signs

1. Archititectoral Review Committee 2411ARC046:

Architectural Review Committee 2411ARC046, by owner Landry Trace LLC, seeking approval for a new subdivision sign, Tax Parcel 1009N-01-004.000, E. Taylor Road, Zoned R-2 (Single-Family), Ward 5

2. Architectural Review Committee 2411ARC047:

Architectural Review Committee 2411ARC047, by agent Munn Enterprises, seeking approval for a new freestanding ground sign, Tax Parcel 0710O-02-003.000, 3084 46th Avenue, Zoned R-2 (Single-Family), Ward 1

3. Architectural Review Committee 2411ARC048:

Architectural Review Committee 2411ARC048, by agent Munn Enterprises, seeking approval for a new freestanding ground sign, Tax Parcel 1010J-02-076.000, 2314 Jones Street, Zoned R-1-7.5 (Single-Family), Ward 2

4. Architectural Review Committee 2411ARC049:

Architectural Review Committee 2411ARC049, by agent Munn Enterprises, seeking approval for a new freestanding ground sign, Tax Parcel 0910B-04-024.000, 4898 Washington Avenue, Zoned R-1-7.5 (Single-Family), Ward 4

5. Architectural Review Committee 2411ARC050:

Architectural Review Committee 2411ARC050, by agent Munn Enterprises, seeking approval for a new freestanding ground sign, Tax Parcel 0711I-04-001.001, 1310 42nd Avenue, Zoned CS (Civic Space), Ward 1

6. Architectural Review Committee 2411ARC051:

Architectural Review Committee 2411ARC051, by owner 231 Properties LLC, seeking approval for a new freestanding ground sign, Tax Parcel 0808E-02-030.031, 12186 Hwy 49, Zoned B-4 (Highway Business), Ward 7

7. Architectural Review Committee 2411ARC052:

Architectural Review Committee 2411ARC052, by agent Jon Storonskyj, seeking approval for a new freestanding ground sign, Tax Parcel 0908J-01-013.000, 12502 Dedeaux Road, Zoned R-1-10 (Single-Family), Ward 6

8. Architectural Review Committee 2411ARC053:

Architectural Review Committee 2411ARC053, by agent Jon Storonskyj, seeking approval for a new freestanding ground sign, Tax Parcel 0808D-04-001.000, 12515 Hwy 49, Zoned B-4 (Highway-Business), Ward 7

H2. Architectural Review Committee Permits

I. Reports

J. Unfinished Business

K. Other Business

L. Adjournment

MINUTES

GULFPORT ARCHITECTURAL REVIEW COMMITTEE MEETING

Thursday, October 10, 2024 3:00 P.M.

City Council Chambers

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

BOARD MEMBERS PRESENT:

DANIELLE COTTON
JOHNNY OLSEN
KENNY MCNAIR

BOARD MEMBERS ABSENT:

BRENT FRENCH
LEE PALERMO

STAFF MEMBERS PRESENT

SAMUEL SWEETING
BRYCE CLUGH

COURT REPORTER:

E. Confirmation of Agenda:

F. Approval of Minutes:

Motion by Mr. Olsen and seconded by Mr. McNair to approve Minutes of the **October 10, 2024**, ARC Committee meeting was carried unanimously.

G. Hearing of cases:

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

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

G3. Routine Agenda:

1. Architectural Review 2410ARC045:

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

Speaking for the Petition: Joe Salloum

Speaking against the Petition: None

Motion: Mr. Olsen – to approve with condition of receipt of exterior façade material and landscaping being provided.

Second: Mr. McNair

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

Action: Motion carried unanimously

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

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

Speaking for the Petition: Jeff Descher

Speaking against the Petition:

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

Second: Mr. McNair

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

Action: Motion carried unanimously

Adjournment:

Motion by **Mr. McNair** to adjourn the meeting was seconded by **Mr. Olsen** and carried unanimously. The meeting adjourned at **3:12 P.M.**.

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

Danielle Cotton, Secretary

Date: _____



URBAN DEVELOPMENT DEPARTMENT | PLANNING & ZONING

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

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

ARCHITECTURAL REVIEW COMMITTEE CASE # 2025- 29

Hearing Date: Thursday, November 14, 2024

Signs



URBAN DEVELOPMENT DEPARTMENT | PLANNING & ZONING

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

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

ARCHITECTURAL REVIEW COMMITTEE CASE # 2025-110

Hearing Date: Thursday, November 14, 2024

Archtitectural Review Committee 2411ARC046: Architectural Review Committee 2411ARC046, by owner Landry Trace LLC, seeking approval for a new subdivision sign, Tax Parcel 1009N-01-004.000, E. Taylor Road, Zoned R-2 (Single-Family), Ward 5

Technical Report

ARCHITECTURAL REVIEW COMMITTEE

GENERAL INFORMATION

Case File Number: 2411ARC046

Hearing Date: November 14, 2024

Current Zoning/Use: R-2 / Vacant Lot

Legal: Architectural Review Committee 2411ARC046, by owner Landry Trace LLC, seeking approval for a new subdivision sign, Tax Parcel 1009N-01-004.000, E. Taylor Road, Zoned R-2 (Single-Family), Ward 5

TECHNICAL DETAILS

The applicant is seeking approval for a proposed subdivision sign. While the proposed sign does meet the copy area requirement, and possesses a decorative cap, the sign structure height exceeds the six (6) foot height limit. As of the writing of this report a variance has been applied for, any approval of this board would be in regards to the architectural design standards. As proposed, the plans for the sign do not illustrate landscaping around the base of the sign nor do they illustrate a decorative buttress. This board does have the authority to grant waivers from the design standards based off on hardships, however the applicant did not provide a notice of any hardships with their application.

According to Appendix A, Article IV. Sec 9, 89, d, 1-3:

Subdivision identification signs: Signs which identify residential neighborhoods shall be affixed to a wall or placed within a landscaped area as a freestanding sign at the entrance street. Signs which identify multifamily residential developments shall be placed in a landscaped area as a freestanding sign at the main entrance to the complex or as a wall sign affixed to the vertical surface of the building. Such sign and sign structure shall be subject to the following provisions:

- (1) Sign height. Such sign or sign structure shall not exceed six (6) feet in height.
- (2) *Sign area.* Signs shall be limited to one (1) square foot of area per dwelling unit within the development up to a maximum of fifty (50) square feet.
- (3) *Letter height.* Signs within residential developments which are affixed to masonry walls or the surface of buildings shall consist of letters not to exceed eighteen (18) inches in height and shall be affixed parallel to said wall or building surface.

EXECUTIVE SUMMARY

The applicant is seeking approval for their proposed subdivision sign. The proposed sign meets requirements for the copy area and has a decorative cap, however the sign structure's height exceeds the six (6) foot height limit, and the plans do not illustrate a decorative buttress or the

Technical Report

ARCHITECTURAL REVIEW COMMITTEE

landscaped area. A variance for the sign structure height is currently set to be heard before the Zoning Board. In regards to the architectural design standards, such as the decorative buttress and the landscaped area, this committee does have the authority to grant waivers from the architectural design standards based off of hardships. However, the applicant has not provided a statement for a hardship with their application. Upon a staff visit to the nearby area, staff noted the proposed sign is in a similar design to the existing subdivision sign for the Waterside subdivision. According the earliest available imagery, the mentioned subdivision sign was existing prior to 2007, predating the current sign ordinance.

DEPARTMENTAL CONDITIONS

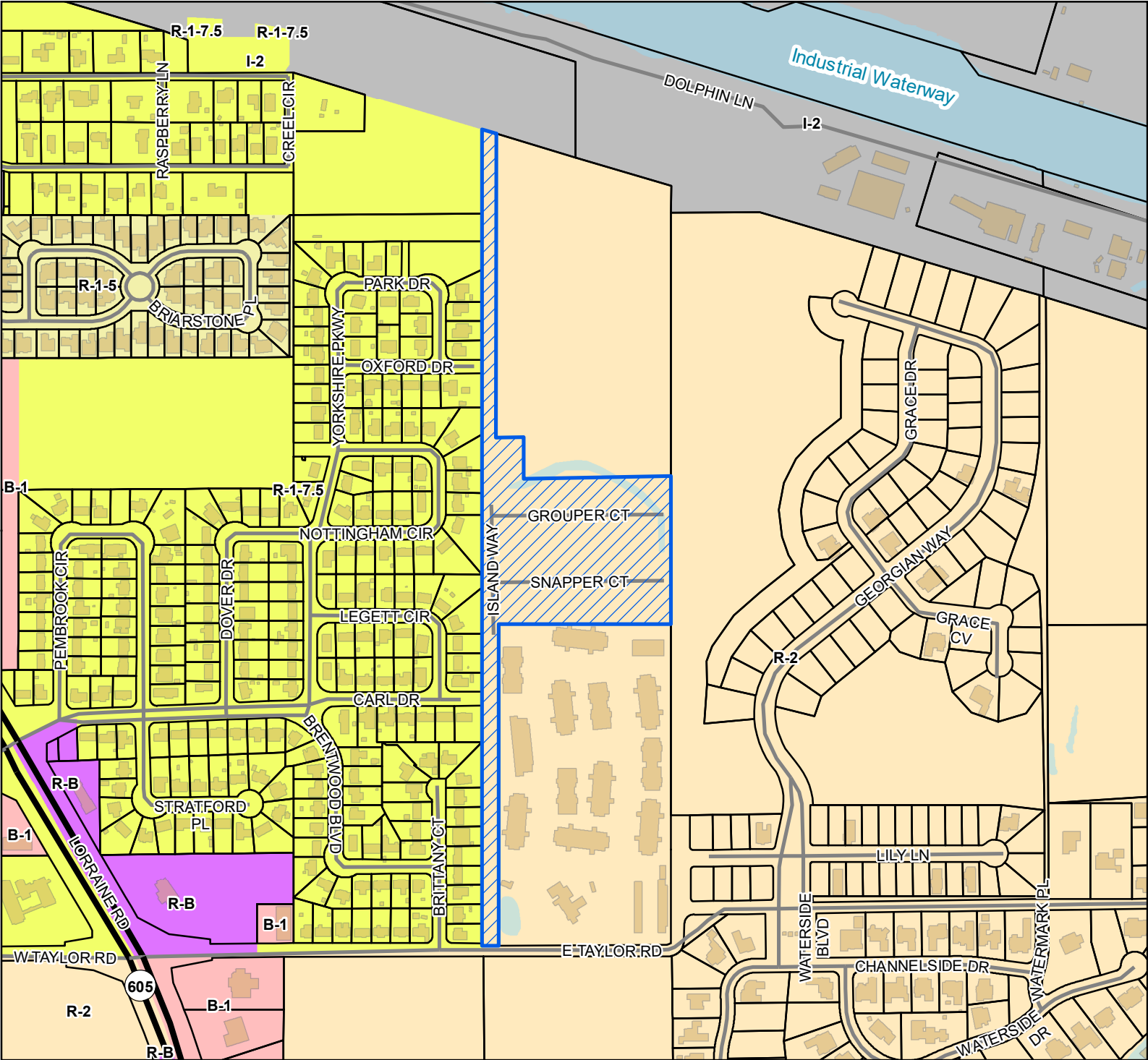
1. Approval allows for sign as proposed, in regards to the architectural design standards.

DIRECTOR APPROVAL

This report has been reviewed and approved by:



Gregory Holmes
Director of Urban Development Department



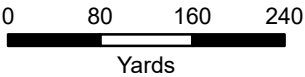
Legend

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

Zoning

- B-1 - Neighborhood Business District
- I-2 - Heavy Industry District
- R-1-5 - Single Family Residence District (Medium Density)
- R-1-7.5 - Single Family Residence District (Low Density)
- R-2 - Single Family Residence District (Medium Density)
- R-O - Residence-Office
- R-B - Residence-Business District

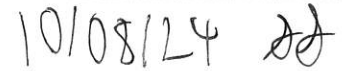
Site Information
1009N-01-004.000
Zoning: R-2 (Single-Family)
Size: 11 acres
Flood: X



1 inch = 500 feet



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



OWNER:

Landry Trace, LLC - Kenneth Jones - Member
Printed Name of Owner

919 2nd St. Gulfport, MS 39501
Mailing Address

City

Gulfport MS 39501

State

Zip Code

AGENT:

Printed Name of Agent

Mailing Address

City

State

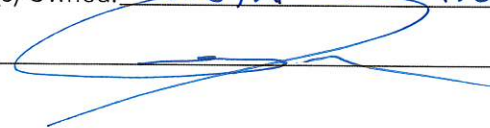
Zip Code

Name of Owner (PRINT) Landry Trace, LLC - Kenneth Jones - Member

Address (Street, City, State, Zip Code) 919 2nd St. Gulfport, MS 39501

Phone (Home) _____ (Work) _____ (Cell) 228-596-4471

Tax Parcel Number(s) Owned: 1009N-01-004.000

Signature: 

Name of Owner (PRINT) _____

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

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

Tax Parcel Number(s) Owned: _____

Signature: _____

Name of Owner (PRINT) _____

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

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

Tax Parcel Number(s) Owned: _____

Signature: _____

IMPORTANT NOTICE:

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

Submission Requirements:

Page one of this application, completed and signed.

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

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

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

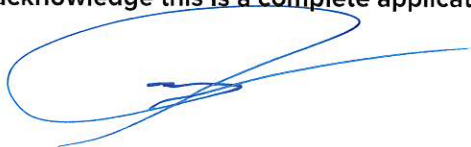
If applicable, notarized proof of **authority to act as agent** for owner (board resolution, etc.) (see page 9)

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

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

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

I the owner/agent acknowledge this is a complete application





Covenant Affidavit

Landy Trace, LLC - Kenneth Jones, Member
I, _____, being owner or agent of the property
PRINT NAME

Parcel 1009N1-01-004.000
O. E. Taylor Rd
PRIMARY ADDRESS OR PARCEL

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

[Signature]
Signature

10/8/24
Date

STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 8th day of October, 20 24

[Signature]
Notary Public



05/22/2027
Commission Expiration

Resolution of Landry Trace, LLC

Effective October 1, 2024

The undersigned constituting the members of Landry Trace, LLC, a Mississippi Limited Liability Company (the "Company"), do hereby adopt the following resolutions at a duly called meeting of the Members of the Company:

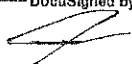
WHEREAS, the Members are developing the property known as Island Townhomes located in Gulfport, Mississippi; and

WHEREAS, the Members desire to finalize the development by adding entrance monuments and preparing documents for Final Plat with the City of Gulfport;

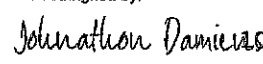
NOW, THEREFORE, BE IT RESOLVED, that the Members agree to allow Kenneth Jones of KLJ CRE, Corp, as Member, of the Company is hereby authorized and directed to represent the Company in any actions related to variances needed for entrance monument and execution of any documents required for Final Plat with the City of Gulfport.

FURTHERMORE, this Resolution shall remain in effect until expressly terminated in writing by the Company's members.

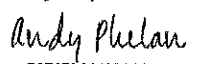
IN WITNESS WHEREOF, below are signatures of the members of the Company effective as of the date set forth above.

DocuSigned by:

FE636FF1E319479...
10/7/2024

KLJ CRE, Corp Date

DocuSigned by:

7C3A913D989C4E5
10/7/2024

Gulf Contracting, LLC Date

Signed by:

79F078C1400A41B
10/7/2024

Phelan Engineering, LLC Date

Certificate Of Completion

Envelope Id: 24BBC42EBCE84027A8DC531352A44B22
Subject: Complete with DocuSign: Corporate Resolution - sign and plat.pdf
Source Envelope:
Document Pages: 1
Certificate Pages: 5
AutoNav: Enabled
EnvelopeId Stamping: Enabled
Time Zone: (UTC-06:00) Central Time (US & Canada)

Status: Completed

Envelope Originator:
Kenneth Jones
P.O. Box 442
Ocean Springs, 39566
kjonescbc@gmail.com
IP Address: 24.116.41.160

Record Tracking

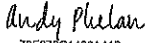
Status: Original
10/7/2024 2:01:55 PM
Holder: Kenneth Jones
kjonescbc@gmail.com

Location: DocuSign

Signer Events

Andy Phelan
andy@gcdevelopmentdesign.com
Security Level: Email, Account Authentication
(None)

Signature

Signed by:

78F078C1400A41B...

Signature Adoption: Pre-selected Style
Using IP Address: 162.232.6.24

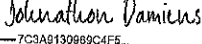
Timestamp

Sent: 10/7/2024 2:04:14 PM
Viewed: 10/7/2024 2:06:14 PM
Signed: 10/7/2024 2:06:22 PM

Electronic Record and Signature Disclosure:

Accepted: 10/7/2024 2:06:14 PM
ID: d0fd2a11-9e5d-4c62-9de1-fd3588553e13

Johnathon Damiens
jdamiens@jlb-co.com
Security Level: Email, Account Authentication
(None)

DocuSigned by:

7C9A8130689C4F5...

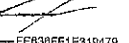
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Signed: 10/7/2024 2:05:38 PM

Electronic Record and Signature Disclosure:

Accepted: 10/7/2024 2:05:06 PM
ID: b1c32d9a-a1b8-41f6-adfe-ba28c7d6bcd6

Kenneth Jones
kjonescbc@gmail.com
Member
Gulf Coast Development & Design, LLC
Security Level: Email, Account Authentication
(None)

DocuSigned by:

FE838FF1E319479...

Signature Adoption: Drawn on Device
Using IP Address: 24.116.41.160

Sent: 10/7/2024 2:04:14 PM
Viewed: 10/7/2024 2:05:07 PM
Signed: 10/7/2024 2:05:10 PM

Electronic Record and Signature Disclosure:
Not Offered via DocuSign

In Person Signer Events**Signature****Timestamp****Editor Delivery Events****Status****Timestamp****Agent Delivery Events****Status****Timestamp****Intermediary Delivery Events****Status****Timestamp****Certified Delivery Events****Status****Timestamp**

Carbon Copy Events	Status	Timestamp
Witness Events	Signature	Timestamp
Notary Events	Signature	Timestamp
Envelope Summary Events	Status	Timestamps
Envelope Sent	Hashed/Encrypted	10/7/2024 2:04:15 PM
Certified Delivered	Security Checked	10/7/2024 2:05:07 PM
Signing Complete	Security Checked	10/7/2024 2:05:10 PM
Completed	Security Checked	10/7/2024 2:06:22 PM
Payment Events	Status	Timestamps
Electronic Record and Signature Disclosure		

F0008
Fee: \$ 25



Michael Watson
SECRETARY OF STATE

2024329610

P.O. BOX 136
JACKSON, MS 39205-0136
TELEPHONE: (601) 359-1633

Business ID: 1126089
Filed: 05/15/2024 06:05 PM
Michael Watson
Secretary of State

2024 Corporate Annual Report

Business Information

Business ID: 1126089

Business Name: KLJ CRE Corp

State of Incorporation: MS

Business Email: kjonescbc@gmail.com

Phone: (***)***-****

FEIN: **-*****

Principal Address: 919 2nd Street, 919 2nd Street
Gulfport, MS 39501

Registered Agent

Name: Kenneth Jones II

Address: 919 2nd Street
Gulfport, MS 39501

Officers

Title/Name:

Address:

Director:

President: Kenneth Jones II

919 2nd Street
Gulfport, MS 39501



Vice President:



Secretary:



Treasurer:



Stocks

Class:

Authorized:

Series:

Issued:

Common

100

100

NAICS Code/Nature of Business

531210 - Offices of Real Estate Agents and Brokers

237210 - Land Subdivision

Signature

By entering my name in the space provided, I certify that I am authorized to file this document on behalf of this entity, have examined the document and, to the best of my knowledge and belief, it is true, correct and complete as of this day ***05/15/2024***.

Name:

Kenneth Jones II
President

Address:

919 2nd Street
Gulfport, MS 39501

F0108

Fee: \$



Michael Watson
SECRETARY OF STATE

2024020311

P.O. BOX 136
JACKSON, MS 39205-0136
TELEPHONE: (601) 359-1633

Business ID: 1013453
Filed: 01/15/2024 04:41 PM
Michael Watson
Secretary of State

2024 LLC Annual Report

Business Information

Business ID: 1013453

Business Name: Gulf Contracting LLC

State of Incorporation: MS

Business Email: sboulet@jlb-co.com

Phone: (***)***-****

FEIN: **-*****

Principal Address: 21294 Johnson Road
Long Beach, MS 39560

Registered Agent

Name: Damiens, Johnathon

Address: 6 Canal Place
Long Beach, MS 39560

Managers and Members

Managers

Name:

Johnathon D Damiens
Manager, Member

Address:

6 Canal Place
Long Beach, MS 39560

Kyle J Cassagne
Manager, Member

7010 Crawford Dr
Long Beach, MS 39560

Members

Name:

Johnathon D Damiens
Manager, Member

Address:

6 Canal Place
Long Beach, MS 39560

Kyle J Cassagne
Manager, Member

7010 Crawford Dr
Long Beach, MS 39560

Officers

Title/Name:

Address:

Director:

President:

☐

Vice President:

☐

Secretary:

☐

Treasurer:

☐

☒ This LLC has a written Operating Agreement.

NAICS Code/Nature of Business

237110 - Water and Sewer Line and Related Structures Construction

238110 - Poured Concrete Foundation and Structure Contractors

561730 - Landscaping Services

Signature

By entering my name in the space provided, I certify that I am authorized to file this document on behalf of this entity, have examined the document and, to the best of my knowledge and belief, it is true, correct and complete as of this day ***01/15/2024***.

Name:

Johnathon D Damiens

Manager

Address:

6 Canal Place

Long Beach, MS 39560

F0108

Fee: \$



Michael Watson
SECRETARY OF STATE

2024244192

P.O. BOX 136
JACKSON, MS 39205-0136
TELEPHONE: (601) 359-1633

Business ID: 1318361
Filed: 04/08/2024 10:08 AM
Michael Watson
Secretary of State

2024 LLC Annual Report

Business Information

Business ID: 1318361

Business Name: Landry Trace, LLC

State of Incorporation: MS

Business Email: kjonescbc@gmail.com

Phone: (***)***-****

FEIN: **-**********

Principal Address: 919 2nd Street
Gulfport, MS 39501

Registered Agent

Name: Kenneth Jones II

Address: 919 2nd Street
Gulfport, MS 39501

Managers and Members

Managers

Name:

Gulf Contracting LLC
Manager

Address:

6 Canal Place
Long Beach, MS 39560

Members

Name:

KLJ CRE Corp
Member

Address:

919 2nd Street
Gulfport, MS 39501

Phelan Engineering, LLC
Member

2515 Havard Rd
Ocean Springs, MS 39564

Officers***Title/Name:******Address:******Director:*****President:**☐**Vice President:**☐**Secretary:**☐**Treasurer:**☐☒ This LLC has a written Operating Agreement.**NAICS Code/Nature of Business**

237210 - Land Subdivision

Signature

By entering my name in the space provided, I certify that I am authorized to file this document on behalf of this entity, have examined the document and, to the best of my knowledge and belief, it is true, correct and complete as of this day **04/08/2024**.

Name:***Address:***

Kenneth Jones II

919 2nd Street

Member

Gulfport, MS 39501

Officers List

Name:

KLJ CRE Corp

Member

Phelan Engineering, LLC

Member

Gulf Contracting LLC

Manager

Address:

919 2nd Street

Gulfport, MS 39501

2515 Havard Rd

Ocean Springs, MS 39564

6 Canal Place

Long Beach, MS 39560

F0108

Fee: \$



Michael Watson
SECRETARY OF STATE

2024228180

P.O. BOX 136
JACKSON, MS 39205-0136
TELEPHONE: (601) 359-1633

Business ID: 1269573
Filed: 04/02/2024 06:32 PM
Michael Watson
Secretary of State

2024 LLC Annual Report

Business Information

Business ID: 1269573

Business Name: Phelan Engineering, LLC

State of Incorporation: MS

Business Email: atphelan1@yahoo.com

Phone: (***)***-****

FEIN: **-*****

Principal Address: 2515 Havard Rd
Ocean Springs, MS 39564

Registered Agent

Name: Andrew Phelan

Address: 2515 Havard Rd
Ocean Springs, MS 39564

Managers and Members

Managers

Name:

Andrew Tate Phelan
Manager

Address:

2515 Havard Rd
Ocean Springs, MS 39564

Officers

Title/Name:

Address:

Director:

President:

☐

Vice President:

☐

Secretary:

☐

Treasurer:

☐

☒ This LLC has a written Operating Agreement.

NAICS Code/Nature of Business

541330 - Engineering Services

Signature

By entering my name in the space provided, I certify that I am authorized to file this document on behalf of this entity, have examined the document and, to the best of my knowledge and belief, it is true, correct and complete as of this day **04/02/2024**.

Name:

Andrew Phelan

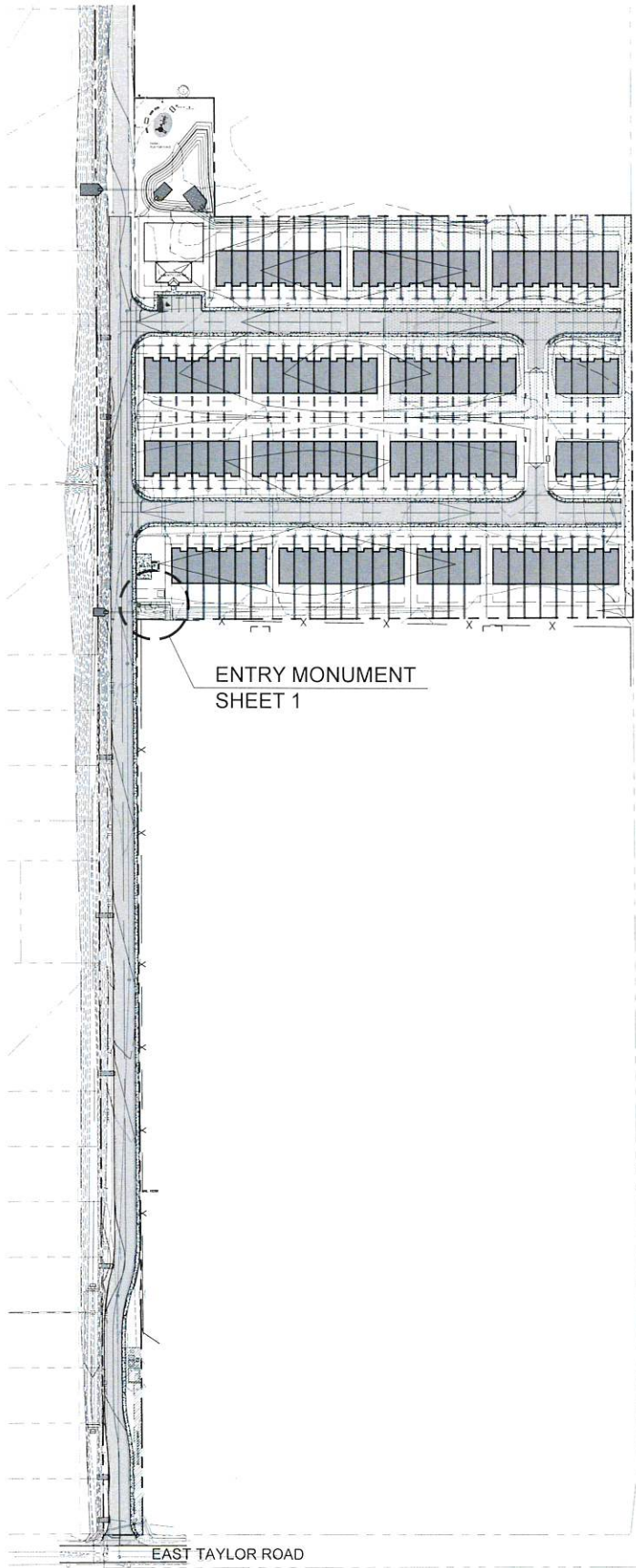
Other

Address:

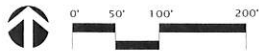
2515 Havard road

Ocean Springs, MS 39564

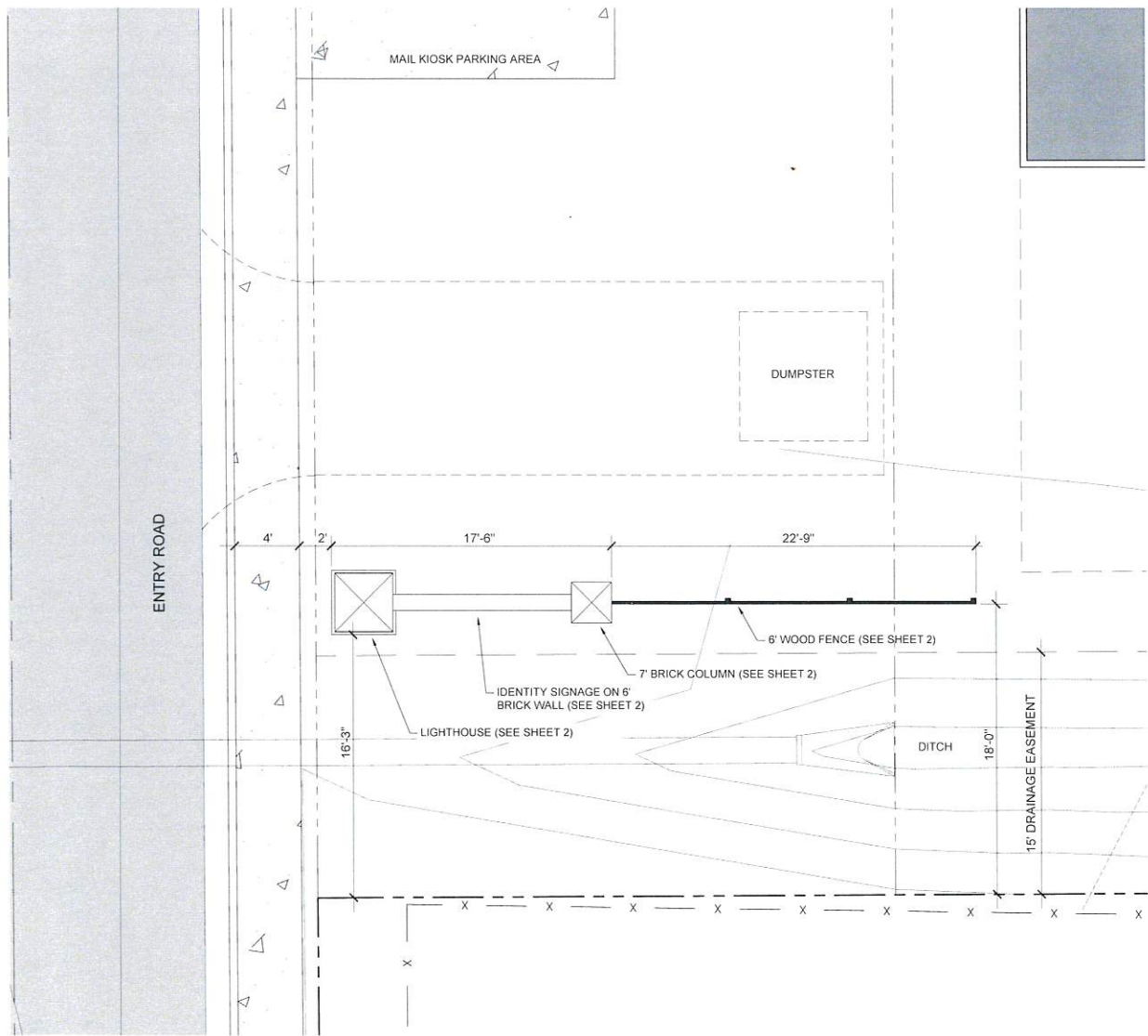
Disclaimer: Drawings and Specifications are property of Surroundingz, PLLC and are not to be used or reproduced without permission



OVERALL SITE PLAN



ENTRY MONUMENT ELEVATION



ENTRY MONUMENT AREA PLAN



surroundingz
LANDSCAPE ARCHITECTURE
LAND PLANNING/CONSULTING

228.382.4090
3126 Eagle Point Drive
Ocean Springs, MS
surroundingz.com

ENTRY MONUMENT

PERMIT SET
OCTOBER 7, 2024

ISLAND
TOWNHOMES
EAST TAYLOR ROAD | GULFPORT, MS

Landscape Architect's Seal



Revisions:

No.	Date	Comments

Date: OCTOBER 7, 2024

Job No: 24023

Drawn for: Elliott Land Development

Drawn by: RES

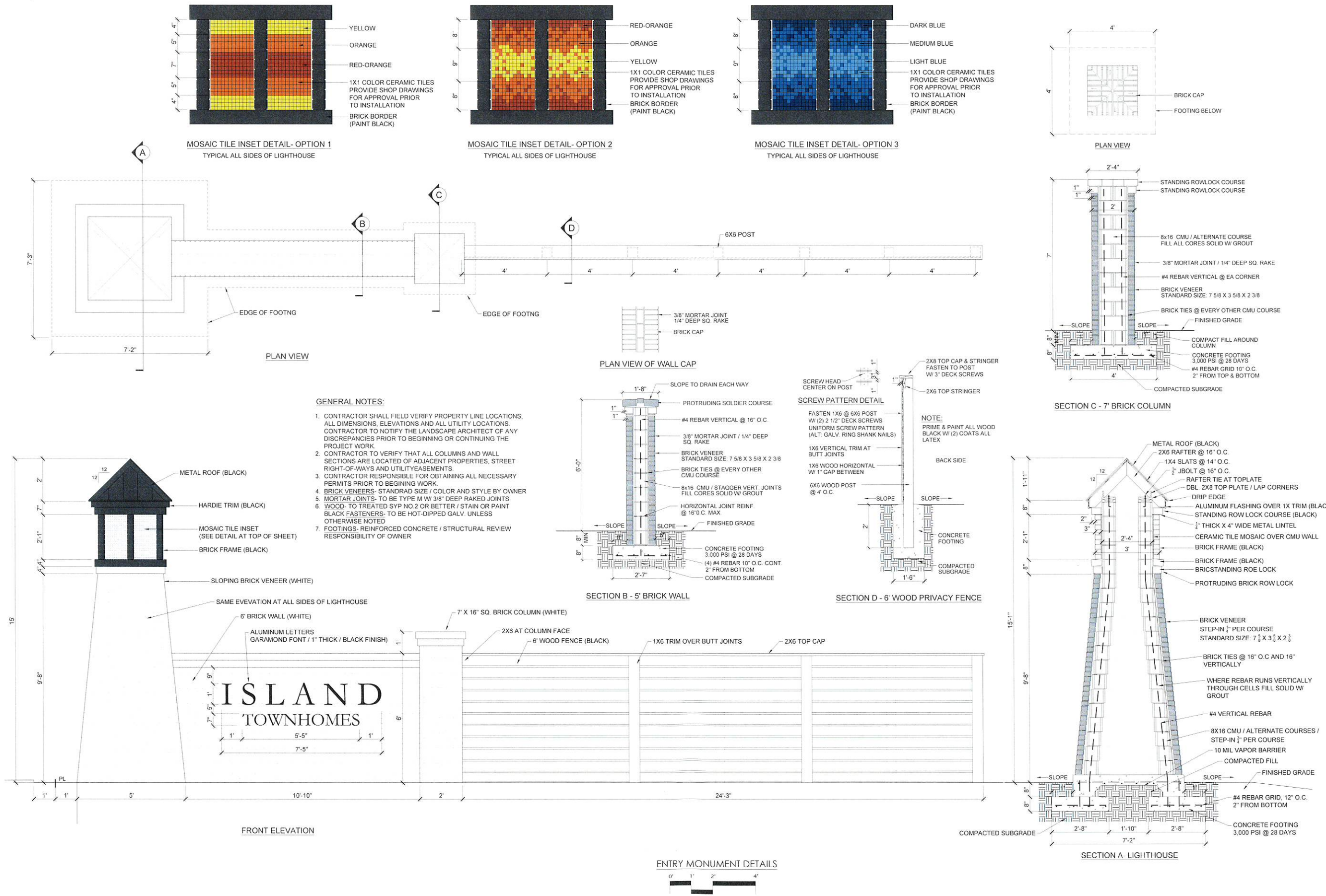
Checked by: RES

Sheet Title:

ENTRY MONUMENT
LAYOUT PLAN

Sheet Number:

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ENTRY MONUMENT
PERMIT SET
OCTOBER 7, 2024

ISLAND
TOWNHOMES
EAST TAYLOR ROAD | GULFPORT, MS

Landscape Architect's Seal



Revisions:
No. Date Comments

Date: OCTOBER 7, 2024
Job No: 24023
Drawn for: Elliott Land Development
Drawn by: RES
Checked by: RES
Sheet Title:
ENTRY MONUMENT DETAILS

Sheet Number:



1st JUDICIAL DISTRICT
Instrument 2023-0005216-D-J1
Filed/Recorded 03/28/2023 2:47:01 PM
Total Fees 26.00
5 Pages Recorded

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

File# 221639

Indexing Instructions: SW 1/4 of the
SW 1/4 of Section 6, Township 7,
Range 11 W, Harrison County, MS

**STATE OF MISSISSIPPI
COUNTY OF HARRISON**

WARRANTY DEED

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

**Charlie W Tingle Jr, James C Tingle, Virginia C Trussell and Martha Knight,
401 Willow Springs Drive
Coppell, TX 75019
469 585 8887**

do hereby grant, bargain, sell, convey and warrant, unto

**Landry Trace, LLC,
A Mississippi Limited Liability Company
919 2nd Street
Gulfport, MS 39501
228-596-4471**

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

SEE ATTACHED EXHIBIT " A "

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

Estimated county ad valorem taxes have been prorated between the parties as a part of the
consideration for this conveyance. In the event the estimates upon which such proration is based
prove to be inaccurate for any reason, the Grantee agrees to refund any excess, and the Grantor
agrees to pay any deficiency, upon receipt of a copy of the tax statement for the current year and a

computation of the true amount due, based on a 365 day year.

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

WITNESS THE SIGNATURE of the Grantors on this the 28th day of March, 2023.

Martha Knight
Martha Knight

James C Tingle
James C Tingle

STATE OF MS
COUNTY OF Harrison

THIS DAY personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid, Martha Knight and James C Tingle, who acknowledged that they signed, executed and delivered the above and foregoing instrument as a voluntary act and deed on the day and year therein mentioned.

GIVEN under my hand and official seal on this the 28th day of March, 2023.

Ashley Zimmerman
NOTARY PUBLIC

(SEAL)

My Commission Expires:



WITNESS THE SIGNATURE of the Grantors on this the 28th day of March, 2023.

Virginia C. Trussell
Virginia C Trussell

STATE OF MS
COUNTY OF Harrison

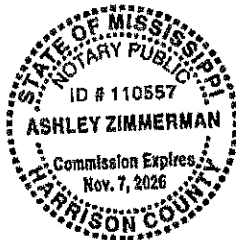
THIS DAY personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid, Virginia C Trussell, who acknowledged that she signed, executed and delivered the above and foregoing instrument as a voluntary act and deed on the day and year therein mentioned.

GIVEN under my hand and official seal on this the 28th day of March, 2023.

Ashley Zimmerman
NOTARY PUBLIC

(SEAL)

My Commission Expires:



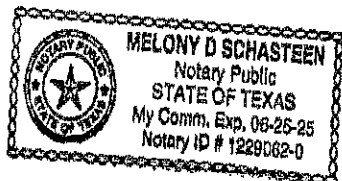
WITNESS THE SIGNATURE of the Grantors on this the 28th day of March, 2023.

Charlie W. Tingle Jr.
Charlie W Tingle Jr

STATE OF Texas
COUNTY OF Dallas

THIS DAY personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid, Charlie W Tingle Jr, who acknowledged that he signed, executed and delivered the above and foregoing instrument as a voluntary act and deed on the day and year therein mentioned.

GIVEN under my hand and official seal on this the 28th day of March, 2023.



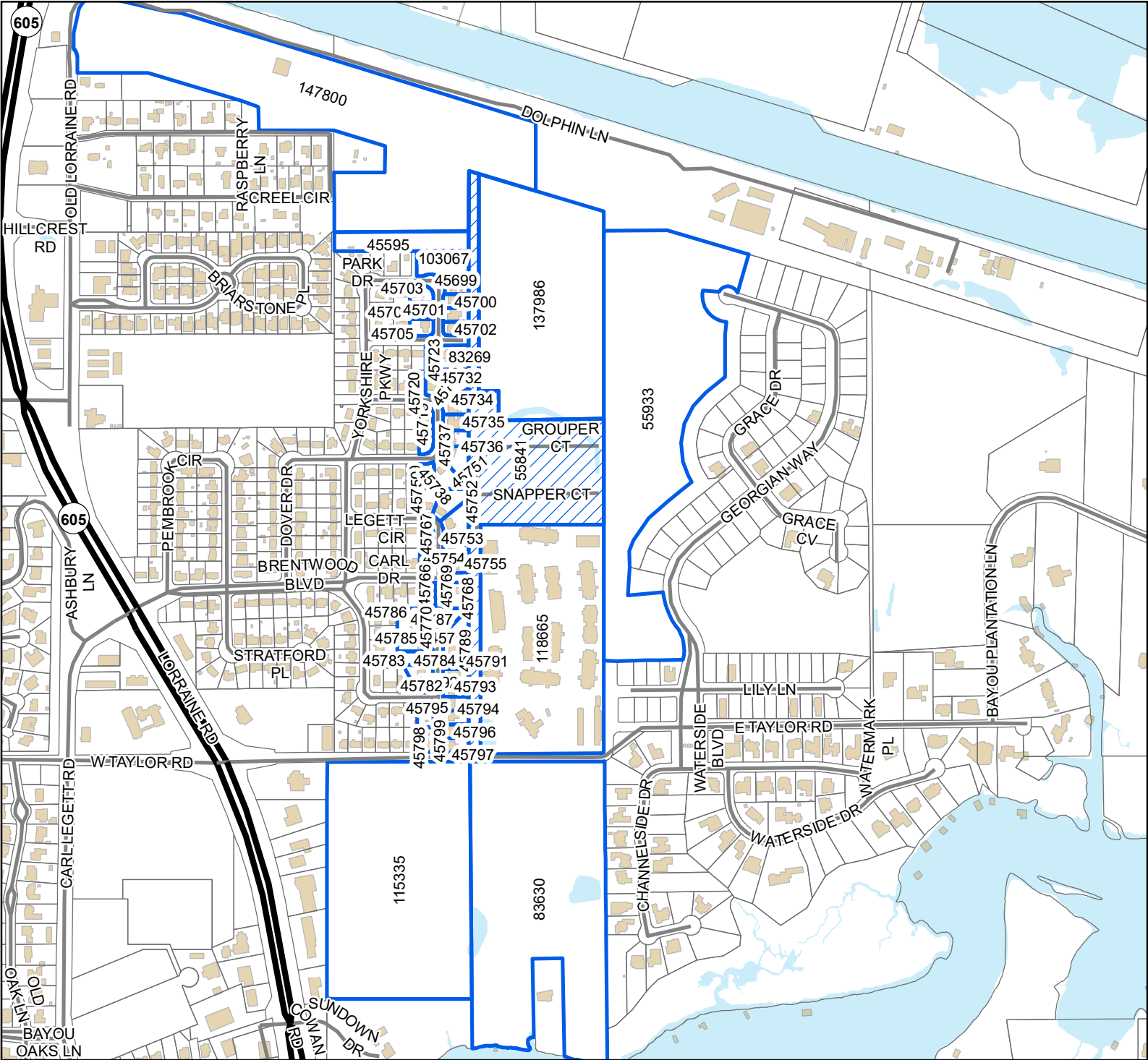
Melony D Schasteen
NOTARY PUBLIC

(SEAL)

My Commission Expires:

EXHIBIT "A"

The Southwest Quarter (SW $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section Six (6), Township Seven (7) South, Range Eleven (11) West, Harrison County, Mississippi, First Judicial District, less and except a strip of land 420 feet in width off of the South side of said 40 acre tract hereinabove described, which said strip of land will be 420 feet wide, more or less, by 1320 feet, more or less, in length. Being also known as county tax parcel no. 0708B-01-024.000.



Legend

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

0 110 220 330
Yards

1 inch = 700 feet



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Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
Y		1009N-01-004.000	LANDRY TRACE, LLC (OWNER)	919 2ND ST	GULFPORT	MS	39501
			Adjacent Property Owners (2411ARC046)				
	45733	1009N-02-032.000	BLESSING LLC THE	2003 SOUTH STREET	GULFPORT	MS	39507
N	103067	1009N-02-006.001	GULFPORT CITY OF	P O BOX 1780	GULFPORT	MS	39502
	45754	1009N-02-071.000	MOREHEAD BEN T	20 LEGGETT CIR	GULFPORT	MS	39503
	45732	1009N-02-033.000	LABBERTON SALLY A	10 NOTTINGHAM CIR	GULFPORT	MS	39507
	45766	1009N-02-084.000	DRAPEZA CORNELIO M & DIANE Z	12 CARL DR	GULFPORT	MS	39503
N	45595	1009N-02-001.000	GULFPORT CITY OF	P O BOX 1780	GULFPORT	MS	39502
	45735	1009N-02-053.000	HILL KORTEIA & COREY	16 NOTTINGHAM CIR	GULFPORT	MS	39503
	45699	1009N-02-005.000	CRAFT MICHAEL W & ADRIENNE D	14 PARK DR RT 5	GULFPORT	MS	39501
	45736	1009N-02-054.000	SCIPIONE NANCY WILLIAMS	1447 EAST PASS RD	GULFPORT	MS	39507
	45769	1009N-02-086.000	SPINNER REAL ESTATE HOLDINGS LLC	440 GREEN TEAL CT	BILOXI	MS	39531
	45723	1009N-02-029.000	TUCKER PAULETTE -EST-	9 OXFORD DRIVE	GULFPORT	MS	39503
	45700	1009N-02-004.000	BROOKS M DENNIS & BECKY M	525 GLEN VALLEY WAY	GULFPORT	MS	39507
	45703	1009N-02-015.000	WILSON JUDITH LYNNE -L/E-	5 PARK DR	GULFPORT	MS	39501
	45702	1009N-02-002.000	SUIT ANNA H -L/E-	20 PARK DR	GULFPORT	MS	39503
	45719	1009N-02-048.000	DAS HOLDINGS LLC	9366 STONE RD	GULFPORT	MS	39503
	45767	1009N-02-073.000	DINGLI AMELIA L	11 LEGGETT CIR	GULFPORT	MS	39501
	45739	1009N-02-057.000	NAGORKA MATTHEW B & ELIZABETH N	1202 WELLINGTON LANE	OCEAN SPRINGS	MS	39564
	45750	1009N-02-067.000	RODRIGUEZ VICTOR MANUEL PENA &	MARGARA FERNANDEZ NIEVES	GULFPORT	MS	39503
	45751	1009N-02-068.000	FAIRLEY DONNIE R & SANDRA MCNEAL	14 LEGGETT CIRCLE	GULFPORT	MS	39503
	45753	1009N-02-070.000	HASSAN SAIDUL & ROSEMARIE Q	18 LEGGETT CIR	GULFPORT	MS	39503
	45790	1009N-02-107.000	LANDRESS DEBORAH D	162 BURNA VISTA ST	WINDEY	GA	30680
N	118665	1009N-01-004.001	MMP2-HARBIN LLC	C/O LEGACY PROPERTY MANAGEMEN	NASHVILLE	TN	37212
	45785	1009N-02-102.000	SOLA GRATIA LLC	9585 SOUTH BAYOU BEND DRIVE	GULFPORT	MS	39503
	45792	1009N-02-109.000	NECAISE BRENDA C	26 BRITTANY CT	GULFPORT	MS	39503
	83269	1009N-02-030.000	BERG STEPHEN & PATRICIA A	11 OXFORD DR	GULFPORT	MS	39503
	45704	1009N-02-016.000	KERR SHAWN & JANINA	7 PARK DR	GULFPORT	MS	39503
	45799	1009N-02-115.000	MORAN LUDGER LON	11064 E TAYLOR RD	GULFPORT	MS	39503
	45737	1009N-02-055.000	NEKOOEI BAHMAN & KHANI NAYYEREH	11201 LAMBERT WAY	STANTON	CA	90680
	45738	1009N-02-056.000	PENTON TAMMY L	22 NOTTINGHAM CIR	GULFPORT	MS	39503
	45755	1009N-02-072.000	WINGERTER TAMARA L	13584 WINDROSE CIRCLE	GULFPORT	MS	39503
	45788	1009N-02-105.000	SUNFLOWER PROPERTIES LLC	8 BAYOU PL	GULFPORT	MS	39503
	45796	1009N-02-113.000	PIERCE JAMES M	34 BRITTANY CT	GULFPORT	MS	39507
	45787	1009N-02-104.000	WOLFE DANIEL L	16 BRITTANY CT	GULFPORT	MS	39503
	45786	1009N-02-103.000	PETERSON CHRISTINA	14 BRITTANY CT	GULFPORT	MS	39503

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
	45782	1009N-02-099.000	ROSH ROBERT	2000 CLANDETTE CT	BILOXI	MS	39531
	45794	1009N-02-111.000	ROSH ROBERT A	304 CABELL DRIVE	BILOXI	MS	39531
	45795	1009N-02-112.000	CHIVERS KAITLIN	32 BRITTANY COURT	GULFPORT	MS	39503
	83630	1010C-01-002.000	CARTER JONATHAN R & GRAMMAR JENNIE	11029 E TAYLOR RD	GULFPORT	MS	39503
	45705	1009N-02-017.000	MOEINI MOHAMMAD -ESTATE-	P O BOX 8833	GULFPORT	MS	39506
	45734	1009N-02-052.000	CLARK FRANCES	14 NOTTINGHAM CIR	GULFPORT	MS	39503
	45752	1009N-02-069.000	WHITE JANIS M	16 LEGETT CIR	GULFPORT	MS	39507
N	45789	1009N-02-106.000	SUNFLOWER PROPERTIES LLC	8 BAYOU PLACE	GULFPORT	MS	39503
	45783	1009N-02-100.000	JKA PROPERTIES LLC	1200 COLLEGE ST	GULFPORT	MS	39507
	45798	1009N-02-122.000	WASHUM CHRISTOPHER M & ERIKA	161 BRENTWOOD BLVD	GULFPORT	MS	39503
	45701	1009N-02-003.000	KERR SHAWN A & JANINA	7 PARK DRIVE	GULFPORT	MS	39503
	45720	1009N-02-049.000	WILLIAMS PATRICIA	7 NOTTINGHAM CIR	GULFPORT	MS	39501
	45768	1009N-02-085.000	PERRY DANIEL	13 CARL DR	GULFPORT	MS	39503
	45770	1009N-02-087.000	MORA CLARA	9 CARL DR	GULFPORT	MS	39503
N	45784	1009N-02-101.000	SUNFLOWER PROPERTIES LLC	#8 BAYOU PLACE	GULFPORT	MS	39503
N	45793	1009N-02-110.000	SUNFLOWER PROPERTIES LLC	#8 BAYOU PLACE	GULFPORT	MS	39503
	45797	1009N-02-114.000	SIMS JUDY F	36 BRITTANY CT	GULFPORT	MS	39507
	137986	1009N-01-004.002	LAND TRUST FOR MISS COASTAL PLAIN	PO BOX 2457	PURVIS	MS	39475
	55841	1009N-01-004.000	GRAHAM ROBERT JASON	P O BOX 1207	PURVIS	MS	39475
	55933	1009N-01-002.000	BROOKSTONE GULF COAST LLC	111 LUNDGREEN LN	GULFPORT	MS	39503
	115335	1010C-01-003.001	BOND LIMITED PARTNERSHIP	11272 SUNDOWN DR	GULFPORT	MS	39503
	147800	1009K-03-001.001	BALD EAGLE DEVELOPMENTS LLC	6010 VISTA CIRCLE	GULFPORT	MS	39503
	45791	1009N-02-108.000	LB RENTALS LLC	117 41ST STREET	GULFPORT	MS	39507



URBAN DEVELOPMENT DEPARTMENT | PLANNING & ZONING

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

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

ARCHITECTURAL REVIEW COMMITTEE CASE # 2025-111

Hearing Date: Thursday, November 14, 2024

Architectural Review Committee 2411ARC047: Architectural Review Committee 2411ARC047, by agent Munn Enterprises, seeking approval for a new freestanding ground sign, Tax Parcel 07100-02-003.000, 3084 46th Avenue, Zoned R-2 (Single-Family), Ward 1

Technical Report

ARCHITECTURAL REVIEW COMMITTEE

GENERAL INFORMATION

Case File Number: 2311ARC047

Hearing Date: November 14, 2024

Current Zoning/Use: R-2 / Elementary School

Legal: Architectural Review Committee 2411ARC047, by agent Munn Enterprises, seeking approval for a new freestanding ground sign, Tax Parcel 0710O-02-003.000, 3084 46th Avenue, Zoned R-2 (Single-Family), Ward 1

TECHNICAL DETAILS

The applicant is seeking approval for their proposed freestanding ground sign for 28th Street Elementary School. While the proposed sign meets the required setbacks from the property lines, and the copy area requirements, they do not meet the design standards for landscaping or the decorative buttress. The applicant has provided a statement, and illustrations, showing how the proposed design is uniform with other existing ground signs for other Gulfport School District Schools. This board does have authority to grant waivers from the design standards based on listed hardships. While the provided statement does not list a hardship, had this board existed during 2020-2021, the signs it mentions would have had to have gone through this board for approval and had been able to request the same waivers from the design standards. The proposed sign would be in harmony with what is existing.

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

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

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

Technical Report

ARCHITECTURAL REVIEW COMMITTEE

EXECUTIVE SUMMARY

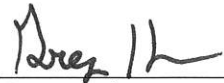
The applicant is seeking for a proposed freestanding sign for one of Gulfport's schools. While the proposed sign meets requirements for setbacks and copy area, it does not meet the design standards for new ground signs regarding the decorative buttress and landscaping. The applicant has provided a statement explaining, and illustrations showing, how the proposed sign is uniform with other existing ground sign for other Gulfport schools. This board does have the authority to grant waivers from the design standards based off of hardships. While the provided statement does not list a hardship, should this board had been existed around 2020-2021, the existing signs mentioned in the statement would have had to gone before this board for approval and would have been able to request the same waivers. The proposed signs would be in harmony with what is existing.

DEPARTMENTAL CONDITIONS

1. Approval allows for sign as proposed.

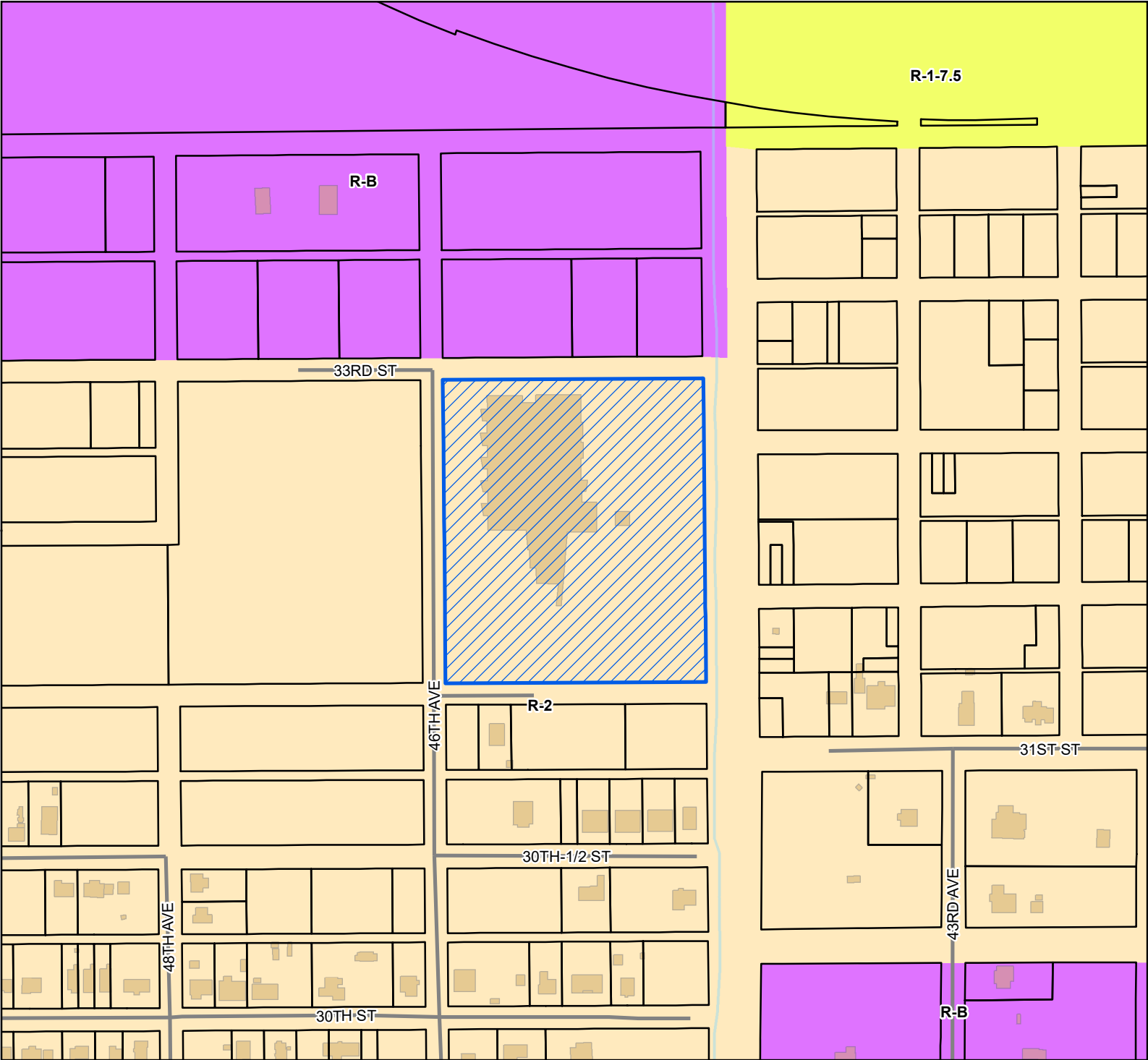
DIRECTOR APPROVAL

This report has been reviewed and approved by:



Greg Holmes

Director of Urban Development Department



Site

Street

Parcels

Buildings

Water Features

City Limit

Zoning

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

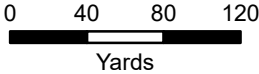
Site Information

07100-02-003.000

Zoning: R-2 (Single-Family)

Size: 8.47 acres

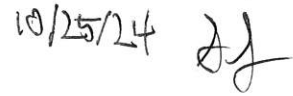
Flood: X



1 inch = 300 feet



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OWNER:

Gulfport School District: Glen East
Printed Name of Owner 28th Street Elementary School
2001 Pass Road (3034 46th Avenue
Gulfport, MS 39501
Mailing Address
Gulfport MS 39501
City State Zip Code

AGENT:

Munn Enterprises, Inc.- Kerri McAlpin Little
Printed Name of Agent
7712 Highway 49 North
Mailing Address
Hattiesburg MS 39402
City State Zip Code

Name of Owner (PRINT) Glen East, Superintendent
Address (Street, City, State, Zip Code) 2001 Pass Road, Gulfport, MS 39501
Phone (Home) _____ (Work) 228-865-4600 (Cell) _____
Tax Parcel Number(s) Owned: 07100-02.003.000
Signature: Glen V. Cost

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

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



Covenant Affidavit

I, Glen V. East Elementary, being owner or agent of the property 28th Street Elementary School

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

Glen V. East
Signature

October 22, 2024
Date

STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 22nd day of October, 20 24

Courtney Simon
Notary Public



Commission Expiration

Gulfport School District
PO Box 220
2001 Pass Road
Gulfport, MS 39501

October 21, 2024

To Whom It May Concern:

I hereby authorize: Munn Enterprises, Inc.
7712 Highway 49 North
Hattiesburg, MS 39402
601.264.7446

To act as the agent on our behalf for sign permits, variances, ARC representation, and sign installation at the below address:

28th Street Elementary School
3034 46th Avenue
Gulfport, MS 39501

We acknowledge that Munn Enterprises, Inc. will be the sign installer for the business above at the address listed by our ownership as well as the authorized agent to apply for and pull permits.

