



Architectural Review Committee | Agenda

Thursday, June 12, 2025 – 3:00 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. Announcements

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

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

F2. Speaker Card

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

G. Adoption of Minutes

G1. Architectural Review Committee - 5/8/25

H. Hearing of Cases

H1. Signs

1. Architectural Review Committee 2506ARC008:

Architectural Review Committee 2506ARC008, by owner Savannah Walk Townhomes LLC, seeking approval for new subdivision sign, Tax Parcel 0807G-01-001.000, S Swan Road, Zoned R-1-15 (Single-Family), Ward 7

H2. Architectural Review Committee Permits

1. Architectural Review Committee 2506ARC009:

Architectural Review Committee 2506ARC009, by owner Adam Neal, seeking approval for metal siding for a proposed accessory structure, Parcel 0711G-02-007.000, 1701 42nd Ave, Zoned R-2 (Single-family), Ward 1

I. Reports

J. Unfinished Business

K. Other Business

L. Adjournment

MINUTES

GULFPORT ARCHITECTURAL REVIEW COMMITTEE MEETING

Thursday, May 8, 2025 3:00 P.M.

City Council Chambers

- A. Prayer:** The ARC Board led a prayer.
- B. Pledge of Allegiance:** The Pledge of Allegiance was recited.
- C. Call to Order:** The meeting of the ARC board was called to order at **3:01 P.M.**
- D. Determination of a Quorum:** A Roll Call was conducted and a quorum was determined.

BOARD MEMBERS PRESENT:

LEE PALERMO
DANIELLE COTTON
JOHNNY OLSEN
BRENT FRENCH

BOARD MEMBERS ABSENT:

KENNY MCNAIR

STAFF MEMBERS PRESENT

MATILDA WELCH
SAMUEL SWEETING
BRYCE CLUGH

COURT REPORTER:

E. Confirmation of Agenda:

F. Approval of Minutes:

Motion by **Mr. Olsen** and seconded by **Mr. French** to approve Minutes of the **April 10, 2025** ARC meeting was carried unanimously.

G. Hearing of cases:

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

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

G3. Routine Agenda:

1. Architectural Review 2505ARC007:

Architectural Review Committee 2505ARC007, by owner KMS Business Marketing Solutions LLC, seeking approval for metal siding for their proposed accessory structure, Tax Parcel 0910I-01-067.000, 706 E. Pass Road, Zoned T4+ (General Urban Zone "Plus"), Ward 4

Speaking for the Petition: Katherine Sutton

Speaking against the Petition: None

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

Second: Mr. French

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

Action: Motion carried unanimously

Adjournment:

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

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

Danielle Cotton, Secretary

Date: _____



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

ARCHITECTURAL REVIEW COMMITTEE

Hearing Date: Thursday, June 12, 2025

Signs



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

ARCHITECTURAL REVIEW COMMITTEE

Hearing Date: Thursday, June 12, 2025

Architectural Review Committee 2506ARC008: Architectural Review Committee 2506ARC008, by owner Savannah Walk Townhomes LLC, seeking approval for new subdivision sign, Tax Parcel 0807G-01-001.000, S Swan Road, Zoned R-1-15 (Single-Family), Ward 7

Technical Report
ARCHITECTURAL REVIEW COMMITTEE

GENERAL INFORMATION

Case File Number: 2506ARC008

Hearing Date: June 12, 2025

Current Zoning/Use: R-1-15 / Vacant Lot

Legal: Architectural Review Committee 2506ARC008, by owner Savannah Walk Townhomes LLC, seeking approval for new subdivision sign, Tax Parcel 0807G-01-001.000, S Swan Road, Zoned R-1-15 (Single-Family), Ward 7

TECHNICAL DETAILS

The applicant is seeking approval for a proposed subdivision sign. While the proposed sign does meet the copy area requirement, and possesses a decorative cap, the sign structure height exceeds the six (6) foot height limit. As of the writing of this report a variance has been applied for, any approval of this board would be in regards to the architectural design standards

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

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

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

EXECUTIVE SUMMARY

The applicant is seeking approval for their proposed subdivision sign. The proposed sign meets requirements for the copy area and has a decorative cap, however the sign structure's height exceeds the six (6) foot height limit. A variance for the sign structure height is currently set to be heard before the Zoning Board.

