

AGENDA

GULFPORT CITY ARCHITECTURAL REVIEW COMMITTEE MEETING

CITY HALL COUNCIL CHAMBERS

THURSDAY, MARCH 13, 2025 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 - 01/09/25 & 02/13/25

H. Hearing of Cases

H1. Signs

1. Architectural Review Committee 2503ARC003:

Architectural Review Committee 2503ARC003, by agent Craig Amos, seeking approval for a new freestanding ground sign, Tax Parcel 1010F-02-042.000, 1100 Cowan Road, Zoned T4L (General Urban Zone "Limited"), Ward 5

H2. Architectural Review Committee Permits

1. Architectural Review Committee 2503ARC004:

Architectural Review Committee 2503ARC004, by owner Red River Auto, Inc, seeking approval for metal siding on proposed commercial structure, Tax Parcel 0910M-01-048.000, 6th Avenue, Zoned B-2 (General Business), Ward 3

I. Reports

J. Unfinished Business

K. Other Business

L. Adjournment

MINUTES

GULFPORT ARCHITECTURAL REVIEW COMMITTEE MEETING

Thursday, January 9, 2025 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:

JOHNNY OLSEN
BRENT FRENCH
LEE PALERMO
DANIELLE COTTON

BOARD MEMBERS ABSENT:

KENNY MCNAIR

STAFF MEMBERS PRESENT

SU-LIN FEATHERSTON
MATILDA WELCH
SAMUEL SWEETING
BRYCE CLUGH

COURT REPORTER:

E. Confirmation of Agenda:

F. Approval of Minutes:

Motion by **Mr. Olsen** and seconded by **Mrs. Cotton** to approve Minutes of the **December 12, 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 2501ARC001:

Architectural Review Committee 2501ARC001, by owner 1909 East Pass Road LLC, seeking approval for a waiver from the required dumpster enclosure, and the requirement for landscaped islands, Tax Parcel 1010G-03-018.000, 1909 East Pass Road, Zoned T6 (Urban Center Zone), Ward 2

Speaking for the Petition: Robert Heinrich

Speaking against the Petition: None

Motion: Mr. Olsen – to approve with condition that any required remaining dumpsters meet zoning requirements for enclosures, and meet these requirements within one year.

Second: Mrs. Cotton

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

Action: Motion carried unanimously

Adjournment:

Motion by **Mr. Olsen** to adjourn the meeting was seconded by **Mrs. Cotton** and carried unanimously. The meeting adjourned at **3:37 P.M. .**

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

Danielle Cotton, Secretary

Date: _____

MINUTES

GULFPORT ARCHITECTURAL REVIEW COMMITTEE MEETING

Thursday, February 13, 2025 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 3:01 P.M.
- D. **Determination of a Quorum**: A Roll Call was conducted and a quorum was determined.

BOARD MEMBERS PRESENT:

JOHNNY OLSEN
BRENT FRENCH
DANIELLE COTTON
KENNY MCNAIR

BOARD MEMBERS ABSENT:

LEE PALERMO

STAFF MEMBERS PRESENT

GREG HOLMES
MATILDA WELCH
BRYCE CLUGH

COURT REPORTER:

E. Confirmation of Agenda:

F. Approval of Minutes:

Approval of Minutes was withheld due to a correction needing to be made.

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 2502ARC002:

Architectural Review Committee 2502ARC002, by agent Munn Enterprises Inc, seeking approval for a new freestanding ground sign, Tax Parcel 0810N-05-032.000, 3100 25th Avenue, Zoned B-2 (General Business), Ward 3

Speaking for the Petition: Kerri Little

Speaking against the Petition: None

Motion: Mr. Olsen – to approve with the condition that the base must be wide enough to accommodate a plant strip between the cabinet and the base.

Second: Mr. French

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

Action: Motion carries unanimously

Adjournment:

Motion by **Mr. McNair** to adjourn the meeting was seconded by **Mr. French** and carried unanimously. The meeting adjourned at **3:08 P.M.**

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

Danielle Cotton, Secretary

Date: _____



URBAN DEVELOPMENT
PLANNING & ZONING
PO BOX 1780 | GULFPORT, MS | 1410 24TH AVENUE
228.868.5710 | PLANNERS@GULFORT-MS.GOV

ARCHITECTURAL REVIEW COMMITTEE

CASE

Hearing Date: Thursday, March 13, 2025

Signs



URBAN DEVELOPMENT
PLANNING & ZONING
PO BOX 1780 | GULFPORT, MS | 1410 24TH AVENUE
228.868.5710 | PLANNERS@GULFPORT-MS.GOV

ARCHITECTURAL REVIEW COMMITTEE CASE

Hearing Date: Thursday, March 13, 2025

Architectural Review Committee 2503ARC003: Architectural Review Committee 2503ARC003, by agent Craig Amos, seeking approval for a new freestanding ground sign, Tax Parcel 1010F-02-042.000, 1100 Cowan Road, Zoned T4L (General Urban Zone "Limited"), Ward 5

Technical Report

ARCHITECTURAL REVIEW COMMITTEE

GENERAL INFORMATION

Case File Number: 2503ARC003

Hearing Date: March 13, 2025

Current Zoning/Use: T4L / Mobile Home Park

Legal: Architectural Review Committee 2503ARC003, by agent Craig Amos, seeking approval for a new freestanding ground sign, Tax Parcel 1010F-02-042.000, 1100 Cowan Road, Zoned T4L (General Urban Zone "Limited"), Ward 5

TECHNICAL DETAILS

The sign presented in the site plan does meet the required setbacks, the allowable height, and allowable copy area. The proposed sign has a maximum copy area of 30 square feet where the size limit is 60 square feet and will be supported by two support poles four feet from ground level, with a decorative buttress around each pole with existing landscaping around the base of the sign. The sign design incorporates a decorative cap into the sign structure using the logo as a design choice to facilitate this feature. The applicant does not note the material being used to wrap the support poles. Material will need to be either masonry, stucco, and/or a similar synthetic material as noted in the requirements for freestanding ground signs below. Before any sign permit can be issued, the material used for wrapping the support poles will need to be noted on their plans.

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

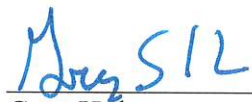
The applicant's proposed design meets the design standards in regards to the decorative cap and landscaping, and even meets ordinance requirements for setbacks, height, and copy area. While a decorative buttress is shown to wrap around the base of the sign's support poles, the material for the decorative buttress is not noted. The design standards requires the material to be either masonry, stucco, and/or a similar synthetic material. Before a sign permit can be issued, the material will need to be noted on the sign's plans.

DEPARTMENTAL CONDITIONS

1. Material for wrapping of the support poles will need to be noted on the plans before a sign permit can be issued.
2. Approval would allow the ground sign as proposed.