Sincerely,



Glen East, Superintendent
Gulfport School District
PO Box 220
2001 Pass Road
Gulfport, MS 39501

State of Mississippi

County of Harrison

Notary Public Courtney Simon

My Commission Expires: _____





Gulfport School District
Board of Trustees & Office of the Superintendent

October 22, 2024

City of Gulfport
Attn: Samuel Sweating
P.O. Box 1780
Gulfport, Mississippi 39502

Dear Mr. Sweating:

Thank you for clarifying the need for this letter during our Tuesday, October 22, 2024, phone conversation. I have outlined below the need for Gulfport School District signs to be uniform across the District.

During the 2020-2021 school term the Gulfport School District began the process of uniforming our school signs based on the Gulfport School District logo and color scheme. The following schools (Attachment 1) were constructed first:

Bayou View Middle School
Central Elementary School
Pass Road Elementary School
West Elementary School

This letter requests that you approve the signs for the following schools (Attachment 2) with the understanding that the District would like for all of these signs to have the same uniform look as the original four.

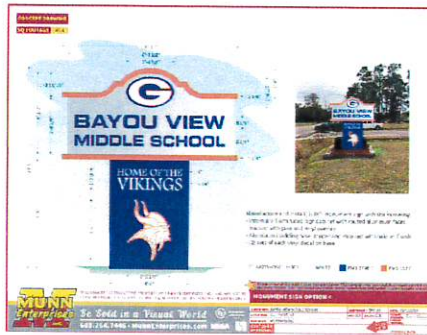
Anniston Avenue Elementary School
Bayou View Elementary School
Gulfport Central Middle School
Twenty-Eighth Street Elementary School

If further information is needed, please feel free to contact me at 228-865-4600.

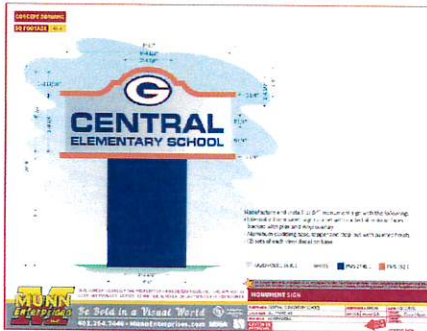
In service to the youth of the Gulfport School District,

Glen V. East, Superintendent

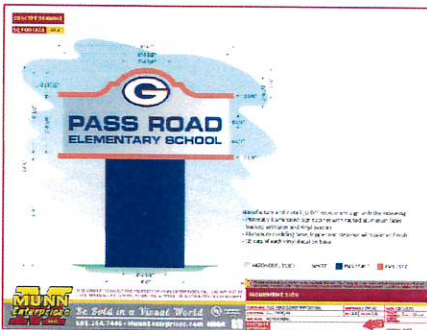
Existing Completed
Signs 2020
2021



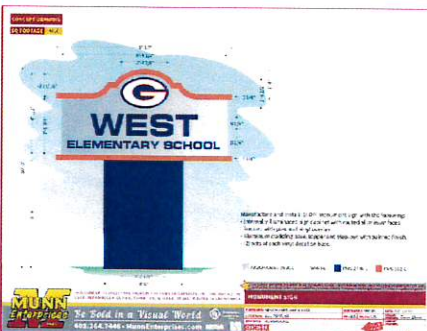
Bayou View Middle School - Monument Sign



Central Elementary School - Monument Sign R1



Pass Road Elementary School - Monument Sign



West Elementary School - Monument Sign

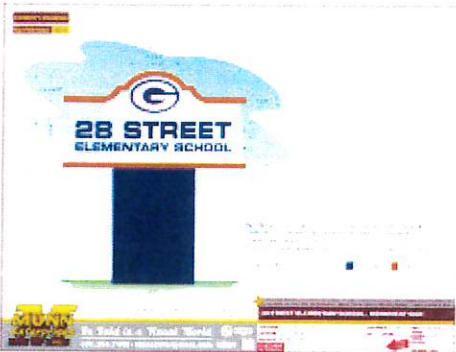


Gulfport High School - Monument Sign Option 1 R1

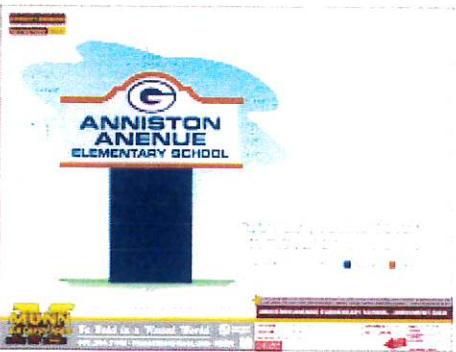
Proposed Signs



Gulfport Central Middle School - Monument Sign.jpg
455K



28 Street Elementary School - Monument Sign.jpg
451K

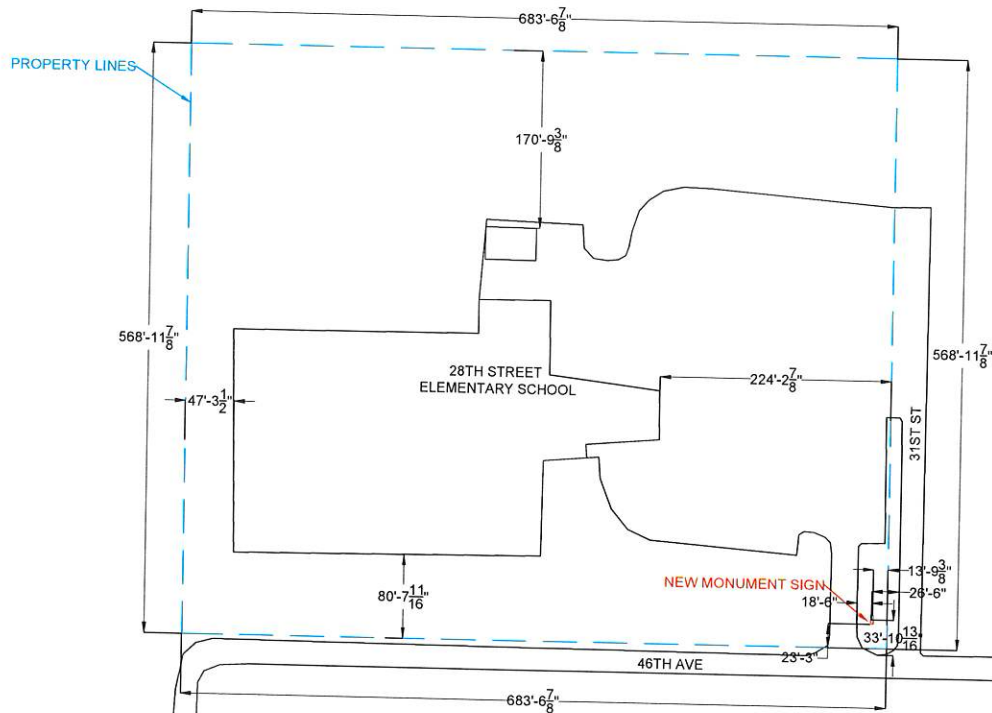


Anniston Avenue Elementary School - Monument Sign.jpg
458K



Bayou View Elementary School - Monument Sign.jpg
452K

REV.



SOUTHERN
SIGN
SPECIALISTS

MUNN ENTERPRISES, INC.
7712 Hwy 49 North, Hattiesburg, MS
601-264-7446

LOCATION:
28TH STREET ELEMENTARY SCHOOL
3034 46TH AVE
GULFPORT, MS 39501

DWG BY: LANDON TRIGG
DATE: 10/18/24
SALESMAN: C.H.

WORK ORDER # 16290

CUSTOMER: GULFPORT SCHOOL DISTRICT

PROPERTY OF MUNN ENTERPRISES, INC. - NOT TO BE DUPLICATED

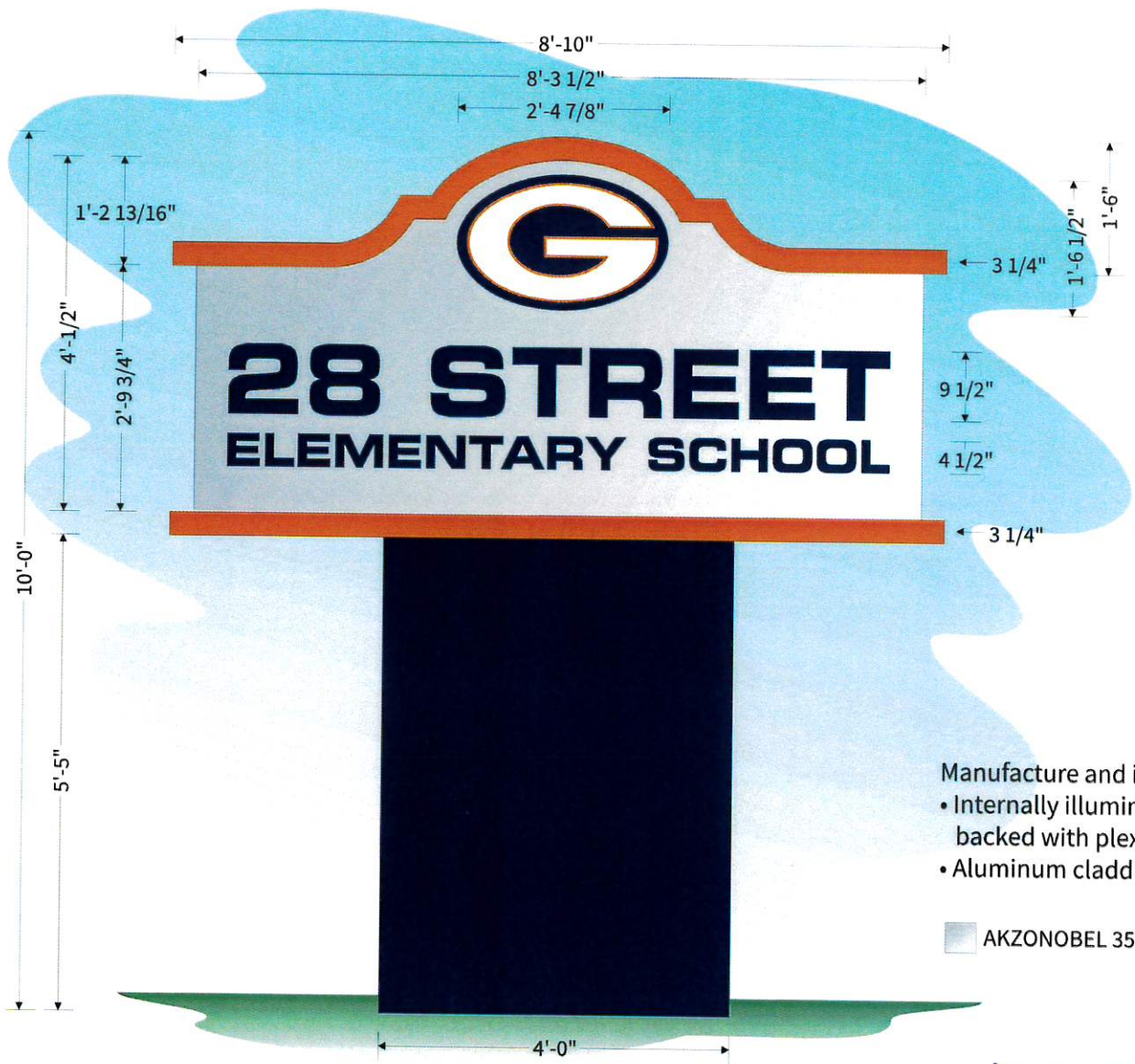
APPROVED BY:

DATE APPROVED:

DRAWING NAME:
G.S.D
SITE PLAN
1

CONCEPT DRAWING

SQ FOOTAGE 40.4



Manufacture and install (1) D/F monument sign with the following:

- Internally illuminated sign cabinet with routed aluminum faces backed with plex and vinyl overlay.
- Aluminum cladding base, topper and step-out with painted finish.

AKZONOBEL 353C1 WHITE PMS 2746 C PMS 152 C

This color sketch is provided as an example of color. There may be some color variation between printed ink and paint. For best color representation, please choose Pantone Matching System® Colors for paint or print.

28 STREET ELEMENTARY SCHOOL - MONUMENT SIGN

CUSTOMER: GULFPORT SCHOOLS	CUSTOMER # GUL108	DATE: 10/09/2024
LOCATION: GULFPORT, MS	PM: B.B. SALES: C.H.	PRIMARY DESIGNER: T. Burch
REVISION: NO REVISIONS.	CURRENT DESIGNER:	
CUSTOMER APPROVAL:	SIGN HERE	APPROVAL DATE:



THIS CONCEPT IS SOLELY THE PROPERTY OF MUNN ENTERPRISES, INC., AND MAY NOT BE USED, REPRODUCED, COPIED, EXHIBITED, ALTERED, OR DISTRIBUTED IN ANY MANNER.

Be Bold in a Visual World
601.264.7446 • MunnEnterprises.com

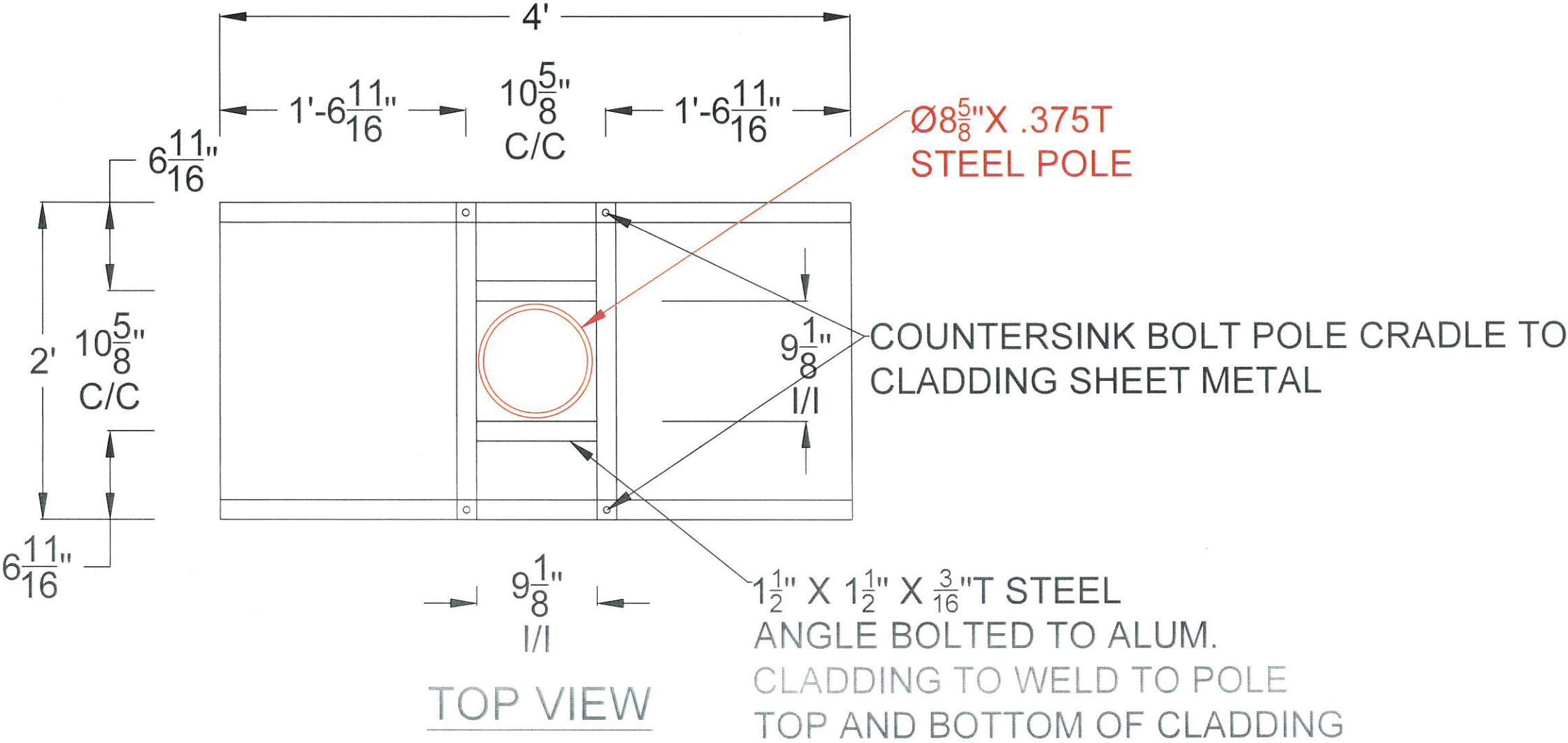


BILL OF MATERIALS			
ITEM #	ITEM DESCRIPTION	QTY.	TOTAL FT.
A	Ø8 ⁵ / ₈ "X .375T STEEL POLE	N/A	15'-0"
B	1 ¹ / ₂ " X 1 ¹ / ₂ " X ³ / ₁₆ "T STEEL ANGLE	N/A	27'-6"
C	2" X 1" X ¹ / ₈ "T ALUM.SQ. TUBING	N/A	70'-0"
D	1" X 1" X ¹ / ₈ "T ALUM.SQ. TUBING	N/A	34'-0"
E	1 ¹ / ₂ " X 1 ¹ / ₂ " X ¹ / ₈ "T ALUM ANGLE	N/A	17'-0"
F	2" X ¹ / ₄ "T STEEL FLAT-BAR	N/A	6'-6"
G	12"X12"X ¹ / ₂ "T STEEL PLATE	2	N/A

CUT SHEET					
ITEM #	ITEM DESCRIPTION	QTY.	LENGTH(ARCH.)	LENGTH(DEC.)	CUT TYPE
1	Ø8 ⁵ / ₈ "X .375T STEEL POLE	1	10'-1 1/4"	121.2500	90°/90°
2	Ø8 ⁵ / ₈ "X .375T STEEL POLE	1	4'- 6 1/2"	54.5000	90°/90°
3	1 ¹ / ₂ " X 1 ¹ / ₂ " X ³ / ₁₆ "T STEEL ANGLE	4	4'-0"	48.0000	90°/90°
4	1 ¹ / ₂ " X 1 ¹ / ₂ " X ³ / ₁₆ "T STEEL ANGLE	4	2'-0"	24.0000	90°/90°
5	1 ¹ / ₂ " X 1 ¹ / ₂ " X ³ / ₁₆ "T STEEL ANGLE	4	0'-9 1/8"	9.1250	90°/90°
6	2" X 1" X ¹ / ₈ "T ALUM.SQ. TUBING	4	7'-11 1/2"	95.5000	90°/90°
7	2" X 1" X ¹ / ₈ "T ALUM.SQ. TUBING	4	2'-9 11/16"	33.6875	90°/90°
8	2" X 1" X ¹ / ₈ "T ALUM.SQ. TUBING	10	1'-10"	22.0000	90°/90°
9	2" X 1" X ¹ / ₈ "T ALUM.SQ. TUBING	4	0'-9 5/8"	9.6250	90°/90°
10	2" X 1" X ¹ / ₈ "T ALUM.SQ. TUBING	4	1'-3 3/8"	15.3750	90°/90°
11	1" X 1" X ¹ / ₈ "T ALUM.SQ. TUBING	8	1'-10"	22.0000	90°/90°
12	1" X 1" X ¹ / ₈ "T ALUM.SQ. TUBING	4	0'-4 7/8"	4.8750	60°/57°
13	1" X 1" X ¹ / ₈ "T ALUM.SQ. TUBING	4	1'-6 3/4"	18.7500	90°/90°
14	1" X 1" X ¹ / ₈ "T ALUM.SQ. TUBING	4	1'-0 9/16"	12.5625	SHOP FIT
15	1" X 1" X ¹ / ₈ "T ALUM.SQ. TUBING	2	3'-2 7/8"	38.8750	SHOP FIT
16	1 ¹ / ₂ " X 1 ¹ / ₂ " X ¹ / ₈ "T ALUM ANGLE	4	4'-1 1/2"	49.5000	90°/90°
17	2" X ¹ / ₄ "T STEEL FLAT-BAR	8	0'-9 1/8"	9.1250	90°/90°

DRAWINGNAME:
28 STREET
MONUMENT
BOM

CLADDING DETAIL



REV.

SOUTHERN
SIGN
SPECIALISTS

MUNN ENTERPRISES, INC.
7712 Hwy 49 North, Hattiesburg, MS
601-264-7446

MUNN
Enterprises

LOCATION:
28TH STREET ELEMENTARY
3034 46TH AVENUE
GULFPORT, MS 39501

WORK ORDER # -16290

SALESMAN C.H.

CUSTOMER: GULFPORT SCHOOLS

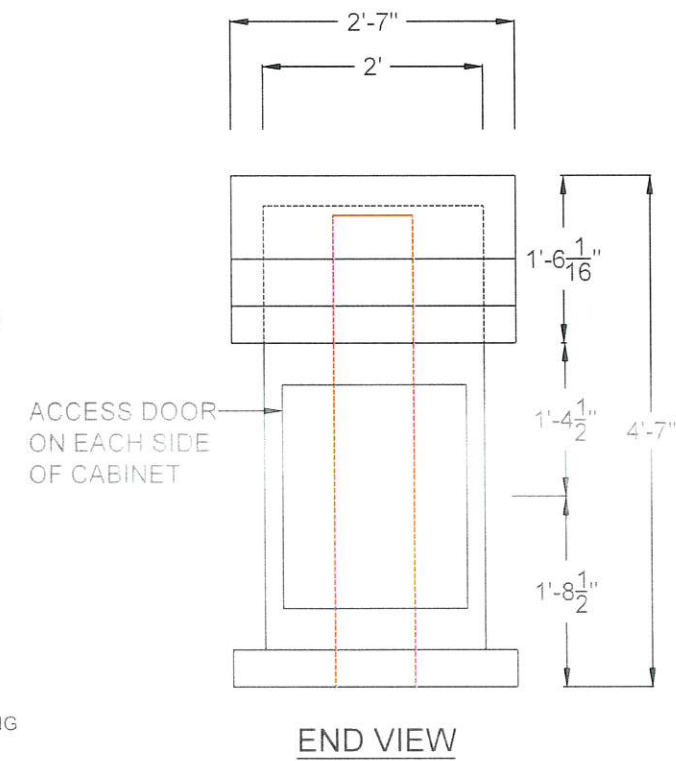
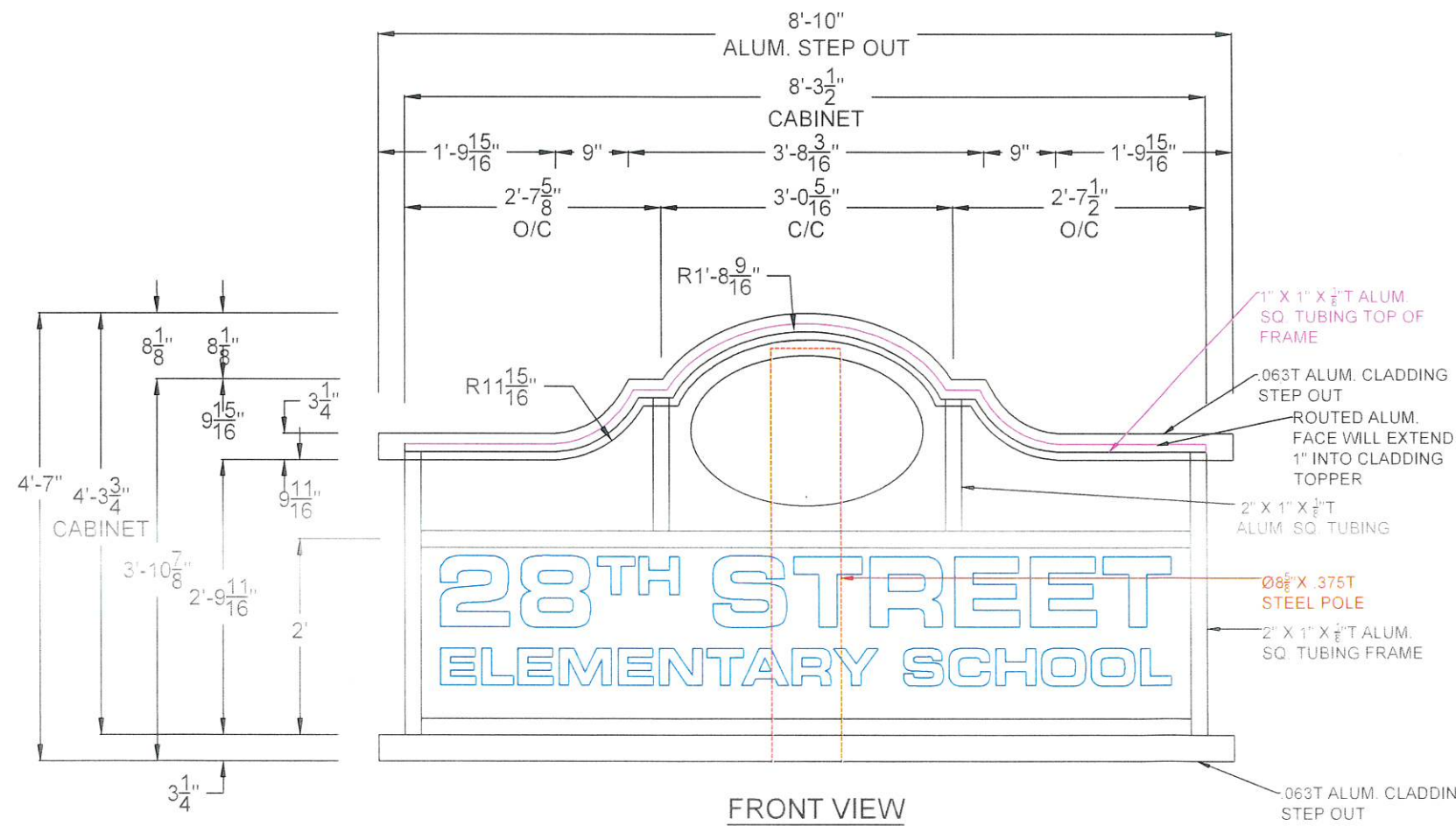
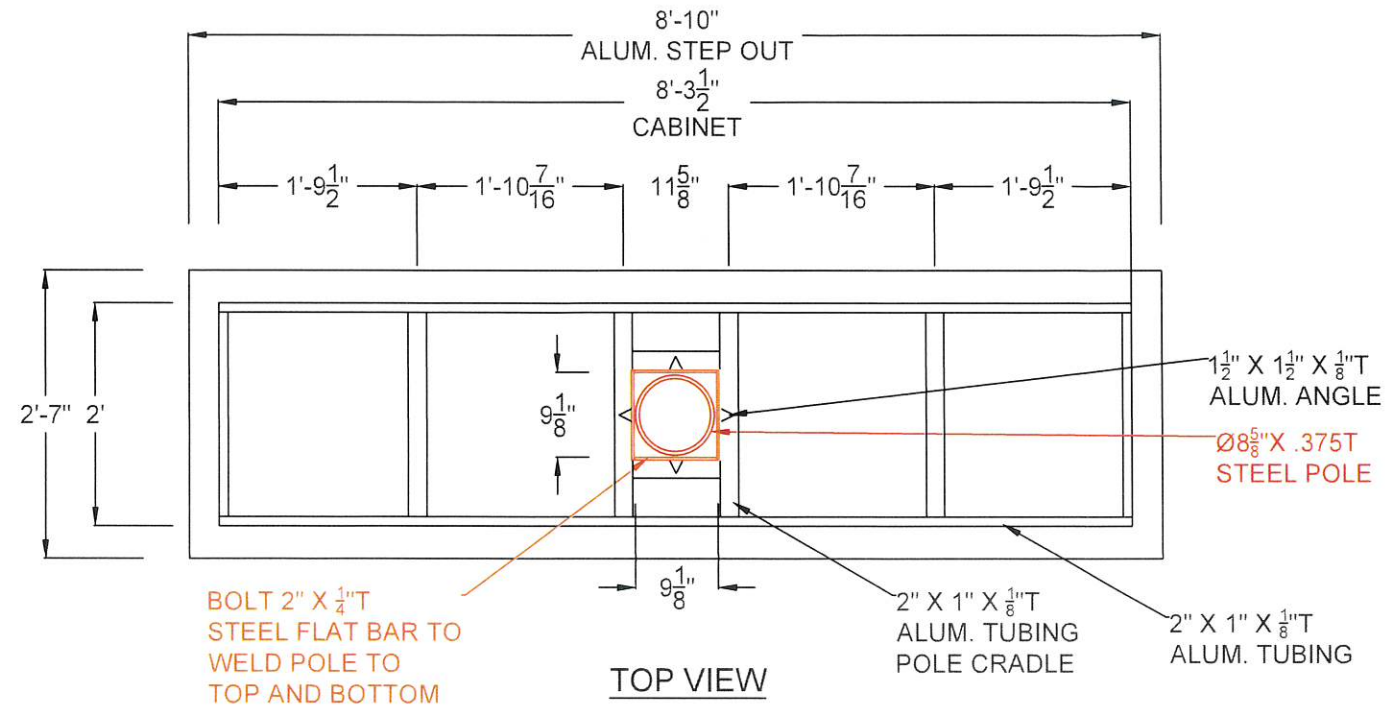
PROPERTY OF MUNN ENTERPRISES, INC. - NOT TO BE DUPLICATED

APPROVED BY:

DATE APPROVED:

DRAWINGNAME:
28 STREET
MONUMENT

CABINET DETAILS



REV.

SOUTHERN SIGN SPECIALISTS

MUNN ENTERPRISES, INC.
7712 Hwy 49 North, Hattiesburg, MS
601-264-7446

MUNN Enterprises

LOCATION:
28TH STREET ELEMENTARY
3034 46TH AVENUE
GULFPORT, MS 39501

WORK ORDER # -16290

SALESMAN C.H.

CUSTOMER: GULFPORT SCHOOLS

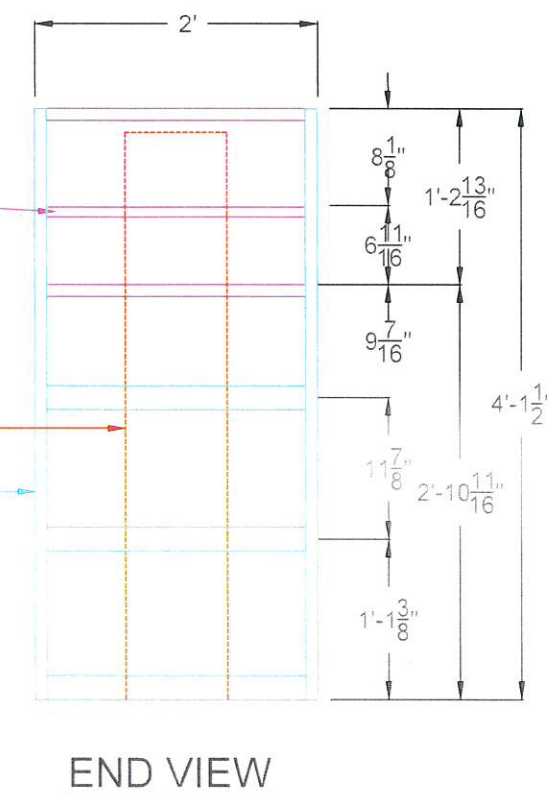
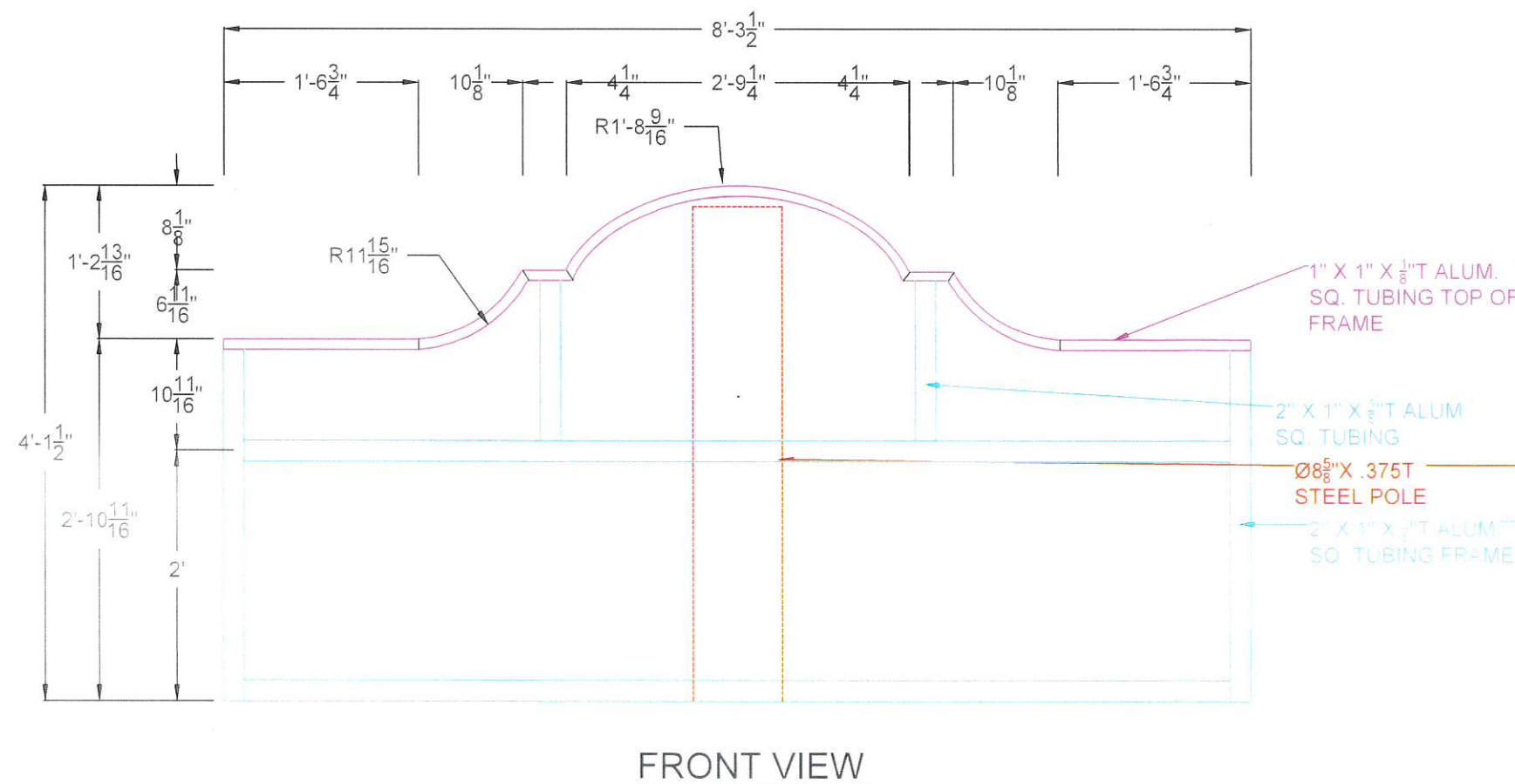
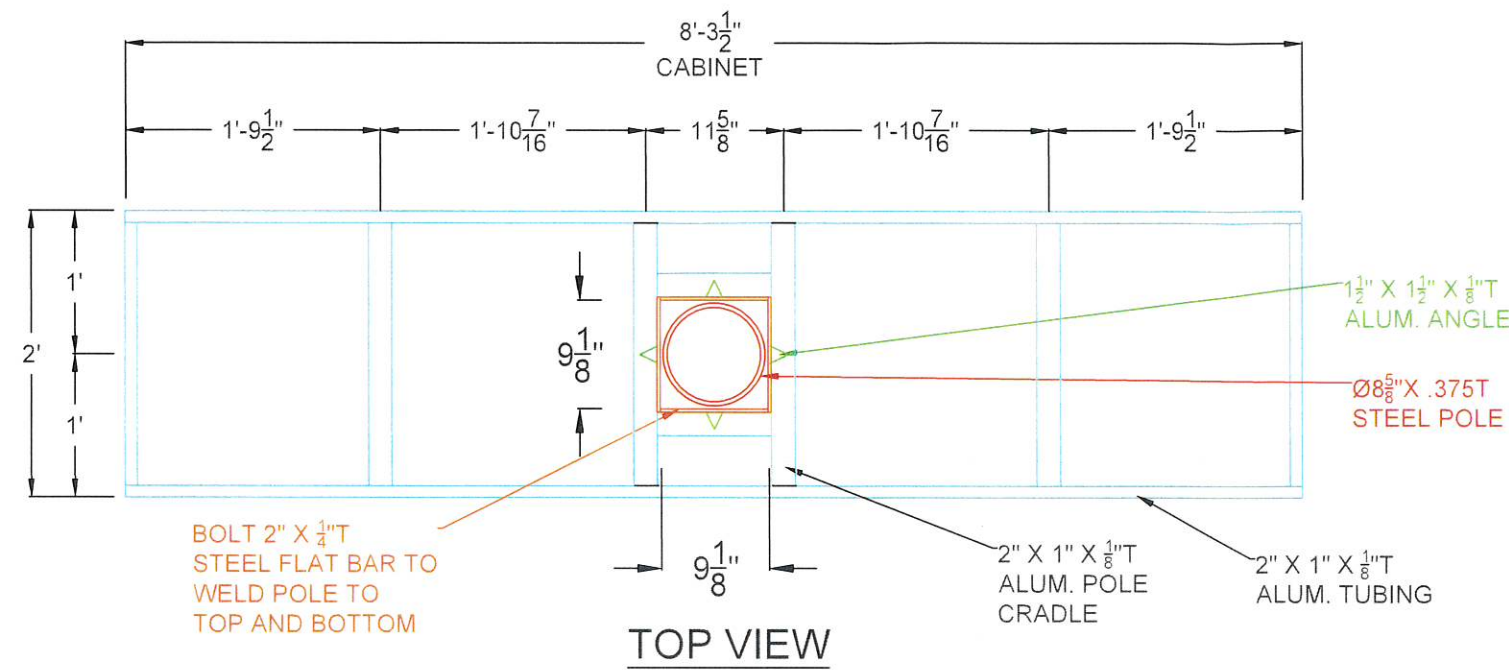
PROPERTY OF MUNN ENTERPRISES, INC. - NOT TO BE DUPLICATED

APPROVED BY:

DATE APPROVED:

DRAWINGNAME:
28 STREET MONUMENT

CABINET FRAME DETAILS



REV.

SOUTHERN
SIGN
SPECIALISTS

MUNN ENTERPRISES, INC.
7712 Hwy 49 North, Hattiesburg, MS
601-264-7446

MUNN
Enterprises

LOCATION
28TH STREET ELEMENTARY
3034 46TH AVENUE
GULFPORT, MS 39501

DWG. BY: LANDON TRIGG WORK ORDER # -16290

DATE: 10/15/24 SALESMAN C.H.

CUSTOMER: GULFPORT SCHOOLS

PROPERTY OF MUNN ENTERPRISES, INC. - NOT TO BE DUPLICATED

APPROVED BY:

DATE APPROVED:

DRAWINGNAME:
28 STREET
MONUMENT

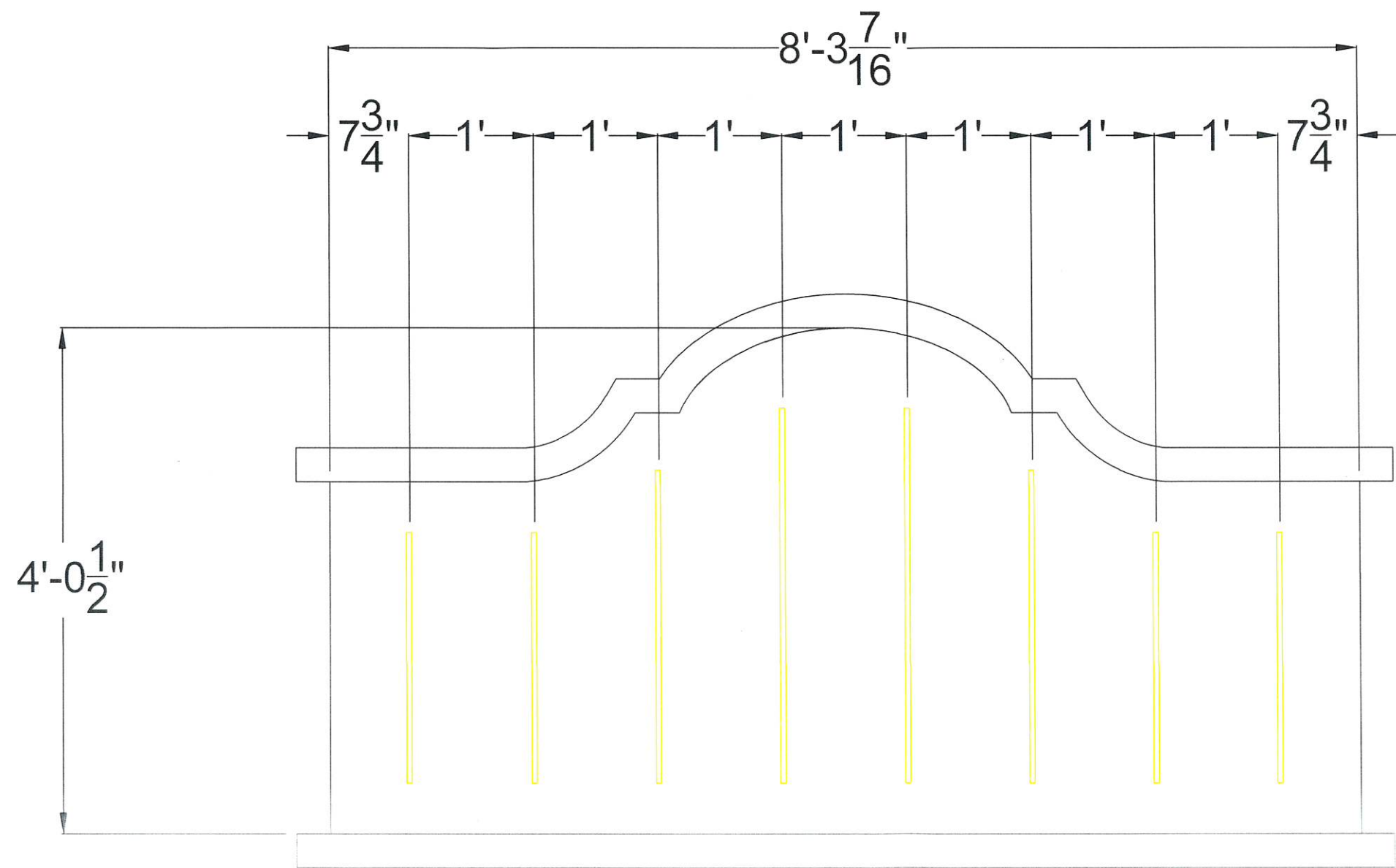
Technical drawing of a square steel plate with a central circular pole and four corner holes. The drawing includes the following dimensions and labels:

- Overall square plate dimensions: 1' by 1'.
- Distance from each corner to the center of the pole: 9".
- Distance from each corner to the center of the hole: $1\frac{1}{2}"$.
- Central circular pole diameter: $8\frac{5}{8}"$.
- Four corner holes: (4 EA) $\frac{7}{8}"$ HOLE FOR A $\frac{3}{4}"$ BOLT.
- Plate thickness: $\frac{1}{2}"$ THICK STEEL PLATE.

NOTE: 2 REQ.

1

ELECTRICAL LAYOUT



FRONT/FACE VIEW

- (4) 24" TAP OUT STIKS DOUBLE SIDED
- (2) 30" TAP OUT STIKS DOUBLE SIDED
- (2) 36" TAP OUT STIKS DOUBLE SIDED
- (16) MOUNTING BRACKETS
- (3) 60W POWER SUPPLIES
- CABINET DEPTH: 24"

ELECTRICAL SPECS.
3 EA. 60W POWER SUPPLY (P-OH060-12-EC-T)
-3.3 AMPS @ 120 VAC
OR
-1.35 AMPS @ 277 VAC
-1-20 AMP CIRCUIT

REV.

	MUNN ENTERPRISES, INC. 7712 Hwy 49 North, Hattiesburg, MS 601-264-7446	SOUTHERN SIGN SPECIALISTS	LOCATION: 28TH STREET ELEMENTARY 3034 46TH AVENUE GULFPORT, MS 39501
			DWG. BY: LONDON TRIGG DATE: 10/15/24 CUSTOMER: GULFPORT SCHOOLS
WORK ORDER # -16290		SALESMAN C.H.	
PROPERTY OF MUNN ENTERPRISES, INC. - NOT TO BE DUPLICATED			

APPROVED BY:
DATE APPROVED:
DRAWINGNAME: 28 STREET MONUMENT 6



28th Street
Elementary



Jeffrey L. Hall
1st Judicial District
Instrument 2007 4099 D -J1
Filed/Recorded 4 18 2007 12 52 N
Total Fees 75.00
4 Pages Recorded

AFTER RECORDING, RETURN TO:
JEFFREY L. HALL
JOHNSON, HALL & RATLIFF, PLLC
P. O. BOX 17738
HATTIESBURG, MS 39404-7738

INDEXING INSTRUCTIONS: Lots One through Thirty-two (1-32) inclusive, Block Six (6), GULFPORT HEIGHTS SUBDIVISION; Lots One through Thirty-two (1-32) inclusive, Block Nine (9), GULFPORT HEIGHTS SUBDIVISION, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI

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

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 (\$10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all which are hereby acknowledged, the undersigned, **DISOTELL LAND AND DEVELOPMENT, LLC**, a Mississippi limited liability company, does hereby grant, bargain, sell, convey and warrant unto **Gulfport City School District**, the following described real property, to wit:

Lots One through Thirty-two (1-32) inclusive, Block Six (6), GULFPORT HEIGHTS 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 3 at Page 13 (Copy Book 1A at Page 60) thereof, reference to which is hereby made in aid of and as a part of this description.

AND ALSO:

Lots One through Thirty-two (1-32) inclusive, Block Nine (9), GULFPORT HEIGHTS 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 3 at Page 13 (Copy Book 1A at Page 60) thereof, reference to which is hereby made in aid of and as a part of this description.

The above warranty and this conveyance is made subject to Taxes for the year 2007 shall be pro-rated as of the date of this instrument and assumed by the Grantee. It is specifically agreed and understood that taxes for the current year are prorated based upon the previous years taxes.

The above warranty and this conveyance is made subject to any covenants, restrictions and easements affecting the subject property which may be of record in the office of the Chancery Clerk of Harrison County, Mississippi.

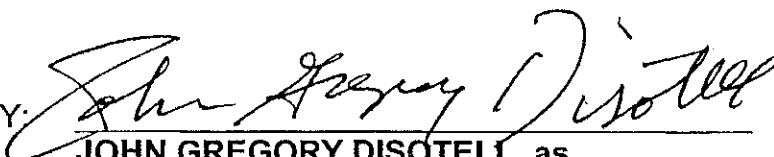
The above warranty and this conveyance is made subject to any and all valid and outstanding oil, gas and mineral leases, exceptions, reservations and conveyances of record which affect the subject property.

The above warranty and this conveyance is made subject to any and all easements for public roads and public utilities as presently laid out, constructed or in use, any and all zoning ordinances, covenants, conditions, leases, reservations, restrictions and other matters appearing of record.

Grantor hereby certifies that no part of this conveyance described herein is part of her homestead.

WITNESS MY SIGNATURE on this the 17th day of APRIL, 2007.

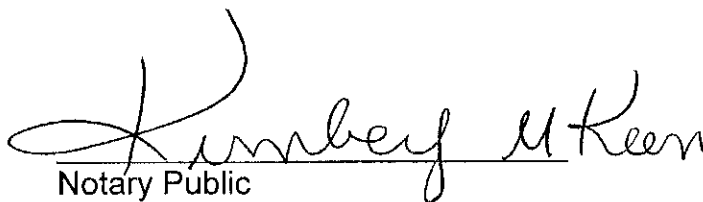
DISOTELL LAND AND DEVELOPMENT, LLC

BY: 
JOHN GREGORY DISOTELL, as
Managing Member

STATE OF MISSISSIPPI

COUNTY OF Lorain

PERSONALLY appeared before me, the undersigned authority in and for the said county and state, on this 17 day of April, 2007, within my jurisdiction, the within named **John Gregory Disotell, as managing member of Disotell Land and Development, LLC, a Mississippi limited liability company,** who acknowledged that he executed the above and foregoing instrument, on the day and year therein mentioned and that on behalf of the said company, and on its act and deed did execute the above and foregoing instrument, after first having been duly authorized by the corporation to do so.


Notary Public



GRANTORS' ADDRESS:

P.O. Box 17834
Hattiesburg, MS 39402
601-818-0605

GRANTEES' ADDRESS:

2016 15th Street
Gulfport, MS 39501
228-865-1918

4

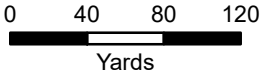
This Instrument Prepared By and Return To:
Jeffrey L. Hall
Johnson, Hall & Ratliff, PLLC
Attorneys at Law
P.O. Box 17738
Hattiesburg, MS 39404
(601) 582-4553

Indexing Instructions: **Lots One through Thirty-two (1-32) inclusive, Block Six (6), GULFPORT HEIGHTS SUBDIVISION; Lots One through Thirty-two (1-32) inclusive, Block Nine (9), GULFPORT HEIGHTS SUBDIVISION, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI**



Legend

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



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.

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
Y		07100-02-003.000	GULFPORT SCHOOL DISTRICT (OWNER)	2001 PASS ROAD	GULFPORT	MS	39501
			MUNN ENTERPRISES, INC (AGENT)	7712 HIGHWAY 49 NORTH	HATTIESBURG	MS	39402
			Adjacent Property Owners (2411ARC047)				
	29736	07100-02-008.000	ENERGY HOMES LLC	2815 22ND AVE	GULFPORT	MS	39501
	80895	07100-01-036.001	PEOPLES BANK THE	P O DRAWER 529	BILOXI	MS	39533
	32294	07100-01-025.000	STUMPF GEFREY F	3007 43RD AVE	GULFPORT	MS	39501
	29737	07100-02-012.000	TD ENTERPRISES LLC	15361 SOUTH SWAN RD	GULFPORT	MS	39503
	32295	07100-01-024.000	DAVIS MICHAEL D SR & SUSANNE P	2901 PAPANIA LN	GULFPORT	MS	39501
N	24457	07100-01-037.002	PEOPLES BANK THE	P O DRAWER 529	BILOXI	MS	39533
N	24507	07100-01-034.000	STATE OF MISS 8/26/2013				0
	29709	07100-02-002.000	BUTTON GARY L JR ETAL	5852 SYLVESTER ST	OCEAN SPRINGS	MS	39564
N	95444	07100-01-035.001	PEOPLES BANK THE	P O DRAWER 529	BILOXI	MS	39533
N	24454	07100-01-040.000	PEOPLES BANK THE	P O DRAWER 529	BILOXI	MS	39533
	24452	07100-01-039.001	PEOPLES BANK THE	P O DRAWER 529	BILOXI	MS	39533
N	24455	07100-01-036.000	PEOPLES BANK THE	P O DRAWER 529	BILOXI	MS	39533
	82074	07100-01-031.000	D'ANGELO CLIFFORD E SR & TERESA	4300 31ST ST	GULFPORT	MS	39501
N	24521	07100-01-031.001	D'ANGELO CLIFFORD & TERESA	4300 31ST ST	GULFPORT	MS	39501
N	24513	07100-01-027.000	D'ANGELO CLIFFORD E & TERESA A	4300 31ST ST	GULFPORT	MS	39501
	24510	07100-01-028.000	STATE OF MISS 6/8/2020	P O BOX 136	JACKSON	MS	39205
N	24453	07100-01-039.000	PEOPLES BANK THE	P O DRAWER 529	BILOXI	MS	39533
	29705	07100-02-068.000	BUTTON GARY L JR & SUSAN B LAWING	5852 SYLVESTER ST	OCEAN SPRINGS	MS	39564
	90747	07100-01-029.000	D'ANGELO CLIFFORD E SR	4300 31ST ST	GULFPORT	MS	39501
	24518	07100-01-032.000	D'ANGELO CLIFFORD E	4300 31ST ST	GULFPORT	MS	39501
	24514	07100-01-026.000	D'ANGELO CLIFFORD E & TERESA ANN	4300 31ST ST	GULFPORT	MS	39501
N	24508	07100-01-035.000	PEOPLES BANK THE	P O DRAWER 529	BILOXI	MS	39533
	24458	07100-01-037.000	ALLEN TAFFA P ETAL	P.O.BOX 1648	GULFPORT	MS	39502
N	80904	07100-01-039.002	PEOPLES BANK THE	P O DRAWER 529	BILOXI	MS	39533
N	24520	07100-01-033.000	D'ANGELO CLIFFORD E & TERESA	4300 31ST ST	GULFPORT	MS	39503
N	92354	07100-01-032.001	D'ANGELO CLIFFORD E & TERESA	4300 31ST ST	GULFPORT	MS	39501
N	24523	07100-01-030.001	D'ANGELO CLIFFORD & TERESA	4300 31ST ST	GULFPORT	MS	39501
	24456	07100-01-038.000	KIDDER MINQING	P O BOX 57	MALCOLM	AL	36556
N	90750	07100-01-037.001	PEOPLES BANK THE	P O DRAWER 529	BILOXI	MS	39533
N	90751	07100-01-034.001	PEOPLES BANK THE	P O DRAWER 529	BILOXI	MS	39533
N	24522	07100-01-030.000	D'ANGELO CLIFFORD E & TERESA	4300 31ST ST	GULFPORT	MS	39501
	90754	07100-02-001.000	BUTTON GARY L JR ET AL	5852 SYLVESTER ST	OCEAN SPRINGS	MS	39564
N	90771	07100-02-069.000	BUTTON GARY L JR ETAL	5852 SYLVESTER ST	OCEAN SPRINGS	MS	39564

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
	135032	07100-02-011.003	FRASER BRUCE	176 DEER BLVD	AVON	CO	81620
	135030	07100-02-011.001	2228 BEACH 905 LLC	270 TRACE COLONY PARK	RIDGELAND	MS	39257
	135031	07100-02-011.002	WHITE MYCHAEL RYAN & JENNIFER	4404 30 1/2 STREET	GULFPORT	MS	39501
	29738	07100-02-011.000	WINBUSH FANNIE	2135 MIDDLE DR	SLIDELL	LA	70458
	29717	07100-02-003.000	GULFPORT SCHOOL DISTRICT	2010 15TH ST	GULFPORT	MS	39501
N	136677	07100-02-009.001	ENERGY HOMES LLC	2815 22ND AVE	GULFPORT	MS	39501
N	136678	07100-02-009.002	ENERGY HOMES LLC	2815 22ND AVE	GULFPORT	MS	39501
	29735	07100-02-009.000	NAUSE HARRY J SR	5523 19TH ST	MERIDIAN	MS	39305
	29722	07100-02-063.000	OCEAN ESTATES LLC	1603 LBJ FREEWAY STE 800	DALLAS	TX	75234
	136862	07100-02-010.001	RIOS JUAN CARLOS	4478 30TH 1/2 STREET	GULFPORT	MS	39501
	29734	07100-02-062.000	BROWNING FAIRLEN M	261 ALLIE KAT WAY	CLARKSVILLE	TN	37042



URBAN DEVELOPMENT DEPARTMENT | PLANNING & ZONING

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

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

ARCHITECTURAL REVIEW COMMITTEE CASE # 2025-112

Hearing Date: Thursday, November 14, 2024

Architectural Review Committee 2411ARC048: Architectural Review Committee 2411ARC048, by agent Munn Enterprises, seeking approval for a new freestanding ground sign, Tax Parcel 1010J-02-076.000, 2314 Jones Street, Zoned R-1-7.5 (Single-Family), Ward 2

Technical Report

ARCHITECTURAL REVIEW COMMITTEE

GENERAL INFORMATION

Case File Number: 2411ARC048

Hearing Date: November 14, 2024

Current Zoning/Use: R-1-7.5/ Elementary School

Legal: Architectural Review 2411ARC048, by agent Munn Enterprises, seeking approval for a new freestanding ground sign, Tax Parcel 1010J-02-076.000, 2314 Jones Street Zoned R-1-7.5 (Single-Family), Ward 2

TECHNICAL DETAILS

The applicant is seeking approval for their proposed freestanding ground sign for the Anniston Avenue Elementary School. While the proposed sign meets the required setbacks from the property lines, and the copy area requirements, they do not meet the design standards for landscaping or the decorative buttress. The applicant has provided a statement, and illustrations, showing how the proposed design is uniform with other existing ground signs for other Gulfport School District Schools. This board does have authority to grant waivers from the design standards based on listed hardships. While the provided statement does not list a hardship, had this board existed during 2020-2021, the signs it mentions would have had to have gone through this board for approval and had been able to request the same waivers from the design standards. The proposed sign would be in harmony with what is existing.