Technical Report
ARCHITECTURAL REVIEW COMMITTEE

DEPARTMENTAL CONDITIONS

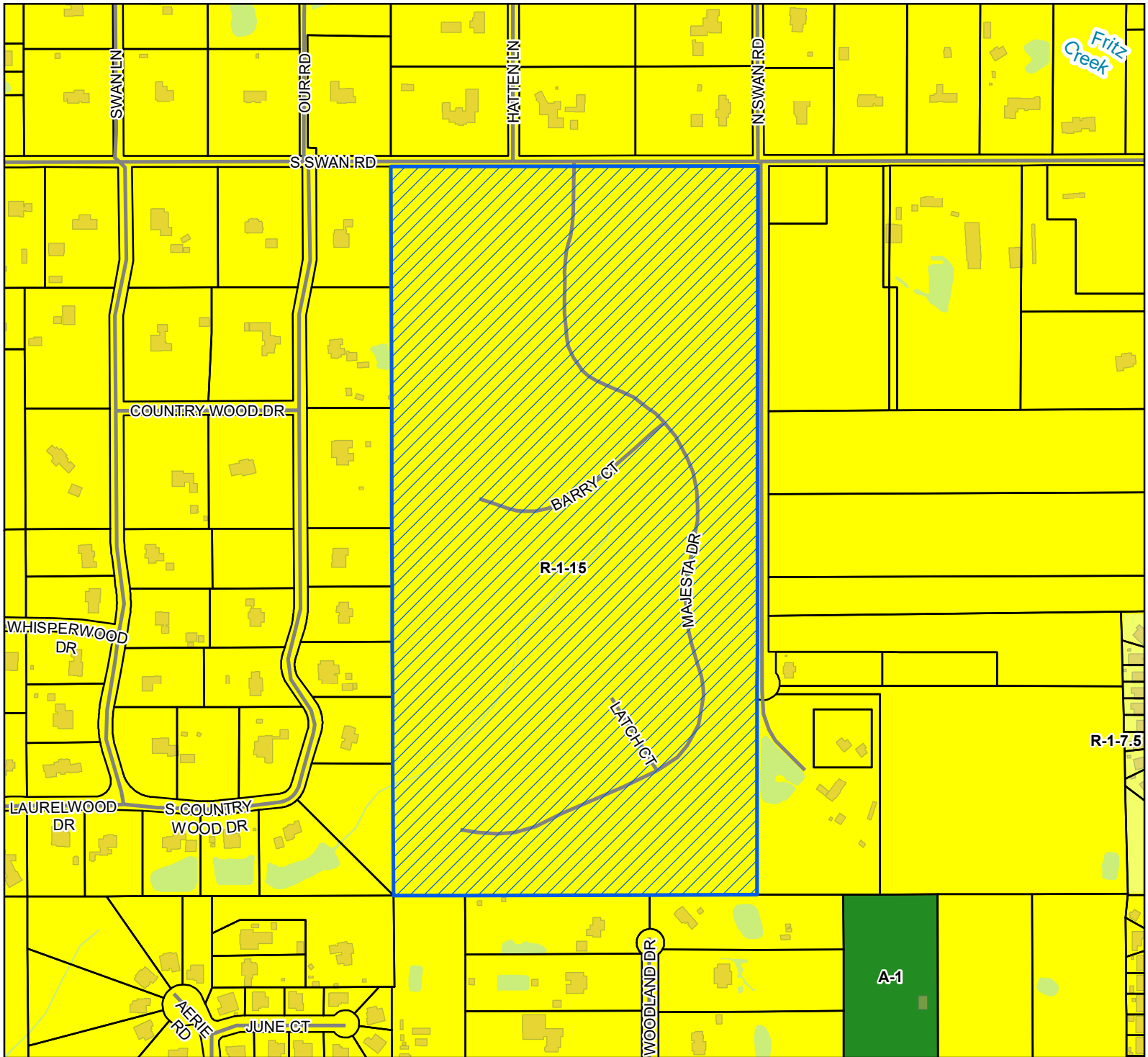
1. Approval allows for sign as proposed, in regards to the architectural design standards.