DIRECTOR APPROVAL

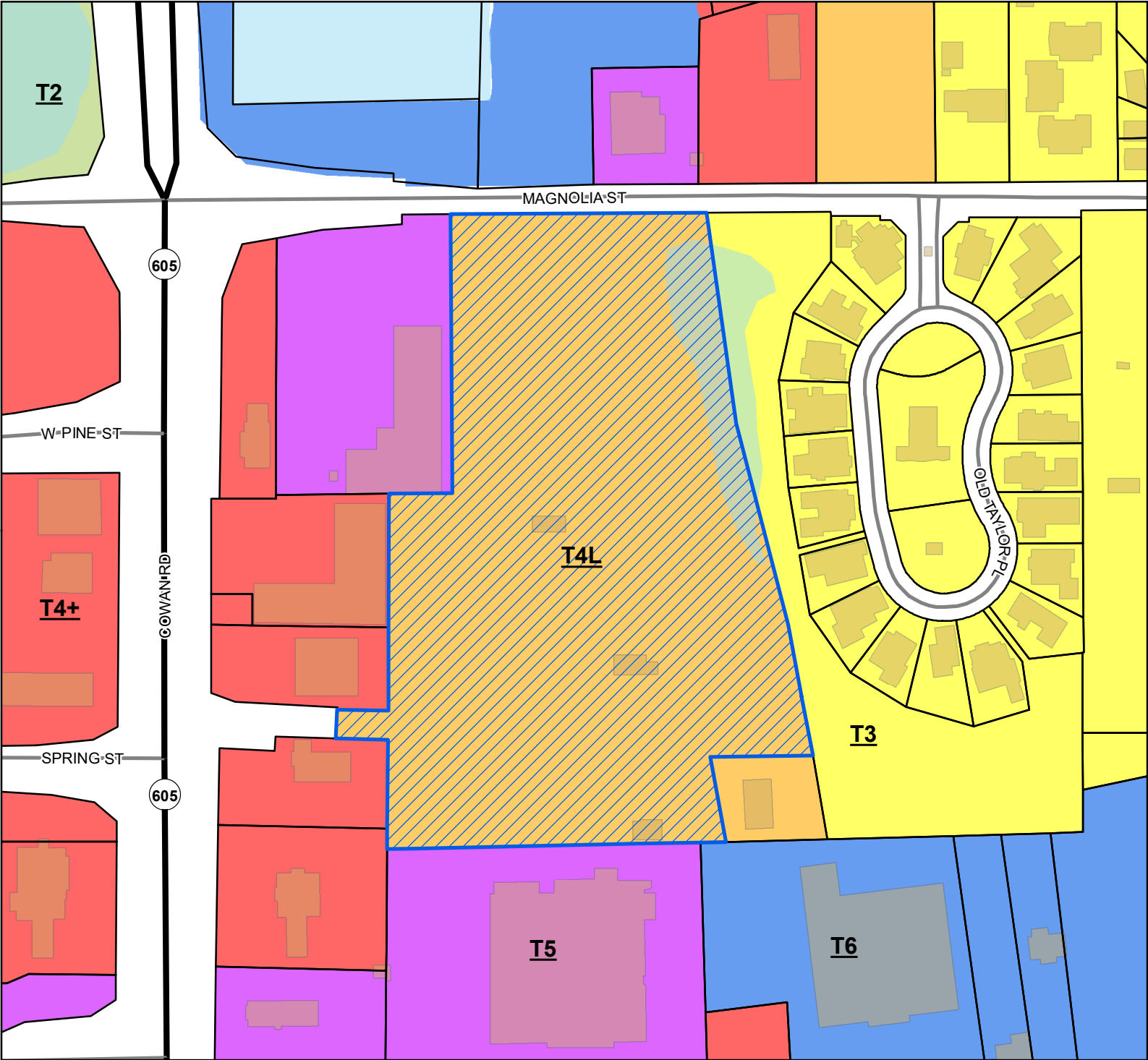
This report has been reviewed and approved by:



Greg Holmes

Director of Urban Development Department





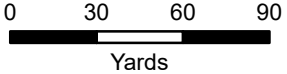
- Site
- US or State Highway
- Street
- Parcels
- Buildings
- Water Features

Smart Code

- T6
- T5
- T4+
- T4L
- T3
- T2

Site Information

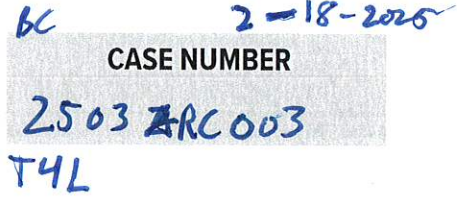
1010F-02-042.000
Zoning: T4L (General Urban Zone "Limited")
Size: 10.6 acres
Flood: X, AE



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:

Printed Name of Owner

Mailing Address

City

State

Zip Code

AGENT:

Printed Name of Agent

Mailing Address

City

State

Zip Code

Name of Owner (PRINT)

Address (Street, City, State, Zip Code)

Phone (Home)

(Work)

(Cell)

Tax Parcel Number(s) Owned:

Signature:

Name of Owner (PRINT)

Address (Street, City, State, Zip Code)

Phone (Home)

(Work)

(Cell)

Tax Parcel Number(s) Owned:

Signature:

Name of Owner (PRINT)

Address (Street, City, State, Zip Code)

Phone (Home)

(Work)

(Cell)

Tax Parcel Number(s) Owned:

Signature:



Designation of Agent

I, Cameron Bailey, being owner of the property 1010F-02-042.000
 which is the subject of this application hereby authorize Craig Amos 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.

Signature

2-5-2025

Date

STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 5th day of February, 2025

Notary Public

December 1, 2027

Commission Expiration





Covenant Affidavit

I, Gulf Coast RV LLC, being owner or agent of the property 1010F-02-042.000
PRINT NAME PRIMARY ADDRESS OR PARCEL

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

[Signature]
 Signature

Ronald Cameron Lee Bailey 2/14/25
 Date

STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 14th day of February, 20 25