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

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

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

EXECUTIVE SUMMARY

The applicant is seeking for a proposed freestanding sign for one of Gulfport's schools. While the proposed sign meets requirements for setbacks and copy area, it does not meet the design

Technical Report

ARCHITECTURAL REVIEW COMMITTEE

standards for new ground signs regarding the decorative buttress and landscaping. The applicant has provided a statement explaining, and illustrations showing, how the proposed sign is uniform with other existing ground sign for other Gulfport schools. This board does have the authority to grant waivers from the design standards based off of hardships. While the provided statement does not list a hardship, should this board had been existed around 2020-2021, the existing signs mentioned in the statement would have had to gone before this board for approval and would have been able to request the same waivers. The proposed signs would be in harmony with what is existing.

DEPARTMENTAL CONDITIONS

1. Approval allows for sign as proposed

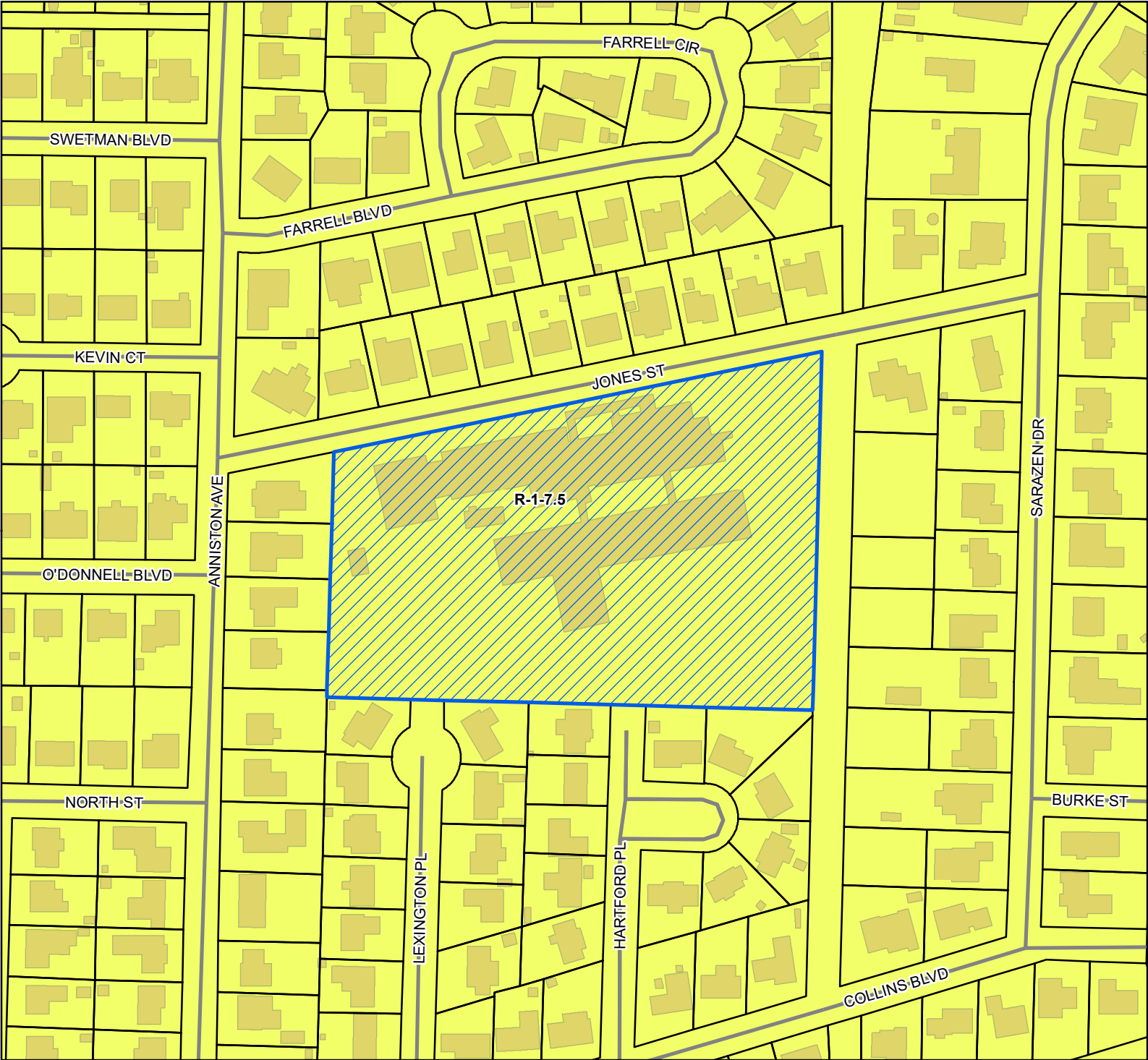
DIRECTOR APPROVAL

This report has been reviewed and approved by:



Greg Holmes

Director of Urban Development Department



Legend

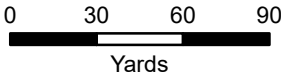
- Site
- Street
- Parcels
- Buildings
- City Limit

Zoning

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

Site Information

1010J-02-076.000
Zoning: R-1-7.5 (Single-Family)
Size: 7.6 acres
Flood: X



1 inch = 200 feet



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

OWNER:Gulfport School District-- Glen East

Printed Name of Owner

2001 Pass RoadAnniston Avenue Elementary School
2314 Jones Street
Gulfport, MS 39507

Mailing Address

GulfportMS39501

City

State

Zip Code

AGENT:Munn Enterprises, Inc.- Kerri McAlpin Little

Printed Name of Agent

7712 Highway 49 North

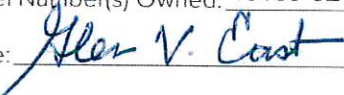
Mailing Address

HattiesburgMS39402

City

State

Zip Code

Name of Owner (PRINT) Glen EastAddress (Street, City, State, Zip Code) 2001 Pass Road, Gulfport, MS 39501Phone (Home) _____ (Work) 228-865-4600 (Cell) _____Tax Parcel Number(s) Owned: 1010J-02-076.000Signature: **Name of Owner (PRINT)** _____

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

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

Tax Parcel Number(s) Owned: _____

Signature: _____

Name of Owner (PRINT) _____

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

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

Tax Parcel Number(s) Owned: _____

Signature: _____

Gulfport School District
PO Box 220
2001 Pass Road
Gulfport, MS 39501

October 21, 2024

To Whom It May Concern:

I hereby authorize: Munn Enterprises, Inc.
7712 Highway 49 North
Hattiesburg, MS 39402
601.264.7446

To act as the agent on our behalf for sign permits, variances, ARC representation, and sign installation at the below address:

Anniston Avenue Elementary School
2314 Jones Street
Gulfport, MS 39507

We acknowledge that Munn Enterprises, Inc. will be the sign installer for the business above at the address listed by our ownership as well as the authorized agent to apply for and pull permits.

Sincerely,



Glen East, Superintendent
Gulfport School District
PO Box 220
2001 Pass Road
Gulfport, MS 39501

State of Mississippi

County of Harrison

Notary Public Courtney Simon

My Commission Expires: _____





Covenant Affidavit

I, Glen V. East, being owner or agent of the property Anniston Avenue Elementary School

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

Glen V. East
Signature

October 22, 2024
Date

STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 22nd day of October, 20 24

Courtney Simon
Notary Public



Commission Expiration



Gulfport School District

Board of Trustees & Office of the Superintendent

October 22, 2024

City of Gulfport
Attn: Samuel Sweating
P.O. Box 1780
Gulfport, Mississippi 39502

Dear Mr. Sweating:

Thank you for clarifying the need for this letter during our Tuesday, October 22, 2024, phone conversation. I have outlined below the need for Gulfport School District signs to be uniform across the District.

During the 2020-2021 school term the Gulfport School District began the process of uniforming our school signs based on the Gulfport School District logo and color scheme. The following schools (Attachment 1) were constructed first:

Bayou View Middle School
Central Elementary School
Pass Road Elementary School
West Elementary School

This letter requests that you approve the signs for the following schools (Attachment 2) with the understanding that the District would like for all of these signs to have the same uniform look as the original four.

Anniston Avenue Elementary School
Bayou View Elementary School
Gulfport Central Middle School
Twenty-Eighth Street Elementary School

If further information is needed, please feel free to contact me at 228-865-4600.

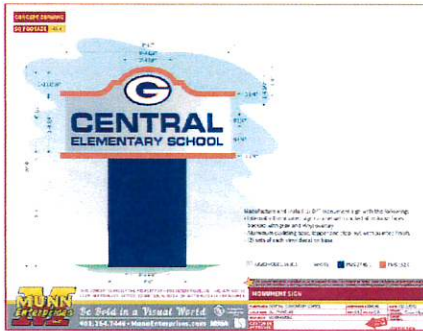
In service to the youth of the Gulfport School District,

Glen V. East, Superintendent

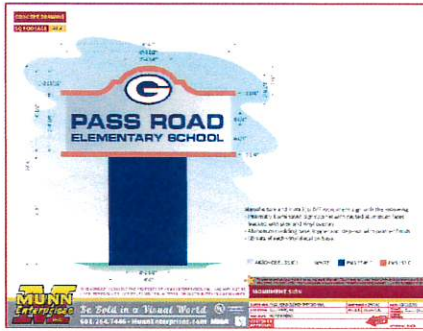
Existing Completed Signs 2020 2021



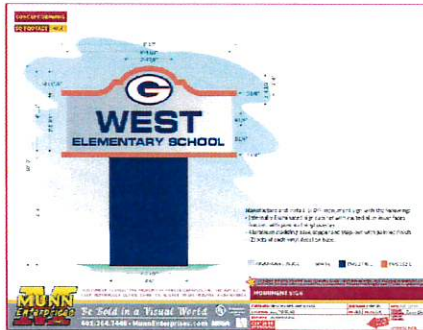
Bayou View Middle School - Monument Sign



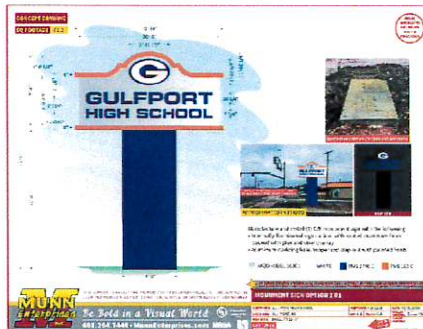
Central Elementary School - Monument Sign R1



Pass Road Elementary School - Monument Sign

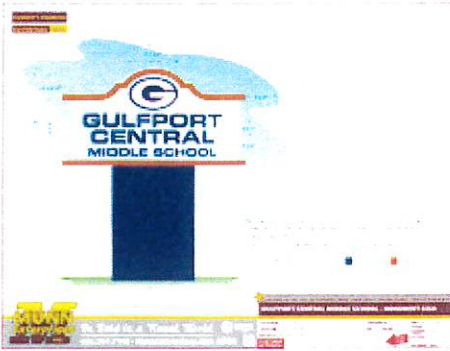


West Elementary School - Monument Sign

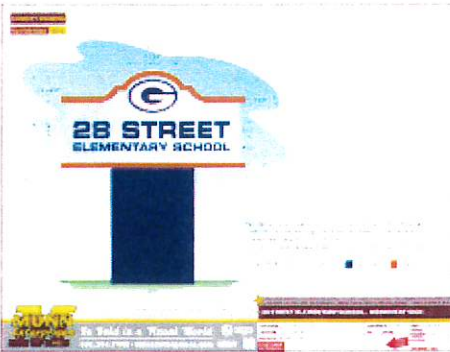


Gulfport High School - Monument Sign Option 1 R1

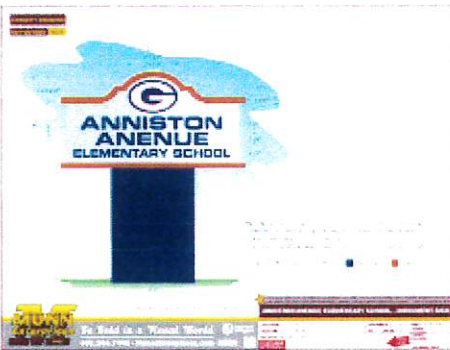
Proposed
Signs



Gulfport Central Middle School - Monument Sign.jpg
455K



28 Street Elementary School - Monument Sign.jpg
451K



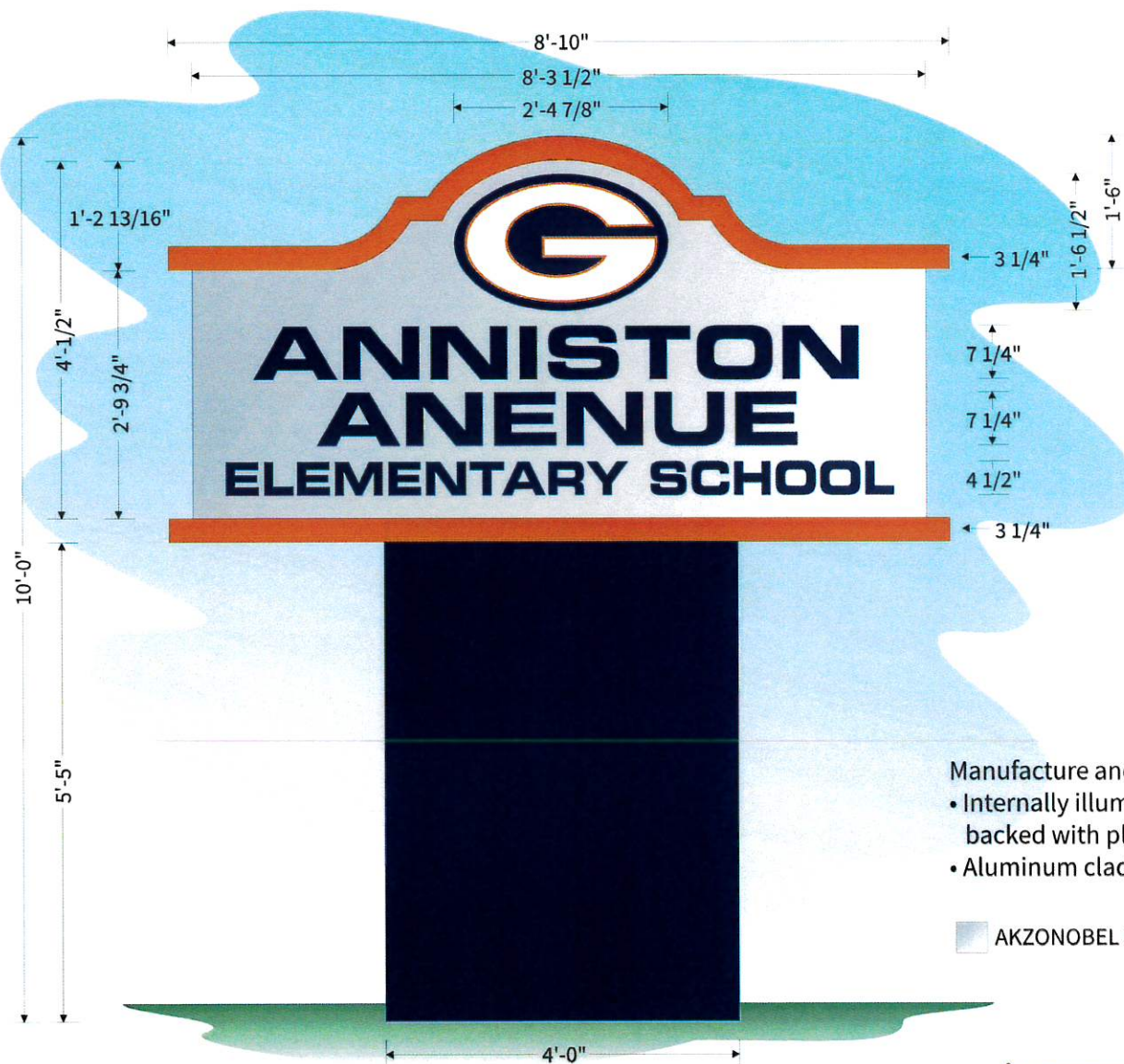
Anniston Avenue Elementary School - Monument Sign.jpg
458K



Bayou View Elementary School - Monument Sign.jpg
452K

CONCEPT DRAWING

SQ FOOTAGE 40.4



- Manufacture and install (1) D/F monument sign with the following:
- Internally illuminated sign cabinet with routed aluminum faces backed with plex and vinyl overlay.
 - Aluminum cladding base, topper and step-out with painted finish.

AKZONOBEL 353C1 WHITE PMS 2746 C PMS 152 C



This color sketch is provided as an example of color. There may be some color variation between printed ink and paint. For best color representation, please choose Pantone Matching System® Colors for paint or print.

ANNISTON AVENUE ELEMENTARY SCHOOL - MONUMENT SIGN

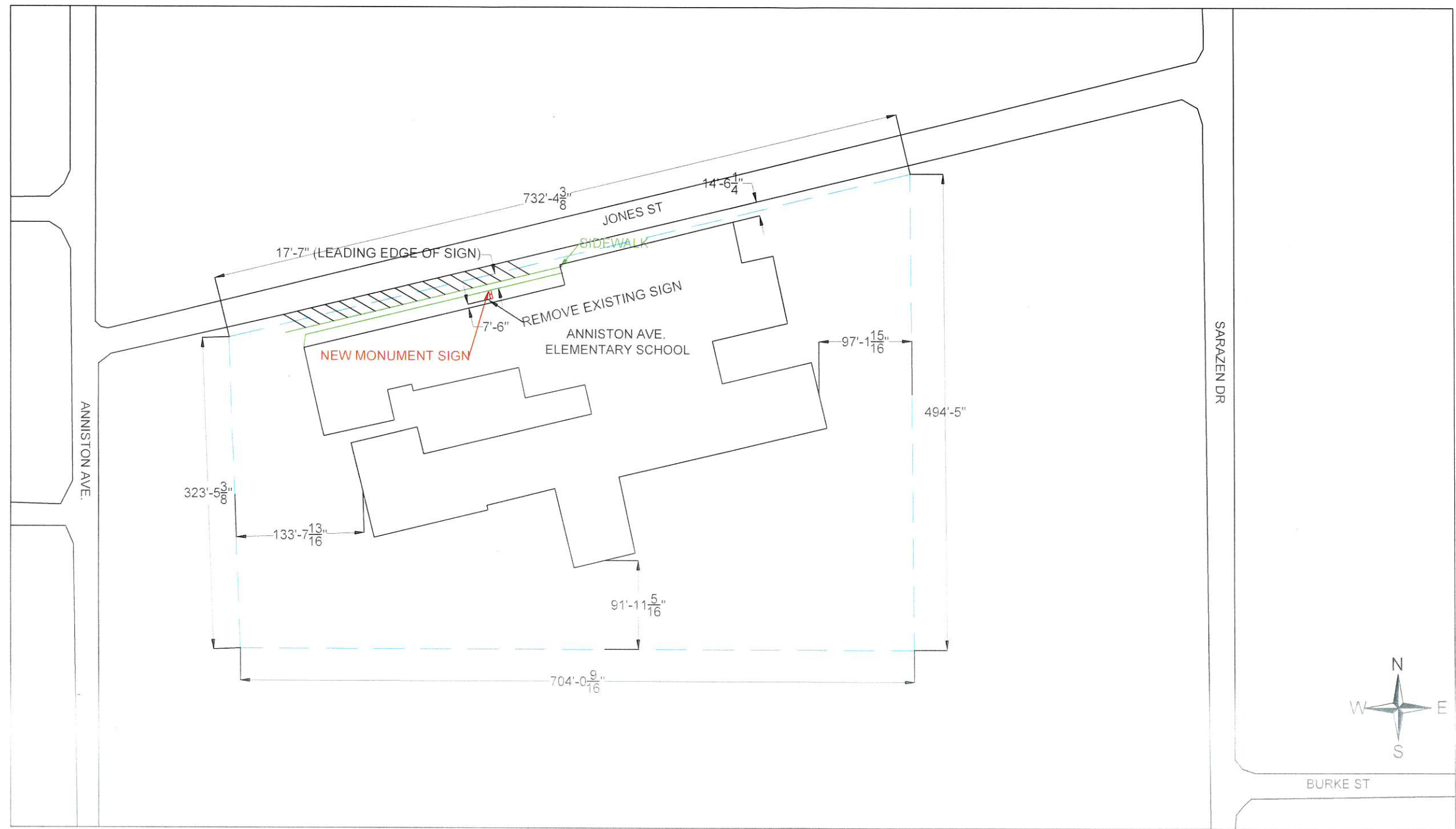
CUSTOMER: GULFPORT SCHOOLS	CUSTOMER # GUL108	DATE: 10/09/2024
LOCATION: GULFPORT, MS	PM: B.B. SALES: C.H.	PRIMARY DESIGNER: T. Burch
REVISION: NO REVISIONS.		CURRENT DESIGNER:
CUSTOMER APPROVAL:		APPROVAL DATE:



THIS CONCEPT IS SOLELY THE PROPERTY OF MUNN ENTERPRISES, INC., AND MAY NOT BE USED, REPRODUCED, COPIED, EXHIBITED, ALTERED, OR DISTRIBUTED IN ANY MANNER.

Be Bold in a Visual World
601.264.7446 • MunnEnterprises.com





REV.

	MUNN ENTERPRISES, INC. 7712 Hwy 49 North, Hattiesburg, MS 601-264-7446		SOUTHERN SIGN SPECIALISTS
DWG. BY: LANDON TRIGG	WORK ORDER # -16285	LOCATION: ANNISTON AVE ELEMENTARY SCHOOL 2314 JONES ST GULFPORT, MS 39507	
DATE: 10/18/24	SALESMAN: C.H.		
CUSTOMER: GULFPORT SCHOOLS			
PROPERTY OF MUNN ENTERPRISES, INC. — NOT TO BE DUPLICATED			

APPROVED BY:
DATE APPROVED:
DRAWINGNAME:
G.S.D
SITE PLAN
1

REV.

BILL OF MATERIALS

ITEM #	ITEM DESCRIPTION	QTY.	TOTAL FT.
A	Ø8 ⁵ / ₈ " X .375T STEEL POLE	N/A	15'-0"
B	1 ¹ / ₂ " X 1 ¹ / ₂ " X ³ / ₁₆ "T STEEL ANGLE	N/A	27'-6"
C	2" X 1" X ¹ / ₈ "T ALUM.SQ. TUBING	N/A	50'-0"
D	1" X 1" X ¹ / ₈ "T ALUM.SQ. TUBING	N/A	82'-0"
E	1 ¹ / ₂ " X 1 ¹ / ₂ " X ¹ / ₈ "T ALUM ANGLE	N/A	17'-0"
F	2" X ¹ / ₄ "T STEEL FLAT-BAR	N/A	6'-6"
G	12"X12"X ¹ / ₂ "T STEEL PLATE	2	N/A

CUT SHEET

ITEM #	ITEM DESCRIPTION	QTY.	LENGTH(ARCH.)	LENGTH(DEC.)	CUT TYPE
1	Ø8 ⁵ / ₈ " X .375T STEEL POLE	1	10'-1 1/4"	121.2500	90°/90°
2	Ø8 ⁵ / ₈ " X .375T STEEL POLE	1	4'- 6 1/2"	54.5000	90°/90°
3	1 ¹ / ₂ " X 1 ¹ / ₂ " X ³ / ₁₆ "T STEEL ANGLE	4	4'-0"	48.0000	90°/90°
4	1 ¹ / ₂ " X 1 ¹ / ₂ " X ³ / ₁₆ "T STEEL ANGLE	4	2'-0"	24.0000	90°/90°
5	1 ¹ / ₂ " X 1 ¹ / ₂ " X ³ / ₁₆ "T STEEL ANGLE	4	0'-9 1/8"	9.1250	90°/90°
6	2" X 1" X ¹ / ₈ "T ALUM.SQ. TUBING	4	2'-9 11/16"	33.6875	90°/90°
7	2" X 1" X ¹ / ₈ "T ALUM.SQ. TUBING	2	7'-11 1/2"	95.5000	90°/90°
8	2" X 1" X ¹ / ₈ "T ALUM.SQ. TUBING	10	1'-10"	22.0000	90°/90°
9	2" X 1" X ¹ / ₈ "T ALUM.SQ. TUBING	4	0'-9 5/8"	9.6250	90°/90°
10	1" X 1" X ¹ / ₈ "T ALUM.SQ. TUBING	8	1'-10"	22.0000	90°/90°
11	1" X 1" X ¹ / ₈ "T ALUM.SQ. TUBING	4	0'-4 7/8"	4.8750	60°/57°
12	1" X 1" X ¹ / ₈ "T ALUM.SQ. TUBING	4	1'-6 3/4"	18.7500	90°/90°
13	1" X 1" X ¹ / ₈ "T ALUM.SQ. TUBING	4	1'-0 9/16"	12.5625	SHOP FIT
11	1" X 1" X ¹ / ₈ "T ALUM.SQ. TUBING	2	3'-2 7/8"	38.8750	SHOP FIT
15	1 ¹ / ₂ " X 1 ¹ / ₂ " X ¹ / ₈ "T ALUM ANGLE	4	4'-1 1/2"	49.5000	90°/90°
16	2" X ¹ / ₄ "T STEEL FLAT-BAR	8	0'-9 1/8"	9.1250	90°/90°

SOUTHERN
SIGN
SPECIALISTS

MUNN ENTERPRISES, INC.
7712 Hwy 49 North, Hattiesburg, MS



LOCATION:
ANNISTON AVE. ELEMENTARY
2314 JONES STREET
GULFPORT, MS 39507

WORK ORDER #16285

SALESMAN C.H.

CUSTOMER: GULFPORT SCHOOLS

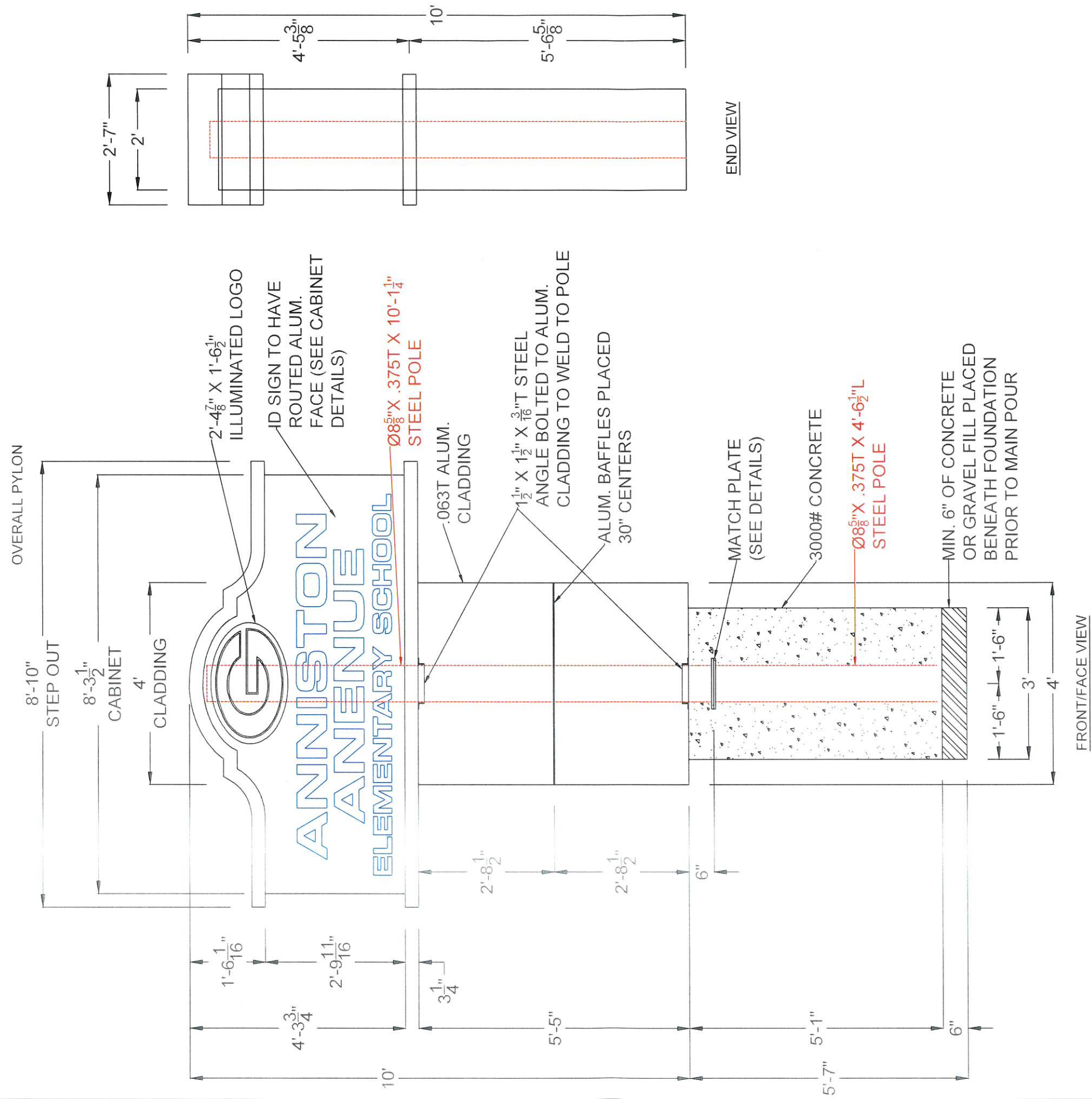
PROPERTY OF MUNN ENTERPRISES, INC. - NOT TO BE DUPLICATED

APPROVED BY:

DATE APPROVED:

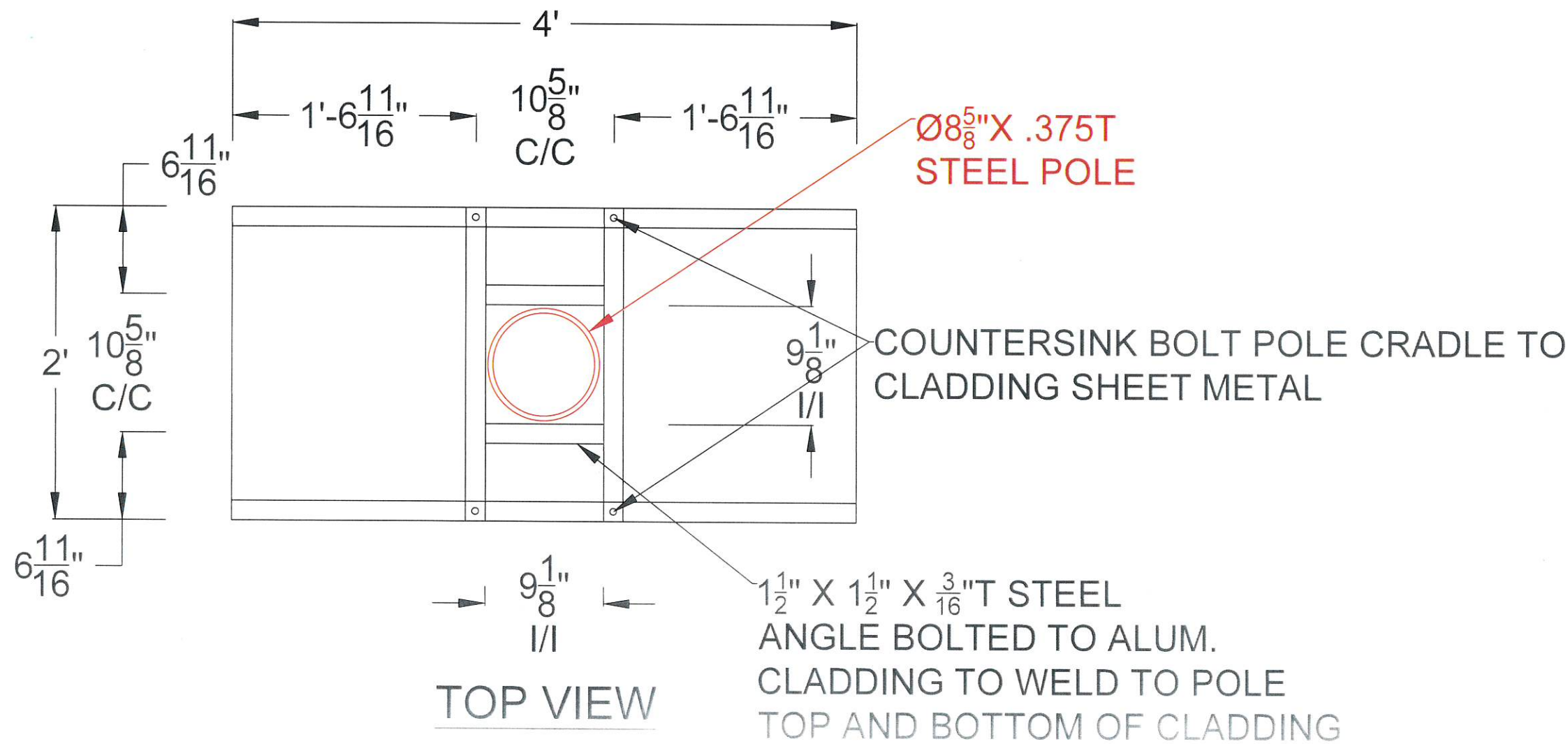
DRAWINGNAME:

ANNISTON
MONUMENT
BOM



APPROVED BY:		DATE APPROVED:		DRAWINGNAME: ANNISTON MONUMENT	
1				1	
MUNN ENTERPRISES, INC.		SOUTHERN SIGN SPECIALISTS		LOCATION: ANNISTON AVE. ELEMENTARY 2314 JONES STREET GULFPORT, MS 39507	
7712 Hwy 49 North, Hattiesburg, MS 601-264-7446		WORK ORDER #16285		SALESMAN C.H.	
DWG. BY: LANDON TRIGG		DATE: 10/15/24		CUSTOMER: GULFPORT SCHOOLS	
PROPERTY OF MUNN ENTERPRISES, INC. - NOT TO BE DUPLICATED					

CLADDING DETAIL

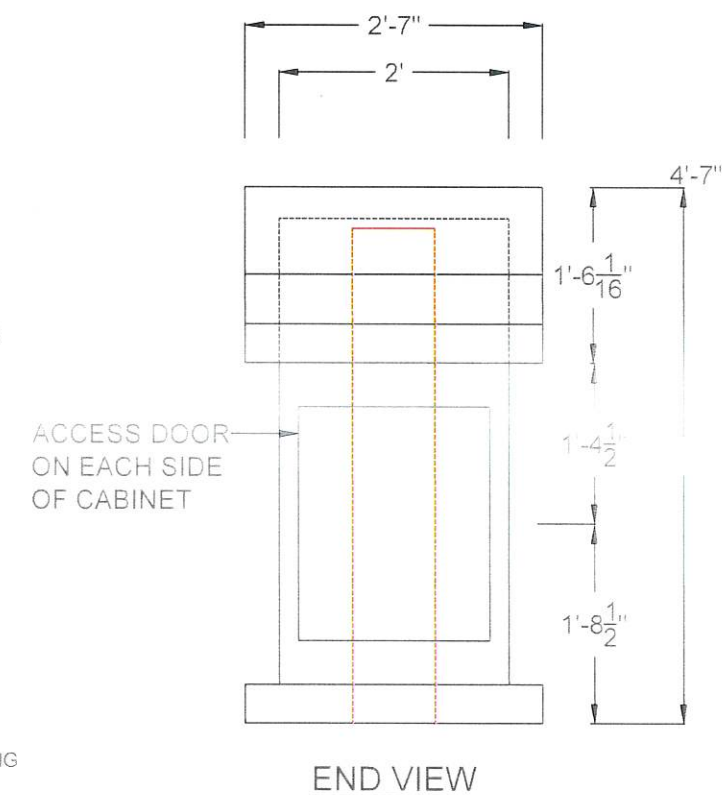
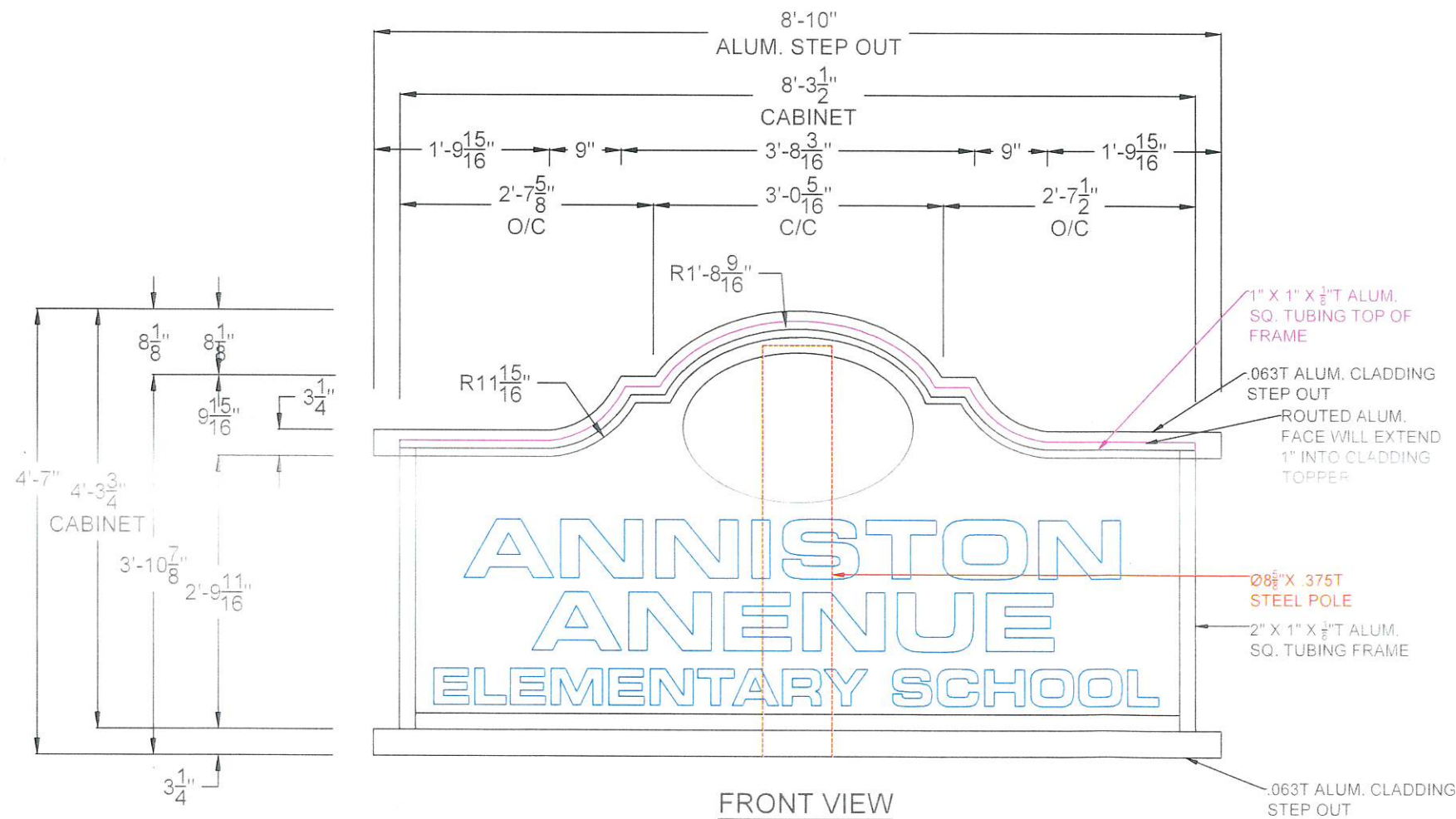
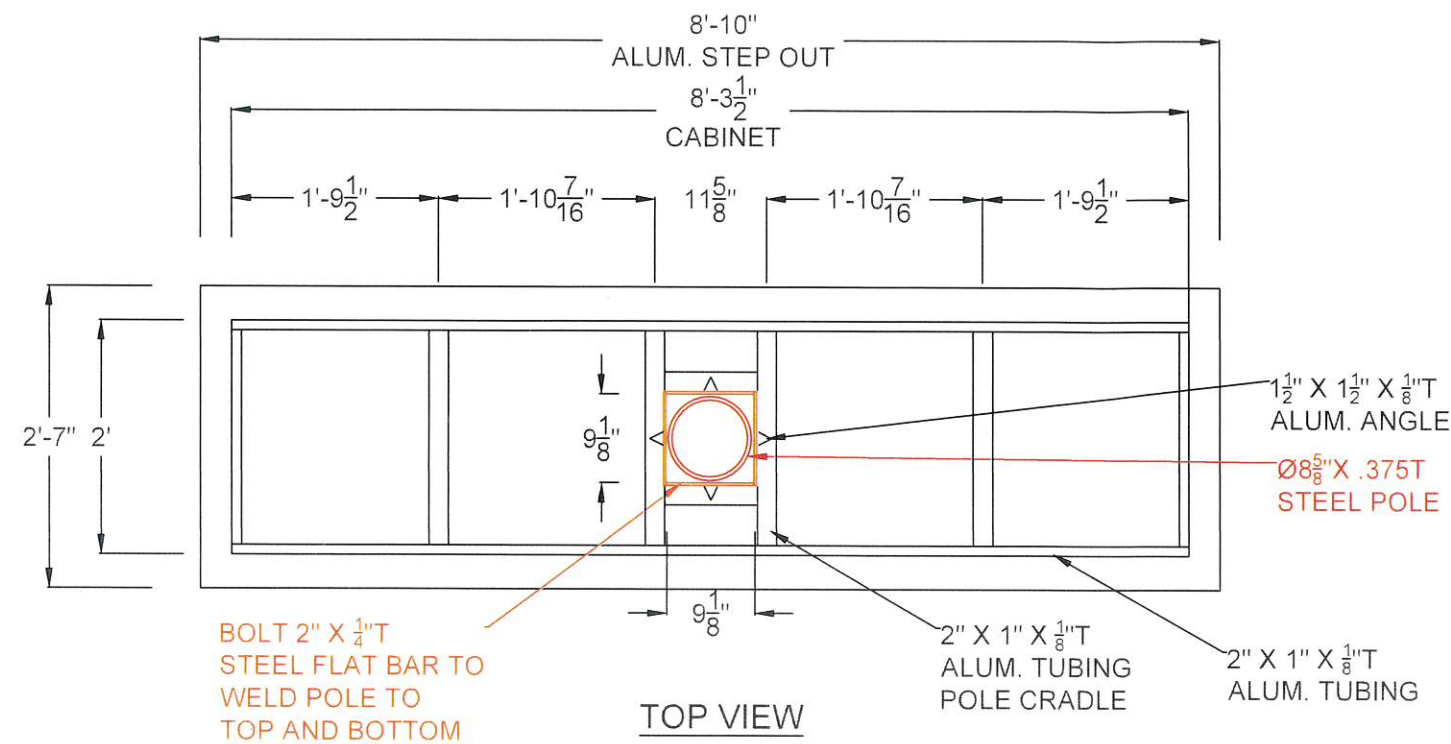


REV.

	MUNN ENTERPRISES, INC. 7712 Hwy 49 North, Hattiesburg, MS 39401 601-264-7446		SOUTHERN SIGN SPECIALISTS
	DWG. BY: LONDON TRIGG DATE: 10/15/24 CUSTOMER: GULFPORT SCHOOLS	WORK ORDER #16285 SALESMAN C.H. PROPERTY OF MUNN ENTERPRISES, INC. - NOT TO BE DUPLICATED	LOCATION: ANNISTON AVE. ELEMENTARY 2314 JONES STREET GULFPORT, MS 39507

APPROVED BY:
DATE APPROVED:
DRAWINGNAME: ANNISTON MONUMENT
2

CABINET DETAILS



REV.

SOUTHERN SIGN SPECIALISTS

MUNN ENTERPRISES, INC.
7712 Hwy 49 North, Hattiesburg, MS

MUNN Enterprises

APPROVED BY:

DATE APPROVED:

DRAWINGNAME:
ANNISTON MONUMENT

3

LOCATION:
ANNISTON AVE. ELEMENTARY
2314 JONES STREET
GULFPORT, MS 39507

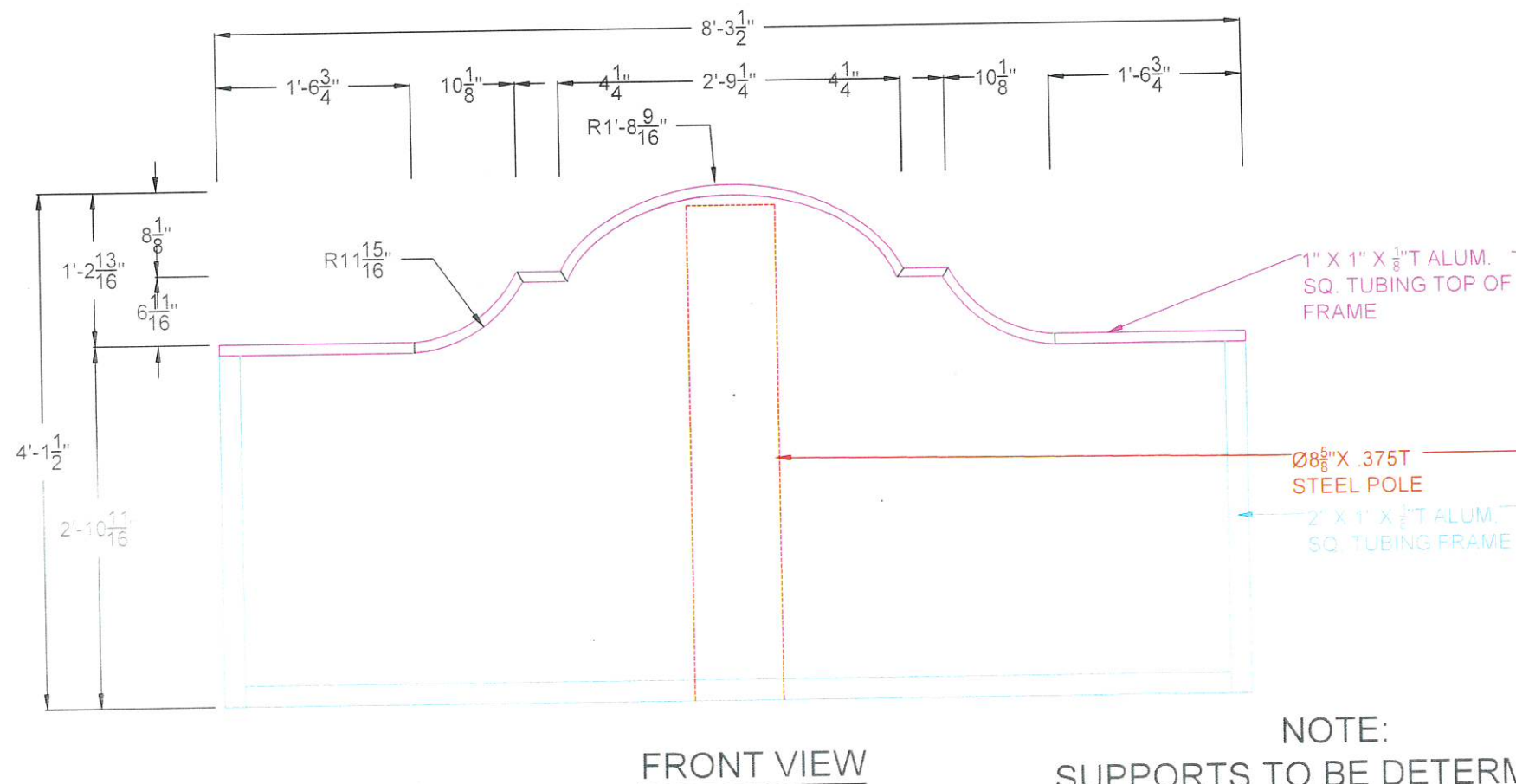
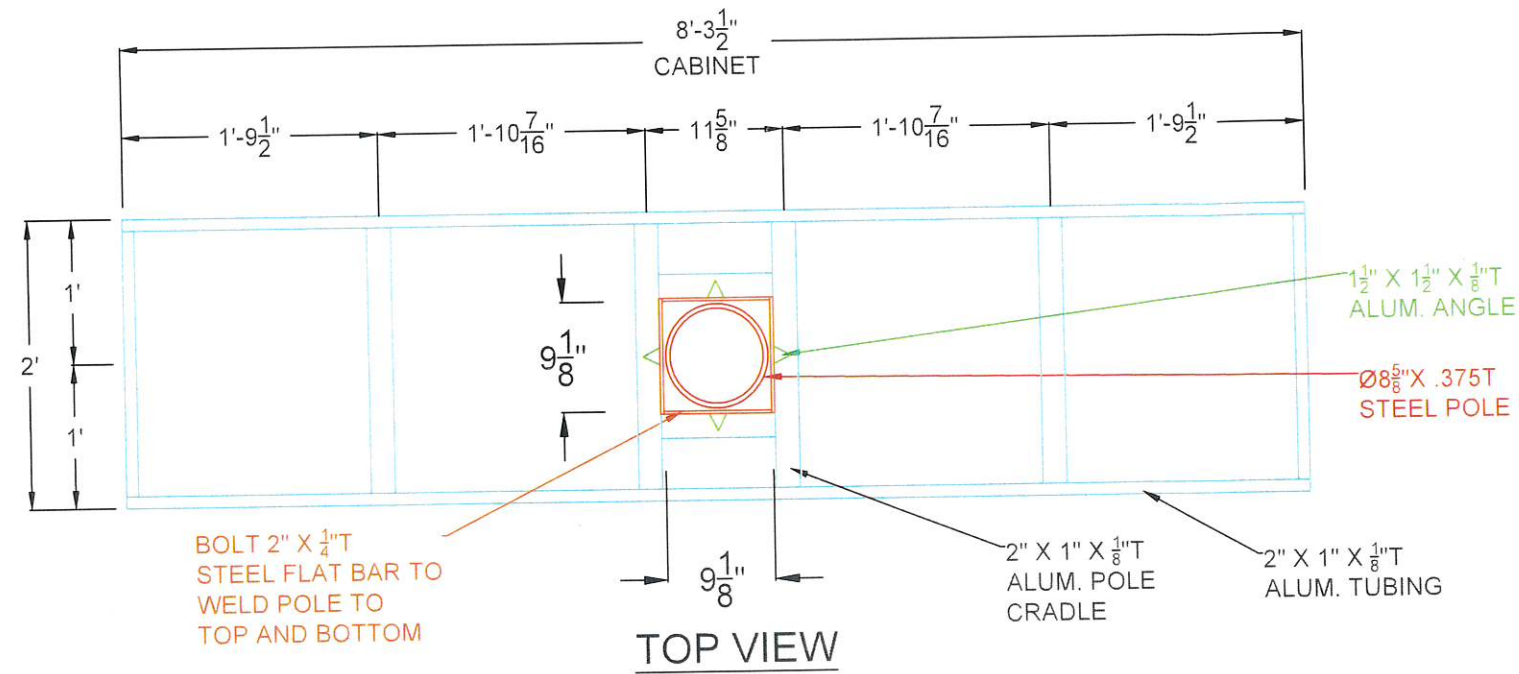
WORK ORDER #16285

SALESMAN C.H.

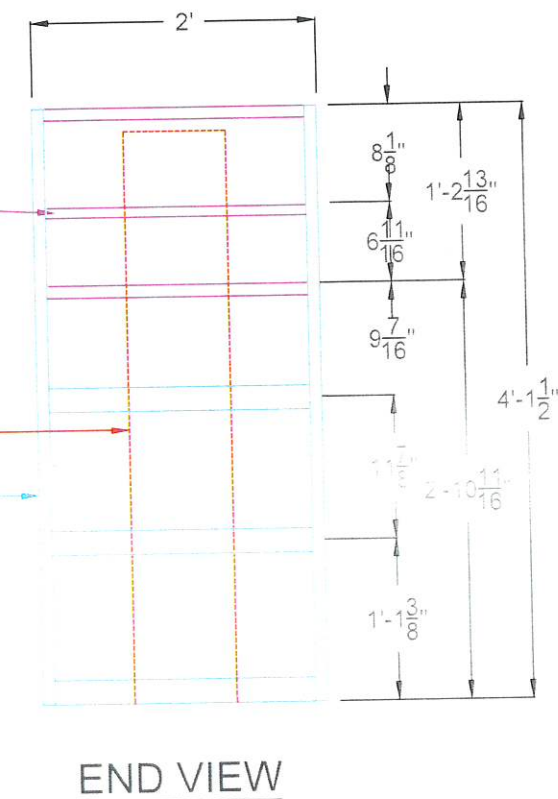
DATE: 10/15/24
CUSTOMER: GULFPORT SCHOOLS

PROPERTY OF MUNN ENTERPRISES, INC. - NOT TO BE DUPLICATED

CABINET FRAME DETAILS



NOTE:
SUPPORTS TO BE DETERMINED
AFTER ROUTED FACES ARE DONE



REV.

SOUTHERN
SIGN
SPECIALISTS

MUNN ENTERPRISES, INC.
7712 Hwy 49 North, Hattiesburg, MS
601-264-7446

MUNN
Enterprises

LOCATION:
ANNISTON AVE. ELEMENTARY
2314 JONES STREET
GULFPORT, MS 39507

WORK ORDER #16285

SALESMAN C.H.

CUSTOMER: GULFPORT SCHOOLS

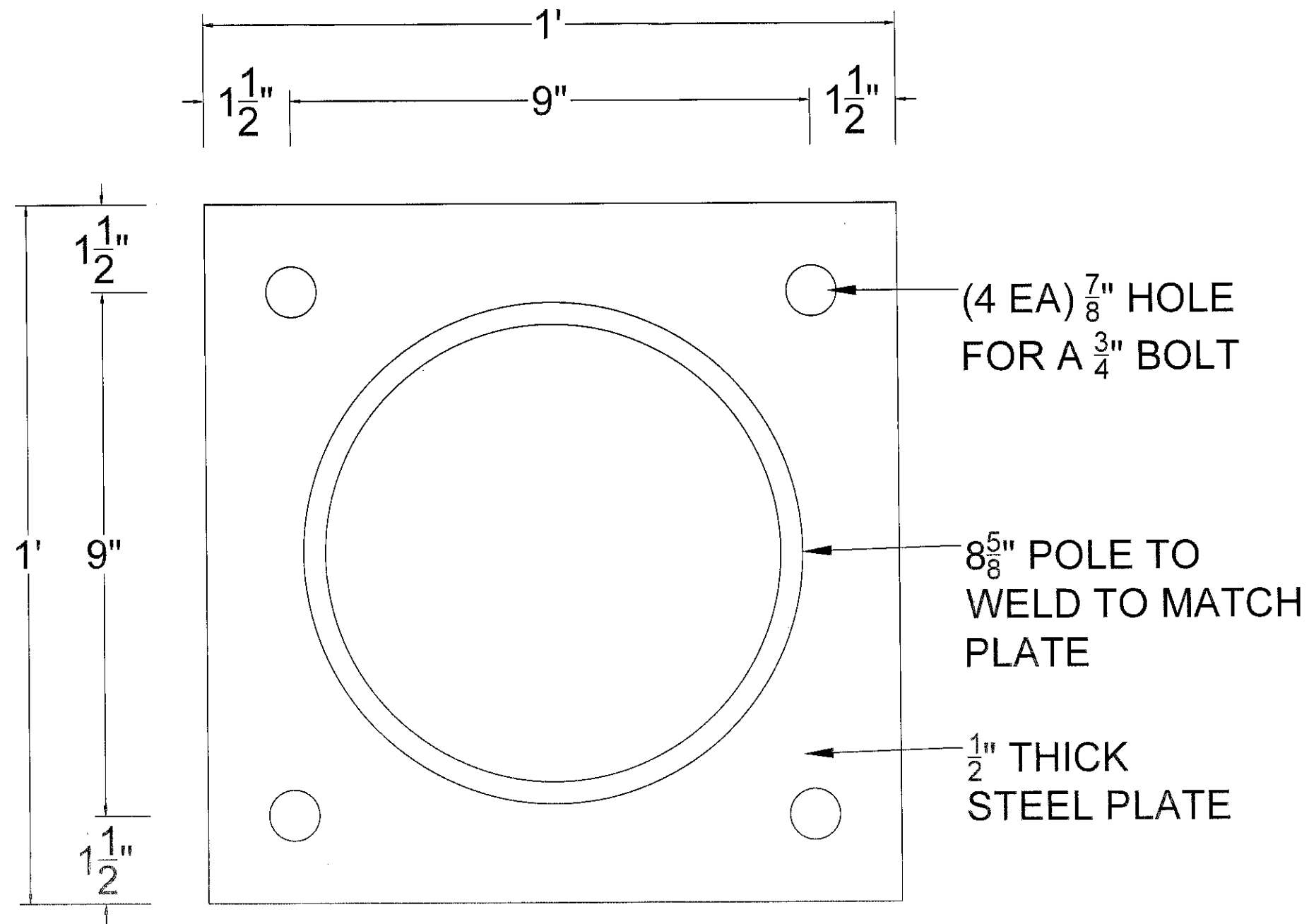
PROPERTY OF MUNN ENTERPRISES, INC. - NOT TO BE DUPLICATED

APPROVED BY:

DATE APPROVED:

DRAWINGNAME:
ANNISTON
MONUMENT

MATCH PLATE DETAILS



TOP PLATE

NOTE: 2 REQ.