DIRECTOR APPROVAL

This report has been reviewed and approved by:

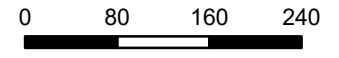


Gregory Holmes
Director of Urban Development Department



- Site
- Street
- Parcels
- Buildings
- Water Features
- City Limit
- Zoning**
- A-1 - Agricultural District
- R-1-15 - Single Family Residence District (Low Density)
- R-1-7.5 - Single Family Residence District (Low Density)

Site Information
 0807G-01-001.000
 Zoning: R-1-15 (Single Family)
 Size: 80 acres
 Flood: X



1 inch = 500 feet



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

OWNER:

Savannah Walk Townhomes, LLC ~~LLC~~

Printed Name of Owner

919 2nd St.

Mailing Address

Gulfport

MS

39501

City

State

Zip Code

Signature: 

AGENT:

Printed Name of Agent

Mailing Address

City

State

Zip Code

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: _____



COVENANT AFFIDAVIT

Parcel 08076-01-001.000

I, Kenneth Jones, Member of Savannah Walk Townhomes, LLC being property owner or agent of the property 0 South Swan Rd.
PRINT NAME PRIMARY ADDRESS OR PARCEL

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

[Signature]
SIGNATURE

3-21-25
DATE

STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 21st day of March, 20 25

[Signature]
NOTARY PUBLIC

COMMISSION EXPIRATION



IMPORTANT NOTICE:

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

Submission Requirements:

Page one of this application, **completed and signed.**

- Site plan. Please note that approval of your request, in part, is based on your 11" by 17" site plan.
- The property lines and dimensions have been provided on the drawing.
 - All buildings and structures located on the property have been identified.
 - All dimensions of buildings and structures have been noted on the site plan.
 - All distances from the property lines to all the buildings and structures have been identified and noted on the site plan.
 - Street names have been provided which abut the property.
 - Traffic flow, parking and driveways have been identified.
 - If required buffer strips have been identified
 - Other pertinent information as needed to pictorially demonstrate the proposed development/use.
- Proof of ownership (Copy of deed i.e., Warranty Deed or Quitclaim Deed)
- If applicable, notarized proof of authority to act as agent for owner (board resolution, etc.)**
- The City of Gulfport Planning Division Staff will notify, by letter, property owners adjacent to the requested action identified in this application using the Land Roll database from the County Tax Office. If you would like to have additional persons or property owners notified, please provide a list of additional persons to be notified.
- An affidavit stating the request is not in violation of restrictive or protective covenants.
- State hardship of why design standards cannot be met **individually and throughly as a separate attachment**
- I the owner/agent acknowledge this is a complete application

Certificate Of Completion

Envelope Id: FA8ED6DA-7C53-400B-87F8-B2F9B7597943
 Subject: Complete with Docusign: Corporate Resolution - sign and plat.pdf
 Source Envelope:
 Document Pages: 1
 Certificate Pages: 5
 AutoNav: Enabled
 Envelopeld Stamping: Enabled
 Time Zone: (UTC-06:00) Central Time (US & Canada)

Status: Completed

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

Record Tracking

Status: Original
 3/18/2025 9:49:43 AM

Holder: Kenneth Jones
 kjonescbc@gmail.com

Location: DocuSign

Signer Events

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

Signature

Signed by:

 79F078C1400A41B...