[Signature]
 Notary Public

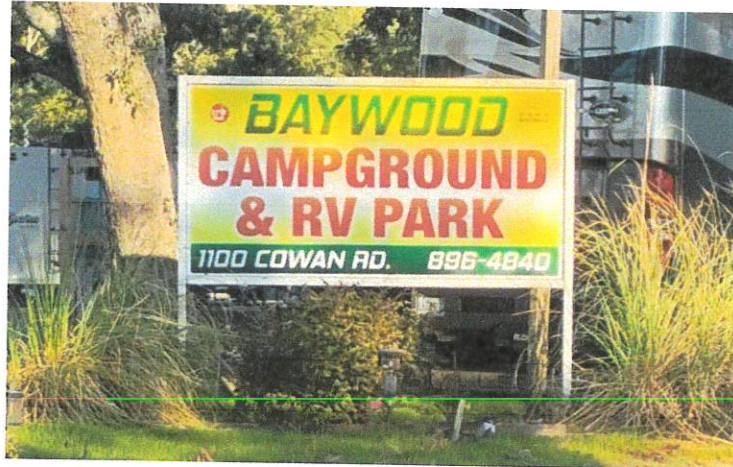


December 7, 2027
 Commission Expiration

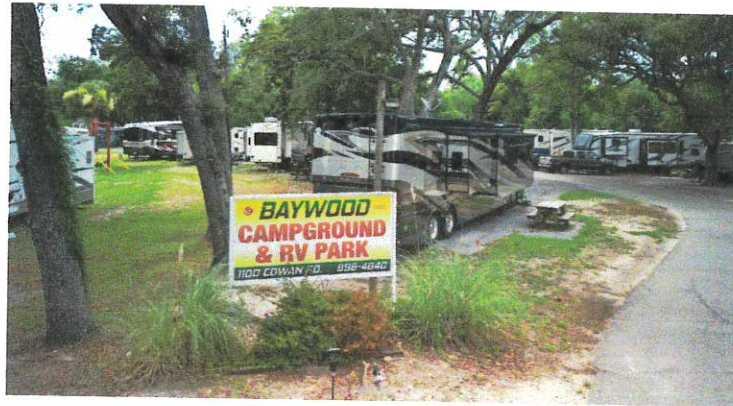
CRAIG AMOS

sales@AmosSigns.com 228-380-3257

Existing
Sign



Proposed Sign



CRAIG AMOS

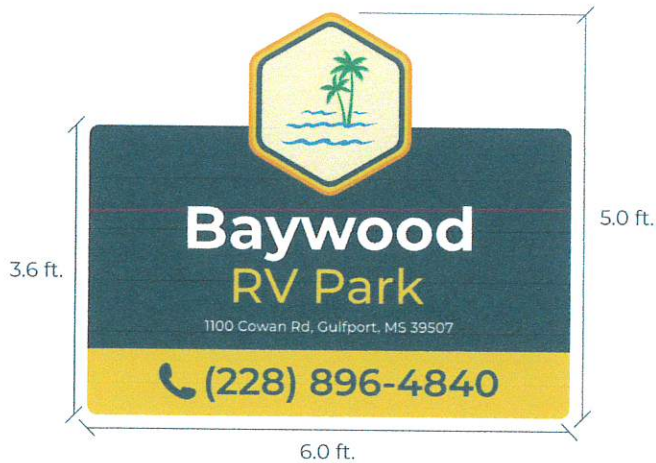
sales@AmosSigns.com 228-380-3257

BAYWOOD RV PARK

1100 Cowan Rd. Gulfport, MS 39507

Baywood Entrance Signage

Dimensions: L72 x W5 x H60 inches



CRAIG AMOS

sales@AmosSigns.com 228-380-3257

1100 Cowan Rd, Gulfport, MS 39507



MAGNOLIA STREET

372'

404'

RD COWA 1100

Club House

45'6"

205'

312'

443'

916'

76'

41'

67' SIGN

11'

158'

155'

26'

356'

42'

125'

40'

71'

488'

PASS RD

CRAIG AMOS

sales@AmosSigns.com 228-380-3257



Michael Watson

SECRETARY OF STATE

This is not an official certificate of good standing.

Name History

Name

Gulf Coast RV, LLC
Mazalea Reserve Campground
Baywood Reserve Campground

Name Type

Legal
Fictitious Name
Fictitious Name

Business Information

Business Type: Limited Liability Company
Business ID: 1394780
Status: Good Standing
Effective Date: 05/24/2023
State of Incorporation: TN
Principal Office Address: 1811 Sharp Springs Rd
Winchester, TN 37398

Registered Agent

Name

Cameron L. Bailey
1100 Cowan Rd
Gulfport, MS 39507

Officers & Directors

Name

Title

* Ronald Cameron Lee Bailey
108 Kacey Marie Dr
Winchester, TN 37398

Member

Prepared by and after recording return to:
Foundation Title & Escrow Series, LLC
J Wayne Thomas, Attorney at Law, MS Bar# 105778
51 Germantown Court, Suite 101
Cordova, TN 38018
(901)758-6120



1st JUDICIAL DISTRICT
INSTRUMENT 2023-0004952-D-J1
FILED/RECORDED 3/23/2023 11:38:01 AM
TOTAL FEES \$26.00
4 PAGES RECORDED

File No.: MEM-2300089FC

Grantor(s):

Baywood Campground Inc.
12506 Lorraine Rd.
Biloxi, MS 39532

Work Phone No.: 228-861-4383

Grantee(s):

Gulf Coast RV, LLC
P.O. Box 708
Winchester, TN 37398

Work Phone No.: 931-636-1425

WARRANTY DEED

INDEXING INSTRUCTIONS: in the southwest quarter of the southeast quarter of Section 30, Township 7 South, Range 10 West, City of Gulfport, First Judicial District, Harrison County, Mississippi

**STATE OF MISSISSIPPI
COUNTY OF HARRISON**

FOR AND IN CONSIDERATION OF TWO MILLION TWO HUNDRED FIFTY THOUSAND AND NO/100 (\$2,250,000.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, the undersigned, Baywood Campground Inc., Grantor, does hereby grant, bargain, sell, convey and warrant unto Gulf Coast RV, LLC, the following described real property located in Harrison County, Mississippi, to wit:

See Exhibit "A" attached hereto and made a part hereof.

The above warranty and this conveyance are subject to any and all easements and rights of way for roads, streets, sidewalks, public utilities and drainage, and to any and all prior coal, oil, gas and/or other mineral leases, exceptions, reservations and/or conveyances.

This conveyance is further subject to:

Easement recorded in Book 1362, page 415, in said Register's Office for Harrison County, Mississippi.

Covenants, conditions, and restrictions as set forth in Quit Claim Deed and recorded in Book 1619, page 50, in said Register's Office for Harrison County, Mississippi.

Roadway Easement recorded in Book 1416, page 10, in said Register's Office for Harrison County, Mississippi.

Release of damages as contained in Quit Claim Deed to the Mississippi Transportation Commission, as filed in Book 1430, page 595, Register's office for said county.

Release of damages as contained in Warranty Deed to Mississippi Transportation Commission, filed in Book 1430, page 599, Register's Office for said County.

Taxes for the tax year (2023) have been pro-rated as of the date of closing and are the responsibility of the Grantees herein.

Possession shall be granted with delivery of this deed.

WITNESS THE SIGNATURES of the undersigned on this, the 16 day of March, 2023.

GRANTOR:

Baywood Campground Inc.

BY:

Cynthia W. Hood
Cynthia W. Hood
Secretary / Treasurer



STATE OF Mississippi

COUNTY OF Harrison

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Cynthia W. Hood with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to the Secretary / Treasurer of Baywood Campground, Inc., a Mississippi corporation, the within-named bargainor, and that they as such Authorized Signatory being duly authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by themselves as such Authorized Signatory.

Witness my hand and official seal, this the 16 day of March, 2023.

Rachelle L. Saucier
Notary Public

My Commission Expires: Jan. 21, 2027

(SEAL)



EXHIBIT "A"

TRACT "1"

BEGINNING at a wood post at the northeast corner of the property formerly known as the Handsboro School Property, being the same as referenced in deed book 665 page 255, in the southwest quarter of the southeast quarter of Section 30, Township 7 South, Range 10 West, City of Gulfport, First Judicial District, Harrison County, Mississippi; thence South 00 degrees 32 minutes 00 seconds East for 153.85 feet to an iron pipe; thence North 89 degrees 39 minutes 35 seconds East for 486.83 feet to an iron rod; thence North 11 degrees 03 minutes 54 seconds West for 125.00 feet to an iron rod; thence North 89 degrees 30 minutes 57 seconds East for 150.00 feet to an iron rod; thence North 11 degrees 03 minutes 54 seconds West for 192.57 feet to an iron rod; thence North 14 degrees 18 minutes 53 seconds West for 298.00 feet to an iron rod; thence North 07 degrees 48 minutes 53 seconds West for 313.50 feet to an iron rod on the south margin of Magnolia Street; thence South 89 degrees 52 minutes 15 seconds West, along said south margin of Magnolia Street, for 372.82 feet to a concrete monument; thence South 00 degrees 21 minutes 44 seconds East for 407.26 feet to an iron pipe; thence South 88 degrees 53 minutes 48 seconds West for 90.46 feet to an iron rod; thence South 00 degrees 00 minutes 53 seconds East for 311.29 feet to an iron rod; thence North 88 degrees 53 minutes 34 seconds West for 78.49 feet to an iron rod; thence South 02 degrees 53 minutes 32 seconds West for 39.66 feet to an iron rod; thence South 88 degrees 29 minutes 48 seconds East for 80.11 feet; back to the POINT OF BEGINNING.

