



Planning Commission | Agenda

Thursday, May 22, 2025 – 4:30 PM

City Hall – Council Chambers
2309 15th Street, Gulfport

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

F1. Planning Commission Meeting - 04-24-25

G. Announcements

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

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

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

RECOMMENDATION ITEMS: As to items listed on this agenda as “Recommendation Items”, the recommendation of the Planning Commission, whether to approve (with or without condition) or disapprove, will automatically be submitted to the City Council by the Department of Urban

Development – Planning Division, and the item (except recommendations on Final Plats which are not so limited) will be considered by the City Council on the record created before the Planning Commission. It is not necessary to file anything with the Planning Commission in order to have the matter heard by the City Council.

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

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

H. Hearing of Cases

H1. Planning Commission Decision

1. Planning Commission Approval 2505PC056:

Planning Commission Approval 2505PC056, by agent Dr. Sandi Carlson, seeking approval for a hospital use, Tax Parcel 0811L-04-115.000, 1201 31st Ave, Zoned T4+ (General Urban Zone "Plus"), Ward 2

2. Planning Commission Approval 2505PC057:

Planning Commission Approval 2505PC057, by agent Robert Heinrich, seeking approval for a church use, Tax Parcel 1011D-01-032.000, 1126 Beach Drive, Zoned T6 (Urban Core Zone), Ward 2

3. Special Exception 2505SE059:

Special Exception 2505SE059, by agent Marnie Adams, seeking approval for a liquor store use, Tax Parcel 0810N-04-037.000, 2905 25th Ave Suite A, Zoned B-2 (General Business), Ward 3

4. Planning Commission Approval 2505PC060:

Planning Commission Approval 2505PC060, by agent John Paul Barber, seeking approval for a medical cannabis dispensary use, Tax Parcel 0908M-01-005.004, 13341 Dedeaux Road Suite B, Zoned B-2 (General Business), Ward 6

5. Planning Commission Approval 2505PC061:(Withdrawn by Planning Staff)

Planning Commission Approval 2505PC061, by owners Kyle and Monique Sprenkle, seeking approval for a home occupation for an administrative office for boat cleaning services, Tax Parcel 0907K-01-001.056, 13469 McLeod Ct, Zoned R-1-5 (Single-Family), Ward 5

H2. Planning Commission Recommendation

1. Zoning Map Amendment 2505PC053:

Zoning Map Amendment 2505PC053, by owner Greg Smith Properties, LLC, requesting to rezone to T4+ (General Urban Zone "Plus"), Tax parcel 1011D-03-040.000, 130 Tegarden Road, Zoned T5 (Urban Center Zone), Ward 2

2. Zoning Map Amendment 2505PC058:

Zoning Map Amendment 2505PC058, by agent Donovan Scruggs, requesting to rezone six parcels to T4L (General Urban Zone "Limited"), Tax Parcels 1010M-02-001.002, 1010M-02-

001.003, 1010M-02-001.004, 1010M-02-001.005, 1010M-02-001.006, 1010M-02-001.000, 5th Street, Zoned B-2 (General Business), Ward 2

I. Reports

J. Unfinished Business

K. Other Business

L. Adjournment

MINUTES
GULFPORT CITY PLANNING COMMISSION
Thursday, April 24, 2025, 4:30 P.M.
City Hall Council Chambers

- A. **Prayer**: The Planning Commission led a prayer.
- B. **Pledge of Allegiance**: The Pledge of Allegiance was recited.
- C. **Call to Order**: The meeting of the Planning Commission was called to order at **4:31 p.m .**
- D. **Determination of a Quorum**: A roll call was performed and a quorum was determined.

BOARD MEMBERS PRESENT:

KEITH WILLIAMS
DANIEL KEATING
BILL WILLIAMS
TIM DAIGLE JR
DOUG HANCOCK
CHARLIE HEWES
VIRGINIA ADOLPH

BOARD MEMBERS ABSENT:

WM. PRINCE JONES
HAROLD SPANN
BRYAN JACOBS
CHRIS ROMANO

STAFF MEMBERS PRESENT:

MATILDA WELCH
SU-LIN FEATHERSTON
JONATHAN TARDIFF
WILLIAM DICKINSON

COURT REPORTER:

E. **Confirmation of Agenda**:

F. **Adoption of Minutes**:

Motion by **Mr.Keating** and seconded by **Mr. Hancock** to approve Minutes of the **March 27, 2025**, Planning Commission meeting was carried unanimously.

G. **Hearing of Cases**:

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

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

G3. Routine Agenda

H1. Planning Commission Decisions

1. Special Exception 2503SE030:

Special Exception 2503SE030, by owners Juan Ibarra and Angelical Robles, seeking approval for a bar use, Tax Parcel 0910M-02-007.000, 727 Pass Road, Zoned B-2 (General Business), Ward 3

Speaking for the Petition: Maria Hernandez, Juan Ibarra

Speaking against the Petition: Lisa Wells, Travis Johnson (Code Enforcement)

Motion: Mr. Daigle – To deny applicant request.

Second: Mr. Williams

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

Action: Motion carried unanimously.

2. Special Exception 2501SE003:

Special Exception 2501SE003, by agent William E. Kneasal Jr., seeking approval for a liquor store use, Tax Parcel 0811A-05-004.000, 1229 Pass Road, Zoned B-2 (General Business), Ward 2

Speaking for the Petition: John Holiday Jr.

Speaking against the Petition: Jocelyn Lane, Wayne Aronson

Motion: Mr. Hewes – To approve applicant request.

Second: Mr. Williams

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

Action: Motion carried 5-2

3. Zoning Text Amendment 2505PC054:

Zoning Text Amendment 2505PC054, by City of Gulfport, to amend Appendix A Sections I & IV(A)(9) to include trailers in definition of mobile food vendor and to require Health Department inspections to meet definition.

Speaking for the Petition: Margaret Murdock

Speaking against the Petition: None

Motion: Mr. Hewes – To approve the applicant request.

Second: Mrs. Adolph

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

Action: Motion carried unanimously.

I. Adjournment

There being no further business , a Motion was made by Mrs. Adolph to adjourn, seconded by Mr. Williams and carried unanimously. The meeting adjourned at 5:42 pm .

William Prince Jones, Secretary

Date: _____



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

PLANNING COMMISSION

Hearing Date: Thursday, May 22, 2025

Planning Commission Decision



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

PLANNING COMMISSION

Hearing Date: Thursday, May 22, 2025

Planning Commission Approval 2505PC056: Planning Commission Approval 2505PC056, by agent Dr. Sandi Carlson, seeking approval for a hospital use, Tax Parcel 0811L-04-115.000, 1201 31st Ave, Zoned T4+ (General Urban Zone "Plus"), Ward 2

Technical Report

PLANNING COMMISSION APPROVAL

GENERAL INFORMATION

Case File Number: 2505PC056

Hearing Date: May 22, 2025

Current Zoning/Use: T4+ / Commercial Building

Legal: Planning Commission Approval 2505PC056, by agent Dr. Sandi Carlson, seeking approval for a hospital use, Tax Parcel 0811L-04-115.000, 1201 31st Ave, Zoned T4+ (General Urban Zone "Plus"), Ward 2

TECHNICAL DETAILS

The applicant is seeking approval for a hospital use with 16 beds in a T4+ zoning district. The applicant has stated in their application that the proposed use will not cause undue traffic congestion as "the property has great access and is in a corner lot with ample space." Upon staff review of the site and the provided parking plan, while the site is on a corner lot, according to the current parking ordinance a hospital use requires 2 regular parking spaces for each bed. As the proposed hospital use will have 16 beds they would be required to have 32 regular parking spaces and two handicap parking spaces, while their parking plan notes 19 regular parking spaces with two handicap parking spaces. Presently the applicant has applied for a variance for the 19 regular parking spaces where 32 are required. The applicant notes in their application that the proposed hospital use is in front of an outpatient surgery center, and that the subject site will remain being used for medical purposes. The applicant elaborates further explaining that the proposed hospital use will provided varying levels of care for substance use treatment, such through inpatient and outpatient treatments, detoxification services, counseling and group therapy services, and family support and education programs. Upon staff review of the subject site and the nearby area, the site is directly across the street from the Memorial Gulf South Surgery Center and the previous use for the subject site was a ENT (ear, nose, and throat) medical clinic. While there are also other commercial uses nearby, such as a bank, restaurants, and a gas station, there are also a fair number of residential homes directly nearby.

EXECUTIVE SUMMARY

The applicant is seeking approval for a hospital use with 16 beds in a T4+ zoning district. Upon staff review of the site and the provided parking plan, while the site is on a corner lot, according to the current parking ordinance a hospital use requires 2 regular parking spaces for each bed. As the proposed hospital use will have 16 beds they would be required to have 32 regular parking spaces and two handicap parking spaces, while their parking plan notes 19 regular parking spaces with two handicap parking spaces. Presently the applicant has applied for a variance for the 19 regular parking spaces where 32 are required. The applicant notes in their application that the proposed hospital use is in front of an outpatient surgery center, and that the subject site will remain being used for medical purposes. The applicant elaborates further explaining that the proposed hospital use will provided varying levels of care for substance use treatment, such through inpatient and outpatient treatments, detoxification services, counseling and group

Technical Report

PLANNING COMMISSION APPROVAL

therapy services, and family support and education programs. Upon staff review of the subject site and the nearby area, the site is directly across the street from the Memorial Gulf South Surgery Center and the previous use for the subject site was a ENT (ear, nose, and throat) medical clinic. While there are also other commercial uses nearby, such as a bank, restaurants, and a gas station, there are also a fair number of residential homes directly nearby. Other departments have mentioned conditions below for the proposed hospital use.

Any approval should consider these conditions:

1. Approval would allow for a hospital use at the subject site.
2. Approval is dependent upon approval of the variance for the number of regular parking spaces.
3. Handicap parking spaces must meet ADA standards. Provide an accessible ramp from the spaces to the main entrance.
4. Must comply with all Building Codes and City of Gulfport Ordinances. Will require a fire sprinkler system and must meet all 2010 ADA regulations.

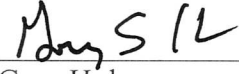
DEPARTMENTAL CONDITIONS

<u>Engineering:</u>	Handicap parking spaces must meet ADA standards. Provide an accessible ramp from the spaces to the main entrance. Memo dated 5/7/25.
<u>Public Works:</u>	No comment as of 5/9/25.
<u>Traffic and Safety:</u>	No conditions. Memo dated 5/1/25.
<u>Building Code Services:</u>	Must comply with all Building Codes and City of Gulfport Ordinances. Will require a fire sprinkler system and must meet all 2010 ADA regulations. Memo dated 5/11/16.
<u>GIS:</u>	No conditions. Memo dated 5/9/25.
<u>Police Department:</u>	No comment as of 5/9/25.
<u>Fire Department:</u>	No conditions. Memo dated 5/5/25.
<u>City Arborist:</u>	No conditions. Memo dated 4/30/25.
<u>Landscape Manager:</u>	No conditions. Memo dated 5/9/25.

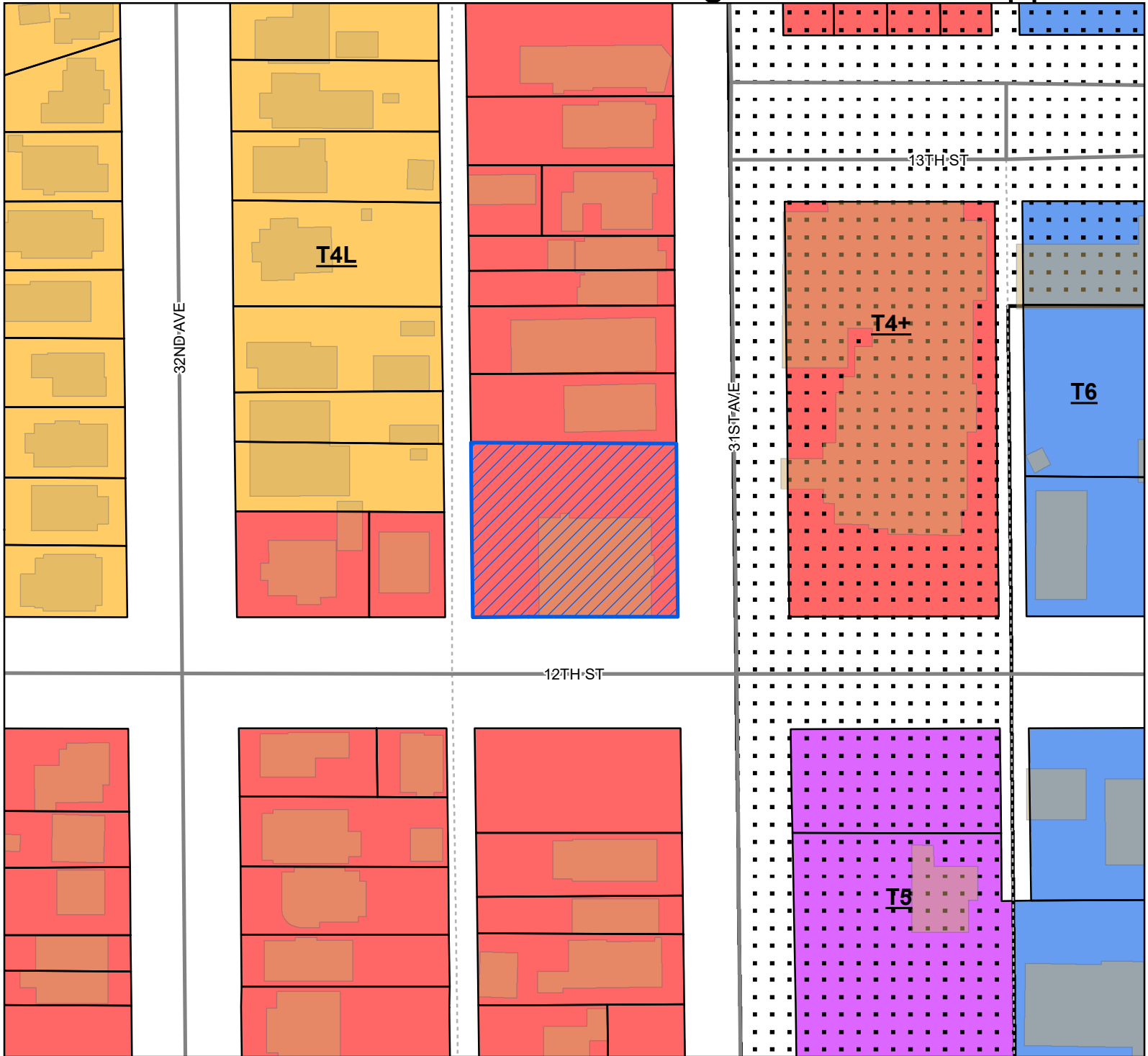
Technical Report
PLANNING COMMISSION APPROVAL

DIRECTOR APPROVAL

This report has been reviewed and approved by:



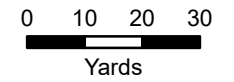
Greg Holmes
Director of Urban Development Department



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

- Smart Code**
- T6
 - T5
 - T4+
 - T4L

Site Information
 0811L-04-115.000
 Zoning: T4+ (General Urban Zone "Plus")
 Size: 18660.89 sqft
 Flood: X



1 inch = 100 feet



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



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

For Staff Use Only

Case Number: 2505PC 056
Date Received: 4/11/25
Receipt Number: 13233650
Received By: WD
Zoning: T4+
Ward: 2 Flood: X
Size: 18,660.89

APPLICATION FOR PLANNING COMMISSION APPROVAL

Property Information

TAX PARCEL #	0	8	1	1	L	-	0	4	-	1	1	5	●	0	0	0
						-			-				●			
						-			-				●			

(If necessary, use separate sheet of paper)

Address of Property Involved: 1201 31st Avenue, Gulfport, MS 39501

Lot(s) 18-22, Block(s) 194, Subdivision Original Gulfport

General Location: 6 Blocks west of Highway 49 and 2 blocks north of Highway 90

GENERAL DESCRIPTION OF REQUEST:

Approval of Sanatorium / Hospital Use

OWNERSHIP AND CERTIFICATION:

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

OWNER

AGENT

RIA Propertiez AZ LLC (Ramiro Rodriguez)

Printed Name of Owner
80 Marais Ridge

Mailing Address
Hattiesburg MS 39402

City State Zip code
(928) 210-2085

Home Phone Work/Cell Phone
ramiro_rodri@hotmail.com

Email

Signature of Owner

Dr. Sandi Carlson

Printed Name of Agent
126 Segocia Way

Mailing Address
Jupiter Florida 33458

City State Zip code
(561) 324-2140

Home Phone Work/Cell Phone
Dr Carlson@msdatc.com

Email

Signature of Agent

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

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

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

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

NAME OF OWNER (PRINT) Ramiro Rodriguez

ADDRESS (STREET, CITY, STATE, ZIP CODE) 80 Marais Ridge Hattiesburg, MS 39402

PHONE # (H) _____ (W) (928)210-2085

TAX PARCEL NUMBER(S) OWNED 0811L-04-115.000

SIGNATURE: 

NAME OF OWNER (PRINT) _____

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

PHONE # (H) _____ (W) _____

TAX PARCEL NUMBER(S) OWNED _____

SIGNATURE: _____

NAME OF OWNER (PRINT) _____

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

PHONE # (H) _____ (W) _____

TAX PARCEL NUMBER(S) OWNED _____

SIGNATURE: _____

(Use additional forms as needed)

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

PERSON/AGENT FOR YOU: Dr. Sandi Carlson



DESIGNATION OF AGENT

I, Ramiro Rodriguez being property owner of 0118L-04-115.000
PRINT NAME PRIMARY ADDRESS OR PARCEL
which is the subject of this application hereby authorize Sandi Carlson to act as
PRINT NAME
my representative with the City of Gulfport's Zoning Board of Adjustment and Appeals, and/or Planning Commission, and/or City Council, and/or permitting and licensing, as required by the City.

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

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

[Signature] 3/27/25
SIGNATURE DATE

STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 27TH day of MARCH, 2025

[Signature] 10/10/2026
NOTARY PUBLIC COMMISSION EXPIRATION





COVENANT AFFIDAVIT

I, Ramiro Rodriguez being property owner or agent of the property 0811L-04-115.000
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.

Ramiro Rodriguez _____ 3/25/25 _____
SIGNATURE DATE

STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 25TH day of MARCH, 2025

[Signature]
NOTARY PUBLIC



OCTOBER 10 2026
COMMISSION EXPIRATION

ANSWER TO PLANNING/ZONING QUESTIONS

SECTION F (See ATTACHED letter)

- * TRANSPORTATION & ACCESS - Public & Remains the same
- * WATER SUPPLY - Is Provided by CITY of GULFPORT & Remains the SAME
- * WASTE DISPOSAL - Provided by WASTE MANAGEMENT & CITY of GULFPORT & Remains the SAME
- * OTHER PUBLIC FACILITIES - All AVAILABLE & Remains the same
- * THIS PROPOSAL will not cause undue traffic congestion. Property has great ACCESS & is in a Corner lot WITH STREET AMPLE SPACE. We ALSO do not expect heavy deliveries or big trucks.
- * Similar like Properties are around & Across the street. Facility will remain being used for Medical. Property is right across from business district. Property is in front of outpatient surgery center.

Ramiro Rodriguez

80 Marais Ridge
Hattiesburg, MS 39402
(928)210-2085

City of Gulfport (Planning & Zoning Commission)
1410 24th Ave #206,
Gulfport, MS 39501

March 25, 2024

Dear Planning & Zoning Committee,

My name is Ramiro Rodriguez. I am respectfully seeking your approval for a "Sanatorium / Hospital" use in one of our properties located at 1201 31st Ave Gulfport, MS 39501 (Parcel: 0811L-04-115.000).

We have confirmed that the zoning for this parcel is T4+, and it is currently being used by Memorial Hospital for medical use. Memorial lease is about to expire, and we have Dr. Sandi Carlson wanting to use this property as an extension of **Mississippi Drug and Alcohol Treatment Center** currently located in Biloxi, MS with CE and CB zoning, which provides comprehensive substance use treatment services. The center will be licensed by both **The Joint Commission (TJC)** and the **Mississippi Department of Mental Health (DMH)**, ensuring the highest standards of care and adherence to all state and national regulations.

The facility will offer all levels of care for substance use treatment, including but not limited to:

1. **Inpatient Treatment:** A structured residential program designed to provide around the clock care and support for individuals in early recovery.
2. **Outpatient Treatment:** Flexible treatment options allowing clients to receive care while maintaining their daily routines, with various levels of intensity based on individual needs.
3. **Detoxification Services:** A medically supervised environment for individuals requiring assistance in safely withdrawing from substances.
4. **Counseling and Therapy:** Individual and group therapy to support clients in their recovery journey, focusing on the development of coping strategies, relapse prevention, and emotional healing.
5. **Family Support and Education:** Programs aimed at involving family members in the treatment process to improve outcomes and strengthen support networks.

The center extension will be strictly for women and is to meet the growing need for quality substance use treatment services in Gulfport and the surrounding areas, offering a safe, supportive, and therapeutic environment for individuals battling addiction. This facility will integrate with the local community by providing **employment opportunities, community outreach programs, and educational resources** aimed at raising awareness about substance use and recovery.

Dr. Sandi Carlson is committed to ensuring that this facility adheres to all zoning laws, health and safety standards, and building codes. The development of this center aligns with the city's goals for improving public health and providing much-needed services to those struggling with substance use disorders.

Our property is located directly across from the Memorial Outpatient Surgery Center and is currently being used by Memorial Hospital for medical services. Our property has easy ingress and egress from 31st Ave. There are 21 Parking spaces with ample room

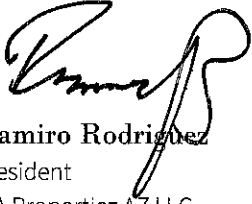
for staff, providing good traffic flow (See attached Site Plan). Available parking will be mostly used by doctors and nurses as patients will be dropped off and signed up for treatment. There will not be any heavy traffic or deliveries.

Utilities (trash, water, sewer, electric) are already present at the property. And 31st Avenue provides access to customers, fire, police protection and other public facilities/services.

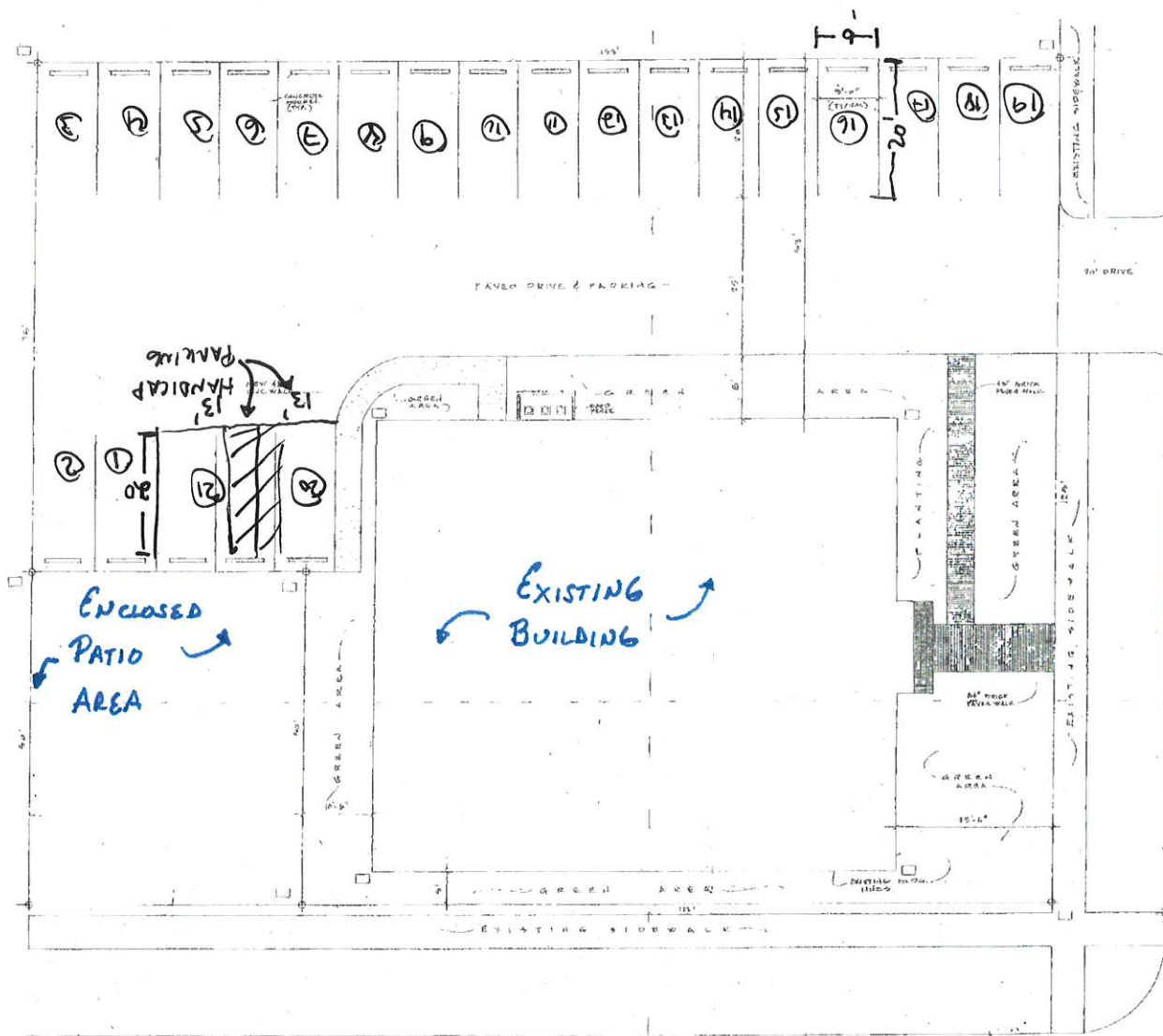
We are committed to continuing meeting general compatibility with adjacent properties with no additional exterior lighting affecting glare, traffic, safety, and/or causing a negative effect whatsoever in our community.

We are excited for your consideration of our application for approval for Sanatorium / Hospital use.

Thank you for your consideration!

A handwritten signature in black ink, appearing to read 'Ramiro Rodriguez', written over a printed name and title.

Ramiro Rodriguez
President
RIA Propertiez AZ LLC



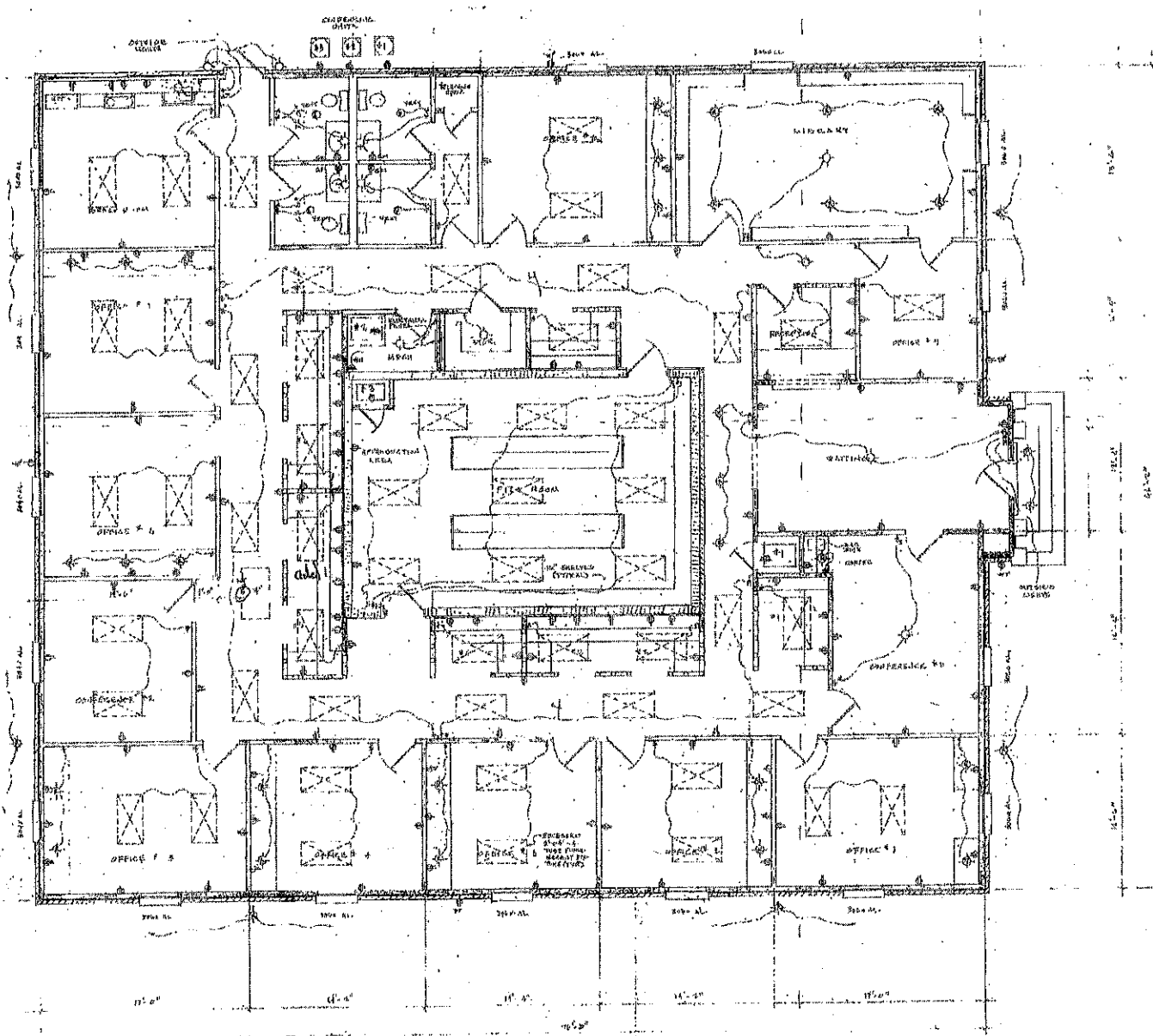
4/1/25
[Handwritten Signature]

360 AVENUE
 360 AVENUE



12TH STREET
 12TH STREET

SCALE: 1/8" = 1'-0"
 DATE: 4/1/25
 DRAWN BY: [illegible]
 CHECKED BY: [illegible]



NOTES:
 1. ALL DIMENSIONS
 2. SEE PLAN SHEETS
 3. SEE PLAN SHEETS

DATE: 11/1/54



Michael Watson

SECRETARY OF STATE

This is not an official certificate of good standing.

Name History

Name	Name Type
RIA Propertiez AZ LLC	Legal

Business Information

Business Type:	Limited Liability Company
Business ID:	1409025
Status:	Good Standing
Effective Date:	08/30/2023
State of Incorporation:	AZ
Principal Office Address:	80 Marais Ridge Hattiesburg, MS 39402

Registered Agent

Name
Ramiro Rodriguez
80 Marais Ridge
Hattiesburg, MS 39402

Officers & Directors

Name	Title
Ramiro Rodriguez 80 Marais Ridge Hattiesburg, MS 39402	Member



SCANNED



J. J. J. 1st JUDICIAL DISTRICT
Instrument 2023-0009214-D-J1
Filed/Recorded 05/22/2023 8:50:01 AM
Total Fees 26.00
2 Pages Recorded

PREPARED BY and RETURN TO:
David A. Wheeler, Esquire
Wheeler & Wheeler, PLLC
P.O. Box 264
Biloxi, MS 39533
(228) 374-6720
MSB 7126

INDEXING:
Exempt

STATE OF MISSISSIPPI
COUNTY OF HARRISON
FIRST JUDICIAL DISTRICT

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars (\$10.00), cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, UNDERSEA OPERATIONS, LLC, a Mississippi limited liability company, 9492 Belle La Vie, Biloxi, MS 39532 (228) 265-8200, *GRANTOR*, does hereby GRANT, SELL, BARGAIN, CONVEY and WARRANT to **RIA PROPERTIEZ AZ, LLC**, an Arizona limited liability company, 614 Crescent Lane, Madera, CA 93636 (559) 660-2873, *GRANTEE*, all right, title and interest in and to the following described real property, together with all improvements situated thereon, lying and being situated in the First Judicial District of Harrison County, Mississippi, more particularly described as follows, to-wit:

Lots 18, 19, 20, 21, and 22, Block 194 of Original Gulfport, a subdivision according to the map or plat thereof which is recorded in Plat Book 11, Page 9 (Copy Book 4A, Page 368), of the Office of the Chancery Clerk of Harrison County, Mississippi.

The Grantor herein intends, and by its execution of this instrument does, transfer unto Grantee all right, title and interest it presently has in and to the above described property, subject to all restrictions, easements and rights of way of record.

It is agreed and understood that the taxes for the current year have been prorated as of this date on an estimated basis, and when said taxes are actually determined, if the proration as of this date is incorrect, the Grantor agrees to pay said Grantee or its assigns any deficit on actual proration. This conveyance and Grantor's warranty of title is subject to: (a) all restrictions of record, (b) all easements and rights of way of record; (c) prior reservations of oil, gas and mineral rights; (d) current year taxes, if any; and (e) all matters which would be revealed by an accurate inspection and/or survey of the subject property.

THIS the 16th day of May, 2023.

UNDERSEA OPERATIONS, LLC - Owner

By : 
Gregory Meekin, Manager

STATE OF MISSISSIPPI
COUNTY OF HARRISON Jackson

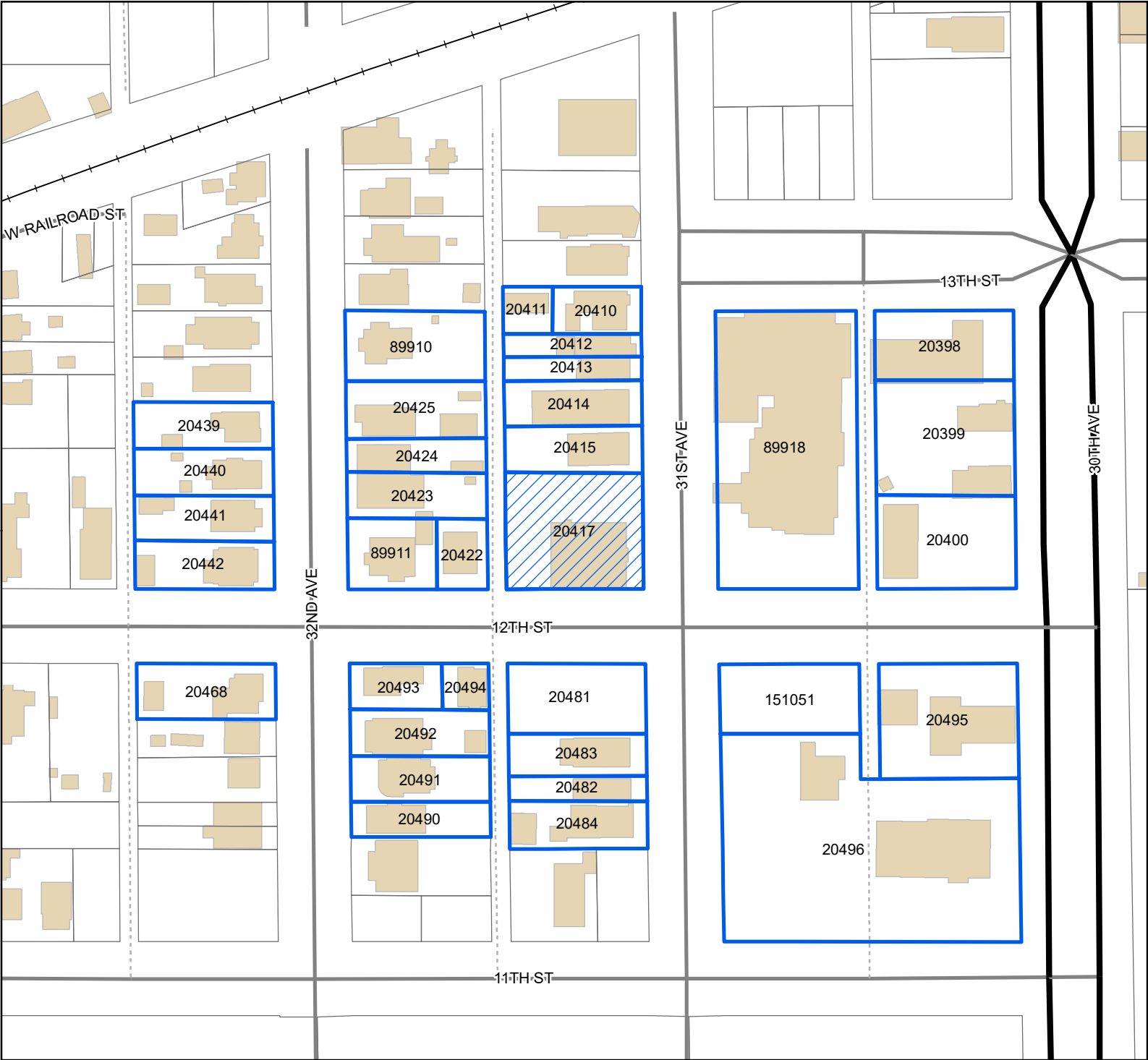
Personally appeared before me, the undersigned authority in and for the said County and State, on this 16th day of May, 2023, within my jurisdiction, the within named MICHA-GREGORY MEEKIN, who acknowledged that he is the Manager of UNDERSEA OPERATIONS, LLC, a Mississippi limited liability company, and that for and on behalf of the said limited liability company, and as its act and deed, he executed the above and foregoing instrument, after first having been duly authorized by said limited liability company so to do.