Timestamp

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 Viewed: 3/18/2025 11:53:35 AM
 Signed: 3/18/2025 11:53:48 AM

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 Using IP Address: 162.206.149.59

Electronic Record and Signature Disclosure:
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JOSEPH RAFFEO
 jraffeo@bottom2top.net
 owner
 Bottom 2 Top
 Security Level: Email, Account Authentication
 (None)

DocuSigned by:

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Signature Adoption: Pre-selected Style
 Using IP Address: 198.182.179.44
 Signed using mobile

Electronic Record and Signature Disclosure:
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 ID: 16a606f2-18a2-491c-8080-edf78b26998b

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

DocuSigned by:

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Electronic Record and Signature Disclosure:
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In Person Signer Events

Signature

Timestamp

Editor Delivery Events

Status

Timestamp

Agent Delivery Events

Status

Timestamp

Intermediary Delivery Events

Status

Timestamp

Certified Delivery Events

Status

Timestamp

Carbon Copy Events	Status	Timestamp
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Witness Events	Signature	Timestamp
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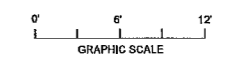
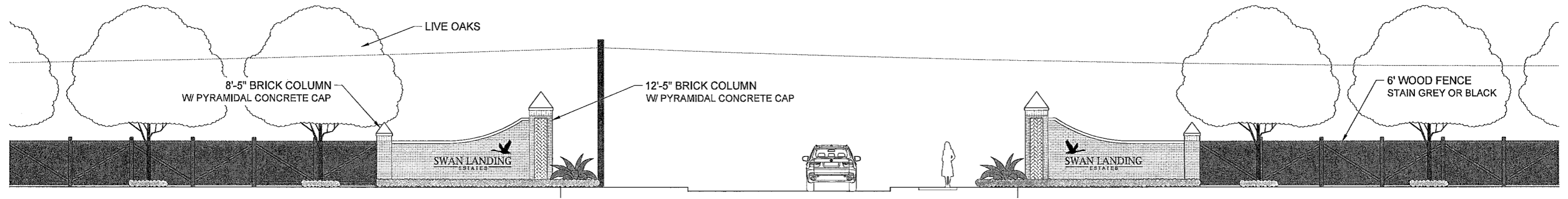
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Envelope Summary Events	Status	Timestamps
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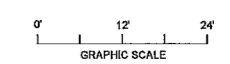
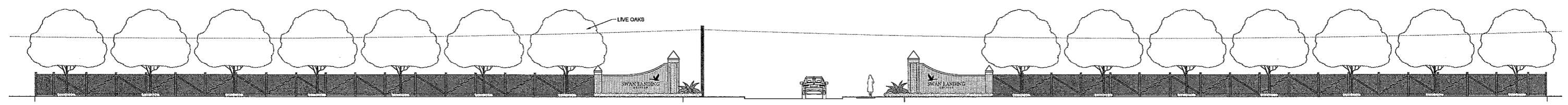
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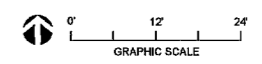
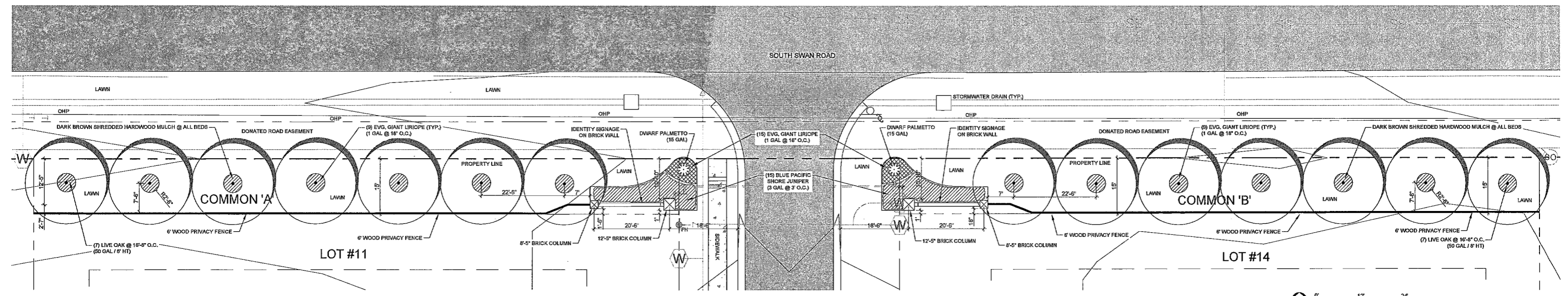
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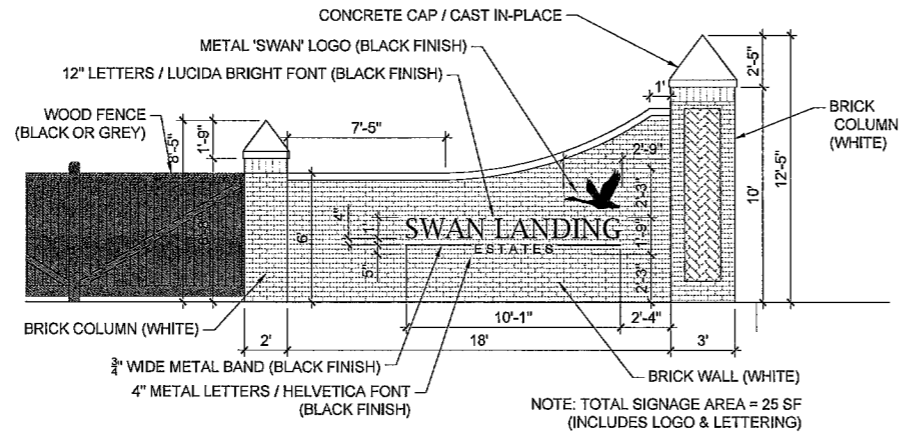
NORTH ELEVATION AT ENTRY ROAD