Said parcel being part of the southwest quarter of the southeast quarter, and the northwest quarter of the southeast quarter of Section 30, Township 7 South, Range 10 West, City of Gulfport, First Judicial District, Harrison County, Mississippi, and contains 10.2 acres, more or less.

Being the same property conveyed to Gaywood Camp Grounds, Inc. by virtue of Correction Warranty Deed from Zeralda C. Howie, dated September 11, 1974, filed on September 12, 1974 and recorded in Book 736, page 221. This conveyance is given for the purpose of correcting the name of the Grantee contained in that certain Warranty Deed dated June 1, 1971 and recorded in Book 665 at page 255 in the Deed Records of Harrison County Mississippi, First Judicial District.

Further being the same property conveyed to Baywood Camp Grounds, Inc. by QuitClaim Deed from Larry L. Brown, Executive Director, for and in behalf of the Mississippi Transportation Commission, dated December 5, A.D. 2001 and recorded March 3, 2003 of record in Book 1619, page 50, in the 1st Judicial District, State of Mississippi.

According to Articles of Amendment filed with the Mississippi Secretary of State, Gaywood Camp Grounds, Inc. filed an amendment changing the name of the corporation to Baywood Campgrounds, Inc., filed July 7, 1998

Certificate of Authenticity

I, Jamela Jones, do hereby make oath that I am a
licensed attorney and/or the custodian of the original version of the electronic document
tendered for registration herewith and that this electronic document is a true and exact copy
of the original document executed and authenticated according to law on
3/16/2023

Date

Jamela Jones
Affiant Signature

03/21/2023

Date

State of Tennessee
County of Rutherford

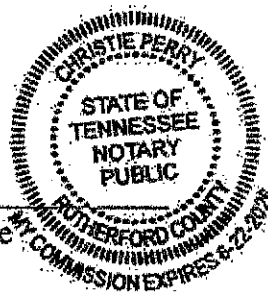
Sworn to and subscribed before me this 21st day of March, 20 23.

[Signature]
Notary's Signature

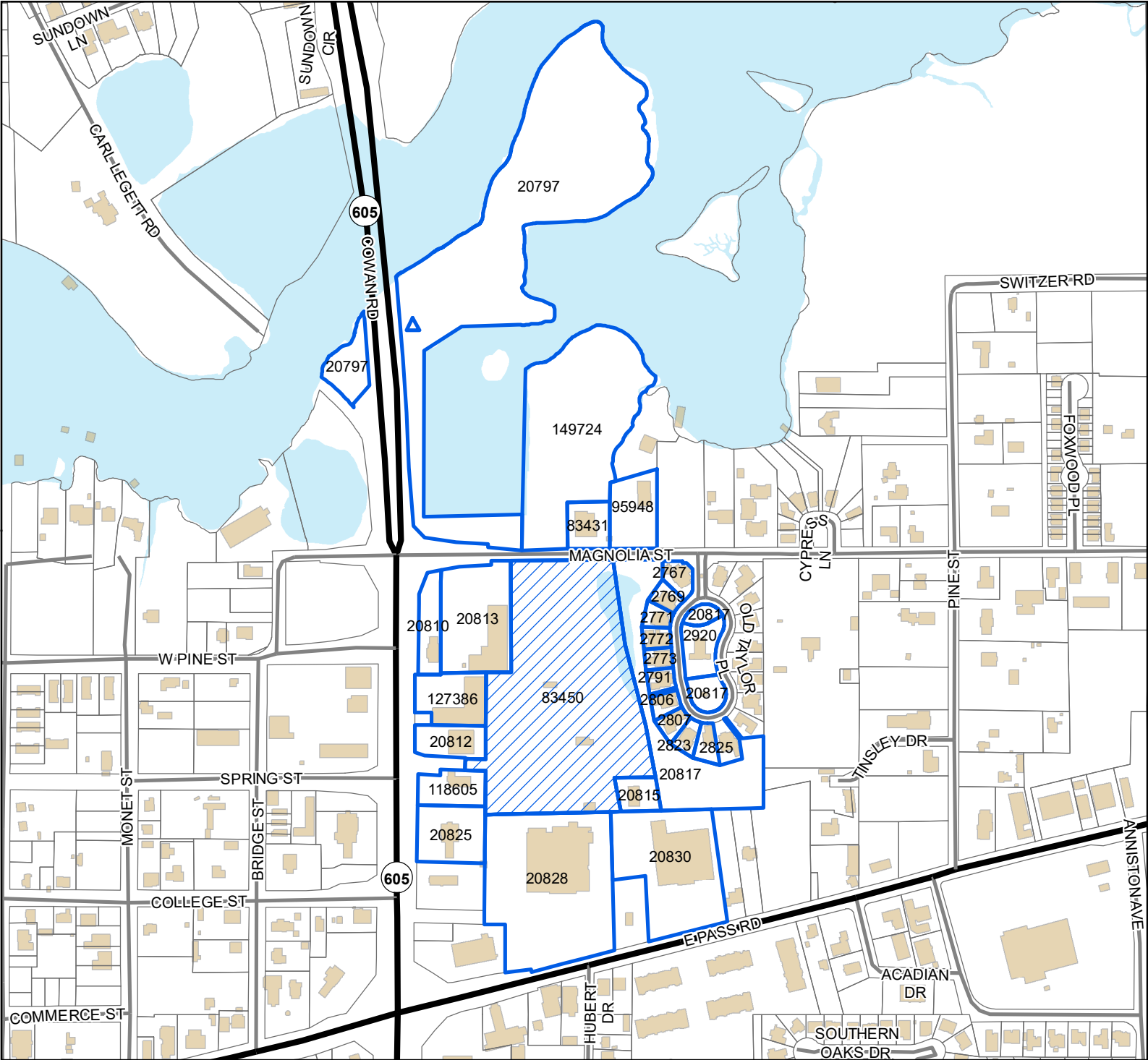
My Commission Expires: _____

Date

Notary's Seal (if on paper)