NOTARY PUBLIC







My Commission Expires: 11/29/2026

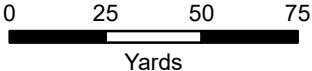


Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
Y		0811I-04-115.000	RIA PROPERTIEZ AZ LLC (OWNER)	80 MARAIS RIDGE	HATTIESBURG	MS	39402
			SANDI CARLSON (AGENT)	126 SEGOCIA WAY	JUPITER	FL	33458
			Adjacent Property Owners (2505PC056)				
	89910	0811L-04-107.000	HODA MICHAEL LEON	1220 32ND AVE	GULFPORT	MS	39501
	20411	0811L-04-120.001	LAWLER BILL	11621 KATIE DRIVE	PASS CHRISTIAN	MS	39571
	20414	0811L-04-117.000	ELRHOUAOUI LLC	7302 S SHELBY LN	BROKEN ARROW	OK	74014
	20439	0811L-04-097.000	DAMLOUJI MARK S	1213 32ND AVE	GULFPORT	MS	39501
	20415	0811L-04-117.001	BRIGHT HOWARD T JR & BRENDA J	1213 31ST AVE	GULFPORT	MS	39501
	89918	0811L-04-128.000	SSC REALTY INVESTMENTS LLC	3017 13TH ST	GULFPORT	MS	39501
	89911	0811L-04-112.000	ACHURY MICHAEL	3120 12TH ST	GULFPORT	MS	39501
	20422	0811L-04-113.000	HENDERSON KENT & TIFFANY	1212 32ND AVE	GULFPORT	MS	39501
	20492	0811L-03-023.000	CENTENO FAYE	1116 32ND AVE	GULFPORT	MS	39501
	20491	0811L-03-022.001	MADARY MARK A	11 BRITTANY PL	ARABI	LA	70032
	20493	0811L-03-025.000	ALLRED LINDA C	132 LAKEVIEW RD	BRANDON	MS	39047
	20494	0811L-03-024.000	ERICKSON JOHN TODD & ETAL	262 VALLETTE ST	NEW ORLEANS	LA	70114
N	20481	0811L-03-013.000	SSC REALTY INVESTMENTS LLC	3017 13TH ST	GULFPORT	MS	39501
	20423	0811L-04-111.000	MATTOX CAROLE L	1206 32ND AVE	GULFPORT	MS	39501
	20484	0811L-03-016.000	GEARHEART TIMOTHY M	1111 31ST AVE	GULFPORT	MS	39501
	20413	0811L-04-118.000	CAMERON CHARLES DREW & SUSAN J	108 MCCAUGHAN AVE	LONG BEACH	MS	39560
	20482	0811L-03-015.000	VANCE LANA R	1113 31ST AVE	GULFPORT	MS	39501
	20398	0811L-04-133.000	O'NEAL/STROO PROPERTIES LLC	21 TREASURE PT	HATTIESBURG	MS	39402
	20412	0811L-04-119.000	MELINDA KATHLEEN STECK REV -TRUST-	602 LOUIS DR	HOUMA	LA	70364
	20399	0811L-04-132.000	WUA 30TH AVENUE LLC	1209 30TH AVE	GULFPORT	MS	39502
	20400	0811L-04-131.000	ON PHU & DOAN GIAU	9495 PRINGLE AVE		MS	39540
	20441	0811L-04-095.000	MARTIN SASHA-MARIA	1205 32ND AVE	GULFPORT	MS	39501
	20442	0811L-04-094.000	HAWK LINDA MADDEN & THOMAS EUGENE	217 ROBINSON SPRINGS RD	FLORA	MS	39071
	20410	0811L-04-120.000	BPF LLC	P O BOX 1326	GULFPORT	MS	39502
	20424	0811L-04-110.000	POLK VANESSA	1210 32ND ST	GULFPORT	MS	39501
	20496	0811L-03-002.000	PEOPLES BANK	P O DRAWER 529	BILOXI	MS	39533
	20483	0811L-03-014.000	FRIZZELL BRADLEY GENE	303 ARNOULD BLVD	LAFAYETTE	LA	70506
	20495	0811L-03-001.000	SOUTHERN OIL COMPANY INC	6933 US HWY 49	HATTIESBURG	MS	39402
	20468	0811L-03-026.000	COLA GORDON WAYNE	1123 32ND AVE	GULFPORT	MS	39501
	20490	0811L-03-022.000	GULF COAST RENTAL PROPERTIES LLC	164 BALMORAL AVE	BILOXI	MS	39531
	20417	0811L-04-115.000	RIA PROPERTIEZ AZ LLC	614 CRESCENT LANE	MADERA	CA	93636
	20440	0811L-04-096.000	MAILEY ZACHARY LYLE	1209 32ND AVE	GULFPORT	MS	39501
	151051	0811L-03-002.001	ANCILLARY CAPITAL LLC	630-D WASHINGTON AVE STE 3	OCEAN SPRINGS	MS	39564



Legend

-  Site
-  US or State Highway
-  Street
-  Alley
-  Railroad
-  Buildings



1 inch = 150 feet



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



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

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

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

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
36845	658859	Print Legal Ad-IPL02308100 - IPL0230810	PC	1	82 L

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

accountspayable@gulfport-ms.gov

**LEGAL NOTICE
 PUBLIC HEARING**

In conformance with Section VIII of the Comprehensive Zoning Ordinance of the City of Gulfport, Mississippi, 1979 as amended, notice is hereby given advising that the Gulfport City Planning Commission will hold a public hearing in the City of Gulfport, Mississippi at 4:30 PM., Thursday, May 22, 2025 in the Council Chambers of the Gulfport City Hall located at 2309 15th Street to consider the following requests. A copy of the requests will be available for public review at the office of the Department of Urban Development, Planning Division, located on first floor of the William H. Hardy Building, 1410 24th Avenue.

Planning Commission Approval 2505PC056, by agent Dr. Sandi Carlson, seeking approval for a hospital use, Tax Parcel 0811L-04-115.000, 1201 31st Ave, Zoned T4+ (General Urban Zone "Plus"), Ward 2

Planning Commission Approval 2505PC057, by agent Robert Heinrich, seeking approval for a church use, Tax Parcel 1011D-01-032.000, 1126 Beach Drive, Zoned T6 (Urban Core Zone), Ward 2

Special Exception 2505SE059, by agent Marnie Adams, seeking approval for a liquor store use, Tax Parcel 0810N-04-037.000, 2905 25th Ave Suite A, Zoned B-2 (General Business), Ward 3

Planning Commission Approval 2505PC060, by agent John Paul Barber, seeking approval for a medical cannabis dispensary use, Tax Parcel 0908M-01-005.004, 13341 Dedeaux Road Suite B, Zoned B-2 (General Business), Ward 6

Planning Commission Approval 2505PC061, by owners Kyle and Monique Sprenkle, seeking approval for a home occupation for an administrative office for boat cleaning services, Tax Parcel 0907K-01-001.056, 13469 McLeod Ct, Zoned R-1-5 (Single-Family), Ward 5

Zoning Map Amendment 2505PC053, by owner Greg Smith Properties, LLC, requesting to rezone to T4+, Tax parcel 1011D-03-040.000, 130 Tegarden Road, Zoned T5 (Urban Center Zone), Ward 2

Zoning Map Amendment 2505PC058, by agent Donovan Scruggs, requesting to rezone six parcels to T4L (General Urban Zone "Limited"), Tax Parcels 1010M-02-001.002, 1010M-02-001.003, 1010M-02-001.004, 1010M-02-001.005, 1010M-02-001.006, 1010M-02-001.000, 5th Street, Zoned B-2 (General Business), Ward 2

This 7th day of May 2025
Keith Williams, Chairman
City of Gulfport Planning Commission
 IPL0230810
 May 7 2025

**STATE OF MISSISSIPPI
 COUNTY OF HARRISON**

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

1 insertion(s) published on:
 05/07/25

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

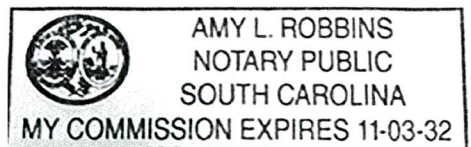
Mary Castro

Sworn to and subscribed before me this 12th day of May in the year of 2025

Amy Robbins

Notary Public

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



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



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

PLANNING COMMISSION

Hearing Date: Thursday, May 22, 2025

Planning Commission Approval 2505PC057: Planning Commission Approval 2505PC057, by agent Robert Heinrich, seeking approval for a church use, Tax Parcel 1011D-01-032.000, 1126 Beach Drive, Zoned T6 (Urban Core Zone), Ward 2

Technical Report

PLANNING COMMISSION APPROVAL

GENERAL INFORMATION

Case File Number: 2505PC057

Hearing Date: May 22, 2025

Current Zoning/Use: T6/ Vacant Lot

Legal: Planning Commission Approval 2505PC057, by agent Robert Heinrich, seeking approval for a church use, Tax Parcel 1011D-01-032.000, 1126 Beach Drive, Zoned T6 (Urban Core Zone), Ward2

TECHNICAL DETAILS

Applicant is seeking approval for a church use that is planned to be built at 1126 Beach Drive. With the subject site being located in commercial area, there is potential to disrupt businesses in the surrounding area that may be impacted by church uses, such as liquor stores and tattoo parlors. Per Ordinance 3158, any proposed use that would serve liquor would be need to meet the state's distance requirements. Upon staff review, there are no existing businesses that would be affected. A majority of the properties surrounding the north part of this property are residential uses. The parking requirements dictate that there must be 1 space for every seat provided. The applicant confirmed that they will have 132 seats in the church, resulting in the requirement for 33 regular parking spaces and 2 van-accessible handicap spaces. The applicant's site plan confirms that they will be accommodating those requirements.

EXECUTIVE SUMMARY

Applicant is seeking approval for a church use in a B-2 zoning district (General Business) which per ordinance requires Planning Commission. The application meets the requirements for a church use going before Planning Commission. However, the board should keep in mind that allowing the use could hinder future potential businesses that serve liquor. Upon staff review, there are no existing business, such as liquor stores or tattoo parlors, nearby the subject site. Engineering has conditions for the project that may affect the project as it is proposed.

Any approval should consider these conditions:

1. Must comply with all zoning rules and regulations.
2. Approval allows for a church use.
3. Must comply with all Building Codes and City of Gulfport Ordinances.
4. Our records show a water and sewer line running through the front yard along Hwy 90 roughly near the front setback line. The site survey needs to show the City water and sewer lines and any easements. This could affect where the church building sits on the property.
5. The survey needs to be stamped by a Mississippi registered professional surveyor.
6. Drainage calculations will be required to determine if detention is required.
7. ADA access aisles required between each handicap parking space. This will affect the number of parking spaces provided.

Technical Report
PLANNING COMMISSION APPROVAL

8. The driveway closest to Beach Dr is too close to the intersection. It will have to be moved north away from the intersection.
9. Provide a walkway from the Beach Dr sidewalk to the accessible ramp leading up to the church's main floor.

DEPARTMENTAL CONDITIONS

Public Works: No comment as of 05/12/25.

Traffic and Safety: No conditions. Memo dated 05/01/25.

Building Code Services: Must comply with all Building Codes and City of Gulfport Ordinances. Must meet all 2010 ADA Regulations. Memo dated 05/07/25.

GIS: No conditions. Memo dated 05/08/25.

Police Department: No comment as of 05/09/25.

Fire Department: No conditions. Memo dated 05/05/25.

City Arborist: No conditions. Memo dated 04/30/25.

Landscape Manager: No conditions. Memo dated 04/29/25.

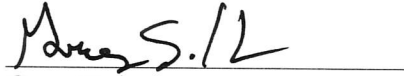
Engineering:

1. Our records show a water and sewer line running through the front yard along Hwy 90 roughly near the front setback line. The site survey needs to show the City water and sewer lines and any easements. This could affect where the church building sits on the property.
2. The survey needs to be stamped by a Mississippi registered professional surveyor.
3. Drainage calculations will be required to determine if detention is required.
4. ADA access aisles required between each handicap parking space. This will affect the number of parking spaces provided.
5. The driveway closest to Beach Dr is too close to the intersection. It will have to be moved north away from the intersection.
6. Provide a walkway from the Beach Dr sidewalk to the accessible ramp leading up to the church's main floor. Memo dated 05/07/25

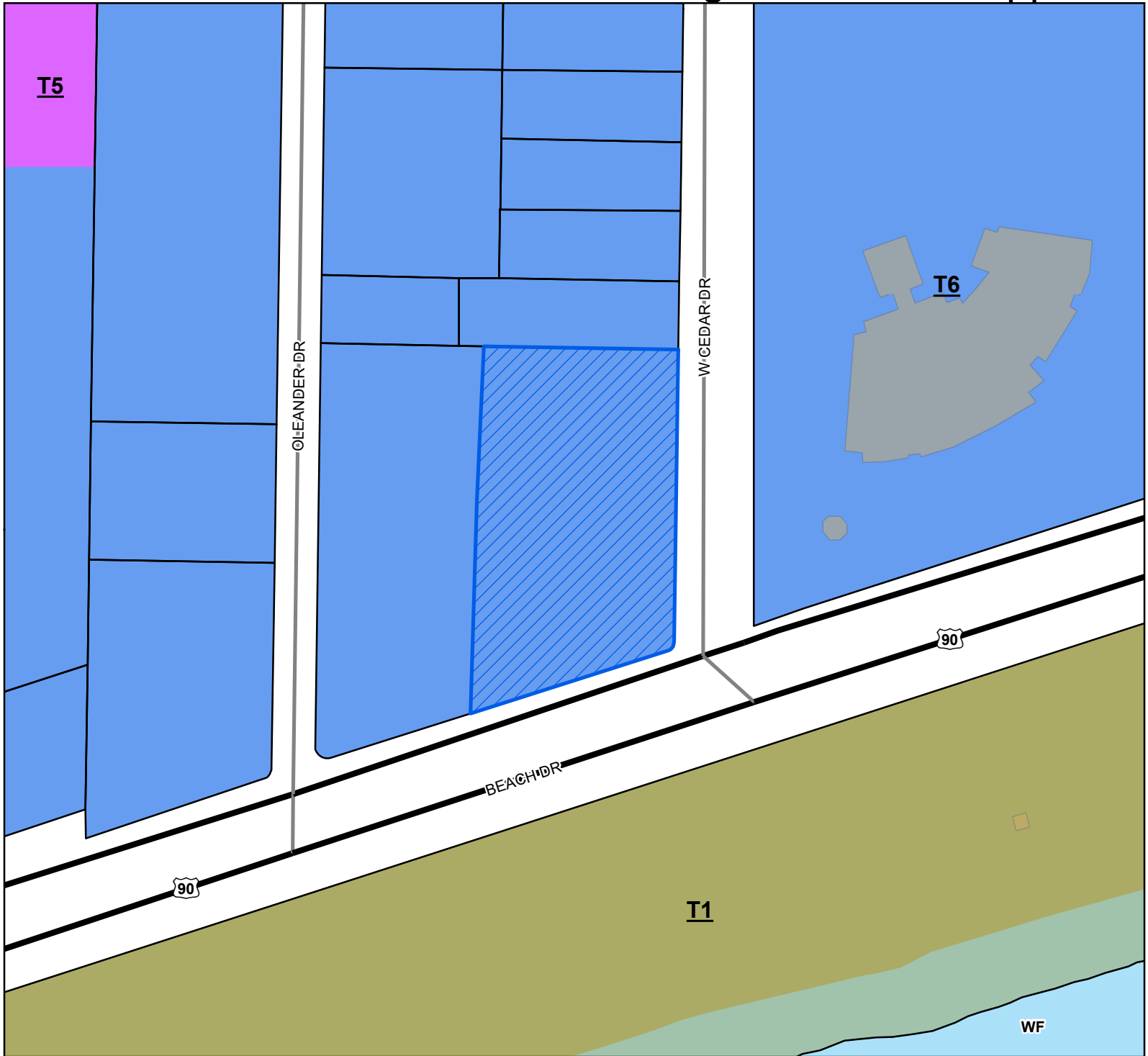
Technical Report
PLANNING COMMISSION APPROVAL

DIRECTOR APPROVAL

This report has been reviewed and approved by:

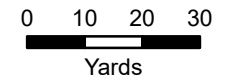


Greg Holmes
Director of Urban Development Department



- Site
- US or State Highway
- Street
- Parcels
- Buildings
- Water Features
- City Limit
- Smart Code**
- T6
- T5
- T1
- Zoning**
- WF - Water Front

Site Information
 1011D-01-032.000
 Zoning: T6 (Urban Core Zone)
 Size: 34727.04 sqft
 Flood: VE



1 inch = 100 feet



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



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

For Staff Use Only

Case Number: 2005PC057

Date Received: 4/1/2025

Receipt Number: 13233735

Received By: bc

Zoning: T6

Ward: 2 Flood: AE, V3

Size: 32552.65 sqft

APPLICATION FOR PLANNING COMMISSION APPROVAL

Property Information

TAX PARCEL #

1	0	1	1	D	-	0	1	-	0	3	2	●	0	0	0
					-			-				●			
					-			-				●			

(If necessary, use separate sheet of paper)

Address of Property Involved: 1126 Beach Blvd.
1128 Beach Blvd., Gulfport, MS, 39507

Lot(s) ^{NA} _____, Block(s) ^{NA} _____, Subdivision ^{NA} _____

General Location: Located on the corner on Beach Blvd. and W. Cedar Dr.

GENERAL DESCRIPTION OF REQUEST:

The applicant is requesting Planning Commission Approval to build a church in T-6 Zoning.

OWNERSHIP AND CERTIFICATION:

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

OWNER

Bonni Haslag
Printed Name of Owner
2323 Starfish Road
Mailing Address
Gautier MS 39553
City State Zip code
(573)-881-3328
Home Phone Work/Cell Phone
cprop619@gmail.com
Email
[Signature]
Signature of Owner

AGENT

Robert Heinrich
Printed Name of Agent
1806 23rd Avenue, Suite B
Mailing Address
Gulfport MS 39501
City State Zip code
(228)-896-6768
Home Phone Work/Cell Phone
bobby.h@heinrichassociates.net
Email
[Signature]
Signature of Agent

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

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

Bonni Haslag
Trustee of the Horace Frederick Christman Living
1128 Beach Blvd.
Gulfport, MS 39507

March 27, 2025

City of Gulfport
Planning Department
1410 24th Ave.
Gulfport, MS 39507

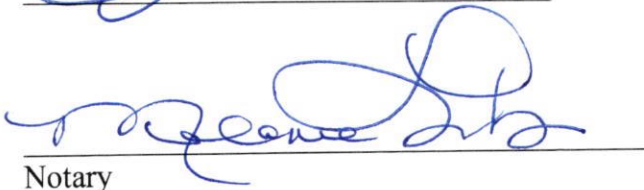
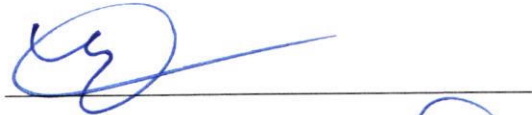
RE: **Agent Letter for
Bonni Haslag
Trustee of the Horace Frederick Christman Living
Tax Parcel No. 1011D-01-032.000
Gulfport, Mississippi**

To Whom It May Concern:

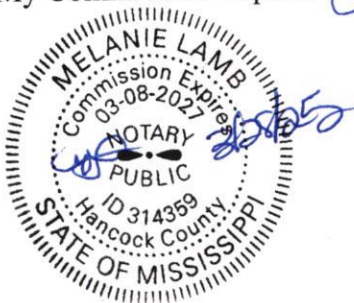
Please allow this letter to serve as official notice that **Robert Heinrich** of *Heinrich & Associates, LLC*, is authorized to act as agent on behalf of **Bonni Haslag, Trustee of the Horace Frederick Christman Living** in any Planning Commission or City Council matters.

If you have any questions, please do not hesitate to contact me.

Sincerely,


Notary

My Commission Expires: 03-08-2027



**City of Gulfport
Planning Commission Approval
Supplemental Information**

Tax Parcel No: 1101D-01-032.000

Introduction:

The subject property is located at 1128 Beach Blvd, Gulfport, MS 39507. This is generally located on the corner of Beach Blvd. and W. Cedar Rd. The property is currently vacated with no preexisting structures or trees. The current zoning of this property is T-6 (Urban Core Zone).

The request is to allow a church to be built on the subject property to serve the community named Christman Memorial Coastal Church. For purposes of this application, Christman Memorial Coastal Church is referred to as "Church". The Church will seek to provide the citizens and visitors of Gulfport with a place to worship and have family gatherings. The Church and its amenities will be available for religious services, group meetings, and wedding events. All profits from the Church shall be used in conjunction with the Horace Frederick Christman Trust to fulfill its mission statement serving veterans and the impoverished.

The Church will include parking with handicap accessibility and required landscaping. All water and sewer utilities will meet the City of Gulfport regulations. Traffic flow is designed so that citizens can exit in and out of 2 entrances onto W. Cedar Drive.

Criteria:

1. Transportation and access

The Church will front Beach Blvd, which is a primary arterial road. Arterial roads are designed to carry high volumes of traffic between major areas. The two entrances to the church parking lot will be located off W. Cedar Dr. on the side and rear of the church. The Church will provide 48 parking spaces including handicapped spaces. Visitors traveling from the east will be able to access the Church parking lot via a pre-existing turn lane located on Beach Blvd allowing a right-hand turn on W. Cedar Dr. For visitors traveling from the west, there is a median with a turn lane located on Beach Blvd allow a turn onto W.Cedar Dr., allowing for easy flow of traffic.

2. Water Supply & Waste disposal

The water and sewer will be supplied by the City of Gulfport as the Utility Company and HCUA as the Utility Authority. All water and sewer utilities will meet the City of Gulfport regulations.

3. Fire and Police protection

The Church will follow the International Fire Code, 2018 edition, including all appendices, that was adopted by The City of Gulfport to ensure the safety of its visitors and the surrounding public. The Church falls within the Gulfport City Police jurisdiction which allows their authority to protect citizens and enforce laws in this area.

4. Other public facilities

The Church will face Beach Blvd., to the east is Sienna on The Coast Hotel, to the west is a vacant lot, and to the north there is a vacant lot and a residential area. There are multiple churches in the area including Saint James Catholic Church, Cornerstone Community Church, Cowan Road Baptist Church all of which are located on Cowan Road near the subject property. The subject property receives a lot of tourism located close to the beach, a hotel, and the Gulfport Luxury RV Resort which will provide the public with a place to worship, celebrate, and appreciate the Gulf Coast's natural beauty.

5. Why will the proposal not cause undue traffic congestion or create a traffic hazard.

The proposal will not cause undue traffic congestion or create a traffic hazard. Direct access to pre-existing turn lanes on Beach Blvd will allow all visitors easy access to the church and not block traffic on-going from the east or west on Beach Blvd.

6. Why the proposal is in harmony with the orderly and appropriate development of the district in which the use is located.

The church aligns with the T-6 zoning criteria will serve the community for a variety of uses such as services, weddings, and family gatherings. The Church's physical characteristics are compatible with the surrounding area and the current zoning.

1126 BC
1426 BEACH DRIVE
LOTS 71-73, LAKELAND SUBDIVISION
GULFPORT, MISSISSIPPI
 PARCEL #1011D-01-032.000
33993 SQ FT
0.78 ACRES

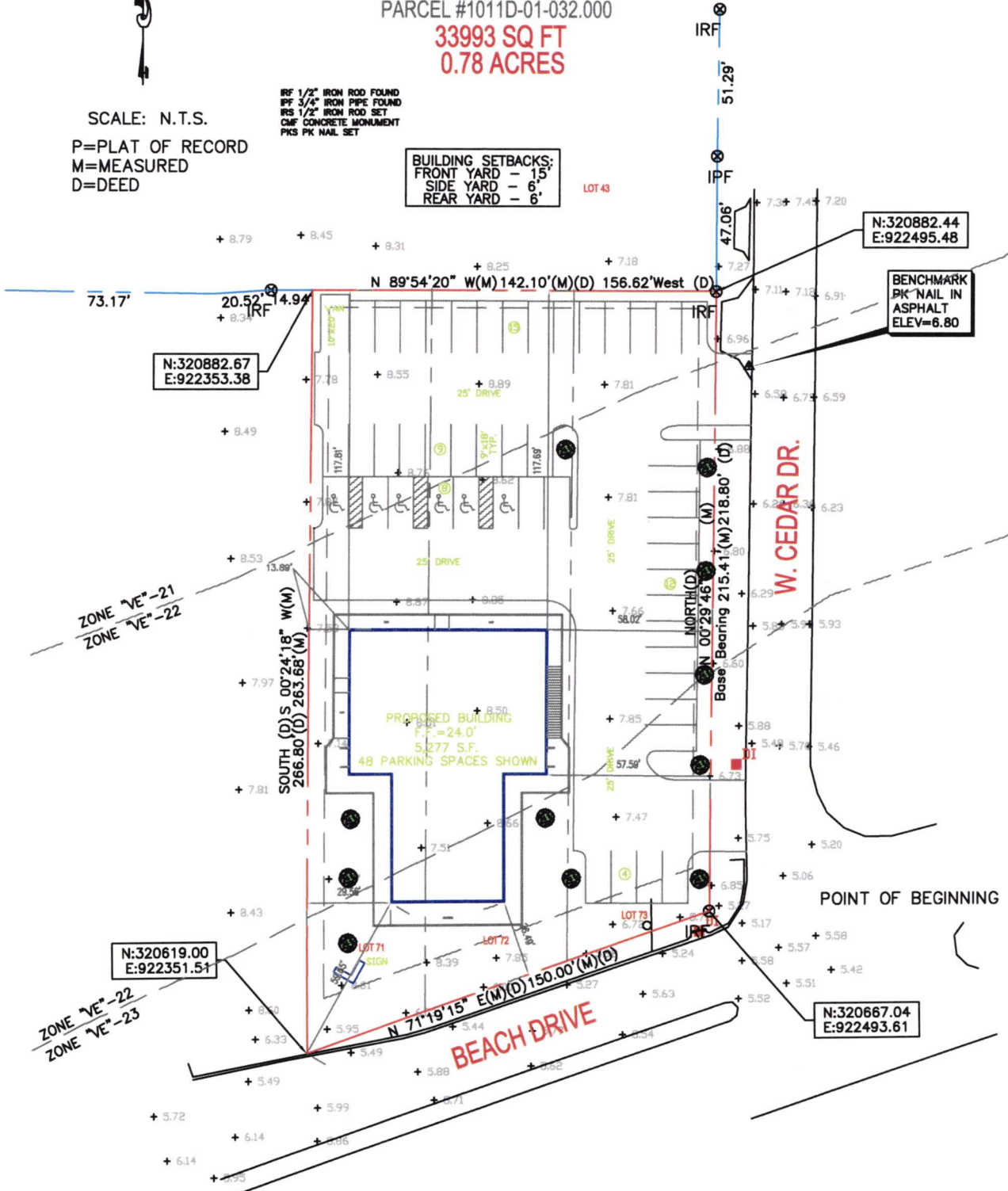


SCALE: N.T.S.

P=PLAT OF RECORD
 M=MEASURED
 D=DEED

IRF 1/2" IRON ROD FOUND
 IPF 3/4" IRON PIPE FOUND
 IRS 1/2" IRON ROD SET
 CMF CONCRETE MONUMENT
 PKG PK NAIL SET

BUILDING SETBACKS:
 FRONT YARD - 15'
 SIDE YARD - 6'
 REAR YARD - 6'



N:320882.67
 E:922353.38

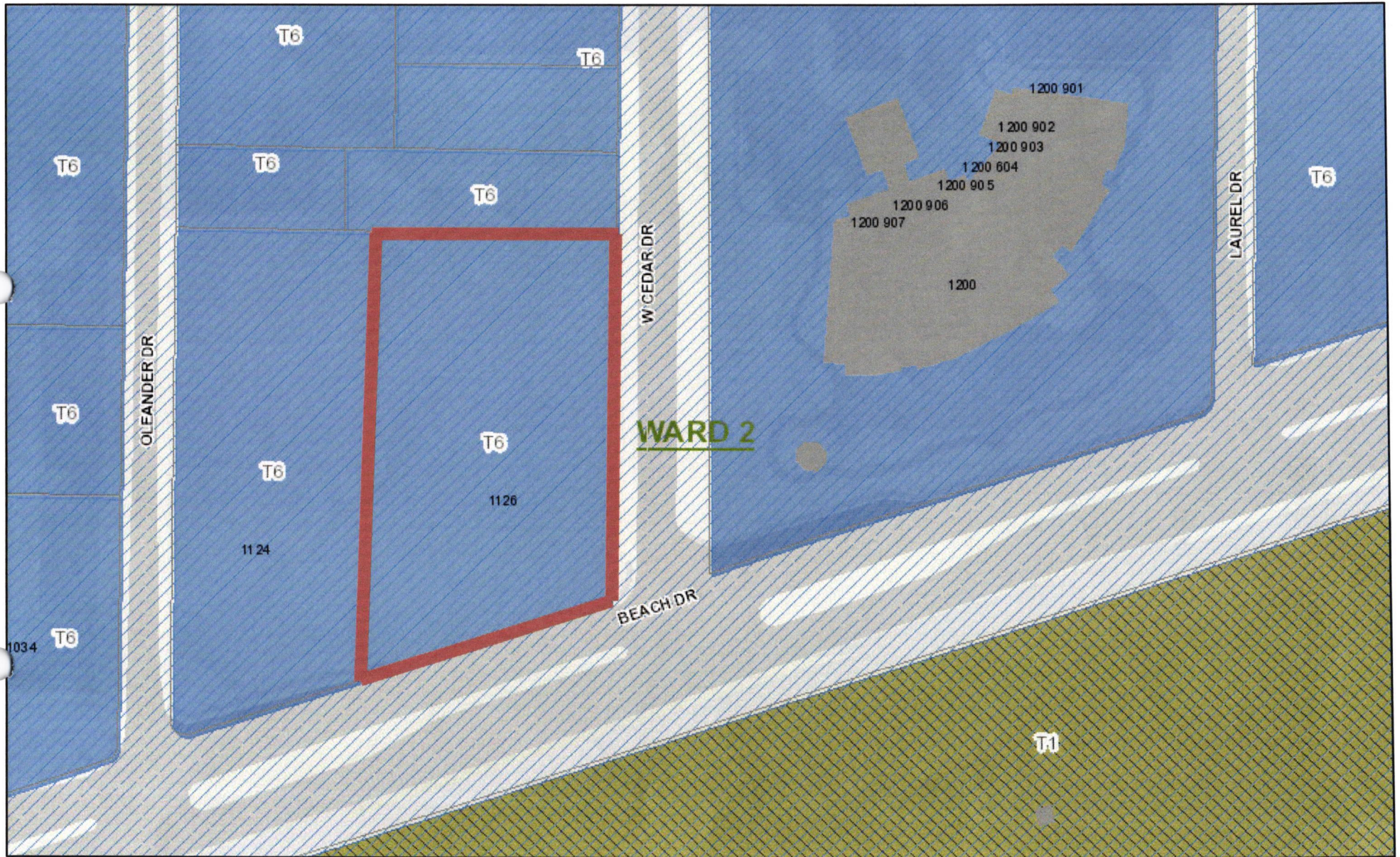
N:320882.44
 E:922495.48

BENCHMARK
 PK NAIL IN
 ASPHALT
 ELEV=6.80

N:320619.00
 E:922351.51

N:320667.04
 E:922493.61

Gulfport Zoning Map



March 27, 2025

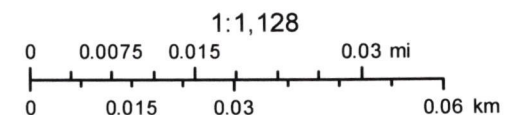
Streets
County Streets
 <all other values>

Interstate Highway
 Principal Arterial
 Collector

Minor Arterial
 Military
 Address Points

Parcels
 Buildings
 Hybrid Zones

Hybrid
 Wards



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



1st JUDICIAL DISTRICT
 INSTRUMENT 2024-0015853-D-J1
 FILED/RECORDED 8/16/2024 11:24:03 AM
 TOTAL FEES \$26.00
 3 PAGES RECORDED

PREPARED BY:

Law Offices of
 LAURA F. PAULK, PLLC
 16127 Orange Grove Road
 Gulfport, MS 39503
 228-831-1818
 LFP File No.: 2408260
 MS Bar No.: 10733

Return To:

Law Offices of
 LAURA F. PAULK, PLLC
 16127 Orange Grove Road
 Gulfport, MS 39503
 228-831-1818
 LFP File No.: 2408260

STATE OF MISSISSIPPI

COUNTY OF HARRISON

WARRANTY DEED

For and in consideration of the sum of Ten Dollars (\$10.00), cash in hand paid this date, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged,

Hy Dinh Phan, Co-Trustee and Hien Thi Tran, Co-Trustee of The Hy Dinh Phan and Hien Thi Tran Family Living Trust Under Agreement Dated September 20, 2007, Grantors
 1724 Garden Park Drive
 Biloxi, MS 39531
 228-257-6466

do hereby sell, convey and warrant unto

Bonni Haslag, Trustee of The Horace Frederick Christman Living Trust dated September 15, 2022, Grantee
 1128 Beach Blvd
 Gulfport, MS 39507
 573-881-3328,

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

(See Exhibit A attached)

INDEXING INSTRUCTIONS: Pt of Lots 71, 72, and 73, Resubdivision of Lakeland S/D, Harrison Co., MS

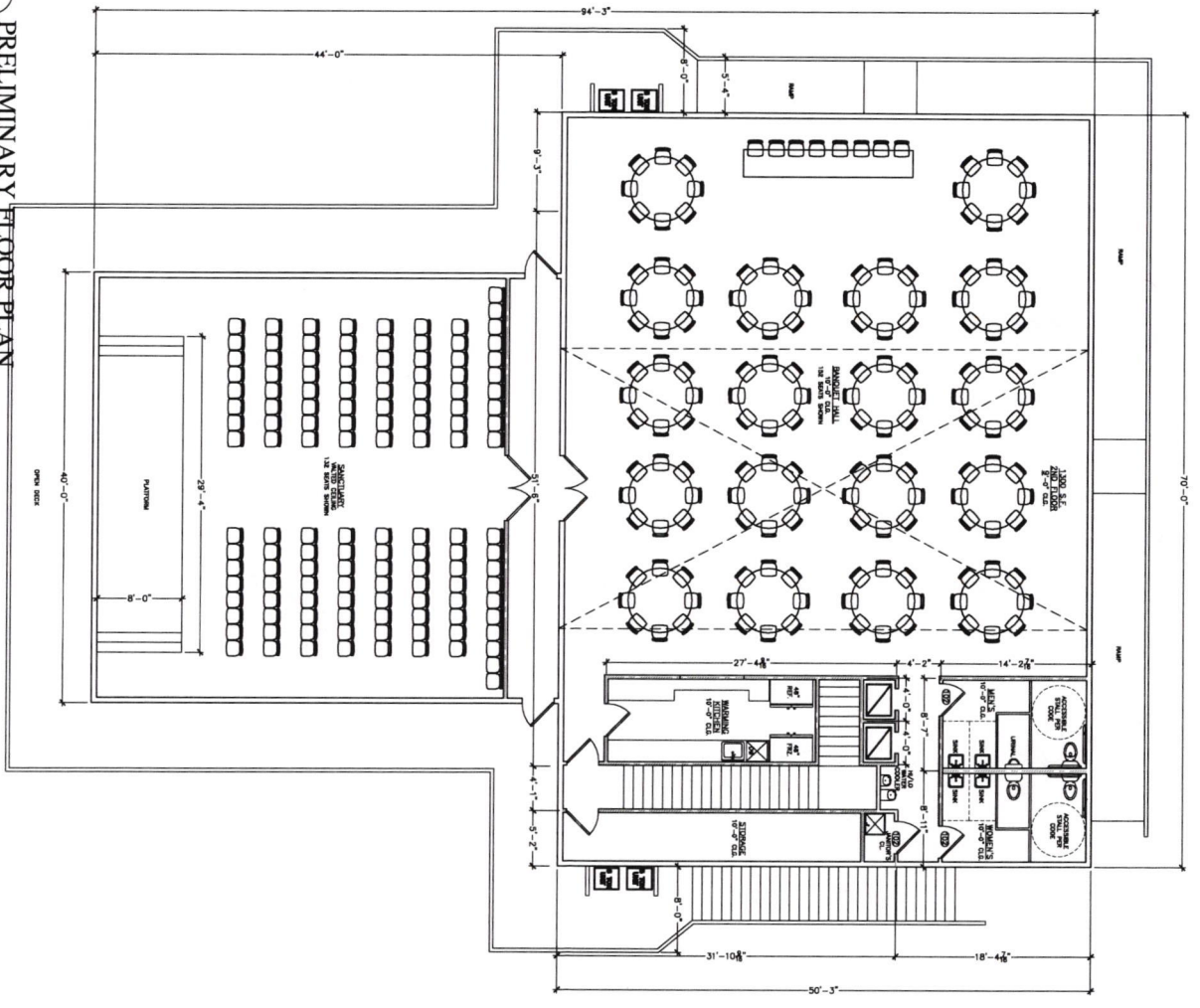
It is agreed and understood that the taxes for the current year have been prorated as of this date on an estimated basis and are assumed by the Grantees. When said taxes are actually determined, if the proration as of this date is incorrect, the Parties hereto agree to pay on the basis of an actual proration.

This conveyance is made expressly subject to any and all restrictive covenants, rights-of-

1
B1

PRELIMINARY FLOOR PLAN

SCALE: 3/16" = 1'-0"



- GENERAL EXPLANATIONS:**
1. FINISHES, APPLIANCES, WINDOWS, DOORS, FLOORING, ETC. PER OWNER AND CONTRACTOR.
 2. APPLICABLE LOCAL, CODES, ORDINANCES, AND ALL APPLICABLE LOCAL, CODES, ORDINANCES.
 3. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES OR VARIANCES TO THE DESIGN PROFESSIONAL PRIOR TO COMMENCEMENT OF CONSTRUCTION.
 4. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES OR VARIANCES TO THE DESIGN PROFESSIONAL PRIOR TO COMMENCEMENT OF CONSTRUCTION.
 5. DIMENSIONS FROM THE DIMENSIONS NOT APPROVED BY THE DESIGN PROFESSIONAL FROM TO PERFORMANCE OF SAID CHANGE SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
 6. CONTRACTOR SHALL VERIFY WITH THE OWNER, ALL DOORS AND WINDOWS (LIFT, TYPE, SIZE, LOCATION), PLUMBING AND ELECTRICAL (COLOR, TEXTURE AND LOCATION) PRIOR TO INSTALLATION.
- NOTES:**
- SEE SUBMISSION OR ADDENDUMS FOR PROJECT WITH THE SET OF THESE PLANS BY THE DESIGNER. BUILDING/CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS, CONDITIONS, AND SIZES OF COMPONENTS ALONG WITH SITE CONDITIONS BEFORE STARTING CONSTRUCTION. (CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES OR VARIANCES TO THE DESIGN PROFESSIONAL PRIOR TO COMMENCEMENT OF CONSTRUCTION.) THESE PLANS FOR CONSTRUCTION SHALL BE VOID IF NOT ACCEPTED BY THE BUILDER/CONTRACTOR.
- BEFORE UNDERKING LOCAL PART OF THE WORK, THE CONTRACTOR SHALL CAREFULLY STUDY AND COMPARE THE PLANS & SPECIFICATIONS PROVIDED BY THE DESIGN PROFESSIONAL WITH THE DIMENSIONS AND ALL APPLICABLE FIELD MEASUREMENTS. IF ANY DISCREPANCIES, DISCREPANCIES OR DISCREPANCIES ARE FOUND, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE DESIGN PROFESSIONAL IN WRITING. THE CONTRACTOR SHALL PROMPTLY REPORT IN WRITING TO THE DESIGNER ON HIS REPRESENTATIVE BEFORE PROCEEDING WITH ANY WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND REPORT ANY DISCREPANCIES OR VARIANCES TO THE DESIGN PROFESSIONAL PRIOR TO COMMENCEMENT OF CONSTRUCTION.