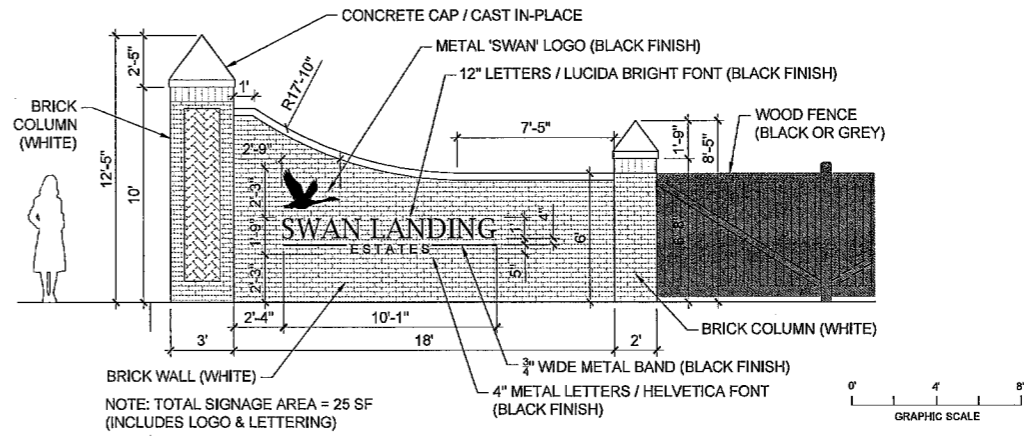
NORTH ELEVATION ALONG SOUTH SWAN ROAD



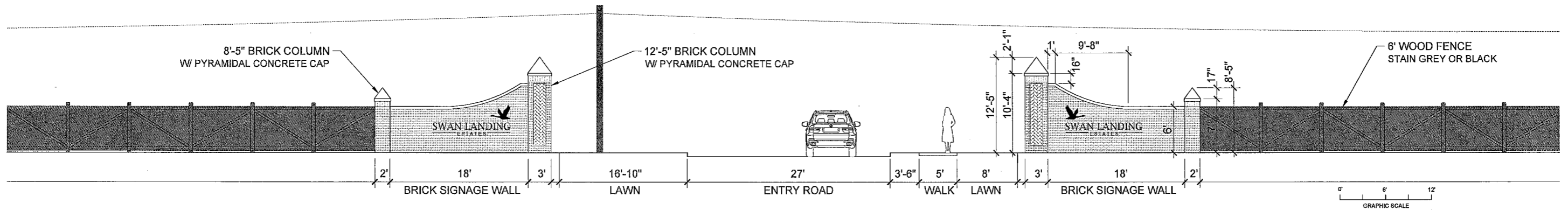
ENTRY AREA LAYOUT PLAN



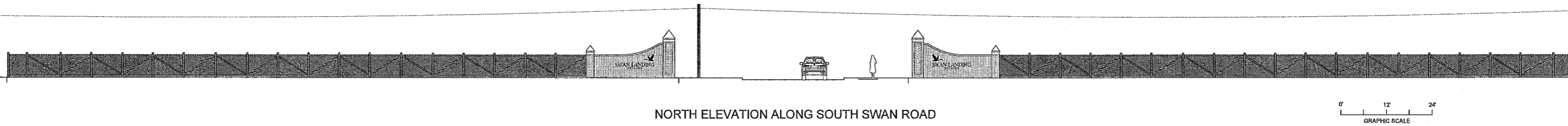
NORTH ELEVATION AT EAST ENTRY MONUMENT & SIGNAGE WALL



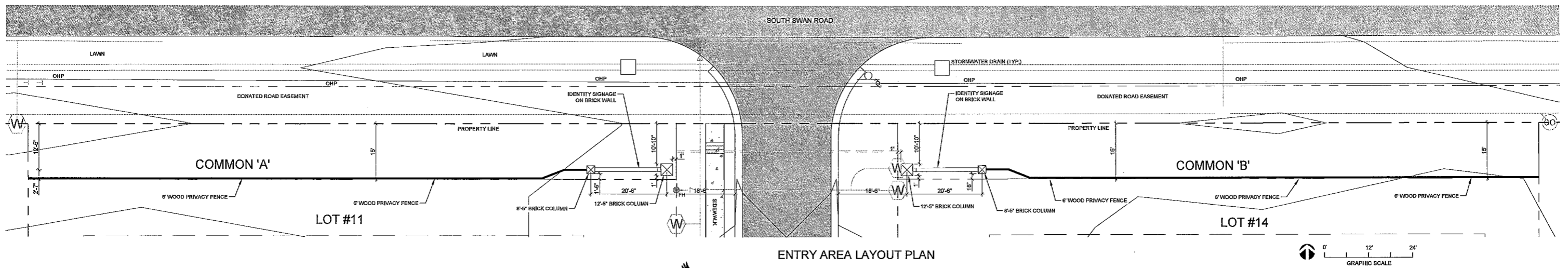
NORTH ELEVATION AT WEST ENTRY MONUMENT & SIGNAGE WALL



NORTH ELEVATION AT ENTRY ROAD



NORTH ELEVATION ALONG SOUTH SWAN ROAD



ENTRY AREA LAYOUT PLAN



Amber Jones 1st JUDICIAL DISTRICT
Instrument 2024-0010581-D-11
Filed/Recorded 06/05/2024 2:51:01 PM
Total Fees 26.00
4 Pages Recorded

WARRANTY DEED COVER

Prepared by and return to:
Donald R. Jones, #3197
Donald R. Jones, Attorney, PLLC
1605 23rd Avenue
Gulfport, MS 39501
228-864-8965

INDEX: E1/2 of SW1/4, Section 27-6-11

GRANTOR:
THE FLAIR FAMILY, LLC
614 Willowridge Drive
Luling, LA 70070
504-628-8256

ALAN TIMOTHY FLAIR, Individually, 614 Willowridge Drive, Luling, LA 70070,
504-628-8256

GUSTAVE B. FLAIR, Individually, 127 Dogwood Drive, Covington, LA 70433,
504-495-9705

BEATRICE A. FLAIR, Individually, 225 Gulf Drive, Waveland, MS 39576,
504-400-9084

GRANTEE:
SAVANNAH WALK TOWNHOMES, LLC
919 2nd Street
Gulfport, MS 39501
228-596-4471