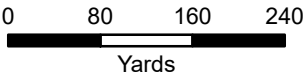


Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
Y		1010F-02-042.000	GULFCOAST RV LLC (OWNER)	1100 COWAN RD	GULFPORT	MS	39507
			CRAIG AMOS (AGENT)	1223 PASS RD	GULFPORT	MS	39501
			Adjacent Property Owners (2503ARC003)				
	2807	1010F-02-044.010	HOPKINS DONALD A & CYNTHIA R	1529 MAGNOLIA ST #13	GULFPORT	MS	39507
	20830	1010F-02-025.000	HARPER AVERY LLC	1526 E PASS ROAD	GULFPORT	MS	39507
N	20828	1010F-02-028.000	ROUSE'S ENTERPRISES LLC	ATTN: DONALD J ROUSE JR	THIBODAUX	LA	70302
	95948	1010F-01-021.001	R A BRAUN CONST INC	P O BOX 171	BILOXI	MS	39533
	2920	1010F-02-044.021	RILEY NANCY W	1529 MAGNOLIA ST #21	GULFPORT	MS	39507
	2823	1010F-02-044.011	TAYLOR WORD G	1529 MAGNOLIA ST #12	GULFPORT	MS	39507
	20813	1010F-02-041.000	605 HOLDINGS LLC	1423 MAGNOLIA STREET STE G	GULFPORT	MS	39507
	2771	1010F-02-044.005	CLARK BRENDA D	1529 OLD TAYLOR PL #18	GULFPORT	MS	39507
	83431	1010F-01-020.000	CAPT AL'S STEAK & SEAFOOD LLC	1458 MAGNOLIA ST	GULFPORT	MS	39507
N	20815	1010F-02-043.000	GULF COAST RV LLC	P O BOX 708	WINCHESTER	TN	37398
N	83450	1010F-02-042.000	GULF COAST RV LLC	P O BOX 708	WINCHESTER	TN	37398
	2769	1010F-02-044.004	KALIL ELAINE KOURY -TRUSTEE-	1529 MAGNOLIA #19	GULFPORT	MS	39507
	2772	1010F-02-044.006	DOUGHERTY WILLIAM JOHN & MARY M	1529 MAGNOLIA STREET #17	GULFPORT	MS	39507
	20810	1010F-02-037.000	PLATTS MARY KATE -TRUSTEE-	65 54TH STREET	GULFPORT	MS	39507
	2773	1010F-02-044.007	BAILEY SHERWOOD R JR & BETTY C	1529 MAGNOLIA ST #16	GULFPORT	MS	39503
	20825	1010F-02-034.000	HANCOCK BANK	C/O VEE SERVICES	DALLAS	TX	75230
	2806	1010F-02-044.009	HALLE DONALD E & LINDA B	1529 MAGNOLIA ST #14	GULFPORT	MS	39507
	20812	1010F-02-035.000	KROHN PROPERTIES LLC	1110 COWAN ROAD	GULFPORT	MS	39507
	2767	1010F-02-044.003	OLIVIER MICHAEL & PENELOPE-TRUSTEES	1529 MAGNOLIA ST #20	GULFPORT	MS	39507
	2791	1010F-02-044.008	ALLEN EMILY ANN	1529 MAGNOLIA ST #15	GULFPORT	MS	39507
	2825	1010F-02-044.012	PALAZZO MURIEL M & STEVEN M	11530 TREELAWN STREET	GULFPORT	MS	39503
	118605	1010F-02-034.002	PSGC PROPERTIES LLC	729 DESTINY PLANTATION BLVD	BILOXI	MS	39532
	20817	1010F-02-044.000	OLD TAYLOR PROPERTIES INC	1529 MAGNOLIA STREET	GULFPORT	MS	39507
	20797	1010F-01-021.000	WEIN-AIR HOLDINGS LLC	194 NORTH SOUTHLAWN DR	LAFAYETTE	LA	70503
	127386	1010F-02-036.001	DAK HOLDINGS LLC	2472 PASS ROAD STE A	BILOXI	MS	39531
N	149724	1010F-01-021.003	CAPT AL'S STEAK & SEAFOOD LLC	1458 MAGNOLIA ST	GULFPORT	MS	39507



Legend

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



1 inch = 500 feet



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URBAN DEVELOPMENT
PLANNING & ZONING
PO BOX 1780 | GULFPORT, MS | 1410 24TH AVENUE
228.868.5710 | PLANNERS@GULFPORT-MS.GOV

ARCHITECTURAL REVIEW COMMITTEE

CASE #

Hearing Date: Thursday, March 13, 2025

Architectural Review Committee Permits



URBAN DEVELOPMENT
PLANNING & ZONING
PO BOX 1780 | GULFPORT, MS | 1410 24TH AVENUE
228.868.5710 | PLANNERS@GULFPORT-MS.GOV

ARCHITECTURAL REVIEW COMMITTEE CASE

Hearing Date: Thursday, March 13, 2025

Architectural Review Committee 2503ARC004: Architectural Review Committee 2503ARC004, by owner Red River Auto, Inc, seeking approval for metal siding on proposed commercial structure, Tax Parcel 0910M-01-048.000, 6th Avenue, Zoned B-2 (General Business), Ward 3

Technical Report

ARCHITECTURAL REVIEW COMMITTEE

GENERAL INFORMATION

Case File Number: 2503ARC004

Hearing Date: March 13, 2025

Current Zoning/Use: B-2 / Vacant Lot

Legal: Architectural Review Committee 2503ARC004, by owner Red River Auto, Inc, seeking approval for metal siding on proposed commercial structure, Tax Parcel 0910M-01-048.000, 6th Avenue, Zoned B-2 (General Business), Ward 3

TECHNICAL DETAILS

The applicant requests a waiver not to meet the required design standard for Appendix A, Sec. IV Supplementary Regulations (E)(3)(a)(2.7)(ii)

Design Standards

2.7

Building orientation and entries.

- ii. Predominant exterior building material surfaces should be high quality materials, including, but not limited to, architectural block, brick, concrete with an architectural finish, stucco, glass, wood, sandstone, or other native stone and tinted/textured concrete masonry units. Exterior building materials should not include unfinished or unpainted concrete panels, metal panels or smooth face concrete block.

EXECUTIVE SUMMARY

The applicant is seeking a waiver to deviate from design standards to allow for the use of metal panels for exterior siding for a proposed distribution warehouse use. The proposed use will require Planning Commission Approval for the B-2 zoning district. The proposed structure meets setback requirements for the zoning district, and from a site visit conducted by staff, staff noted other existing commercial buildings in the nearby area that have metal siding. The former French & Sons Motorcycle Shoppe and the active Incorrigible Motorsports business locations on Pass Road have metal exterior siding. In addition, the old Atlanta North Foundations Inc building, just north of the subject site, has an existing metal exterior siding. Staff noted from past available imagery that these commercial buildings have had existing metal exteriors before the earliest available public imagery dated for 2007. Staff also noted that aside from these three commercial buildings, most other commercial buildings have either architectural block, brick siding, or concrete siding. An alternative for the exterior siding would be to façade the exterior with allowable materials.