Sheet
B1
Project No
24-196

Date 3-17-25
Drawn By HN
Check By RBH
REV 3-24-25
Project Title
CHRISTIAN MEMORIAL COASTAL CHURCH
GULFPORT, MISSISSIPPI

HEINRICH & ASSOCIATES
RESIDENTIAL & COMMERCIAL DESIGN
1806 23rd Avenue, Suite B, Gulfport, MS 39501
Ph (228) 896-6766

TME
TERRY MORAN
ENGINEERING & SURVEYING

TERRY MORAN, P.E., P.L.S.
P.O. Box 4675 Ph (228) 896-4733
Biloxi, MS 39535 Fax (228) 896-6769

EXHIBIT A

LEGAL DESCRIPTION

Lots Seventy-three (73), Seventy-two (72) and a part of Lot Seventy-One (71), of the Resubdivision of that part of Lakeland Subdivision lying South of the South line of Lots Fifty-six (56), Forty-five (45), Thirty-eight (38), Six (6), and Seven (7), located in Fractional Section 6, Township 8 South, Range 10 West, Gulfport, Harrison County, Mississippi, more particularly described as follows:

Beginning at the intersection of the North margin of U.S. Highway 90, and the West margin of West Cedar Drive, run thence North 218.8 feet along the West margin of West Cedar Drive to a point, run thence West 142.1 feet to a point, run thence South 266.8 feet to a point on the North margin of U.S. Highway 90, run thence North 71 degrees 19 minutes 15 seconds East 150.0 feet along the North margin of U.S. Highway 90, to the Point of Beginning.




way, easements, and mineral reservations and any other rights now of record which effect the above described property.

WITNESS MY SIGNATURE, this the 16th day of August, 2024.

**The Hy Dinh Phan and Hien Thi Tran Family
Living Trust Under Agreement Dated September
20, 2007**

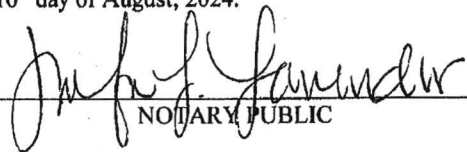

By: **Hy Dinh Phan, Trustee**


By: **Hien Thi Tran, Trustee**

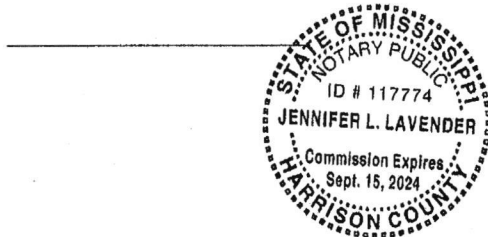
STATE OF MISSISSIPPI
COUNTY OF HARRISON

Personally appeared before me, the undersigned Notary Public in and for the above named jurisdiction, the within named, Hy Dinh Phan and Hien Thi Tran, who acknowledged that they are the Co-Trustees of The Hy Dinh Phan and Hien Thi Tran Family Living Trust Under Agreement Dated September 20, 2007, and that in said representative capacity as Co-Trustees of The Hy Dinh Phan and Hien Thi Tran Family Living Trust Under Agreement Dated September 20, 2007, as its act and deed, they executed the above and foregoing instrument on the day and year therein stated, after first having been duly authorized by said trust so to do.

Given under my hand and seal, this the 16th day of August, 2024.


NOTARY PUBLIC

My Commission Expires:

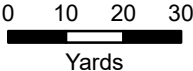


Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
Y		1011D-01-032.000	BONNI HASLAG (OWNER)	2323 STARFISH ROAD	GAUTIER	MS	39553
			ROBERT HEINRICH (AGENT)	1806 23RD AVE	GULFPORT	MS	39501
			Adjacent Property Owners (2505PC057)				
	84098	1011D-01-048.000	CHATWORTH INVESTMENTS LLC	3908 TENNESSEE AVE	CHATTANOOGA	TN	37409
	84035	1011D-01-028.000	TANNER RICHARD M	3 SAUVOLLE CT	OCEAN SPRINGS	MS	39564
N	84036	1011D-01-030.000	TANNER RICHARD M	3 SAUVOLLE CT	OCEAN SPRINGS	MS	39564
	84096	1011D-01-047.000	CEDAR BEACH LLC	3604 TULANE AVE	NEW ORLEANS	LA	70119
	84039	1011D-01-034.000	BELTWAY SOUTH INVESTMENTS LLC	141 WEBB LANE	FLOWOOD	MS	39232
N	31520	1011D-01-045.000	BELTWAY SOUTH INVESTMENTS LLC	141 WEBB LANE	FLOWOOD	MS	39232
N	31521	1011D-01-046.000	CEDAR BEACH LLC	3604 TULANE AVE	NEW ORLEANS	LA	70119
	109558	1011D-01-032.001	VU PROPERTIES INC	3525 S RIVER RIDGE DR		MS	39540
	31539	1011D-01-032.000	PHAN HY DINH & TRAN HIEN T-TRUSTEES	1724 GARDEN PARK DRIVE	BILOXI	MS	39531
N	31538	1011D-01-033.000	BELTWAY SOUTH INVESTMENTS LLC	141 WEBB LANE	FLOWOOD	MS	39232
N	84037	1011D-01-031.000	TANNER RICHARD M	3 SAUVOLLE CT	OCEAN SPRINGS	MS	39564
	127444	1011D-01-044.001	PERKINS DON D	830 BROOKWAY BLVD	BROOKHAVEN	MS	39601



Legend

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



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.



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

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

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

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
36845	658859	Print Legal Ad-IPL02308100 - IPL0230810	PC	1	82 L

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

accountspayable@gulfport-ms.gov

**LEGAL NOTICE
 PUBLIC HEARING**

In conformance with Section VIII of the Comprehensive Zoning Ordinance of the City of Gulfport, Mississippi, 1979 as amended, notice is hereby given advising that the Gulfport City Planning Commission will hold a public hearing in the City of Gulfport, Mississippi at 4:30 PM., Thursday, May 22, 2025 in the Council Chambers of the Gulfport City Hall located at 2309 15th Street to consider the following requests. A copy of the requests will be available for public review at the office of the Department of Urban Development, Planning Division, located on first floor of the William H. Hardy Building, 1410 24th Avenue.

Planning Commission Approval 2505PC058, by agent Dr. Sandi Carlson, seeking approval for a hospital use, Tax Parcel 0811L-04-115.000, 1201 31st Ave, Zoned T4+ (General Urban Zone "Plus"), Ward 2

Planning Commission Approval 2505PC057, by agent Robert Heinrich, seeking approval for a church use, Tax Parcel 1011D-01-032.000, 1126 Beach Drive, Zoned T6 (Urban Core Zone), Ward 2

Special Exception 2505SE059, by agent Marnie Adams, seeking approval for a liquor store use, Tax Parcel 0810N-04-037.000, 2905 25th Ave Suite A, Zoned B-2 (General Business), Ward 3

Planning Commission Approval 2505PC060, by agent John Paul Barber, seeking approval for a medical cannabis dispensary use, Tax Parcel 0908M-01-005.004, 13341 Dedeaux Road Suite B, Zoned B-2 (General Business), Ward 6

Planning Commission Approval 2505PC061, by owners Kyle and Monique Sprengle, seeking approval for a home occupation for an administrative office for boat cleaning services, Tax Parcel 0907K-01-001.056, 13469 McLeod Ct, Zoned R-1-5 (Single-Family), Ward 5

Zoning Map Amendment 2505PC053, by owner Greg Smith Properties, LLC, requesting to rezone to T4+, Tax parcel 1011D-03-040.000, 130 Tegarden Road, Zoned T5 (Urban Center Zone), Ward 2

Zoning Map Amendment 2505PC058, by agent Donovan Scruggs, requesting to rezone six parcels to T4L (General Urban Zone "Limited"), Tax Parcels 1010M-02-001.002, 1010M-02-001.003, 1010M-02-001.004, 1010M-02-001.005, 1010M-02-001.006, 1010M-02-001.000, 5th Street, Zoned B-2 (General Business), Ward 2

This 7th day of May 2025
 Keith Williams, Chairman
 City of Gulfport Planning Commission
 IPL0230810
 May 7 2025

STATE OF MISSISSIPPI COUNTY OF HARRISON

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

1 insertion(s) published on:
 05/07/25

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


Mary Castro

Sworn to and subscribed before me this 12th day of May in the year of 2025

Amy Robbins

Notary Public

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



AMY L. ROBBINS
 NOTARY PUBLIC
 SOUTH CAROLINA
 MY COMMISSION EXPIRES 11-03-32

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



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

PLANNING COMMISSION

Hearing Date: Thursday, May 22, 2025

Special Exception 2505SE059: Special Exception 2505SE059, by agent Marnie Adams, seeking approval for a liquor store use, Tax Parcel 0810N-04-037.000, 2905 25th Ave Suite A, Zoned B-2 (General Business), Ward 3

Technical Report

SPECIAL EXCEPTION

GENERAL INFORMATION

Case File Number: 2505SE059

Hearing Date: Zoning Board May 15, 2025
Planning Commission May 22, 2025

Current Zoning/Use: B-2 / Commercial Structure

Legal: Special Exception 2505SE059, by agent Marnie Adams, seeking approval for a liquor store use, Tax Parcel 0810N-04-037.000, 2905 25th Ave Suite A, Zoned B-2 (General Business), Ward 3

TECHNICAL DETAILS

The applicant requests special exception to establish a liquor store located at 2905 25th Ave. Suite A, zoned B-2 (General Business). Ordinance 3158 approved on August 3, 2022, eliminated the distance requirements required in the chart of permitted uses for these establishments, however the proposed liquor store is still required to go through Special Exception. The applicant has provided an affidavit that the state requires, that lets us know that the applicant is compliant with Mississippi Code 67-1-51. According to Mississippi Code 67-1-51 section (3) (a), " Except as otherwise provided in this subsection, no authority shall be granted to any person to manufacture, sell or store for sale any intoxicating liquor as specified in this article within four hundred (400) feet of any church, school (excluding any community college, junior college, college or university), kindergarten or funeral home. However, within an area zoned commercial or business, such minimum distance shall be not less than one hundred (100) feet." The closest church, Breaking the Barrier Ministries, being approximately 260 feet away from the subject site. The applicant claims that the business is compatible with the adjacent properties. Upon staff review of the surrounding area, the area is a commercial zone. Commercial businesses that are active nearby include Advanced Auto Parts, Dodges, Circle K, Mr. 2000 used car lot, and Performance Paint & Body.

EXECUTIVE SUMMARY

The applicant is seeking approval for a liquor store in a B-1 zoning district. The applicant states that Suite A is the final vacant commercial unit of six within the long-established strip mall located at 2905 25th Ave. Upon site visit, there is currently Up-N-Smoke (vape shop) located in Suite B, Metro by T-Mobile located at Suite C, Music Now located in Suite D, Pink Nails located in Suite E, and Beauty by Lashonda located in Suite F. The applicant cites that ingress and egress for vehicles and pedestrians will utilize the current, established entrances and exits serving the entire strip mall. The applicant says that there are no issues with utilities, access, or parking with the proposed site and use. The City of Gulfport's off-street parking ordinances require 1 parking space per 300 square feet of gross-floor area. The strip mall building is approximately 8,477 square feet and has 28 parking spaces including one van accessible handicap parking space. Even though the use may be in harmony with the nearby businesses, the

Technical Report

SPECIAL EXCEPTION

current zoning district would require approval from both the Zoning Board and Planning Commission before a business license could be issued.

Any approval should consider these conditions:

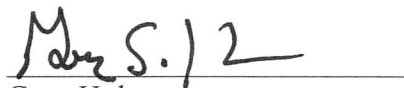
1. Liquor store use approval requires both the Zoning Board and Planning Commission.
2. Must comply with all Building Codes and City of Gulfport Ordinances.

DEPARTMENTAL CONDITIONS

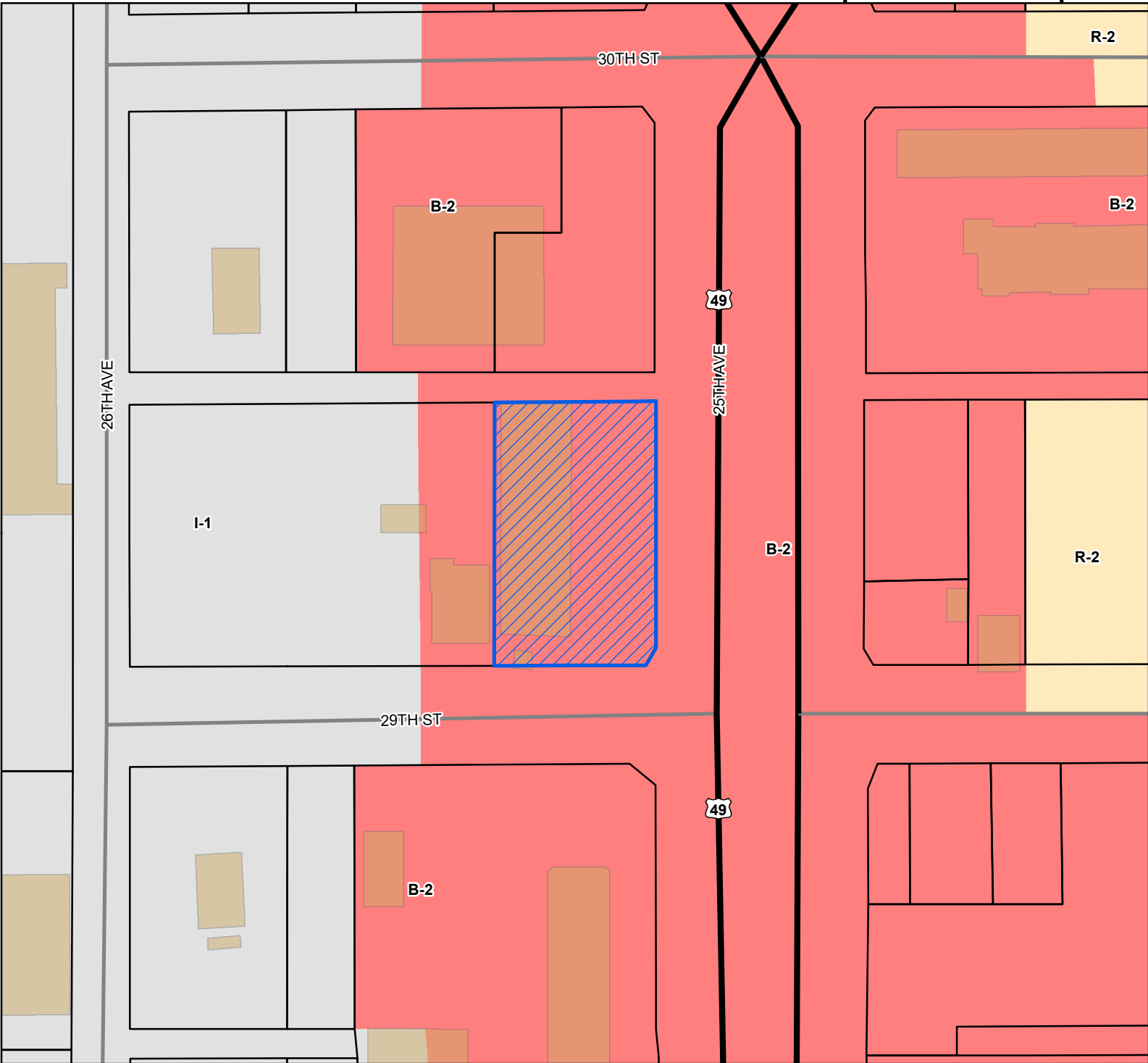
<u>Engineering:</u>	No conditions. Memo dated 5/1/2025.
<u>Public Works:</u>	No comment as of 5/2/2025.
<u>Traffic and Safety:</u>	No comment as of 5/2/2025.
<u>Building Code Services:</u>	Conditions. Must comply with all Building Codes and City of Gulfport Ordinances. Memo dated 4/24/2025.
<u>GIS:</u>	No conditions. Memo dated 5/1/2025.
<u>Police Department:</u>	No comment as of 5/2/2025.
<u>Fire Department:</u>	No conditions. Memo dated 4/25/2025.
<u>City Arborist:</u>	No conditions. Memo dated 4/24/2025.










DIRECTOR APPROVAL

This report has been reviewed and approved by:

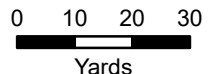


Greg Holmes
Director of Urban Development Department



-  Site
-  US or State Highway
-  Street
-  Parcels
-  Buildings
-  City Limit
- Zoning**
-  B-2 - General Business District
-  I-1 - Light Industry District
-  R-2 - Single Family Residence District (Medium Density)

Site Information
 0810N-04-037.000
 Zoning: B-2 (General Business)
 Size: 21930.82 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:
Qua V. Nguyen

Printed Name of Owner
Qua V. N.

Mailing Address
14708 Disauke Ave

City Biloxi State MS Zip Code 39532
228-326-0455

Home Phone _____ Work/Cell Phone _____

Email
[Signature]

Signature of Owner

AGENT:
Marnie Adams

Printed Name of Agent
233 S Lang Ave

Mailing Address
Long Beach MS 39560

City _____ State _____ Zip Code _____
253-732-2970

Home Phone _____ Work/Cell Phone _____

marnie@piratesliquors.com

Email
[Signature]

Signature of Agent

This page must be completed if the property or properties involved have more than one owner. All persons listed as owners to the property or properties listed on page one must complete and sign this part of the application. We can only accept applications with original signatures.

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

Name of Owner (PRINT) Thuy-K Hue

Address (Street, City, State, Zip Code) 14708 DISAUIKE AVE Biloxi MS 39532

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

Tax Parcel Number(s) Owned: _____

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: _____

AFFIDAVIT OF NO VIOLATIONS OF RESTRICTIVE OR PROTECTIVE COVENANTS

STATE OF MISSISSIPPI, COUNTY OF HARRISON

BEFORE ME, the undersigned authority, personally appeared **Marnie Adams**, residing at **233 S. Lang Ave., Long Beach, Mississippi 39560**, who, being by me first duly sworn, deposes and states upon personal knowledge or upon information and belief after due diligence, as follows:

1. My name is **Marnie Adams**, and I am over the age of eighteen (18) years and competent to make this affidavit.
2. I am the applicant seeking necessary permits and approvals for the operation of a package liquor store at the location commonly known as **2905 25th Ave., Suite A, Gulfport, Mississippi 39501** (hereinafter referred to as the "Premises").
3. I have familiarized myself, or have caused appropriate due diligence to be conducted, regarding the applicable locational requirements, restrictions, policies, and laws set forth by the Mississippi Alcohol Beverage Control (ABC), as codified in Mississippi statutes and promulgated regulations, pertaining to the siting of retail package liquor stores. This includes, but is not limited to, requirements concerning proximity to schools, churches, funeral homes, kindergartens, or other locations specified by Mississippi law or ABC regulations.
4. Based upon said review and due diligence, I affirm that the proposed location of the package liquor store at the Premises is in full compliance with all current Mississippi Alcohol Beverage Control locational laws, policies, and restrictions applicable to such establishments.
5. To the best of my knowledge, information, and belief, after said diligent inquiry, the establishment and operation of a package liquor store at the Premises is not in violation of any applicable restrictive or protective covenants, deed restrictions, binding site plan conditions, zoning ordinances, or other legally binding agreements pertaining to the allowable use of the property located at **2905 25th Ave., Suite A, Gulfport, Mississippi 39501**.
6. I understand that this affidavit is being submitted to authorities in support of the application related to the Premises and that they will rely upon the truthfulness of the statements contained herein.
7. I declare under penalty of perjury under the laws of the State of Mississippi that the foregoing is true and correct.

g: Miss code 67-1-51 we are compliant with this code.

Marnie Adams, Affiant

DATED this 1 day of April, 2021

[Handwritten signature]

Signature, Marnie Adams

ACKNOWLEDGEMENT / NOTARY JURAT

SWORN TO AND SUBSCRIBED before me, the undersigned Notary Public, on this 1st day of April, 2021 by Marnie Adams.

[Handwritten signature]

Signature, Notary

Notary Public

Printed Name: Samuel Sweeting

My Commission Expires: 05/22/2027

SEAL:





DESIGNATION OF AGENT

I, Qua V. Nguyen being property owner of Parcel 0810N-04-037.000
PRINT NAME PRIMARY ADDRESS OR PARCEL
which is the subject of this application hereby authorize Marnie Adams to act as
PRINT NAME
my representative with the City of Gulfport's Zoning Board of Adjustment and Appeals, and/or Planning Commission, and/or City Council, and/or permitting and licensing, as required by the City.

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

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

[Signature]
SIGNATURE

4/1/2025
DATE

STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 1st day of April, 2025

[Signature]
NOTARY PUBLIC

05/22/2027
COMMISSION EXPIRATION





COVENANT AFFIDAVIT

I, Qua V. Nguyen being property owner or agent of the property Parcel 0810N-04-037.000
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

4/1/2025
DATE

STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 1st day of April, 20 25

[Signature]
NOTARY PUBLIC

05/22/2027
COMMISSION EXPIRATION



Statement to the Zoning Board

This statement supports our request for a special exception related to occupying the final vacant commercial unit of six within the long-established strip mall located at 2905 25th Ave, Suite A, Gulfport, MS 39501. As we are moving into a pre-existing space within a fully operational center, our tenancy relies entirely on the existing, approved site infrastructure. Ingress and egress for vehicles and pedestrians will utilize the current, established entrances and exits serving the entire mall, ensuring continuity in safety, traffic flow, and emergency access. Off-street parking and loading will occur within the existing shared parking lot and designated areas already serving the approximately five other businesses; consequently, no new adverse economic, noise, glare, or odor effects are anticipated beyond the established commercial character of the property. Refuse and service areas will be the shared facilities currently used by all mall tenants. Necessary utilities (water, sewer, electricity, etc.) are already present at the unit, ensuring compatibility and availability. Existing screening and buffering, required yards, and other open space are elements of the mall's original site plan and will remain unaltered by our tenancy. Any proposed signage will conform to the mall's existing sign criteria and relevant ordinances, designed for compatibility and safety, utilizing the mall's existing exterior lighting. Given that we are merely occupying the last vacant unit in a functioning, established commercial center alongside similar businesses, our use is inherently compatible with adjacent properties and the district. Therefore, granting this special exception is in harmony with the general purpose and intent of the Zoning Ordinance as it facilitates the full utilization of an existing commercial property as intended, without introducing new site impacts or altering the established character and function of the strip mall.

Suite A is 1100 Square Feet.

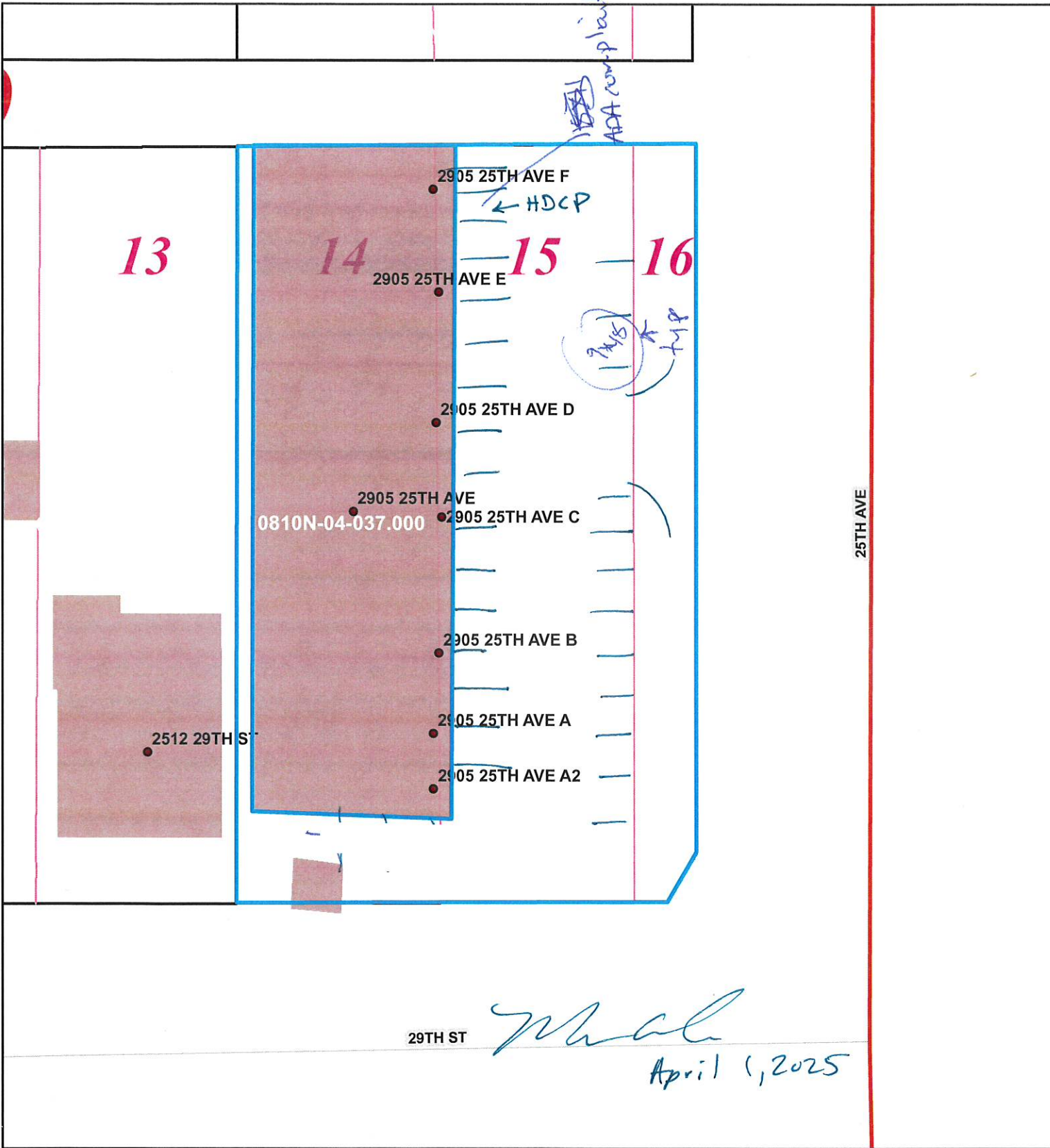
Statement to the Planning Commission

This statement addresses the criteria for Planning Commission approval regarding the appropriateness of the location and site plan for our permitted use within the existing commercial strip mall located at 2905 25th Ave, Suite A, Gulfport, MS 39501. As our business will occupy the final vacant unit in this established center, we affirm the following:

- **Transportation and access:** The site utilizes existing, approved access points onto 25th Ave, 29th St & 30th St. Our tenancy will rely solely on this established ingress/egress and the existing internal circulation, proposing no changes to the current transportation infrastructure serving the mall.
- **Water supply and waste disposal:** The commercial unit is already served by, or has existing connections available for, the City of Gulfport's municipal water and sewer systems. Our use represents a standard commercial demand already anticipated for this developed property.
- **Fire, police protection and other public facilities:** The property is located within the established service districts of the Gulfport Fire Department and Police Department. Occupying this existing unit does not create any new demand on public facilities beyond the standard requirements for a small commercial tenant in this already operational mall.
- **Traffic and Harmony with District Development:** As we are filling a pre-existing commercial space within an established multi-tenant center with five other businesses, utilizing the existing shared parking and access points, our operation is not expected to cause undue traffic congestion or create a traffic hazard. The traffic generated will be consistent with the intended commercial use of the mall. Locating our permitted use within this final vacancy represents the completion of the intended commercial activity for this site and is fully in harmony with the orderly and appropriate development of this commercially zoned district in Gulfport.

Based on these factors, we believe the location and the existing site plan are appropriate for the proposed permitted use and request the Planning Commission's approval.

~~ADA~~
ADA complaint




1 inch = 33 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.

Area Map

 Parcels

Printed 4/1/2025



SCANNED

1st Judicial District



Johnathan

Instrument 2008 7443 D -J1
Filed/Recorded 8 29 2008 9 39 A
Total Fees 14.00

2 Pages Recorded

STATE OF MISSISSIPPI
COUNTY OF HARRISON
FIRST JUDICIAL DISTRICT

Indexing: Lots 14, 15 & pt. Lot 16, Blk. 9,
STANDARD LAND ADD., 1ST JD,
Harrison County, MS



QUITCLAIM DEED

For and in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable consideration, cash in hand paid, the receipt of which is hereby acknowledged, I, BAO DUY NGUYEN, 15303 Camelot Drive, Biloxi, Mississippi, 39532, do hereby sell, convey and quitclaim unto THUY THU KHUU and QUA VAN NGUYEN, 14708 Dismukes Avenue, Biloxi, Mississippi, 39532, not as tenants in common, but as joint tenants with right of survivorship in either, the property situated and being in HARRISON County, State of MISSISSIPPI, described as follows, to wit:

IDENTIFICATION NUMBER

Lots Fourteen (14), Fifteen (15), and part of Sixteen (16), Block Nine (9), STANDARD LAND ADDITION to the City of Gulfport, in accordance with 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.

ALSO DESCRIBED AS a parcel being situated in the Southwest 1/4 of the Southeast 1/4 of Section 33, Township 6 South, Range 11 West, City of Gulfport, Harrison County, Mississippi; beginning at the Northwest corner of Lot 14, Block 9 of Standard Land Company's Addition to Gulfport; thence North 89°46'45" East a distance of 115.4 feet to a point on the West margin of Highway 49; thence South 00°05'28" East along said West margin for a distance of 177.93 fet to a concrete monument; thence South 30°36'15" West a distance of 13.53 feet to a concrete monument on the North margin of 29th Street; thence South 89°29'50" West along said North margin for a distance of 108.34 feet to the West margin of Lot 14; thence North 00°10'44" West a distance of 190.09 feet to the point of beginning.

Ad valorem taxes have been prorated as of the date of this conveyance, and are assumed by the Grantees herein.

The above described property, nor any part thereof, is not and has never been the homestead of the Grantor.

This conveyance is subject to any and all restrictions, easements and reservations affecting said property of record in the office of the Chancery Clerk of HARRISON COUNTY, Mississippi..

WITNESS THE SIGNATURE of the undersigned on this the 25th day of August, 2008.

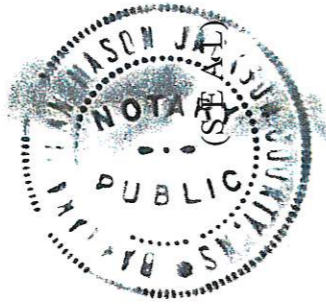
Bao Duy Nguyen
BAO DUY NGUYEN

2

STATE OF MISSISSIPPI
COUNTY OF JACKSON

Personally came and appeared before me, the undersigned authority, in and for the above named County and State, the within named Bao Duy Nguyen, who acknowledged to me that he signed and delivered the above and foregoing instrument on the day and date therein mentioned.

GIVEN under my hand and seal of office on this the 25th day of August, 2008.



Barbara Jean Mason
NOTARY PUBLIC

My Commission Expires:
My Commission Expires Sept 9, 2010

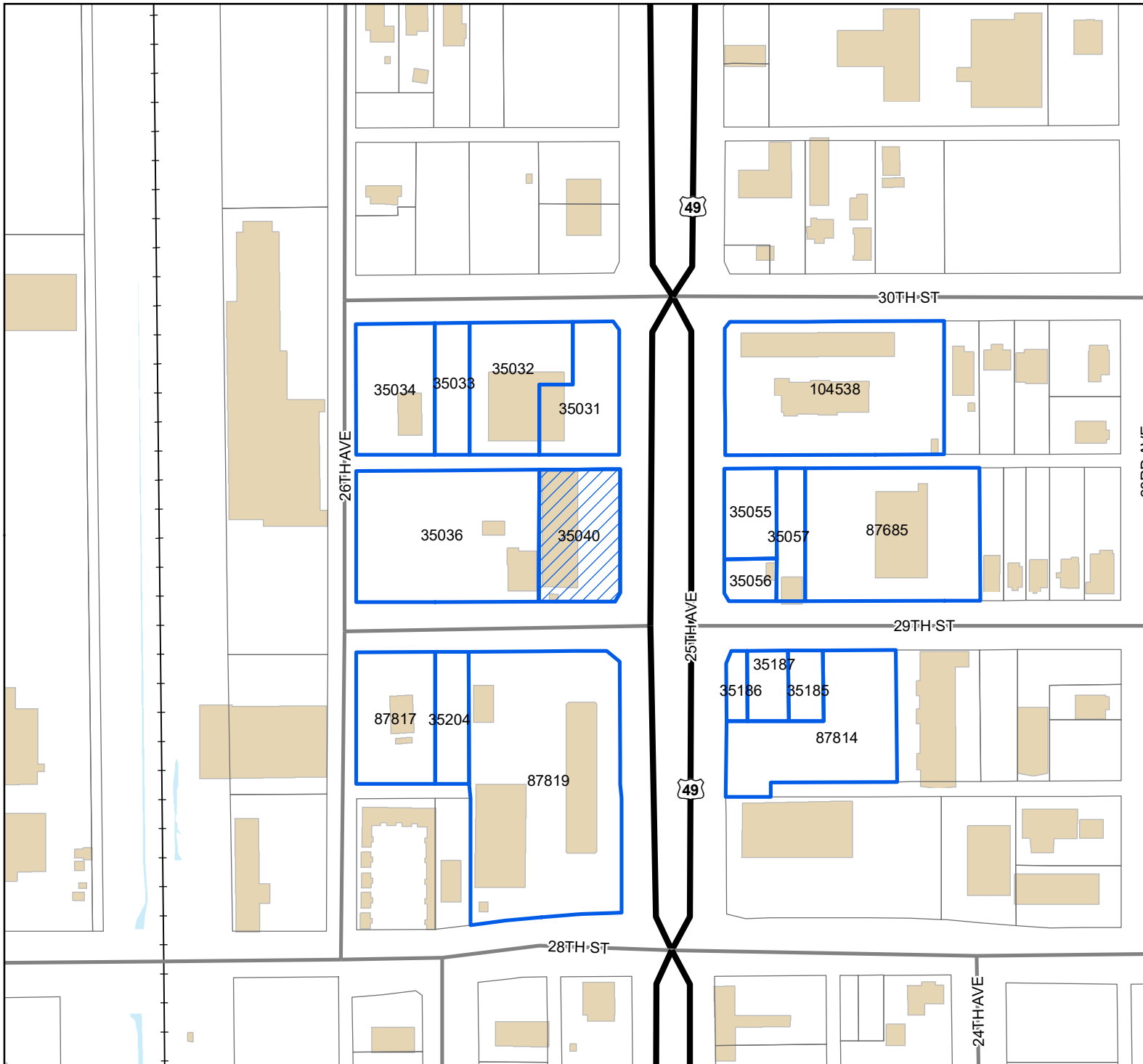
Grantor's Telephone Number: (228) 365-4810

Grantees' Telephone Number: (228) 326-0455

PREPARED BY:
LUCKETT LAND TITLE, INC.
918 Washington Avenue
Ocean Springs, Mississippi 39564
(228) 875-0176

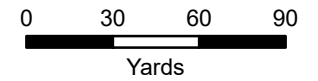
bjm

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
Y		0810N-04-037.000	QUA V. NGUYEN (OWNER)	14708 DISMUKES AVENUE	BILOXI	MS	39532
			MARNIE ADAMS (AGENT)	233 S LANG AVE	LONG BEACH	MS	39560
			Adjacent Property Owners (2505SE059)				
	35187	0810N-04-053.000	BLOSS GEORGE F JR -TRUSTEE	1702 CAHILL DR	GULFPORT	MS	39501
	35204	0810N-04-060.000	ACEVEDO HENRY	2810 26TH AVE	GULFPORT	MS	39501
104538		0810N-04-025.001	DODGE HENRY C III ETAL	P O DRAWER 1688	TUPELO	MS	4E+08
	87685	0810N-04-025.000	CHURCH OF GOD OF GULFPORT	2414 29TH ST	GULFPORT	MS	39501
	35057	0810N-04-041.000	GULFPORT CHURCH OF GOD	2412 29TH ST	GULFPORT	MS	39501
	35055	0810N-04-039.000	GIANT OIL COMPANY OF MISSISSIPPI	447 E MAIN STREET	TUPELO	MS	38804
	35056	0810N-04-040.000	2900 25TH AVENUE LLC	1600 25TH AVE	GULFPORT	MS	39501
	87814	0810N-04-051.000	PERFORMANCE PAINT & BODY LLC	2400 28TH STREET	GULFPORT	MS	39501
	35031	0810N-04-029.000	COLBY FAMILY LIVING TRUST THE	37133 S OCOTILLO CANYON	TUCSON	AZ	85739
	35033	0810N-04-031.000	WALLACE CARL L JR	P O BOX 2192	GULFPORT	MS	39505
N	35034	0810N-04-032.000	WALLACE CARL L JR	P O BOX 2192	GULFPORT	MS	39505
N	35185	0810N-04-052.000	BLOSS GEORGE F JR -TRUSTEE-	1702 CAHILL DR	GULFPORT	MS	39501
	35186	0810N-04-054.000	LIZANA PROPERTIES LLC	110 BRIARPATCH ROAD	GULFPORT	MS	39507
N	35032	0810N-04-030.000	COLBY FAMILY LIVING TRUST THE	37133 S OCOTILLO CANYON	TUCSON	AZ	85739
	35036	0810N-04-034.000	UHLER ROBERT E & KATHLEEN-TRUSTEES-	656 MONTCLIFF DR SOUTH	MOBILE	AL	36609
N	87817	0810N-04-061.000	ACEVEDO HENRY	2810 26TH AVE	GULFPORT	MS	39501
N	35040	0810N-04-037.000	KHUU THUY THU & NGUYEN QUA VAN	14708 DISMUKES AVENUE	BILOXI	MS	39532
N	87819	0810N-04-065.000	CBSM II LLC	C/O LEIGH ANNE SMITH	ROME	GA	30161



Legend

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



1 inch = 200 feet



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



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

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

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

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
36845	658859	Print Legal Ad-IPL02308100 - IPL0230810	PC	1	82 L

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

accountspayable@gulfport-ms.gov

**LEGAL NOTICE
 PUBLIC HEARING**

In conformance with Section VIII of the Comprehensive Zoning Ordinance of the City of Gulfport, Mississippi, 1979 as amended, notice is hereby given advising that the Gulfport City Planning Commission will hold a public hearing in the City of Gulfport, Mississippi at 4:30 P.M., Thursday, May 22, 2025 in the Council Chambers of the Gulfport City Hall located at 2309 15th Street to consider the following requests. A copy of the requests will be available for public review at the office of the Department of Urban Development, Planning Division, located on first floor of the William H. Hardy Building, 1410 24th Avenue.