Prepared by:
Donald R. Jones, #3197
Attorney at Law
P. O. Box 7555
Gulfport, MS 39506
(228) 864-8965
File #235090

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

Index: E1/2 of SW1/4, Section 27-6-11

STATE OF MISSISSIPPI

COUNTY OF HARRISON

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, the undersigned, THE FLAIR FAMILY, LLC, and ALAN TIMOTHY FLAIR, Individually, GUSTAVE B. FLAIR, Individually, and BEATRICE A. FLAIR, Individually, 614 Willowridge Drive, Luling, LA 70070, 504-628-8256, do hereby sell, convey and warrant unto SAVANNAH WALK TOWNHOMES, LLC, 919 2nd Street, Gulfport, MS 39501, 228-596-4471, the following described land and property being located in the First Judicial District of Harrison County, Mississippi, being more particularly described as follows, to-wit:

The East One-half (E1/2) of the Southwest One-fourth (SW1/4) of Section 27, Township 6 South, Range 11 West, in the First Judicial District of Harrison County, Mississippi, less and except any part thereof lying within the boundary of South Swan Road and North Swan Road Extension.

Being the same property acquired by Mrs. Betty Blancand Flair by an act of transfer dated August 14, 1956, recorded in the office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi, in Deed Book 412 at Page 105, pursuant to Order dated August 9, 1956, of the Chancery Court of the First Judicial District of Harrison County, Mississippi, for the Estate of Gus Blancand, Cause Number 35,851. Subject parcel having been subsequently conveyed to The Flair Family, L.L.C., by an Act of Transfer dated December

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

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

IN WITNESS WHEREOF, THE FLAIR FAMILY, LLC, has caused this conveyance to be executed by its duly authorized officers, having first been duly authorized to do so, on this the 5th day of June, 2024.

THE FLAIR FAMILY, LLC

BY: Alan Timothy Flair
ALAN TIMOTHY FLAIR, Member

BY: Gustave B. Flair
GUSTAVE B. FLAIR, Member

BY: Beatrice A. Flair
BEATRICE A. FLAIR, Member

Alan Timothy Flair
ALAN TIMOTHY FLAIR, Individually

Gustave B. Flair
GUSTAVE B. FLAIR, Individually

Beatrice A. Flair
BEATRICE A. FLAIR, Individually

STATE OF MISSISSIPPI

COUNTY OF HARRISON

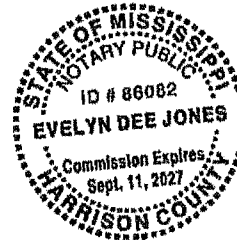
THIS DAY PERSONALLY CAME AND APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, ALAN TIMOTHY FLAIR, Member, GUSTAVE B. FLAIR, Member, and BEATRICE A. FLAIR, Member, of THE FLAIR FAMILY, LLC, and as its act and deed, they signed, sealed and delivered the above and foregoing instrument of writing on the day and in the year therein mentioned, after having been first duly authorized to do so.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 5th day of June, 2024.

Evelyn Dee Jones

NOTARY PUBLIC

My Commission Expires:



STATE OF MISSISSIPPI

COUNTY OF HARRISON

THIS DAY PERSONALLY CAME AND APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, ALAN TIMOTHY FLAIR, GUSTAVE B. FLAIR, and BEATRICE A. FLAIR, who acknowledged that the above and foregoing instrument was signed and delivered as the free and voluntary act and deed of the Grantors on the day and in the year therein mentioned.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 5th day of June, 2024.