Technical Report
ARCHITECTURAL REVIEW COMMITTEE

DEPARTMENTAL CONDITIONS

1. Approval allows for metal exterior siding for the proposed commercial building.

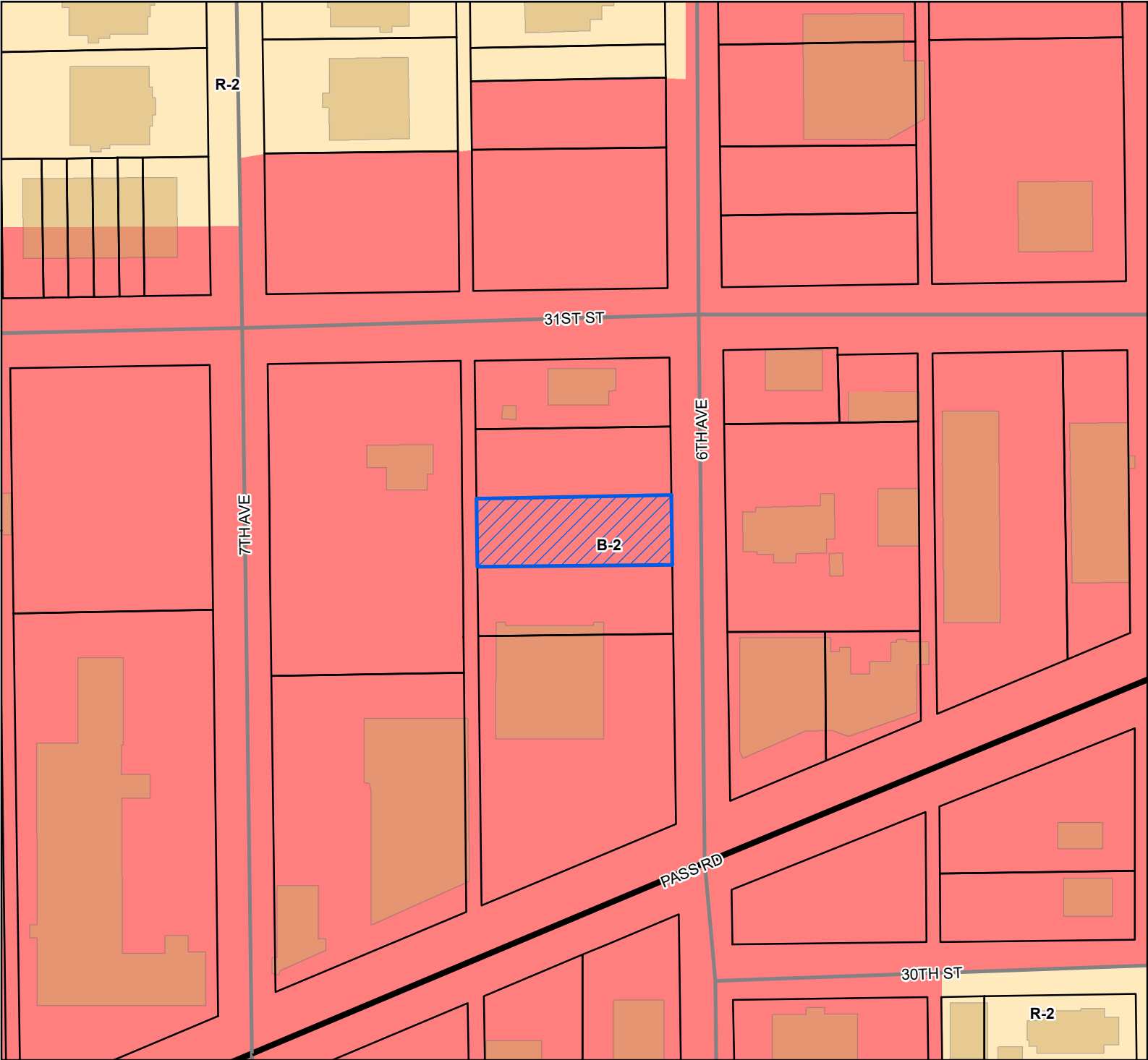
DIRECTOR APPROVAL

This report has been reviewed and approved by:



Greg Holmes
Director of Urban Development Department





Site

US or State Highway

Street

Parcels

Buildings

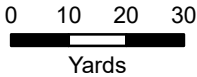
City Limit

Zoning

B-2 - General Business District

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

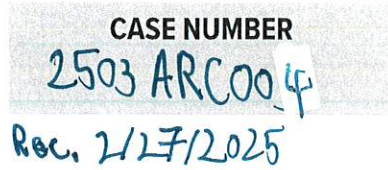
Site Information
0910M-01-048.000
Zoning: B-2 (General Business)
Size: 6957.87 sqft
Flood: X



1 inch = 100 feet



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OWNER:

RICHARD Myrick DBA RED RIVER Auto, Inc.

Printed Name of Owner

1063 P.O. Box

Mailing Address

LONG BEACH

MS

39560-1063

City

State

Zip Code

AGENT:

Printed Name of Agent

Mailing Address

City

State

Zip Code

Name of Owner (PRINT) RICHARD Myrick

Address (Street, City, State, Zip Code) 197 Locust St Gulfport MS 39507

Phone (Home) _____ (Work) _____ (Cell) 501-625-0307

Tax Parcel Number(s) Owned: 0910M01 048.000

Signature: [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: _____

Details

For service of process contact the [Secretary of State's office](#).

LLC Member information is now confidential per Act 865 of 2007

For access to our corporations bulk data download service [click here](#).

Corporation Name

RED RIVER AUTO, INC.

Fictitious Names

—

Filing

800083934

Filing Type

For Profit Corporation

Filed Under Act

Dom Bus Corp; 958 of 1987

Status

Forfeited Charter Paid

Principal Address

—

Reg. Agent

K. LEANNE DANIEL

Agent Address

439 NORTH MAIN STREET NASHVILLE, AR 71852

Date Filed

05/03/2006

Officers

KATHY LEANNE DANIEL, Treasurer
K. LEANNE DANIEL, Incorporator/Organizer
RICHARD D MYRICK SR, Vice-President
RICHARD D MYRICK SR, President
CAROLYN GARNER, Tax Preparer
KATHY LEANNE DANIEL, Secretary
RICHARD D MYRICK SR, Controller



Covenant Affidavit

I, Richard Myrick, being owner or agent of the property 0910MO1 048.000
PRINT NAME PRIMARY ADDRESS OR PARCEL

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

[Signature]
Signature

2/27/2025
Date

STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 27th day of February, 2025