Planning Commission Approval 2505PC056, by agent Dr. Sandi Carlson, seeking approval for a hospital use, Tax Parcel 0811L-04-115.000, 1201 31st Ave, Zoned T4+ (General Urban Zone "Plus"), Ward 2

Planning Commission Approval 2505PC057, by agent Robert Heinrich, seeking approval for a church use, Tax Parcel 1011D-01-032.000, 1126 Beach Drive, Zoned T6 (Urban Core Zone), Ward 2

Special Exception 2505SE059, by agent Marnie Adams, seeking approval for a liquor store use, Tax Parcel 0810N-04-037.000, 2905 25th Ave Suite A, Zoned B-2 (General Business), Ward 3

Planning Commission Approval 2505PC060, by agent John Paul Barber, seeking approval for a medical cannabis dispensary use, Tax Parcel 0908M-01-005.004, 13341 Dedeaux Road Suite B, Zoned B-2 (General Business), Ward 6

Planning Commission Approval 2505PC061, by owners Kyle and Monique Sprinkle, seeking approval for a home occupation for an administrative office for boat cleaning services, Tax Parcel 0907K-01-001.056, 13469 McLeod Ct, Zoned R-1-5 (Single-Family), Ward 5

Zoning Map Amendment 2505PC053, by owner Greg Smith Properties, LLC, requesting to rezone to T4+, Tax parcel 1011D-03-040.000, 130 Tegarden Road, Zoned T5 (Urban Center Zone), Ward 2

Zoning Map Amendment 2505PC058, by agent Donovan Scruggs, requesting to rezone six parcels to T4L (General Urban Zone "Limited"), Tax Parcels 1010M-02-001.002, 1010M-02-001.003, 1010M-02-001.004, 1010M-02-001.005, 1010M-02-001.006, 1010M-02-001.000, 5th Street, Zoned B-2 (General Business), Ward 2

This 7th day of May 2025
Keith Williams, Chairman
City of Gulfport Planning Commission
 IPL0230810
 May 7 2025

**STATE OF MISSISSIPPI
 COUNTY OF HARRISON**

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

1 insertion(s) published on:
 05/07/25

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

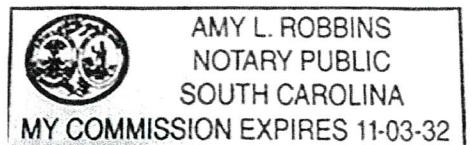
Mary Castro

Sworn to and subscribed before me this 12th day of May in the year of 2025

Amy Robbins

Notary Public

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



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



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

PLANNING COMMISSION

Hearing Date: Thursday, May 22, 2025

Planning Commission Approval 2505PC060: Planning Commission Approval 2505PC060, by agent John Paul Barber, seeking approval for a medical cannabis dispensary use, Tax Parcel 0908M-01-005.004, 13341 Dedeaux Road Suite B, Zoned B-2 (General Business), Ward 6

Technical Report

PLANNING COMMISSION APPROVAL

GENERAL INFORMATION

Case File Number: 2505PC060

Hearing Date: May 22, 2025

Current Zoning/Use: B-2 / Commercial Structure

Legal: Planning Commission Approval 2505PC060, by agent John Paul Barber, seeking approval for a medical cannabis dispensary use, Tax Parcel 0908M-01-005.004, 13341 Dedeaux Road Suite B, Zoned B-2 (General Business), Ward 6

TECHNICAL DETAILS

The applicant is seeking approval for a Medical Cannabis Dispensary use in a B-2 zoning district. The proposed Medical Cannabis Dispensary is within 500 feet from the nearest residential use, which per Ordinance 3130 requires approval from the Planning Commission. The closest residential use being approximately 225 feet away from the front door of the proposed use. There are no nearby churches or other establishments that would be preventative in allowing for this use. Upon staff review of the area around the subject site, there are no Medical Cannabis Establishments with 1,500 feet of the subject site.

EXECUTIVE SUMMARY

The applicant is seeking approval for a Medical Cannabis Dispensary use that is within 500 feet of residential uses. Upon review, there are no nearby Cannabis Dispensaries within the 1500 feet distance requirement. In addition, there are no nearby establishments that would prevent this use from being allowed.

Any approval should consider these conditions:

1. Approval allows for a Medical Cannabis Dispensary use.
2. Must comply with all current Building Codes and City of Gulfport Ordinances.
3. Must comply with State of Mississippi Medical Cannabis Dispensary Regulations.

DEPARTMENTAL CONDITIONS

Engineering: Parking along the north side of the existing building appears to back out into the Dedeaux Rd ROW. ADA parking spaces, access aisles, ramps, and accessible paths to the building doors must meet current ADA standards. Memo dated 05/7/25.

Public Works: No comment as of 05/12/25

Traffic and Safety: No conditions. Memo dated 05/01/25.

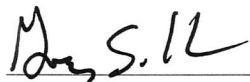
Technical Report

PLANNING COMMISSION APPROVAL

- Building Code Services:** Must comply with all current Building Codes and City of Gulfport Ordinances. Must comply with State of Mississippi Medical Cannabis Dispensary Regulations. Memo dated 05/7/25.
- GIS:** No conditions. Memo dated 05/08/25.
- Police Department:** No comment as of 05/12/25.
- Fire Department:** No conditions. Memo dated 5/05/25.
- City Arborist:** No conditions. Memo dated 04/30/25.
- Landscape Manager:** No conditions. Memo dated 05/09/25.

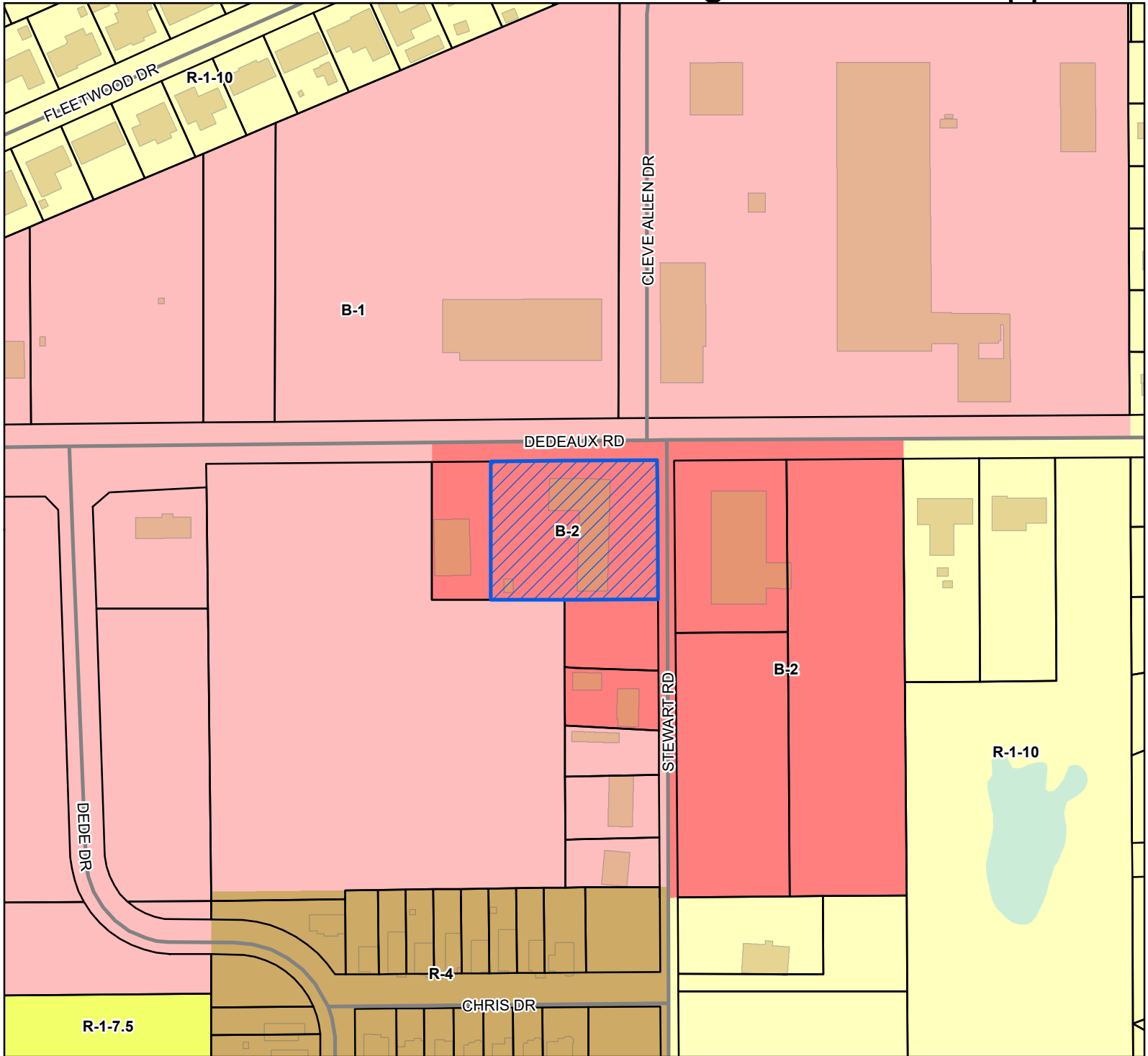
DIRECTOR APPROVAL

This report has been reviewed and approved by:



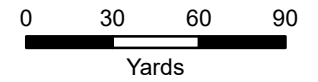
Greg Holmes

Director of Urban Development Department



- Site
 - Street
 - Parcels
 - Buildings
 - Water Features
 - City Limit
- Zoning**
- B-1 - Neighborhood Business District
 - B-2 - General Business District
 - R-1-10 - Single Family Residence (Low Density)
 - R-1-7.5 - Single Family Residence District (Low Density)
 - R-4 - General Residence (High Density)

Site Information
 0908M-01-005.004
 Zoning: B-2 (General Business)
 Size: 1.1 acres
 Flood: X



1 inch = 200 feet



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



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

For Staff Use Only

Case Number: 2505PC060

Date Received: 4/11/25

Receipt Number: 13236902

Received By: WD

Zoning: B-2

Ward: 6 Flood: X

Size: 1.11 acres

APPLICATION FOR PLANNING COMMISSION APPROVAL

Property Information

TAX PARCEL #

0	9	0	8	M	-	0	1	-	0	0	5	.	0	0	4
					-			-				.			
					-			-				.			

(If necessary, use separate sheet of paper)

Address of Property Involved: 13341 B Dedeaux Rd, Gulfport MS, 39503

Lot(s) N/A, Block(s) N/A, Subdivision N/A

General Location: Part of NE 1/4 of SW 1/4 of Section 11-7-11, Harrison County, MS, 1st JD

GENERAL DESCRIPTION OF REQUEST:

I am seeking approval for my tenant to open a medical cannabis dispensary at this location.

OWNERSHIP AND CERTIFICATION:

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

OWNER

Anna L. Stewart Family Properties, LLC
Printed Name of Owner

17155 Tilley Lane
Mailing Address

Gulfport, MS 39503
City State Zip code

228-861-9383
Home Phone Work/Cell Phone

alicenstewart@gmail.com
Email

Anna L. Stewart Trustee
Signature of Owner

AGENT

John Paul Barber
Printed Name of Agent

2598 Pass Road, Ste A
Mailing Address

Biloxi MS 39531
City State Zip code

228-447-3522 228-209-0189
Home Phone Work/Cell Phone

paul@jpaulbarberlaw.com
Email

John Paul Barber
Signature of Agent

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

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

**CERTIFIED RESOLUTION OF
ANNA L. STEWART FAMILY PROPERTIES, LLC**

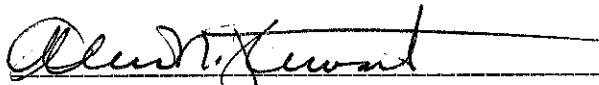
WHEREAS, the members of Anna L. Stewart Family Properties, LLC a Mississippi Limited Liability Company, are Timothy A. Stewart and Donald Joseph "Joey" Stewart, and Alice N. Stewart is the Managing Member.

WHEREAS, the Managing Member of Anna L. Stewart Family Properties, LLC does hereby certify that this resolution is duly adopted at a legally convened meeting of Anna L. Stewart Family Properties, LLC on the 1st day of April 2025.

BE IT RESOLVED, that Alice N. Stewart is hereby appointed as an authorized signer for Anna L. Stewart Family Properties, LLC.

NOW THEREFORE, Alice N. Stewart is hereby authorized to sell, encumber, or lease any real property owned by Anna L. Stewart Family Properties, LLC, including but not limited to affidavits, applications, leases, deeds, and all documents required to sell, encumber, or lease any real property owned by Anna L. Stewart Family Properties, LLC and to appoint agents to present for the LLC to the Gulfport Planning Commission.

SO CERTIFIED, this the 1st day of April 2025.



**ALICE N. STEWART, member
ANNA L. STEWART FAMILY PROPERTIES, LLC**

ACKNOWLEDGEMENT

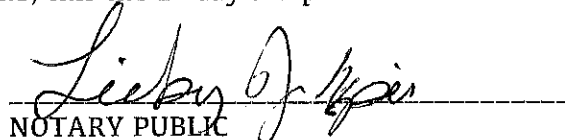
**State of Mississippi
County of Harrison**

Personally appeared before me, the undersigned Notary Public in and for the jurisdiction aforesaid, the within named **ALICE N. STEWART, on behalf of Anna L. Stewart Family Properties, LLC** and who, after being by me duly sworn, states on her oath that the matters and facts set forth in the above and foregoing document are true and correct as therein stated.

SWORN TO and subscribed before me, this the 1st day of April 2025.

Commission Expiration:

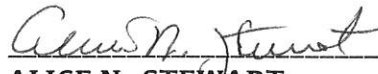
2/25/29
COMMISSION NUMBER 119196
MY COMMISSION EXPIRES FEBRUARY 25, 2029
JACKSON COUNTY
LINDSEY J. KIPER, NOTARY PUBLIC
* STATE OF MISSISSIPPI *


NOTARY PUBLIC

AFFIDAVIT

I, Alice N. Stewart, on behalf of Anna L. Stewart Family Properties, LLC, hereby provide John Paul Barber authority to act as agent for the Anna L. Stewart Family Properties, LLC for the limited purposes of the application for Planning Commission Approval of use of 13341B Dedeaux Road, Gulfport, MS as a medical cannabis dispensary.

FURTHER AFFIANT SAITH NOT:



ALICE N. STEWART
Anna L. Stewart Family Properties, LLC

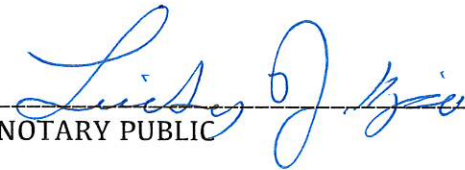
**STATE OF MISSISSIPPI
COUNTY OF HARRISON**

Personally appeared before me, the undersigned Notary Public in and for the jurisdiction aforesaid, the within named **ALICE N. STEWART, on behalf of Anna L. Stewart Family Properties, LLC** and who, after being by me duly sworn, states on her oath that the matters and facts set forth in the above and foregoing Affidavit are true and correct as therein stated.

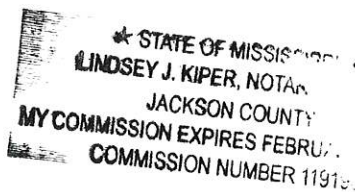
SWORN TO and subscribed before me, this the 1st day of April 2025.

Commission Expiration:

2/25/29



NOTARY PUBLIC



SECTION F, WRITTEN STATEMENT

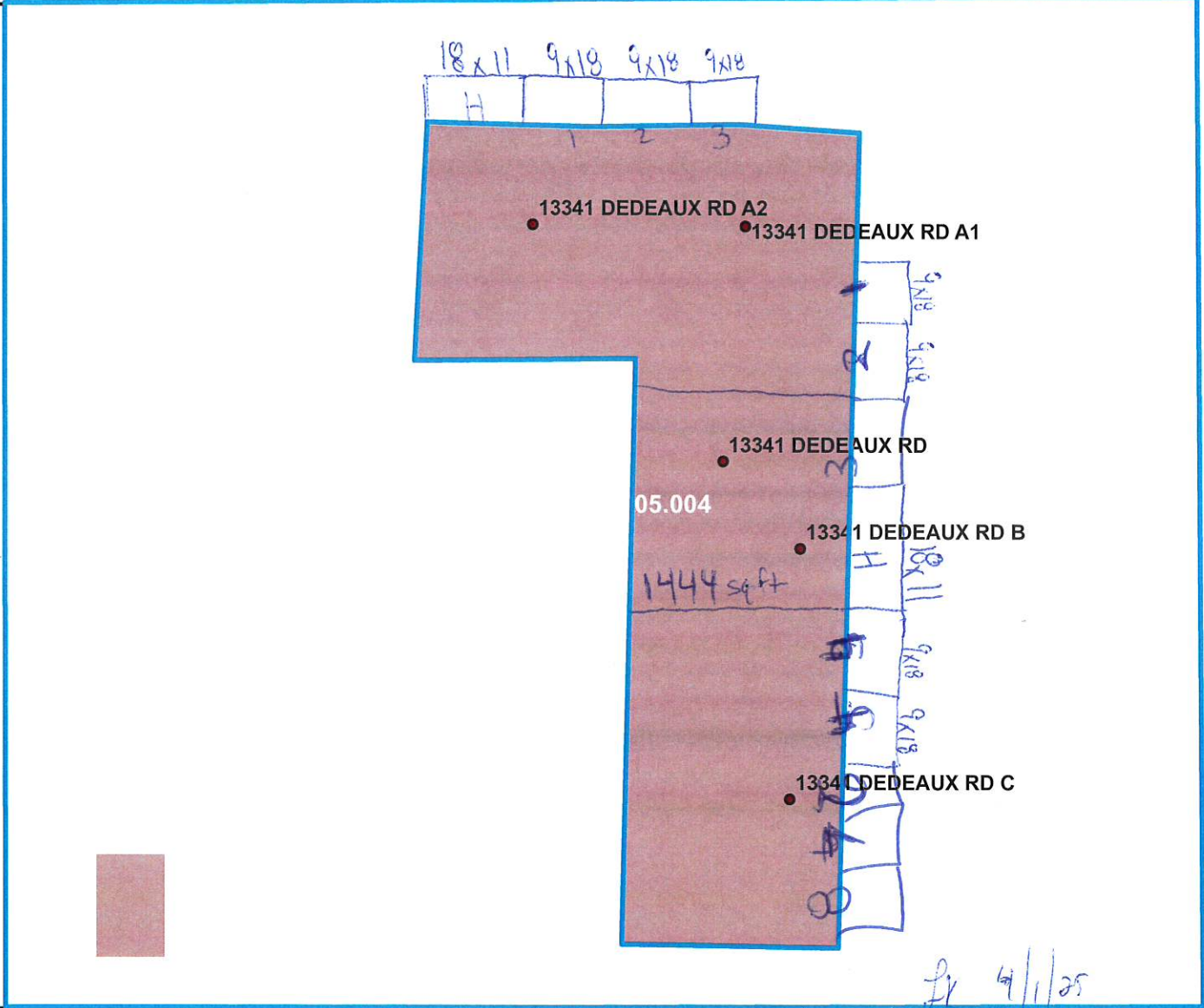
13341B DEDEAUX ROAD

The subject property located at 13341B Dedeaux Road, Gulfport, MS, is appropriate for use as a medical cannabis dispensary for the following reasons:

1. The site has adequate access to transportation via private automobile from Dedeaux Road and from Stewart Road connecting to Highway 49 and Lorrain Road.
2. The water supply is provided by the City of Gulfport.
3. Waste disposal is via City contractors.
4. Fire and Police Protection is provided by the City of Gulfport.
5. The subject property is located within the B2 Zone, Dedeaux Road commercial district without undue traffic congestion. The City of Gulfport continues to upgrade Dedeaux Road with widening and lighting projects.
6. The subject property is not expected to have a significant amount of daily traffic; thereby, current traffic patterns are not expected to increase because of the opening of the medical cannabis dispensary.
7. The proposal is in harmony with the current development of the Dedeaux Road commercial district that consists of grocery stores, convenient stores, pharmacies, restaurants, laundries, automobile repair shops, and other business establishments that are necessary amenities for the adjacent residential areas of the Dedeaux road section of Gulfport.
8. A medical cannabis dispensary would compliment and enhance the current commercial activities in the Dedeaux commercial district in the B2 Zone.

DEDEAUX RD

STEWART RD




1 inch = 33 feet




DATA DISCLAIMER:

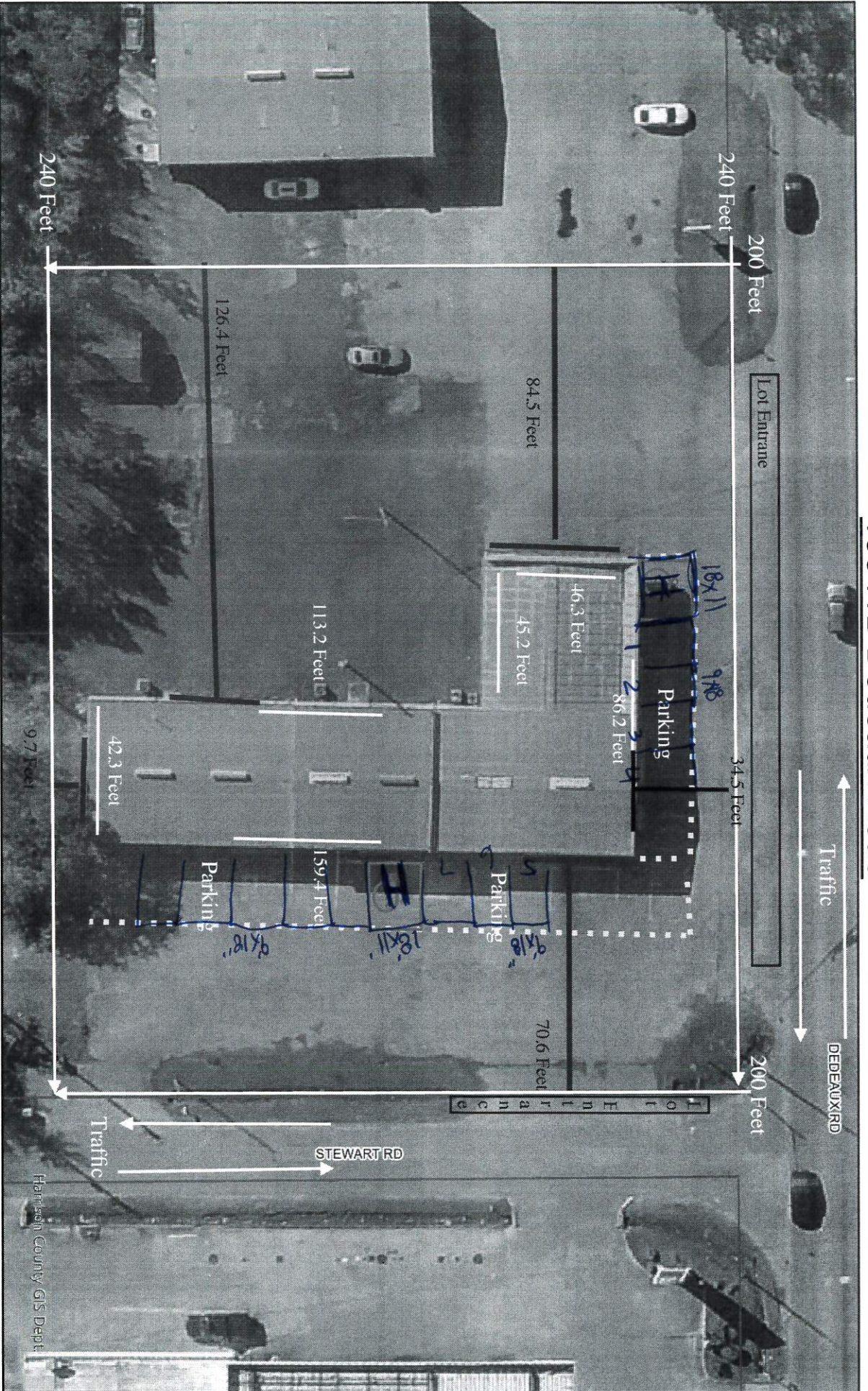
All information that is provided on this map is believed to be correct. However, no liability is assumed by the City of Gulfport for errors in substance or form of any of the materials published on this map. The GIS Division, City of Gulfport, provides the information represented on this map as a service 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.

Area Map

 Parcels

 Printed 4/1/2025

13341B Dedeaux Road



HARRISON COUNTY, MISSISSIPPI

DISCLAIMER: THIS MAP IS FOR PROPERTY TAX ASSESSMENT PURPOSES ONLY. IT WAS CONSTRUCTED FROM PROPERTY INFORMATION RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS AND IS NOT CONCLUSIVE AS TO LOCATION OF PROPERTY OR LEGAL OWNERSHIP. TAL FLURRY, TAX ASSESSOR

MAP DATE: April 1, 2025





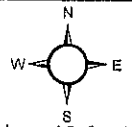
Area Map

Printed 12/17/2018



- Address points
- Minor Arterial
- Minor/Residential
- Parcels

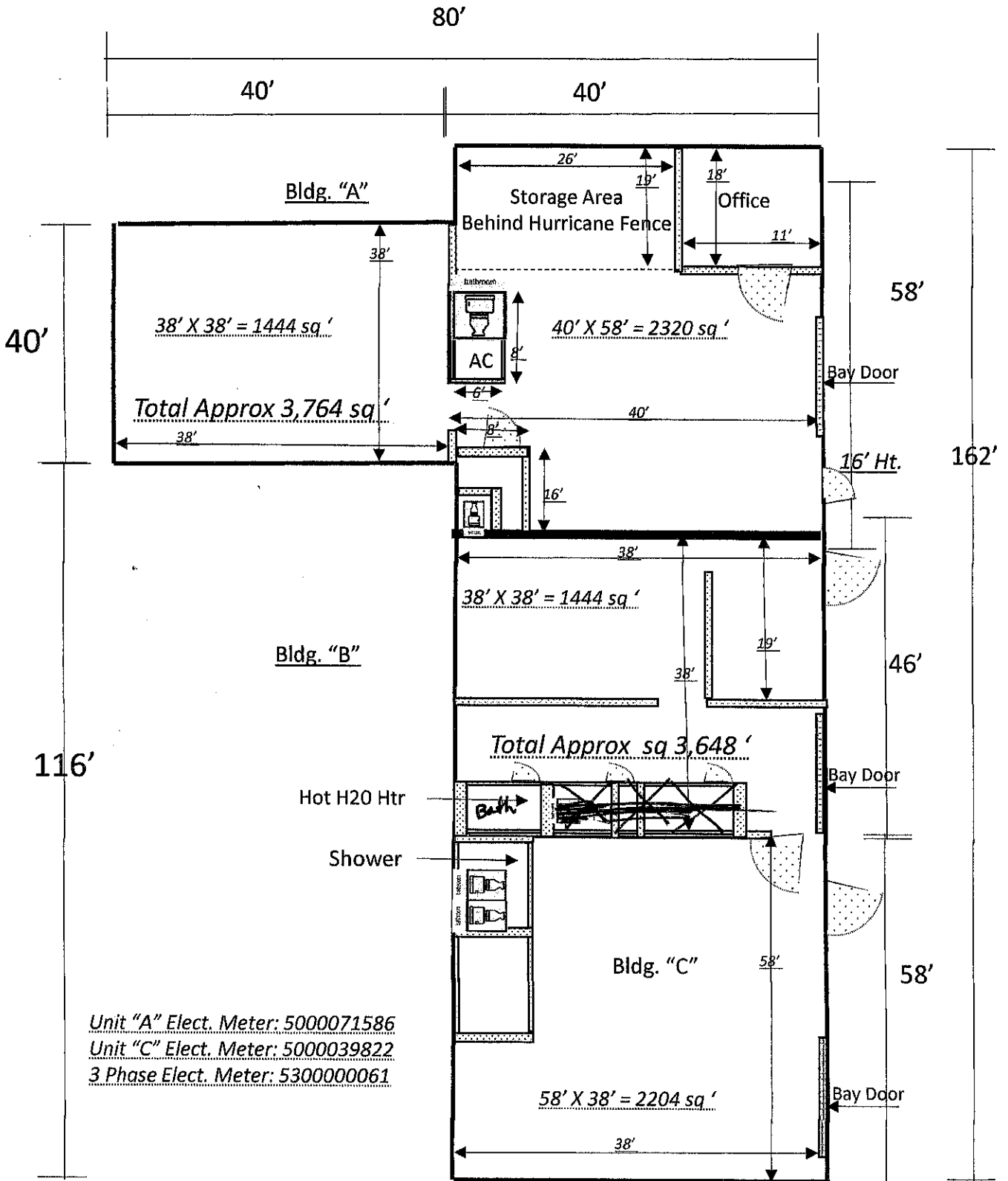
AS 12/17/2018



1 inch = 42 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.

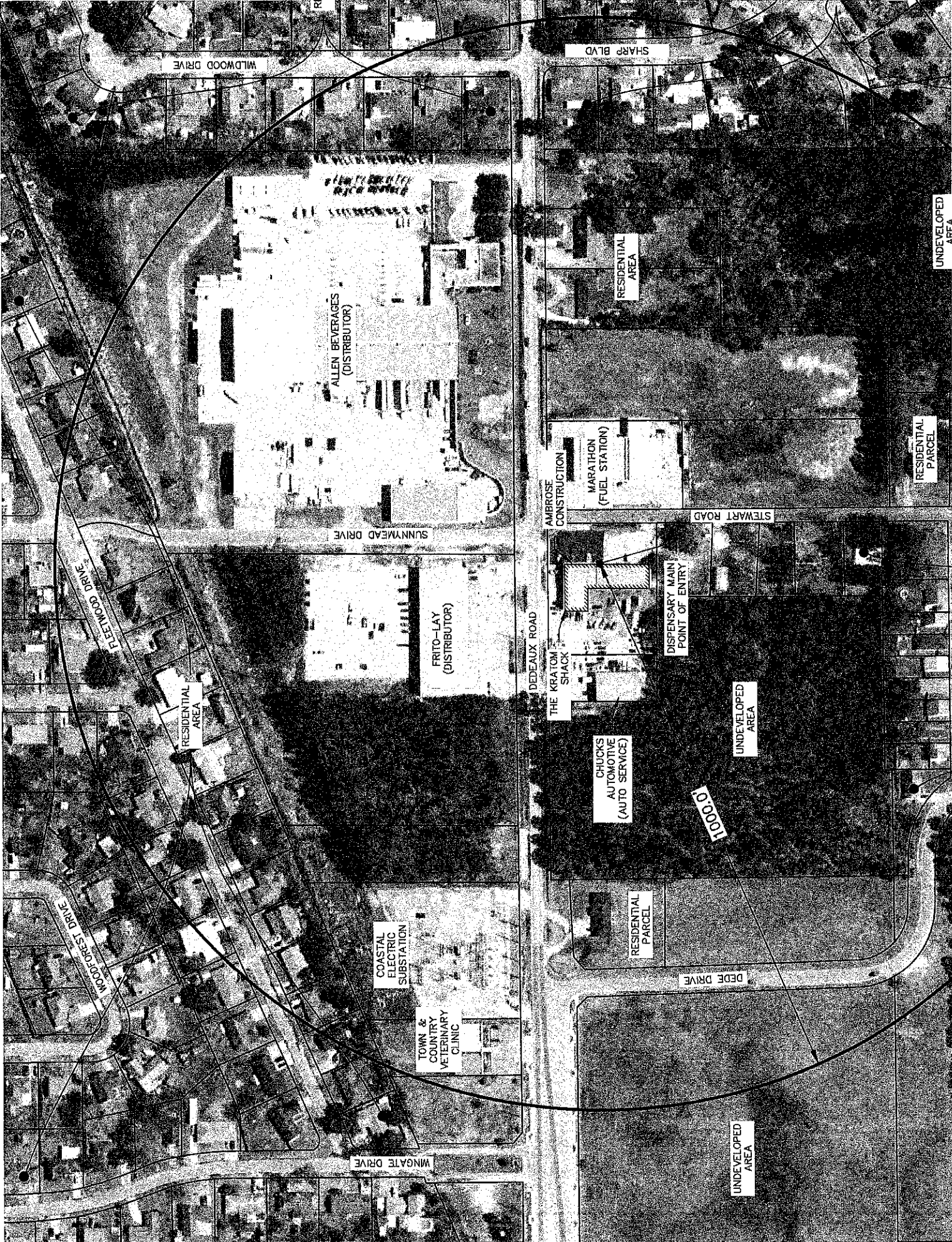
13341 Dedeaux Road
Bldg A & B
Approximate Dimensions Only





A AMBROSE
CONSTRUCTION LLC
228-284-4354

33611



WILLOW DRIVE

SHARP BLVD

ALLEN BEVERAGES
(DISTRIBUTOR)

RESIDENTIAL
AREA

UNDEVELOPED
AREA

AMBRÖSE
CONSTRUCTION
MARATHON
(FUEL STATION)

RESIDENTIAL
PARCEL

SUNNYMEAD DRIVE

FRITO-LAY
(DISTRIBUTOR)

DEDEAUX ROAD

THE KRATOM
SHACK

DISPENSARY MAIN
POINT OF ENTRY

UNDEVELOPED
AREA

LECTORS DRIVE

RESIDENTIAL
AREA

CHUCKS
AUTOMOTIVE
(AUTO SERVICE)

10000

COASTAL
ELECTRIC
SUBSTATION

TOWN &
COUNTRY
VETERINARY
CLINIC

RESIDENTIAL
PARCEL

DEDE DRIVE

UNDEVELOPED
AREA

WOODPOST DRIVE

WINGATE DRIVE

STEWART ROAD



Michael Watson

SECRETARY OF STATE

This is not an official certificate of good standing.

Name History

Name	Name Type
Anna L. Stewart Family Properties, LLC	Legal

Business Information

Business Type:	Limited Liability Company
Business ID:	1156620
Status:	Good Standing
Effective Date:	09/10/2018
State of Incorporation:	Mississippi
Principal Office Address:	17155 Tilley Lane, 17155 Tilley Lane GULFPORT, MS 39503

Registered Agent


Name
Alice N. Stewart 17155 Tilley Lane Gulfport, MS 39503

Officers & Directors

Name	Title
Timothy A Stewart 17155 Tilley Lane Gulfport, MS 39503	Member
Donald Joseph "Joey" Stewart 17155 Tilley Lane Gulfport, MS 39503	Member
Alice N. Stewart 17155 Tilley Lane Gulfport, MS 39503	Manager

CERTIFIED TRUE COPY
ANGELA THRASH
CHANCERY CLERK
HARRISON COUNTY, MISS.
First Judicial District
By  DC



 1st Judicial District
Instrument 2018 6410 D -J1
Filed/Recorded 9/25/2018 11:01 A
Total Fees \$ 13.00
3 Pages Recorded

PREPARED BY:
David W. Jones, Attorney, PLLC
1605 - 23rd Avenue
Gulfport, MS 39501
(228) 864-8965

RETURN TO:
David W. Jones, Attorney, PLLC
1605 - 23rd Avenue
Gulfport, MS 39501
(228) 864-8965

GRANTOR:
Anna L. Stewart
2305 Robert Drive
Gulfport, MS 39503
(228) 832-6248

GRANTEE:
Anna L. Stewart, as Trustee of the Anna L.
Stewart Revocable Trust
2305 Robert Drive
Gulfport, MS 39503
(228) 832-6248

INDEXING INSTRUCTIONS:
Parcel I: part of NE $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 11-7-11
Parcel II: part of SW $\frac{1}{4}$ of Section 11-7-11
Parcel III: part of NW $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 10-7-11
Parcel IV: part of SW $\frac{1}{4}$ of Section 11-7-11
Parcel V: part of NE $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 11-7-11
First Judicial District, Harrison County, Mississippi

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

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I, Anna L. Stewart, ("Grantor"), do hereby sell, convey, and quitclaim unto Anna L. Stewart Family Properties, LLC, a Mississippi limited liability company, ("Grantee"), the


2

following described real property situated and being located in the First Judicial District of Harrison County, Mississippi, as follows, to-wit:

Those certain parcels being more particularly described in Exhibit "A" attached hereto

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

WITNESS MY SIGNATURE this the 17th day of September, 2018.



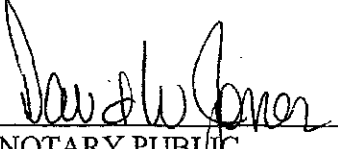
Anna L. Stewart

**STATE OF MISSISSIPPI
COUNTY OF HARRISON**

THIS DAY PERSONALLY CAME AND APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, Anna L. Stewart, who acknowledged that the above and foregoing instrument was signed and delivered as the free and voluntary act and deed of the Grantor on the day and in the year therein mentioned.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 17th day of September, 2018.





NOTARY PUBLIC
My Commission Expires: January 8, 2021

THIS INSTRUMENT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL I:

Commencing at the intersection of the East line of the Southwest Quarter (SW $\frac{1}{4}$) of Section 11 and the South margin of Dedeaux Road; thence westerly along the South margin of Dedeaux Road 685.97 feet to the point of beginning; thence continue westerly along the South margin of Dedeaux Road 240 feet, more or less, thence South 200 feet, more or less; thence East 240 feet, more or less, to Stewart Road; thence North along Stewart Road 200 feet, more or less, to Dedeaux Road and the point of beginning.

PARCEL II:

Commencing at the intersection of the East line of the Southwest Quarter (SW $\frac{1}{4}$) of Section 11 and the South margin of Dedeaux Road; thence westerly along South margin of Dedeaux Road 926 feet, more or less, to the point of beginning; then South 200 feet, more or less; then West 86 feet, more or less; then North 200 feet, more or less, to South margin of Dedeaux Road; then East 86 feet, more or less, to the point of beginning.

PARCEL III:

A parcel of land located in the Northwest Quarter of the Southwest Quarter (NW $\frac{1}{4}$ of SW $\frac{1}{4}$) of Section 10, Township 7 South, Range 11 West, Harrison County, Mississippi, more particularly described as follows: Commencing at the Northwest corner of the Northwest Quarter of the Southwest Quarter (NW $\frac{1}{4}$ of SW $\frac{1}{4}$) of said Section 10; run thence South 00 degrees 23 minutes East 45 feet to the south margin of Dedeaux Road where said South margin intersects with the East margin of Klein Road; run thence South 89 degrees 35 minutes East along said South margin 100 feet to the point of beginning; run thence South 00 degrees 09 minutes East 200 feet; run thence South 89 degrees 35 minutes East 128.1 feet; run thence North 00 degrees 29 minutes East 200 feet to the South margin of Dedeaux Road; run thence North 89 degrees 35 minutes West along said South margin 130.3 feet back to the point of beginning.