REV.

SOUTHERN
SIGN
SPECIALISTS

MUNN ENTERPRISES, INC.
7712 Hwy 49 North, Hattiesburg, MS

MUNN
Enterprises

LOCATION:
ANNISTON AVE. ELEMENTARY
2314 JONES STREET
GULFPORT, MS 39507

DWG. BY: LONDON TRIGG WORK ORDER #16285

DATE: 10/15/24 SALESMAN C.H.

CUSTOMER: GULFPORT SCHOOLS

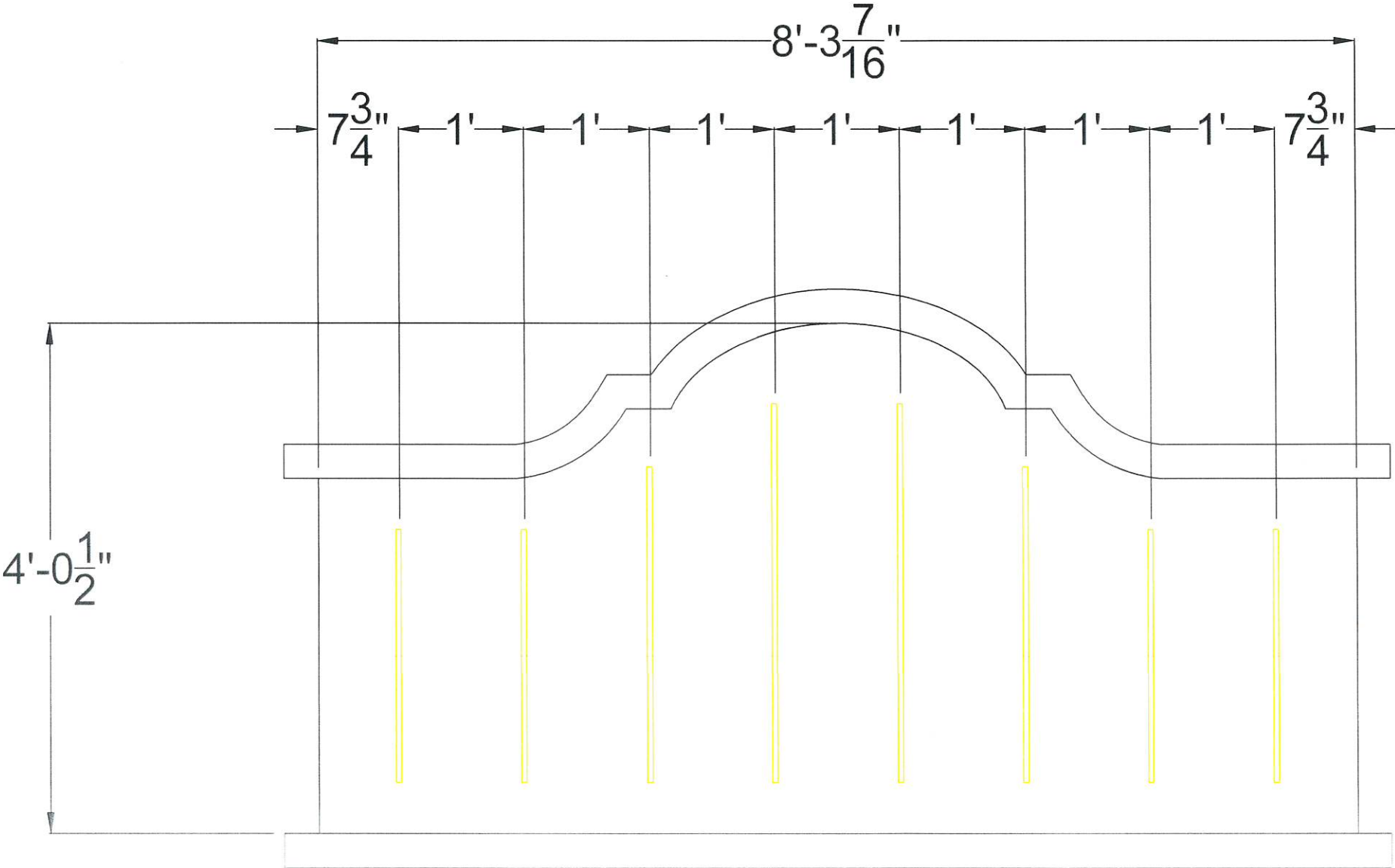
PROPERTY OF MUNN ENTERPRISES, INC. - NOT TO BE DUPLICATED

APPROVED BY:

DATE APPROVED:

DRAWINGNAME:
ANNISTON
MONUMENT

ELECTRICAL LAYOUT



FRONT/FACE VIEW

- (4) 24" TAP OUT STIKS DOUBLE SIDED
- (2) 30" TAP OUT STIKS DOUBLE SIDED
- (2) 36" TAP OUT STIKS DOUBLE SIDED
- (16) MOUNTING BRACKETS
- (3) 60W POWER SUPPLIES
- CABINET DEPTH: 24"

ELECTRICAL SPECS.
3 EA. 60W POWER SUPPLY (P-OH060-12-EC-T)
-3.3 AMPS @ 120 VAC
OR
-1.35 AMPS @ 277 VAC
-1-20 AMP CIRCUIT

REV.

 MUNN ENTERPRISES, INC. 7712 Hwy 49 North, Hattiesburg, MS 601-264-7446	SOUTHERN SIGN SPECIALISTS	
	LOCATION: ANNISTON AVE. ELEMENTARY 2314 JONES STREET GULFPORT, MS 39507	
DWG. BY: LANDON TRIGG	WORK ORDER #16285	
DATE: 10/15/24	SALESMAN C.H.	
CUSTOMER: GULFPORT SCHOOLS		
PROPERTY OF MUNN ENTERPRISES, INC. - NOT TO BE DUPLICATED		

APPROVED BY:
DATE APPROVED:
DRAWINGNAME: ANNISTON MONUMENT
6



Parrell Blvd

N3 Automotive Detailing

Jones St

Sarazen Dr

Anniston Avenue Elementary School

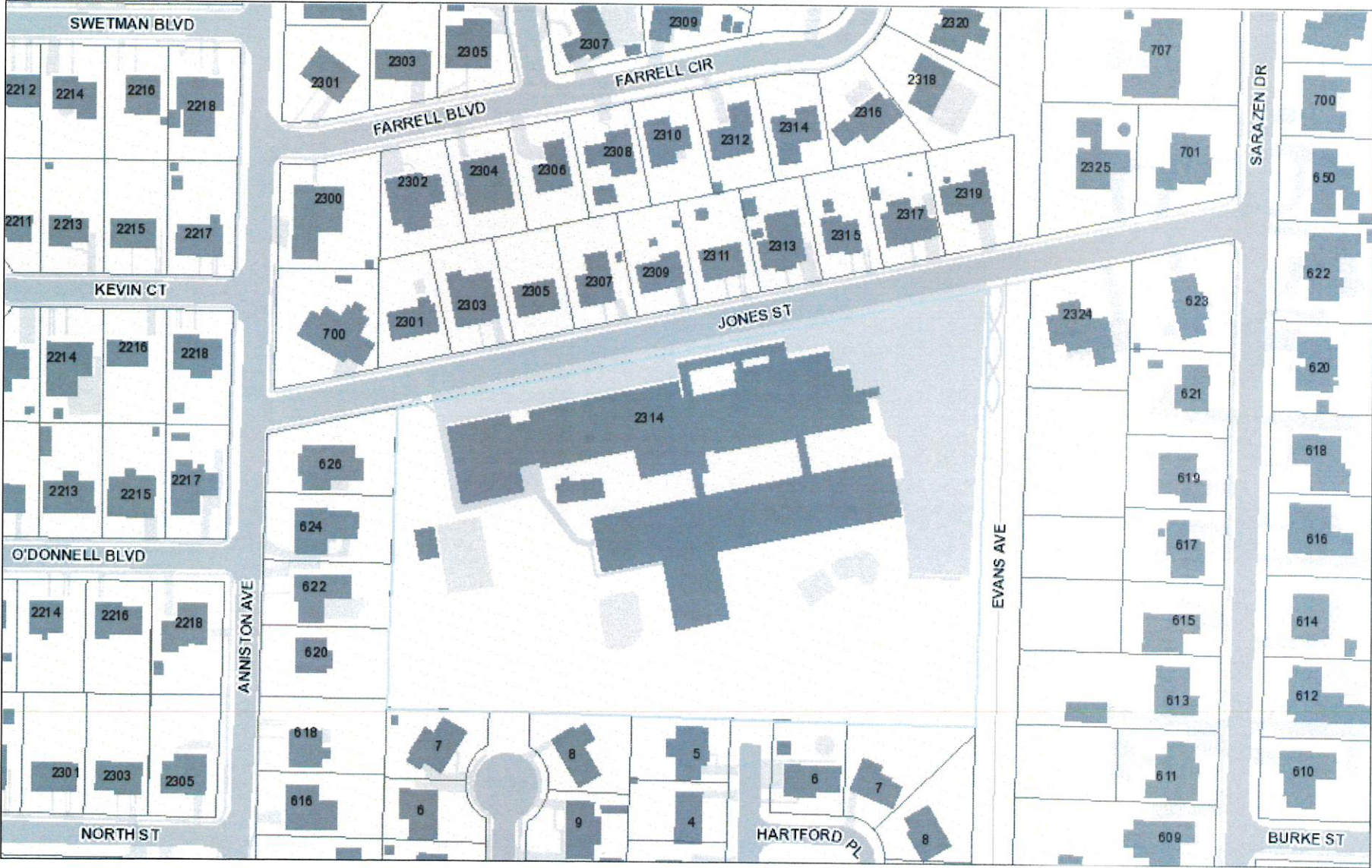
2314 Jones St

Anniston Ave



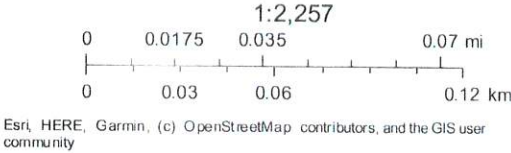


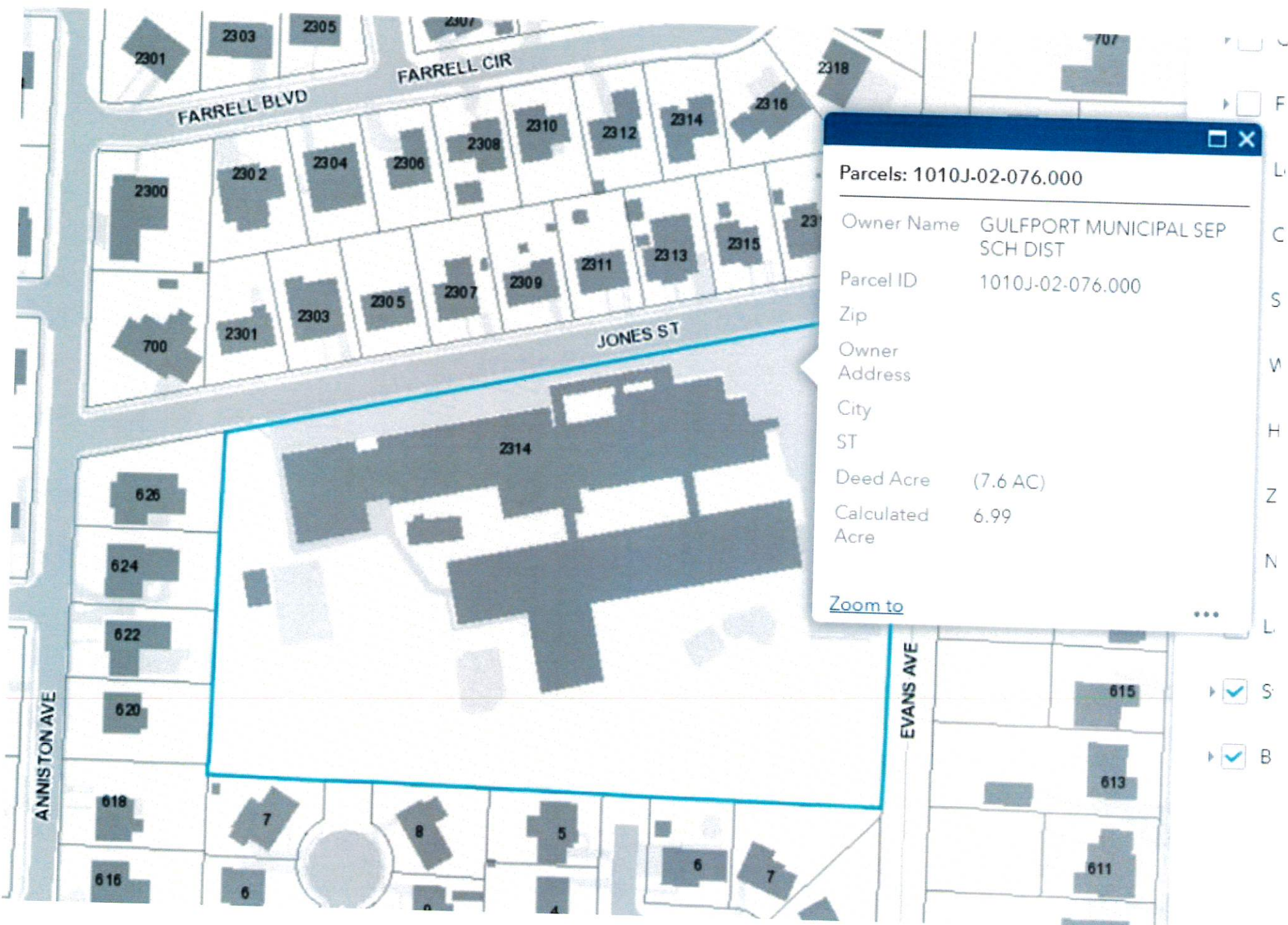
Gulfport Online Atlas

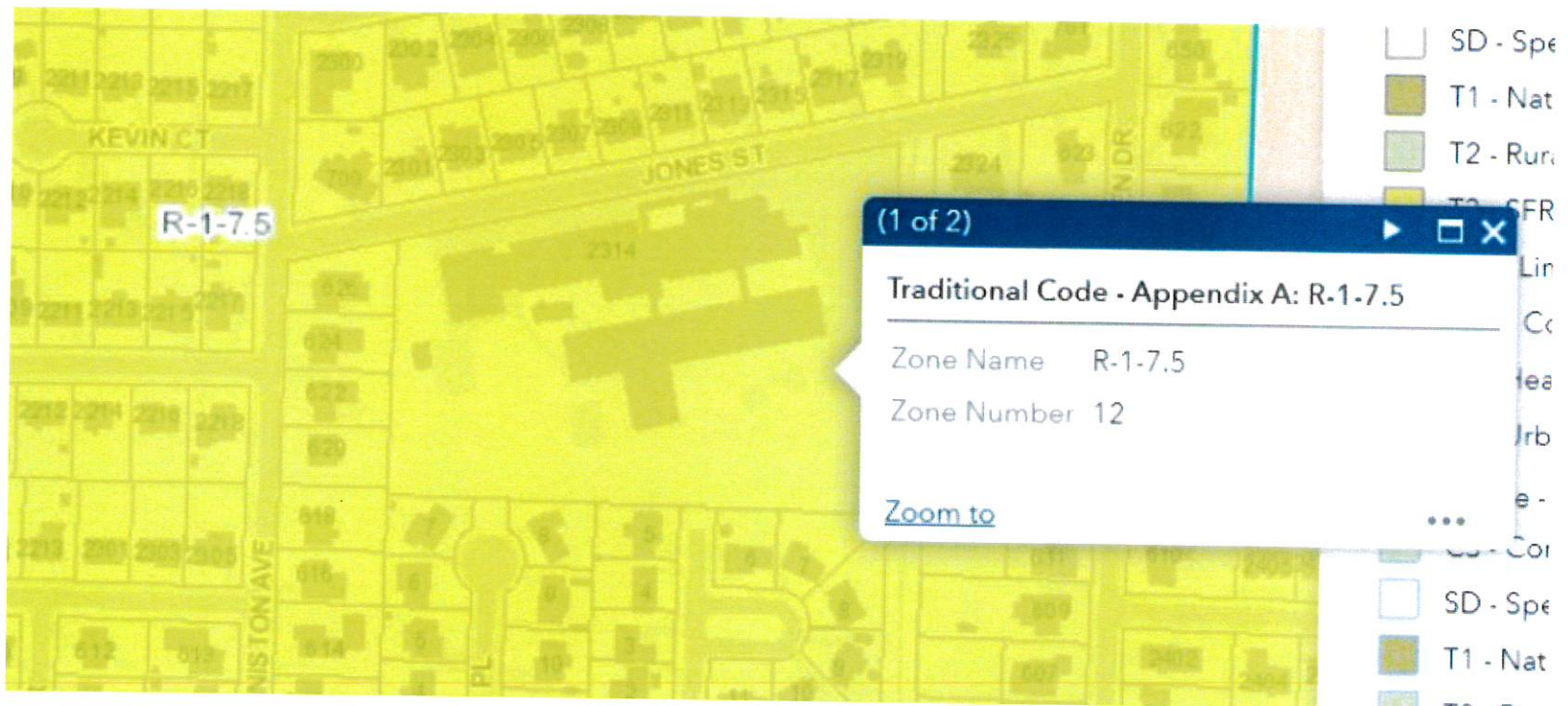


October 14, 2024

- | | | | |
|-----------------------|--------------------|----------------|-----------|
| Streets | Interstate Highway | Minor Arterial | Parcels |
| County Streets | Principal Arterial | Military | Buildings |
| <all other values> | Collector | Address Points | |







Anniston Avenue
Elementary School

STATE OF MISSISSIPPI

COUNTY OF HARRISON

WARRANTY DEED



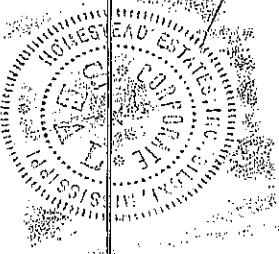
For and in consideration of EIGHTEEN THOUSAND
TWO HUNDRED TWENTY FIVE AND NO/100 (\$18,225.00) DOLLARS, cash in hand
paid, receipt of which is hereby acknowledged, HOMESTEAD ESTATES,
INC., a Mississippi corporation, acting herein by its duly
authorized President, Paul J. Collins, and Secretary, Francis X.
Collins, does hereby sell, convey and warrant, subject to ad valorem
taxes for the year 1961, and the remaining affect of certain
restrictions found in contracts of purchase between Great Southern
Development Company, Inc. and Homestead Estates, Inc., unto
JAMES S. EATON, C. A. RAPE, MRS. CHARLES R. STOREY, A. L.
GREEN, and GEORGE M. OWEN, Trustees of the GULFPORT MUNICIPAL
SEPARATE SCHOOL DISTRICT OF HARRISON COUNTY, MISSISSIPPI, and their
successors in office as such, for use as a school and other related
facilities, the following described property, lying and being situate
in Harrison County, Mississippi, to-wit:

Lots 20 to 26, inclusive, Block 7;
Lots 20 to 27, inclusive, Block 3;
Lots 1 to 8, inclusive, Block 3;
Lots 1 to 9, inclusive, Block 4;
Lots 19 to 28, inclusive, Block 4, Great Southern
Golf Estates, Unit 1, according to the map or plat of
said subdivision on file and of record in Plat Book 20,
at page 16 of the Records of Plats on file and of
record in the office of the Chancery Clerk of Harrison
County, Mississippi.

This property formerly was subject to restrictive
covenants dated September 14, 1960, recorded in Book 468, in Pages
521-25, which have been lawfully amended with reference to the above
described property for use for school purposes, by amendment dated

June 16, 1961, executed by Homestead Estates, Inc. and Great Southern Development Company, Inc.

WITNESS THE SIGNATURE AND SEAL OF HOMESTEAD ESTATES, INC. BY ITS DULY AUTHORIZED OFFICERS, THIS 31 DAY OF July, A.D., 1961.



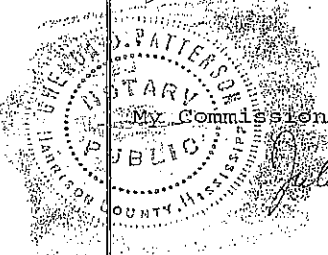
HOMESTEAD ESTATES, INC.

BY: Paul J. Collins
Paul J. Collins, President
Francis X. Collins
Francis X. Collins, Secretary

STATE OF MISSISSIPPI
COUNTY OF HARRISON

Personally appeared before me, the undersigned authority, a Notary Public in and for the above County and State, the within named PAUL J. COLLINS and FRANCIS X. COLLINS, respectively, the President and Secretary of Homestead Estates, Inc., who acknowledged that with due authority of the Board of Directors, and for and on behalf of said corporation, and in their official capacities, they signed, sealed and delivered the above and foregoing instrument of writing on the day and date thereof, and as the act and deed of said corporation.

WITNESS MY HAND AND SEAL OF OFFICE THIS 31st DAY OF July, A.D., 1961.



Laverda D. Patterson
NOTARY PUBLIC

My Commission Expires:

July 15, 1963

-2-

Filing .05
600 words 90
Certificate .50
Indexing

COMMERCIAL PRINTING CO.

STATE OF MISSISSIPPI, COUNTY OF HARRISON:

I, C. J. Darby, Clerk of the Chancery Court of said County and State, certify that the instrument of which the foregoing is a record was delivered to me to be recorded at 1:20 o'clock P. M. on the 31st day of July, 1961 and recorded Aug 20th, 1961.

C. J. Darby, Clerk,

None Notarized

LRMINQ01 APPRINQ45

LAND ROLL MAINTENANCE

LRWINQ01/HC

Library 2025

GULFPORT MUNICIPAL SEP SCH DIST

Parcel 1010J-02-076.000

PPIN 83724

Alt Parcel 1010J-02-076.000

Exempt Code 15 Tax District 5G

Subdivision 00249

GREAT SOUTHERN GOLF ESTATES UNIT 1

Neighborhood

C/S/Z

Sect/Twn/Rng 32 07 10 Blk 003 St 2314 JONES ST

Cls C-Acres C-Value U-Acres U-Value T-Acres Improved True Assessed

1

2

Homestead Type 1=065 2=DAV 3=DIS 4=Reg Reg

100

DAV

Mtg

Eligible for Class 1 N (Y/N)

New Value Added F-Fire 0-Override

Deed Ref.

Drainage Code Benefit Price Total

Deed Date

/ /

Roll: Page Line

Added

County 6964 4

By

City

Changed 6 29 2018

School

By RMB

Levee Benefits X .05 =

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

F3 For next record

LRMINQ01 APPRINQ45

LAND ROLL MAINTENANCE

LRWINQ02/HC

Parcel 1010J-02-076.000

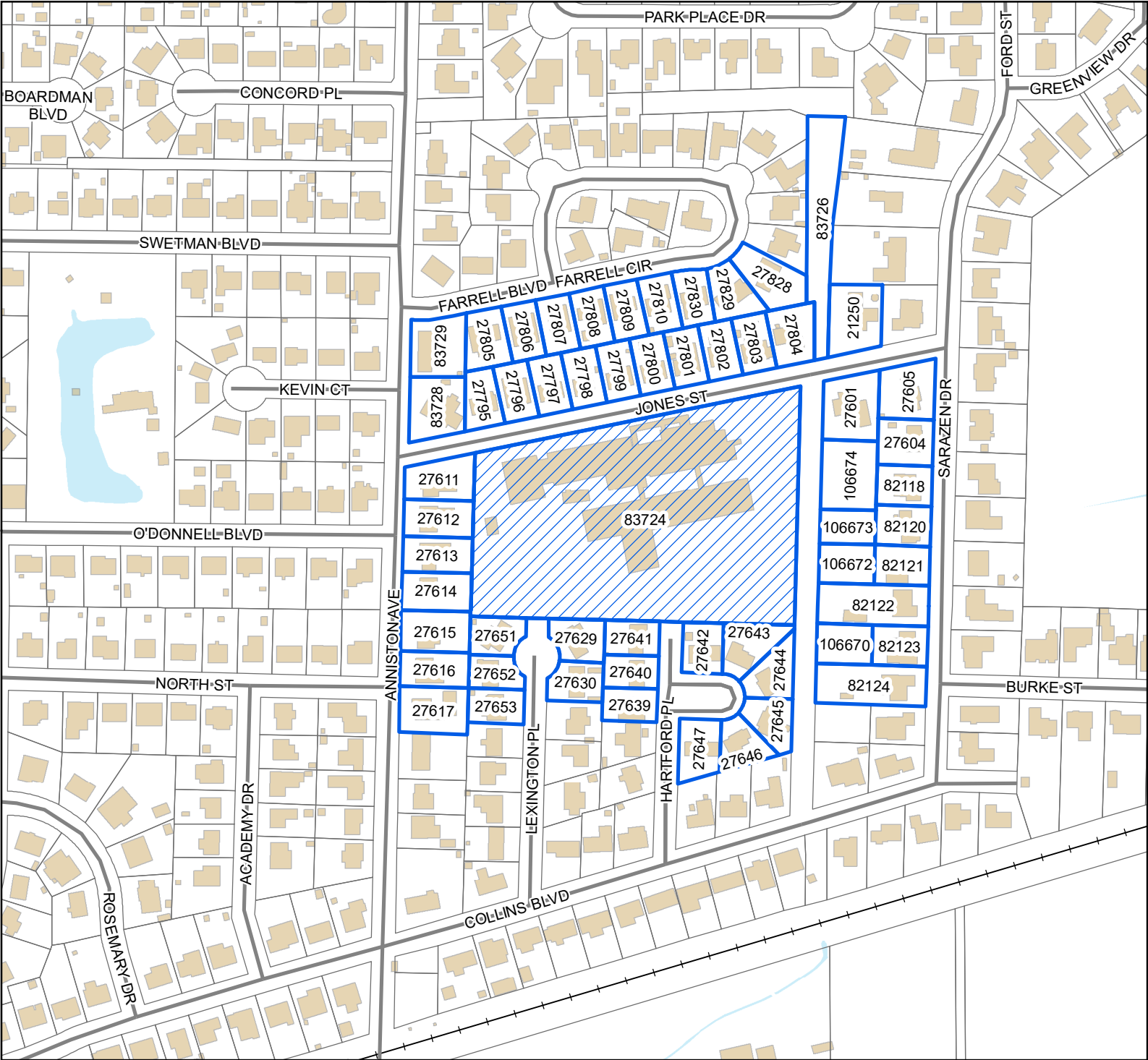
Library 2025

Legal Description LOTS 1 TO 8 & 20 TO 27 BLK 3 & LOTS
1 TO 9 & 19 TO 28 BLK 4 & LOTS 20
TO 26 BLK 7 & PART OF HOGAN AVE
VACATED GREAT SOUTHERN ESTATES #1

PPIN 83724

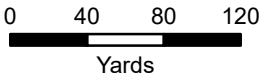
Page 1

F1-1ST LGL,F2-NXT LGL,F3-NXT PARCEL,F4-NAME,F7-DEED,F8-FLAG,F9-OPTION,F10-PRINT



Legend

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



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.

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
Y		1010J-02-076.000	GULFPORT SCHOOL DISTRICT (OWNER)	2001 PASS ROAD	GULFPORT	MS	39501
			MUNN ENTERPRISES, INC (AGENT)	7712 HIGHWAY 49 NORTH	HATTIESBURG	MS	39402
			Adjacent Property Owners (2411ARC048)				
	27629	1010O-01-028.000	SCAFIDI ALICE	8 LEXINGTON PL	GULFPORT	MS	39501
	27651	1010O-01-029.000	DRESBACK GRATIA L S -L/E-	7 LEXINGTON PLACE	GULFPORT	MS	39507
	83728	1010J-02-093.000	CLARK JO ANN	700 ANNISTON AVE	GULFPORT	MS	39507
	27644	1010O-01-013.000	FREEMAN ELIJAH	8 HARTFORD PLACE	GULFPORT	MS	39507
	27642	1010O-01-015.000	WICHT ROBERT P II & RITA A	6 HARTFORD PLACE	GULFPORT	MS	39507
	82123	1010O-01-005.000	EDWARDS PATTY B	611 SARAZEN DR	GULFPORT	MS	39507
	27643	1010O-01-014.000	ANDERSON LINDA	7 HARTFORD PLACE	GULFPORT	MS	39507
N	83724	1010J-02-076.000	GULFPORT MUNICIPAL SEP SCH DIST				0
	27810	1010J-02-100.000	MCKISSICK CHRISTOPHER & JANELLE D	2312 FARRELL CIR	GULFPORT	MS	39507
	83726	1010J-02-082.000	AU JENNY XUAN	14081 MAGNOLIA ST SPC #155	WESTMINSTER	CA	92683
	21250	1010J-02-081.000	SMITH LINDA N	2325 JONES ST	GULFPORT	MS	39507
	27808	1010J-02-098.000	BROWN RANDY J & ALLISON C	2308 FARRELL CIR	GULFPORT	MS	39501
	27641	1010O-01-016.000	SOWERS TREVOR R & GUANXUAN CHEN	14335 DEDEAUX ROAD	GULFPORT	MS	39503
N	106670	1010O-01-006.003	EDWARDS PATTY B	611 SARAZEN DRIVE	GULFPORT	MS	39507
	82120	1010J-02-074.002	SUTHERLIN JOHN G & LUCY M	P O BOX 7035	GULFPORT	MS	39506
	83729	1010J-02-094.000	BOURGUETTS IRMA	2300 FARRELL BLVD	GULFPORT	MS	39507
	27612	1010J-02-079.000	LARSON ERIK K	624 ANNISTON AVE	GULFPORT	MS	39507
	27645	1010O-01-012.000	LC LLC	2060 BEACH BLVD UNIT 1206	BILOXI	MS	39531
	27830	1010J-02-101.000	KING MARY D	2314 FARRELL CIR	GULFPORT	MS	39507
	27805	1010J-02-095.000	MILLER CHRISTINE IRBY & JOSEPH R	2302 FARRELL BLVD	GULFPORT	MS	39507
	27803	1010J-02-084.000	WEILAND DENNIS L & LINDA S	2317 JONES ST	GULFPORT	MS	39501
	27801	1010J-02-086.000	HAWKINS ANGELA DIANE & SIMON JOHN S	2313 JONES ST	GULFPORT	MS	39507
	27640	1010O-01-017.000	FIELDS ANGELA S	4 HARTFORD PLACE	GULFPORT	MS	39507
	82124	1010O-01-005.001	GILL FRANCIS PETER JR & JUDITH A	609 SARAZEN DR	GULFPORT	MS	39507
	27798	1010J-02-089.000	A 2 PROPERTIES LLC	2641 PALMER DR	GULFPORT	MS	39507
	27802	1010J-02-085.000	WILLIAMS SHAUN	1654 HORSESHOE BEND TRAIL	COLLIERVILLE	TN	38017
	27604	1010J-02-073.000	KING RONNIE N & PATRICIA R	21 EAST PARK ST	GULFPORT	MS	39507
	27611	1010J-02-080.000	RHODES KRISTINNA F	626 ANNISTON AVE	GULFPORT	MS	39507
	27615	1010O-01-042.000	COAST PROPERTIES LLC	1447 E PASS RD	GULFPORT	MS	39507
	27647	1010O-01-010.000	WEBB CHARLES R	11 30TH ST	GULFPORT	MS	39507
	27630	1010O-01-027.000	EVERTON MURIEL	9 LEXINGTON PL	GULFPORT	MS	39507
	27799	1010J-02-088.000	WILLIAMS KEITH	2520 15TH AVE	GULFPORT	MS	39501
	27795	1010J-02-092.000	EILERMAN KEITH & JANET	& TERRY TOLAR	GULFPORT	MS	39503

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
	27807	1010J-02-097.000	SMITH JOSHUA MACKENZIE & EMILY S	2306 FARRELL BLVD	GULFPORT	MS	39503
	27804	1010J-02-083.000	YANES HARIM & CRISTINA G BAQUERO	2319 JONES STREET	GULFPORT	MS	39507
	27809	1010J-02-099.000	SAMEL MICHAEL	2310 FARRELL BLVD	GULFPORT	MS	39507
	27616	1010O-01-041.000	BODIE CHARLES E JR	#10 CONCORD PL	GULFPORT	MS	39507
	27653	1010O-01-031.000	LOVELL KATHRYN N & FRANK A & NANCY	5 LEXINGTON PL	GULFPORT	MS	39507
	106674	1010J-02-149.000	HARRISON CO HABITAT FOR HUMANITY	1400 LEGGETT DR	BILOXI	MS	39530
	27605	1010J-02-072.000	MARTIN CORY & MICHELLE	623 SARAZEN DRIVE	GULFPORT	MS	39507
	27800	1010J-02-087.000	HARRIS MILTON -TRUSTEE-	1501 BEACH BLVD	PASCAGOULA	MS	39567
	27601	1010J-02-075.000	LADNER JOE L	2324 JONES ST	GULFPORT	MS	39507
	27613	1010J-02-078.000	MARTIN AIMEE NICOLE	622 ANNISTON AVE	GULFPORT	MS	39507
N	106672	1010J-02-151.000	HARRISON CO HABITAT FOR HUMANITY	1400 LEGGETT DR	BILOXI	MS	39530
	82121	1010J-02-074.003	BREMENKAMP JOHN D & ROSE ANN	615 SARAZEN AVE	GULFPORT	MS	39507
	27652	1010O-01-030.000	RAINES DAVID S & ROSEMARY	12575 VILLAGE AVENUE WEST	BILOXI	MS	39532
	27829	1010J-02-102.000	ANDERSON ALAN S & AMANDA D	2316 FARRELL CIR	GULFPORT	MS	39507
	27796	1010J-02-091.000	PATRICKS JOHN J & SUSAN D	2303 JONES ST	GULFPORT	MS	39507
	82118	1010J-02-074.000	PATRICELLI VINCENT J & PATSY H	619 SARAZEN AVE	GULFPORT	MS	39507
	27646	1010O-01-011.000	KEY RICHARD	2024 E PASS RD	GULFPORT	MS	39507
	27617	1010O-01-040.000	FISH JAMES J & NANCY B -TRUSTEES-	180 ALLAN DR	GULFPORT	MS	39507
N	106673	1010J-02-150.000	HARRISON CO HABITAT FOR HUMANITY	1400 LEGGETT DR	BILOXI	MS	39530
	27806	1010J-02-096.000	JAYROE KIMBERLY	2304 FARRELL BLVD	GULFPORT	MS	39507
	27828	1010J-02-103.000	MORRIS WALTER K	P O BOX 7975	GULFPORT	MS	39506
	27797	1010J-02-090.000	HERNANDEZ OSLY Y	2305 JONES ST	GULFPORT	MS	39507
	27614	1010J-02-077.000	HALE DAVID	18483 BERT DEDEAUX RD	SAUCIER	MS	39574
	27639	1010O-01-018.000	FORD BENJAMIN RUSSELL	3 HARTFORD PLACE	GULFPORT	MS	39507
	82122	1010J-02-074.004	LOFLIN HARLAN S & JANE M AKA B-L/E-	613 SARAZEN AVE	GULFPORT	MS	39507



URBAN DEVELOPMENT DEPARTMENT | PLANNING & ZONING

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

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

ARCHITECTURAL REVIEW COMMITTEE CASE # 2025-113

Hearing Date: Thursday, November 14, 2024

Architectural Review Committee 2411ARC049: Architectural Review Committee 2411ARC049, by agent Munn Enterprises, seeking approval for a new freestanding ground sign, Tax Parcel 0910B-04-024.000, 4898 Washington Avenue, Zoned R-1-7.5 (Single-Family), Ward 4

Technical Report

ARCHITECTURAL REVIEW COMMITTEE

GENERAL INFORMATION

Case File Number: 2411ARC049

Hearing Date: November 14, 2024

Current Zoning/Use: R-1-7.5 / Elementary School

Legal: Architectural Review 2411ARC049, by agent Munn Enterprises, seeking approval for a new freestanding ground sign, Tax Parcel 0910B-04-024.000 4898 Washington Avenue, Zoned R-1-7.5 (Single-Family), Ward 4

TECHNICAL DETAILS

The applicant is seeking approval for their proposed freestanding ground sign for the Bayou View Elementary School. While the proposed sign meets the required setbacks from the property lines, and the copy area requirements, they do not meet the design standards for landscaping or the decorative buttress. The applicant has provided a statement, and illustrations, showing how the proposed design is uniform with other existing ground signs for other Gulfport School District Schools. This board does have authority to grant waivers from the design standards based on listed hardships. While the provided statement does not list a hardship, had this board existed during 2020-2021, the signs it mentions would have had to have gone through this board for approval and had been able to request the same waivers from the design standards. The proposed sign would be in harmony with what is existing.

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

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

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

EXECUTIVE SUMMARY

The applicant is seeking for a proposed freestanding sign for one of Gulfport's schools. While the proposed sign meets requirements for setbacks and copy area, it does not meet the design

Technical Report

ARCHITECTURAL REVIEW COMMITTEE

standards for new ground signs regarding the decorative buttress and landscaping. The applicant has provided a statement explaining, and illustrations showing, how the proposed sign is uniform with other existing ground sign for other Gulfport schools. This board does have the authority to grant waivers from the design standards based off of hardships. While the provided statement does not list a hardship, should this board had been existed around 2020-2021, the existing signs mentioned in the statement would have had to gone before this board for approval and would have been able to request the same waivers. The proposed signs would be in harmony with what is existing.

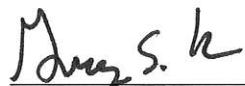
The applicant is seeking for a proposed freestanding sign for one of Gulfport's schools. While the proposed sign meets requirements for setbacks and copy area, it does not meet the design standards for new ground signs regarding the decorative buttress and landscaping. The applicant has provided a statement explaining, and illustrations showing, how the proposed sign is uniform with other existing ground sign for other Gulfport schools. This board does have the authority to grant waivers from the design standards based off of hardships. While the provided statement does not list a hardship, should this board had been existed around 2020-2021, the existing signs mentioned in the statement would have had to gone before this board for approval and would have been able to request the same waivers. The proposed signs would be in harmony with what is existing.

DEPARTMENTAL CONDITIONS

1. Approval allows for sign as proposed

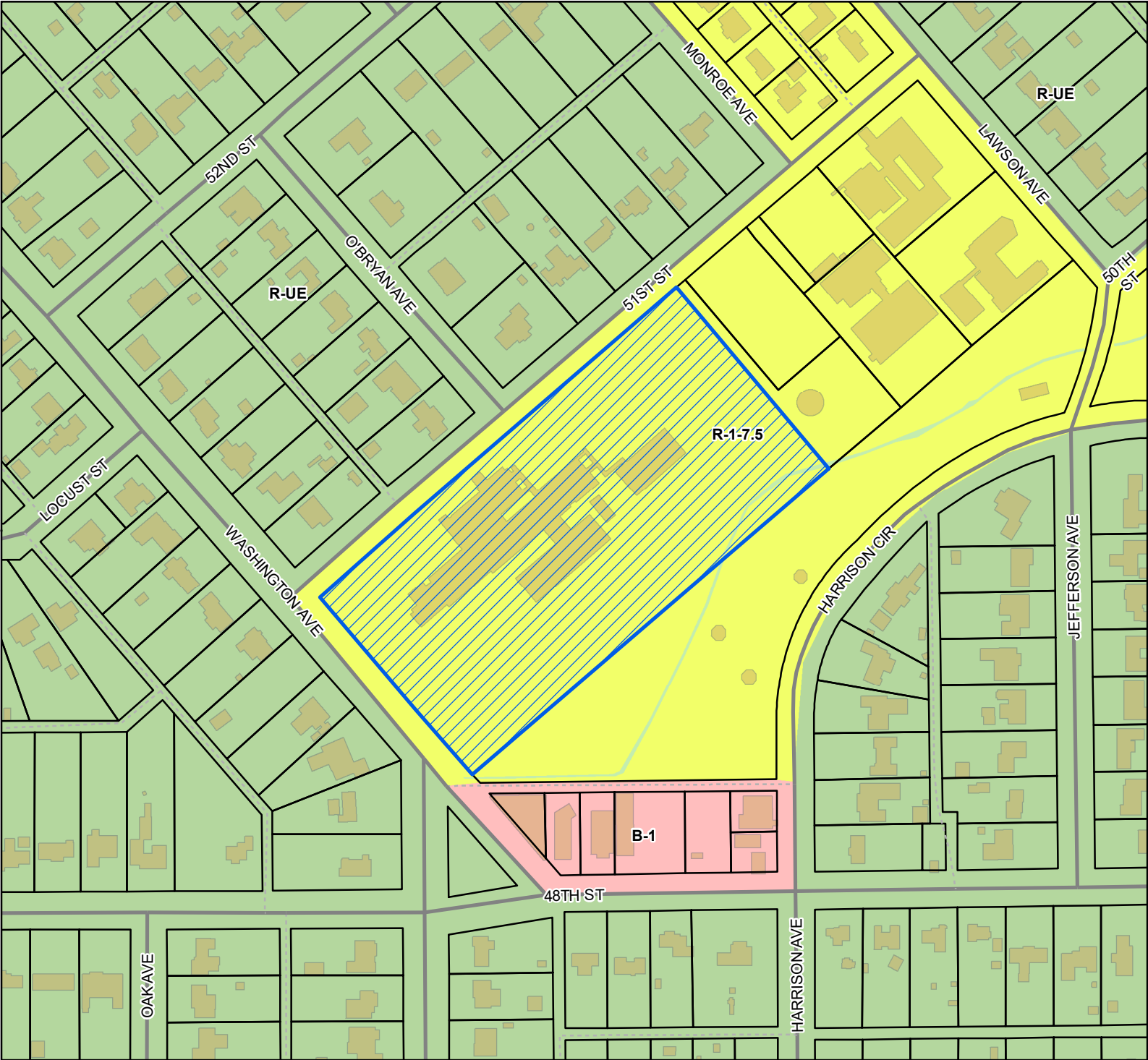
DIRECTOR APPROVAL

This report has been reviewed and approved by:



Greg Holmes

Director of Urban Development Department



Legend

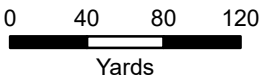
- Site
- Street
- Alley
- Parcels
- Buildings
- Water Features
- City Limit

Zoning

- B-1 - Neighborhood Business District
- R-1-7.5 - Single Family Residence District (Low Density)
- R-UE - Residential Urban Estate

Site Information

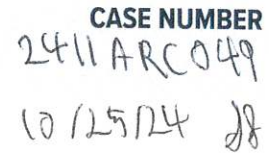
0910B-04-024.000
Zoning: R-1-7.5 (Single-Family)
Size: 11.9 acres
Flood: X,A



1 inch = 300 feet



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ARCHITECTURAL REVIEW

- ☒ Architectural Design Review
- ☐ Signs

[illegible]

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

internally illuminated with routed aluminum faces backed with plex and vinyl overlay and aluminum cladding base.

Page 1 of 3

OWNER:Gulfport School District-- Glen East

Printed Name of Owner

2001 Pass Road

Mailing Address

Gulfport

City

MS

State

39501

Zip Code

Bayou View Elementary School
4898 Washington Avenue
Gulfport, MS 39507**AGENT:**Munn Enterprises, Inc.- Kerri McAlpin Little

Printed Name of Agent

7712 Highway 49 North

Mailing Address

Hattiesburg

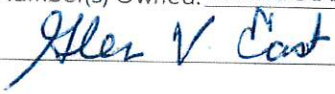
City

MS

State

39402

Zip Code

Name of Owner (PRINT) Glen East, SuperintendentAddress (Street, City, State, Zip Code) 2001 Pass Road, Gulfport, MS 39501Phone (Home) _____ (Work) 228-865-4600 (Cell) _____Tax Parcel Number(s) Owned: ~~00108-04-024.000~~ 0910B-04-024.000Signature: **Name of Owner (PRINT)** _____

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

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

Tax Parcel Number(s) Owned: _____

Signature: _____

Name of Owner (PRINT) _____

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

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

Tax Parcel Number(s) Owned: _____

Signature: _____

Gulfport School District
PO Box 220
2001 Pass Road
Gulfport, MS 39501

October 21, 2024

To Whom It May Concern:

I hereby authorize: Munn Enterprises, Inc.
7712 Highway 49 North
Hattiesburg, MS 39402
601.264.7446

To act as the agent on our behalf for sign permits, variances, ARC representation, and sign installation at the below address:

Bayou View Elementary School
4898 Washington Avenue
Gulfport, MS 39507

We acknowledge that Munn Enterprises, Inc. will be the sign installer for the business above at the address listed by our ownership as well as the authorized agent to apply for and pull permits.

Sincerely,



Glen East, Superintendent
Gulfport School District
PO Box 220
2001 Pass Road
Gulfport, MS 39501

State of Mississippi

County of Harrison

Notary Public Courtney Simon

My Commission Expires: _____





Covenant Affidavit

I, Glen V. East, being owner or agent of the property Bayou View Elementary School

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

Glen V. East
Signature

October 22, 2024

Date

STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 22nd day of October, 2024

Courtney Simon
Notary Public



Commission Expiration



Gulfport School District

Board of Trustees & Office of the Superintendent

October 22, 2024

City of Gulfport
Attn: Samuel Sweating
P.O. Box 1780
Gulfport, Mississippi 39502

Dear Mr. Sweating:

Thank you for clarifying the need for this letter during our Tuesday, October 22, 2024, phone conversation. I have outlined below the need for Gulfport School District signs to be uniform across the District.

During the 2020-2021 school term the Gulfport School District began the process of uniforming our school signs based on the Gulfport School District logo and color scheme. The following schools (Attachment 1) were constructed first:

Bayou View Middle School
Central Elementary School
Pass Road Elementary School
West Elementary School

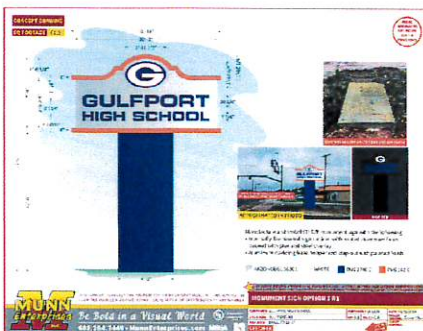
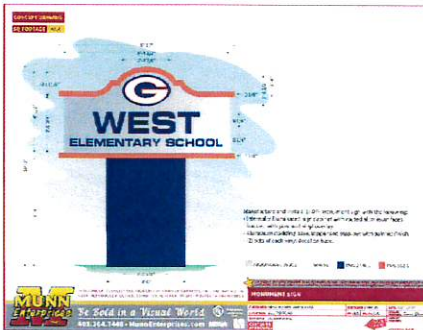
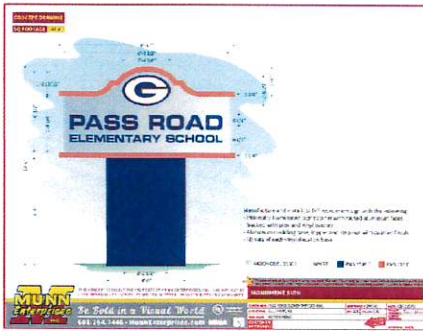
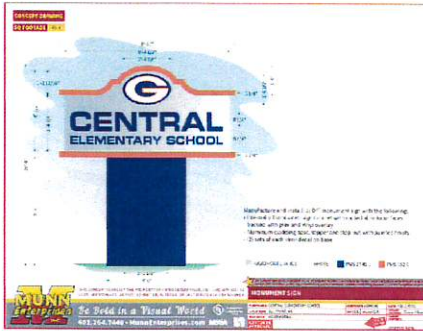
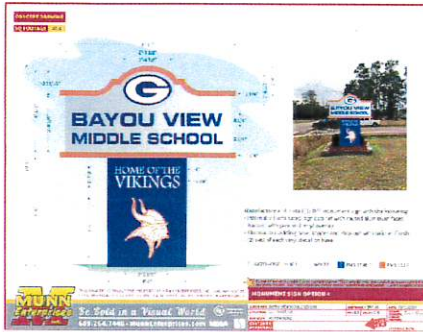
This letter requests that you approve the signs for the following schools (Attachment 2) with the understanding that the District would like for all of these signs to have the same uniform look as the original four.

Anniston Avenue Elementary School
Bayou View Elementary School
Gulfport Central Middle School
Twenty-Eighth Street Elementary School

If further information is needed, please feel free to contact me at 228-865-4600.

In service to the youth of the Gulfport School District,

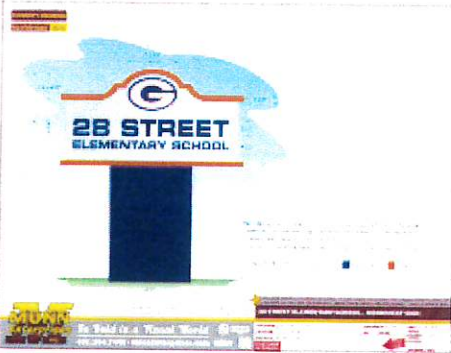
Glen V. East, Superintendent



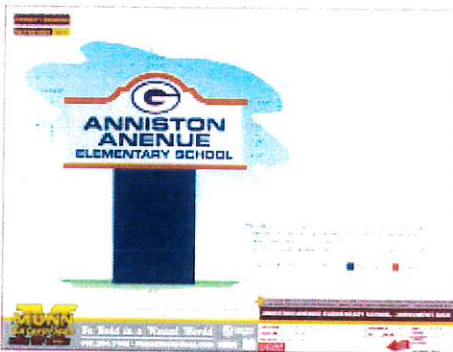
Proposed Signs



Gulfport Central Middle School - Monument Sign.jpg
455K



28 Street Elementary School - Monument Sign.jpg
451K



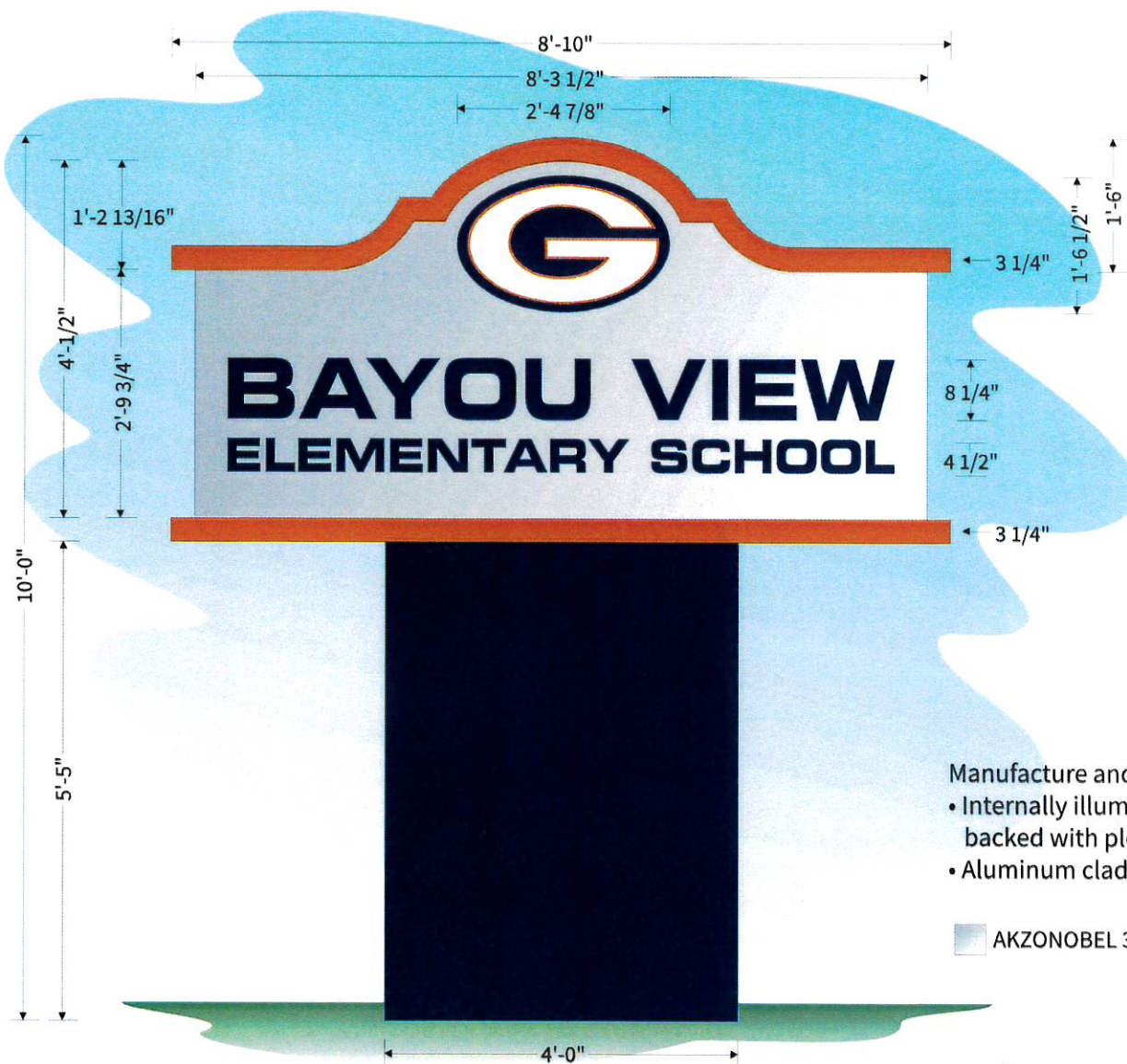
Anniston Avenue Elementary School - Monument Sign.jpg
458K



Bayou View Elementary School - Monument Sign.jpg
452K

CONCEPT DRAWING

SQ FOOTAGE 40.4



- Manufacture and install (1) D/F monument sign with the following:
- Internally illuminated sign cabinet with routed aluminum faces backed with plex and vinyl overlay.
 - Aluminum cladding base, topper and step-out with painted finish.

AKZONOBEL 353C1 WHITE PMS 2746 C PMS 152 C



This color sketch is provided as an example of color. There may be some color variation between printed ink and paint. For best color representation, please choose Pantone Matching System® Colors for paint or print.

BAYOU VIEW ELEMENTARY SCHOOL - MONUMENT SIGN

CUSTOMER: GULFPORT SCHOOLS	CUSTOMER # GUL108	DATE: 10/09/2024
LOCATION: GULFPORT, MS	PM: B.B. SALES: C.H.	PRIMARY DESIGNER: T. Burch
REVISION: NO REVISIONS.		CURRENT DESIGNER:
CUSTOMER APPROVAL:		APPROVAL DATE:

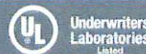
SIGN
HERE

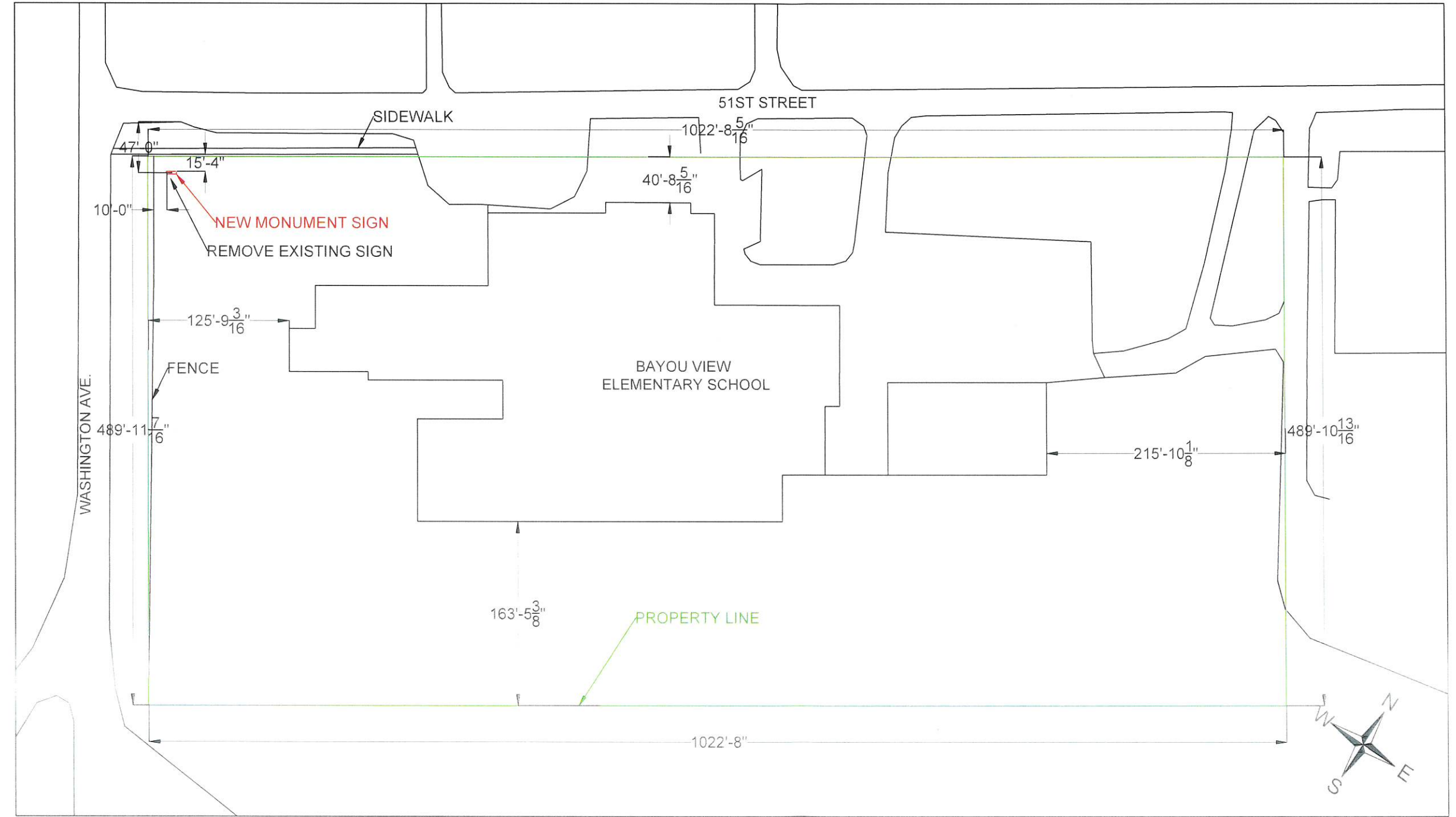


THIS CONCEPT IS SOLELY THE PROPERTY OF MUNN ENTERPRISES, INC., AND MAY NOT BE USED, REPRODUCED, COPIED, EXHIBITED, ALTERED, OR DISTRIBUTED IN ANY MANNER.