[Signature]
Notary Public



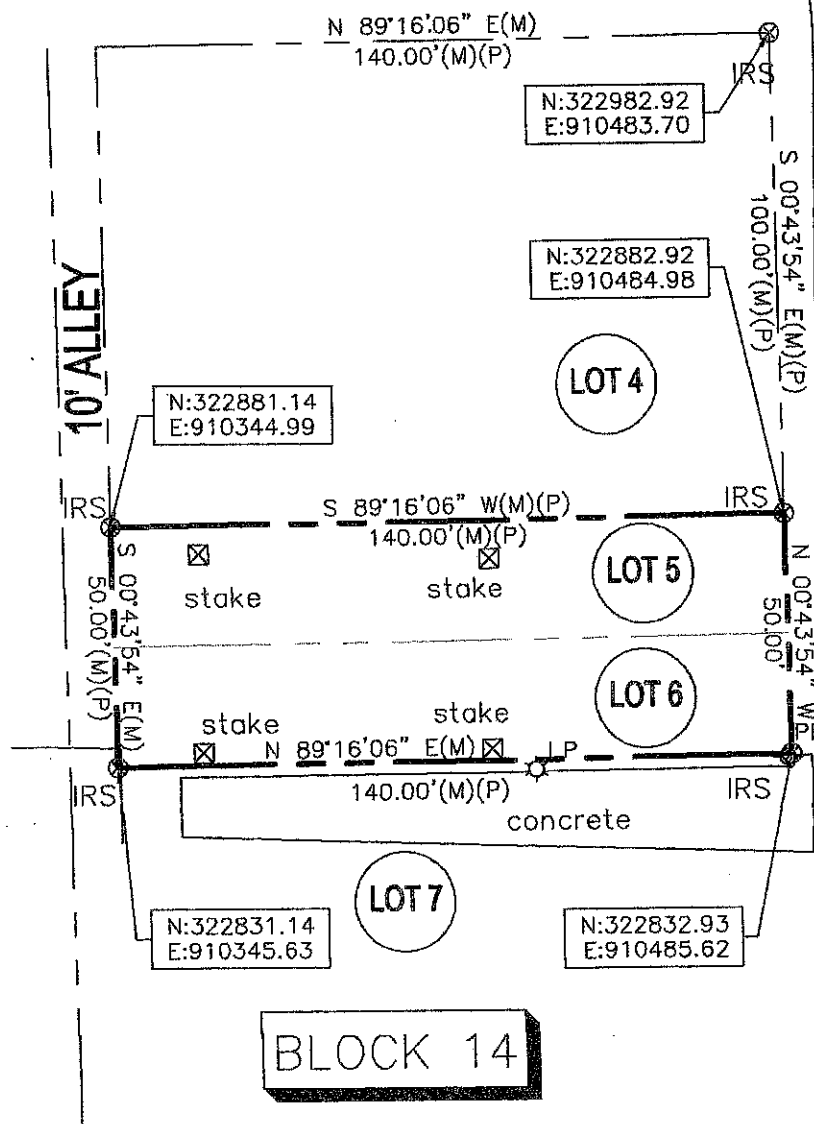
05/22/2027
Commission Expiration

REFERENCE:
SURVEY BY VERLON
BYRD, P.L.S.
DATED 6/12/85

31ST STREET

6TH AVENUE

6TH AVENUE
LOTS 5-6, BLOCK 14, MYRTLE RESURVEY
GULFPORT, MISSISSIPPI
PARCEL #0910M-01-048.000



Survey of Lots 5-6, Block 14, Myrtle Resurvey, City of Gulfport, First Judicial District of Harrison County, Mississippi, as recorded in Plat Book 3, Page 46 of the records of the First Judicial District. Said parcel contains 7000 square feet or 0.16 acres.

This survey does not reflect a title search by Gary A. Durbin, P.L.S., nor should it be considered as such. This survey therefore does not depict all easements and encumbrances that could affect this property.

This is a Class "B" survey per "The Standards of Practice for Land Surveying in the State of Mississippi".

Bearings based on GPS Observation of the west margin of 6th Avenue, NAD 83, MS East Zone, convergence angle -0.130449, scale factor 0.999960.

This property is situated in Zone "X" per FEMA Flood Insurance Rate Map, City of Gulfport, Harrison County, Mississippi, Community Panel Number 28047C-0264-G, Revised: 6/16/09. This does not warranty that this property will not or could not flood

This is to CERTIFY that this plat or map and the survey on which it is based were made in accordance with "The Standards of Practice for Land Surveying in the State of Mississippi".

Gary A. Durbin, P.L.S. 2401
February 21, 2025

JOB 11424

GARY A. DURBIN, P.L.S.
PROFESSIONAL LAND SURVEYOR
13048 RIVERWALK CIRCLE, DIBERVILLE, MS. 39540
PH. (228) 365-3632 Teelokgd@aol.com

EX: C

SITE PLAN PREVIEW

PARCEL: 0910M01 048.000

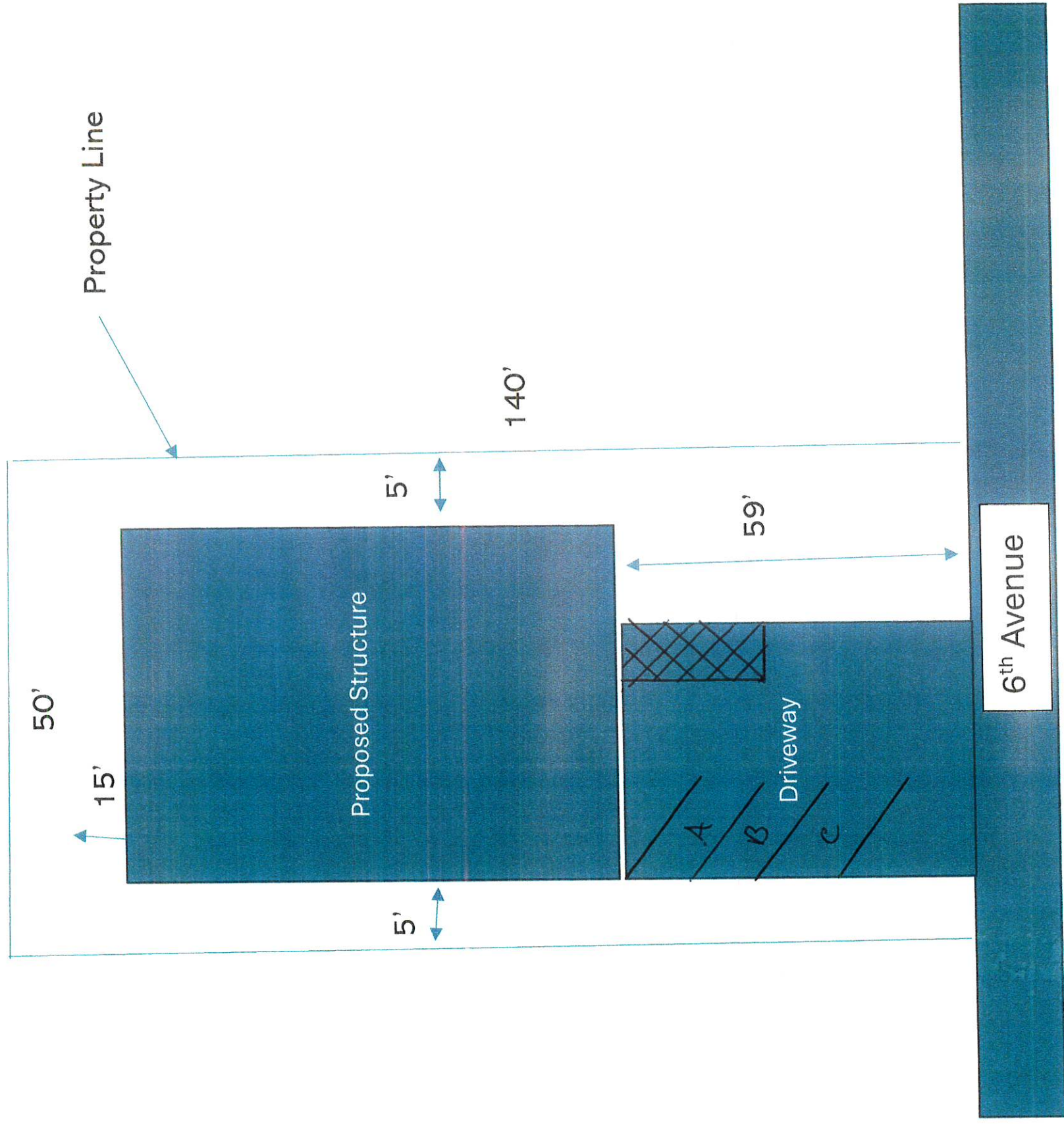
P.I.N. 32435

Lots: 5/6 Blk. 14 Sub: Myrtle

Zone: B2

Address: N/A

Setbacks: Front 25' Side/Back 0'