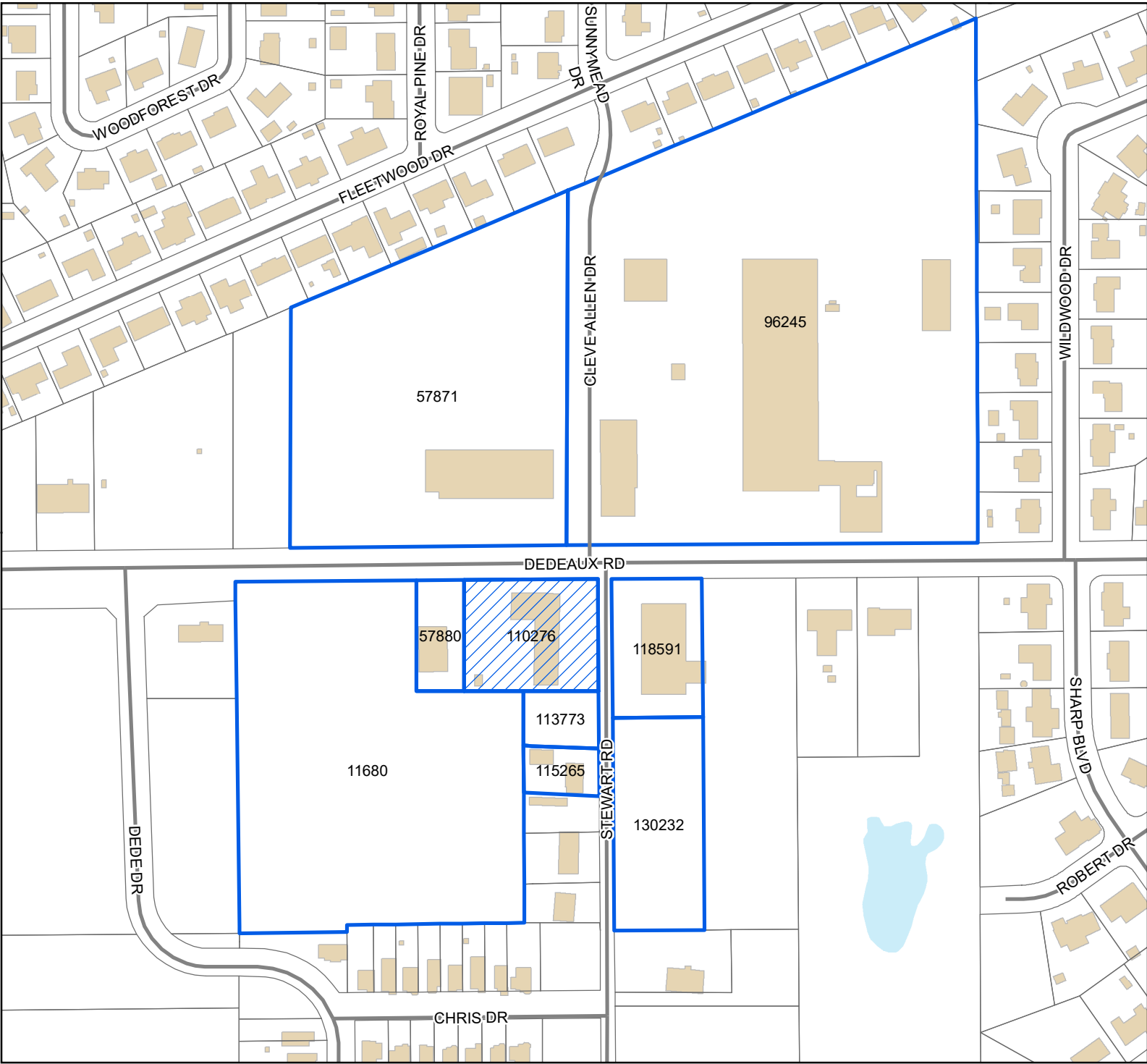
PARCEL IV:

Commencing at the intersection of the East line of the Southwest Quarter (SW $\frac{1}{4}$) of Section 11 and South margin of Dedeaux Road; westerly along South margin of Dedeaux Road 685.97 feet; thence South 200 feet along Stewart Road to Point of Beginning; thence West 134.4 feet, more or less; thence South 100 feet, more or less; thence East 134.4 feet, more or less, to Stewart Road; thence North 100 feet to the point of beginning.





PARCEL V:

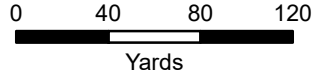
A parcel of land containing 10,172 square feet situated in the Northeast Quarter of the Southwest Quarter (NE $\frac{1}{4}$ of SW $\frac{1}{4}$) of Section 11, Township 7 South, Range 11 West, First Judicial District of Harrison County, Mississippi, being described more particularly as follows: Commencing at the intersection of the East line of the Southwest Quarter (SW $\frac{1}{4}$) of said Section 11 and the South margin of Dedeaux Road; thence Westerly along said South margin 685.97 feet; thence South 00 degrees 01 minutes 57 seconds East 305.03 feet to the point of beginning; thence South 00 degrees 01 minutes 57 seconds East 86.21 feet; thence North 87 degrees 15 minutes 05 seconds West 119 feet; thence North 00 degrees 57 minutes West 84.65 feet; thence South 88 degrees 00 minutes 22 seconds 119.35 feet to the point of beginning.

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
Y		0908M-01-005.004	ANNA L. STEWART FAMILY PROPERTIES LLC (OWNER)	17155 TILLEY LANE	GULFPORT	MS	39503
			JOHN PAUL BARBER (AGENT)	2598 PASS ROAD STE A	BILOXI	MS	39531
			Adjacent Property Owners (2505PC060)				
	118591	0908M-01-004.001	GULF XPRESS LLC	13321 DEDEAUX RD	GULFPORT	MS	39503
	57871	0908L-01-001.000	DRG & TDS HOLDINGS LLC	23640 HWY 18 EAST	BERRY	AL	35546
	115265	0908M-01-005.006	STEWART ANNA L -ETAL-	17155 TILLEY LN	GULFPORT	MS	39503
	96245	0908L-01-001.001	ALLEN BEVERAGES INC	13300 DEDEAUX RD	GULFPORT	MS	39503
	130232	0908M-01-004.002	BUSH STEVIE	15181 OBERLIN AVE	GULFPORT	MS	39503
N	11680	0908M-01-007.000	ALLEN BEVERAGES INC	P O BOX 2037	GULFPORT	MS	39505
N	57880	0908M-01-005.000	STEWART ANNA L -ETAL-	17155 TILLEY LN	GULFPORT	MS	39503
N	110276	0908M-01-005.004	STEWART ANNA L -ETAL-	17155 TILLEY LN	GULFPORT	MS	39503
N	113773	0908M-01-005.005	STEWART ANNA L -ETAL-	17155 TILLEY LN	GULFPORT	MS	39503



Legend

-  Site
-  Street
-  Buildings
-  Water Features



1 inch = 250 feet



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



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

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

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

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
36845	658859	Print Legal Ad-IPL02308100 - IPL0230810	PC	1	82 L

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

accountspayable@gulfport-ms.gov

**LEGAL NOTICE
 PUBLIC HEARING**

In conformance with Section VIII of the Comprehensive Zoning Ordinance of the City of Gulfport, Mississippi, 1979 as amended, notice is hereby given advising that the Gulfport City Planning Commission will hold a public hearing in the City of Gulfport, Mississippi at 4:30 PM., Thursday, May 22, 2025 in the Council Chambers of the Gulfport City Hall located at 2309 15th Street to consider the following requests. A copy of the requests will be available for public review at the office of the Department of Urban Development, Planning Division, located on first floor of the William H. Hardy Building, 1410 24th Avenue.

Planning Commission Approval 2505PC056, by agent Dr. Sandi Carlson, seeking approval for a hospital use, Tax Parcel 0811L-04-115.000, 1201 31st Ave, Zoned T4+ (General Urban Zone "Plus"), Ward 2

Planning Commission Approval 2505PC057, by agent Robert Heinrich, seeking approval for a church use, Tax Parcel 1011D-01-032.000, 1126 Beach Drive, Zoned T6 (Urban Core Zone), Ward 2

Special Exception 2505SE059, by agent Marnie Adams, seeking approval for a liquor store use, Tax Parcel 0810N-04-037.000, 2905 25th Ave Suite A, Zoned B-2 (General Business), Ward 3

Planning Commission Approval 2505PC060, by agent John Paul Barber, seeking approval for a medical cannabis dispensary use, Tax Parcel 0908M-01-005.004, 13341 Dedeaux Road Suite B, Zoned B-2 (General Business), Ward 6

Planning Commission Approval 2505PC061, by owners Kyle and Monique Sprenkle, seeking approval for a home occupation for an administrative office for boat cleaning services, Tax Parcel 0907K-01-001.058, 13469 McLeod Ct, Zoned R-1-5 (Single-Family), Ward 5

Zoning Map Amendment 2505PC053, by owner Greg Smith Properties, LLC, requesting to rezone to T4+, Tax parcel 1011D-03-040.000, 130 Tegarden Road, Zoned T5 (Urban Center Zone), Ward 2

Zoning Map Amendment 2505PC058, by agent Donovan Scruggs, requesting to rezone six parcels to T4L (General Urban Zone "Limited"), Tax Parcels 1010M-02-001.002, 1010M-02-001.003, 1010M-02-001.004, 1010M-02-001.005, 1010M-02-001.006, 1010M-02-001.000, 5th Street, Zoned B-2 (General Business), Ward 2

This 7th day of May 2025
 Keith Williams, Chairman
 City of Gulfport Planning Commission
 IPL0230810
 May 7 2025

**STATE OF MISSISSIPPI
 COUNTY OF HARRISON**

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

1 insertion(s) published on:
 05/07/25

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

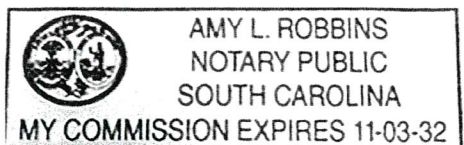
Mary Castro

Sworn to and subscribed before me this 12th day of May in the year of 2025

Amy Robbins

Notary Public

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



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

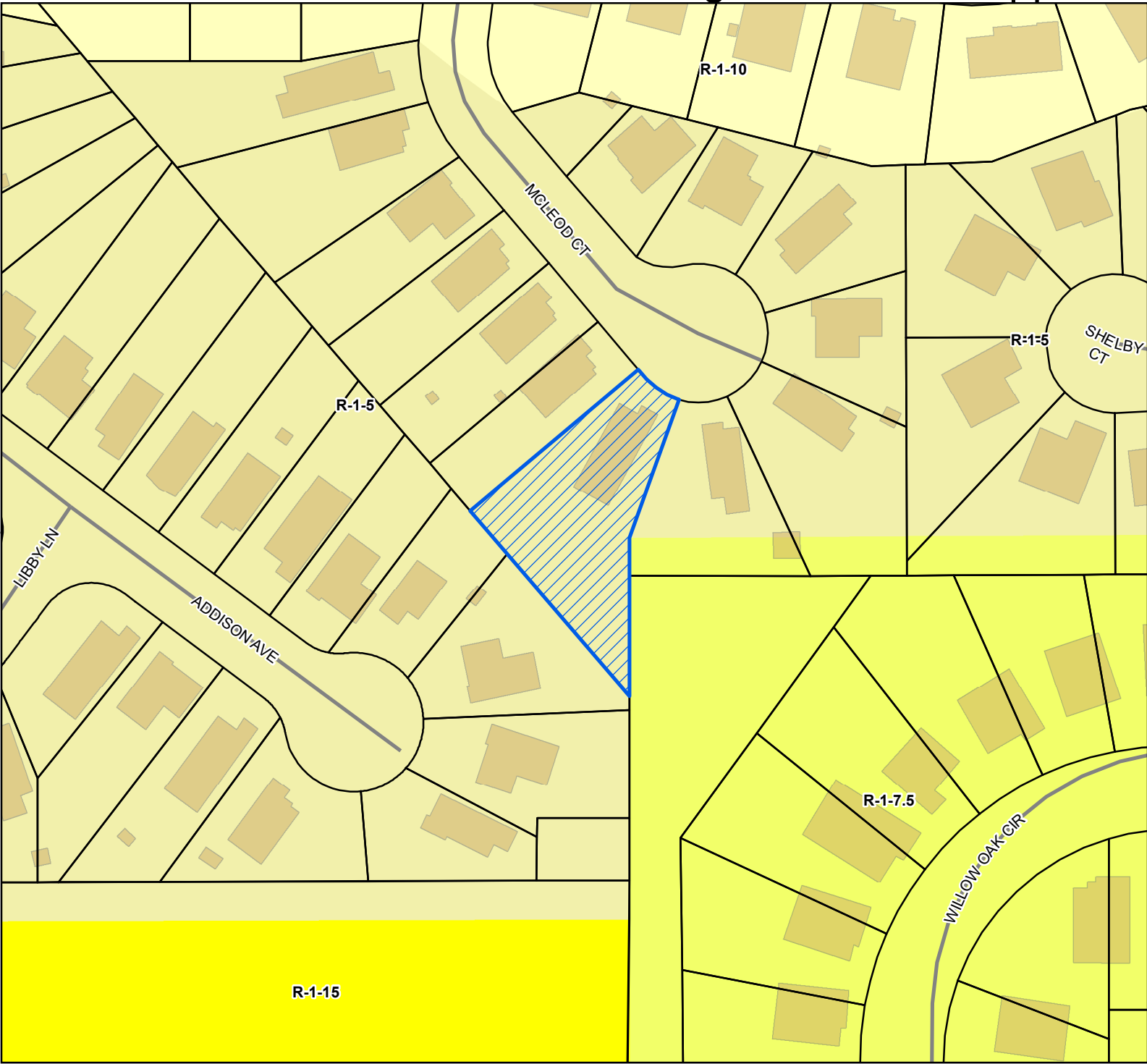


URBAN DEVELOPMENT
PLANNING & ZONING
PO BOX 1780 | GULFPORT, MS | 1410 24TH AVENUE
228.868.5710 | PLANNERS@GULFPORT-MS.GOV

PLANNING COMMISSION

Hearing Date: Thursday, May 22, 2025

Planning Commission Approval 2505PC061:(Withdrawn by Planning Staff) Planning Commission Approval 2505PC061, by owners Kyle and Monique Sprenkle, seeking approval for a home occupation for an administrative office for boat cleaning services, Tax Parcel 0907K-01-001.056, 13469 McLeod Ct, Zoned R-1-5 (Single-Family), Ward 5

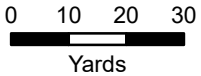


- Site
- Street
- Parcels
- Buildings
- City Limit

Zoning

- R-1-10 - Single Family Residence (Low Density)
- R-1-15 - Single Family Residence District (Low Density)
- R-1-5 - Single Family Residence District (Medium Density)
- R-1-7.5 - Single Family Residence District (Low Density)

Site Information
 0907K-01-001.056
 Zoning: R-1-5 (Single-Family)
 Size: 15302.26 sqft
 Flood: X



1 inch = 100 feet



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



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

For Staff Use Only

Case Number: 2805 PLC01

Date Received: 4/1/2020

Receipt Number: 13237119

Received By: BL

Zoning: R-1-5

Ward: 5 Flood: X

Size: 15302.26 sqft

APPLICATION FOR PLANNING COMMISSION APPROVAL FOR A HOME OCCUPATION

Property Information

TAX PARCEL #

0	9	0	7	4	-	0	1	-	0	0	1	•	0	5	6
					-			-				•			
					-			-				•			

(If necessary, use separate sheet of paper)

Address of Property Involved: 13469 MCLEOD CT

Lot(s) 56, Block(s) _____, Subdivision HIDDEN OAKS

General Location: NORTH GULFPORT

GENERAL DESCRIPTION OF REQUEST:

Requesting permission to use home as address record & administrative space for business of boat cleaning.

OWNERSHIP AND CERTIFICATION:

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

OWNER

AGENT

KYLE SPRENKLE
Printed Name of Owner

13469 MCLEOD CT
Mailing Address

GULFPORT MS 39503
City State Zip code

805-258-3385
Home Phone Work/Cell Phone

Sprengle Sprengle 09@yahoo.com
Email

Kyle Sprengle
Signature of Owner

Printed Name of Agent

Mailing Address

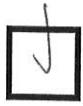
City State Zip code

Home Phone Work/Cell Phone

Email

Signature of Agent

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



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

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

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

NAME OF OWNER (PRINT) MONIQUE SPRENKLE

ADDRESS (STREET, CITY, STATE, ZIP CODE) 13469 MURDOCK CT

PHONE # (H) 405-258-6974 (W) _____

TAX PARCEL NUMBER(S) OWNED 09074-01-001.056

SIGNATURE: *Monique Sprengle*

NAME OF OWNER (PRINT) _____

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

PHONE # (H) _____ (W) _____

TAX PARCEL NUMBER(S) OWNED _____

SIGNATURE: _____

NAME OF OWNER (PRINT) _____

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

PHONE # (H) _____ (W) _____

TAX PARCEL NUMBER(S) OWNED _____

SIGNATURE: _____

(Use additional forms as needed)

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

CHECKLIST FOR HOME OCCUPATIONS

Owner's Name: KYLE SPRENKLE

Address: 13469 MGLEOD CT, GULFPORT, MS, 39503

Phone: (Home) _____ (Work/Cell) 805-258-3385

If rented, then the name of owner or manager is required, along with a letter of approval from same: N/A

Name of business or service to be used as home occupation: GOLF COAST MARINE MAINTENANCE

Nature of business: Water vehicle / Dock cleaning

Please fill in all the appropriate blanks:

Hours of operation: 8:00 a.m. until 5:00 p.m. M - SUNDAY

Earlier than 8:00 a.m. N/A

Give hours: _____

Later than 5:00 p.m.: N/A

Give hours: _____

Method of conducting business:

Telephone: By appointment

Mail order: N/A

Personal computer: By appointment

Appointment: M-5 8a.m. - 5p.m.

Traffic generation:

Is there any delivery of goods or products to the residence? NO

If so, specify the number and frequency of deliveries: N/A

Describe size of vehicle making deliveries: N/A

Is service by appointment only or are there drop-by visits by customers or clientele? _____

Business will travel to and conduct business at customer residence

Specify number and frequency of visits by clients and customers: N/A

Is everything made, manufactured, or provided on site? NO

Is special equipment required in production? NO

If so, described it, giving size of motor, etc. N/A

Are sales made from the premises? NO

If sales are made from other places, indicate on what basis: N/A

Local stores on consignment: N/A

Arts and crafts or flea markets: N/A

Trade shows: N/A

Other: N/A

Is there a Protective Covenant that exists that prohibits a home occupation at the proposed located?

Yes _____ No X

I certify the above to be true and accurate as it pertains to this application. I recognize that failure to comply with the assurances made in this application may result in the denial or removal of the permit after due notice and public hearing thereon.

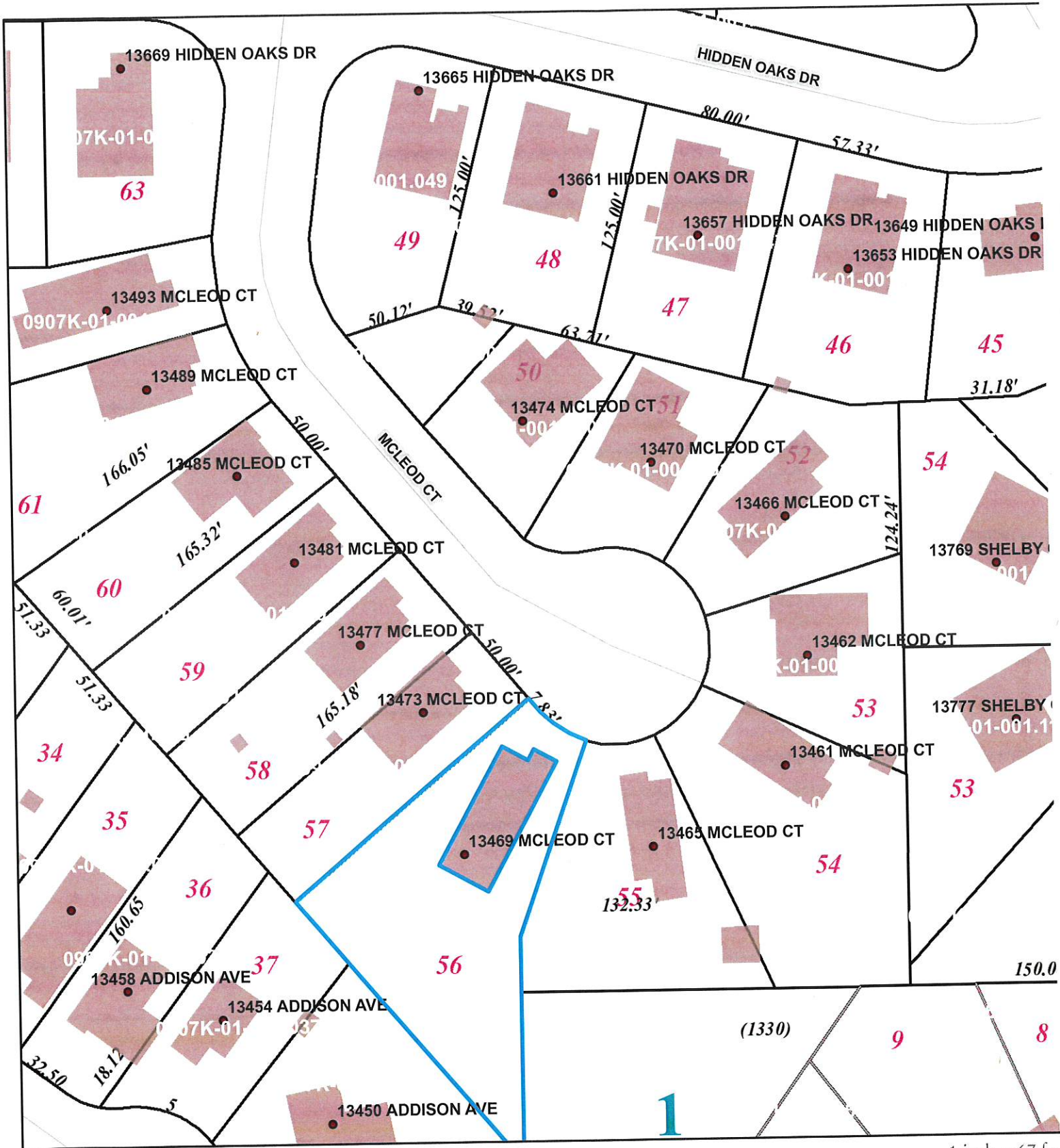
Printed Name: KYLE SPRENKLE

Signature: Kyle Sprinkle

Date: 31 MAR 2025

KYLE SPREngle

- Property is accessed through a public road up to my driveway. No customers will have my address or need to come to my house.
- Water is supplied by city of Gullport and paid for by myself.
- Waste disposal is conducted by the city of Gullport and paid for by myself.
- Smoke detectors and fire extinguishers as required for residential home. Home has simplified alarm system and police will be called if needed.
- No other public facilities.
- This will not cause traffic or create hazards as no customers will be arriving at my house. All services are provided at their homes/property.
- This proposal will allow me to maintain a business at my home administratively and will provide a service to the customers of Gullport.
- Address will be used for storage of supplies needed to clean boats.
- Customers will contact business via phone and email.




1 inch = 67 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.

Area Map

 Parcels

 N

Printed 3/31/2022



Angela Stone 1st JUDICIAL DISTRICT
instrument 2025-0004785-D-11
Filed/Recorded 03/14/2025 3:20:01 PM
Total Fees 26.00
3 Pages Recorded

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

File#250169

Indexing Instructions:
Lot 56, Hidden Oaks S/D, Phase 2
Harrison County, 1st JD, MS

STATE OF MISSISSIPPI
COUNTY OF HARRISON
FIRST JUDICIAL DISTRICT

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,

TAYLOR ADAMS Formerly Known As TAYLOR BISHOP
and husband, TODD J. ADAMS
P.O BOX 548
WIGGINS, MS 39577
(601) 528-2437

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

KYLE SPRENKLE and wife, MONIQUE SPRENKLE
as tenants by the entirety with full rights of survivorship and not as tenants in common
13469 McLEOD CT
GULFPORT, MS 39503
(805) 255-3385

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:

Lot Fifty-Six (56), HIDDEN OAKS SUBDIVISION, PHASE TWO (2), 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 47 at Page 12 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 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 Grantor on this the 6th day of March, 2025.

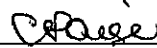


TAYLOR ADAMS Formerly Known As
TAYLOR BISHOP

STATE OF MISSISSIPPI
COUNTY OF HARRISON

THIS DAY personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid, **TAYLOR ADAMS Formerly Known As TAYLOR BISHOP**, who acknowledged that she signed, executed and delivered the above and foregoing instrument as her voluntary act and deed on the day and year therein mentioned.

GIVEN under my hand and official seal on this the 6th day of March, 2025.



NOTARY PUBLIC

(SEAL)

My Commission Expires:



WITNESS THE SIGNATURE of the Grantor on this the 6 day of March, 2025.

Todd Adams
TODD J. ADAMS

STATE OF FLORIDA
COUNTY OF Jackson

THIS DAY personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid, **TODD J. ADAMS**, who acknowledged that he signed, executed and delivered the above and foregoing instrument as his voluntary act and deed on the day and year therein mentioned.

GIVEN under my hand and official seal on this the 6 day of March, 2025.



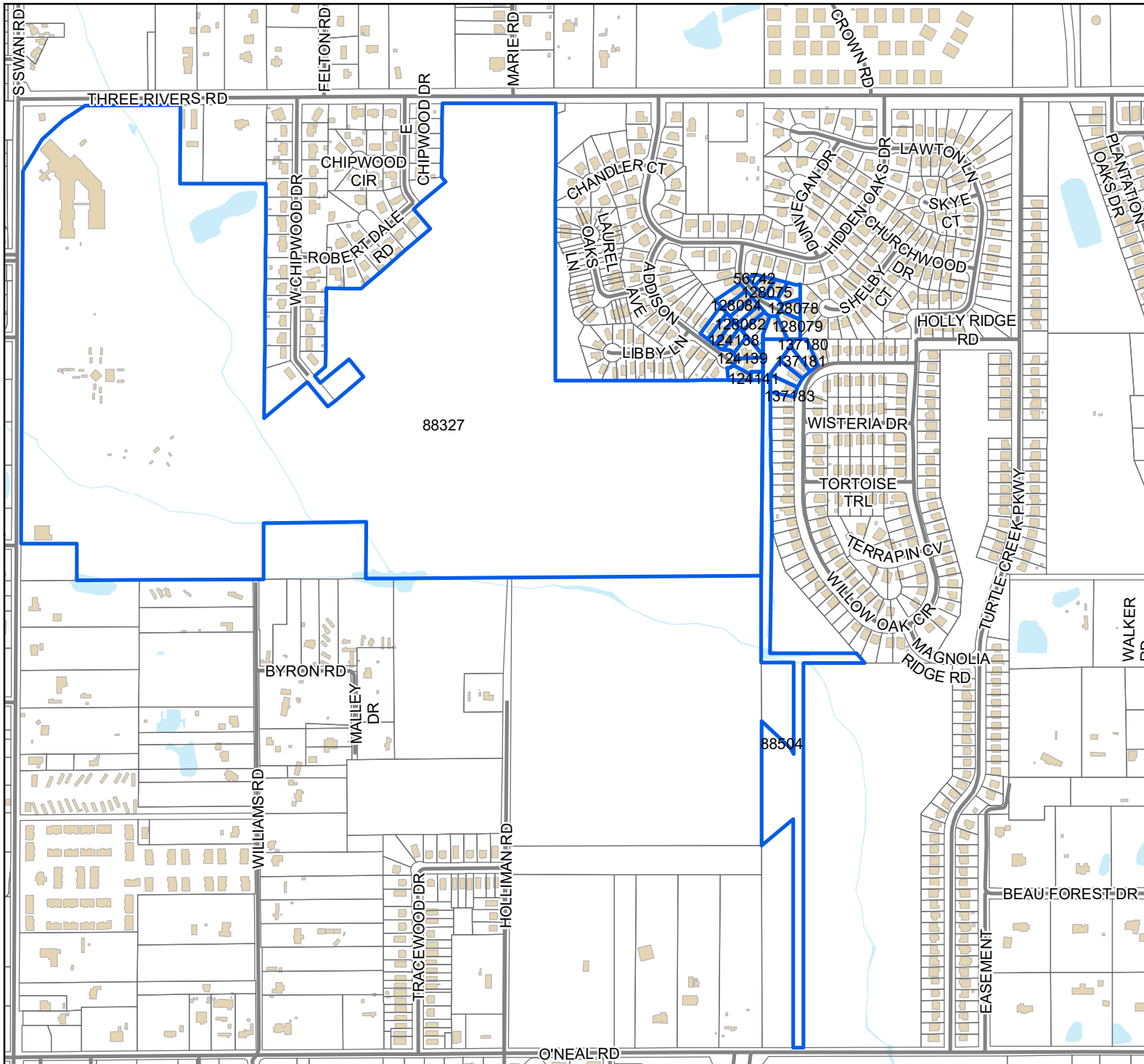
VIRGINIA C. MINYARD
Notary Public
State of Florida
Comm# HH339528
Expires 12/7/2026

Virginia C. Minyard
NOTARY PUBLIC

(SEAL)

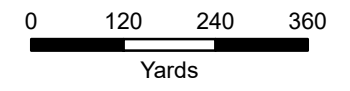
My Commission Expires: 12/7/26

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
Y		0907K-01-001.056	KYLE & MONIQUE SPRENKLE (OWNERS)	13464 MCLEOD CT	GULFPORT	MS	39503
			Adjacent Property Owners (2505PC061)				
	128084	0907K-01-001.059	HARPER COREY J & SABRINA P MCINTOSH	13481 MCLEOD COURT	GULFPORT	MS	39503
	56742	0907K-01-005.000	HIDDEN OAKS HOMEOWNERS ASSOCIATION	P O BOX 3570	GULFPORT	MS	39505
	128075	0907K-01-001.050	HIGHSMITH DIANA LOUISE	13474 MCLEOD CT	GULFPORT	MS	39503
	128077	0907K-01-001.052	TAYLOR BRITTANY	13466 MCLEOD CT	GULFPORT	MS	39503
	124138	0907K-01-004.037	HARKOVICH BRITTANY	13454 ADDISON AVE	GULFPORT	MS	39503
	128082	0907K-01-001.057	BORCHARDT AUNDREA C	13473 MCLEOD CT	GULFPORT	MS	39503
	128083	0907K-01-001.058	PERRETTE STEPHEN	13477 MCLEOD CT	GULFPORT	MS	39503
	128076	0907K-01-001.051	CAREY JASON A	13470 MCLEOD CT	GULFPORT	MS	39503
	124135	0907K-01-004.034	RUNYAN KENNETH A & JAIME	13468 ADDISON AVE	GULFPORT	MS	39503
	124140	0907K-01-004.039	LEGACY PROPERTIES BY BUSH LLC	22280 BLACKWELL FARM RD	SAUCIER	MS	39574
	124136	0907K-01-004.035	SALLOUM BRENDA	13462 ADDISON AVE	GULFPORT	MS	39503
	124137	0907K-01-004.036	QUINN JOHN HOLLIS & MICHELLE	13458 ADDISON AVE	GULFPORT	MS	39503
	124142	0907K-01-004.041	DAVIS RONALD E JR	13447 ADDISON AVE	GULFPORT	MS	39503
	124141	0907K-01-004.040	GULFPORT CITY OF	2309 15TH ST	GULFPORT	MS	39502
	128078	0907K-01-001.053	BARNES TERESA L	13462 MCLEOD CT	GULFPORT	MS	39503
	128085	0907K-01-001.060	BADON SOPHIA LASHAY	13485 MCLEOD CT	GULFPORT	MS	39503
	124139	0907K-01-004.038	LENIG ROBERT RAYMOND	13450 ADDISON AVE	GULFPORT	MS	39503
	137183	0907K-01-006.012	ROSS HENRY A & BELINDA B	13311 WILLOW OAK CIR	GULFPORT	MS	39503
	137182	0907K-01-006.011	RULITE SHAWN KITTONG	13315 WILLOW OAK CIRCLE	GULFPORT	MS	39501
	137180	0907K-01-006.009	ROESSLING BRENDA ANN	13323 WILLOW OAK CIRCLE	GULFPORT	MS	39503
	128080	0907K-01-001.055	RICO DAVID A	13465 MCLEOD COURT	GULFPORT	MS	39503
	137181	0907K-01-006.010	PIRMANN SEAN HUNTER	13319 WILLOW OAK CIRCLE	GULFPORT	MS	39503
	128079	0907K-01-001.054	GOYETTE EDWARD	13461 MCLEOD COURT	GULFPORT	MS	39503
	128081	0907K-01-001.056	BISHOP TAYLOR	13469 MCLEOD COURT	GULFPORT	MS	39503
	88504	0907N-01-001.000	TURTLE CREEK SUBDIVISION LLC	P O BOX 1057	DENHAM SPRINGS LA		70727



Legend

- Site
- Street
- Buildings
- Water Features



1 inch = 750 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.



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

PLANNING COMMISSION

Hearing Date: Thursday, May 22, 2025

Planning Commission Recommendation



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

PLANNING COMMISSION

Hearing Date: Thursday, May 22, 2025

Zoning Map Amendment 2505PC053: Zoning Map Amendment 2505PC053, by owner Greg Smith Properties, LLC, requesting to rezone to T4+ (General Urban Zone "Plus"), Tax parcel 1011D-03-040.000, 130 Tegarden Road, Zoned T5 (Urban Center Zone), Ward 2

Technical Report

Zoning Map Amendment

GENERAL INFORMATION

Case File Number: 2505PC053

Hearing Date: May 22, 2025

Current Zoning/Use: T5 / Vacant Lot

Legal: Zoning Map Amendment 2505PC053, by owner Greg Smith Properties, LLC, requesting to rezone to T4+, Tax parcel 1011D-03-040.000, 130 Tegarden Road, Zoned T5 (Urban Center Zone), Ward 2

TECHNICAL DETAILS

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

According to the Mississippi case law:

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

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

The applicant is requesting to rezone approximately 40,288 square feet of property from T5 (Urban Center Zone) to T4+ (General Urban Zone “Plus”). As presented, the applicant states, “the present zoning is penalizing the current property owners because they cannot build a single-family home.” The applicant plans to begin development of this property within six months after approval of the zoning change by Planning Commission and be completed twelve (12) months later. The Planning Commission can only offer recommendations; the City Council will have final decision for the rezoning before building can begin. The surrounding consistency of the neighborhood are areas containing general business districts, one-family, two-family and multiple-family dwellings.

The applicant has chosen that the character of the neighborhood has changed as justification for the change of the current zoning.

1. The applicant states that the error or mistake is that the area has been improperly zoned for commercial use.

Technical Report

Zoning Map Amendment

2. The applicant addresses Character of the Neighborhood changing by stating, “many other homes have been constructed using T4+ zoning in this area on East Cedar Drive, West Cedar Drive, Oleander Drive, Markham Drive, and north of this property of Tegarden.

EXECUTIVE SUMMARY

The applicant wishes to rezone the subject site from T5 (Urban Center Zone) to T4+ (General Urban Zone “Plus”) to open doors to more opportunity to serve the neighbors and visitors that demand more single-family homes in the area.

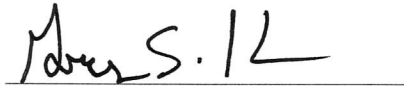
The applicant has not proven with clear and convincing evidence for a zoning change as required by the state, however, the staff notes that there are more single-family homes in the surrounding neighborhood than commercial uses, and rezoning to T4+ would be in harmony with the existing neighborhood.

Any approval should consider these conditions:

1. Approval would grant applicant to rezone property from T5 (Urban Center Zone) to T4+ (General Urban Zone “Plus”) zoning district. The Planning Commission can only offer recommendations; the City Council will have final decision for the rezoning.

DIRECTOR APPROVAL

This report has been reviewed and approved by:



Greg Holmes

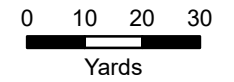
Director of Urban Development Department

Zoning Map Amendment



- Site
- US or State Highway
- Street
- Parcels
- Buildings
- Smart Code**
- T6
- T5
- T4+
- T1

Site Information
 1011D-03-040.000
 Zoning: T5 (Urban Center Zone)
 Size: 40287.68 sqft
 Flood: AE



1 inch = 100 feet



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



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

For Staff Use Only

Case File #: 2505PE053

Date Received: 3/27/2025

Receipt #: 13227402

Received By: BL

Zoning: TS

Ward: 2 Flood: AE

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

Property Information

TAX PARCEL #

1	0	1	1	D	-	0	3	-	0	4	0	•	0	0	0
					-			-				•			
					-			-				•			

(If necessary, use separate sheet of paper)

Address of Property Involved: 130 Teagarden Rd

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

General Location: North of Beach Blvd. East of Teagarden Rd.

GENERAL DESCRIPTION OF REQUEST:

Change zoning to T4+

OWNERSHIP AND CERTIFICATION:

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

OWNER

AGENT

They Smith Properties, LLC
Printed Name Of Owner

PO Box 7704
Mailing Address

Gulfport Ms 39506
City State Zip code

228-263-3456
Home Phone Work/Cell Phone

gtsmith1225@gmail.com
Email

They Smith, member
Signature Of Owner

Printed Name Of Agent

Mailing Address

City State Zip code

Home Phone Work/Cell Phone

Email

Signature Of Agent

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

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

E. REASON FOR REZONING REQUEST

The Character of the neighborhood has changed.

This area was rezoned in 2007 from Commercial to the Smart Code and no development has occurred except on the properties that were rezoned to T4+ adjacent to and north of this property.

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

F. INTEREST

1. The property is owned by Gregory Smith PO Box 7704 Gulfport, MS. Deeds have been provided.

2. DEVELOPMENT SCHEDULE

Development of this property will begin within 6 months of the zoning change and should be completed 12 months later.

3. EFFECT OF AMENDMENT

This change in zoning should not effect the surrounding land uses. Many other homes have been constructed using T4+ zoning in this area on East Cedar Drive, West Cedar Drive, Oleander Drive, Markham Drive, and north of this property of Tegarden.

4. ERROR

This area has been improperly zoned for commercial use. A change to T4+ would correct this error.




1 inch = 118 ft



DATA DISCLAIMER:

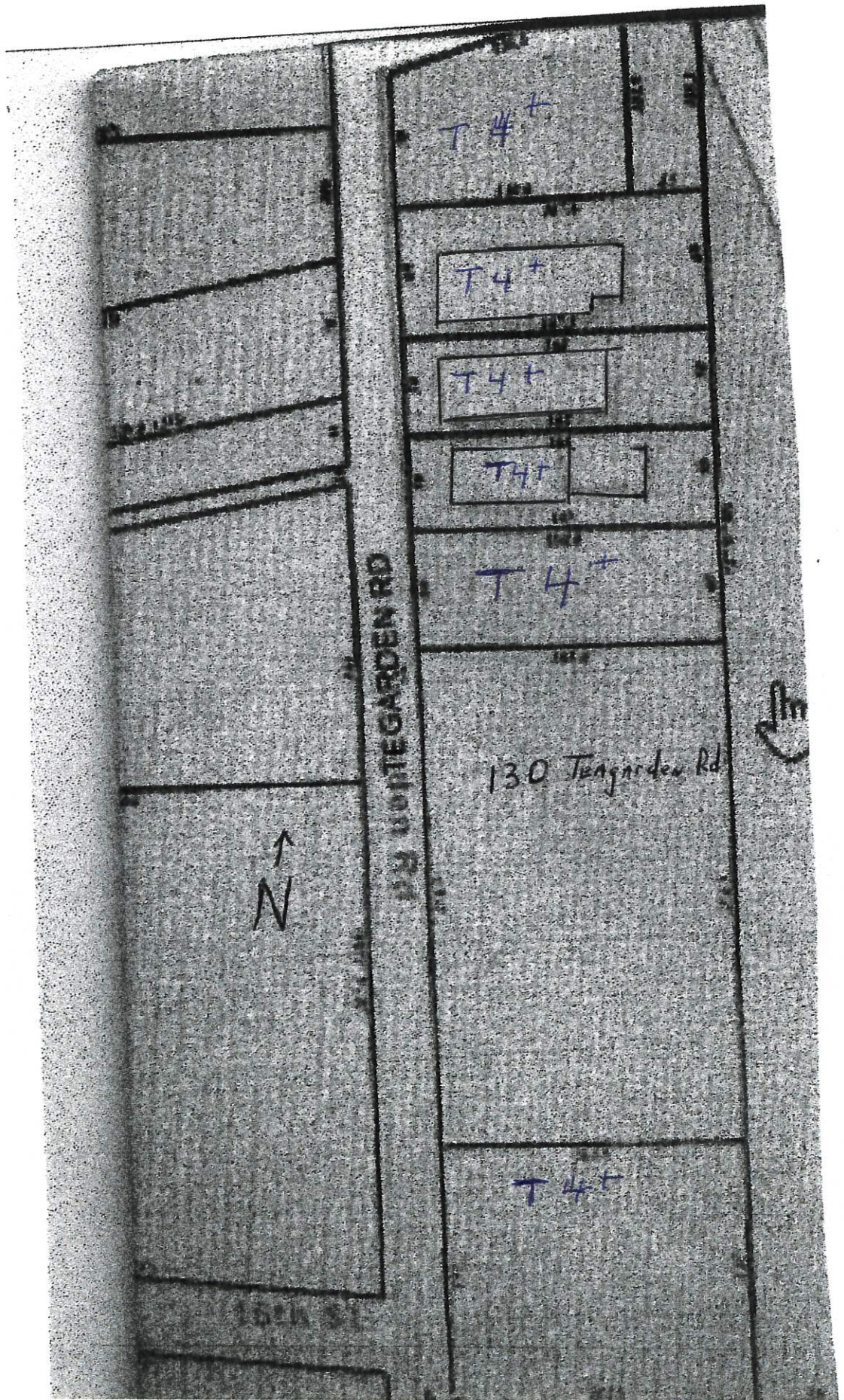
All information that is provided on this map is believed to be correct. However, no liability is assumed by the City of Gulfport for errors in substance or form of any of the materials published on this map. The GIS Division, City of Gulfport, provides the information represented on this map as a service 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.