Be Bold in a Visual World

601.264.7446 • MunnEnterprises.com





REV.

	MUNN ENTERPRISES, INC.	SOUTHERN SIGN SPECIALISTS
	7712 Hwy 49 North, Hattiesburg, MS 601-264-7446	
DWG. BY: LONDON TRIGG	WORK ORDER # -16288	LOCATION: BAYOU VIEW ELEMENTARY
DATE: 10/18/24	SALESMAN: C.H.	4898 WASHINGTON AVE.
CUSTOMER: GULFPORT SCHOOLS		GULFPORT, MS 39507
PROPERTY OF MUNN ENTERPRISES, INC. - NOT TO BE DUPLICATED		

APPROVED BY:
DATE APPROVED:
DRAWING NAME:
G.S.D
SITE PLAN
1

BILL OF MATERIALS			
ITEM #	ITEM DESCRIPTION	QTY.	TOTAL FT.
A	Ø8 ⁵ / ₈ "X .375T STEEL POLE	N/A	15'-0"
B	1 ¹ / ₂ " X 1 ¹ / ₂ " X ³ / ₁₆ "T STEEL ANGLE	N/A	27'-6"
C	2" X 1" X ¹ / ₈ "T ALUM.SQ. TUBING	N/A	70'-0"
D	1" X 1" X ¹ / ₈ "T ALUM.SQ. TUBING	N/A	34'-0"
E	1 ¹ / ₂ " X 1 ¹ / ₂ " X ¹ / ₈ "T ALUM ANGLE	N/A	17'-0"
F	2" X ¹ / ₄ "T STEEL FLAT-BAR	N/A	6'-6"
G	12"X12"X ¹ / ₂ "T STEEL PLATE	2	N/A

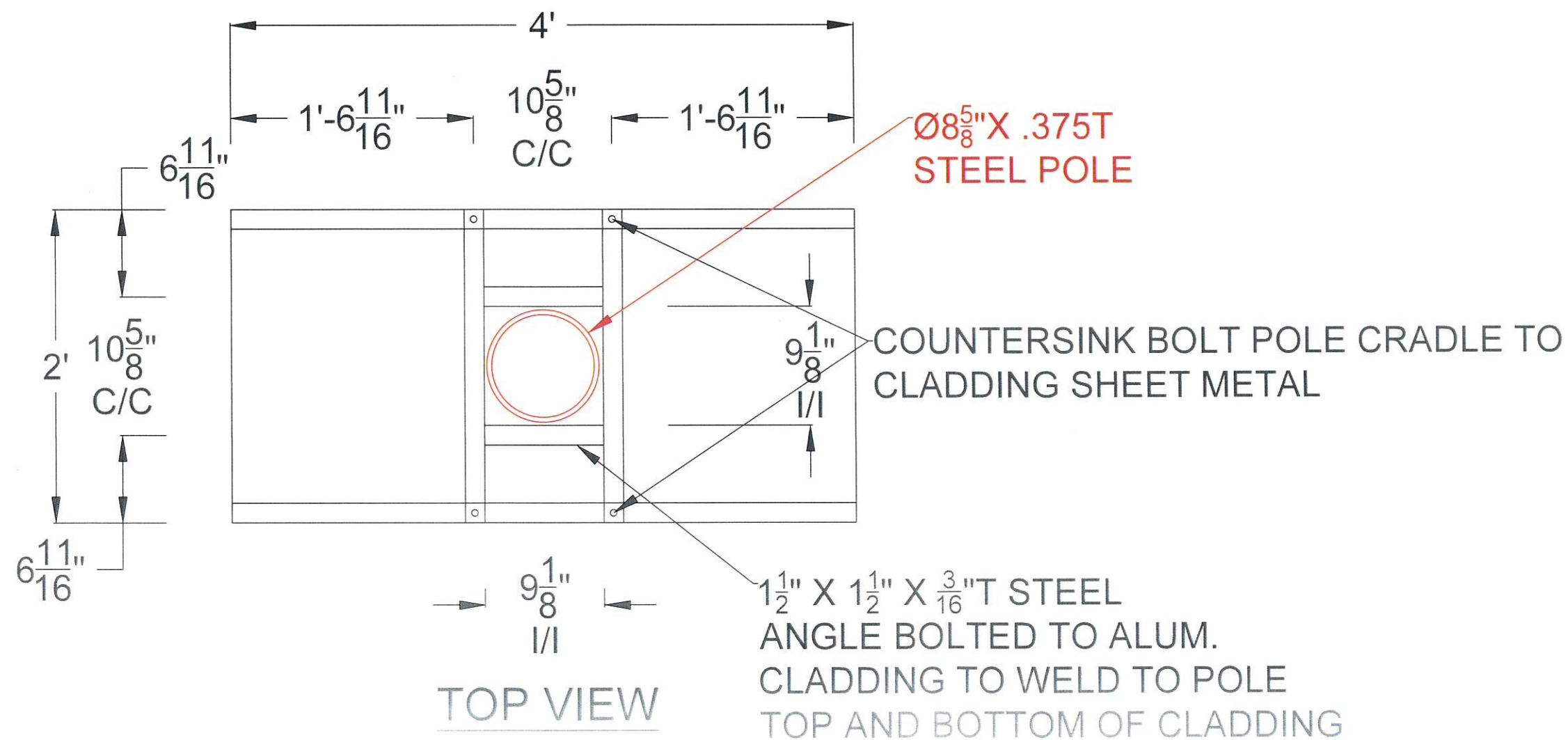
CUT SHEET					
ITEM #	ITEM DESCRIPTION	QTY.	LENGTH(ARCH.)	LENGTH(DEC.)	CUT TYPE
1	Ø8 ⁵ / ₈ "X .375T STEEL POLE	1	10'-1 1/4"	121.2500	90°/90°
2	Ø8 ⁵ / ₈ "X .375T STEEL POLE	1	4'- 6 1/2"	54.5000	90°/90°
3	1 ¹ / ₂ " X 1 ¹ / ₂ " X ³ / ₁₆ "T STEEL ANGLE	4	4'-0"	48.0000	90°/90°
4	1 ¹ / ₂ " X 1 ¹ / ₂ " X ³ / ₁₆ "T STEEL ANGLE	4	2'-0"	24.0000	90°/90°
5	1 ¹ / ₂ " X 1 ¹ / ₂ " X ³ / ₁₆ "T STEEL ANGLE	4	0'-9 1/8"	9.1250	90°/90°
6	2" X 1" X ¹ / ₈ "T ALUM.SQ. TUBING	4	7'-11 1/2"	95.5000	90°/90°
7	2" X 1" X ¹ / ₈ "T ALUM.SQ. TUBING	4	2'-9 11/16"	33.6875	90°/90°
8	2" X 1" X ¹ / ₈ "T ALUM.SQ. TUBING	10	1'-10"	22.0000	90°/90°
9	2" X 1" X ¹ / ₈ "T ALUM.SQ. TUBING	4	0'-9 5/8"	9.6250	90°/90°
10	2" X 1" X ¹ / ₈ "T ALUM.SQ. TUBING	4	1'-3 3/8"	15.3750	90°/90°
11	1" X 1" X ¹ / ₈ "T ALUM.SQ. TUBING	8	1'-10"	22.0000	90°/90°
12	1" X 1" X ¹ / ₈ "T ALUM.SQ. TUBING	4	0'-4 7/8"	4.8750	60°/57°
13	1" X 1" X ¹ / ₈ "T ALUM.SQ. TUBING	4	1'-6 3/4"	18.7500	90°/90°
14	1" X 1" X ¹ / ₈ "T ALUM.SQ. TUBING	4	1'-0 9/16"	12.5625	SHOP FIT
15	1" X 1" X ¹ / ₈ "T ALUM.SQ. TUBING	2	3'-2 7/8"	38.8750	SHOP FIT
16	1 ¹ / ₂ " X 1 ¹ / ₂ " X ¹ / ₈ "T ALUM ANGLE	4	4'-1 1/2"	49.5000	90°/90°
17	2" X ¹ / ₄ "T STEEL FLAT-BAR	8	0'-9 1/8"	9.1250	90°/90°

REV.

 MUNN ENTERPRISES, INC. 7712 Hwy 49 North, Hattiesburg, MS 601-264-7446	SOUTHERN SIGN SPECIALISTS
DWG. BY: LONDON TRIGG DATE: 10/15/24 CUSTOMER: GULFPORT SCHOOLS PROPERTY OF MUNN ENTERPRISES, INC. - NOT TO BE DUPLICATED	LOCATION: BAYOU VIEW ELEMENTARY 4898 WASHINGTON AVENUE GULFPORT, MS 39507

APPROVED BY:
DATE APPROVED:
DRAWINGNAME: BAYOU VIEW MONUMENT BOM

CLADDING DETAIL



REV.

SOUTHERN
SIGN
SPECIALISTS

MUNN ENTERPRISES, INC.
7712 Hwy 49 North, Hattiesburg, MS
601-264-7446

MUNN
Enterprises

LOCATION:
BAYOU VIEW ELEMENTARY
4898 WASHINGTON AVENUE
GULFPORT, MS 39507

DWG. BY: LANDON TRIGG WORK ORDER # -16288

DATE: 10/15/24 SALESMAN C.H.

CUSTOMER: GULFPORT SCHOOLS

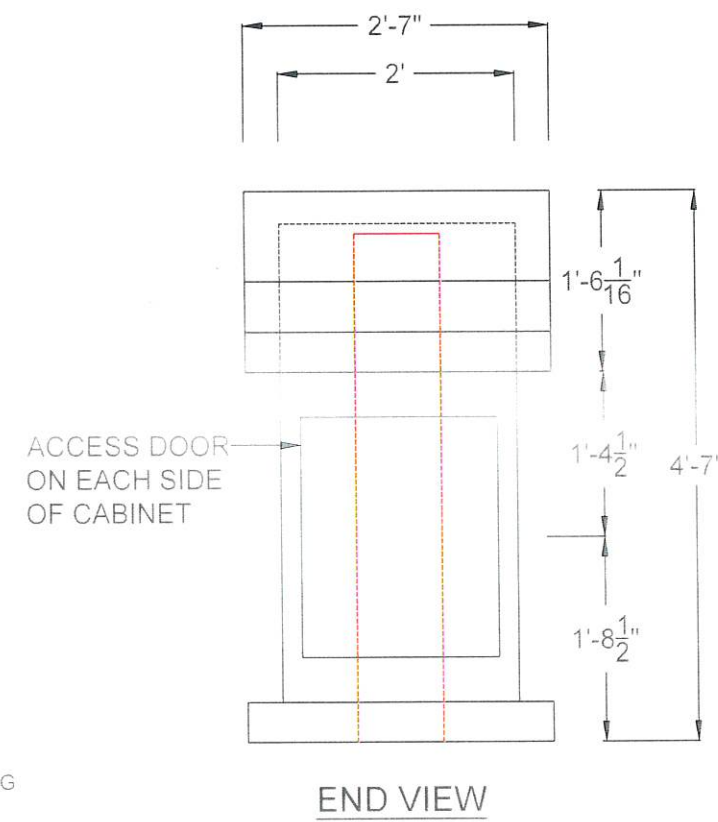
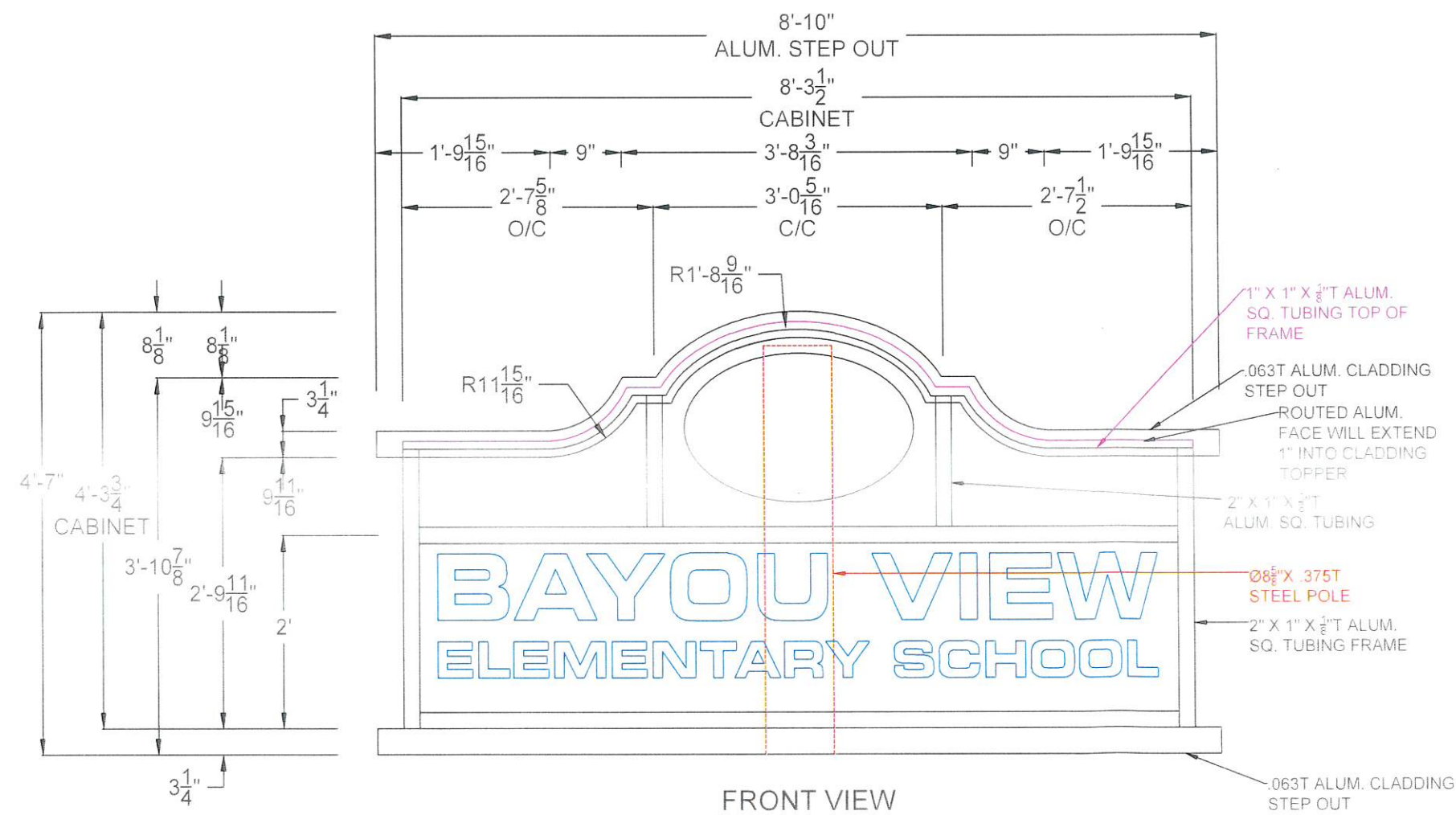
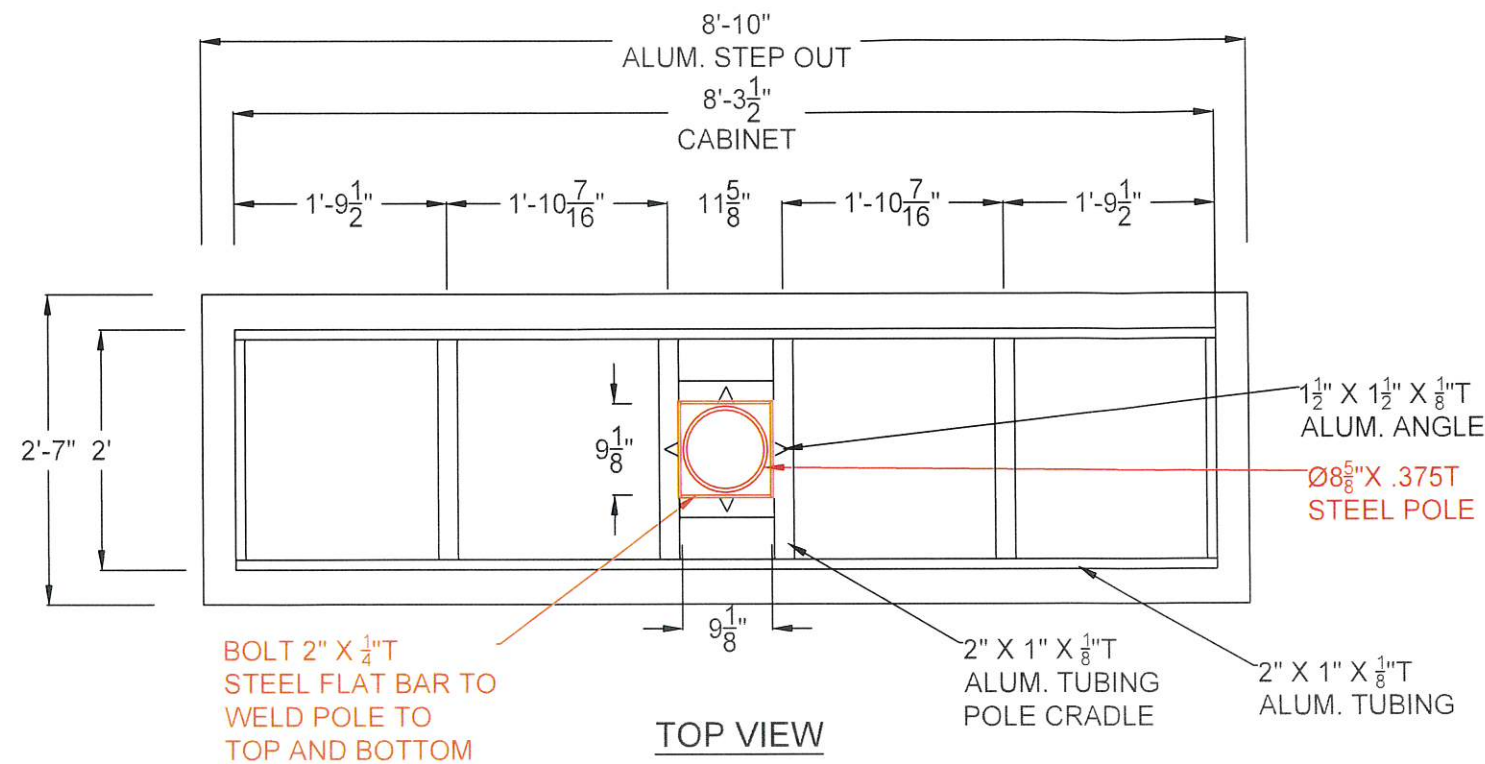
PROPERTY OF MUNN ENTERPRISES, INC. - NOT TO BE DUPLICATED

APPROVED BY:

DATE APPROVED:

DRAWINGNAME:
BAYOU VIEW
MONUMENT

CABINET DETAILS



REV.

SOUTHERN
SIGN
SPECIALISTS

MUNN ENTERPRISES, INC.
7712 Hwy 49 North, Hattiesburg, MS
601-264-7446

MUNN
Enterprises
INC.

LOCATION
BAYOU VIEW ELEMENTARY
4898 WASHINGTON AVENUE
GULFPORT, MS 39507

WORK ORDER # -16288

SALESMAN C.H.
DATE: 10/15/24
CUSTOMER: GULFPORT SCHOOLS

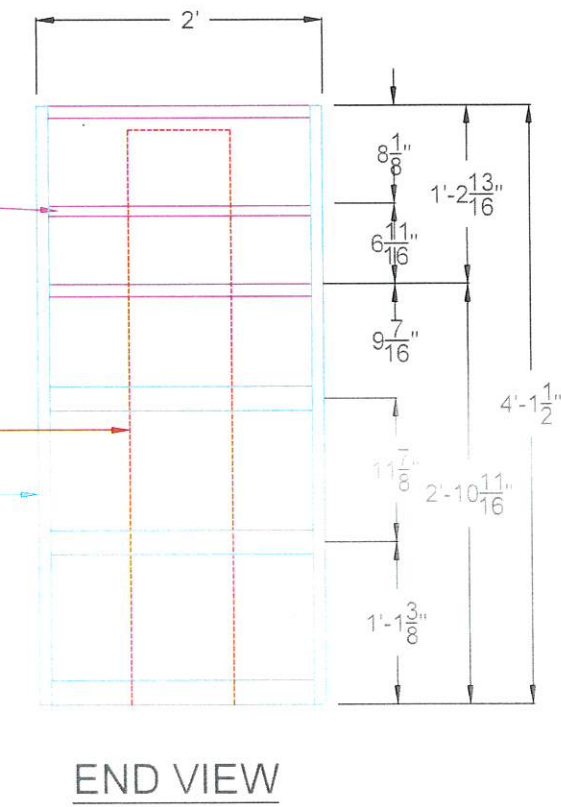
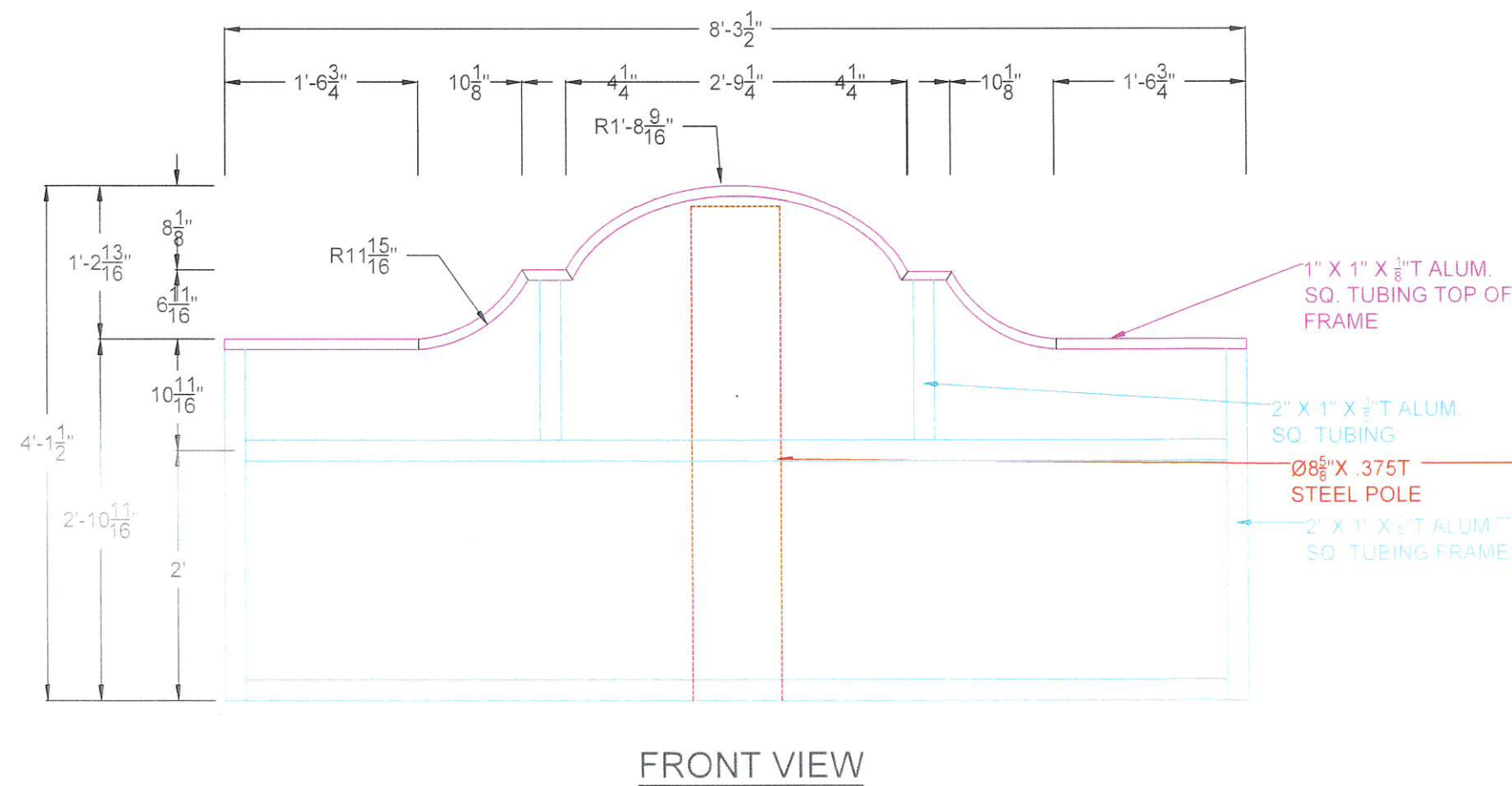
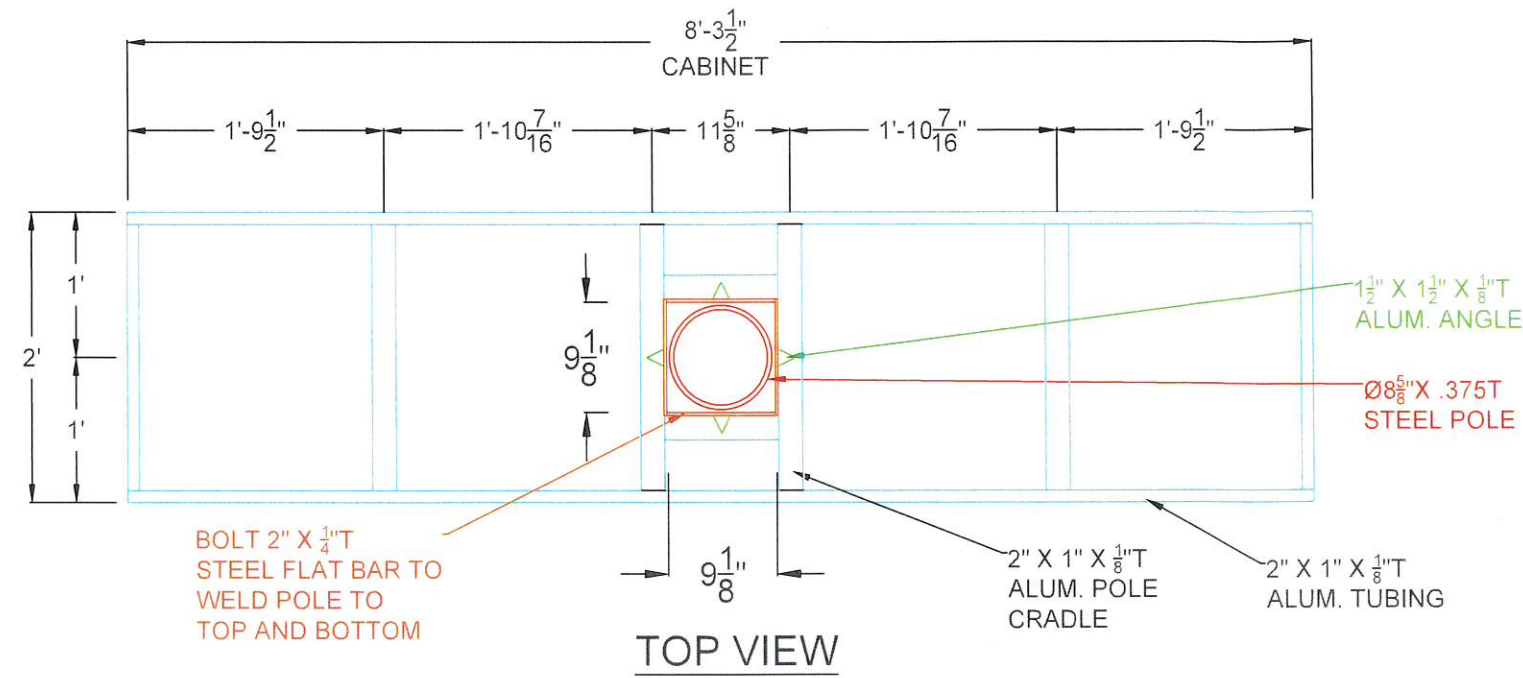
PROPERTY OF MUNN ENTERPRISES, INC. - NOT TO BE DUPLICATED

APPROVED BY:

DATE APPROVED:

DRAWINGNAME:
BAYOU VIEW
MONUMENT

CABINET FRAME DETAILS



REV.

SOUTHERN
SIGN
SPECIALISTS

MUNN ENTERPRISES, INC.
7712 Hwy 49 North, Hattiesburg, MS
601-264-7446

MUNN
Enterprises

LOCATION:
BAYOU VIEW ELEMENTARY
4898 WASHINGTON AVENUE
GULFPORT, MS 39507

WORK ORDER # -16288

SALESMAN C.H.

CUSTOMER: GULFPORT SCHOOLS

PROPERTY OF MUNN ENTERPRISES, INC. - NOT TO BE DUPLICATED

APPROVED BY:

DATE APPROVED:

DRAWINGNAME:
BAYOU VIEW
MONUMENT

REV.



MUNN ENTERPRISES, INC.
7712 Hwy 49 North, Hattiesburg, MS
601-964-7418

LOCATION:
BAYOU VIEW ELEMENTARY
4898 WASHINGTON AVENUE
GULFPORT, MS 39507

WORK ORDER # 16288

SALESMAN C.H.

SCHOOLS

PROPERTY OF MUJN ENTERPRISES, INC. -- NOT TO BE DUPLICATED

APPROVED BY:

DATE APPROVED:

DRAWINGNAME:
BAYOU VIEW
MONUMENT

5

NOTE: 2 REQ.

REV.



MUNN ENTERPRISES, INC.
7712 Hwy 49 North, Hattiesburg, MS

LOCATION:	BAYOU VIEW ELEMENTARY 4898 WASHINGTON AVENUE GULFPORT, MS 39507
-----------	---

ORDER # -16288
601-264-7446

SALESMAN C.H.

SALES/STAFF
SCHOOLS

PROPERTY OF MUNN ENTERPRISES, INC. — NOT TO BE DUPLICATED

APPROVED BY:

DATE APPROVED:

DRAWINGNAME:
BAYOU VIEW
MONUMENT

E

FRONT/FACE VIEW

- (4) 24" TAP OUT STIKS DOUBLE SIDED
(2) 30" TAP OUT STIKS DOUBLE SIDED
(2) 36" TAP OUT STIKS DOUBLE SIDED
(16) MOUNTING BRACKETS
(3) 60W POWER SUPPLIES
CABINET DEPTH: 24"

ELECTRICAL SPECS.

3 EA. 60W POWER SUPPLY (P-OH060-12-EC-T)
-3.3 AMPS @ 120 VAC
OR
-1.35 AMPS @ 277 VAC
-1-20 AMP CIRCUIT

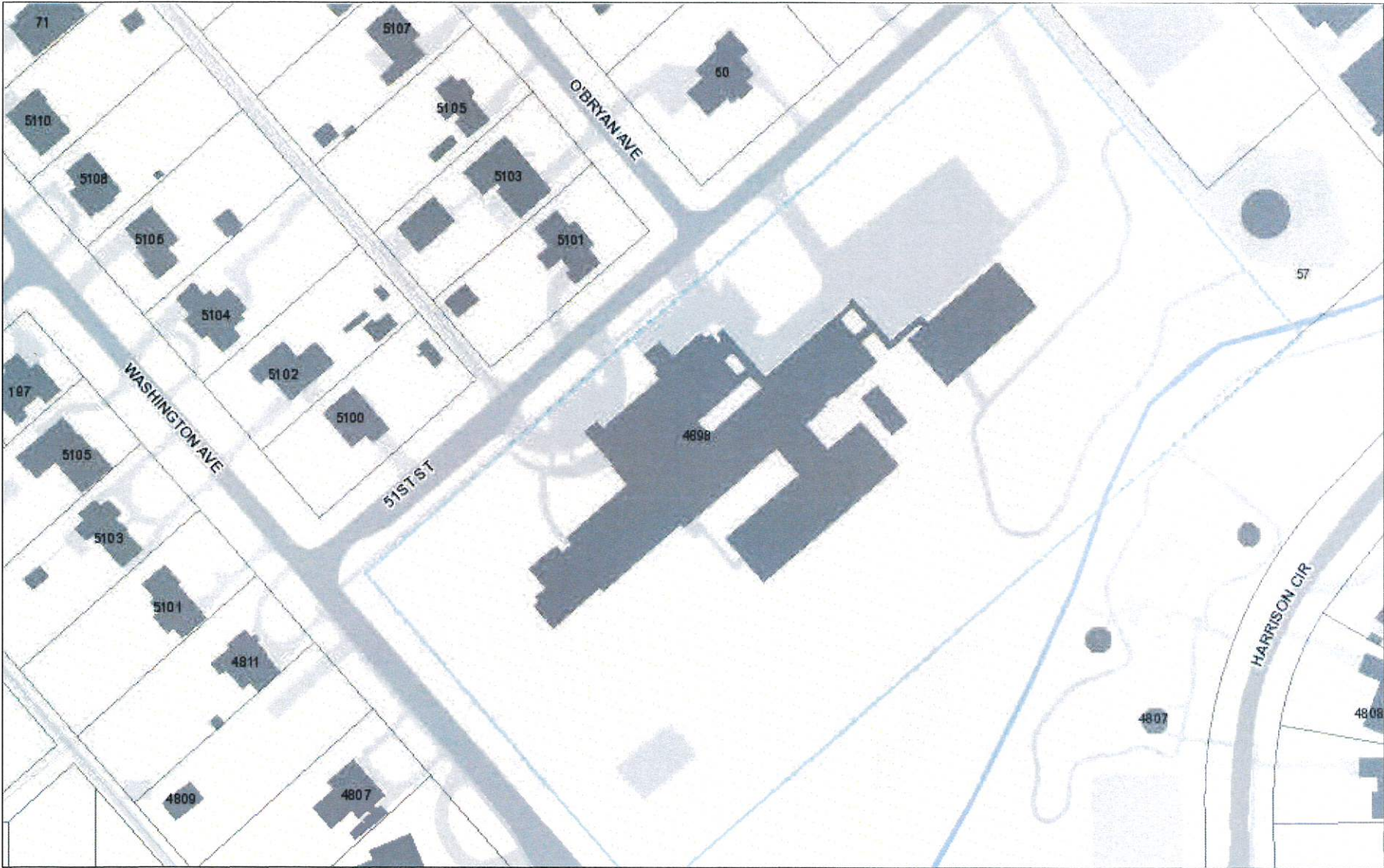








Gulfport Online Atlas



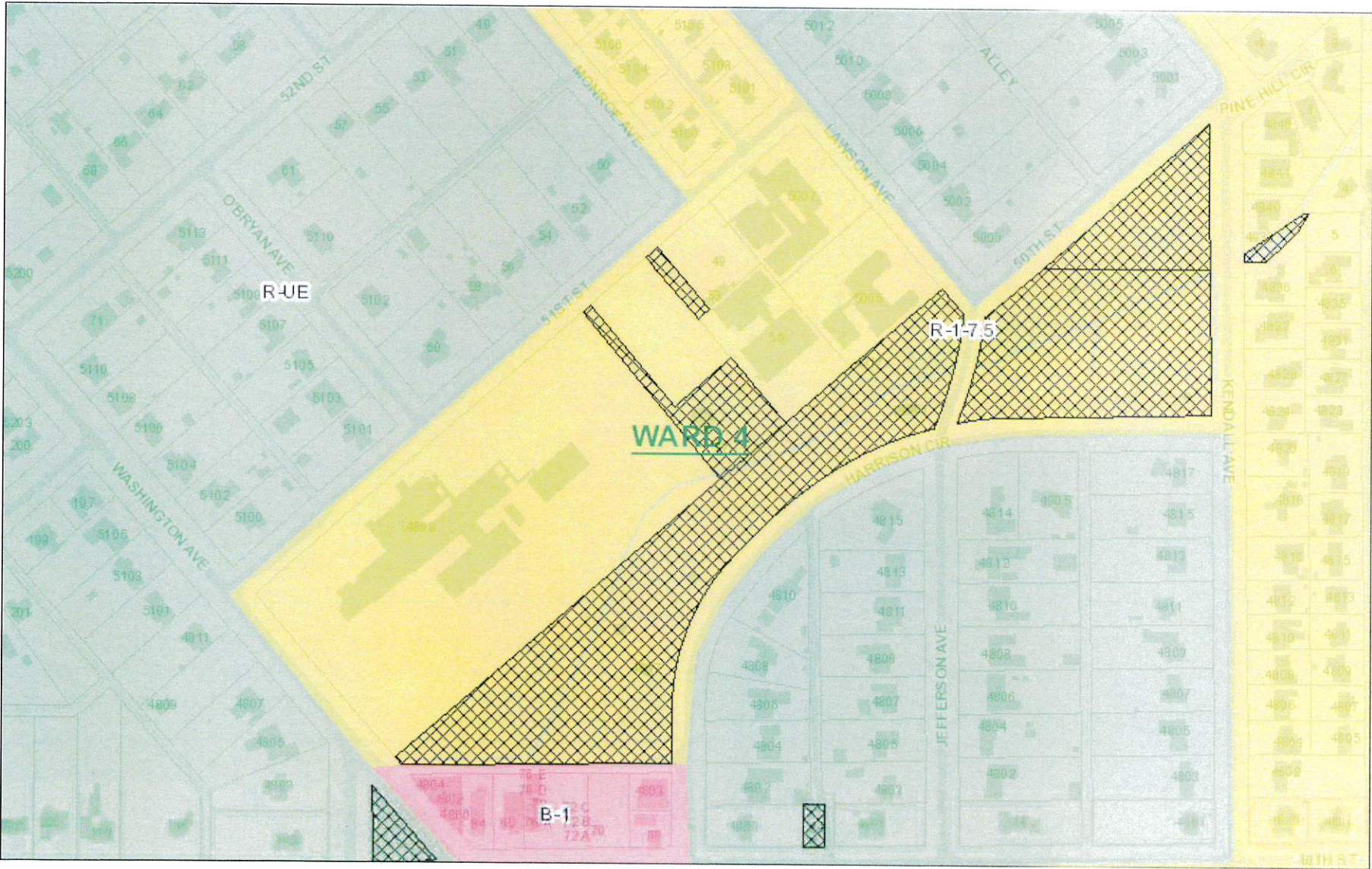
October 14, 2024

- | | | | |
|-----------------------|--------------------|----------------|-----------|
| Streets | Interstate Highway | Minor Arterial | Parcels |
| County Streets | Principal Arterial | Military | Buildings |
| <all other values> | Collector | Address Points | |



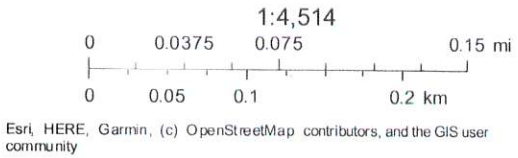


Gulfport Online Atlas



October 14, 2024

-  Hybrid Zones
-  Government Property
-  Hybrid
-  Wards



Book 346

PS 83

Bayou View
Elementary
School

STATE OF MISSISSIPPI

COUNTY OF HARRISON

WHEREAS, heretofore in the platting of Gulfport Bayou View Subdivision, the City of Gulfport, Mississippi, setout and designated on said plat an area apparently designated thereon as lot 1, block 17 (with notation thereon "reserved by future school") for school purposes, and,

WHEREAS, the Gulfport Municipal Separate School District is now in the process of erecting a Primay School on said property and title to same should be transferred from the City of Gulfport to the Board

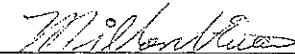
of the Gulfport Municipal Separate School District

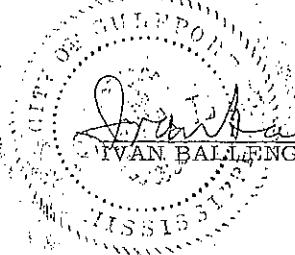
NOW THEREFORE, for and in consideration of the premises and the sum of \$1.00 cash in hand paid and other good and valuable considerations, receipt of all of which is hereby acknowledged, the City of Gulfport, Mississippi, does hereby sell, transfer, convey and warrant specially unto the Board of Trustees of the Gulfport Municipal Separate School District, the following described property situated in the City of Gulfport, Harrison County, Mississippi, to-wit:

Lot 1 of block 17 of Gulfport Bayou View Subdivision, as shown by map or plat thereof on file and of record in the office of the Chancery Clerk of Harrison County, Mississippi.

This conveyance does not convey nor cover a certain area situated immediately to the North of the above described land shown and designated on the plat as an area 200 feet by 200 feet, having a circle indicated in the center and a pparently being designated on said plat as lot 2 of block 17.

Witness the signature of the Mayor and City Clerk of the City of Gulfport, Mississippi, on this 14th day of February, 1953.


MILTON T. EVANS, MAYOR



IVAN BALLENGER, CITY CLERK

STATE OF MISSISSIPPI

COUNTY OF HARRISON

Before me the undersigned authority in and for above said county and state this day personally appeared Milton T. Evans, Mayor and Ivan Ballenger, City Clerk, who in my presence acknowledged that they signed the above and foregoing instrument for and on behalf of the City of Gulfport, Mississippi, they being fully authorized so to do, on the day, month and year therein shown and for all purposes therein stated.

Witness my signature and the seal of my office on this the 14th day of February, 1953.


NOTARY PUBLIC

My commission expires: 4-14-54



Filing .05
600 words 90
Certificate 50
Indexing 15
1.60

STATE OF MISSISSIPPI, COUNTY OF HARRISON:

I, C. J. Darby, Clerk of the Chancery Court of said County and State, certify that the instrument of which the foregoing is a record was delivered to me to be recorded at 11:10 o'clock 9 M. on the 16th day of March, 1953 and recorded March 27th 1953

C. J. Darby, Clerk,

By Neal Stralton D. C.

LRMINQ01 APPRINQ45

LAND ROLL MAINTENANCE

LRWINQ01/HC

Library 2025

GULFPORT MUNICIPAL SEP SCH DIST
2010 15TH ST

Parcel 0910B-04-024.000

PPIN 28367

Alt Parcel 0910B-04-024.000

Exempt Code 15 Tax District 2G

Subdivision 01904

GULFPORT BAYOU VIEW BLKS 1-50

Neighborhood

C/S/Z GULFPORT

MS 39501

Sect/Twn/Rng 25 07 11 Blk 017 St

WASHINGTON AVE

Cls C-Acres C-Value U-Acres U-Value T-Acres Improved True Assessed

1
2

Homestead Type 1=065 2=DAV 3=DIS 4=Reg Reg

100

DAV

Mtg

Eligible for Class 1 N (Y/N)

New Value Added

F-Fire 0-Override

Deed Ref. 366/83

Drainage Code Benefit Price Total

Deed Date / /

Roll: Page Line

Added

County 6964 3

By

City

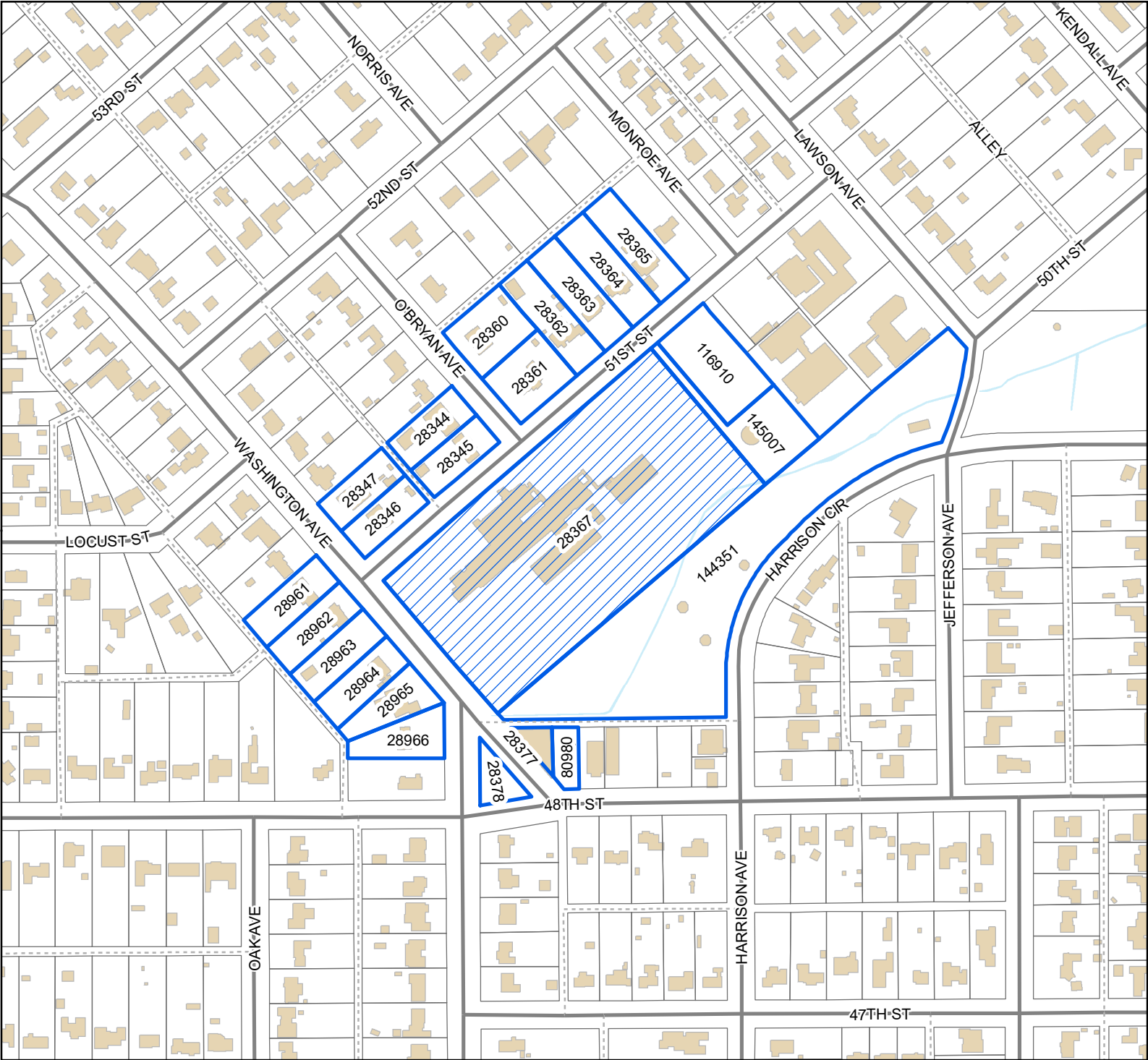
Changed 6 29 2018

School

By RMB

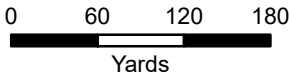
Levee Benefits X .05 =

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



Legend

- Site
- Adjacent Properties
- Street
- Alley
- 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.

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
Y		0910B-04-024.000	GULFPORT SCHOOL DISTRICT (OWNER)	2001 PASS ROAD	GULFPORT	MS	39501
			MUNN ENTERPRISES, INC (AGENT)	7712 HIGHWAY 49 NORTH	HATTIESBURG	MS	39402
			Adjacent Property Owners (2411ARC049)				
	28345	0910C-01-006.000	WALKER BRANDON M & PATRICIA J	5101 O'BRYAN AVE	GULFPORT	MS	39507
	28344	0910C-01-005.000	MURPHY MICHAEL C & MARCIA A	5103 O'BRYAN AVE	GULFPORT	MS	39507
	28966	0910C-01-030.000	VINSON SHADDY B	4803 WASHINGTON AVE	GULFPORT	MS	39507
	28360	0910B-04-028.000	ESTES DAVID B & KELLIE NICOLE	5102 O'BRYAN AV	GULFPORT	MS	39507
	28367	0910B-04-024.000	GULFPORT MUNICIPAL SEP SCH DIST	2010 15TH ST	GULFPORT	MS	39501
	28365	0909O-03-047.000	METTS TINA MARIE	52 51ST STREET	GULFPORT	MS	39507
	28347	0910C-01-009.000	WALKER FERDINAND B	5102 WASHINGTON AVE	GULFPORT	MS	39501
	28364	0909O-03-048.000	JOYNER ASHLEY N	58- 51ST STREET	GULFPORT	MS	39507
	28962	0910C-01-026.000	WARREN MADISON E & ANDREW J HARRELL	4811 WASHINGTON AVE	GULFPORT	MS	39507
	28346	0910C-01-008.000	AYERS KIMMY SMITH	5100 WASHINGTON AVENUE	GULFPORT	MS	39507
	80980	0910B-04-021.000	RED FISH PROPERTIES LLC	P O BOX 2408	GULFPORT	MS	39505
	28377	0910B-04-022.000	COOPER'S BAYOU VIEW SHOPPING CENTER	22 HANCOCK PLACE	GULFPORT	MS	39507
	28362	0909O-03-050.000	MCGUFFEE JOHN & LISA	58 51ST ST	GULFPORT	MS	39507
	28961	0910C-01-025.000	GOYNES DONNIE	5101 WASHINGTON AVE	GULFPORT	MS	39507
	28361	0910B-04-027.000	SULLIVAN PAUL A	60 51ST ST	GULFPORT	MS	39501
	28963	0910C-01-027.000	BREAZEALE VOETRESS L LADNER-TRUSTEE	6006 VISTA CIRCLE	GULFPORT	MS	39507
	28964	0910C-01-028.000	IRBY STEPHEN MATTHEW & GENNA LEWIS	4807 WASHINGTON AVENUE	GULFPORT	MS	39507
N	28378	0910B-04-023.000	GULFPORT CITY OF	P O BOX 1780	GULFPORT	MS	39502
	28363	0909O-03-049.000	MCGUFFEE JOHN M & LISA A	58 51ST ST	GULFPORT	MS	39507
	116910	0910B-04-024.001	TRINITY UNITED METHODIST CHURCH	5007 LAWSON AVE	GULFPORT	MS	39507
N	144351	0910B-04-024.002	GULFPORT CITY OF	PO BOX 1780	GULFPORT	MS	39502
N	145007	0910B-04-024.003	GULFPORT CITY OF	2309 15TH ST	GULFPORT	MS	39501
	28965	0910C-01-029.000	BARNETT AUSTIN E	4805 WASHINGTON AVE	GULFPORT	MS	39507



URBAN DEVELOPMENT DEPARTMENT | PLANNING & ZONING

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

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

ARCHITECTURAL REVIEW COMMITTEE CASE # 2025-114

Hearing Date: Thursday, November 14, 2024

Architectural Review Committee 2411ARC050: Architectural Review Committee 2411ARC050, by agent Munn Enterprises, seeking approval for a new freestanding ground sign, Tax Parcel 0711I-04-001.001, 1310 42nd Avenue, Zoned CS (Civic Space), Ward 1

Technical Report

ARCHITECTURAL REVIEW COMMITTEE

GENERAL INFORMATION

Case File Number: 2411ARC050

Hearing Date: November 14, 2024

Current Zoning/Use: CS / Middle School

Legal: Architectural Review 2411ARC050, by agent Munn Enterprises, seeking approval for a new freestanding ground sign, Tax Parcel 07111-04-001.001 1310 42nd Avenue, Zoned CS (Civil Service), Ward 1

TECHNICAL DETAILS

The applicant is seeking approval for their proposed freestanding ground sign for the Gulfport Central Middle School. While the proposed sign meets the required setbacks from the property lines, and the copy area requirements, they do not meet the design standards for landscaping or the decorative buttress. The applicant has provided a statement, and illustrations, showing how the proposed design is uniform with other existing ground signs for other Gulfport School District Schools. This board does have authority to grant waivers from the design standards based on listed hardships. While the provided statement does not list a hardship, had this board existed during 2020-2021, the signs it mentions would have had to have gone through this board for approval and had been able to request the same waivers from the design standards. The proposed sign would be in harmony with what is existing.

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

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

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

EXECUTIVE SUMMARY

The applicant is seeking for a proposed freestanding sign for one of Gulfport's schools. While the proposed sign meets requirements for setbacks and copy area, it does not meet the design

Technical Report

ARCHITECTURAL REVIEW COMMITTEE

standards for new ground signs regarding the decorative buttress and landscaping. The applicant has provided a statement explaining, and illustrations showing, how the proposed sign is uniform with other existing ground sign for other Gulfport schools. This board does have the authority to grant waivers from the design standards based off of hardships. While the provided statement does not list a hardship, should this board had been existed around 2020-2021, the existing signs mentioned in the statement would have had to gone before this board for approval and would have been able to request the same waivers. The proposed signs would be in harmony with what is existing.

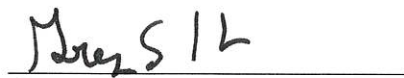
The applicant is seeking for a proposed freestanding sign for one of Gulfport's schools. While the proposed sign meets requirements for setbacks and copy area, it does not meet the design standards for new ground signs regarding the decorative buttress and landscaping. The applicant has provided a statement explaining, and illustrations showing, how the proposed sign is uniform with other existing ground sign for other Gulfport schools. This board does have the authority to grant waivers from the design standards based off of hardships. While the provided statement does not list a hardship, should this board had been existed around 2020-2021, the existing signs mentioned in the statement would have had to gone before this board for approval and would have been able to request the same waivers. The proposed signs would be in harmony with what is existing.

DEPARTMENTAL CONDITIONS

1. Approval allows for sign as proposed

DIRECTOR APPROVAL

This report has been reviewed and approved by:

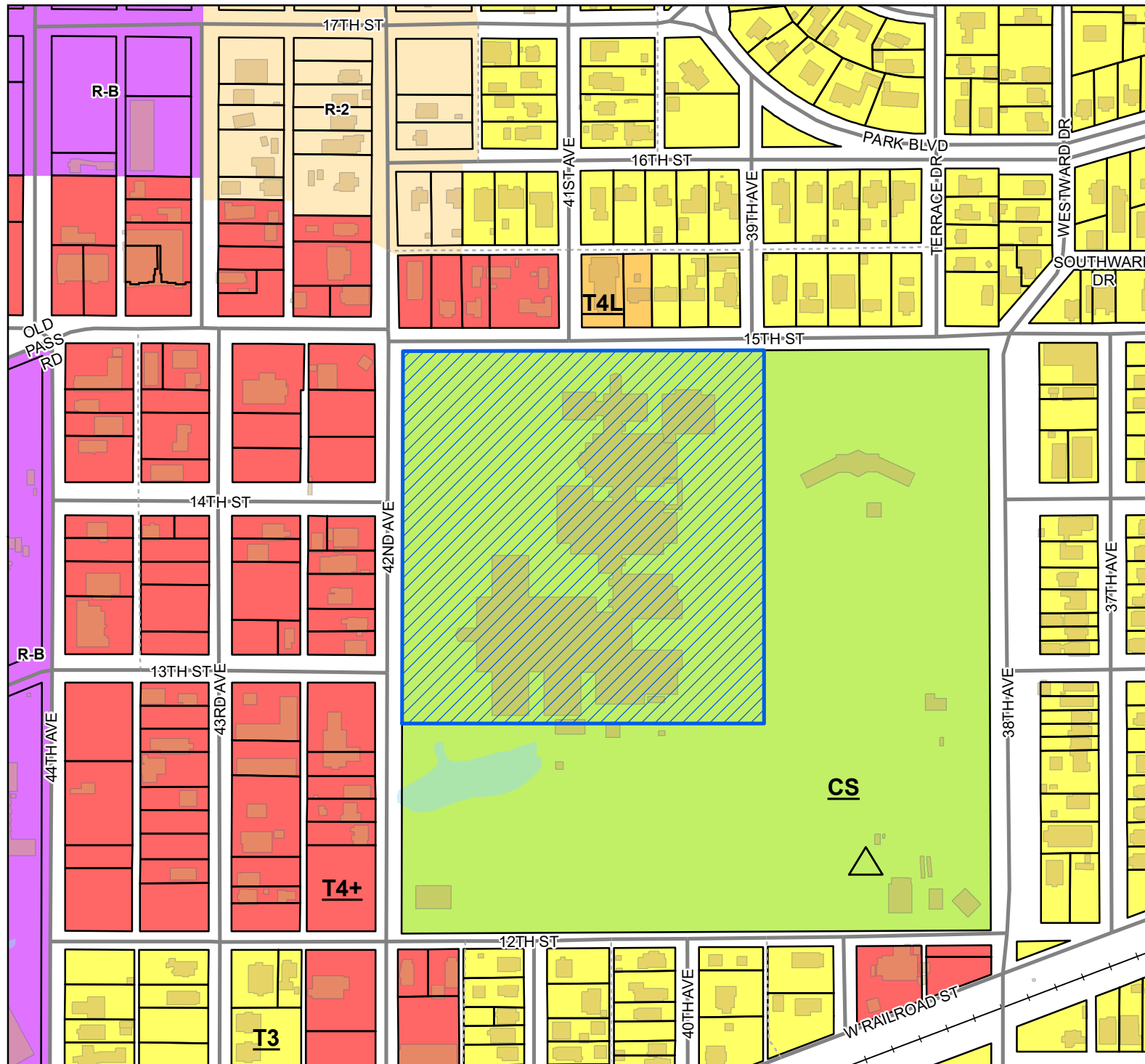


Greg Holmes

Director of Urban Development Department

2411ARC050

Architectural Review Committee



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

Smart Code

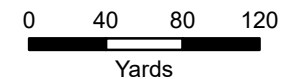
- CS
- T4+
- T4L
- T3

Zoning

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

Site Information

0711I-04-001.001
 Zoning: CS (Civic Space)
 Size: 14.3 acres
 Flood: X



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.