* THIS PHOTO SHOWS COLOR, ROOF PITCH
DOOR TYPES & FRONT VIEW

Ex: B



621 W Oak Dr. Gulfport, MS
40' x 50' x 16'



40' x 40' x 14' Enclosed

CAM BUILDINGS*where the Customer Always Matters*

510 E Loop 281 Suite B 304

Longview, TX 75605

www.cambuildings.com

903-241-3735

courtney@cambuildings.com

Ex: A



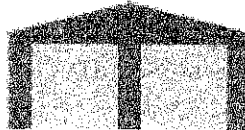
Customer Order - Feb 11, 2025

Name Richard Myrick Sr		Order # 1736261118983712-1	
Install Address 3101 6th Ave			
City Gulfport	State MS	Zip Code 39501	
Email myrickcontractors@yahoo.com	Phone # 501-625-0307	Mobile #	

Style: Commercial (32' to 60' Wide)	Roof Color: Galvalume ☒	Installation Surface: Concrete
Roof Overhang: 6"	Trim Color: Beige ☐	Frame: 14 Gauge
Roof Style: Vertical Style	Wall Exterior Color: Tan ☒	Roof/Siding: 29 Gauge
Leg Style: Ladder Legs	Roll up Door Color: Light Stone ☐	Permit Needed: Yes
Siding: Vertical	Entry Door Color: White ☐	Electricity Available: Yes



Perspective View



Front



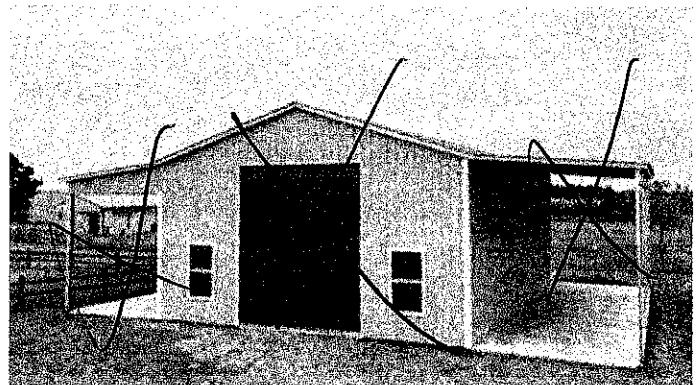
Left Side



Right Side



Back





SCANNED



J.R. 1st JUDICIAL DISTRICT
Instrument 2023-0001132-D-J1
Filed/Recorded 01/20/2023 3:42:01 PM
Total Fees 26.00
2 Pages Recorded

Prepared by:
Donald R. Jones, #3197
Attorney at Law
P. O. Box 7555
Gulfport, MS 39506
(228) 864-8965
File #235004

Return to:
Donald R. Jones
Attorney at Law
P. O. Box 7555
Gulfport, MS 39506
(228) 864-8965

STATE OF MISSISSIPPI

COUNTY OF HARRISON

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, the undersigned, ROBERT M. DALEY and wife, JEREMIA R. DALEY, P. O. Box 4273, Gulfport, MS 39502, 228-234-1186, do hereby sell, convey and warrant unto RED RIVER AUTO, INC., P. O. Box 1063, Long Beach, MS 39560, 501-625-0307, the following described land and property being located in the First Judicial District of Harrison County, Mississippi, being more particularly described as follows, to-wit:

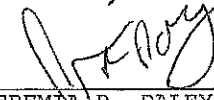
Lots Five (5) and Six (6), Block Fourteen (14), MYRTLE RESURVEY, a subdivision according to the map or plat thereof on file and of record in the office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi, in Plat Book 3 at Page 46 (Copy Book 2 at Page 93) thereof, reference to which is hereby made in aid of and as a part of this description.

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

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

WITNESS OUR SIGNATURES, on this the 20th day of January, 2023.


ROBERT M. DALEY


JEREMIA R. DALEY

STATE OF MISSISSIPPI

COUNTY OF HARRISON

THIS DAY PERSONALLY CAME AND APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, ROBERT M. DALEY and wife, JEREMIA R. DALEY, who acknowledged that the above and foregoing instrument was signed and delivered as the free and voluntary act and deed of the Grantors on the day and in the year therein mentioned.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 20th day of January, 2023.


NOTARY PUBLIC

My Commission Expires:

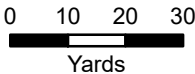


Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
Y		0910M-01-048.000	RICHARD MYRICK (OWNER)	197 LOCUST ST	GULFPORT	MS	39507
			Adjacent Property Owners (2503ARC004)				
	32434	0910M-01-047.000	HANSEN TODD & DAWN MAE	11067 LEISURE LN	BILOXI	MS	39532
	83758	0910M-01-030.000	EDEN CENTER LLC	3412 DIJON AVE	OCEAN SPRINGS	MS	39564
	32435	0910M-01-048.000	RED RIVER AUTO INC	P O BOX 1063	LONG BEACH	MS	39560
	32413	0910M-01-045.000	SANTOS ANTONIO NEVES DOS	3206 F AVE	GULFPORT	MS	39507
	32454	0910M-01-028.000	K&M INVESTMENT GROUP LLC	3412 DIJON AVE	OCEAN SPRINGS	MS	39564
	101896	0910M-01-031.001	LMN GULF PROPERTIES LLC	9366 STONE RD	GULFPORT	MS	39503
	32439	0910M-01-051.000	MILNER JOHN K & LINDA B	940 PASS RD	GULFPORT	MS	39501
	101897	0910M-01-032.001	ALFONSO DONALD J & SHERRY D	429 2ND STREET	GULFPORT	MS	4E+08
	32436	0910M-01-049.000	COASTAL PLAIN LAND & DEVELOPMENT IN	2937 ASTER PL	MOBILE	AL	36119
	32404	0910M-01-033.000	ESPLANADE LAND & TITLE CO LLC	1914 24TH AVE	GULFPORT	MS	39501
	32453	0910M-01-029.000	MIDDLETON DUKE	3410 A AVE	GULFPORT	MS	39507
N	83768	0910M-01-057.000	SANTOS ANTONIO NEVES DOS	3206 F AVE	GULFPORT	MS	39507
	32433	0910M-01-046.000	MORSE LINDA M	3033 6TH AVE	GULFPORT	MS	39501
N	83765	0910M-01-050.000	COASTAL PLAIN LAND & DEVELOPMENT IN	2937 ASTER PLACE	MOBILE	AL	36119
	32443	0910M-01-055.000	MILNER JOHN K & LINDA B	15041 S SWAN RD	GULFPORT	MS	39503



Legend

-  Site
-  US or State Highway
-  Street
-  Buildings



1 inch = 100 feet



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