Area Map

 Parcels

Printed 3/27/202





T4+

T4+

T4+

T4+

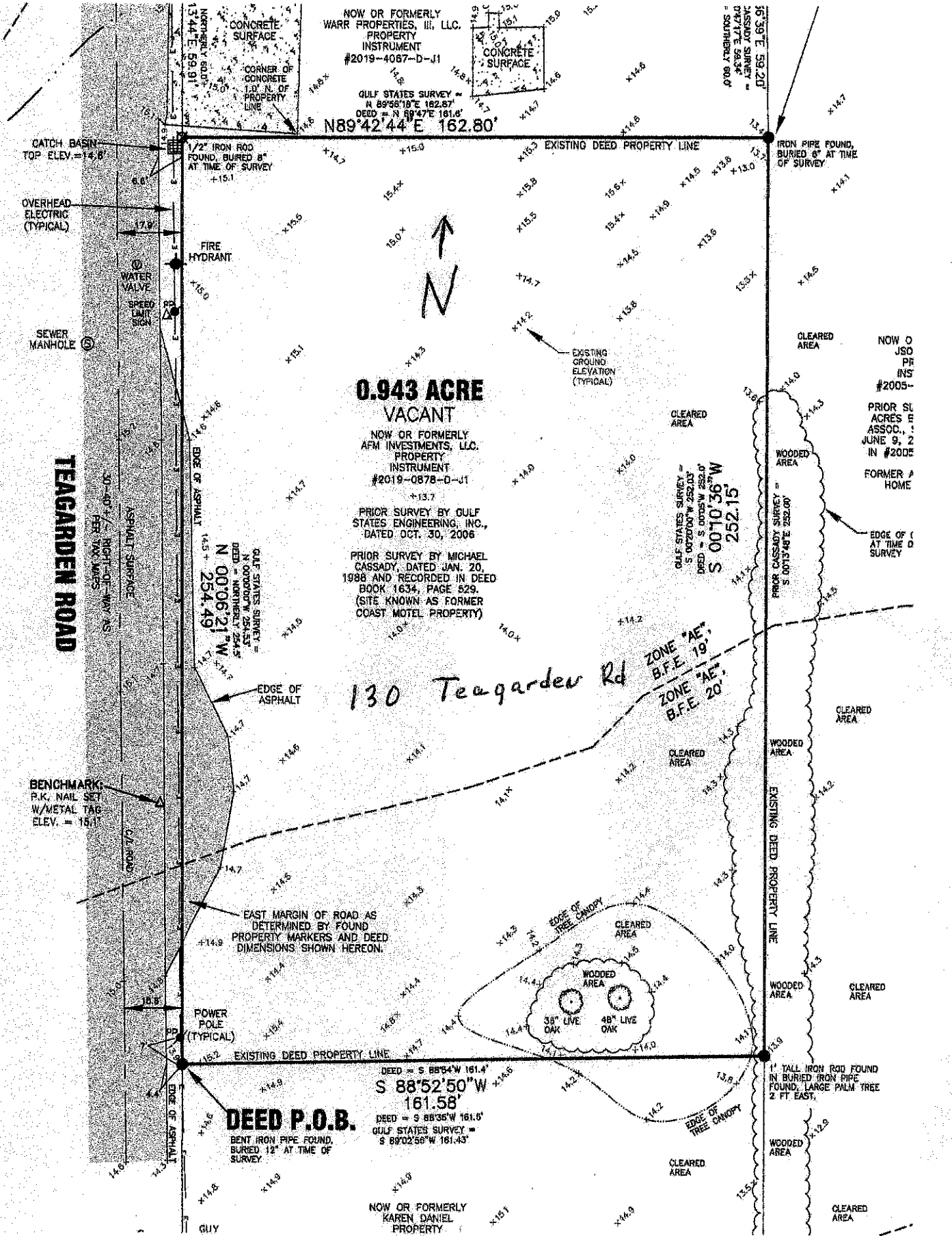
T4+

130 Teagarden Rd

N ↑

130 TEAGARDEN RD

T4+



NOW OR FORMERLY
WARR PROPERTIES, III, LLC.
PROPERTY
INSTRUMENT
#2019-4087-D-J1

GULF STATES SURVEY =
N 89°56'18" E 162.87'
DEED = N 89°47' E 181.6'
N 89°42'44" E 162.80'

**0.943 ACRE
VACANT**

NOW OR FORMERLY
AFM INVESTMENTS, LLC.
PROPERTY
INSTRUMENT
#2019-0878-D-J1
+13.7

PRIOR SURVEY BY GULF
STATES ENGINEERING, INC.,
DATED OCT. 30, 2006

PRIOR SURVEY BY MICHAEL
CASSADY, DATED JAN. 20,
1988 AND RECORDED IN DEED
BOOK 1634, PAGE 529.
(SITE KNOWN AS FORMER
COAST MOTEL PROPERTY)

130 Teagarden Rd

ZONE "AE"
B.F.E. 19'

ZONE "AE"
B.F.E. 20'

DEED P.O.B.

BENT IRON PIPE FOUND,
BURIED 12" AT TIME OF
SURVEY

DEED = S 88°54' W 161.4'
S 88°52'50" W
161.58'

DEED = S 88°36' W 161.6'
GULF STATES SURVEY =
S 89°02'56" W 161.43'

NOW OR FORMERLY
KAREN DANIEL
PROPERTY

NOW O
JSD
PF
(NS)
#2005-
PRIOR SU
ACRES E
ASSOC.,
JUNE 9, 2
IN #2005
FORMER #
HOME

1" TALL IRON ROD FOUND
IN BURIED IRON PIPE
FOUND, LARGE PALM TREE
2 FT. EAST.

TEAGARDEN ROAD

CATCH BASIN
TOP ELEV. = 14.8'

OVERHEAD
ELECTRIC
(TYPICAL)

SEWER
MANHOLE

BENCHMARK:
P.K. NAIL SET
W/METAL TAG
ELEV. = 16.1'

1 1/2" IRON ROD
FOUND, BURIED 8"
AT TIME OF SURVEY

FIRE
HYDRANT

WATER
VALVE
SPEED
LIMIT
SIGN

GULF STATES SURVEY =
N 00°06'21" W
DEED = N 00°06'21" W
254.49'

EAST MARGIN OF ROAD AS
DETERMINED BY FOUND
PROPERTY MARKERS AND DEED
DIMENSIONS SHOWN HEREON.

POWER
POLE
(TYPICAL)

EXISTING DEED PROPERTY LINE

EDGE OF ASPHALT

EDGE OF ASPHALT

EDGE OF ASPHALT

EDGE OF ASPHALT

EDGE OF ASPHALT

EDGE OF ASPHALT

EDGE OF ASPHALT

EDGE OF ASPHALT

EDGE OF ASPHALT

EDGE OF ASPHALT



Michael Watson

SECRETARY OF STATE

This is not an official certificate of good standing.

Name History

Name	Name Type
Greg Smith Properties LLC	Legal

Business Information

Business Type:	Limited Liability Company
Business ID:	1221115
Status:	Good Standing
Effective Date:	07/06/2020
State of Incorporation:	Mississippi
Principal Office Address:	1444 Mill Rd Gulfport, MS 39507

Registered Agent

Name
Gregory T Smith
1444 Mill Rd
Gulfport, MS 39507

Officers & Directors

Name	Title
Gregory T Smith PO Box 7704 Gulfport, MS 39506	Member

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



Angela Howard 1st JUDICIAL DISTRICT
Instrument 2025-0005469-D-J1
Filed/Recorded 03/25/2025 4:11:01 PM
Total Fees 26.00
4 Pages Recorded

STATE OF MISSISSIPPI
COUNTY OF HARRISON
FIRST JUDICIAL DISTRICT

INDEXING INSTRUCTIONS: Section 6, Township 8 South, Range 10 West, First Judicial District, Harrison County, Mississippi

WARRANTY DEED

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

**AFM INVESTMENTS, LLC
a LOUISIANA LIMITED LIABILITY COMPANY
56404-A FRANK PICHON ROAD
SLIDELL, LA 70458
(985) 643-9339**

does hereby sell, convey and warrant unto:

**GREG SMITH PROPERTIES, LLC
PO BOX 7704
GULFPORT, MS 39506
(228) 263-3456**

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

See attached Exhibit "A".

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

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

Taxes for the year 2025 are prorated between the Grantor and the Grantee with the Grantee paying same when due.

WITNESS THE SIGNATURE of the Grantor, this the 25th day of March 2025.

BY: AFM INVESTMENTS, LLC



A. FRED MAY

STATE OF MISSISSIPPI
COUNTY OF HARRISON

PERSONALLY, came and appeared before me, the undersigned authority in and for the County and State aforesaid, the within named A. Fred May, who acknowledged that he is a member of AFM Investments, LLC, a Louisiana limited liability company, and that for and behalf of said limited liability company, and as the act and deed of said company, he executed and delivered the above and foregoing instrument, after first having been duly authorized by said company so to do.

WITNESS my hand and official seal of office on this the 25th day of March 2025.

Lisa Marie Verhovshek
NOTARY PUBLIC

My Commission Expires:

Nov 26, 2025
(Seal)

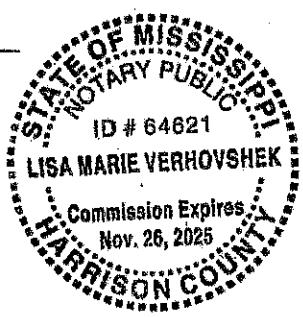





Exhibit "A"

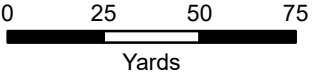
A parcel of land situated and being located in Section 6, Township 8 South, Range 10 West, City of Gulfport, First Judicial District of Harrison County, Mississippi and being more particularly described as follows to wit: Commencing at the intersection of the North margin of the service drive running along U.S. Highway 90 with the East margin of Teagarden Road; thence run Northerly a distance of 131.9 feet along the said East margin of Teagarden Road to the POINT OF BEGINNING and the Southwest corner of that certain lot conveyed by Warranty Deed dated November 1, 1965, from the American Oil Company, to Paul D. Ober and Geneva N. Ober recorded in Deed Book 563 at Page 78; thence continue Northerly a distance of 254.5 feet along the said East margin of Teagarden Road to the Southwest corner of property now or formerly of Galloway; thence run North 89 degrees 47 minutes East a distance of 161.6 feet along the South line of the property now or formerly of Galloway to the West line of the property now or formerly of Baker; thence run South 00 degrees 05 minutes West a distance of 252.0 feet along the said West line of property now or formerly of Baker to the Northeast corner of the property formerly of the American Oil Company, now or formerly of Stevens; thence run South 88 degrees 54 minutes West a distance of 161.4 feet along the North line of the property now or formerly of Stevens to the POINT OF BEGINNING.

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
Y		1011D-03-040.000	GREG SMITH PROPERTIES LLC (OWNER)	P.O. BOX 7704	GULFPORT	MS	39506
			Adjacent Property Owners (2505PC053)				
	21366	1011D-03-041.000	WARR PROPERTIES III LLC	1804 BEACH DRIVE	GULFPORT	MS	39507
N	22156	0911A-02-009.000	WARR PROPERTIES LLC	1804 BEACH DRIVE	GULFPORT	MS	39507
	21369	1011D-03-044.000	SHELLER AMY LYNN	146 TEGARDEN RD	GULFPORT	MS	39507
	21367	1011D-03-042.000	BECNEL RANDY JAMES & PATRICIA HYMEL	2391 ARMANT ST	VACHERIE	LA	70090
	22152	0911A-02-008.000	EASTWOOD TOWNHOUSES LLC	1804 BEACH DR	GULFPORT	MS	39507
	84137	1011D-03-038.001	JSOCO LLC	P O BOX 673	GULFPORT	MS	39502
N	21363	1011D-03-038.000	JSOCO LLC	P O BOX 673	GULFPORT	MS	39502
	21365	1011D-03-039.000	DANIEL KAREN	2729 FAISS DR	LAS VEGAS	NV	89134
	21364	1011D-03-040.000	AFM INVESTMENTS LLC	56404-A FRANK PICHON RD	SLIDELL	LA	70458
	21368	1011D-03-043.000	MCMORRIS BRETT L	13185 DAVID LEE	WALKER	LA	70785
N	22178	0911A-02-009.001	GULFPORT CITY OF				0
N	83716	0911A-02-128.000	WARR PROPERTIES LLC	1804 BEACH DRIVE	GULFPORT	MS	39507
N	22154	0911A-02-010.000	WARR PROPERTIES LLC	1804 BEACH DR	GULFPORT	MS	39507
N	84135	1011D-03-036.000	JSOCO LLC	P O BOX 673	GULFPORT	MS	39502



Legend

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



1 inch = 150 feet



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



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

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

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

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
36845	658859	Print Legal Ad-IPL02308100 - IPL0230810	PC	1	82L

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

accountspayable@gulfport-ms.gov

**LEGAL NOTICE
 PUBLIC HEARING**

In conformance with Section VIII of the Comprehensive Zoning Ordinance of the City of Gulfport, Mississippi, 1979 as amended, notice is hereby given advising that the Gulfport City Planning Commission will hold a public hearing in the City of Gulfport, Mississippi at 4:30 PM., Thursday, May 22, 2025 in the Council Chambers of the Gulfport City Hall located at 2309 15th Street to consider the following requests. A copy of the requests will be available for public review at the office of the Department of Urban Development, Planning Division, located on first floor of the William H. Hardy Building, 1410 24th Avenue.

Planning Commission Approval 2505PC056, by agent Dr. Sandi Carlson, seeking approval for a hospital use, Tax Parcel 0811L-04-115.000, 1201 31st Ave, Zoned T4+ (General Urban Zone "Plus"), Ward 2

Planning Commission Approval 2505PC057, by agent Robert Heinrich, seeking approval for a church use, Tax Parcel 1011D-01-032.000, 1126 Beach Drive, Zoned T6 (Urban Core Zone), Ward 2

Special Exception 2505SE059, by agent Marnie Adams, seeking approval for a liquor store use, Tax Parcel 0810N-04-037.000, 2905 25th Ave Suite A, Zoned B-2 (General Business), Ward 3

Planning Commission Approval 2505PC060, by agent John Paul Barber, seeking approval for a medical cannabis dispensary use, Tax Parcel 0908M-01-005.004, 13341 Dedeaux Road Suite B, Zoned B-2 (General Business), Ward 6

Planning Commission Approval 2505PC061, by owners Kyle and Monique Sprengle, seeking approval for a home occupation for an administrative office for boat cleaning services, Tax Parcel 0907K-01-001.056, 13469 McLeod Ct, Zoned R-1-5 (Single-Family), Ward 5

Zoning Map Amendment 2505PC053, by owner Greg Smith Properties, LLC, requesting to rezone to T4+, Tax parcel 1011D-03-040.000, 130 Tegarden Road, Zoned T5 (Urban Center Zone), Ward 2

Zoning Map Amendment 2505PC058, by agent Donovan Scruggs, requesting to rezone six parcels to T4L (General Urban Zone "Limited"), Tax Parcels 1010M-02-001.002, 1010M-02-001.003, 1010M-02-001.004, 1010M-02-001.005, 1010M-02-001.006, 1010M-02-001.000, 5th Street, Zoned B-2 (General Business), Ward 2

This 7th day of May 2025
 Keith Williams, Chairman
 City of Gulfport Planning Commission
 IPL0230810
 May 7 2025

**STATE OF MISSISSIPPI
 COUNTY OF HARRISON**

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

1 insertion(s) published on:
 05/07/25

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

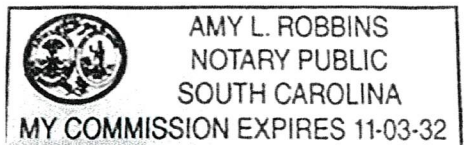
Mary Castro

Sworn to and subscribed before me this 12th day of May in the year of 2025

Amy Robbins

Notary Public

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



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



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

PLANNING COMMISSION

Hearing Date: Thursday, May 22, 2025

Zoning Map Amendment 2505PC058: Zoning Map Amendment 2505PC058, by agent Donovan Scruggs, requesting to rezone six parcels to T4L (General Urban Zone "Limited"), Tax Parcels 1010M-02-001.002, 1010M-02-001.003, 1010M-02-001.004, 1010M-02-001.005, 1010M-02-001.006, 1010M-02-001.000, 5th Street, Zoned B-2 (General Business), Ward 2

Technical Report

Zoning Map Amendment

GENERAL INFORMATION

Case File Number: 2505PC058

Hearing Date: May 22, 2025

Current Zoning/Use: B-2 / Vacant Lots

Legal: Zoning Map Amendment 2505PC058, by agent Donovan Scruggs, requesting to rezone six parcels to T4L (General Urban Zone "Limited"), Tax Parcels 1010M-02-001.002, 1010M-02-001.003, 1010M-02-001.004, 1010M-02-001.005, 1010M-02-001.006, 1010M-02-001.000, 5th Street, Zoned B-2 (General Business), Ward 2

TECHNICAL DETAILS

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

According to the Mississippi case law:

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

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

The applicants are requesting to rezone approximately 7.3 acres of vacant, commercially zoned land from B-2 (General Business) to T4L (General Urban Zone "Limited") for a mixed residential development. According to the applicant the proposed development would include the approximately 7.3 acres being rezoned to T4L and the approximately 3.6 acres currently zoned T4L, meaning the applicant's request would be continuing the surrounding zoning. While no subdivision plan has been submitted for a proposed development as of the writing of this report, the applicant claims that they plan to have infrastructure completed by March 2026.

According to the City's 2002 Comprehensive Plan, these properties were to potentially be developed for commercial use which has not occurred for these properties. While there has been commercial development along Cowan Road, the developments in the immediate area have been for residential development, as mentioned by the applicant. To the north of the subject site is the Gulf Grove Subdivision, which was approved for a Final Plat by City Council under Case number 2412CC185, to the west lies the Westbury Subdivision, and to the south is Century Oak

Technical Report

Zoning Map Amendment

Townhomes. While the applicant's request would go against the 2002 Comprehensive Plan, it would be in harmony with the immediate area.

The applicant has claimed public need and change in the character of nearby area as reasons for justification for rezoning.

- (a) Applicant claims that the site is located within a "transitional area" between the commercial corridor of Cowan Road and the surrounding residential areas, and that the current B-2 zoning is too intense with the surrounding residential areas. The applicant lists several commercial uses noting them as being allowed within the B-2 zoning district by right, such as Convenience Store, Pet Shop, Automotive Repair, Tire Shop, and Restaurant. The applicant claims that the rezoning would encourage uses that would be more compatible with surrounding areas. While some of the listed uses such as a Pet Shop, Tire Shop, and Restaurant are allowed by right, some of the listed uses are not allowed by right. Freestanding Convenience Stores and certain retail uses require approval from either the Planning Commission or as a Special Exception, and some may not be allowed within the B-2 zoning at all. Regarding what uses that would be allowed within T4L (General Urban Zone "Limited"), uses in this area would consist primarily of residential buildings with mixed-use neighborhood limited retail. As noted within the Chart of Permitted Uses, commercial uses similar to what could be allowed within R-O (Residence Office) zoning, such as Administrative Office, Medical Clinic, or Book Store, in addition to residential uses such as single-family dwellings or Townhomes by right.
- (b) The applicant claims that the character of the neighborhood has changed, namely along Cowan Road. The applicant states "in the early 2000s there was a strong growth occurring along the Gulf Coast, this included both residential and commercial growth." Applicant notes that the residential pressures included single-family, multi-family, and even townhouse developments for the nearby area, citing examples of different nearby residential subdivision developments. Such listed examples are the Century Oak Townhouses, Westbury Gardens, and the Gulf Grove Subdivision. While there has been commercial development along Cowan Road, such commercial developments has been further north of the surrounding area. From staff review of the nearby area, there have been multiple residential developments including those listed by the applicant. Another example for a residential development proposed for the nearby area is the Cowan Townhomes that had an approved General Plan last year under case # 2406PC082.

EXECUTIVE SUMMARY

The applicant is requesting to rezone approximately 7.3 acres of vacant, commercially zoned land from B-2 (General Business) to T4L (General Urban Zone "Limited") in order to construct a mixed residential development. While according to the 2002 Comprehensive Plan notes these properties were to potentially be developed for commercial use, the area never developed and the surrounding area developed residential subdivisions. According to the applicant the proposed rezoning would allow for residential development that would more harmonious with the existing nearby area. Upon staff review, according to the Chart of Permitted Uses the proposed zoning

Technical Report

Zoning Map Amendment

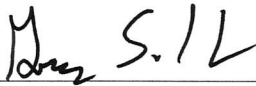
would allow a variety of residential uses, such as single-family dwellings, two-family dwellings, zero-lot line, and townhome developments. Upon further review by staff, the proposed zoning would be continuing the surrounding zoning of T4L. The other Departments did offer conditions for the report. However, these conditions are regarding the mentioned proposed development that the rezoning is being done for rather than the rezoning request.

Any approval should consider these conditions:

1. The Planning Commission can only give a recommendation regarding approval for rezoning, approval for rezoning would need to be granted by City Council.
2. Must comply with all current Building Codes and City of Gulfport Ordinances.
3. All protected trees are to be preserved and protected throughout the project.

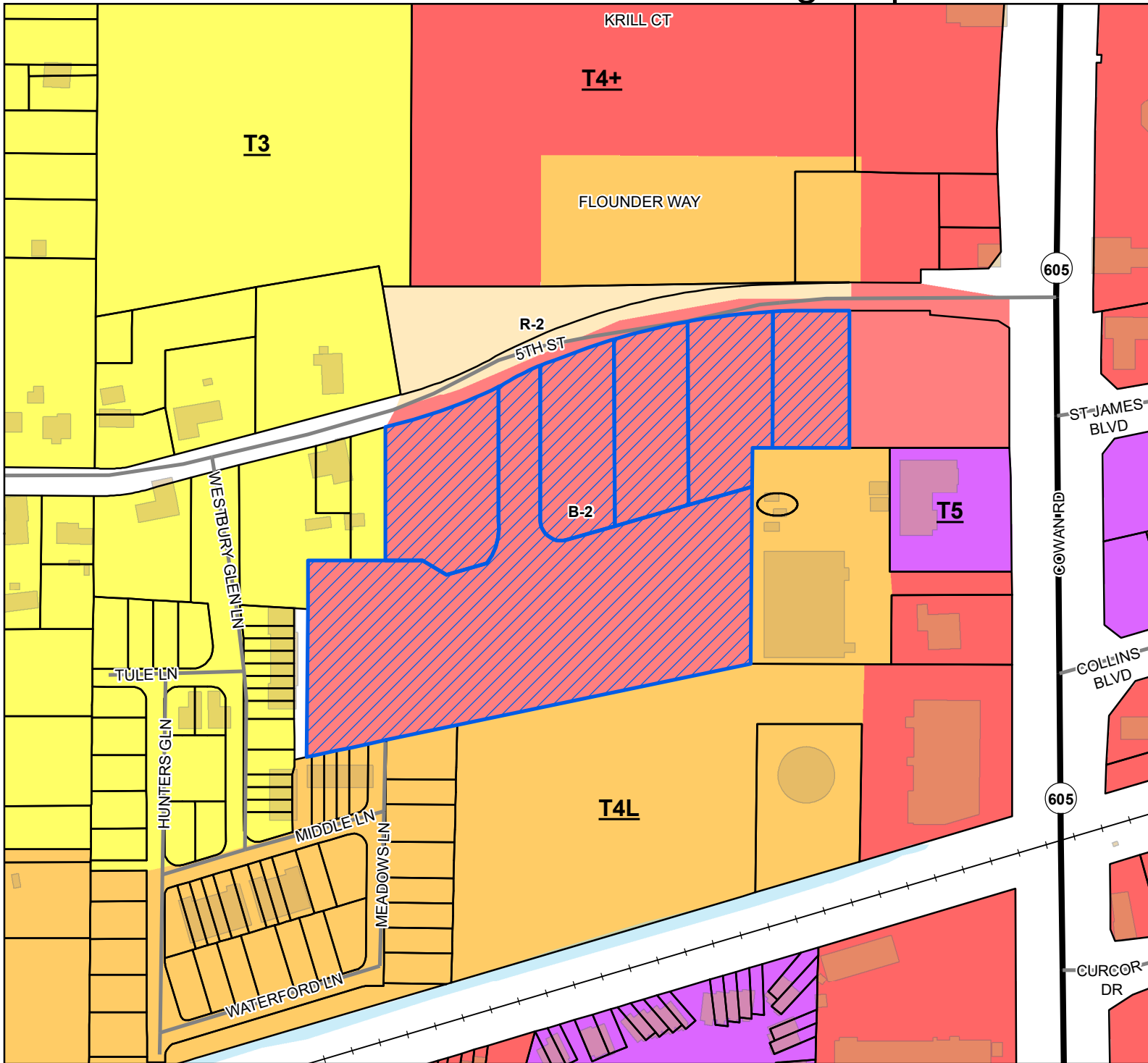
DIRECTOR APPROVAL

This report has been reviewed and approved by:



Greg Holmes

Director of Urban Development Department

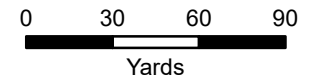


- Site
 - US or State Highway
 - Street
 - Railroad
 - Parcels
 - Buildings
 - Water Features
 - City Limit
- Smart Code**
- T5
 - T4+
 - T4L
 - T3
- Zoning**
- B-2 - General Business District
 - R-2 - Single Family Residence District (Medium Density)

Site Information

1010M-02-001.002
 1010M-02-001.003
 1010M-02-001.004
 1010M-02-001.005
 1010M-02-001.006
 1010M-02-001.000

Zoning: B-2 (General Business)
 Size: 7.24 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.

Revision date 11/2/2020



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

For Staff Use Only

Case File #: 2505PC058
Date Received: 4/1/25
Receipt #: 132-36572
Received By: [Signature]
Zoning: B-2
Ward: 2 Flood: X

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

TAX PARCEL #

1	0	1	0	M	-	0	2	-	0	0	1	.	0	0	2
1	0	1	0	M	-	0	2	-	0	0	1	.	0	0	3
1	0	1	0	M	-	0	2	-	0	0	1	.	0	0	4

see attached for all included properties

Address of Property Involved: Unaddressed Parcels along S. side of 5th St. & W. of Cowan Rd

Lot(s) 2-7, Block(s) NA, Subdivision Resub. Of Parcels 101M-02-001.000

General Location: Located along the west side of Cowan Rd and south of 5th Street

GENERAL DESCRIPTION OF REQUEST:

The owner is requesting a rezoning from B2 to T4L. This includes 6 parcels located on s. side of 5th St. Request will extend existing T4L District from the south and west to include these parcels.

OWNERSHIP AND CERTIFICATION:

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

OWNER

Hogan Properties, LLC
Printed Name Of Owner
351 Cowan Road
Mailing Address
Gulfport, MS 39507
City State Zip code
Home Phone Work/Cell Phone
Email Christopher Hogan 03/31/25
Signature Of Owner

AGENT

Donovan Scruggs
Printed Name Of Agent
317 Pine Drive
Mailing Address
Ocean Springs MS 39564
City State Zip code
NA 228-348-1315
Home Phone Work/Cell Phone
donovan@scruggsplanning.com
Email
[Signature]
Signature Of Agent

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

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

Parcels included in this application:

	PPIN
Hogan Properties LLC Parcel 2	1010M-02-001.002
Hogan Properties LLC Parcel 3	1010M-02-001.003
Hogan Properties LLC Parcel 4	1010M-02-001.004
Hogan Properties LLC Parcel 5	1010M-02-001.005
Hogan Properties LLC Parcel 6	1010M-02-001.006
Hogan Properties LLC Parcel 7	1010M-02-001.000

March 31, 2025

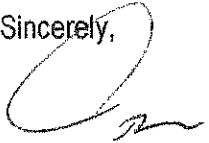
Mr. Greg Holmes, Director
Urban Development
1410 24th Avenue
Gulfport, MS 39501

RE: Authorization of Representation for Properties located West of Cowan Road And Along South Side of 5th Street
PIDNs: 1010M-02-001.002, 1010M-02-001.003, 1010M-02-001.004, 1010M-02001.005, 1010M-02-001.006, and 1010M-02-001.000

Dear Mr. Holmes:

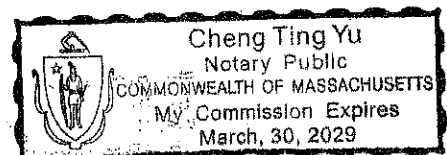
Please accept this letter as authorization for Elliott Land Developments, LLC and Donovan Scruggs Town Planning and Consulting, LLC to represent the interests of Hogan Properties, LLC for the properties referenced above to include rezoning, general plan, variances, and similar land use requests.

Please accept applications, documents, correspondence, and other representations by the parties, submitted and provided on our behalf, that relate to these properties.

Sincerely,

Christopher Hogan
Hogan Properties, LLC

Notary:

On this 1st day of April, 2025, before me, the undersigned notary public, Christopher David Hogan personally appeared, proved to me through satisfactory evidence of identification, to be the person whose name is signed ^{on} the preceding document, and acknowledged that he signed it voluntarily for its stated purpose.



Certificate ID: 852B12CA-830E-F011-90CE-00224822F75A

Signing Information:

Signing Name: Hogan Application

ID: 852B12CA-830E-F011-90CE-00224822F75A

Start Date: Mar 31, 2025 05:59:32 PM CDT

End Date: Mar 31, 2025 07:11:57 PM CDT

Signers: 1

Reviewers: 0

CC: 0

Creator: Sandi Sawyer-Dulaney

Email: sandi@sawyernet.com

Document Information:

Document Name: Hogan Application

ID: 882B12CA-830E-F011-90CE-00224822F75A

Pages: 3

Signature Blocks: 1

Initial Blocks: 0

Participant Activity:

Name: Christopher Hogan

Type: Email:

Email: kchoganz@aol.com

TOS/STAESP/CCD: Accepted: Mar 31, 2025 07:11:22 PM CDT [73.234.100.82]

EULA/TOS Version: https://secure.authentisign.com/assets/files/Authentisign_TOS_202106.pdf

STAESP Version: https://secure.authentisign.com/assets/files/Authentisign_STAESP_202106.pdf

CCD Version: https://secure.authentisign.com/assets/files/Authentisign_CCD_202106.pdf

Document: Signed And Accepted: Mar 31, 2025 07:11:53 PM CDT [73.234.100.82]

Signature / Initials:

Signature:

 Christopher Hogan

Initials:

 CH

Certificate ID: 852B12CA-830E-F011-90CE-00224822F75A
--

Consumer Consent Disclosure

By proceeding and selecting the “**I Agree**” button corresponding to the Consumer Consent Disclosure section on the Authentisign Terms of Service window you are agreeing that you have reviewed the following consumer consent disclosure information and consent to transacting business electronically, to receive notices and disclosures electronically, and to utilize electronic signatures instead of using paper documents. This electronic signature service (“**Authentisign**”) is provided on behalf of our client (“**Sender**”) who is listed with their contact information at the bottom of the Authentisign Signing Participant email (“**Invitation**”) you received. The **Sender** will be sending electronic documents, notices, disclosures to you or requesting electronic signatures from you.

You are not required to receive disclosures, notices or sign documents electronically. If you prefer not to do so, you can make a request to receive paper copies and withdraw your consent to conduct business electronically at any time as described below.

Scope of Consent

You agree to receive electronic notices, disclosures, and electronic signature documents with all related and identified documents and disclosures provided over the course of your relationship with the **Sender**. You may at any point withdraw your consent by following the procedures described below.

Hardware and Software Requirements

To receive the above information electronically, you will need all of the following:

- a computer or tablet device with internet access
- a working individual email address
- a supported operating system and browser from list table below

Operating System	Apple Safari	Mozilla® Firefox	Edge	Chrome
Windows 7/8/10	N/A	60 or higher	84 or higher	80 or higher
Mac OS X 10.9 or higher	13.1 or higher	60 or higher	N/A	80 or higher
Android 7.0 or higher	N/A	N/A	N/A	80 or higher
Apple - IOS 10.0 or higher	13.5 or higher	N/A	N/A	80 or higher

JavaScript and Cookies must be enabled in the browser.

Certificate ID: 852B12CA-830E-F011-90CE-00224822F75A
--

Requesting Paper Copies

You have the ability to download and print or download any disclosures, notices or signed documents made available to you through **Authentisign** using the document print options located within the service. **Authentisign** can also email you a copy of all documents you sign electronically. You are not required to receive disclosures, notices or sign documents electronically and may request paper copies of documents or disclosures if you prefer. If you do not wish to work with electronic documents and instead wish to receive paper copies you can contact the **Sender** through the **Authentisign** document signing interface or request paper copies by following the procedures described below. There could be fees associated to printing and delivering the paper documents.

Withdrawal of Consent to Conduct Business Electronically

Consent to receive electronic documents, notices or disclosures can be withdrawn at any time. In order to withdraw consent you must notify the **Sender**. You may withdraw consent to receive electronic notices and disclosures and optionally electronically signatures by following the procedures described below.

Requesting paper documents, withdrawing consent, and/or updating contact information

To request paper copies of documents, withdraw consent to conduct business electronically and receive documents, notices, or disclosures electronically or sign documents electronically please contact the **Sender** by sending an email to **Sender's** email address located at the bottom of the **Invitation** requesting your desired action. Use one of the following email subject lines and insert the associated text into the body of the email:

- Email Subject line: "Request for Paper Documents"
Include your full name, email address, telephone number, postal address and the signing name found in the **Invitation** in the body of the email.
*Note: There could be per page and delivery fees required by the **Sender** to send the paper documents.*
- Email Subject line: "Withdraw Consent to Conduct Business Electronically"
Include your full name, email address, telephone number, postal address and the signing name found in the **Invitation** in the body of the email.
- Email Subject line: "Update Contact Information"
Include your full name, email address, telephone number, postal address and the signing name found in the **Invitation** in the body of the email, along with the requested change(s) to your contact information

**Land Use Report for a
Zoning Amendment for Properties Located
Along South Side of Fifth Street and West of Cowan Road
PIDNS: 1010M-02-001.002, 1010M-02-001.003, 1010M-02-001.004, 1010M-02-001.005,
1010M-02-001.006, and 1010M-02-001.000 (Hogan Properties)
Applicant: Elliott Land Developments, LLC**

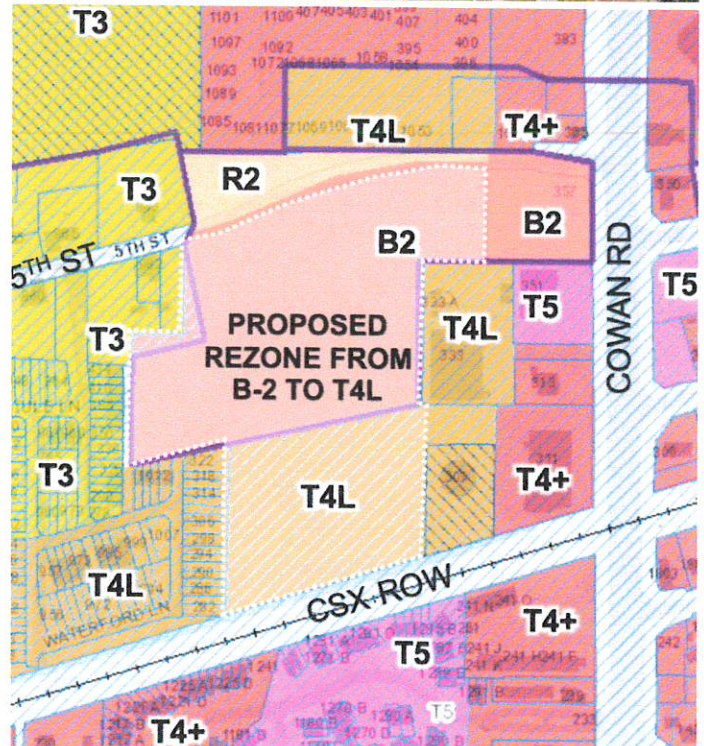
Prepared by: S. Donovan Scruggs, AICP
Date: April 1, 2025

Elliott Land Developments, LLC (Elliott) is submitting an application to rezone multiple parcels of land for a mixed residential development. The site includes several parcels with the northern parcels designated as “B-2” and the southern parcels zoned “T4L”. In total, the site is approximately 10.9 acres. This includes 3.6 acres along the southern portion (owned by Collins Enterprises) of the site designated as T4L, and 7.3 acres along 5th Street that is designated as B-2 General Business District. The northern parcels are owned by Hogan Properties, LLC and under contract for purchase by Elliott.

The site is adjacent to CSX Railroad right of way along the southern boundary of the proposed site. To the east is an elevated water storage tank and the Cowan Road corridor that includes a variety of businesses, institutional uses, and residential properties. In order to develop the site and project, as planned, the applicant hopes to extend the T4L District boundary to include the northern parcels. If successful, the site will have a consistent zoning for the entire site. Similarly, the ‘down zoning’ of the site from B-2 will be more consistent with the surrounding areas, specifically to the west, that are more residential in nature.