OWNER:

Gulfport School District-- Glen East

Printed Name of Owner

Gulfport Central Middle School
1310 42nd Avenue
Gulfport, MS 39501

2001 Pass Road

Mailing Address

Gulfport

MS

39501

City

State

Zip Code

AGENT:

Munn Enterprises, Inc.- Kerri McAlpin Little

Printed Name of Agent

7712 Highway 49 North

Mailing Address

Hattiesburg

MS

39402

City

State

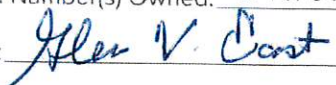
Zip Code

Name of Owner (PRINT) Glen East

Address (Street, City, State, Zip Code) 2001 Pass Road, Gulport, MS 39501

Phone (Home) _____ (Work) 228-865-4600 (Cell) _____

Tax Parcel Number(s) Owned: 07111-04.001.001

Signature: **Name of Owner (PRINT)** _____

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

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

Tax Parcel Number(s) Owned: _____

Signature: _____

Name of Owner (PRINT) _____

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

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

Tax Parcel Number(s) Owned: _____

Signature: _____

Gulfport School District
PO Box 220
2001 Pass Road
Gulfport, MS 39501

October 21, 2024

To Whom It May Concern:

I hereby authorize: Munn Enterprises, Inc.
7712 Highway 49 North
Hattiesburg, MS 39402
601.264.7446

To act as the agent on our behalf for sign permits, variances, ARC representation, and sign installation at the below address:

Gulfport Central Middle School
1310 42nd Avenue
Gulfport, MS 39501

We acknowledge that Munn Enterprises, Inc. will be the sign installer for the business above at the address listed by our ownership as well as the authorized agent to apply for and pull permits.

Sincerely,

Glen V. East

Glen East, Superintendent
Gulfport School District
PO Box 220
2001 Pass Road
Gulfport, MS 39501

State of Mississippi

County of Harrison

Notary Public Courtney Simon

My Commission Expires: _____





Covenant Affidavit

I, Glen V. East, being owner or agent of the property Gulfport Central Middle School

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

Glen V. East
Signature

October 22, 2024

Date

STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 22nd day of October, 20 24

Courtney Simon

Notary Public



Commission Expiration



Gulfport School District

Board of Trustees & Office of the Superintendent

October 22, 2024

City of Gulfport
Attn: Samuel Sweating
P.O. Box 1780
Gulfport, Mississippi 39502

Dear Mr. Sweating:

Thank you for clarifying the need for this letter during our Tuesday, October 22, 2024, phone conversation. I have outlined below the need for Gulfport School District signs to be uniform across the District.

During the 2020-2021 school term the Gulfport School District began the process of uniforming our school signs based on the Gulfport School District logo and color scheme. The following schools (Attachment 1) were constructed first:

Bayou View Middle School
Central Elementary School
Pass Road Elementary School
West Elementary School

This letter requests that you approve the signs for the following schools (Attachment 2) with the understanding that the District would like for all of these signs to have the same uniform look as the original four.

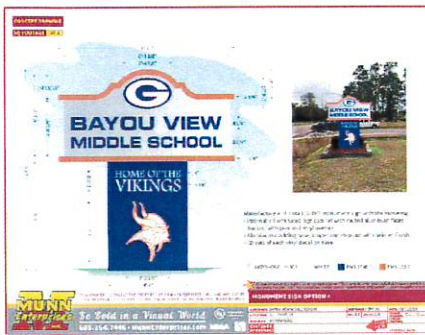
Anniston Avenue Elementary School
Bayou View Elementary School
Gulfport Central Middle School
Twenty-Eighth Street Elementary School

If further information is needed, please feel free to contact me at 228-865-4600.

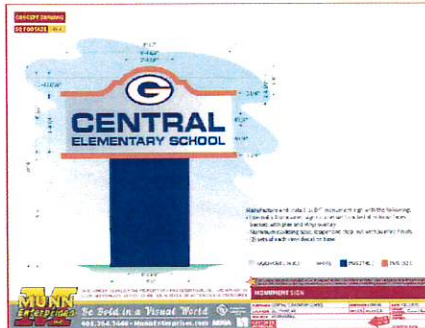
In service to the youth of the Gulfport School District,

Glen V. East, Superintendent

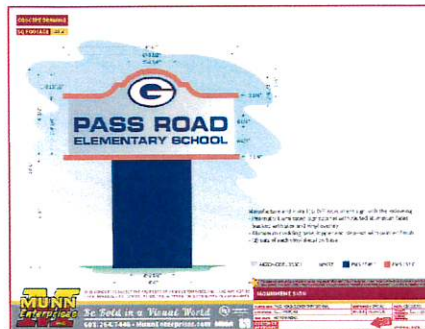
Existing Completed
Signs 2020
2021



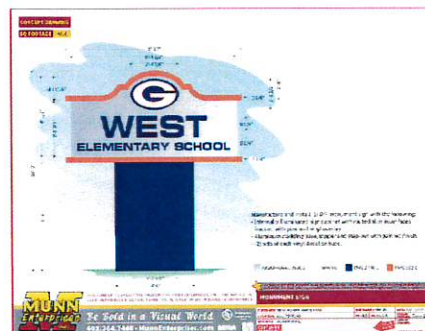
Bayou View Middle School - Monument Sign



Central Elementary School - Monument Sign R1



Pass Road Elementary School - Monument Sign



West Elementary School - Monument Sign

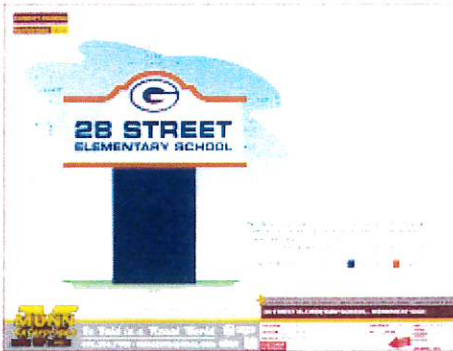


Gulfport High School - Monument Sign Option 1 R1

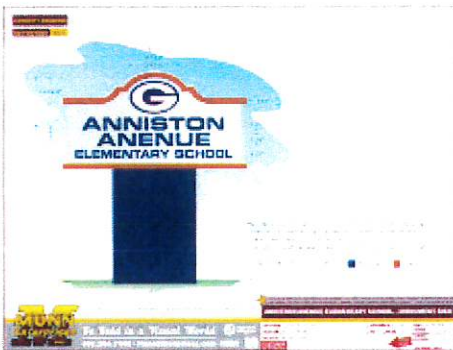
Proposed Sign



Gulfport Central Middle School - Monument Sign.jpg
455K



28 Street Elementary School - Monument Sign.jpg
451K



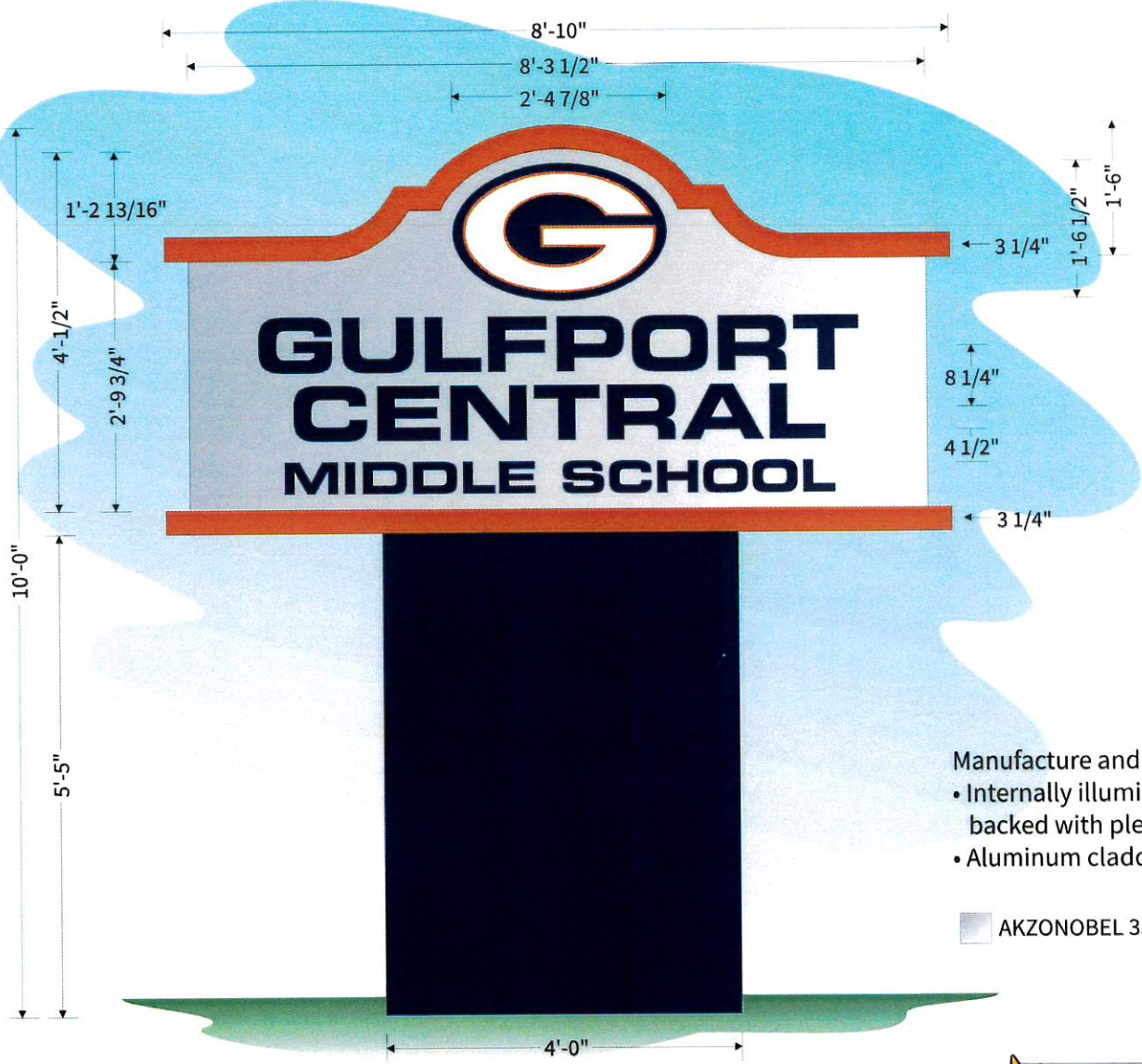
Anniston Avenue Elementary School - Monument Sign.jpg
458K



Bayou View Elementary School - Monument Sign.jpg
452K

CONCEPT DRAWING

SQ FOOTAGE 40.4



- Manufacture and install (1) D/F monument sign with the following:
- Internally illuminated sign cabinet with routed aluminum faces backed with plex and vinyl overlay.
 - Aluminum cladding base, topper and step-out with painted finish.

AKZONOBEL 353C1 WHITE PMS 2746 C PMS 152 C

This color sketch is provided as an example of color. There may be some color variation between printed ink and paint. For best color representation, please choose Pantone Matching System® Colors for paint or print.

GULFPORT CENTRAL MIDDLE SCHOOL - MONUMENT SIGN

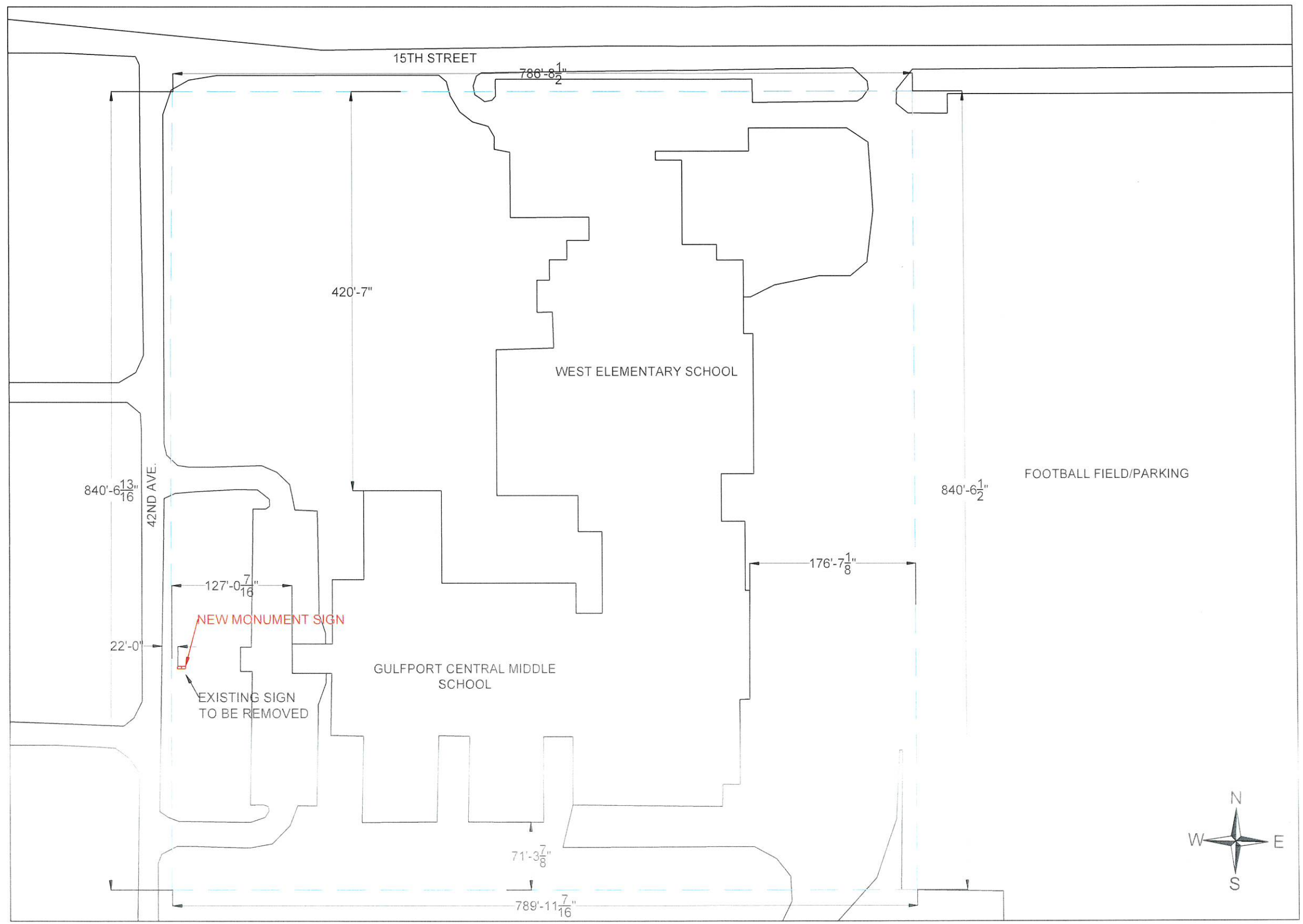
CUSTOMER: GULFPORT SCHOOLS	CUSTOMER # GUL108	DATE: 10/09/2024
LOCATION: GULFPORT, MS	PM: B.B. SALES: C.H.	PRIMARY DESIGNER: T. Busch
REVISION: NO REVISIONS.	CURRENT DESIGNER:	
CUSTOMER APPROVAL:	SIGN HERE	APPROVAL DATE:



THIS CONCEPT IS SOLELY THE PROPERTY OF MUNN ENTERPRISES, INC., AND MAY NOT BE USED, REPRODUCED, COPIED, EXHIBITED, ALTERED, OR DISTRIBUTED IN ANY MANNER.

Be Bold in a Visual World
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REV.

 MUNN ENTERPRISES, INC. 7712 Hwy 49 North, Hattiesburg, MS 601-264-7446	SOUTHERN SIGN SPECIALISTS
DWG. BY: LANDON TRIGG DATE: 10/18/24 CUSTOMER: GULFPORT SCHOOL DISTRICT PROPERTY OF MUNN ENTERPRISES, INC. - NOT TO BE DUPLICATED	LOCATION: GULFPORT CENTRAL MIDDLE SCHOOL 1310 42ND AVE GULFPORT, MS 39501

APPROVED BY:
DATE APPROVED:
DRAWINGNAME: G.S.D SITE PLAN 1

BILL OF MATERIALS			
ITEM #	ITEM DESCRIPTION	QTY.	TOTAL FT.
A	Ø8 ⁵ / ₈ " X .375T STEEL POLE	N/A	15'-0"
B	1 ¹ / ₂ " X 1 ¹ / ₂ " X ³ / ₁₆ "T STEEL ANGLE	N/A	27'-6"
C	2" X 1" X ¹ / ₈ "T ALUM.SQ. TUBING	N/A	50'-0"
D	1" X 1" X ¹ / ₈ "T ALUM.SQ. TUBING	N/A	82'-0"
E	1 ¹ / ₂ " X 1 ¹ / ₂ " X ¹ / ₈ "T ALUM ANGLE	N/A	17'-0"
F	2" X ¹ / ₄ "T STEEL FLAT-BAR	N/A	6'-6"
G	12"X12"X ¹ / ₂ "T STEEL PLATE	2	N/A

CUT SHEET					
ITEM #	ITEM DESCRIPTION	QTY.	LENGTH(ARCH.)	LENGTH(DEC.)	CUT TYPE
1	Ø8 ⁵ / ₈ " X .375T STEEL POLE	1	10'-1 1/4"	121.2500	90°/90°
2	Ø8 ⁵ / ₈ " X .375T STEEL POLE	1	4'- 6 1/2"	54.5000	90°/90°
3	1 ¹ / ₂ " X 1 ¹ / ₂ " X ³ / ₁₆ "T STEEL ANGLE	4	4'-0"	48.0000	90°/90°
4	1 ¹ / ₂ " X 1 ¹ / ₂ " X ³ / ₁₆ "T STEEL ANGLE	4	2'-0"	24.0000	90°/90°
5	1 ¹ / ₂ " X 1 ¹ / ₂ " X ³ / ₁₆ "T STEEL ANGLE	4	0'-9 1/8"	9.1250	90°/90°
6	2" X 1" X ¹ / ₈ "T ALUM.SQ. TUBING	4	2'-9 11/16"	33.6875	90°/90°
7	2" X 1" X ¹ / ₈ "T ALUM.SQ. TUBING	2	7'-11 1/2"	95.5000	90°/90°
8	2" X 1" X ¹ / ₈ "T ALUM.SQ. TUBING	10	1'-10"	22.0000	90°/90°
9	2" X 1" X ¹ / ₈ "T ALUM.SQ. TUBING	4	0'-9 5/8"	9.6250	90°/90°
10	1" X 1" X ¹ / ₈ "T ALUM.SQ. TUBING	8	1'-10"	22.0000	90°/90°
11	1" X 1" X ¹ / ₈ "T ALUM.SQ. TUBING	4	0'-4 7/8"	4.8750	60°/57°
12	1" X 1" X ¹ / ₈ "T ALUM.SQ. TUBING	4	1'-6 3/4"	18.7500	90°/90°
13	1" X 1" X ¹ / ₈ "T ALUM.SQ. TUBING	4	1'-0 9/16"	12.5625	SHOP FIT
11	1" X 1" X ¹ / ₈ "T ALUM.SQ. TUBING	2	3'-2 7/8"	38.8750	SHOP FIT
15	1 ¹ / ₂ " X 1 ¹ / ₂ " X ¹ / ₈ "T ALUM ANGLE	4	4'-1 1/2"	49.5000	90°/90°
16	2" X ¹ / ₄ "T STEEL FLAT-BAR	8	0'-9 1/8"	9.1250	90°/90°

**SOUTHERN
SIGN
SPECIALISTS**

MUNN ENTERPRISES, INC.
7712 Hwy 49 North, Hattiesburg, MS
601-264-7446



LOCATION:
GULFPORT CENTRAL MIDDLE SCHOOL
1310 42ND AVENUE
GULFPORT, MS 39501

DWG BY: LANDON TRIGG	WORK ORDER	# 16291
----------------------	------------	---------

DATE: 10/14/24 SALESMAN C.H.

CUSTOMER: GULFPORT SCHOOLS

PROPERTY OF MUNN ENTERPRISES, INC. - NOT TO BE DUPLICATED

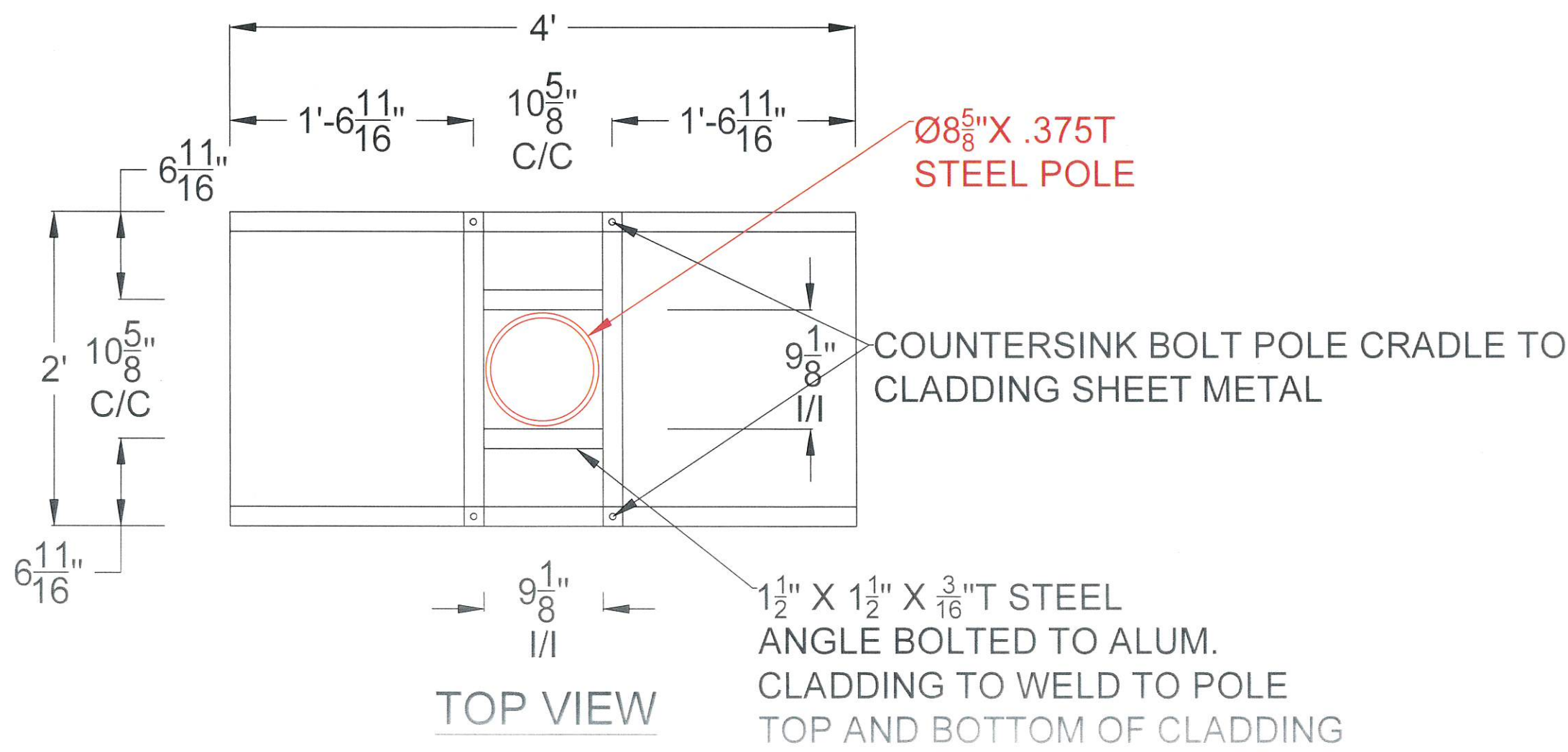
APPROVED BY:

DATE APPROVED:

DRAWINGNAME:

GULFPORT
MONUMENT
BOM

CLADDING DETAIL

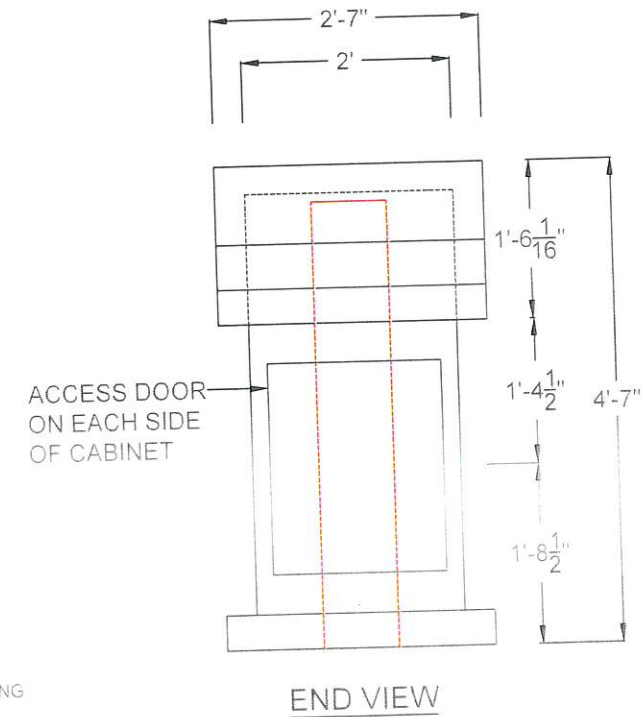
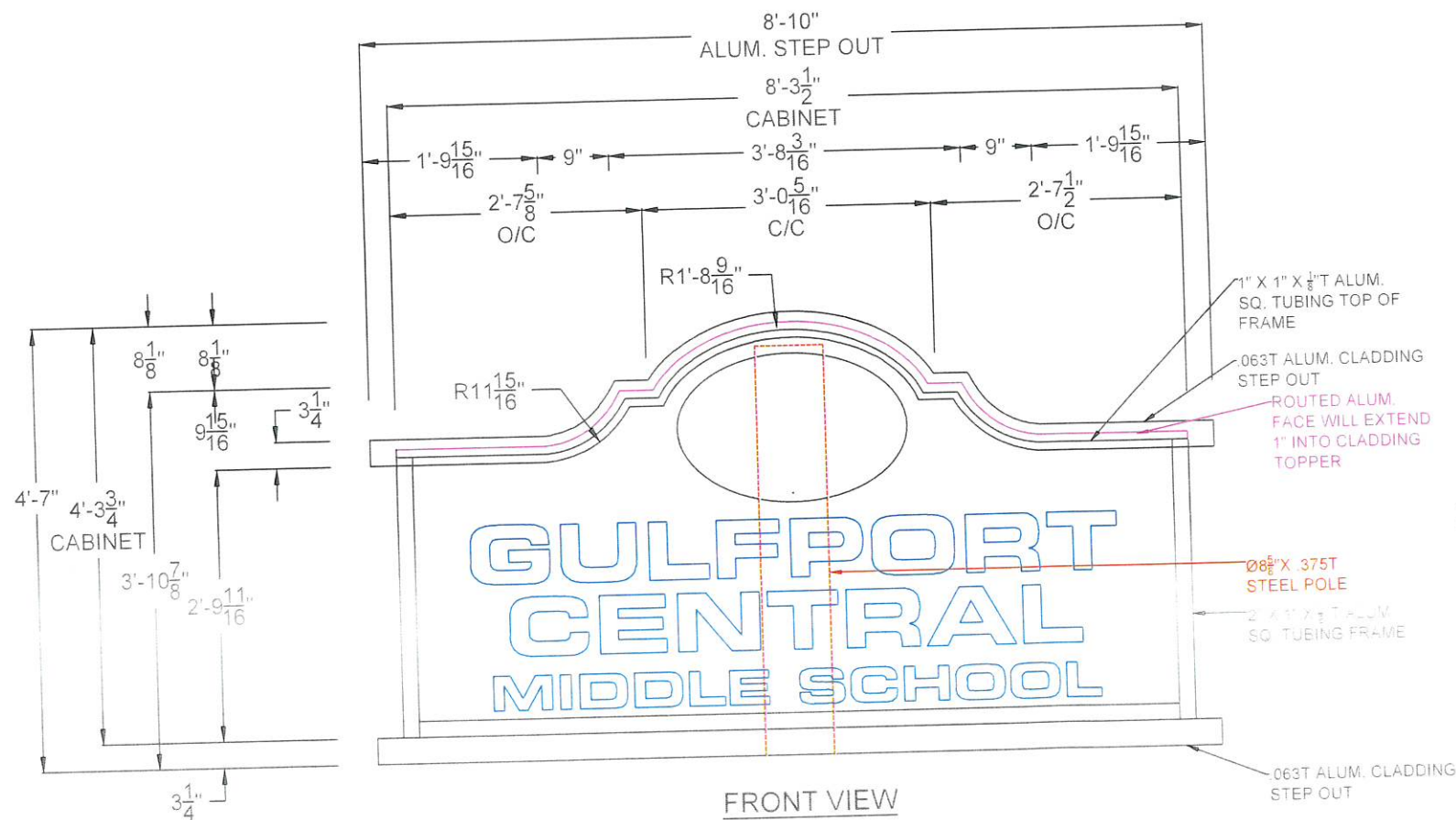
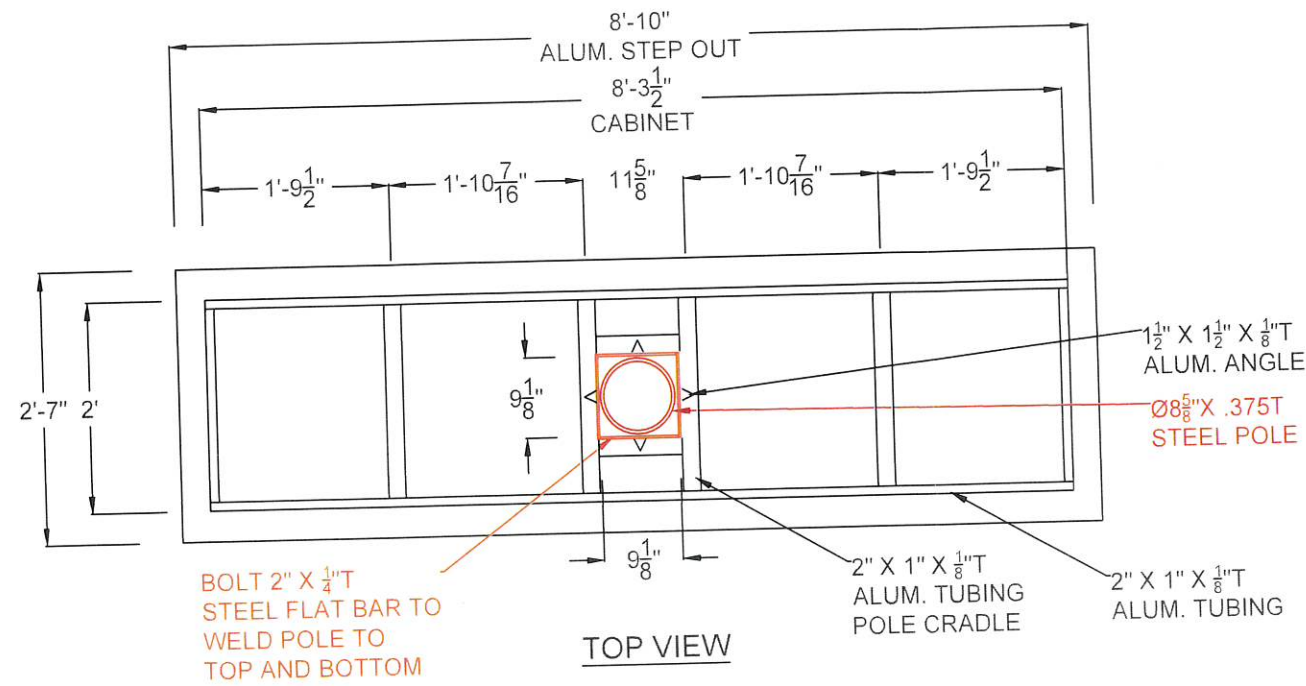


REV.

	MUNN ENTERPRISES, INC. 7712 Hwy 49 North, Hattiesburg, MS 601-264-7446	SOUTHERN SIGN SPECIALISTS
DWG BY: LANDON TRIGG		WORK ORDER # 16291
DATE: 10/14/24		SALESMAN C.H.
CUSTOMER: GULFPORT SCHOOLS		LOCATION: GULFPORT CENTRAL MIDDLE SCHOOL 1310 42ND AVENUE GULFPORT, MS 39501
PROPERTY OF MUNN ENTERPRISES, INC. - NOT TO BE DUPLICATED		

APPROVED BY:
DATE APPROVED:
DRAWINGNAME: GULFPORT MONUMENT 2

CABINET DETAILS



REV.

SOUTHERN SIGN SPECIALISTS

MUNN ENTERPRISES, INC.
7712 Hwy 49 North, Hattiesburg, MS 39401
601-264-7446

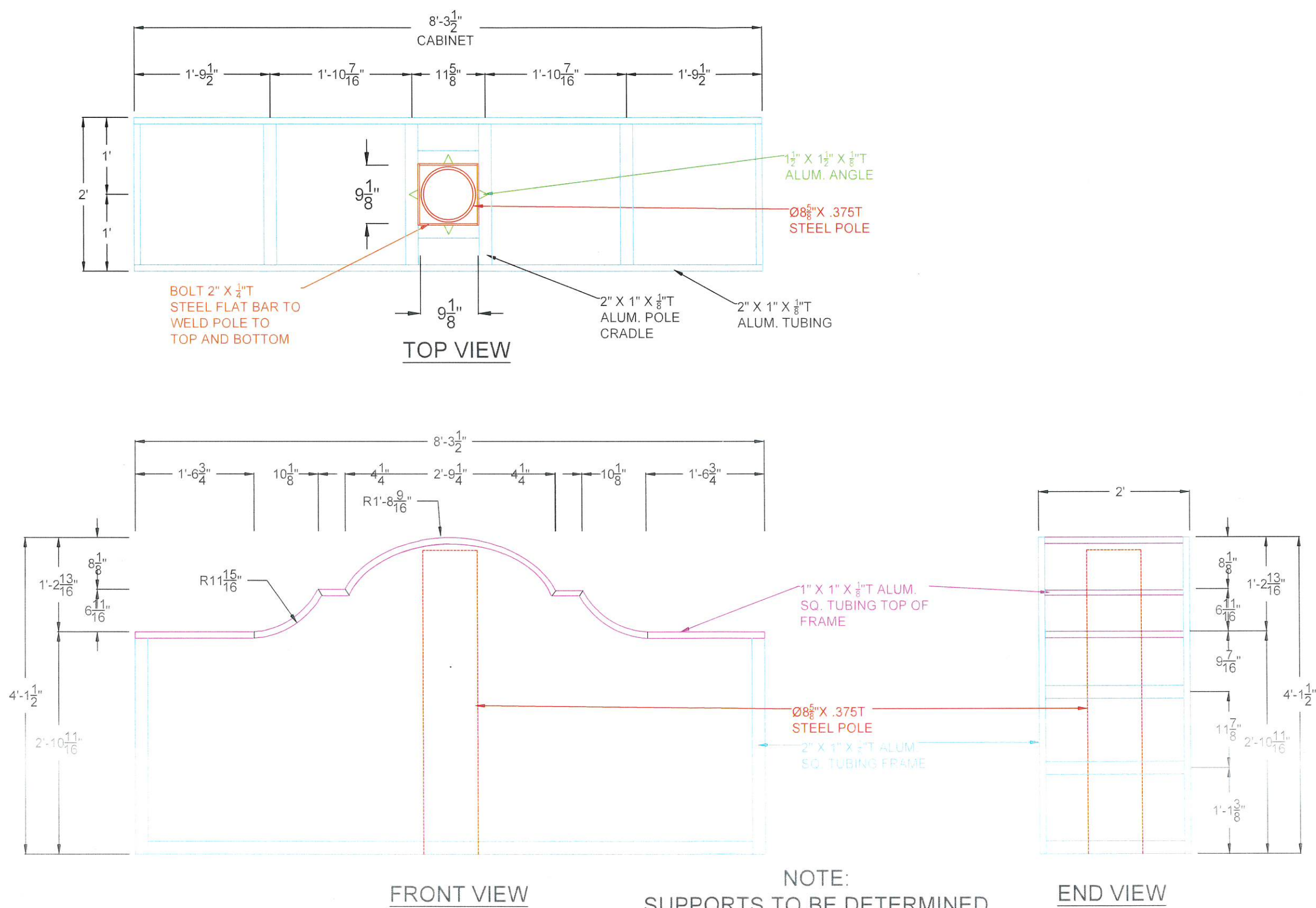
MUNN Enterprises

APPROVED BY:

DATE APPROVED:

DRAWINGNAME:
GULFPORT MONUMENT

CABINET FRAME DETAILS



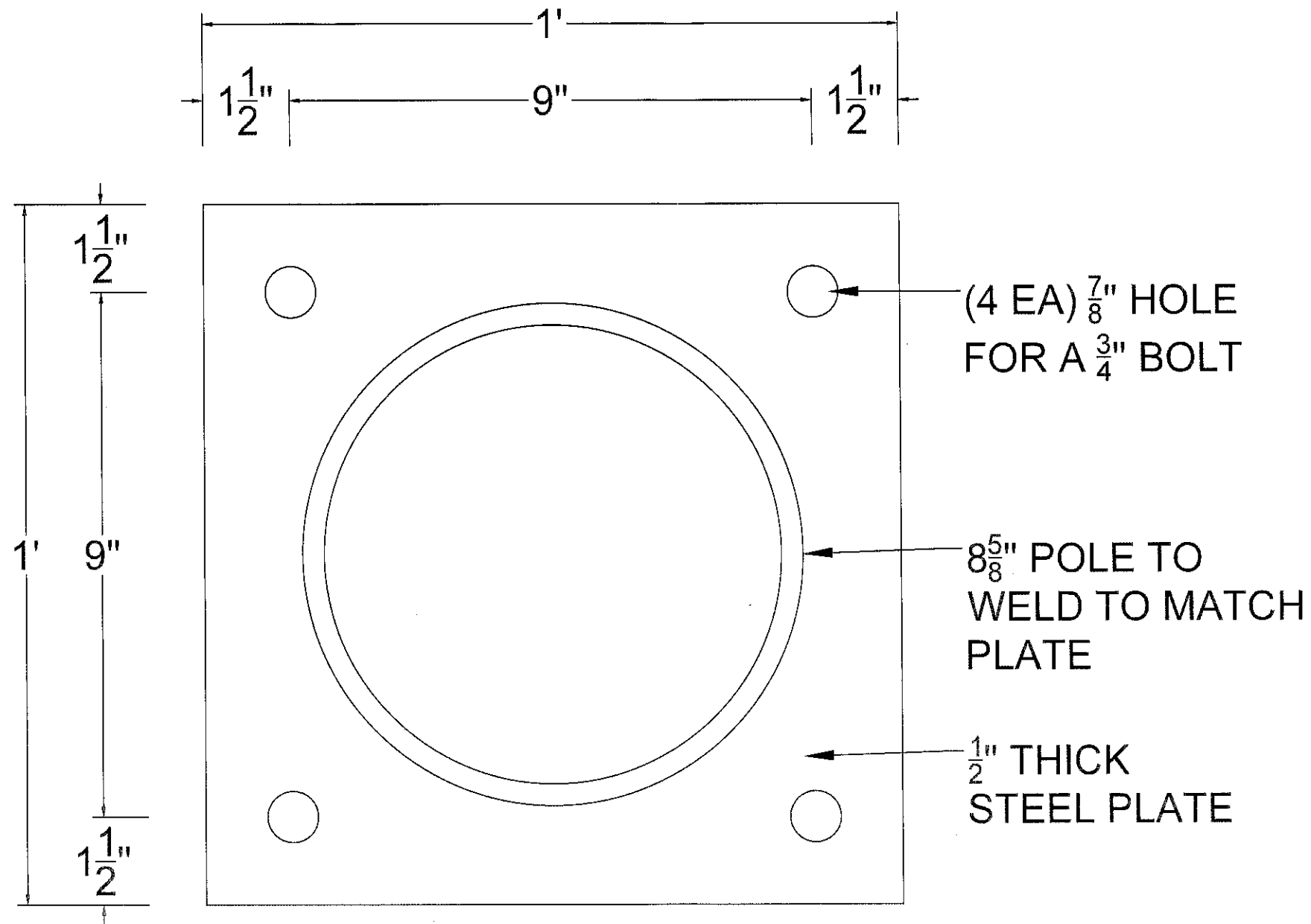
NOTE:
SUPPORTS TO BE DETERMINED
AFTER ROUTED FACES ARE DONE

REV.

 MUNN ENTERPRISES, INC. 7712 Hwy 49 North, Hattiesburg, MS 601-264-7446	SOUTHERN SIGN SPECIALISTS
DWG. BY: LANDON TRIGG DATE: 10/14/24 CUSTOMER: GULFPORT SCHOOLS PROPERTY OF MUNN ENTERPRISES, INC. - NOT TO BE DUPLICATED	LOCATION: GULFPORT CENTRAL MIDDLE SCHOOL 1310 42ND AVENUE GULFPORT, MS 39501

APPROVED BY:
DATE APPROVED:
DRAWINGNAME: GULFPORT MONUMENT
4

MATCH PLATE DETAILS



TOP PLATE

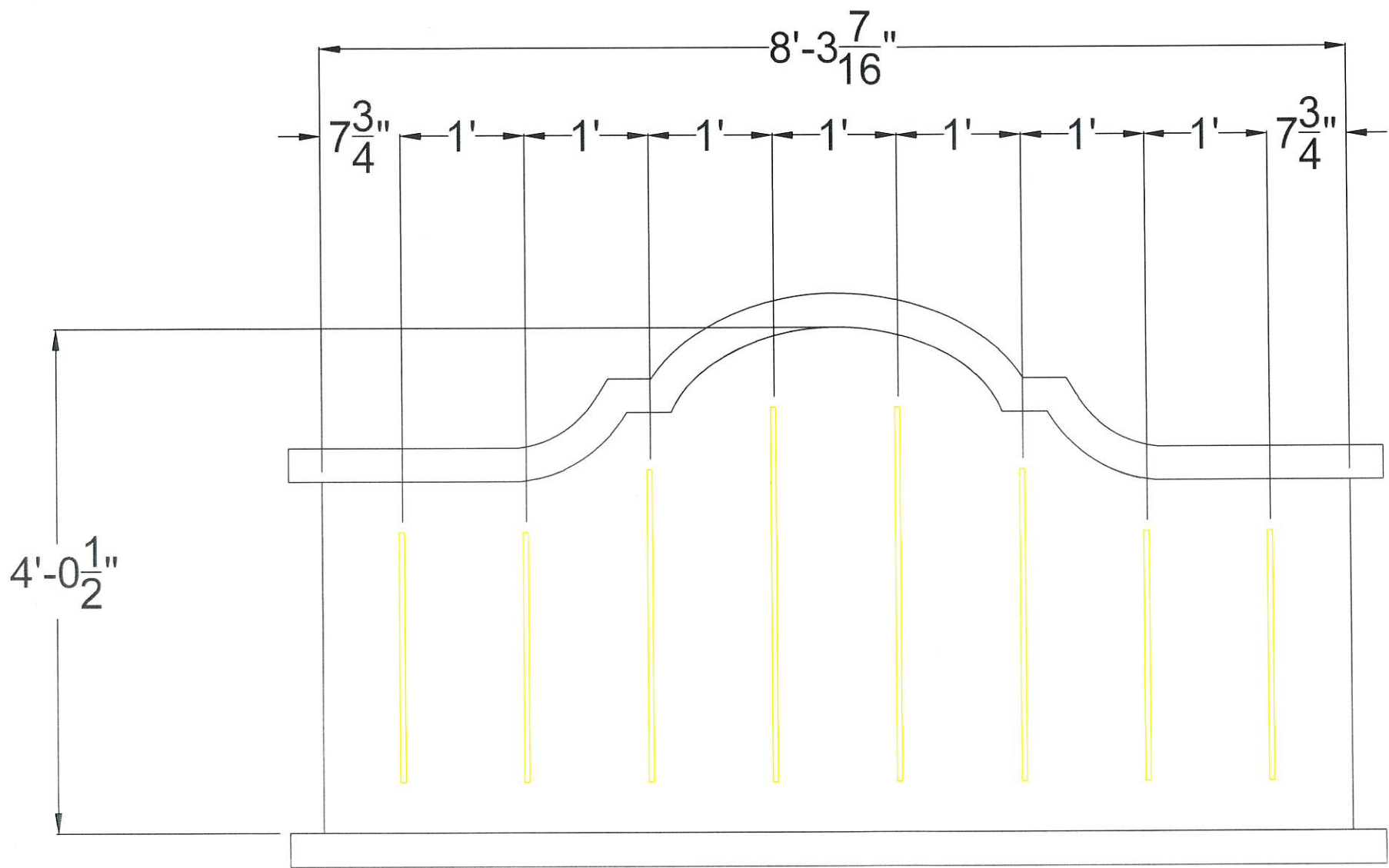
NOTE: 2 REQ.

REV.

	MUNIN ENTERPRISES, INC. 7712 Hwy 49 North, Hattiesburg, MS 601-264-7446		SOUTHERN SIGN SPECIALISTS
	DWG. BY: LONDON TRIGG DATE: 10/14/24 CUSTOMER: GULFPORT SCHOOLS PROPERTY OF MUN ENTERPRISES, INC.—NOT TO BE DUPLICATED	WORK ORDER # 16291 SALESMAN C.H. GULFPORT CENTRAL MIDDLE SCHOOL 1310 42ND AVENUE GULFPORT, MS 39501	

APPROVED BY:
DATE APPROVED:
DRAWINGNAME: GULFPORT MONUMENT
5

ELECTRICAL LAYOUT



FRONT/FACE VIEW

- (4) 24" TAP OUT STIKS DOUBLE SIDED
- (2) 30" TAP OUT STIKS DOUBLE SIDED
- (2) 36" TAP OUT STIKS DOUBLE SIDED
- (16) MOUNTING BRACKETS
- (3) 60W POWER SUPPLIES
- CABINET DEPTH: 24"

ELECTRICAL SPECS.
3 EA. 60W POWER SUPPLY (P-OH060-12-EC-T)
-3.3 AMPS @ 120 VAC
OR
-1.35 AMPS @ 277 VAC
-1-20 AMP CIRCUIT

REV.

	MUNN ENTERPRISES, INC. 7712 Hwy 49 North, Hattiesburg, MS 601-264-7446	SOUTHERN SIGN SPECIALISTS
DWG BY: LANDON TRIGG	WORK ORDER # 16291	LOCATION: GULFPORT CENTRAL MIDDLE SCHOOL 1310 42ND AVENUE GULFPORT, MS 39501
DATE: 10/14/24	SALESMAN C.H.	
CUSTOMER: GULFPORT SCHOOLS		
PROPERTY OF MUNN ENTERPRISES, INC. - NOT TO BE DUPLICATED		

APPROVED BY:

DATE APPROVED:

DRAWINGNAME:
GULFPORT MONUMENT

6

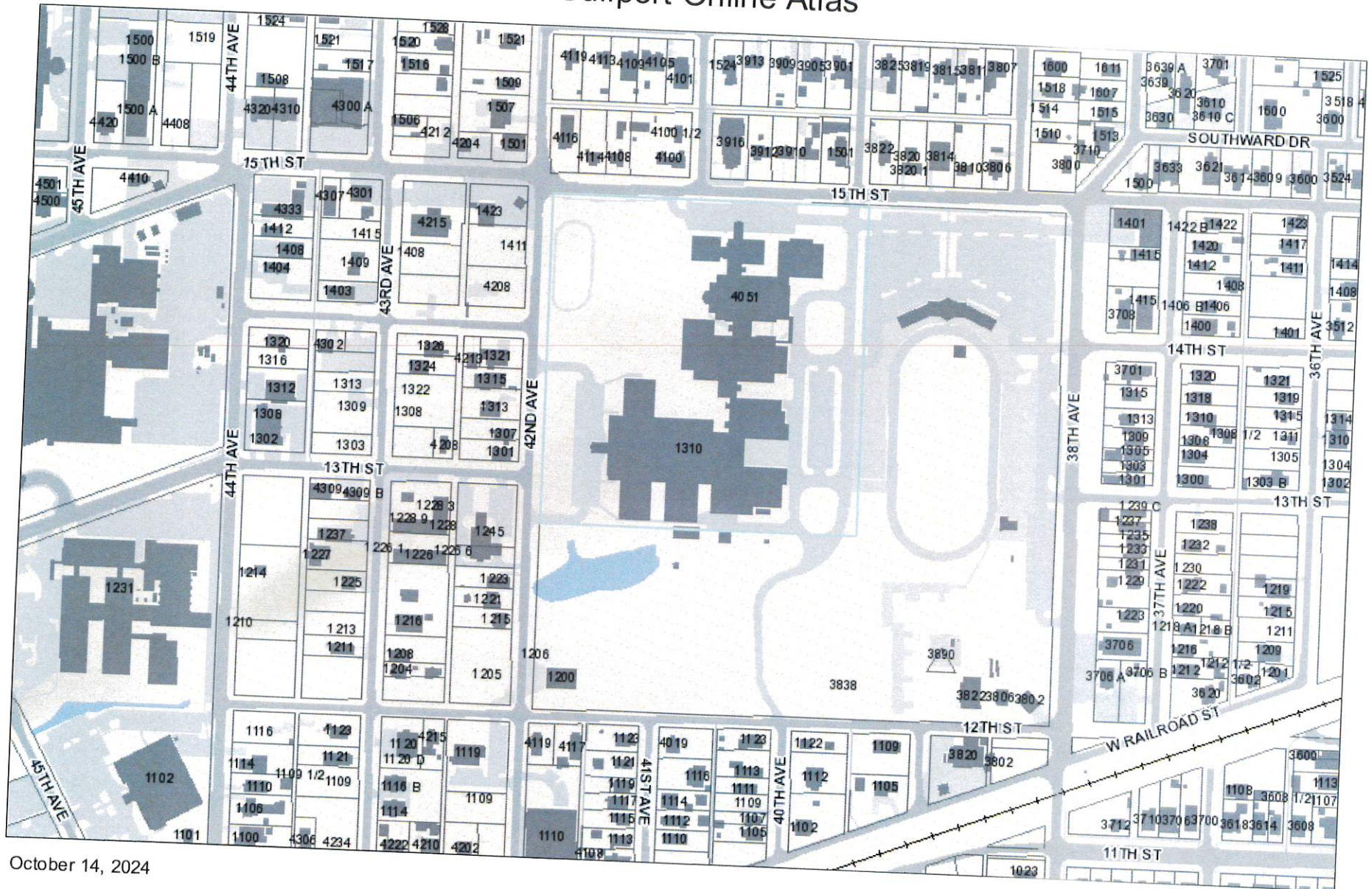






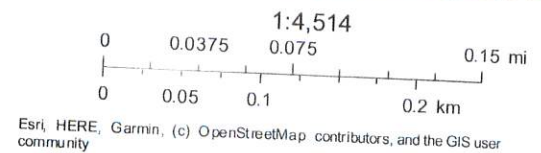


Gulfport Online Atlas

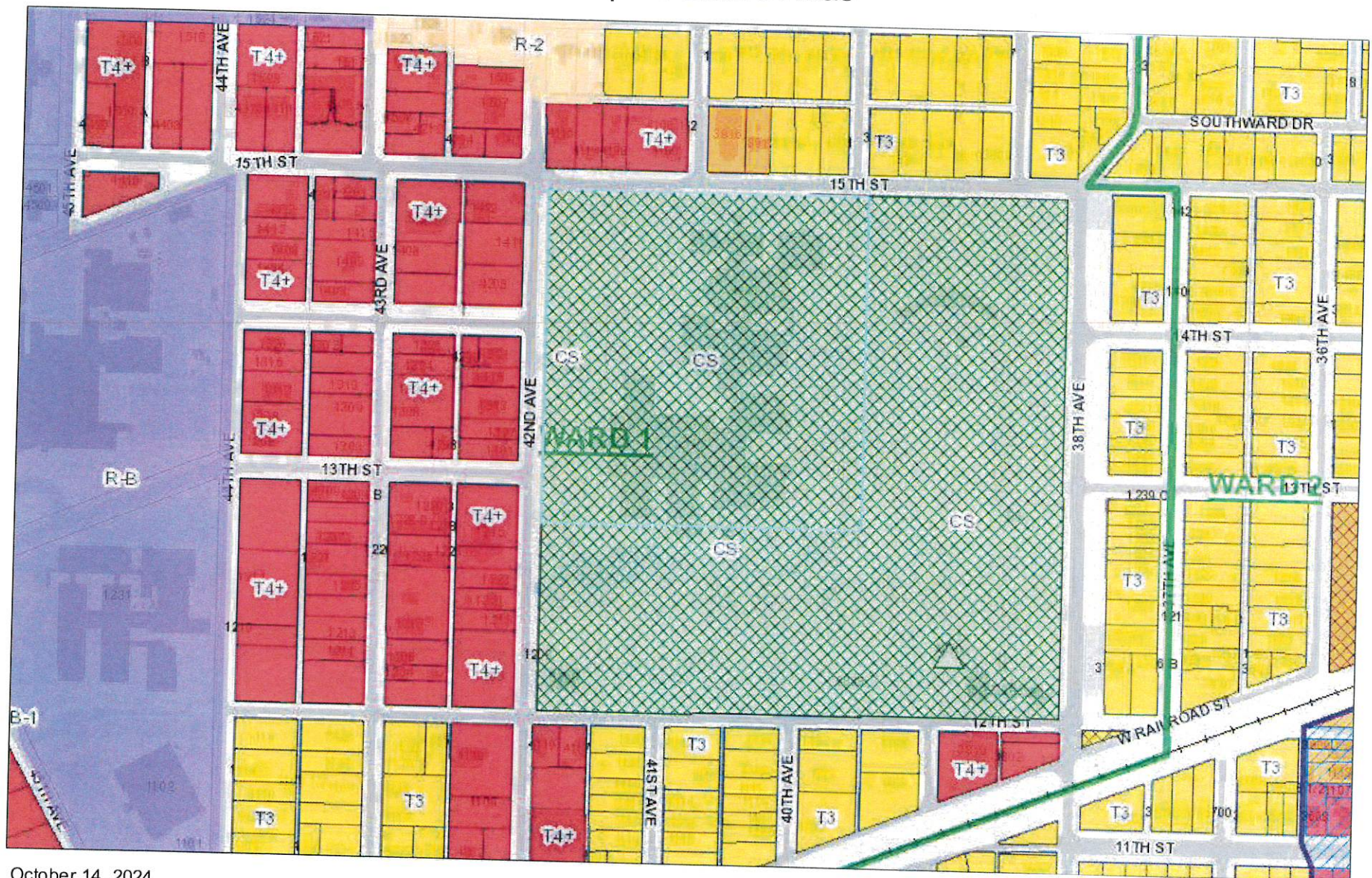


October 14, 2024

- | | | | |
|-----------------------|--------------------|----------------|-----------|
| Streets | Interstate Highway | Minor Arterial | Parcels |
| County Streets | Principal Arterial | Military | Buildings |
| <all other values> | Collector | Address Points | |

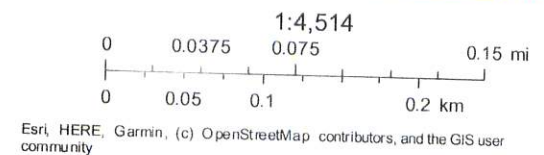


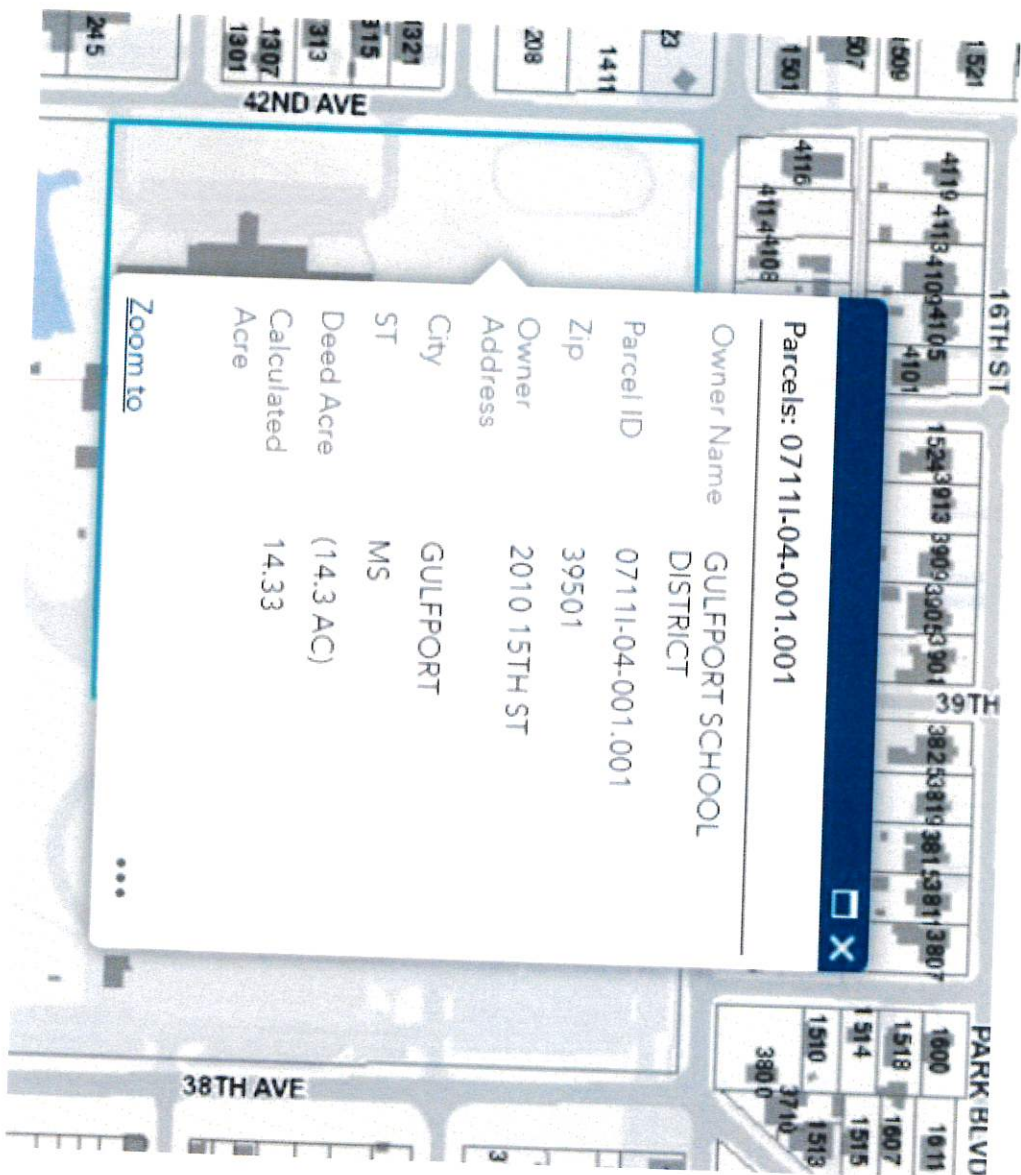
Gulfport Online Atlas



October 14, 2024

-  Hybrid Zones
-  Hybrid
-  Wards
-  Government Property





Gulfport Central
Middle School

STATE OF MISSISSIPPI
COUNTY OF HARRISON
FIRST JUDICIAL DISTRICT

BK 1334 PG 0419

CITY OF GULFPORT
2309 15th Street
Post Office Box 1780
Gulfport, MS 39502
(601) 868-5811
GRANTOR

TO: Gulfport School District
2010 15th Street
Gulfport, MS 39501
(601) 865-4600
GRANTEE

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 (\$10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged and pursuant to the Resolution of the Gulfport City Council adopted on April 2, 1996, a certified copy thereof being annexed hereto, the CITY OF GULFPORT, MISSISSIPPI, a municipal corporation organized and existing according to the laws of the State of Mississippi does hereby sell, convey and warrant specially unto the GULFPORT SCHOOL DISTRICT, a School District in the City of Gulfport, Mississippi, organized and existing according to the laws of the State of Mississippi, the following described land and property situated and being in the City of Gulfport, First Judicial District of Harrison County, Mississippi, to-wit:

A parcel of land situated in fractional Section 8, Township 8 South, Range 11 West, City of Gulfport, Harrison County, Mississippi, and being more particularly described, as follows:

Commencing at a P.K. nail at the intersection of the center line of 15th Street and the center line of 42nd Avenue; thence south 45 deg. 25 min. 33 sec. east 35.12 feet to a point lying at the intersection of the south margin of 15th Street and the east margin of 42nd Avenue, being the POINT OF BEGINNING; and from said point of beginning, thence along said south margin, north 89 deg. 11 min. 08 sec. east a distance of 776.39 feet; thence south 00 deg. 37 min. 20 sec. east 803.42 feet; thence west 784.51 feet to a point lying on the east margin of 42nd Avenue; thence along said east margin, north 00 deg. 02 min. 15 sec. west a distance of 792.34 feet to the point of beginning, said parcel containing 14.295 acres, more or less.