The surrounding zoning and land uses are mixed. Along the Cowan Road corridor and the subject site (north portion), the zoning designation is more intense. Cowan Road includes commercial uses adjacent to the site and along the west side of the corridor. These designations range from T4L to T5 within Smart Code (or hybrid zoning) and B2 in traditional zoning. Sites to the west are primarily T4L and T3.

This application for rezoning will address changes in neighborhood character and public need as a basis for the request. This will include historical changes of the last

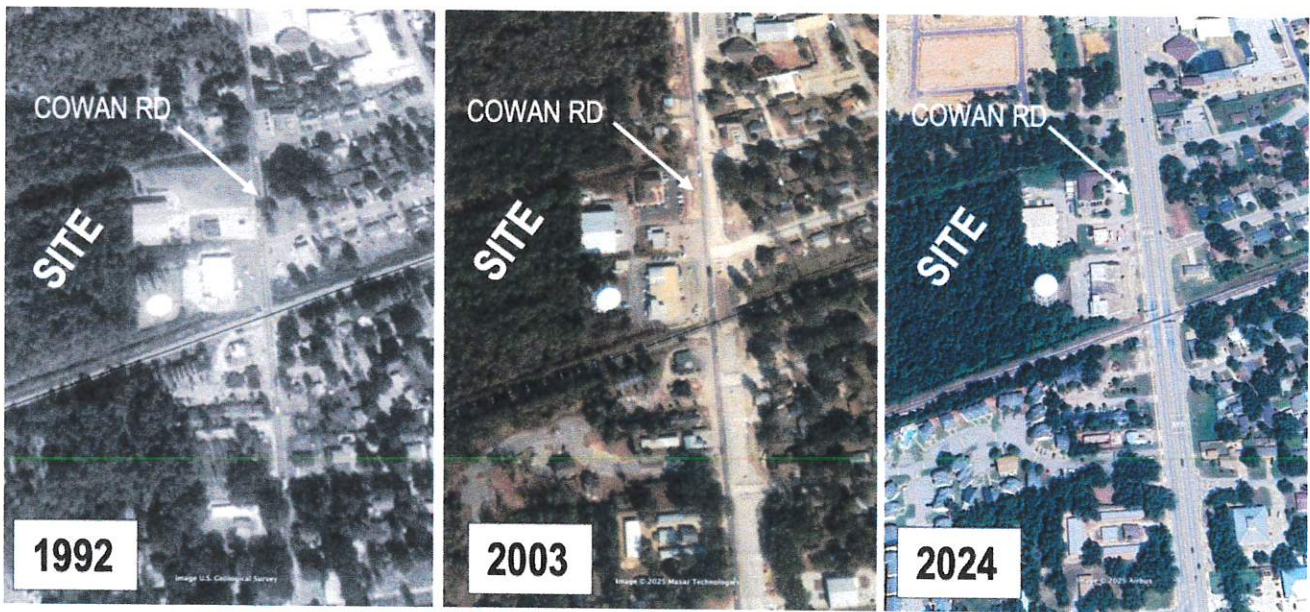


twenty years and on-going changes that impact the use of the property. The requested designation will address a public need by providing a zoning designation that is more compatible with the surrounding neighborhood and the current direction of the area which has a more residential character. Similarly, it will represent 'in-fill' development and utilize existing infrastructure and roadways. Connections to the western subdivision can be made to enhance vehicular circulation and water flows. In general, the requested rezoning is a better fit for the area.

1. Overview.

The City of Gulfport and the Mississippi Gulf Coast have experienced significant growth and change over the last 30-plus years. This has resulted from a number of factors but the legislation to permit casinos and Hurricane Katrina are two of the most prominent factors that have impacted growth and development. These factors have played large roles in setting the path for the Gulf Coast and Gulfport.

Until 2000 the Cowan Road corridor had a much more prominent residential character especially south of Pass Road. There were small, isolated business or commercial locations but the overall mix included a heavy residential component. In the late 1990s efforts to expand Cowan Road began. This included the acquisition of rights of way for the expansion of the roadway. By 2003 the project was underway and the areas along the corridor began to change to a more commercial nature. Today, Cowan Road is a thriving commercial corridor with decreasing residential activity, and permitting associated with building and development over the past 20 years along the corridor has been almost exclusively for commercial uses. The roadway has become a primary arterial to move traffic north and south.



GoogleEarth imagery tracks the progression of the Cowan Road corridor. As the roadway expanded, the character of the area intensified toward a more commercial nature.

Following Hurricane Katrina, there was a push for development to move farther north of Highway 90 and this encouraged growth along the corridor. While the corridor became more commercialized, the areas to the east and west of the corridors maintained their residential character. This varied from existing (or rebuilt) single-family residential to more compact and multi-family construction, but the neighborhoods adjacent to the corridor have remained largely intact. The variety of zoning districts (previous page) demonstrates the intensity permitted along the corridor with less intense districts farther removed from the corridor. Without the improvements or expansion of the corridor, the corridor's character would likely have remained more residential. The roadway's expansion changed and intensified the overall character of the area.

2. Change in Neighborhood Character.

While the expanded footprint of Cowan Road demonstrates a significant change in character to the area, a review of the surrounding residential and commercial areas also supports the change in character. In the early 2000s there was a strong growth occurring along the Gulf Coast. This included both residential and commercial growth. The residential pressures included single-family residential, multi-family and condominium, and medium density residential (such as townhouses). To the immediate south of this project Century Oak Townhouses (identified as 1 on the following page) began construction in approximately 2002 with the initial eastern phase. This phase was delayed by Hurricane Katrina, and the western phase started in late 2005 and the development was finally completed in late 2007.

After Katrina additional more compact or denser residential development occurred within the area. Immediately west of the site, Westbury Gardens began its development. This was to be developed as a residential community with a mix of small, townhouse (fourplex) units. The site began development in 2007 but by 2010, the project stalled with only five sets of townhouses (approximately 20 units) constructed. It continued to function as a small, non-completed residential development until 2022. A number of the remaining lots were purchased and developed with small zero-lot line homes. This project is currently underway (April 2025), and the existing units are being renovated and improved.

Prior to Hurricane Katrina, a small manufactured home park was located southwest of the site along Paradise Avenue and Township Road. The park and the units were largely destroyed by the storm. Later the site (identified as No. 3) was redeveloped with small Mississippi Cottages. These cottages were built so they could be placed on a permanent foundation as modular homes.

Some additional growth along Cowan Road occurred. This includes the City of Gulfport Fire Station No. 7 and the Hogan Eye Clinic (identified as No. 4 and 5, respectively). These developments are both low-intensity uses that do not require the more intense B-2 district designation associated with the proposed site. The proposed rezoning will be compatible with both of these uses that could be placed on less intense zoning districts.

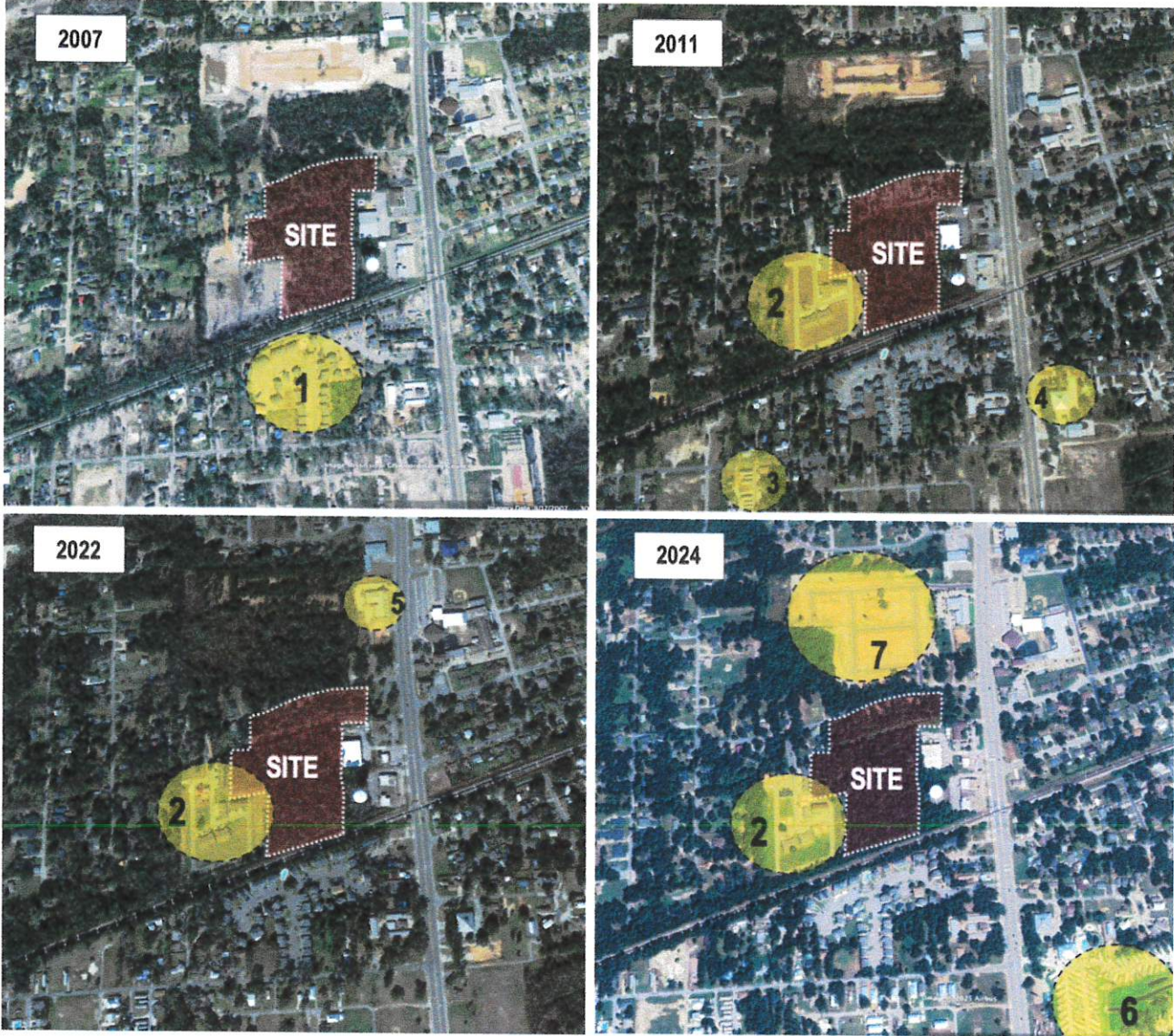
In 2024, the Gulfport Luxury RV Resort (identified as No. 6) was developed southeast of the site. The Gulfport



Century Oak Townhomes was developed from approximately 2002 to 2007 and is located directly south of CSX r.o.w. and the site. Westbury Gardens (center image) was developed after Hurricane Katrina in 2007 but is only now being built out. A small Mississippi Cottage development is located along Paradise for added diversity within the area.

Chart of Uses identifies "Recreational Vehicle Park" as a "Residential Use" and permits the use with Planning Commission Approval in the B-1 and B-2 District.

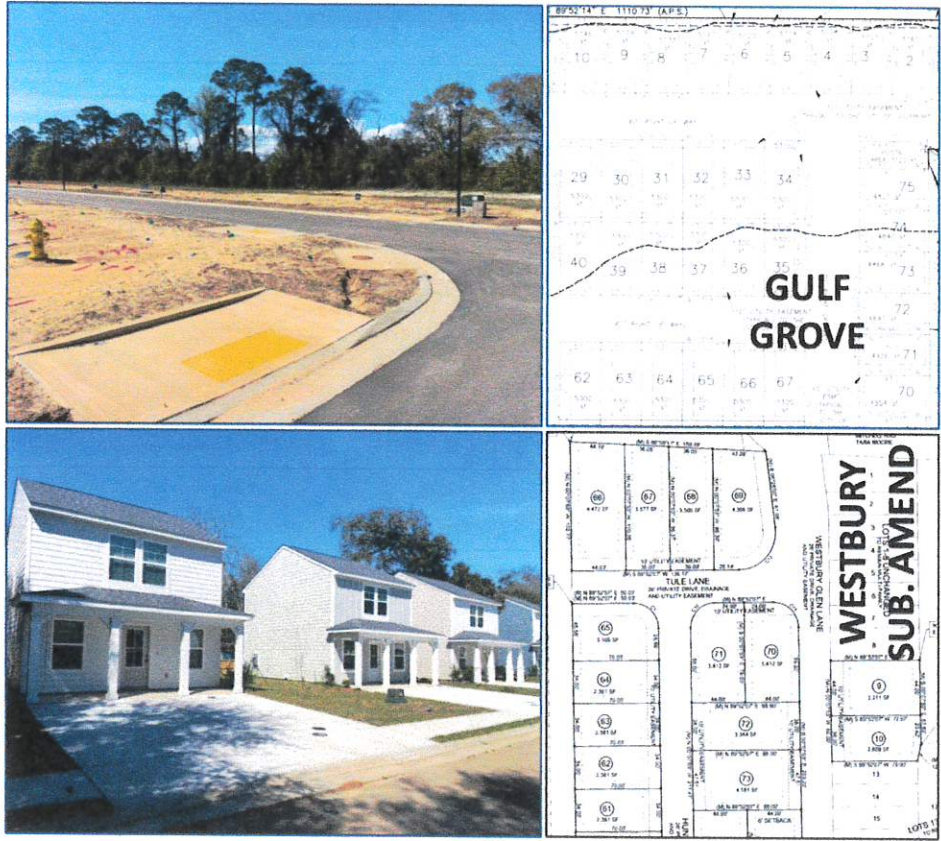
North of the proposed site, Gulf Grove Subdivision is being completed (identified as No. 7). This is a new single-family residential subdivision that will include zero lot line parcels. The project is expected to start construction of new houses in late spring and early summer of 2025.



3. Ongoing Developments

As referenced in the previous section, the surrounding area has recently experienced a significant amount of new growth. In both cases, the ongoing projects represent a change in development patterns within the area. Gulf Grove, located to the north of the proposed rezoning site, replaced a project that never began. Gulf Grove is a 'zero-lot line' development with lot sizes ranging from approximately 4,800 to 5,500 square feet. This development will include 75 new lots. The site was originally planned after Hurricane Katrina as a higher density site, but Gulf Grove will allow medium-high density units or small lots to be conveyed as single-family residential. This project represents a trend towards a more residential character in the area.

To the west of the current project is Westbury Gardens (Westbury Subdivision, Amended Plat). As indicated, this is a replat of a prior development that was initiated in approximately 2007 but never was completed. Initially five building with approximately 20 dwelling units were developed but by 2010, the construction and development of the site stopped. The units remained occupied, but the construction of additional lots stalled. The remaining or undeveloped areas within the subdivision were purchased and reconfigured from small townhome or fourplex lots into zero-lot line parcels. The amended plat was recorded in 2024, and construction of the new zero-lot line units are underway. These lots range in sizes from approximately 2,380 to 4,400 square feet.



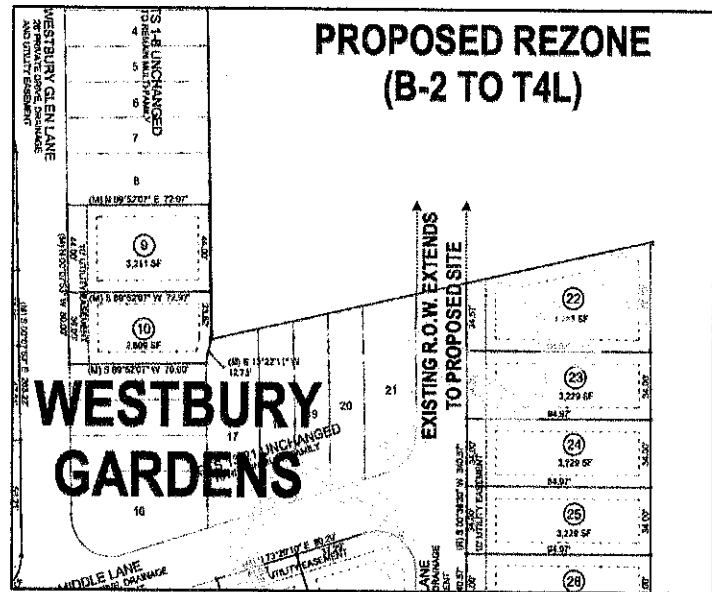
4. Public Need

The subject site has never been developed. It is located within a transitional area between the commercial corridor of Cowan Road and more residential dominated areas to the west. Westbury Gardens and Gulf Grove are located to the north and west of the proposed site, and additional residential areas located to the south of the site. The existing B-2 District should be considered too intense and potentially incompatible with these residential area to the west. These more intense districts should be adjacent to the Cowan Road corridor and not encroaching into residential area. The following uses are from the Chart of Uses from the Gulfport Zoning Ordinance. This represents only a partial list of uses that could be considered incompatible or objectionable to nearby residential uses. This could be based on the nature of the use but also the scale or mass, the traffic generated, or hours of operations. These uses include:

- | | | | |
|--------------------------|-------------------|------------------------------|--------------------|
| Retail | Automobile Repair | Boat Sales/Service | Lawn Mower Repair |
| Convenience Store | Mobile Home Sales | Farm Equipment Sales/Service | Grocery Store |
| Lumber/Building Material | Pet Shop | Motor Cycle Sales/Service | Restaurant |
| Drive-In Restaurant | Tile Shop | Tire Shop | Several Other Uses |

While some of these uses could be considered compatible if designed with the proper scale and orientation, these are "by-right" uses that could have negative impacts. Many of these uses tend to include outside storage areas that could become unsightly. Other uses are large and bulky and could create noises. Larger parking lots associated with grocery stores, pharmacies, or retail could be 'over lit' with bright lights impacting residential areas. The proposed down zoning to T4L (similar to R-O) would encourage uses that are compatible with adjacent properties with the same zoning. The T4L or R-O Districts represents a downzoning that skips the B-1 and R-B District. Encouraging compatibility enhances and preserves property values.

Another demonstration of compatibility is the improved connectivity with Westbury Gardens. That development includes only one access point which is along 5th Street. If the rezoning occurs to T4L, this new zoning will encourage a more compatible residential development to occur and the ease or likelihood for cross-connectivity is enhanced. This provides a number of benefits. It could improve fire safety by providing a secondary means of access to the developments. Additionally, the water system could readily be improved to provide a 'loop' to enhance pressure and flows. This provides greater fire protection but also enhances water quality with less stagnant water. In a social sense, it provides improved interaction between the developments.



The project encourages in-fill development that is compatible with the surrounding area. This is typically considered a positive means of growth for cities. In-fill development encourages the development of vacant, undeveloped, or under developed sites within a 'built' area that have access to existing infrastructure and services. This is the opposite of sprawl that requires the extension of water, sewer, roads, and other infrastructure into undeveloped areas for new growth and development.

5. Consistency with the Comprehensive Plan.

The City's Comprehensive Plan recognizes some of the issue related to 'incompatible' land use designations. The existing B-2 District provides an unneeded opportunity for potential development of incompatible uses within close proximity to developing residential areas. To the north of the proposed site is Gulf Grove Subdivision. To the west of the site is Westbury Gardens. These developments could be negatively impacted by higher volumes of traffic or uses that may not be compatible with these residential uses. The proposed rezoning will "down-zone" the property to deter higher intensity commercial encroachment along 5th Street.

The Comprehensive Plan was adopted in 2004, and was not updated following Hurricane Katrina. The new zoning regulations not necessarily conform to the Plan and some of the zoning classification display some inconsistencies. However, as a whole, the Plan provides a number of Goals and/or Policies that demonstrate the consistency of the proposed development. Some of these consistencies are provided below:

Residential Land Use

- Policy 2: A wide variety of housing types, densities and prices should be allowed and encouraged in response to the needs and demands of the market.
- Policy 3: Adequately and conveniently located recreational facilities and spaces and other community facilities of a service nature should be provided.
- Policy 7: Higher density residential developments should be located near major activity centers throughout the City of Gulfport with adequate amounts of useable open space for the occupants.

LU-3 To identify a complementary and proportionally appropriate mixture of land uses throughout the City that will preserve its environments and support its continued growth and economic vitality.

- To accommodate a compatible diversity of housing types, tenancies, and price levels.
- To maintain a reasonable level of residential density within the City.

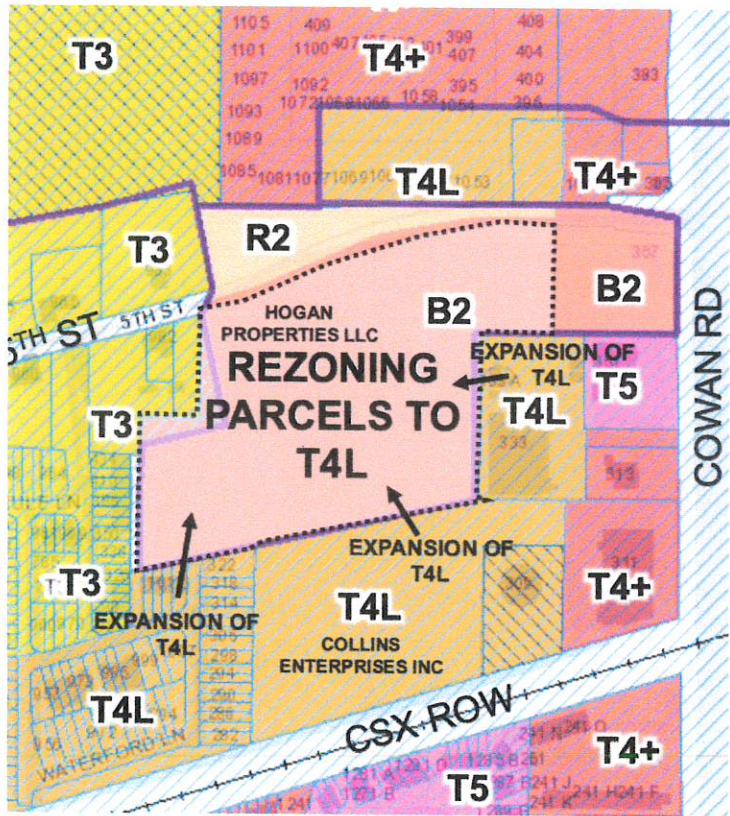
LU-4 To encourage maintenance and expansion of compatible Land Use concentrations and future development of new compatible Land Use Areas.

- To encourage infill development on bypassed subdivided lots and tracts of land that are served by adequate infrastructure.

7. Conclusions.

The request for a rezoning of several parcels of land from B-2 General Business District to T4 Limited (T4L) should be considered a step towards more compatible, adjacent uses and districts. The B-2 District permits a number of uses that may be too intense for adjacent residential uses. While the more intense zoning is compatible with the Cowan Road corridor, the western portions of the existing B-2 District encroaches too far into an emerging residential neighborhood.

Elliott Land Development is seeking to purchase multiple properties from Hogan Properties, LLC and Collins Enterprises Inc. The overall project site will include several parcels and approximately 10.9 acres of land. The plan is for a mixed residential development that will be consistent with other residential sites within the area. To achieve this, Elliott is requesting that the T4L areas located to south and east be extended to include subject property or lots along 5th Street are owned by Hogan Properties and are contracted to sell to Elliott. The request based on a change in neighborhood character and public need as mentioned within this report. The change in character is evident from the on-going residential developments to the north west of the site. Similarly, there has been no development within the area to support the need for the B-2 General Business District. The uses within this district could have a negative impact on on-going and existing residential areas if more intense business uses were allowed to encroach westward along 5th Street. The rezoning to T4L will remove the concerns of incompatible uses within the area.



Inc.
the
the
that
is
and
the

In a broader sense, areas to the south (Century Oak Townhomes) and the Gulfport Luxury RV Resort demonstrate a residential character within the area, and the commercial uses that have emerged along the Cowan Road corridor have been less intense than the uses permitted within the B-2 District. The rezoning will remove the opportunity to disrupt the neighborhood with more intense uses, and the applicant is requesting a rezoning to T4L, accordingly.

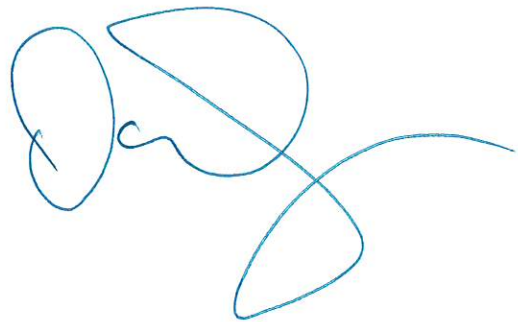
Respectfully Submitted:

Donovan Scruggs, AICP
Donovan Scruggs Town Planning and Consulting, LLC
317 Pine Drive
Ocean Springs, MS 39564

4/1/25

The subject property is expected to obtain Zoning map amendment by June. The General Plan is expected to be submitted in May.

The project is expected to be approved for construction by October 1, 2025 and construction will begin at that point. The infrastructure should be completed by March 2026

A handwritten signature in blue ink, consisting of several loops and a long horizontal stroke extending to the right.



Michael Watson

SECRETARY OF STATE

This is not an official certificate of good standing.

Name History

Name	Name Type
HOGAN PROPERTIES, LLC	Legal

Business Information

Business Type:	Limited Liability Company
Business ID:	685973
Status:	Good Standing
Effective Date:	04/24/2000
State of Incorporation:	Mississippi
Principal Office Address:	351 Cowan Road Gulfport, MS 39507

Registered Agent

Name
CHRISTOPHER D HOGAN 390 COURTHOUSE RD GULFPORT, MS 39507

Officers & Directors

Name	Title
Christopher D Hogan 351 COWAN ROAD GULFPORT, MS 39507	Manager, Member
KALEEL SALLOUM JR 2400 14TH ST GULFPORT, MS 39501	Other



Michael Watson

SECRETARY OF STATE

This is not an official certificate of good standing.

Name History

Name	Name Type
Donovan Scruggs Town Planning and Consulting, LLC	Legal

Business Information

Business Type:	Limited Liability Company
Business ID:	1016458
Status:	Good Standing
Effective Date:	02/26/2013
State of Incorporation:	Mississippi
Principal Office Address:	317 Pine Drive Ocean Springs, MS 39564

Registered Agent

Name
Scruggs, S Donovan 317 Pine Dr Ocean Springs, MS 39564

Officers & Directors

Name	Title
Samuel Donovan Scruggs 317 Pine Drive Ocean Springs, MS 39564	Manager

INDEX: SE ¼ of SW ¼
and NE ¼ of SW ¼, 31-7-10



1st Judicial District
Instrument 2006 916 D -J1
Filed/Recorded 2 8 2006 8 A
Total Fees 12.00
3 Pages Recorded

STATE OF MISSISSIPPI
COUNTY OF HARRISON
FIRST JUDICIAL DISTRICT

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Samuel Allen Baker, III, and John Ware Baker, as Co-Executors of the Estate of Gertrude Baker, Harrison County, First Judicial District, Mississippi, Chancery Court Cause No. 04-02493(1)**, do hereby sell, convey and warrant unto **Hogan Properties, LLC, a Mississippi limited liability company**, the following described property situated and being located in the First Judicial District of Harrison County, Mississippi, and being further described as follows, to-wit:

PARCEL 1:

A parcel of land situated and being located in the Southeast ¼ of the Southwest ¼ and the Northeast ¼ of the Southwest ¼ of Section 31, Township 7 South, Range 10 West, and being in part of Lots 4, 5 and 6 of the Day-Baker Survey in Section 31, Township 7 South, Range 10 West, City of Gulfport, First Judicial District of Harrison County, Mississippi, and being more particularly described as follows, to-wit:

Commencing at the intersection of the northerly right-of-way of CSX Transportation (formerly L & N Railroad) with the east line of LAWLER ADDITION; thence run North 00 degrees 04 minutes 37 seconds West 387.62 feet along the east line of LAWLER ADDITION to the POINT OF BEGINNING of the parcel herein described; thence run from said POINT OF BEGINNING, North 00 degrees 02 minutes 18 seconds West 282.60 feet; thence run North 89 degrees 18 minutes 36 seconds East 114.00 feet; thence run North 00 degrees 22 minutes 08 seconds West 201.25 feet to the southerly margin of 5th Street; thence run the following courses and distances along the southerly margin of 5th Street: North 70 degrees 35 minutes 55 seconds East 68.48 feet; North 63 degrees 18 minutes 49 seconds East 78.54 feet; North 66 degrees 34 minutes 05

seconds East 61.50 feet; North 73 degrees 17 minutes 52 seconds East 43.32 feet; North 78 degrees 41 minutes 38 seconds East 43.52 feet; North 80 degrees 09 minutes 21 seconds East 192.81 feet; North 77 degrees 52 minutes 49 seconds East 99.83 feet; North 86 degrees 22 minutes 32 seconds East 34.87 feet; South 89 degrees 51 minutes 13 seconds East 182.05 feet; South 00 degrees 08 minutes 47 seconds West 14.10 feet; South 89 degrees 51 minutes 13 seconds East 98.43 feet; South 57 degrees 51 minutes 38 seconds East 18.69 feet to a point on the new westerly right-of-way of Cowan Road; thence run South 00 degrees 13 minutes 18 seconds East 172.75 feet along the westerly right-of-way of Cowan Road; thence run North 89 degrees 54 minutes 18 seconds West 369.39 feet along the north line of property now or formerly of Webster; thence run South 00 degrees 02 minutes 52 seconds West 313.42 feet along the West line of Webster; thence run South 78 degrees 05 minutes 18 seconds West 651.56 feet along the north line of property now or formerly of Collins Building Service to the POINT OF BEGINNING.

PARCEL II:

A parcel of land situated and being located in the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 31, Township 7 South, Range 10 West, and being in part of Lots 4, 5 and 6 of the Day-Baker Survey in Section 31, Township 7 South, Range 10 West, City of Gulfport, First Judicial District of Harrison County, Mississippi, and being more particularly described as follows, to-wit:

COMMENCING at the intersection of the northerly right-of-way of CSX Transportation (formerly L & N Railroad) with the east line of LAWLER ADDITION; thence run North 00 degrees 04 minutes 37 seconds West 387.62 feet along the east line of LAWLER ADDITION; thence run North 00 degrees 02 minutes 18 seconds West 282.60 feet; thence run North 89 degrees 18 minutes 36 seconds East 114.00 feet; thence run North 00 degrees 22 minutes 08 seconds West 239.99 feet to the northerly margin of 5th Street for the POINT OF BEGINNING of the parcel herein described; thence from said POINT OF BEGINNING, North 00 degrees 22 minutes 08 seconds West 158.44 feet; thence run North 89 degrees 54 minutes 46 seconds East 231.35 feet and along the south line of the TWIN CITY ADDITION; thence run South 89 degrees 51 minutes 13 seconds East 295.35 feet along the south line of TWIN CITY ADDITION; thence run South 00 degrees 02 minutes 52 seconds West 9.75 feet to the northerly margin of 5th Street; thence run the following courses and distances along the northerly margin of 5th Street: South 77 degrees 52 minutes 49 seconds West 67.35 feet; South 78 degrees 41 minutes 38 seconds West 45.31 feet; South 80 degrees 09 minutes 21 seconds West 102.60 feet; South 78 degrees 41 minutes 38 seconds West 45.31 feet; South 73 degrees 11 minutes 52 seconds West 46.50 feet; South 66 degrees 34 minutes 05 seconds West 64.11 feet; South 63 degrees 18 minutes 49 seconds West 77.48 feet; South 70 degrees 35 minutes 55 seconds West 56.23 feet to the POINT OF BEGINNING.

THE ABOVE DESCRIBED PROPERTY IS SUBJECT TO any easements, restrictive

covenants, rights-of-way, or oil, gas and mineral reservations of record.

ADVALOREM TAXES FOR THE CURRENT YEAR have been prorated as of this date on an estimated basis and are hereby assumed by the Grantee herein.

WITNESS OUR SIGNATURES, this 6th day of Feb., 2006.

Samuel Allen Baker III
SAMUEL ALLEN BAKER, III
Co-Executor of the Estate of Gertrude C. Baker

John Ware Baker
JOHN WARE BAKER
Co-Executor of the Estate of Gertrude C. Baker

STATE OF MISSISSIPPI
COUNTY OF HARRISON

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the aforesated jurisdiction, the within named, SAMUEL ALLEN BAKER, III, and JOHN WARE BAKER, who, as Co-Executors of the Estate of Gertrude C. Baker, acknowledged that they signed and delivered the above and foregoing Co-Executors' Deed on the day and year therein mentioned.

GIVEN UNDER MY HAND and official seal of office, this 6th day of Feb., 2006.

2006.

[Signature]
NOTARY PUBLIC
My Commission Expires:

GRANTOR ADDRESS: 17315 Price Rd, Gulfport MS 39503-9106

PHONE NO.: 228-832-3557 SSN: _____

GRANTEE ADDRESS: 351 Cowan Rd, Gulfport MS 39507

PHONE NO.: 228-896-1120

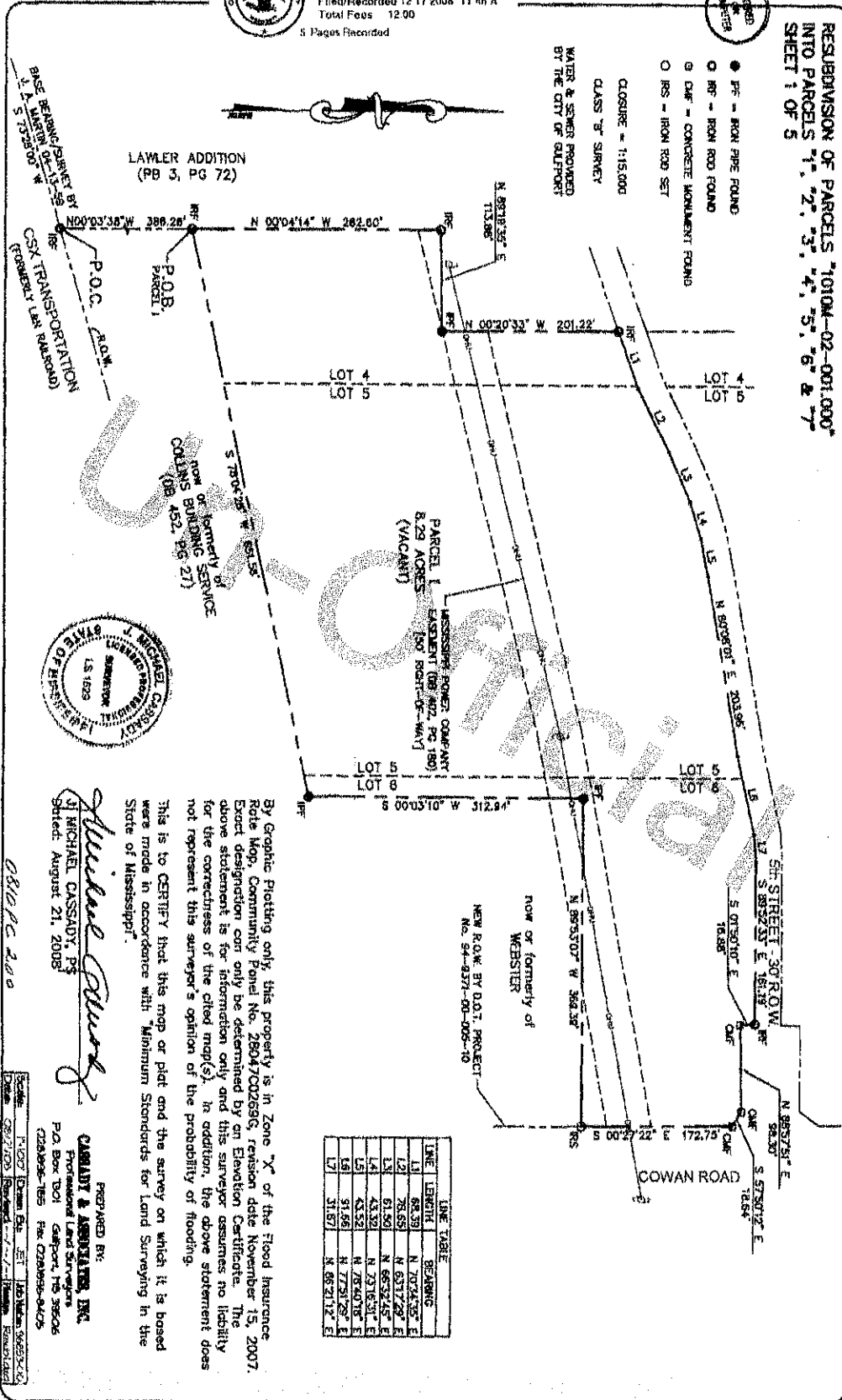
Prepared By: MILLER & SMITH, 1922 23rd Avenue, Gulfport, Mississippi (228-864-2515)



1st Judicial District
 Instrument 2008 10087 D -J1
 Filed/Recorded 12 17 2008 11 46 A
 Total Fees 12.00
 5 Pages Recorded

RESUBDIVISION OF PARCELS 1010M-02-001,000* INTO PARCELS 1", 2", 3", 4", 5", 6" & 7" SHEET 1 OF 5

- RP - IRON PIPE FOUND
 - RP - IRON ROD FOUND
 - ⊗ CDF - CONCRETE MONUMENT FOUND
 - RRS - IRON ROD SET
- CLOSURE = 1:15,000
 CLASS "B" SURVEY
 WATER & SEWER PROVIDED BY THE CITY OF GULFPORT



LINE	LENGTH	BEARING
L1	962.09	N 70°24'05" E
L2	283.89	N 63°17'29" E
L3	613.90	N 68°52'45" E
L4	433.32	N 23°16'31" E
L5	433.32	N 76°40'18" E
L6	91.96	N 77°51'28" E
L7	318.7	N 68°21'12" E



J. Michael Cassidy
 J. MICHAEL CASSADY, P.S.
 Dated: August 21, 2008

0810PC 200

PREPARED BY:
CASSADY & ASSOCIATES, INC.
 Professional Land Surveyors
 P.O. Box 1901 Gulfport, MS 39560
 (228) 936-1855 Fax: (228) 936-9405

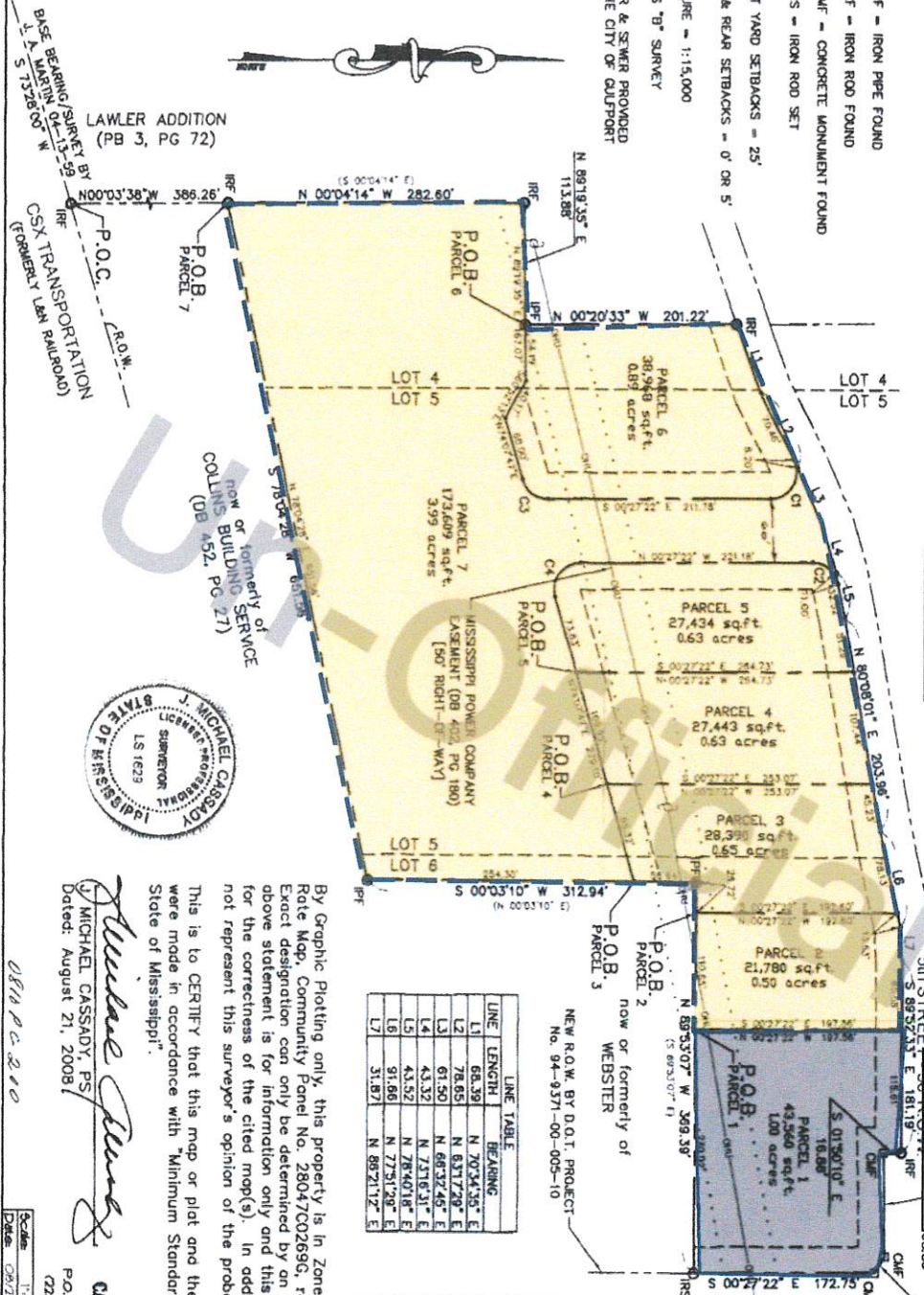
By Graphic Plotting only, this property is in Zone "X" of the Flood Insurance Rate Map, Community Panel No. 28047/022836, revision date November 15, 2007. Exact designation can only be determined by an Elevation Certificate. The above statement is for information only and this surveyor assumes no liability for the correctness of the cited map(s). In addition, the above statement does not represent the surveyor's opinion of the probability of flooding.