The City of Gulfport excepts from this conveyance, and retains and reserves, all mineral rights that it owns in and to said property together with the right of ingress and egress to remove the same.

This conveyance is subject to any and all presently existing or recorded easements or rights-of-ways affecting said property;

BOOK 1334 PAGE 420

and is subject to a leasehold estate granted to the Gulfport Jaycee's under lease dated May 20, 1971, which expires according to its terms on May 20, 1996.

WITNESS OUR signatures for and in behalf of the City of Gulfport on this the 2nd day of April, A.D., 1996.

CITY OF GULFPORT

BY:

Ken Combs
MAYOR KEN COMBS

ATTESTED BY:

Sandra L. Baylor
CITY CLERK

STATE OF MISSISSIPPI
COUNTY OF HARRISON

PERSONALLY CAME and appeared before me, the undersigned authority in and for the state and county aforesaid, on this the 2nd day of April, 1996, KEN COMBS and SANDRA L. BAYLOR, who acknowledged to me that they are the official Mayor and Municipal Clerk respectively of the City of Gulfport, and that they signed, executed and delivered the above and foregoing instrument for and in behalf of the City of Gulfport, having been first duly authorized and ordered so to act pursuant to the Resolution of the Governing Authority.

Annex Peterson
NOTARY PUBLIC

My Commission Expires:

September 24, 1997

This Instrument Prepared By:

Harry P. Hewes, Esq.
Bar License No. 2413
Attorney at Law
Post Office Box 1780
Gulfport, MS 39502
(601) 868-5811

Indexing Instructions:

City of Gulfport, First Judicial District of Harrison County,
Mississippi, Section 8, Township 8 South, Range 11 West
NW 1/4 of NE 1/4

BK1334PG0421

There came on for consideration at a duly constituted meeting of the Mayor and Members of the City Council of the City of Gulfport, Mississippi, held on the 2nd day of April, 1996, the following Resolution:

RESOLUTION OF THE GULFPORT CITY COUNCIL AUTHORIZING
THE SALE AND CONVEYANCE TO THE GULFPORT MUNICIPAL
SCHOOL DISTRICT OF 14.295 ACRES OF REAL PROPERTY
ADJACENT TO MILNER STADIUM AT THE SOUTHEAST CORNER
OF 15TH STREET AND 42ND AVENUE IN GULFPORT, MISSISSIPPI

WHEREAS, the City of Gulfport ("City") heretofore acquired title to, and has maintained 40 acres more or less of real property in the City of Gulfport, First Judicial District of Harrison County, Mississippi, described as the Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4) of Section 8, Township 8 South, Range 11 West, which said property includes the Milner Stadium Complex, various ball fields, playground equipment, and a building used by the Jaycees, together with lighting fixtures and fencing appurtenant thereunto; and

WHEREAS, the Mayor and City Council ("Governing Authority") have approved a parks, recreation and leisure activities master plan for the City of Gulfport, which includes the acquisition of properties, and the building of a recreational facility for outdoor and indoor recreational and leisure activities to meet specific needs for the entire City during the next 20 years, and the recreational properties adjoining Milner Stadium shall be replaced by the new facilities; and

WHEREAS, the Gulfport Municipal School District ("District") during 1995 assumed the maintenance and custody of the Milner Stadium Complex located on said 40 acre parcel, and has made improvements to the Milner Stadium and Lindy Callahan Field for its school sponsored football games and other similar activities under an Interlocal Agreement with the City of Gulfport, and the City has agreed by Resolution of the Governing Authority to convey said stadium complex to the District for perpetual maintenance for school and related recreational purposes; and

BK1334PG0422

WHEREAS, the District desires to acquire forthwith 14.295 acres from the City at the southeast corner of 15th Street and 42nd Avenue, adjacent to the Milner Stadium Complex described as follows:

A parcel of land situated in fractional Section 8, Township 8 South, Range 11 West, City of Gulfport, Harrison County, Mississippi, and being more particularly described, as follows:

Commencing at a P.K. nail at the intersection of the center line of 15th Street and the center line of 42nd Avenue; thence south 45 deg. 25 min. 33 sec. east 35.12 feet to a point lying at the intersection of the south margin of 15th Street and the east margin of 42nd Avenue, being the POINT OF BEGINNING; and from said point of beginning, thence along said south margin, north 89 deg. 11 min. 08 sec. east a distance of 776.39 feet; thence south 00 deg. 37 min. 20 sec. east 803.42 feet; thence west 784.51 feet to a point lying on the east margin of 42nd Avenue; thence along said east margin, north 00 deg. 02 min. 15 sec. west a distance of 792.34 feet to the point of beginning, said parcel containing 14.295 acres, more or less.

The Governing Authority further finds that the District requires title to said property to commence immediately construction of a middle school and an elementary school to meet its schedule and commitment under its 1995 school bond issue approved by the electorate within the Gulfport School District, and said location was selected and determined by the Board of Trustees of the District to be the most suitable location within the City of Gulfport for such school facilities; and

✓ WHEREAS, the Governing Authority of the City finds that the above described 14.295 acres is in the public interest most needed by the School District for school purposes and that the City's recreational facility thereon shall be replaced at a new site, and said property shall no longer be needed for municipal or related purposes and is not to be used in the operation of the municipality, and the Governing Authority further finds that the sale of said property by competitive bids is not necessary or desirable for the financial welfare of the municipality, and that the use of said property for school and educational purposes for which it is to be sold and conveyed to the Gulfport Municipal

School District will promote and foster the development and improvement of the community in which the property is located and the civic, social, educational, cultural, moral, economic and industrial welfare thereof; and

WHEREAS, according to Section 21-17-1, Mississippi Code of 1972 Annotated, as Amended, the Governing Authority is authorized to convey such properties to the public School District in which the land is situated for such school purposes providing that the School District holds title to such lands for the civic, social, educational, cultural, moral, economic or industrial welfare of the community, and the City may convey such property without such restriction to the District for not less than the average of the fair market price for such property as determined by three professional property appraisers selected by the City and approved by the District; and

WHEREAS, the City has agreed to sell said property to the District for the sum of \$747,000.00, which said amount is not less than the average fair market price of such property as determined by three professional property appraisers licensed by the State of Mississippi and doing business in the City of Gulfport, and said appraisals prepared by Harry Hebert, Sydney L. Cullifer, Jr., and Everette E. Ladner have been filed with the Council Clerk and should be made a part of the minutes of this meeting; and

WHEREAS, the Governing Authority further finds it to be in the City's interest to credit against the purchase price of said property a sum of \$47,000.00 on condition that the District shall agree to remove all poles, lighting fixtures attached thereto, and fences on said property, and to surrender the same to the City for the City's use, ownership and possession; and

WHEREAS, the Governing Authority finds it in the best interest of the City of Gulfport, that upon receipt of the proceeds for the sale of the 14.295 acre parcel hereinabove described after giving credit for the fixtures and fencing to be removed by the District

BK1334PG0424

and retained by the City, that the Mayor and City Clerk should be hereby authorized to execute and deliver unto the Gulfport School District a Special Warranty Deed conveying said property; and further, the net proceeds received from the sale of said property should be ordered to be set aside and reserved by the City for use and application in the purchase of the proposed site for establishment of a recreational facility according to the City's Master Plan; and

WHEREAS, the Gulfport Jaycees are in possession of a building near the northwest corner of said property under a lease granted by the City to the Gulfport Jaycees dated May 20, 1971, and said lease expires on May 20, 1996, and the Jaycees have been notified of the expiration and termination of the lease, and conveyance by the City of said property to the District shall be subject to the leasehold estate of the Gulfport Jaycee's, which terminates by the lease terms on May 20, 1996; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GULFPORT, MISSISSIPPI, AS FOLLOWS, TO-WIT:

Section 1. That the sale by the City of Gulfport to the Gulfport School District of 14.295 acres of municipally owned property at the southeast corner of 15th Street and 42nd Avenue adjacent to Milner Stadium particularly described as follows, to-wit:

A parcel of land situated in fractional Section 8, Township 8 South, Range 11 West, City of Gulfport, Harrison County, Mississippi, and being more particularly described, as follows:

Commencing at a P.K. nail at the intersection of the center line of 15th Street and the center line of 42nd Avenue; thence south 45 deg. 25 min. 33 sec. east 35.12 feet to a point lying at the intersection of the south margin of 15th Street and the east margin of 42nd Avenue, being the POINT OF BEGINNING; and from said point of beginning, thence along said south margin, north 89 deg. 11 min. 08 sec. east a distance of 776.39 feet; thence south 00 deg. 37 min. 20 sec. east 803.42 feet; thence west 784.51 feet to a point lying on the east margin of 42nd Avenue; thence along said east margin, north 00 deg. 02 min. 15 sec. west a distance of 792.34 feet to the point of beginning, said parcel containing 14.295 acres, more or less.

BK1334PG0425

for the sales price of \$747,000.00 for the construction of a school, and use for School District purposes be, and it is hereby approved.

Section 2. The City of Gulfport shall credit the Gulfport School District in the amount of \$47,000.00 against the total sales price for said property on condition that the School District agree to remove and surrender possession, use and ownership to the City of Gulfport of the light poles, lighting fixtures, and fencing located on said property.

Section 3. Upon receipt of the proceeds from said sale, the Mayor and City Clerk are hereby authorized to execute and deliver in behalf of the City of Gulfport a Special Warranty Deed conveying said property to the Gulfport Municipal School District according to, or substantially in the same form as the Special Warranty Deed attached hereto as Exhibit "A".

Section 4. That the net proceeds received from the sale of said property shall be set aside and reserved by the City for use and application in the acquisition of replacement property upon which the City shall construct recreational and leisure activities facilities.

Section 5. This Resolution shall be in full force and effect immediately upon its passage and enactment according to law, and the Council Clerk is hereby directed to furnish a copy thereof to the Superintendent of the Gulfport School District.

The above and foregoing Resolution, after having been first reduced to writing and read by the Clerk, was introduced by Councilman Savant, seconded by Councilman Allen, and was adopted by the following roll call vote:

AYES

Jenkins
Rose
Allen
Savant
Dombrowski

NAYS

None

BK1334PG0426

WHEREUPON, the President declared the motion carried and the Resolution adopted, this the 2nd day of April, 1996.

(SEAL)

ATTEST:

Arnell Peterson
CLERK OF THE COUNCIL

ADOPTED:

Rob Ombrell
PRESIDENT

The above and foregoing Resolution submitted to and approved by the Mayor, this the 2nd day of April, 1996.

Ken Jones
MAYOR

STATE OF MISSISSIPPI
COUNTY OF HARRISON
FIRST JUDICIAL DISTRICT

BK1334PG0427

CITY OF GULFPORT
2309 15th Street
Post Office Box 1780
Gulfport, MS 39502
(601) 868-5811
GRANTOR

TO: Gulfport School District
2010 15th Street
Gulfport, MS 39501
(601) 865-4600
GRANTEE

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 (\$10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged and pursuant to the Resolution of the Gulfport City Council adopted on April 2, 1996, a certified copy thereof being annexed hereto, the CITY OF GULFPORT, MISSISSIPPI, a municipal corporation organized and existing according to the laws of the State of Mississippi does hereby sell, convey and warrant specially unto the GULFPORT SCHOOL DISTRICT, a School District in the City of Gulfport, Mississippi, organized and existing according to the laws of the State of Mississippi, the following described land and property situated and being in the City of Gulfport, First Judicial District of Harrison County, Mississippi, to-wit:

A parcel of land situated in fractional Section 8, Township 8 South, Range 11 West, City of Gulfport, Harrison County, Mississippi, and being more particularly described, as follows:

Commencing at a P.K. nail at the intersection of the center line of 15th Street and the center line of 42nd Avenue; thence south 45 deg. 25 min. 33 sec. east 35.12 feet to a point lying at the intersection of the south margin of 15th Street and the east margin of 42nd Avenue, being the POINT OF BEGINNING; and from said point of beginning, thence along said south margin, north 89 deg. 11 min. 08 sec. east a distance of 776.39 feet; thence south 00 deg. 37 min. 20 sec. east 803.42 feet; thence west 784.51 feet to a point lying on the east margin of 42nd Avenue; thence along said east margin, north 00 deg. 02 min. 15 sec. west a distance of 792.34 feet to the point of beginning, said parcel containing 14.295 acres, more or less.

The City of Gulfport excepts from this conveyance, and retains and reserves, all mineral rights that it owns in and to said property together with the right of ingress and egress to remove the same.

This conveyance is subject to any and all presently existing or recorded easements or rights-of-ways affecting said property;

BOOK 1334 PAGE 428
EX 1334

and is subject to a leasehold estate granted to the Gulfport Jaycee's under lease dated May 20, 1971, which expires according to its terms on May 20, 1996.

WITNESS OUR signatures for and in behalf of the City of Gulfport on this the 2nd day of April, A.D., 1996.

CITY OF GULFPORT

BY:

Ken Combs
MAYOR KEN COMBS

ATTESTED BY:

Sandra L. Baylor
CITY CLERK

STATE OF MISSISSIPPI
COUNTY OF HARRISON

PERSONALLY CAME and appeared before me, the undersigned authority in and for the state and county aforesaid, on this the 2nd day of April, 1996, KEN COMBS and SANDRA L. BAYLOR, who acknowledged to me that they are the official Mayor and Municipal Clerk respectively of the City of Gulfport, and that they signed, executed and delivered the above and foregoing instrument for and in behalf of the City of Gulfport, having been first duly authorized and ordered so to act pursuant to the Resolution of the Governing Authority.

Ornel Peterson
NOTARY PUBLIC

(SEAL)

My Commission Expires:

September 24, 1997

This Instrument Prepared By:

Harry P. Hewes, Esq.
Bar License No. 2413
Attorney at Law
Post Office Box 1780
Gulfport, MS 39502
(601) 868-5811

Indexing Instructions:

City of Gulfport, First Judicial District of Harrison County, Mississippi, Section 8, Township 8 South, Range 11 West
NW 1/4 of NE 1/4

BK 1334 PG 0429

STATE OF MISSISSIPPI
COUNTY OF HARRISON
CITY OF GULFPORT

I, Sandra E. Baylor, City Clerk of the City of Gulfport, Mississippi, do hereby certify that the attached and foregoing is a true and correct copy of a resolution of the Gulfport City Council authorizing the sale and conveyance to the Gulfport Municipal School District of 14.295 acres of real property adjacent to Milner Stadium at the southeast corner of 15th Street and 42nd Avenue in Gulfport, Mississippi, adopted at the meeting of the Mayor and City Council on April 2, 1996.

Witness my signature and the seal of the City of Gulfport, Mississippi, this the 10th day of April, 1996.

(SEAL:)

Sandra E. Baylor
SANDRA E. BAYLOR, CITY CLERK
CITY OF GULFPORT, MISSISSIPPI

By: *Ann W. Riterian*
Deputy City Clerk

STATEMENT OF FEES

Recording Fee \$6.00
Abstracting/Section Fee at \$1.00 each
Marginal Entry at .50 each
Other 7.00
TOTAL FEES COLLECTED 7.00

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

I hereby certify that this instrument was received and filed for record at 3 o'clock
and 25 minutes P. M. on 7 day of May, A.D. 19 96
and recorded May 8, 19 96 in Records of Deeds
Book 1334 Pages 49-429

By John McAdams, Chancery Clerk
Cindy Leary D.C.

3359

LRMINQ01 APPRINQ45

LAND ROLL MAINTENANCE

LRWINQ01/HC

Library 2025

GULFPORT SCHOOL DISTRICT

2010 15TH ST

Parcel 0711I-04-001.001

PPIN 111398

Alt Parcel 0711I-04-001.001

Exempt Code 15 Tax District 3G

Subdivision 00277

GULFPORT BAYOU VIEW 8TH ADD

Neighborhood

C/S/Z GULFPORT

MS 39501

Sect/Twn/Rng 08 08 11 Blk 000 St

38TH AVE

Cls C-Acres C-Value U-Acres U-Value T-Acres Improved True Assessed

1

2

Homestead Type 1=065 2=DAV 3=DIS 4=Reg Reg

100

DAV

Mtg

Eligible for Class 1 N (Y/N)

New Value Added

F-Fire 0-Override

Deed Ref. 1334/0419

Drainage Code Benefit Price Total

Deed Date 5 / 7 / 1996

Roll: Page Line Added 12 13 1996

County 6970 5 By BBW

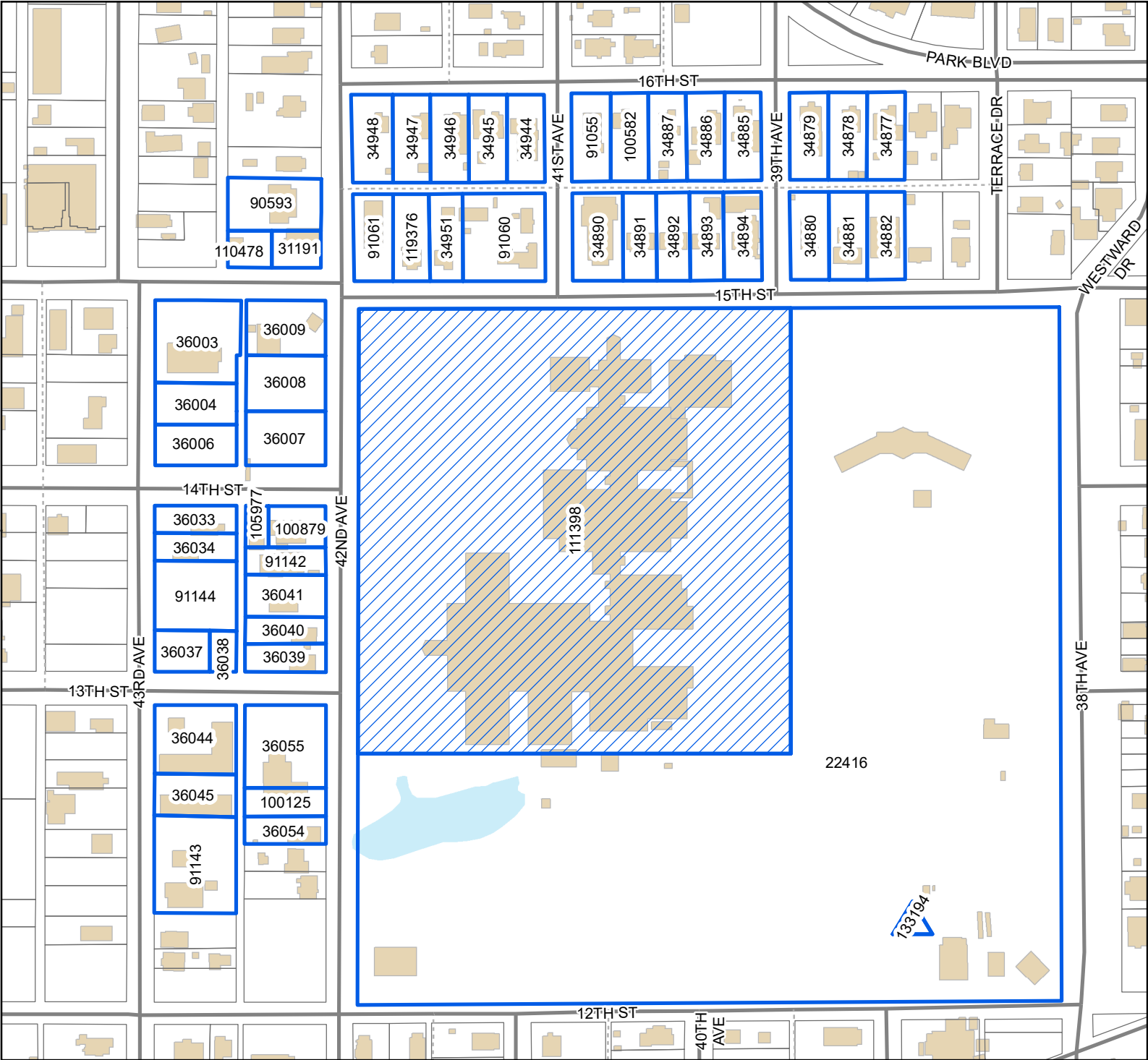
City Changed 9 28 2005

School By SS1

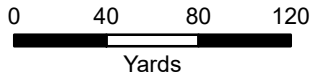
Levee Benefits X .05 =

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

F3 For next record



- Legend**
- Site
 - Adjacent Properties
 - Street
 - Alley
 - Buildings
 - Water Features



1 inch = 250 feet



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

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
Y		0711I-04-001.001	GULFPORT SCHOOL DISTRICT (OWNER)	2001 PASS ROAD	GULFPORT	MS	39501
			MUNN ENTERPRISES, INC (AGENT)	7712 HIGHWAY 49 NORTH	HATTIESBURG	MS	39402
			Adjacent Property Owners (2411ARC050)				
	133194	0711I-04-001.002	CELLULAR SOUTH REAL ESTATE -LESSEE-	CITY OF GULFPORT -LESSOR-	ATLANTA	GA	31139
	36034	0711J-01-022.000	KING TERESA	1324 43RD AVE	GULFPORT	MS	39501
	34890	0711H-04-053.000	GULF COAST COMMUNITY MINISTRIES	P O BOX 323	GULFPORT	MS	39502
	91060	0711H-04-054.000	DAHL INGE M	4100 15TH ST	GULFPORT	MS	39501
N	34951	0711H-04-055.000	DAHL INGE M	4100 15TH ST	GULFPORT	MS	39501
	119376	0711H-04-056.001	NGUYEN LOUIE V & PHAM LOAN T	4114 15TH STREET	GULFPORT	MS	39501
	91144	0711J-01-021.000	GPT43RDPROPERTIES LLC	2194 HARMANSON VUE	BILOXI	MS	39531
	91061	0711H-04-056.000	GRANT SIDNEY D & NICOLE S	1124 PARLANGE DR	BATON ROUGE	LA	70806
	36008	0711J-01-002.000	THAI SENG T	3822 15TH STREET	GULFPORT	MS	39501
	34877	0711H-04-041.000	PUGLISI STEVEN & PATSY	3815 16TH ST	GULFPORT	MS	39501
	34880	0711H-04-048.000	ANG KIM LA	3822 15TH ST	GULFPORT	MS	39501
	34892	0711H-04-051.000	J P SILVA PROPERTIES LLC	P O BOX 471127	CELEBRATION	FL	34747
	31191	0711G-02-015.000	COSPELICH KIMBERLY A	1501 42ND AVE	GULFPORT	MS	39501
	36040	0711J-01-006.000	SISON NIL G -ESTATE-	1315 42ND AVE	GULFPORT	MS	39501
	36007	0711J-01-003.000	MEMORIAL HOSPITAL AT GULFPORT	P O BOX 1810	GULFPORT	MS	39502
	90593	0711G-02-013.000	COSPELICH KIMBERLY A	1507 42ND AVE	GULFPORT	MS	39501
	36003	0711J-01-027.000	REALTY INTERNATIONAL LLC	P O BOX 4246	GULFPORT	MS	39502
	36009	0711J-01-001.000	ANG KIM LA & THAI SENG T	1423 42ND AVE	GULFPORT	MS	39501
	34885	0711H-04-038.000	PETERSON RE HOLDINGS LLC	3675 S RAINBOW BLVD STE 107-258	LAS VEGAS	NV	89103
	34879	0711H-04-039.000	READY PHILLIP A	3825 16TH ST	GULFPORT	MS	39501
	34886	0711H-04-037.000	DEDEAUX DONALD H & MARGIE L	3905 16TH ST	GULFPORT	MS	39501
	34887	0711H-04-036.000	DS LADNER HOLDINGS LLC	9366 STONE RD	GULFPORT	MS	39503
	22416	0711I-04-001.000	GULFPORT SCHOOL DISTRICT	2010 15TH STREET	GULFPORT	MS	39501
	36044	0711J-01-018.000	DING TIMOTHY	131 ST JOHN AVE	BILOXI	MS	39530
	36055	0711J-01-008.000	LEWIS & SHRUM LLC	1245 42ND AVE	GULFPORT	MS	39501
	36054	0711J-01-009.000	ORDUNA RODNEY	1223 42ND AVE	GULFPORT	MS	39501
	34894	0711H-04-049.000	GAYTEN CARLOS	10478 E LANDING GREEN CIR	GULFPORT	MS	39503
	34882	0711H-04-046.000	REYNOLDS MARY H	3814 15TH ST	GULFPORT	MS	39501
N	110478	0711G-02-015.001	1ST IMPRESSION PROPERTY	MANAGEMENT LLC	HARVEY	LA	70058
	36041	0711J-01-005.000	HOLLEY BEVERLY J	1313 42ND AVE	GULFPORT	MS	39501
	91055	0711H-04-035.000	KHIM SOKHOM	1524 41ST AVE	GULFPORT	MS	39501
	34945	0711H-04-033.000	PARKES JOYCE I -ESTATE-	4105 16TH ST	GULFPORT	MS	39501
N	105977	0711J-01-004.002	SISON NIL -ESTATE-	1315 42ND AVE	GULFPORT	MS	39501

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
N	36045	0711J-01-017.000	DING TIMOTHY	131 ST JOHN AVE	BILOXI	MS	39530
	34947	0711H-04-031.000	VINES SCOTT	4113 16TH ST	GULFPORT	MS	39501
	34948	0711H-04-030.000	GATES KERRA NICOLE	4119 16TH ST	GULFPORT	MS	39501
	100582	0711H-04-035.001	BLACKSTON ADRIAN L	3913 16TH ST	GULFPORT	MS	39501
N	111398	0711I-04-001.001	GULFPORT SCHOOL DISTRICT	2010 15TH ST	GULFPORT	MS	39501
	91143	0711J-01-016.000	BRUMBAUGH JERRY L & DARRYL J	1216 43RD AVE	GULFPORT	MS	39501
	36037	0711J-01-019.000	GPT 43RD PROPERTIES LLC	2194 HAMANSON VUE	BILOXI	MS	39531
N	36038	0711J-01-020.000	DING TIMOTHY	131 ST JOHN AVE	BILOXI	MS	39530
	34878	0711H-04-040.000	CUEVAS TILLIE G -L/E-	3819 16TH ST	GULFPORT	MS	39501
	34944	0711H-04-034.000	FRAZIER SUE DEL	4101 16TH ST	GULFPORT	MS	39501
N	36006	0711J-01-024.000	MEMORIAL HOSPITAL AT GULFPORT	P O BOX 1810	GULFPORT	MS	39502
	100879	0711J-01-004.001	SISON FLORENCIO JR & FRANCES BOWMAN	1706 TERRACE DRIVE	GULFPORT	MS	39501
N	91142	0711J-01-004.000	SISON NIL -ESTATE-	1315 42ND AVE	GULFPORT	MS	39501
N	34891	0711H-04-052.000	GULF COAST COMMUNITY MINISTRIES	P O BOX 323	GULFPORT	MS	39502
	34946	0711H-04-032.000	WATTS CHRISTOPHER M	4109 16TH ST	GULFPORT	MS	39501
	34881	0711H-04-047.000	J P SILVA PROPERTIES LLC	1664 BEACH BLVD Q28	BILOXI	MS	39530
	34893	0711H-04-050.000	STANTON ROSE MARIE	3906- 15TH STREET	GULFPORT	MS	39501
	36039	0711J-01-007.000	CORNICHE PROPERTIES LLC	45 HARDY CT STE #103	GULFPORT	MS	39507
N	100125	0711J-01-008.001	LEWIS & SHRUM LLC	1245 42ND AVE	GULFPORT	MS	39501
N	36004	0711J-01-026.000	REALTY INTERNATIONAL LLC	P O BOX 4246	GULFPORT	MS	39502
	36033	0711J-01-023.000	BERENS-SHERMAN FAMILY TRUST	6520 PLATT AVE #307	WEST HILLS	CA	91307



URBAN DEVELOPMENT DEPARTMENT | PLANNING & ZONING

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

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

ARCHITECTURAL REVIEW COMMITTEE CASE # 2025-115

Hearing Date: Thursday, November 14, 2024

Architectural Review Committee 2411ARC051: Architectural Review Committee 2411ARC051, by owner 231 Properties LLC, seeking approval for a new freestanding ground sign, Tax Parcel 0808E-02-030.031, 12186 Hwy 49, Zoned B-4 (Highway Business), Ward 7

Technical Report

ARCHITECTURAL REVIEW COMMITTEE

GENERAL INFORMATION

Case File Number: 2411ARC051

Hearing Date: November 14, 2024

Current Zoning/Use: B-4 / Restaurant

Legal: Architectural Review Committee 2411ARC051, by owner 231 Properties LLC, seeking approval for a new freestanding ground sign, Tax Parcel 0808E-02-030.031, 12186 Hwy 49, Zoned B-4 (Highway Business), Ward 7

TECHNICAL DETAILS

The applicant is seeking approval for a new freestanding ground sign for an existing restaurant use. Applicant is replacing the cabinet for the existing ground sign with a new sign cabinet, which triggers the design standards as a new freestanding ground sign. While the proposed ground sign meets the requirements regarding copy size area, height, and setbacks they are seeking a waiver from the architectural design standards regarding the decorative cap and buttress. The applicant has provided a statement explaining that the proposed sign is keeping with the design standards for their corporate guidelines.

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

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

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

EXECUTIVE SUMMARY

Applicant is seeking approval for a new freestanding ground sign for an existing restaurant use. Applicant is replacing the cabinet for the existing ground sign with a new sign cabinet, which triggers the design standards as a new freestanding ground sign. Applicant is seeking a waiver of

Technical Report
ARCHITECTURAL REVIEW COMMITTEE

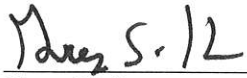
the decorative cap at the top of the façade to ensure uniformity and recognition of their brand and deliver a consistent customer experience.

DEPARTMENTAL CONDITIONS

1. Approval allows for sign as proposed.

DIRECTOR APPROVAL

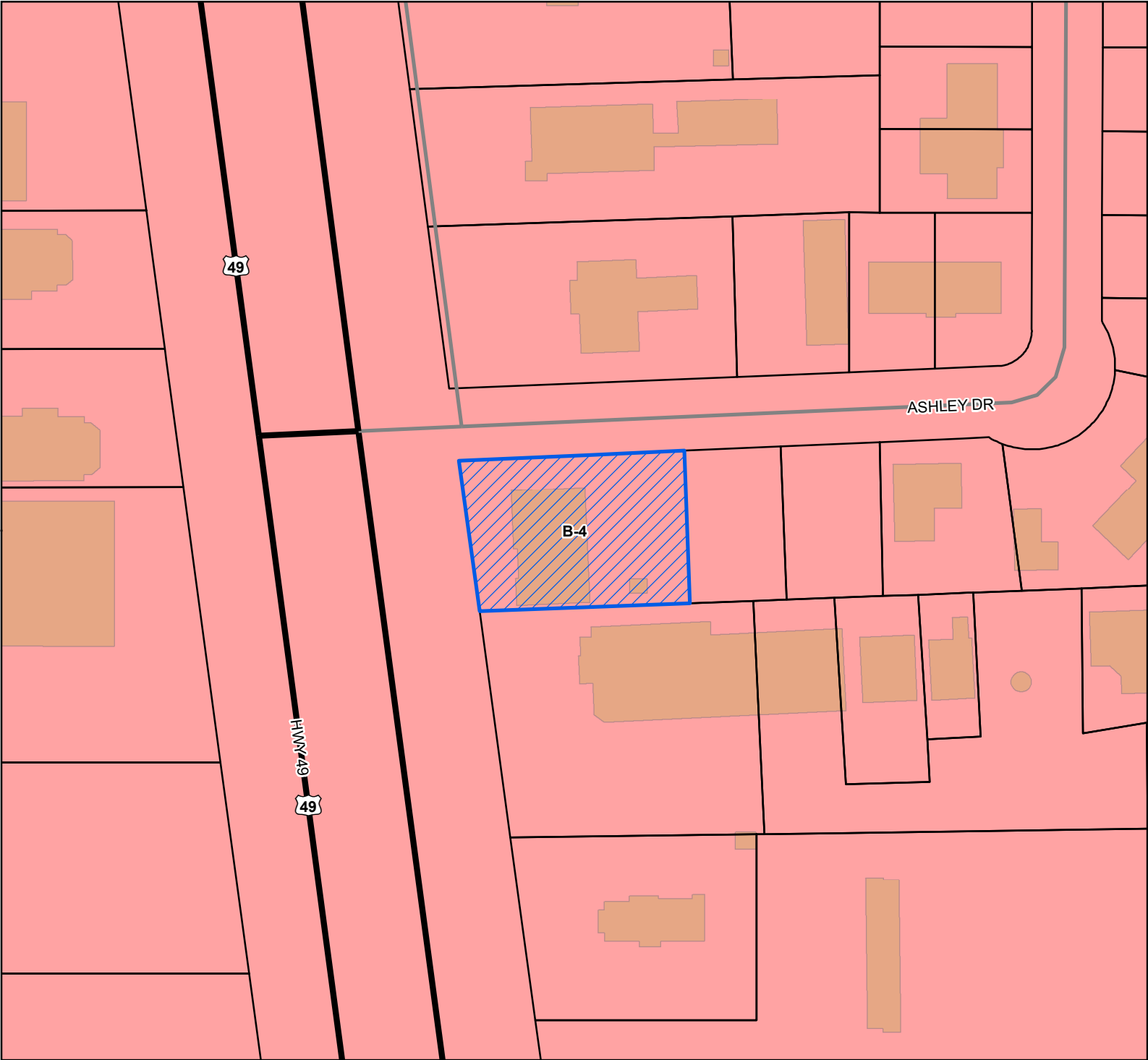
This report has been reviewed and approved by:



Greg Holmes

Director of Urban Development Department





Site

US or State Highway

Street

Parcels

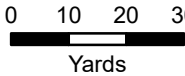
Buildings

City Limit

Zoning

B-4 - Highway Business District

Site Information
0808E-02-030.031
Zoning: B-4 (Highway Business)
Size: 17150.36 sqft
Flood: X



1 inch = 100 feet



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

OWNER:231 Properties

Printed Name of Owner

PO Box 18860

Mailing Address

Hattiesburg MS 39404

City

State

Zip Code

AGENT:Donna Tindall

Printed Name of Agent

88 Morrell Cir

Mailing Address

HattiesburgMS39402

City

State

Zip Code

Name of Owner (PRINT)Donna Tindall

Address (Street, City, State, Zip Code)

88 Morrell Cir Hattiesburg MS 39402

Phone (Home)

(Work)

(Cell)

1 601-447-6226

Tax Parcel Number(s) Owned:

0808E-02-030-031

Signature:

Donna TindallDonna Tindall**Name of Owner (PRINT)**

Address (Street, City, State, Zip Code)

Phone (Home)

(Work)

(Cell)

Tax Parcel Number(s) Owned:

Signature:

Name of Owner (PRINT)

Address (Street, City, State, Zip Code)

Phone (Home)

(Work)

(Cell)

Tax Parcel Number(s) Owned:

Signature:



Covenant Affidavit

I, Donna Tindall, being owner or agent of the property 12186 Hwy 49
PRINT NAME PRIMARY ADDRESS OR PARCEL

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

Donna Tindall 10/28/24
Signature Date

STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 28th day of October, 2024

Samuel Sweeting
Notary Public



05/22/2027
Commission Expiration



City of Gulfport
Building Code Services
1410 24th Avenue
Gulfport, Mississippi 39501

September 16, 2024

To Whom it May Concern:

Subject: Request for Waiver of Pole Sign Cap Requirement

I hope this letter finds you well. I am writing on behalf of Papa John's International to request a waiver for the requirement of a "cap" on the top of the pole sign for our franchisee's location in Gulfport.

Papa John's International maintains strict brand standards to ensure uniformity and recognition across all our locations. Our corporate guidelines specify that pole signs should not include a cap, which is essential for preserving the integrity of our brand and delivering a consistent customer experience.

The franchisee operating the Papa John's store in Gulfport is committed to adhering to these brand standards. Therefore, we respectfully request that the City of Gulfport grant a waiver from the pole sign cap requirement to allow the franchisee to maintain compliance with our corporate guidelines.

If you require additional information or documentation to process this request, please let us know. Additionally, should you need further verification from our corporate office, I am happy to provide it.

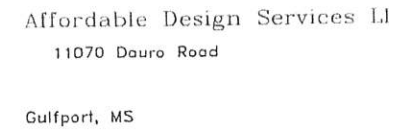
Thank you for your understanding and consideration. We look forward to your favorable response and to continuing our positive contribution to the Gulfport community.

Sincerely,

Heidi Cousineau
Director of Real Estate
Papa John's International
Heidi_Cousineau@Papajohns.com
(215) 317-2734

A handwritten signature in black ink, appearing to be "Heidi Cousineau", is written over the printed name and contact information.

Don Tuday 10/28/24



RCV	REVISION	DATE

REVISIONS:

PROJECT:
PAPA JOHN'S
DESIGN PHASE
US 49
GULFPORT, MS, 39503

CLIENT
PAPA JOHN'S
GULFPORT, MS 39503

CONTENT
SITE PLAN

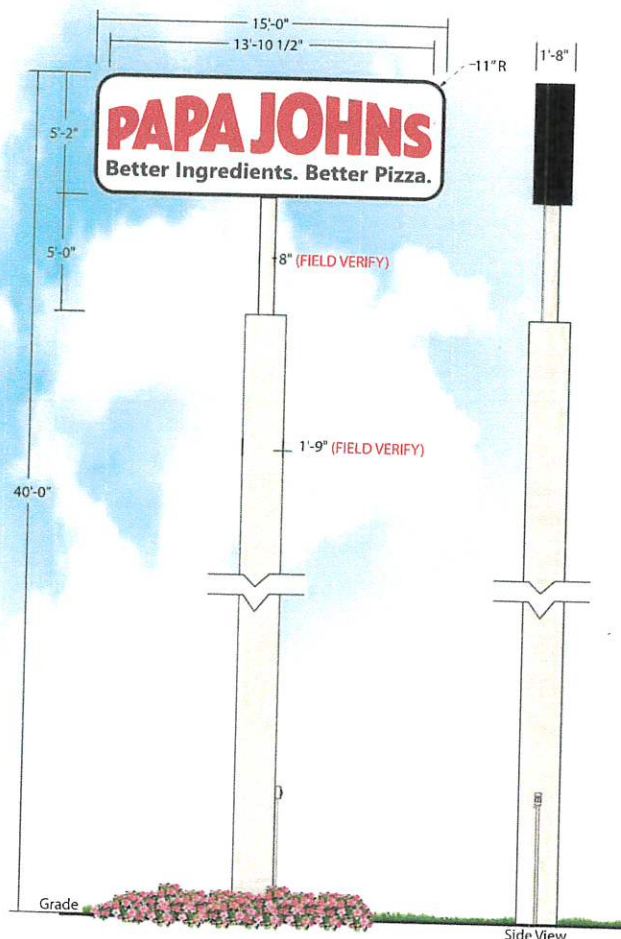
DRAWN BY: DAB
CHECKED BY: DAB
DATE: 7/25/2015
DRAWING NO.

AS-01

manufacturer - \$15,443.00

Celebrating 54 Years of Quality Manufacturing and Service

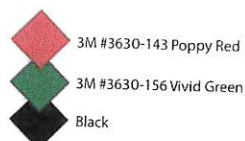
54



C D/S Illuminated Cabinet Replacement for Existing Steel Support

Aluminum constructed cabinet for existing pylon sign. 3M Panagraphics III flex face with 3M vinyl applied first surface. Installs to existing steel support with match plates. Internally illuminated using energy efficient white LEDs and power supplies.

Square Feet: 92.04
Scale: 3/16"=1'-0"



Color Reference



Night View

NTS



Existing Condition

NTS



Proposed Conditions

Scale: 3/32"=1'-0"



THOMAS

SIGN & AWNING CO INC

4590 118TH Avenue North
Clearwater, Florida 33762

800-526-3325

www.thomassign.com

CLIENT

Papa Johns

Design Number:

100044

Installation Address:

12186 Hwy 49

Gulfport, MS 39503

Project Identity Number:
103000

Sales Associate: Project Team:

RW X

Designer: Date:

NH 05/02/24

Project Updates:

JMS 05.13.24 revises, remove options



Underwriters
Laboratories, Inc.
LISTING E89514
ELECTRIC SIGN
COMPLIES TO UL 48

THIS ARTICLE IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE RECOMMENDATIONS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THE INSTALLER MUST FOLLOW THE INSTRUCTIONS OF THE SIGN.



MTM MCSMTM Warranty

Approval:

☐ Approved

DATE:

☐ Approved as noted

DATE:

☐ Revise & Re-Submit

DATE:

The designs, concepts, drawings and specifications provided are the exclusive property of Thomas Sign & Awning Company and may not be reproduced in any way, shape or fashion without the express written permission of Thomas Sign & Awning Company.

Page Sheet

3 3 of 3

Local: 727-573-7757

Fax: 727-573-0328





Michael Watson

SECRETARY OF STATE

This is not an official certificate of good standing.

Name History

Name

231 Properties LLC

Name Type

Legal

Business Information

Business Type:

Limited Liability Company

Business ID:

1326022

Status:

Good Standing

Effective Date:

04/01/2022

State of Incorporation:

Mississippi

Principal Office Address:

88 Morrell Circle, 88 Morrell Circle
Hattiesburg, MS 39402

Registered Agent

Name

Donna Tindall
88 Morrell Cir
Hattiesburg, MS 39402

Officers & Directors

Name**Title**

Donna Tindall
88 Morrell Cir Hattiesburg MS
39402
Hattiesburg, MS 39402

Manager



SCANNED



[Signature] 1st JUDICIAL DISTRICT
Instrument 2022-0016616-D-J1
Filed/Recorded 06/30/2022 3:37:01 PM
Total Fees 26.00
3 Pages Recorded

Prepared by:
Patrick H. Zachary
Zachary & Leggett, PLLC
P.O. Box 15848
Hattiesburg, MS 39404-5848
601.264.0300

Return to:
Donna Tindall
P.O. Box 18860
Hattiesburg, MS 39404
601.447.6226

STATE OF MISSISSIPPI
COUNTY OF HARRISON

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned, GRANTOR:

**231 CONCEPTS, LLC
P.O. Box 18860
Hattiesburg, MS 39404
(601) 447-6226**

do hereby grant, bargain, convey and warrant unto GRANTEE:

**231 PROPERTIES LLC
P.O. Box 18860
Hattiesburg, MS 39404
(601) 447-6226**

the following described real property, lying and being situated in Harrison County, Mississippi, described as follows, to-wit:

(See Exhibit "A" attached) (Page 3)

INDEXING INSTRUCTIONS: **Lots 27 and 28, Northwood Business Park S/D, Harrison County, Mississippi**

Grantor and Grantee shall pro-rate county and state ad valorem taxes for 2022.

The above warranty and this conveyance are made subject to prior reservations of oil, gas and other minerals by former owners.

The above warranty and this conveyance are made subject to any and all valid and outstanding oil, gas and mineral leases, exceptions, reservations and conveyances.

The above warranty and this conveyance are made subject to any and all covenants, restrictions or conditions of record or in use of the subject property, and any and all rights of way and easements for public roads and public utilities as presently laid out, constructed or in use

This Warranty Deed was prepared without a Certificate of Title as none was requested.

WITNESS MY SIGNATURE, this the 17th day of June, A.D., 2022.

231 CONCEPTS, LLC, a Mississippi Limited Liability Company

By: Donna Tindall
DONNA TINDALL, MANAGER

STATE OF MISSISSIPPI
COUNTY OF FORREST

PERSONALLY appeared before me, the undersigned authority, in and for said County and State, the within named DONNA TINDALL, as Manager of 231 Concepts, LLC, a Mississippi limited liability company, and that for and on behalf of said company, she executed the above and foregoing instrument in her capacity as manager of said company with full power and authority so to do.

GIVEN UNDER MY HAND and seal of office, on this, the 17th of June, A.D., 2022.

Jacqueline L. Curry
NOTARY PUBLIC

My Commission Expires

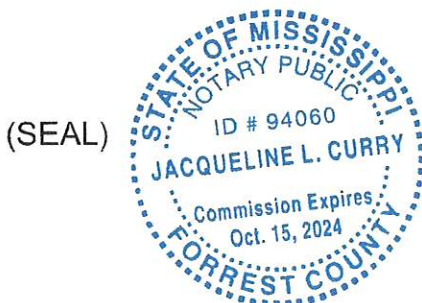
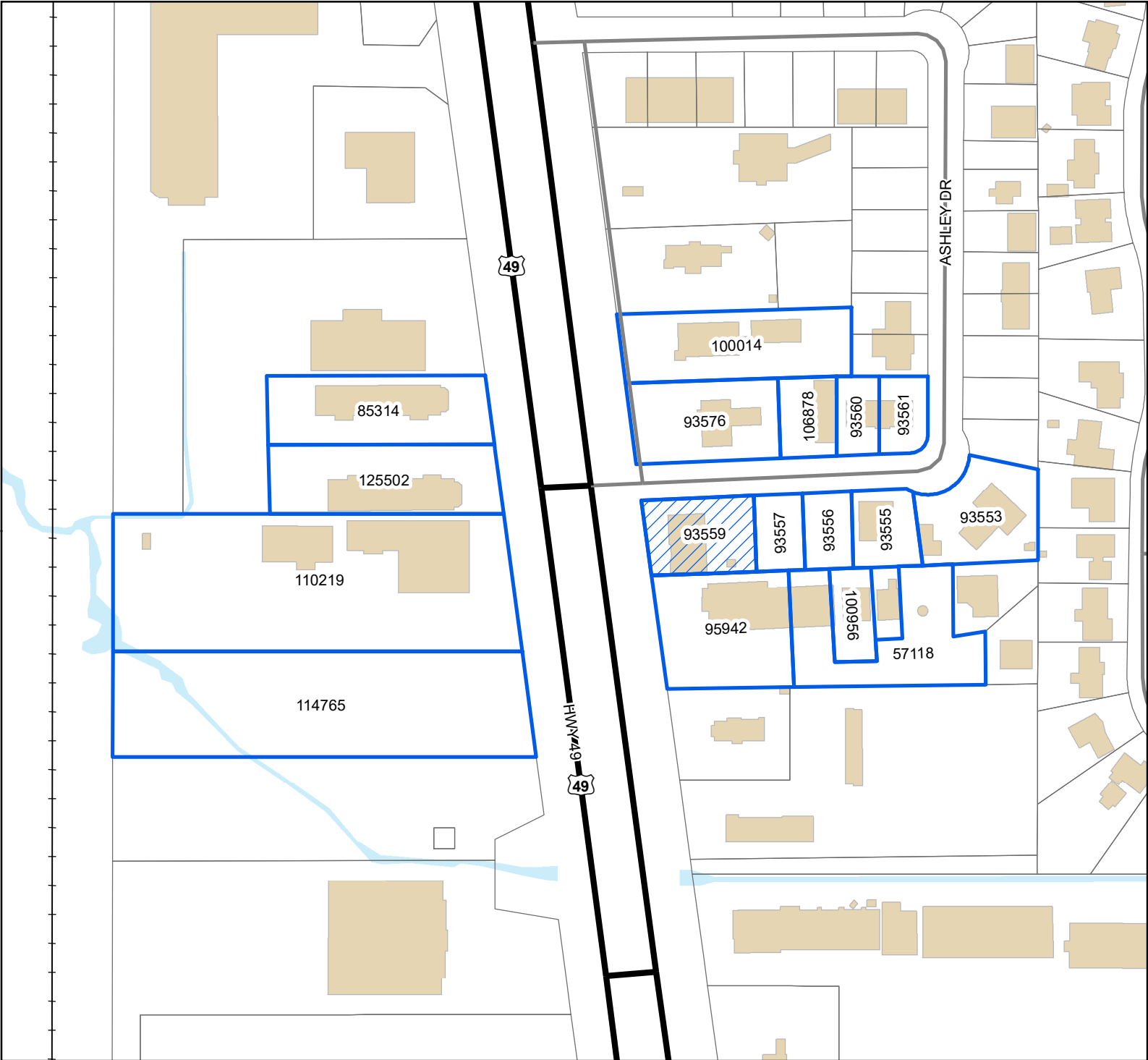


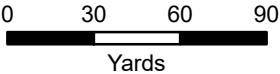
EXHIBIT "A"

Lots Twenty-Seven (27) and Twenty-Eight (28), of NORTHWOOD BUSINESS PARK 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 34 at Page 12 thereof, reference to which is hereby made in aid of and as part of this description.



Legend

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



1 inch = 200 feet



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Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
Y		0808E-02-030.031	231 PROPERTIES (OWNER)	P.O. BOX 18860	HATTIESBURG	MS	39404
			Adjacent Property Owners (2411ARC051)				
	100014	0808E-02-030.051	BLACK BEAR & PUPPIES LLC	P.O.BOX 2408	GULFPORT	MS	39505
	93560	0808E-02-030.032	RAYBOURN ROBERT W -ETAL-	15058 WHISPERWOOD DR	GULFPORT	MS	39503
	114765	0808E-04-004.003	24 HOUR STORAGE ORANGE GROVE L	3537 SANGANI BLVD	D'IBERVILLE	MS	39540
	93576	0808E-02-030.048	SOUTHERN AGCREDIT FLCA	402 WEST PARKWAY PLACE	RIDGELAND	MS	39157
	93557	0808E-02-030.029	LADNER KURT & CANDIS	17324 BELL CREEK RD	PASS CHRISTIAN	MS	39571
N	93553	0808E-02-030.025	RAYBOURN ROBERT W ETAL	15058 WHISPERWOOD DR	GULFPORT	MS	39503
	93559	0808E-02-030.031	231 PROPERTIES LLC	P O BOX 18860	HATTIESBURG	MS	39404
N	93561	0808E-02-030.033	RAYBOURN ROBERT W -ETAL-	15058 WHISPERWOOD DR	GULFPORT	MS	39503
	110219	0808E-04-004.002	RHODES RENTAL OF GULFPORT INC	13216 SEYMOUR LN	OCEAN SPRINGS	MS	39564
N	100956	0808E-02-030.052	RAYBOURN ROBERT W -ETAL-	15058 WHISPERWOOD DR	GULFPORT	MS	39503
	93556	0808E-02-030.028	NGUYEN KIM THI	1014 CASTINE POINTE BLVD	LONG BEACH	MS	39560
	93555	0808E-02-030.027	RICHARDSON HOWARD W & MARY S	12230 ASHLEY DRIVE	GULFPORT	MS	39503
N	95942	0808E-02-030.049	RAYBOURN ROBERT W -ETAL-	15058 WHISPERWOOD DR	GULFPORT	MS	39503
	106878	0808E-02-030.057	BLACK BEAR & PUPPIES LLC	12206 HWY 49	GULFPORT	MS	39503
N	57118	0808E-02-030.000	RAYBOURN ROBERT W -ETAL-	15058 WHISPERWOOD DR	GULFPORT	MS	39503
	125502	0808E-04-003.001	E&B ENTERPRISES LLC	12207 HWY 49	GULFPORT	MS	39503
	85314	0808E-04-003.000	CRB HOLDINGS LLC	12199 HIGHWAY 49	GULFPORT	MS	39503



URBAN DEVELOPMENT DEPARTMENT | PLANNING & ZONING

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

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

ARCHITECTURAL REVIEW COMMITTEE CASE # 2025-121

Hearing Date: Thursday, November 14, 2024

Architectural Review Committee 2411ARC052: Architectural Review Committee 2411ARC052, by agent Jon Storonskyj, seeking approval for a new freestanding ground sign, Tax Parcel 0908J-01-013.000, 12502 Dedeaux Road, Zoned R-1-10 (Single-Family), Ward 6

Technical Report
ARCHITECTURAL REVIEW COMMITTEE

GENERAL INFORMATION

Case File Number: 2411ARC052

Hearing Date: November 14, 2024

Current Zoning/Use: R-1-10 / Commercial Building

Legal: Architectural Review 2411ARC052, by agent Jon Storonskyj, seeking approval for a new freestanding ground sign, Tax Parcel 0908J-01-013.000, 12502 Dedeaux Road, Zoned R-1-10 (Single-Family), Ward 6

TECHNICAL DETAILS

The applicant is seeking approval for a new freestanding ground sign. Upon staff review of the proposed ground sign, it meets the requirements for the design requirements: the decorative cap or crown and the landscaping surrounding the proposed sign.

According to Appendix A, Article IV. Sec 9, 103, b, 3:

- (1) A decorative cap or crown shall be constructed at the top of the façade.

According to Appendix A, Article IV. Sec 9, 103, c:

(c) All freestanding on-premises and off-premises sign façades shall be harmonious in material, style and color with the surrounding landscape of the developed site in which it is located. All sign permit applications for freestanding on-premises and off-premises signs to be constructed shall contain architectural façade plans to be reviewed and approved or denied by the architectural review committee in accordance with section 9-85 upon receipt of a permit application and renderings of the architectural façade plans.

EXECUTIVE SUMMARY

Applicant is seeking approval for a new freestanding ground sign that meets the required setbacks. In the site plan, the applicant shows the decorative cap or crown requirement and the landscaping surrounding the proposed sign. Upon staff review of the proposed sign, it meets the required setbacks, and design standards required by the current sign ordinance.

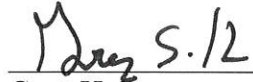
DEPARTMENTAL CONDITIONS

1. Approval allows for sign as proposed.

Technical Report
ARCHITECTURAL REVIEW COMMITTEE

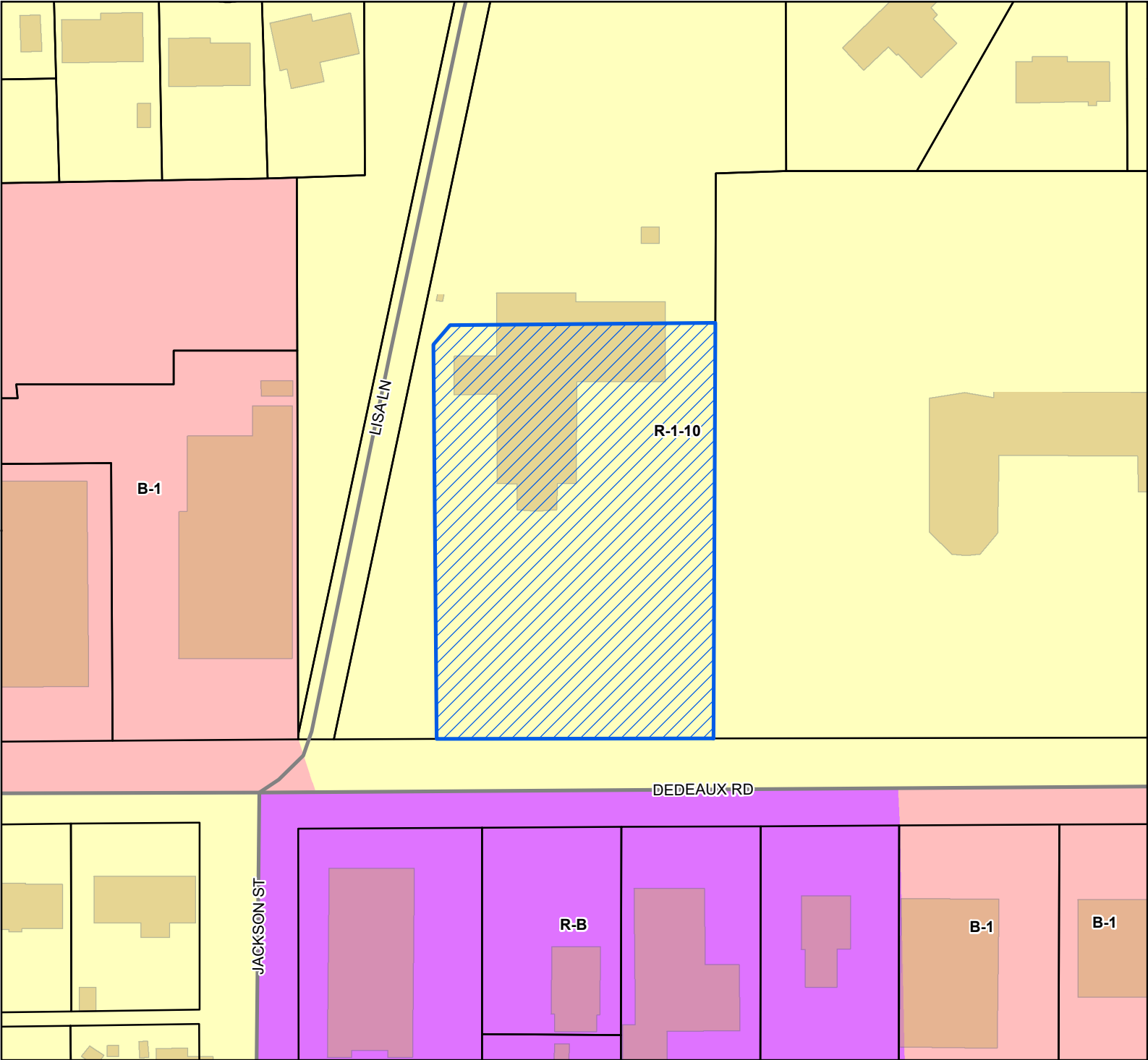
DIRECTOR APPROVAL

This report has been reviewed and approved by:

_____

Greg Holmes

Director of Urban Development Department



 Site

 Street

 Parcels

 Buildings

 City Limit

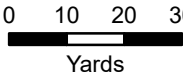
Zoning

 B-1 - Neighborhood Business District

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

 R-B - Residence-Business District

Site Information
0908J-01-013.000
Zoning: R-1-10 (Single-Family)
Size: 1.3 acres
Flood: X



1 inch = 100 feet



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Warranty Deed

WD 10/30/24

CASE NUMBER

2411ARC052



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

ARCHITECTURAL REVIEW

REQUESTED ACTION BY THE Architectural Review Committee

(A separate submission form is required for each request)

☐ Architectural Design Review

☒ Signs

TAX PARCEL NUMBERS

0908J-01-013000	

Property Address:

12502 Dedaux Rd. Gulfport MS 39503

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

General Description of Request: Install 1 - 96" X 102" double-sided monument sign, non lite, aluminum construction, to contain 1 - double-sided 4' X 8' electronic message board, to be installed at current location of existing monument.

OWNERSHIP AND CERTIFICATION:

I hereby certify that I have read and understand this application and that all information and attachments are true and correct.

I also certify that I agree to comply with all applicable city codes, ordinances and state laws. Finally, I certify that I am the owner of the property involved in this request or have authorization to act as the owner's agent for the herein described request. We can only accept applications with original signatures.

OWNER:

Bertha Thigpen

Printed Name of Owner

Po Box 2814

Mailing Address

Gulfport

City

ms

State

39505

Zip Code

AGENT:

Jon D. Stornosky

Printed Name of Agent

15132 Dedeaux Rd.

Mailing Address

Gulfport

City

ms

State

39503

Zip Code

Name of Owner (PRINT)

Bertha Thigpen

Address (Street, City, State, Zip Code)

12502 Dedeaux Rd. Gulfport ms 39503

Phone (Home)

228-831-3809

(Work)

(Cell)

Tax Parcel Number(s) Owned:

09085-01-013.000

Signature:

X Bertha Thigpen

Name of Owner (PRINT)

Address (Street, City, State, Zip Code)

Phone (Home)

(Work)

(Cell)

Tax Parcel Number(s) Owned:

Signature:

Name of Owner (PRINT)

Address (Street, City, State, Zip Code)

Phone (Home)

(Work)

(Cell)

Tax Parcel Number(s) Owned:

Signature:



DESIGNATION OF AGENT

I, Bertha Thigpen being property owner of 12502 Dedaux Rd. Gulfport MS 39503
which is the subject of this application hereby authorize Jon D. Storonsky to act as
my representative with the City of Gulfport's Zoning Board of Adjustment and Appeals, and/or Planning
Commission, and/or City Council, and/or permitting and licensing, as required by the City.

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

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

Bertha Thigpen October 29, 2024
SIGNATURE DATE

STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 29 day of October, 20 24

Chasity Smith 2/28/27
NOTARY PUBLIC COMMISSION EXPIRATION





COVENANT AFFIDAVIT

I, Berthe Thiessen being property owner or agent of the property 12502 Dedaux Rd. Gulfport
PRINT NAME PRIMARY ADDRESS OR PARCEL ms 39503
which is the subject of this application, hereby state that this variance request is not in violation of any
restrictive or protective covenants.

Berthe Thiessen
SIGNATURE

October 29, 2024
DATE

STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 29 day of October, 202024

Chasity Smith
NOTARY PUBLIC

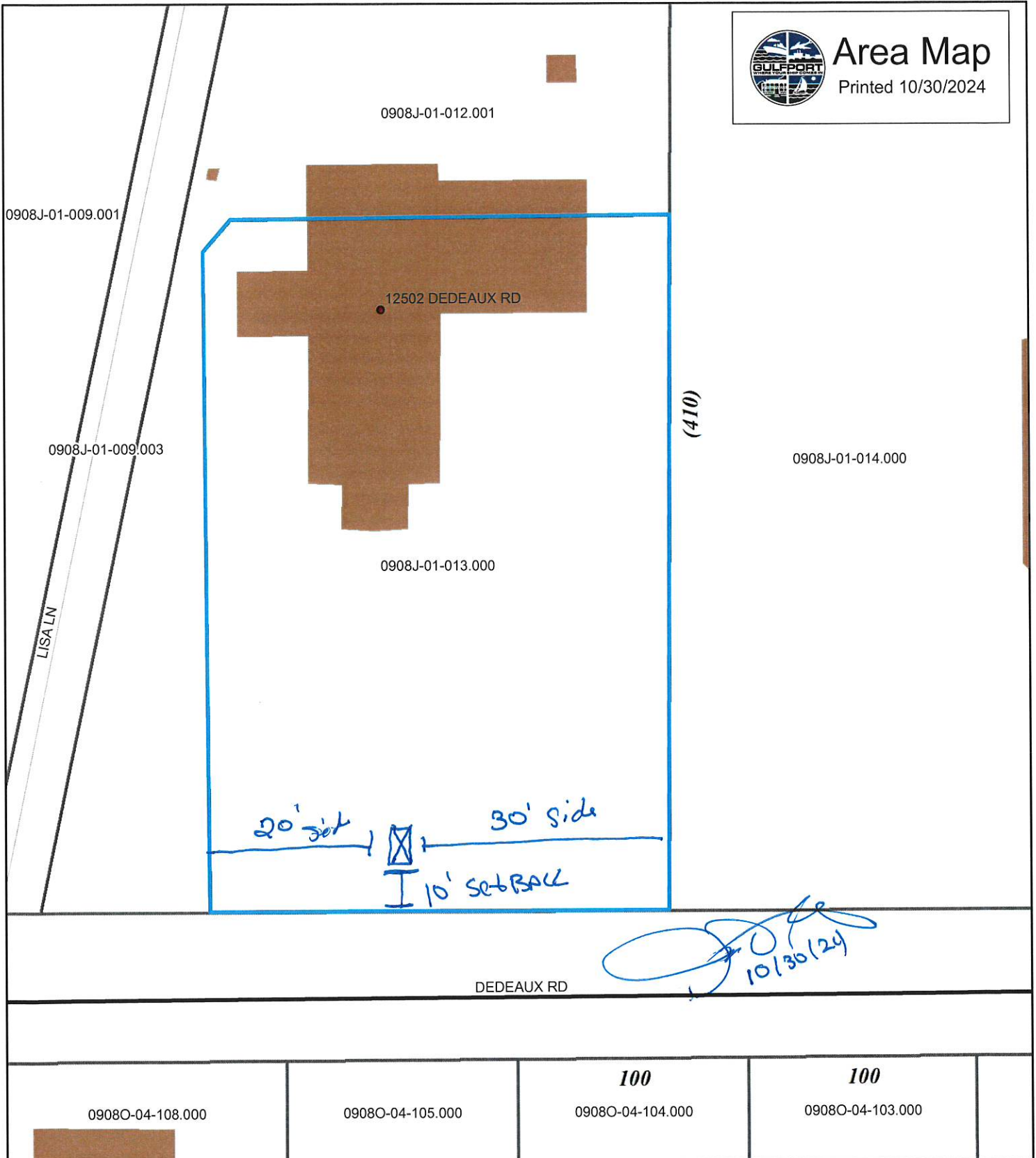
2/28/27
COMMISSION EXPIRATION





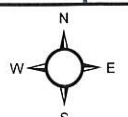
Area Map

Printed 10/30/2024



0908O-04-108.000	0908O-04-105.000	100 0908O-04-104.000	100 0908O-04-103.000	
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- Addresspoints
- Minor Arterial
- Minor/Residential
- WaterFeatures
- Parcels



1 inch = 55 feet

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

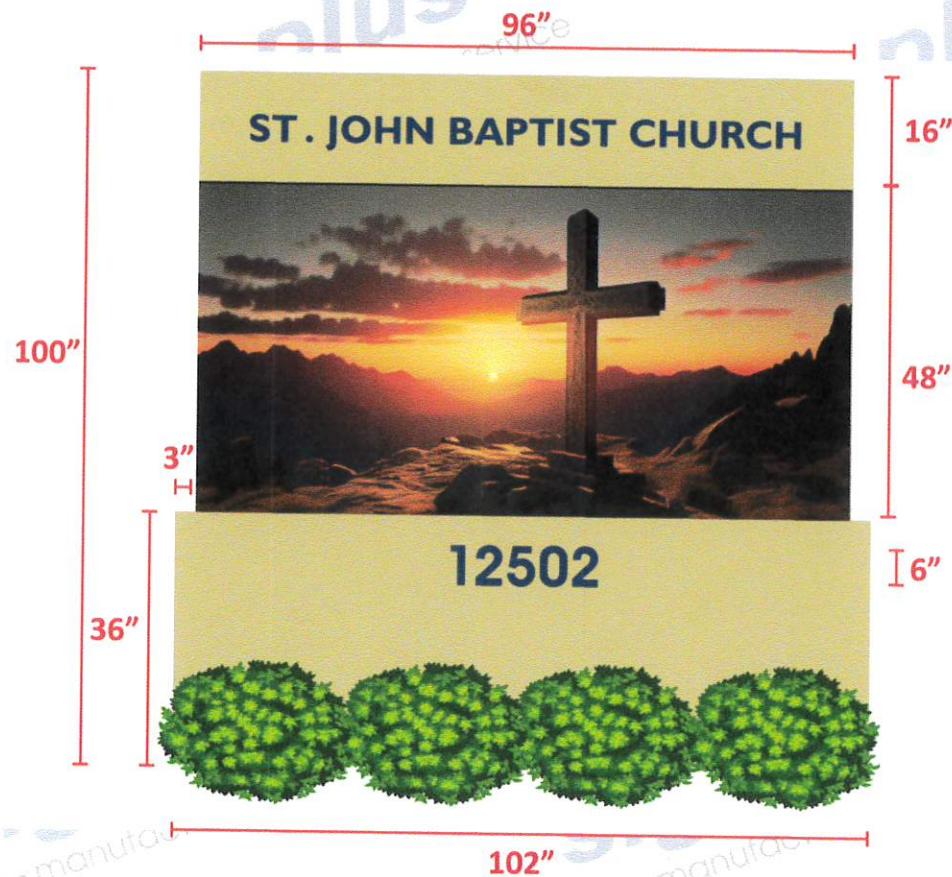
PRINT NAME: _____

APPROVAL DATE: _____

signs plus

graphics • manufacturing • installation • service

CLIENT	DATE
St John Baptist Church 12502 Dedeaux RD Gulfport, MS	10/30/24
PAGE	1



SPECS:			NOTES:
SIZE: 102" x 100"	FACE COLOR: X	RACEWAY COLOR: X	Led Board with Aluminum Sign cabinet
SQ. FT.: 71'	JEWELITE COLOR: X	VINYL COLOR: X	
LED SIZE: 4' x 8'	RETURN COLOR: X		
LED SQ. FT.: 32'	LED COLOR: X		
OAH: 100"	VOLTAGE: X		
	MOUNTING: X		

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

PRINT NAME: _____

APPROVAL DATE: _____

signs plus

graphics • manufacturing • installation • service

CLIENT	DATE
St John Baptist Church 12502 Dedeaux RD Gulfport, MS	10/30/24
	PAGE
	1



SPECS:			NOTES:
SIZE: 102" x 100"	FACE COLOR: X	RACEWAY COLOR: X	Led Board with Aluminum Sign cabinet
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LED SIZE: 4' x 8'	RETURN COLOR: X		
LED SQ. FT.: 32'	LED COLOR: X		
OAH: 100"	VOLTAGE: X		
	MOUNTING: X		



Michael Watson

SECRETARY OF STATE

This is not an official certificate of good standing.

Name History

Name	Name Type
St. John Baptist Church	Legal

Business Information

Business Type:	Non Profit Corporation
Business ID:	896102
Status:	Good Standing
Effective Date:	07/25/2006
State of Incorporation:	Mississippi
Principal Office Address:	

Registered Agent

Name
Thigpen, Bertha 1307 Pinecrest Ave;po box 6792; Gulfport, MS 39507

Officers & Directors

Name	Title
Caples, Malcolm 1801-58Th Ave Gulfport, MS 39501	Incorporator
Holmes, Esther 4920 Arkansas Ave Gulfport, MS 39501	Incorporator
McGhee, Dale 17581 Lake Breeze Dr S Saucier, MS 39574	Incorporator
Hill, Faye 10439 Hutter Road Gulfport, MS 39503	Incorporator

Index as follows: SW 1/4 of NW 1/4 of Section 12, T7S, R11W, Harrison County, 1st JD, MS

STATE OF MISSISSIPPI
COUNTY OF HARRISON
FIRST JUDICIAL DISTRICT



1st Judicial District
Instrument 2007 6726 D -J1
Filed/Recorded 7 6 2007 3 26 P
Total Fees 12.00
2 Pages Recorded

WARRANTY DEED

SCANNED **REVIEWED**

THAT FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, WE, **RUSSELL E. BURTON and JIMMIE A. BURTON**, do hereby grant, bargain, sell, convey and warrant, unto **ST. JOHN BAPTIST CHURCH, NON-PROFIT CORPORATION**, the following described property, together with the improvements, hereditaments and appurtenances thereunto situated and located in the First Judicial District of the County of Harrison, State of MS, and more particularly described as follows, to-wit:

A parcel of land located and being situated in the Southwest Quarter of the Northwest Quarter (SW 1/4 of NW 1/4) of Section 12, Township 7 South, Range 11 West, First Judicial District of Harrison County, Mississippi, and being more particularly described as follows, to-wit:

Commencing at a point on the West line of the Southwest Quarter of the Northwest Quarter (SW 1/4 of NW 1/4) of said Section and the North margin of Dedeaux Road and thence run East along the North margin of Dedeaux Road a distance of 26.00 feet to an iron rod marking the POINT OF BEGINNING; thence run North 11 degrees 54 minutes 22 seconds East a distance of 787.19 feet to an iron rod; thence North 89 degrees 46 minutes 05 seconds East a distance of 161.94 feet to an iron rod; thence run South 00 degrees 01 minutes 51 seconds West a distance of 349.24 feet to an iron pipe; thence run North 89 degrees 55 minutes 34 seconds West a distance of 49.90 feet to an iron pipe; thence run South 00 degrees 01 minutes 13 seconds East a distance of 120.23 feet to an iron rod; thence run North 89 degrees 58 minutes 51 seconds West a distance of 187.87 feet to an iron rod; thence run South 45 degrees 34 minutes 38 seconds West a distance of 16.94 feet to an iron rod; thence run South 00 degrees 06 minutes 56 seconds West a distance of 289.04 feet to an iron rod situated on the North margin of Dedeaux Road; thence run South 89 degrees 28 minutes 19 seconds West along said North margin a distance of 73.75 feet, more or less to the POINT OF BEGINNING. Said parcel contains 2.43 acres, more or less.

which is hereby acknowledged, WE, **RUSSELL E. BURTON** and **JIMMIE A. BURTON**, do hereby grant, bargain, sell, convey and warrant, unto **ST. JOHN BAPTIST CHURCH, NON-PROFIT CORPORATION**, the following described property, together with the improvements, hereditaments and appurtenances thereunto situated and located in the First Judicial District of the County of Harrison, State of MS, and more particularly described as follows, to-wit:

A parcel of land located and being situated in the Southwest Quarter of the Northwest Quarter (SW 1/4 of NW 1/4) of Section 12, Township 7 South, Range 11 West, First Judicial District of Harrison County, Mississippi, and being more particularly described as follows, to-wit:

Commencing at a point on the West line of the Southwest Quarter of the Northwest Quarter (SW 1/4 of NW 1/4) of said Section and the North margin of Dedeaux Road and thence run East along the North margin of Dedeaux Road a distance of 26.00 feet to an iron rod marking the POINT OF BEGINNING; thence run North 11 degrees 54 minutes 22 seconds East a distance of 787.19 feet to an iron rod; thence North 89 degrees 46 minutes 05 seconds East a distance of 161.94 feet to an iron rod; thence run South 00 degrees 01 minutes 51 seconds West a distance of 349.24 feet to an iron pipe; thence run North 89 degrees 55 minutes 34 seconds West a distance of 49.90 feet to an iron pipe; thence run South 00 degrees 01 minutes 13 seconds East a distance of 120.23 feet to an iron rod; thence run North 89 degrees 58 minutes 51 seconds West a distance of 187.87 feet to an iron rod; thence run South 45 degrees 34 minutes 38 seconds West a distance of 16.94 feet to an iron rod; thence run South 00 degrees 06 minutes 56 seconds West a distance of 289.04 feet to an iron rod situated on the North margin of Dedeaux Road; thence run South 89 degrees 28 minutes 19 seconds West along said North margin a distance of 73.75 feet, more or less to the POINT OF BEGINNING. Said parcel contains 2.43 acres, more or less.

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

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

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

WITNESS THE SIGNATURE of the Grantors on this the 3rd day of July, 2007.


RUSSELL E. BURTON


JIMMIE A. BURTON

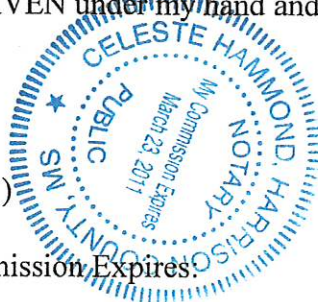
STATE OF MISSISSIPPI
 COUNTY OF HARRISON

THIS DAY personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid, **RUSSELL E. BURTON and JIMMIE A. BURTON**, who acknowledged that they signed, executed and delivered the above and foregoing instrument as their voluntary act and deed on the day and year therein mentioned.

GIVEN under my hand and official seal on this the 3rd day of July, 2007.

(SEAL)

My Commission Expires:




 NOTARY PUBLIC
Celeste Hammond

ADDRESS OF GRANTORS:
 12502 DEDEAUX ROAD
 GULFPORT, MS 39503
 NO PHONE

ADDRESS OF GRANTEE:
 3020 28TH STREET
 GULFPORT, MS 39501
 (228) 863-5337

PREPARED BY AND RETURN TO:

Schwartz, Orgler & Jordan, PLLC
 15487 Oak Lane Drive, Suite 200-I
 Gulfport MS 39503

FILE# 070907

that they signed, executed and delivered the above and foregoing instrument as their voluntary act and deed on the day and year therein mentioned.

GIVEN under my hand and official seal on this the 3rd day of July, 2007.

(SEAL)

My Commission Expires:



Celeste Hammond

NOTARY PUBLIC

Celeste Hammond

ADDRESS OF GRANTORS:

12502 DEDEAUX ROAD
GULFPORT, MS 39503
NO PHONE

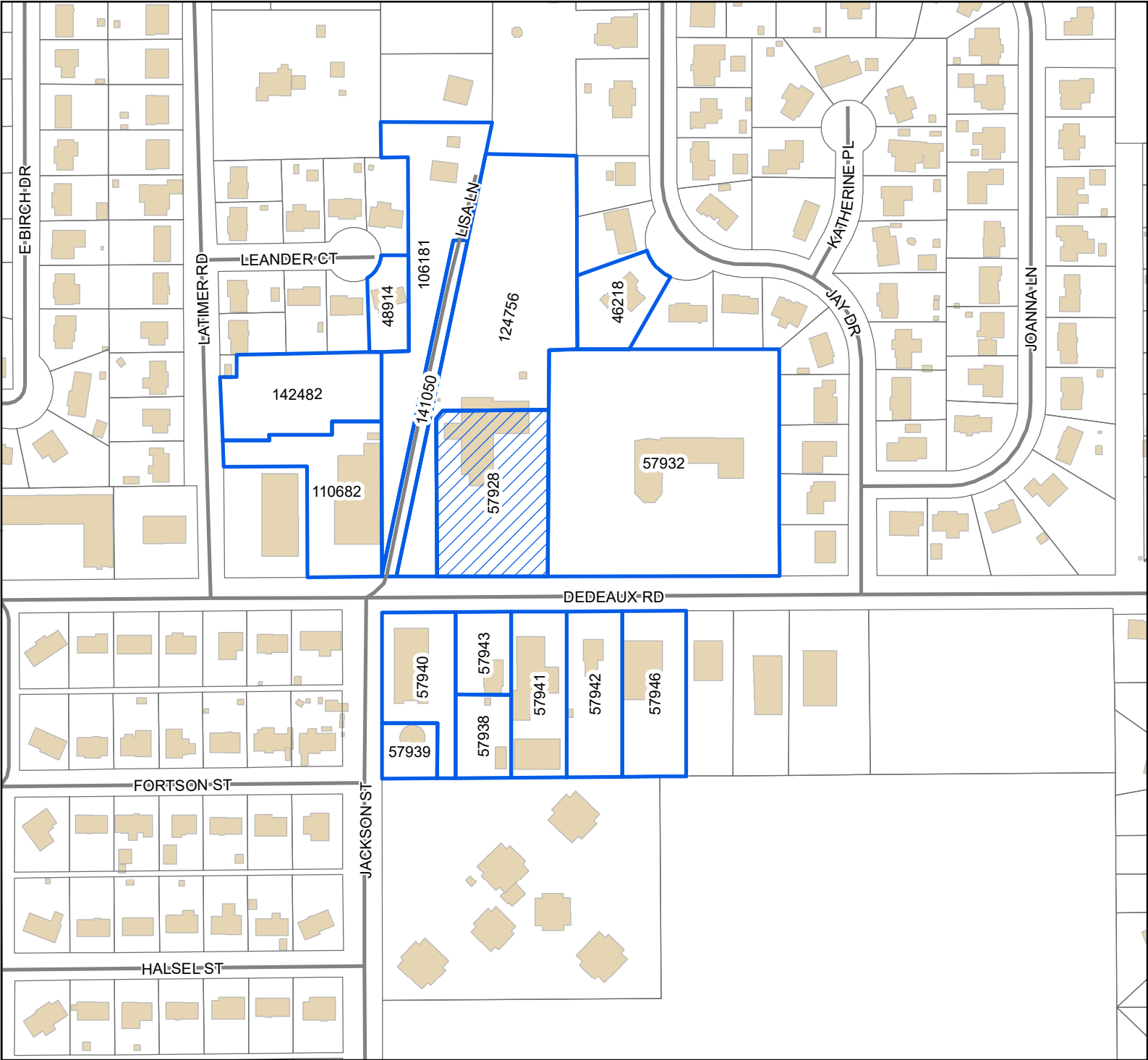
ADDRESS OF GRANTEE:

3020 28TH STREET
GULFPORT, MS 39501
(228) 863-5337

PREPARED BY AND RETURN TO:

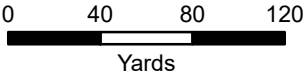
Schwartz, Orgler & Jordan, PLLC
15487 Oak Lane Drive, Suite 200-I
Gulfport, MS 39503
(228) 832-8550

FILE# 070907



Legend

- Site
- Adjacent Properties
- Street
- Buildings



1 inch = 250 feet



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Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
Y		0908J-01-013.000	ST. JAMES BAPTIST CHURCH (OWNER)	PO BOX 2814	GULFPORT	MS	39505
			JON D. STORONSKIY (AGENT)	15132 DEDEAUX RD	GULFPORT	MS	39503
			Adjacent Property Owners (2412ARC052)				
	46218	0908J-01-019.004	WILLIAMS JAMES A & ALLIE M	17 JAY DR	GULFPORT	MS	39503
	48914	0908K-02-008.000	HERNANDEZ EMMANUEL M	3 LEANDER CT	GULFPORT	MS	39503
N	57932	0908J-01-014.000	RAMSEY MEM UNITED METHODIST CHURCH				0
	57928	0908J-01-013.000	ST JOHN BAPTIST CHURCH	12502 DEDEAUX RD	GULFPORT	MS	39503
	57938	0908O-04-106.000	COBLENTZ CHARLES M	5303 PRYOR RD	MARYVILLE	TN	37804
N	57939	0908O-04-107.000	GULFPORT CITY OF	PO BOX 1780	GULFPORT	MS	39502
	57942	0908O-04-103.000	LADNER HENRIETTA	P O BOX 3538	GULFPORT	MS	39505
	57941	0908O-04-104.000	D&L LEASING LLC	1120 FINLO DR	HATTIESBURG	MS	39401
	57946	0908O-04-102.000	SUMDAY LLC	9465 CREOSOTE RD	GULFPORT	MS	39503
	57940	0908O-04-108.000	TRINITY MISSIONARY BAPTIST CHURCH	12525 DEDEAUX RD	GULFPORT	MS	39503
N	57943	0908O-04-105.000	COBLENTZ CHARLES M	5303 PRYOR RD	MARYVILLE	TN	37804
	106181	0908J-01-009.001	MCGRAW DOUGLAS A & LISA	12524 LISA LN	GULFPORT	MS	39503
N	141050	0908J-01-009.003	GULFPORT CITY OF	PO BOX 1780	GULFPORT	MS	39502
N	124756	0908J-01-012.001	ST JOHN BAPTIST CHURCH	12502 DEDEAUX RD	GULFPORT	MS	39503
	110682	0908K-02-013.001	DOGWOOD CERAMIC SUPPLY INC	110 WESLEY WAY	GULFPORT	MS	39503
N	142482	0908K-02-013.003	DOGWOOD CERAMIC SUPPLY INC	110 WESLEY WAY	GULFPORT	MS	39503



URBAN DEVELOPMENT DEPARTMENT | PLANNING & ZONING

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

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

ARCHITECTURAL REVIEW COMMITTEE CASE # 2025-122

Hearing Date: Thursday, November 14, 2024

Architectural Review Committee 2411ARC053: Architectural Review Committee 2411ARC053, by agent Jon Storonskyj, seeking approval for a new freestanding ground sign, Tax Parcel 0808D-04-001.000, 12515 Hwy 49, Zoned B-4 (Highway-Business), Ward 7

Technical Report

ARCHITECTURAL REVIEW COMMITTEE

GENERAL INFORMATION

Case File Number: 2411ARC053

Hearing Date: November 14, 2024

Current Zoning/Use: B-4 / Auto Sales

Legal: Architectural Review Committee 2411ARC053, by agent Jon Storonskyj, seeking approval for a new freestanding ground sign, Tax Parcel 0808D-04-001.000, 12515 Hwy 49, Zoned B-4 (Highway-Business), Ward 7

TECHNICAL DETAILS

The applicant is seeking approval for the proposed freestanding ground sign. Upon staff review of the proposed sign, it meets the requirements for freestanding ground sign, according to Appendix A, Article IV. Sec 9, 103, b, 1-4:

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

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

EXECUTIVE SUMMARY

Applicant is seeking approval for their proposed new freestanding ground sign. Upon staff review of the proposed sign, it meets the required setbacks, and design standards required by the current sign ordinance.

DEPARTMENTAL CONDITIONS

1. Approval allows for sign as proposed.

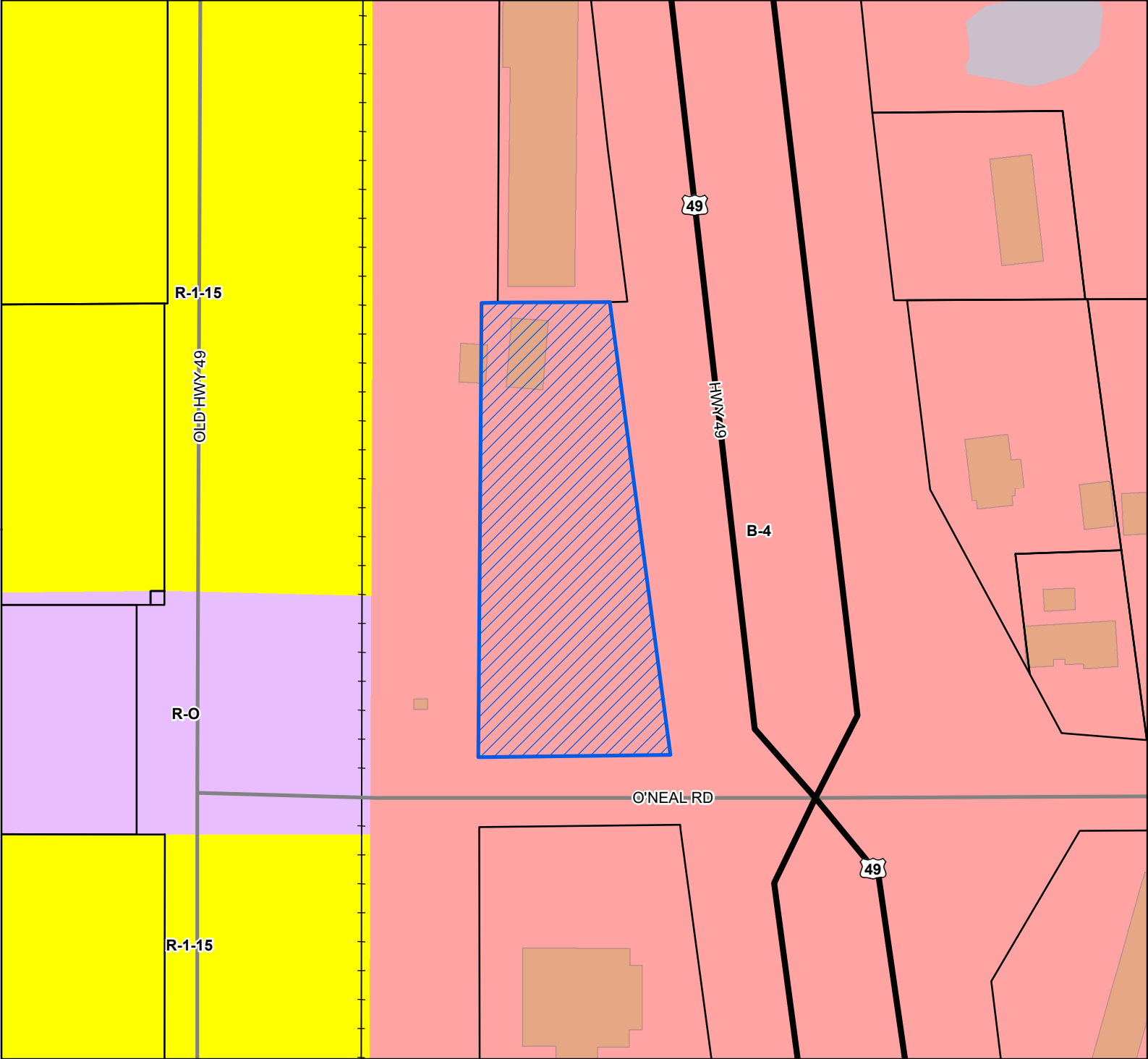
Technical Report
ARCHITECTURAL REVIEW COMMITTEE

DIRECTOR APPROVAL

This report has been reviewed and approved by:

_____

Greg Holmes
Director of Urban Development Department



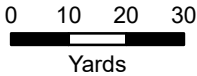
Legend

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

Zoning

- B-4 - Highway Business District
- R-1-15 - Single Family Residence District (Low Density)
- R-O - Residence-Office

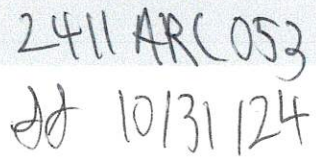
Site Information
0808D-04-001.000
Zoning: B-4 (Highway Business)
Size: 37688.63 sqft
Flood: X



1 inch = 100 feet



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



OWNER:Bobby Seal

Printed Name of Owner

12515 Hwy 49

Mailing Address

Gulfportms39503

City

State

Zip Code

AGENT:Jon D Storonsky

Printed Name of Agent

15132 Dedeaux Rd

Mailing Address

Gulfportms39503

City

State

Zip Code

Name of Owner (PRINT)Bobby SealAddress (Street, City, State, Zip Code) x 12187 Preservation Dr. Gulfport MS 39503Phone (Home) _____ (Work) 228-497-9574 (Cell) 228-218-0839Tax Parcel Number(s) Owned: 0808D - 04 - 001.000Signature: X Bobby Seal**Name of Owner (PRINT)** _____

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

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

Tax Parcel Number(s) Owned: _____

Signature: _____

Name of Owner (PRINT) _____

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

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

Tax Parcel Number(s) Owned: _____

Signature: _____



COVENANT AFFIDAVIT

I, Bobby Seal being property owner or agent of the property 12515 Hwy 49 Gulfport ms 39508
PRINT NAME PRIMARY ADDRESS OR PARCEL
which is the subject of this application, hereby state that this variance request is not in violation of any
restrictive or protective covenants.

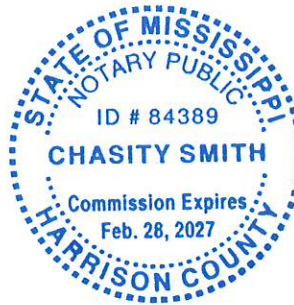
X Bobby Seal
SIGNATURE

10/31/24
DATE

STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 31 day of October, 2024

Chasity Smith
NOTARY PUBLIC



2/28/27
COMMISSION EXPIRATION



DESIGNATION OF AGENT

I, Bobby Seal being property owner of 12515 HWY 49 Gulfport ms 39503
which is the subject of this application hereby authorize Jon D. Storonsky to act as
my representative with the City of Gulfport's Zoning Board of Adjustment and Appeals, and/or Planning
Commission, and/or City Council, and/or permitting and licensing, as required by the City.

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

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

X Bobby Seal
SIGNATURE

10/31/24
DATE

STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 31st day of October, 2024

Chasity Smith
NOTARY PUBLIC

2/28/27
COMMISSION EXPIRATION



0807M-01-020.000



Area Map

Printed 10/31/2024

12515 HWY 49

0808D-04-001.000

15520 O'NEAL RD

HWY 49

O'NEAL RD

40' setback

10' setback

Sign

50' setback

● Addresspoints

□ Parcels

Initial and date here:

Planner: _____

Owner: _____

Contractor: _____



1 inch = 42 feet

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

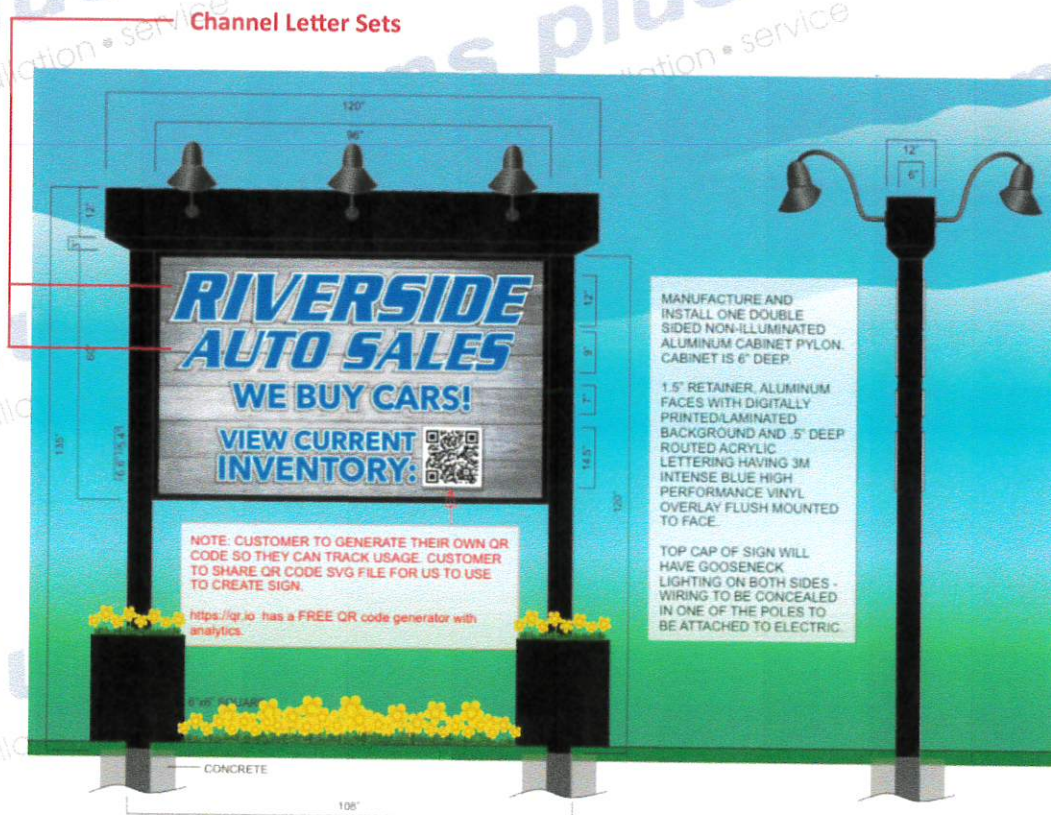
PRINT NAME: _____

APPROVAL DATE: _____

signs plus

graphics • manufacturing • installation • service

CLIENT	DATE
Riverside Auto Sales	10/30/24
12515 Hwy 49 Gulfport, MS 39503	PAGE
	1/2



Channel Letter Sets

MANUFACTURE AND
INSTALL ONE DOUBLE
SIDED NON-ILLUMINATED
ALUMINUM CABINET PYLON.
CABINET IS 6" DEEP

1.5" RETAINER, ALUMINUM
FACES WITH DIGITALLY
PRINTED/LAMINATED
BACKGROUND AND .5" DEEP
ROUTED ACRYLIC
LETTERING HAVING 3M
INTENSE BLUE HIGH
PERFORMANCE VINYL
OVERLAY FLUSH MOUNTED
TO FACE.

TOP CAP OF SIGN WILL
HAVE GOOSENECK
LIGHTING ON BOTH SIDES.
WIRING TO BE CONCEALED
IN ONE OF THE POLES TO
BE ATTACHED TO ELECTRIC.

SIZE: 6' -3" x 120"
 SQ. FT.: 63'
 OAH: 11.25'
 FONT: X
 LETTER DEPTH: X

SPECS:
 FACE COLOR: X
 JEWELITE COLOR: X
 RETURN COLOR: X
 LED COLOR: X
 VOLTAGE: X
 MOUNTING: X

RACEWAY COLOR: X
 VINYL COLOR: X

NOTES:
 Sign - Proof

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

PRINT NAME: _____

APPROVAL DATE: _____

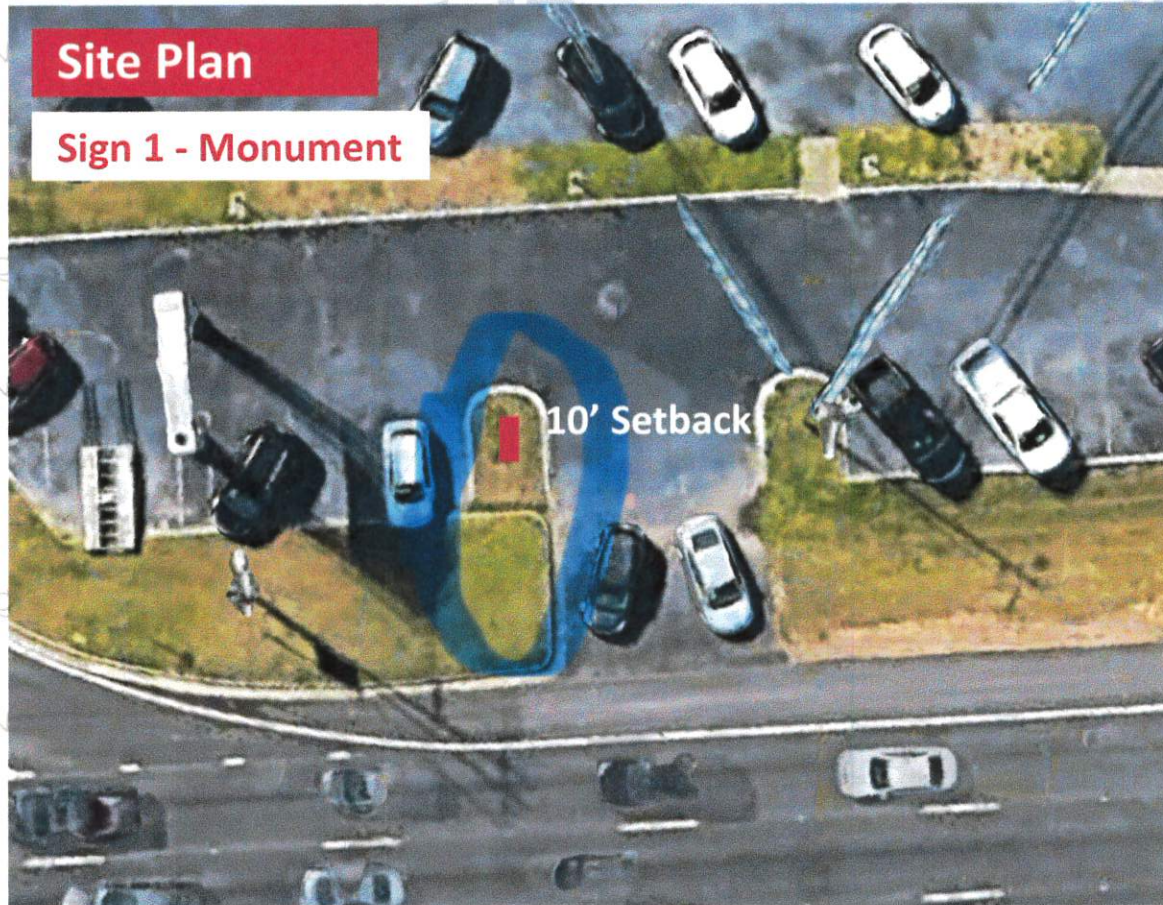
signs plus

graphics • manufacturing • installation • service

CLIENT	DATE
Riverside Auto Sales	10/30/24
12515 Hwy 49 Gulfport, MS 39503	PAGE 2/2

Site Plan

Sign 1 - Monument



SPECS:

SIZE: X
SIZE : X
SQ. FT.: X
OAH: X
FONT: X
LETTER DEPTH: X

FACE COLOR: X
JEWELITE COLOR: X
RETURN COLOR: X
LED COLOR: X
VOLTAGE: X
MOUNTING: X

RACEWAY COLOR: X
VINYL COLOR: X

NOTES:

Site Plan



J. Fulghum 1st Judicial District
Instrument 2015 5513 D -J1
Filed/Recorded 8/14/2015 01:10 P
Total Fees \$ 12.00
3 Pages Recorded

Prepared by and Return to:
Island Winds Title Company, LLC
906 Convent Avenue
Pascagoula, MS 39567
Telephone: (228)762-5110
Katy E. Fulghum, Attorney at Law
Bar # 104333
Our File # 2015-732

Indexing: 4-7-11
STATE OF MISSISSIPPI
COUNTY OF HARRISON
1st 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 of all of which is hereby acknowledged

OASIS REAL ESTATE INVESTMENTS, INC., a Mississippi Corporation

239 Cowan Road, Gulfport, Mississippi 39507, (228) 297-8111

does hereby sell, convey and warrant unto

BOBBI SEAL

409 Highway 90, Gautier, Mississippi 39553, (228) 217-8637

that certain parcel of land situated in Harrison County, Mississippi, being more particularly described

as follows, to-wit:

That certain tract, piece or parcel of land situated in Section 4, Township 7 South, Range 11 West, Harrison County, Mississippi, and being more particularly described as follows, to-wit:

Beginning at the Northwest corner of the Northwest 1/4 of the Northwest 1/4 of Section 4, Township 7 South, Range 11 West, and run due East to the East line of the IC Railroad right-of-way as a Place of Beginning; thence run South along the said railroad right-of-way 330 feet; thence run East to the right-of-way line of New Highway 49; thence run North along the Highway right-of-way line 330 feet to the Section line; thence run West to the Place of Beginning.

Said property is also described as per the survey of James R. Clarke, dated March 1, 1978, to-wit:

Commencing at the proven corner set at the Northwest corner of Section 4, Township 7 South, Range 11 West, Harrison County, Mississippi; thence North 90 degrees East a distance of 17.5 feet to an iron rod set at the East right-of-way line of the ICG Railroad being POINT OF BEGINNING; thence South 0 degrees 7 minutes East along the East right-of-way line of the ICG Railroad a distance of 330 feet to an iron rod set on the North line of O'Neal Road; thence North 90 degrees East along the North line of O'Neal Road a distance of 136.62 feet to an iron rod set on the West line of US Highway 49; thence North 7 degrees 46 minutes West along the West line of US Highway 49 a distance of 333.06 feet to an iron rod; thence North 90 degrees West a distance of 92.24 feet to the Point of Beginning. Said parcel contains 0.87 acres, more or less.

LESS AND EXCEPT:

That certain tract, piece or parcel of land situated in Section 4, Township 7 South, Range 11 West, Harrison County, Mississippi, and being more particularly described as follows, to-wit:

Begin at a point on the present Western right-of-way line of US Highway No. 49 that is 75 feet Westerly of and perpendicular to the centerline of a proposed highway project at Station 146+75, said proposed highway project being known and designated as State Project No. 79-0008-01-054-10, being a segment of US Highway No. 49; from said POINT OF BEGINNING run thence South 07 degrees

50 minutes East along said present Western right-of-way line, a distance of 60.0 feet to the present Northern right-of-way line of O'Neal Road, being a Southern line of now or formerly Jim Walters, Inc. property; thence North 89 degrees 20 minutes West along said present Northern right-of-way line and along the Southern line of the now or formerly Jim Walters, Inc. property, a distance of 133.8 feet to a present railroad right-of-way line, being the Western line of now or formerly Jim Walters, Inc. property; thence North 00 degrees 32 minutes West along said present railroad right-of-way line and along the Western line of now or formerly Jim Walters, Inc. property, a distance of 20.0 feet; thence South 89 degrees 20 minutes East along the proposed right-of-way line of the above mentioned proposed highway project, a distance of 82.7 feet; thence North 47 degrees 44 minutes East along said proposed right-of-way line, a distance of 57.8 feet to the Point of Beginning, containing 0.08 acres, more or less.

Being the same property as conveyed in Deed 2009-4245-D-J1, Land Deed Records of Harrison County, Mississippi.

This conveyance is made subject to any and all covenants, easements, restrictions and reservations of record.

WITNESS MY SIGNATURE, this the 31st day of July, 2015.

OASIS REAL ESTATE INVESTMENTS, INC.



CLIFFORD C. FRISBY, President

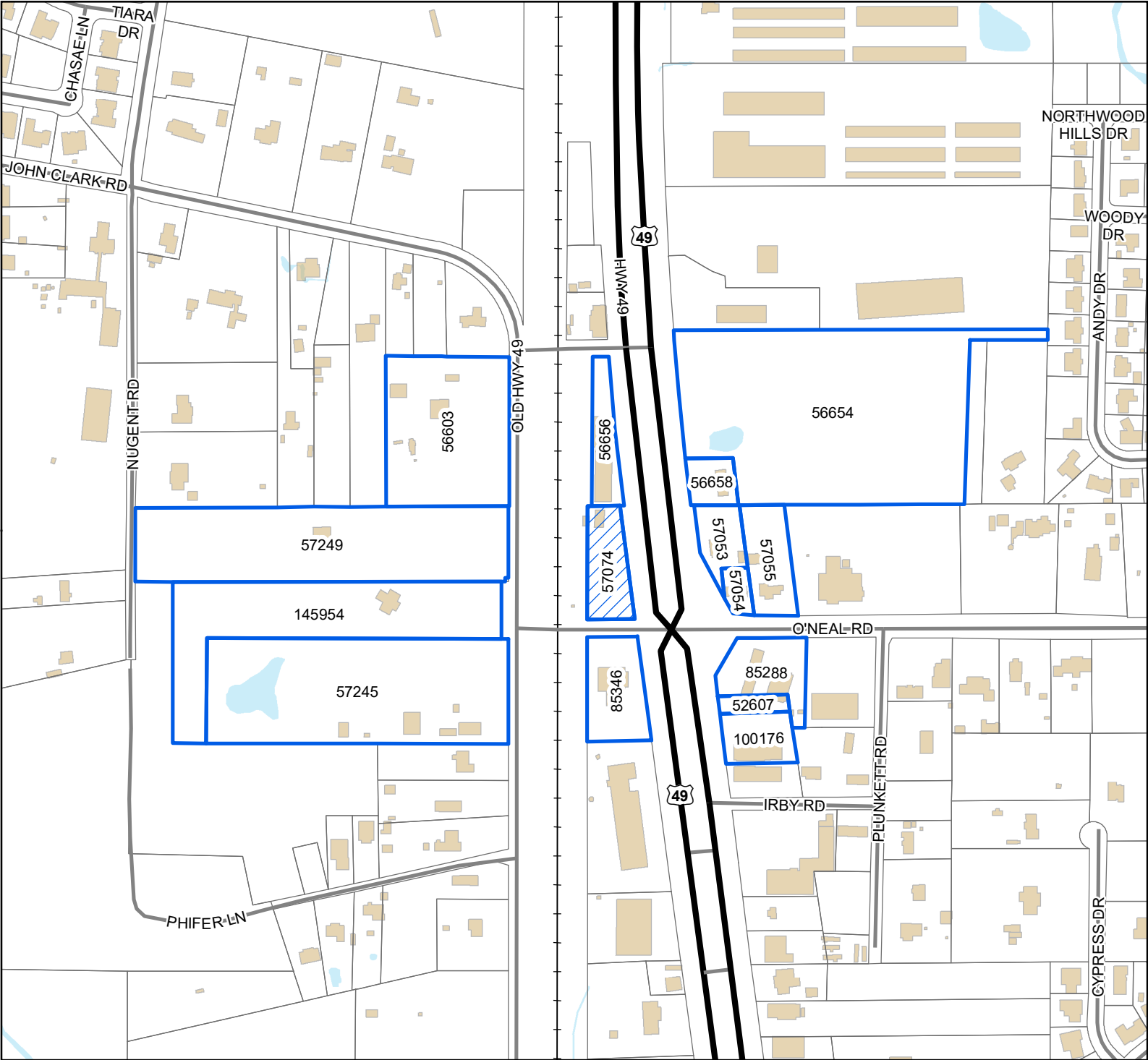
STATE OF MISSISSIPPI
COUNTY OF JACKSON

PERSONALLY appeared before me, the undersigned authority in and for the said County and State, on this 31st day of July, 2015 within my jurisdiction, the within named **CLIFFORD C. FRISBY**, who acknowledged that he is President of **OASIS REAL ESTATE INVESTMENTS, INC.**, a Mississippi Corporation, and that for and on behalf of the said corporation, and as its act and deed he executed the above and foregoing instrument, after first having been duly authorized by said corporation so to do.

GIVEN under my hand and official seal, this the 31st day of July, 2015.

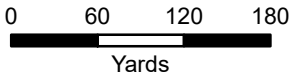
My Commission Expires: 7-29-19





Legend

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



1 inch = 400 feet



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Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
Y		0808D-04-001.000	BOBBY SEAL (OWNER)	12515 HWY 49	GULFPORT	MS	39503
			JON D STORONSKIY (AGENT)	15132 DEDEAUX RD	GULFPORT	MS	39503
			Adjacent Property Owners (2411ARC053)				
	57055	0808D-01-025.000	FASTWAY FUELS LLC	P O BOX 6458	DIAMONDHEAD	MS	39525
	57074	0808D-04-001.000	SEAL BOBBI	409 HWY 90	GAUTIER	MS	39553
	56656	0807M-01-020.000	PM PROPERTIES LLC	P O BOX 292	MERIDIAN	MS	39302
	56654	0807M-01-016.000	SUMRALL PROPERTIES LLC	12083 HWY 49	GULFPORT	MS	39503
	56658	0807M-01-021.000	PUCHEU E J & HATTIE	12520 HWY 49	GULFPORT	MS	39503
	52607	0808D-02-014.000	STEGALL CHARLES R	P O BOX 6458	DIAMONDHEAD	MS	39525
	85346	0808D-04-002.000	FIRST THE	P O BOX 15549	HATTIESBURG	MS	39404
	57054	0808D-01-026.000	PUCHEU EDDIE JOHN -EST-	12520 HWY 49	GULFPORT	MS	39503
	57053	0808D-01-026.001	PUCHEU ELDER J	12520 HWY 49	GULFPORT	MS	39503
N	85288	0808D-02-013.000	STEGALL CHARLES R	P O BOX 6458	DIAMONDHEAD	MS	39525
	56603	0707P-01-011.000	MORRIS JAMES M & CHERYL ANN	12555 OLD HWY 49	GULFPORT	MS	39503
	100176	0808D-02-014.001	TOMOHAWK PROPERTIES LLC	P O BOX 2009	GULFPORT	MS	39505
	57249	0708A-01-002.000	REORGANIZED CHURCH OF JESUS CHRIST	C/O PAM CRESS	LONG BEACH	MS	39560
	57245	0708A-01-015.000	FRANKLIN BRYAN	12465 OLD HWY 49	GULFPORT	MS	39503
	145954	0708A-01-016.001	FITZ ESTATES LLC	16125 SYLVAN DR	GULFPORT	MS	39503



URBAN DEVELOPMENT DEPARTMENT | PLANNING & ZONING

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

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

ARCHITECTURAL REVIEW COMMITTEE CASE # 2025-30

Hearing Date: Thursday, November 14, 2024

Architectural Review Committee Permits