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

RESUBDIVISION OF PARCELS 1010M-02-001.000 INTO PARCELS "1", "2", "3", "4", "5", "6" & "7" SHEET 2 OF 5

- PF - IRON PIPE FOUND
- IRF - IRON ROD FOUND
- CMF - CONCRETE MONUMENT FOUND
- IRS - IRON ROD SET

FRONT YARD SETBACKS = 25'
 SIDE & REAR SETBACKS = 0' OR 5'
 CLOSURE = 1:15,000
 CLASS "B" SURVEY
 WATER & SEWER PROVIDED BY THE CITY OF GULFPORT



REZONE INCLUDES PARCELS 2-7

PARCEL 1 IS NOT INCLUDED IN REZONE OR CONVEYANCE

LINE	LENGTH	BEARING
L1	68.39	N 70°54'35" E
L2	78.65	N 83°17'29" E
L3	61.50	N 68°32'48" E
L4	43.32	N 73°18'31" E
L5	43.32	N 78°40'18" E
L6	91.86	N 77°51'29" E
L7	31.87	N 88°21'12" E

CI-CURVE 1	CI-CURVE 2
R=11615.09'	R=7907.740'
L=80.77'	L=25.00'
CB=SS8°14'56"E	CB=N38°08'28"E
CD=42.44'	CD=31.85'
CS-CURVE 3	CS-CURVE 4
R=7435.08'	R=10574.51'
L=25.00'	L=46.00'
CB=SS6°50'13"W	CB=NS37°9'47"W
CD=30.29'	CD=39.78'



Michael Cassidy
 MICHAEL CASSIDY, PS
 Dated: August 21, 2008

PREPARED BY:
CASSIDY & ASSOCIATES, INC.
 Professional Land Surveyors
 P.O. Box 1001
 Gulfport, MS 38606
 (228)956-1155 Fax (228)956-6405

By Graphic Plotting only, this property is in Zone "X" of the Flood Insurance Rate Map, Community Panel No. 28047C02696, revision date November 15, 2007. Exact designation can only be determined by an Elevation Certificate. The above statement is for information only and this surveyor assumes no liability for the correctness of the cited map(s). In addition, the above statement does not represent this surveyor's opinion of the probability of flooding.

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

Scale: 1"=40' (20' x 20')
 Date: 08/21/08
 Drawn By: JET
 Checked By: JET

LEGAL DESCRIPTION OF PARCELS

in accordance with Section 5-48 of the Code of Ordinance (Baltimore) of the City of Baltimore... It is hereby certified that the City Planning Commission... has reviewed and approved this Final Plat for the Resubdivision of Parcel 1010M-02-001.000 in Section 31, Township 7 South, Range 10 West into Parcels 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.

LEGAL DESCRIPTION OF PARCEL 1010M-02-001.000

A parcel of land situated and being located in the Southeast 1/4 of the Southwest 1/4 of the Northeast 1/4 of the Section 31, Township 7 South, Range 10 West, and being in a part of Lot 4, 5, and 6 of the Day-Baker Survey in Section 31, Township 7 South, Range 10 West, City of Baltimore, First Judicial District of Harrison County, Mississippi, and being more particularly described as follows, to-wit:

COMMENCING at the intersection of the westerly right-of-way of CSX Transportation (formerly L. & N. Railroad) with the east line of LAWLER ADDITION, thence run North 03 degrees 03 minutes 38 seconds West, 126.25 feet to the east line of LAWLER ADDITION to the POINT OF BEGINNING of the parcel herein described, thence run North 03 degrees 03 minutes 38 seconds East 115.88 feet, thence run North 00 degrees 20 minutes 23 seconds West 282.50 feet, thence run North 83 degrees 08 minutes 17 seconds East 115.88 feet, thence run North 00 degrees 20 minutes 23 seconds West 282.50 feet to the southerly margin of 5th Street, thence run the following courses and distances along the southerly margin of 5th Street, to-wit: North 72 degrees 24 minutes 34 seconds East 62.15 feet, North 63 degrees 18 minutes 21 seconds East 43.22 feet, North 78 degrees 40 minutes 15 seconds East 61.50 feet, North 63 degrees 08 minutes 08 seconds East 203.96 feet, North 77 degrees 31 minutes 29 seconds East 51.50 feet, North 68 degrees 08 minutes 12 seconds East 31.67 feet, South 80 degrees 52 minutes 33 seconds East 128.19 feet, South 84 degrees 55 minutes 10 seconds East 16.82 feet, North 80 degrees 52 minutes 33 seconds East 128.19 feet, South 84 degrees 55 minutes 10 seconds East 16.82 feet to a point on the westerly right-of-way of Ocean Road, thence run South 02 degrees 07 minutes 07 seconds West 200.38 feet, thence run North 89 degrees 57 minutes 07 seconds East 172.75 feet, thence run the westerly right-of-way of Ocean Road, thence run South 78 degrees 04 minutes 10 seconds West 312.94 feet along the west line of property now or formerly of Webster Farmer, run South 78 degrees 04 minutes 10 seconds West 312.94 feet along the north line of property now or formerly of Collier Building Service to the POINT OF BEGINNING. Said parcel contains 8.23 acres.

LEGAL DESCRIPTION OF THE (7) PARCELS CREATED BY THIS RESUBDIVISION

A parcel of land situated and being located in the Northwest 1/4 of the Southwest 1/4 of Section 31, Township 7 South, Range 10 West, City of Baltimore, First Judicial District of Harrison County, Mississippi, and being more particularly described as follows, to-wit:

COMMENCING at the intersection of the westerly right-of-way of CSX Transportation (formerly L. & N. Railroad) with the east line of LAWLER ADDITION, thence run North 03 degrees 03 minutes 38 seconds West, 126.25 feet to the east line of LAWLER ADDITION, thence run North 03 degrees 03 minutes 38 seconds East 115.88 feet, thence run North 00 degrees 20 minutes 23 seconds West 282.50 feet, thence run North 83 degrees 08 minutes 17 seconds East 115.88 feet, thence run North 00 degrees 20 minutes 23 seconds West 282.50 feet to the southerly margin of 5th Street, thence run the following courses and distances along the southerly margin of 5th Street, to-wit: North 72 degrees 24 minutes 34 seconds East 62.15 feet, North 63 degrees 18 minutes 21 seconds East 43.22 feet, North 78 degrees 40 minutes 15 seconds East 61.50 feet, North 63 degrees 08 minutes 08 seconds East 203.96 feet, North 77 degrees 31 minutes 29 seconds East 51.50 feet, North 68 degrees 08 minutes 12 seconds East 31.67 feet, South 80 degrees 52 minutes 33 seconds East 128.19 feet, South 84 degrees 55 minutes 10 seconds East 16.82 feet to a point on the westerly right-of-way of Ocean Road, thence run South 02 degrees 07 minutes 07 seconds West 200.38 feet, thence run North 89 degrees 57 minutes 07 seconds East 172.75 feet, thence run the westerly right-of-way of Ocean Road, thence run South 78 degrees 04 minutes 10 seconds West 312.94 feet along the west line of property now or formerly of Webster Farmer, run South 78 degrees 04 minutes 10 seconds West 312.94 feet along the north line of property now or formerly of Collier Building Service to the POINT OF BEGINNING. Said parcel contains 1.00 acres.

RESUBDIVISION OF PARCELS 1010M-02-001.000 INTO PARCELS 1, 2, 3, 4, 5, 6 & 7 SHEET 3 OF 5

LEGAL DESCRIPTION PARCEL 7

A parcel of land situated and being located in the Northwest 1/4 of the Southwest 1/4 of Section 31, Township 7 South, Range 10 West and being in a part of Lot 6 of the Day-Baker Survey in Section 31, Township 7 South, Range 10 West, City of Baltimore, First Judicial District of Harrison County, Mississippi, and being more particularly described as follows, to-wit:

COMMENCING at the intersection of the westerly right-of-way of CSX Transportation (formerly L. & N. Railroad) with the east line of LAWLER ADDITION, thence run North 03 degrees 03 minutes 38 seconds West, 126.25 feet to the east line of LAWLER ADDITION, thence run North 03 degrees 03 minutes 38 seconds East 115.88 feet, thence run North 00 degrees 20 minutes 23 seconds West 282.50 feet, thence run North 83 degrees 08 minutes 17 seconds East 115.88 feet, thence run North 00 degrees 20 minutes 23 seconds West 282.50 feet to the southerly margin of 5th Street, thence run the following courses and distances along the southerly margin of 5th Street, to-wit: North 72 degrees 24 minutes 34 seconds East 62.15 feet, North 63 degrees 18 minutes 21 seconds East 43.22 feet, North 78 degrees 40 minutes 15 seconds East 61.50 feet, North 63 degrees 08 minutes 08 seconds East 203.96 feet, North 77 degrees 31 minutes 29 seconds East 51.50 feet, North 68 degrees 08 minutes 12 seconds East 31.67 feet, South 80 degrees 52 minutes 33 seconds East 128.19 feet, South 84 degrees 55 minutes 10 seconds East 16.82 feet to a point on the westerly right-of-way of Ocean Road, thence run South 02 degrees 07 minutes 07 seconds West 200.38 feet, thence run North 89 degrees 57 minutes 07 seconds East 172.75 feet, thence run the westerly right-of-way of Ocean Road, thence run South 78 degrees 04 minutes 10 seconds West 312.94 feet along the west line of property now or formerly of Webster Farmer, run South 78 degrees 04 minutes 10 seconds West 312.94 feet along the north line of property now or formerly of Collier Building Service to the POINT OF BEGINNING. Said parcel contains 0.50 acres.

LEGAL DESCRIPTION PARCEL 3

A parcel of land situated and being located in the Northwest 1/4 of the Southwest 1/4 of Section 31, Township 7 South, Range 10 West and being in a part of Lot 5 and 6 of the Day-Baker Survey in Section 31, Township 7 South, Range 10 West, City of Baltimore, First Judicial District of Harrison County, Mississippi, and being more particularly described as follows, to-wit:

COMMENCING at the intersection of the westerly right-of-way of CSX Transportation (formerly L. & N. Railroad) with the east line of LAWLER ADDITION, thence run North 03 degrees 03 minutes 38 seconds West, 126.25 feet to the east line of LAWLER ADDITION, thence run North 03 degrees 03 minutes 38 seconds East 115.88 feet, thence run North 00 degrees 20 minutes 23 seconds West 282.50 feet, thence run North 83 degrees 08 minutes 17 seconds East 115.88 feet, thence run North 00 degrees 20 minutes 23 seconds West 282.50 feet to the southerly margin of 5th Street, thence run the following courses and distances along the southerly margin of 5th Street, to-wit: North 72 degrees 24 minutes 34 seconds East 62.15 feet, North 63 degrees 18 minutes 21 seconds East 43.22 feet, North 78 degrees 40 minutes 15 seconds East 61.50 feet, North 63 degrees 08 minutes 08 seconds East 203.96 feet, North 77 degrees 31 minutes 29 seconds East 51.50 feet, North 68 degrees 08 minutes 12 seconds East 31.67 feet, South 80 degrees 52 minutes 33 seconds East 128.19 feet, South 84 degrees 55 minutes 10 seconds East 16.82 feet to a point on the westerly right-of-way of Ocean Road, thence run South 02 degrees 07 minutes 07 seconds West 200.38 feet, thence run North 89 degrees 57 minutes 07 seconds East 172.75 feet, thence run the westerly right-of-way of Ocean Road, thence run South 78 degrees 04 minutes 10 seconds West 312.94 feet along the west line of property now or formerly of Webster Farmer, run South 78 degrees 04 minutes 10 seconds West 312.94 feet along the north line of property now or formerly of Collier Building Service to the POINT OF BEGINNING. Said parcel contains 0.50 acres.

LEGAL DESCRIPTION PARCEL 2

A parcel of land situated and being located in the Northwest 1/4 of the Southwest 1/4 of Section 31, Township 7 South, Range 10 West, City of Baltimore, First Judicial District of Harrison County, Mississippi, and being more particularly described as follows, to-wit:

COMMENCING at the intersection of the westerly right-of-way of CSX Transportation (formerly L. & N. Railroad) with the east line of LAWLER ADDITION, thence run North 03 degrees 03 minutes 38 seconds West, 126.25 feet to the east line of LAWLER ADDITION, thence run North 03 degrees 03 minutes 38 seconds East 115.88 feet, thence run North 00 degrees 20 minutes 23 seconds West 282.50 feet, thence run North 83 degrees 08 minutes 17 seconds East 115.88 feet, thence run North 00 degrees 20 minutes 23 seconds West 282.50 feet to the southerly margin of 5th Street, thence run the following courses and distances along the southerly margin of 5th Street, to-wit: North 72 degrees 24 minutes 34 seconds East 62.15 feet, North 63 degrees 18 minutes 21 seconds East 43.22 feet, North 78 degrees 40 minutes 15 seconds East 61.50 feet, North 63 degrees 08 minutes 08 seconds East 203.96 feet, North 77 degrees 31 minutes 29 seconds East 51.50 feet, North 68 degrees 08 minutes 12 seconds East 31.67 feet, South 80 degrees 52 minutes 33 seconds East 128.19 feet, South 84 degrees 55 minutes 10 seconds East 16.82 feet to a point on the westerly right-of-way of Ocean Road, thence run South 02 degrees 07 minutes 07 seconds West 200.38 feet, thence run North 89 degrees 57 minutes 07 seconds East 172.75 feet, thence run the westerly right-of-way of Ocean Road, thence run South 78 degrees 04 minutes 10 seconds West 312.94 feet along the west line of property now or formerly of Webster Farmer, run South 78 degrees 04 minutes 10 seconds West 312.94 feet along the north line of property now or formerly of Collier Building Service to the POINT OF BEGINNING. Said parcel contains 0.50 acres.

010 Ac. 3.00

Table with 4 columns: Date, Name, Title, and Signature. Includes dates like 09/27/20 and names like N. S. Carter, Jr.

PREPARED BY: CARLTON & ANGELOTTI, INC. Professional Land Surveyors P.O. Box 1001, Gulfport, MS 39060

LEGAL DESCRIPTION PARCEL 5*

A parcel of land situated and being located in the Northeast 1/4 of the Southwest 1/4 and the Southeast 1/4 of the Southwest 1/4 of Section 31, Township 7 South, Range 10 West and being in a part of Lots 4, 5 and 6 of the Boy-Edger Survey in Section 31, Township 7 South, Range 10 West, City of Gulfport, First Judicial District of Harrison County, Mississippi and being more particularly described as follows, to-wit:

COMMENCEMENT at the intersection of the northerly right-of-way of CSX Transportation (formerly L & N Railroad) with the east line of LAWLER ABBOTT, thence run North 03 degrees 03 minutes 26 seconds West 385.25 feet to the east line of LAWLER ABBOTT, thence run North 28 degrees 04 minutes 20 seconds East 631.25 feet to the POINT OF BEGINNING of the parcel hereinafter described, thence generally North 28 degrees 04 minutes 20 seconds West 205.27 feet to the POINT OF BEGINNING of the parcel hereinafter described, thence generally North 28 degrees 04 minutes 20 seconds West 74 degrees 07 minutes 47 seconds West 21.83 feet to a point at the beginning of a curve concave to the Northwest, having a radius of 25.00 feet, thence generally Westerly and Northerly 46.09 feet along said curve and through an angle of 105 degrees 24 minutes 51 seconds to a point that is North 23 degrees 09 minutes 47 seconds West 38.78 feet from the aforementioned point, thence run North 00 degrees 27 minutes 22 seconds West 221.18 feet to a point at the beginning of a curve concave to the Southwest, having a radius of 25.00 feet, thence run generally Northerly and Easterly 34.53 feet along said curve and through an angle of 79 degrees 07 minutes 40 seconds to a point at the southerly margin of 5th Street, said point being North 09 degrees 07 minutes 40 seconds East 22.52 feet from the beginning of said curve, thence run North 50 degrees 48 minutes 07 seconds East 22.52 feet along the southerly margin of 5th Street, thence run North 50 degrees 08 minutes 07 seconds East 51.29 feet along the southerly margin of 5th Street, thence run South 50 degrees 27 minutes 22 seconds East 284.75 feet to the POINT OF BEGINNING, S2d corner contains 0.43 acres.

LEGAL DESCRIPTION PARCEL 7*

A parcel of land situated and being located in the Northeast 1/4 of the Southwest 1/4 and the Southeast 1/4 of the Southwest 1/4 of Section 31, Township 7 South, Range 10 West and being in a part of Lots 4, 5 and 6 of the Boy-Edger Survey in Section 31, Township 7 South, Range 10 West, City of Gulfport, First Judicial District of Harrison County, Mississippi and being more particularly described as follows, to-wit:

COMMENCEMENT at the intersection of the northerly right-of-way of CSX Transportation (formerly L & N Railroad) with the east line of LAWLER ABBOTT, thence run North 03 degrees 03 minutes 26 seconds West 385.25 feet to the east line of LAWLER ABBOTT, thence run North 28 degrees 04 minutes 20 seconds East 631.25 feet to the POINT OF BEGINNING of the parcel hereinafter described, thence generally North 28 degrees 04 minutes 20 seconds West 205.27 feet to the POINT OF BEGINNING of the parcel hereinafter described, thence generally North 28 degrees 04 minutes 20 seconds West 74 degrees 07 minutes 47 seconds West 21.83 feet to a point at the beginning of a curve concave to the Northwest, having a radius of 25.00 feet, thence generally Westerly and Northerly 46.09 feet along said curve and through an angle of 105 degrees 24 minutes 51 seconds to a point that is North 23 degrees 09 minutes 47 seconds West 38.78 feet from the aforementioned point, thence run North 00 degrees 27 minutes 22 seconds West 221.18 feet to a point at the beginning of a curve concave to the Southwest, having a radius of 25.00 feet, thence run generally Northerly and Easterly 34.53 feet along said curve and through an angle of 79 degrees 07 minutes 40 seconds to a point on the southerly margin of 5th Street, said point being North 09 degrees 07 minutes 40 seconds East 22.52 feet from the beginning of said curve, thence run North 50 degrees 48 minutes 07 seconds East 22.52 feet along the southerly margin of 5th Street, thence run North 50 degrees 08 minutes 07 seconds East 51.29 feet along the southerly margin of 5th Street, thence run South 50 degrees 27 minutes 22 seconds East 284.75 feet to the POINT OF BEGINNING, S2d corner contains 0.43 acres.

A portion of land situated and being located in the Northeast 1/4 of the Southwest 1/4 and the Southeast 1/4 of the Southwest 1/4 of Section 31, Township 7 South, Range 10 West and being in a part of Lots 4 and 5 of the Boy-Edger Survey in Section 31, Township 7 South, Range 10 West, City of Gulfport, First Judicial District of Harrison County, Mississippi and being more particularly described as follows, to-wit:

RESUBDIVISION OF PARCELS 1010M-02-001.000 INTO PARCELS 1, 2, 3, 4, 5, 6 & 7 SHEET 4 OF 5



Office No. 100

PREPARED BY:
CARLADI & ASSOCIATES, INC.
Professional Land Surveyors
P.O. Box 1001 Gulfport, MS 39060
(728) 836-7155 Fax (728) 836-9405

Table with 4 columns: Scale, Date, Drawn By, and Title. Row 1: Scale N.T.S., Date 08/21/08, Drawn By [Signature], Title [Signature].

RESUBDIVISION OF PARCELS 1010M-02-001.000
INTO PARCELS 1, 2, 3, 4, 5, 6 & 7
SHEET 5 OF 5

The applicant hereby represents and covenants to the City of Newport, Rhode Island, that the information furnished by the applicant, and/or any other person, in connection with the application for a Certificate of Subdivision, and/or any other information furnished by the applicant, and/or any other person, in connection with the application for a Certificate of Subdivision, is true and correct, and that the applicant is not aware of any facts which would render the information furnished by the applicant, and/or any other person, in connection with the application for a Certificate of Subdivision, false and misleading.

Resubdivided by

[Signature]
Robert E. Thompson, Esq.
Robert E. Thompson, Esq.
Robert E. Thompson, Esq.

The 11th day of December, 2008

ACKNOWLEDGED

Before me, the undersigned authority, on this 11th day of December, 2008, personally appeared the applicant, and/or any other person, who acknowledged to me that they executed the foregoing Certificate of Subdivision for the purposes herein set forth, and that they executed the same and intended the same to be a true and correct statement of the facts herein set forth.

[Signature]
Notary Public for the State of Rhode Island
My Commission Expires: 12/31/2010

S.E.A.

My Certificate of Resubdivision has been recorded by the Judicial Circuit Court of Providence, Rhode Island, on this 11th day of December, 2008.

PLANNING COMMISSION

Submitted to and accepted by the City Planning Commission on this 11th day of December, 2008.

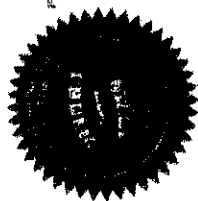
[Signature]
Aimee E. Stewart, Chairman
City Planning Commission

Accepted by the City Council on this 11th day of December, 2008.

[Signature]
City Council

Accepted by the City Clerk on this 11th day of December, 2008.

REC'D 11/11/08



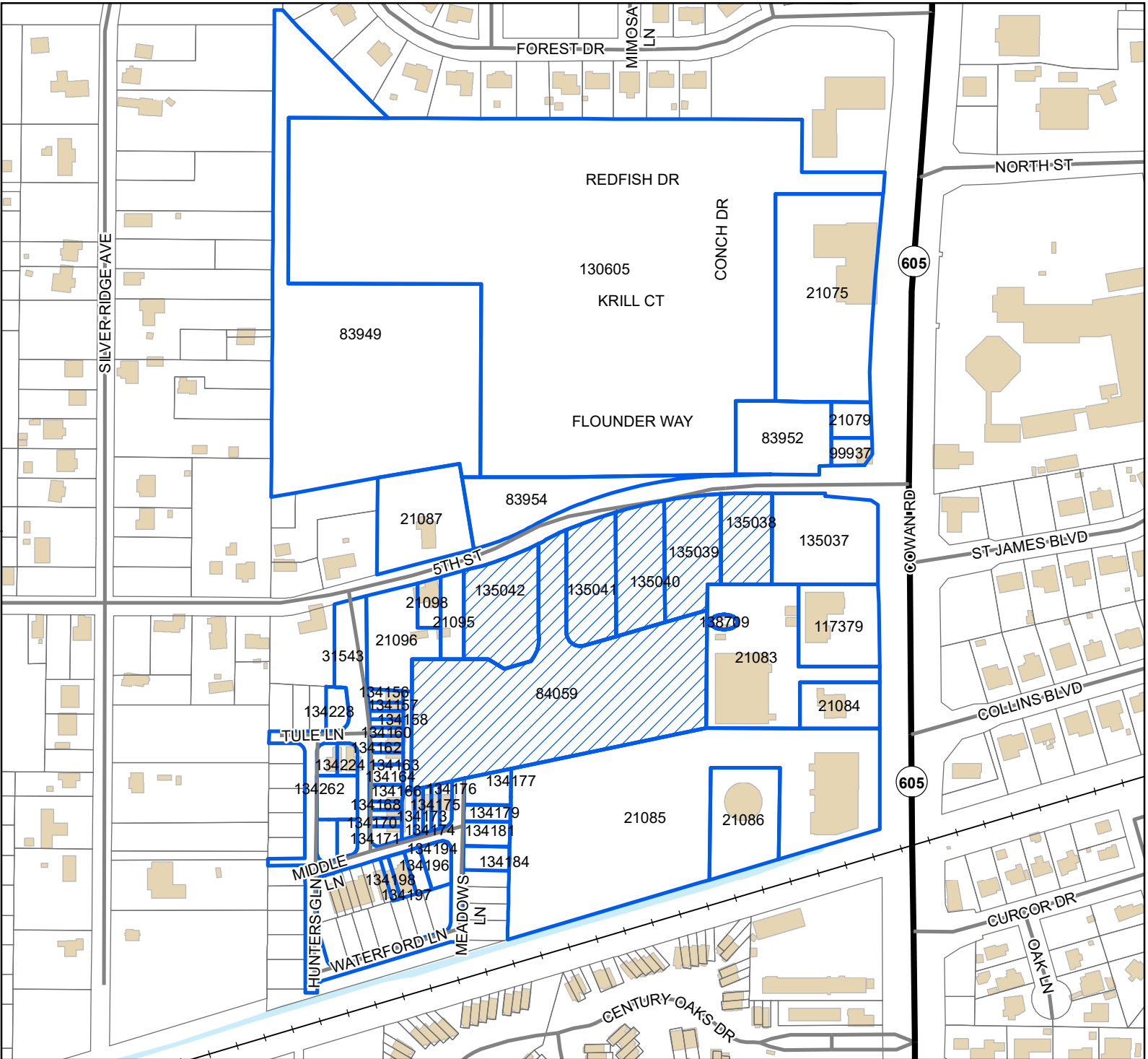
0810 PC 300




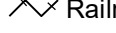


PREPARED BY:
CANNIBY & ASSOCIATES, INC.
Professional Land Surveyors
P.O. Box 1201
Gulfport, RI 02886
428-896-1155 Fax 428-896-8405

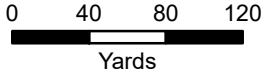
Scale: As Shown
Date: 12/11/08
Revised: 12/11/08
Sheet: 5 of 5

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP	
Y		1010M-02-001.002	HOGAN PROPERTIES, LLC (OWNER)	351 COWAN RD	GUFLPORT	MS	39507	
			DONOVAN SCRUGGS (AGENT)	317 PINE DRIVE	OCEAN SPRINGS	MS	39564	
			Adjacent Property Owners (2505PC058)					
	21087	1010M-01-018.000	RETTIG JOHN C JR & BETSY C	23416 S PINECREST RD	SAUCIER	MS	39574	
	21079	1010M-01-014.000	SLIDE RULE LLC	139 BAYOU CIR	GULFPORT	MS	39507	
N	83949	1010M-01-012.000	GULFPORT CITY OF				0	
N	117379	1010M-02-002.001	HOGAN PROPERTIES LLC	351 COWAN RD	GULFPORT	MS	39507	
N	83954	1010M-01-016.000	HOGAN PROPERTIES LLC	351 COWAN RD	GULFPORT	MS	39507	
	21095	1010M-02-006.000	EVANS IDELLA W ETAL	1801 COLONIAL LANE EAST	MOBILE	AL	36618	
N	21086	1010M-02-004.000	GULFPORT CITY OF				0	
	99937	1010M-01-014.001	THOMAS JACK LEE & JACK DELL	944 CLEVELAND AVE	GULFPORT	MS	39507	
	21098	1010M-02-007.000	MITCHELL JOHN ANTHONY & TARA MOORE	982 5TH ST	GULFPORT	MS	39507	
	21084	1010M-02-003.000	HUONG NGUYEN THI & PHONG LE	312 RODENBURG AVE	BILOXI	MS	39531	
N	21075	1010M-01-013.000	SLIDE RULE LLC	1049 5TH STREET	GULFPORT	MS	39507	
N	83952	1010M-01-015.000	SLIDE RULE LLC	1049 5TH STREET	GULFPORT	MS	39507	
	134157	1010M-02-010.002	WESTBURY II LLC	P O BOX 389	BILOXI	MS	39533	
N	134162	1010M-02-010.007	WESTBURY II LLC	P O BOX 389	BILOXI	MS	39533	
N	134163	1010M-02-010.008	WESTBURY II LLC	P O BOX 389	BILOXI	MS	39533	
	134164	1010M-02-010.009	HOSLEY-BEARDEN INVESTMENTS LLC	839B 28TH STREET STE 203	GULFPORT	MS	39507	
N	134170	1010M-02-010.015	WESTBURY II LLC	P O BOX 389	BILOXI	MS	39533	
	134172	1010M-02-010.017	OLD MISSION LLC	309 BARBER ST	SPRING LAKE	MI	49456	
N	134173	1010M-02-010.018	OLD MISSION LLC	309 BARBER ST	SPRING LAKE	MI	49456	
N	134179	1010M-02-010.024	HOSLEY-BEARDEN INVESTMENTS LLC	839B 28TH STREET STE 203	GULFPORT	MS	39501	
N	134181	1010M-02-010.026	HOSLEY-BEARDEN INVESTMENTS LLC	839B 28TH STREET STE 203	GULFPORT	MS	39501	
N	135040	1010M-02-001.004	HOGAN PROPERTIES LLC	351 COWAN RD	GULFPORT	MS	39507	
N	135039	1010M-02-001.003	HOGAN PROPERTIES LLC	351 COWAN RD	GULFPORT	MS	39507	
N	134158	1010M-02-010.003	WESTBURY II LLC	P O BOX 389	BILOXI	MS	39533	
N	134159	1010M-02-010.004	WESTBURY II LLC	P O BOX 389	BILOXI	MS	39533	
N	134160	1010M-02-010.005	WESTBURY II LLC	P O BOX 389	BILOXI	MS	39533	
N	134161	1010M-02-010.006	WESTBURY II LLC	P O BOX 389	BILOXI	MS	39533	
N	134166	1010M-02-010.011	HOSLEY-BEARDEN INVESTMENTS LLC	839B 28TH STREET STE 203	GULFPORT	MS	39501	
N	134168	1010M-02-010.013	WESTBURY II LLC	P O BOX 389	BILOXI	MS	39533	
N	134169	1010M-02-010.014	WESTBURY II LLC	P O BOX 389	BILOXI	MS	39533	
N	134174	1010M-02-010.019	OLD MISSION LLC	309 BARBER ST	SPRING LAKE	MI	49456	
N	134175	1010M-02-010.020	OLD MISSION LLC	309 BARBER ST	SPRING LAKE	MI	49456	
N	134177	1010M-02-010.022	HOSLEY-BEARDEN INVESTMENTS LLC	839 28TH STREET STE 203	GULFPORT	MS	39501	

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
N	134184	1010M-02-010.029	HOSLEY-BEARDEN INVESTMENTS LLC	839B 28TH STREET STE 203	GULFPORT	MS	39501
N	134196	1010M-02-010.041	HOSLEY-BEARDEN INVESTMENTS LLC	839B 28TH STREET STE 203	GULFPORT	MS	39501
N	134197	1010M-02-010.042	OLD MISSION LLC	309 BARBER ST	SPRING LAKE	MI	49456
N	134198	1010M-02-010.043	OLD MISSION LLC	309 BARBER ST	SPRING LAKE	MI	49456
N	134262	1010M-02-010.107	HOSLEY-BEARDEN INVESTMENTS LLC	839B 28TH STREET STE 203	GULFPORT	MS	39501
N	135038	1010M-02-001.002	HOGAN PROPERTIES LLC	351 COWAN RD	GULFPORT	MS	39507
N	135037	1010M-02-001.001	HOGAN PROPERTIES LLC	351 COWAN RD	GULFPORT	MS	39507
	138709	1010M-02-002.002	SPECTRASITE COMMUNICATIONS -LESSEE-	C/O PROPERY TAX DEPT	ATLANTA	GA	31139
	21085	1010M-02-005.001	COLLINS ENTERPRISES INC	2720 CHANNEL PLACE	BILOXI	MS	4E+08
	21083	1010M-02-002.000	CATHOLIC SOCIAL & COMMUNITY SERVICE	1790 POPPS FERRY RD	BILOXI	MS	39532
N	21096	1010M-02-008.000	MITCHELL JOHN ANTHONY & TARA MOORE	982 5TH ST	GULFPORT	MS	39507
N	134156	1010M-02-010.001	WESTBURY II LLC	P O BOX 389	BILOXI	MS	39533
N	134228	1010M-02-010.073	HOSLEY-BEARDEN INVESTMENTS LLC	839B 28TH STREET STE 203	GULFPORT	MS	39501
N	134171	1010M-02-010.016	WESTBURY II LLC	P O BOX 389	BILOXI	MS	39533
N	134176	1010M-02-010.021	OLD MISSION LLC	309 BARBER ST	SPRING LAKE	MI	49456
N	134194	1010M-02-010.039	HOSLEY-BEARDEN INVESTMENTS LLC	839B 28TH STREET STE 203	GULFPORT	MS	39501
N	134220	1010M-02-010.065	HOSLEY-BEARDEN INVESTMENTS LLC	839B 28TH STREET STE 203	GULFPORT	MS	39501
N	134224	1010M-02-010.069	HOSLEY-BEARDEN INVESTMENTS LLC	839B 28TH STREET STE 203	GULFPORT	MS	39501
N	31543	1010M-02-010.000	HOSLEY-BEARDEN INVESTMENTS LLC	839B 28TH STREET STE 203	GULFPORT	MS	39501
N	84059	1010M-02-001.000	HOGAN PROPERTIES LLC	351 COWAN RD	GULFPORT	MS	39507
N	135042	1010M-02-001.006	HOGAN PROPERTIES LLC	351 COWAN RD	GULFPORT	MS	39507
N	135041	1010M-02-001.005	HOGAN PROPERTIES LLC	351 COWAN RD	GULFPORT	MS	39507
	130605	1010M-01-013.001	GULF GROVE OF GULFPORT LLC	14397 CREOSOTE RD	GULFPORT	MS	39503



- Legend**
-  Site
 -  US or State Highway
 -  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.



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

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

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

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
36845	658859	Print Legal Ad-IPL02308100 - IPL0230810	PC	1	82 L

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

accountspayable@gulfport-ms.gov

**LEGAL NOTICE
 PUBLIC HEARING**

In conformance with Section VIII of the Comprehensive Zoning Ordinance of the City of Gulfport, Mississippi, 1979 as amended, notice is hereby given advising that the Gulfport City Planning Commission will hold a public hearing in the City of Gulfport, Mississippi at 4:30 P.M., Thursday, May 22, 2025 in the Council Chambers of the Gulfport City Hall located at 2309 15th Street to consider the following requests. A copy of the requests will be available for public review at the office of the Department of Urban Development, Planning Division, located on first floor of the William H. Hardy Building, 1410 24th Avenue.

Planning Commission Approval 2505PC056, by agent Dr. Sandi Carlson, seeking approval for a hospital use, Tax Parcel 0811L-04-115.000, 1201 31st Ave, Zoned T4+ (General Urban Zone "Plus"), Ward 2

Planning Commission Approval 2505PC057, by agent Robert Heinrich, seeking approval for a church use, Tax Parcel 1011D-01-032.000, 1126 Beach Drive, Zoned T6 (Urban Core Zone), Ward 2

Special Exception 2505SE059, by agent Marnie Adams, seeking approval for a liquor store use, Tax Parcel 0810N-04-037.000, 2905 25th Ave Suite A, Zoned B-2 (General Business), Ward 3

Planning Commission Approval 2505PC060, by agent John Paul Barber, seeking approval for a medical cannabis dispensary use, Tax Parcel 0908M-01-005.004, 13341 Dedeaux Road Suite B, Zoned B-2 (General Business), Ward 6

Planning Commission Approval 2505PC061, by owners Kyle and Monique Sprinkle, seeking approval for a home occupation for an administrative office for boat cleaning services, Tax Parcel 0907K-01-001.056, 13469 McLeod Ct, Zoned R-1-5 (Single-Family), Ward 5

Zoning Map Amendment 2505PC053, by owner Greg Smith Properties, LLC, requesting to rezone to T4+, Tax parcel 1011D-03-040.000, 130 Tegarden Road, Zoned T5 (Urban Center Zone), Ward 2

Zoning Map Amendment 2505PC058, by agent Donovan Scruggs, requesting to rezone six parcels to T4L (General Urban Zone "Limited"), Tax Parcels 1010M-02-001.002, 1010M-02-001.003, 1010M-02-001.004, 1010M-02-001.005, 1010M-02-001.006, 1010M-02-001.000, 5th Street, Zoned B-2 (General Business), Ward 2

This 7th day of May 2025
 Keith Williams, Chairman
 City of Gulfport Planning Commission
 IPL0230810
 May 7 2025

**STATE OF MISSISSIPPI
 COUNTY OF HARRISON**

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

1 insertion(s) published on:
 05/07/25

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

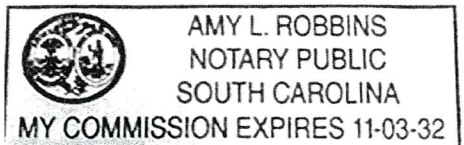
Mary Castro

Sworn to and subscribed before me this 12th day of May in the year of 2025

Amy Robbins

Notary Public

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



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