Evelyn Dee Jones

NOTARY PUBLIC

My Commission Expires:



F0012
Fee: \$ 50



Michael Watson
SECRETARY OF STATE

2025198996

Business ID: 1402566
Filed: 03/21/2025 01:12 PM
Michael Watson
Secretary of State

Articles/Certificate of Amendment

Business Details

Business ID: 1402566

Business Name: Savannah Walk Townhomes, LLC

Current Parties On Record

Name:

Andrew Phelan
Member

Address:

2515 Havard
Ocean Springs, MS 39564

Amended Parties On Record

Name:

Phelan Engineering, LLC
Member

Address:

2515 Havard
Ocean Springs, MS 39564

KLJ CRE, Corp.
Member

919 2nd Street
Gulfport, MS 38501

Bottom 2 Top Construction, LLC
Member

24111 Ryland Ridge Rd
Saucier, MS 39574

NAICS Code/Nature of Business

237210 - Land Subdivision

Signature

By entering my name in the space provided, I certify that I am authorized to file this document on behalf of this entity, have examined the document and, to the best of my knowledge and belief, it is true, correct and complete as of this day **03/21/2025**.

Name:

Kenneth Jones II
Member

Address:

919 2nd Street
Gulfport, MS 39501

F0108

Fee: \$



Michael Watson
SECRETARY OF STATE

2025099677

Business ID: 1269573
Filed: 02/13/2025 08:03 AM
Michael Watson
Secretary of State

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

2025 LLC Annual Report

Business Information

Business ID: 1269573

Business Name: Phelan Engineering, LLC

State of Incorporation: MS

Business Email: atphelan1@yahoo.com

Phone: (***)***_****

FEIN: **_*****

Principal Address: 2515 Havard Rd
Ocean Springs, MS 39564

Registered Agent

Name: Andrew Phelan

Address: 2515 Havard Rd
Ocean Springs, MS 39564

Managers and Members

Managers

Name:
Andrew Tate Phelan
Manager

Address:
2515 Havard Rd
Ocean Springs, MS 39564

Officers

Title/Name: **Address:** **Director:**

President:

Vice President:

Secretary:

Treasurer:

This LLC has a written Operating Agreement.

NAICS Code/Nature of Business

541330 - Engineering Services

Signature

By entering my name in the space provided, I certify that I am authorized to file this document on behalf of this entity, have examined the document and, to the best of my knowledge and belief, it is true, correct and complete as of this day **02/13/2025**.

Name:

Andrew Phelan

Other

Address:

2515 Havard Road

Ocean Springs, MS 39564

F0108
Fee: \$



Michael Watson
SECRETARY OF STATE

2025024777

Business ID: 1132376
Filed: 01/14/2025 01:05 PM
Michael Watson
Secretary of State

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

2025 LLC Annual Report

Business Information

Business ID: 1132376

Business Name: Bottom 2 Top Construction LLC

State of Incorporation: MS

Business Email: jraffeo@bottom2top.net

Phone: (***)***_****

FEIN: **_*****

Principal Address: 16708 Hwy 67
Biloxi, MS 39532

Registered Agent

Name: Sara Louise Fox

Address: 24111 Ryland Ridge Rd
Saucier, MS 39574

Managers and Members

Managers

Name:
Joseph R Raffeo Jr
Manager

Address:
24111 Ryland Ridge Rd.
Saucier, MS 39574

Officers

Title/Name:
President: Sara Louise Fox

Address:
24111 Ryland Ridge Rd.
Saucier, MS 39574

Director:

Vice President:

Secretary:

Treasurer:

This LLC has a written Operating Agreement.

NAICS Code/Nature of Business

221310 - Water Supply and Irrigation Systems

221320 - Sewage Treatment Facilities

237110 - Water and Sewer Line and Related Structures Construction

Signature

By entering my name in the space provided, I certify that I am authorized to file this document on behalf of this entity, have examined the document and, to the best of my knowledge and belief, it is true, correct and complete as of this day *01/14/2025*.

Name:

Sara Fox
President

Address:

24111 RYLAND RIDGE RD.
Saucier, MS 39574

Officers List

Name:

Joseph R Raffeo Jr
Manager

Sara Louise Fox
President

Address:

24111 Ryland Ridge Rd.
Saucier, MS 39574

24111 Ryland Ridge Rd.
Saucier, MS 39574

F0008
Fee: \$ 25



Michael Watson
SECRETARY OF STATE

2024329610

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

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

2024 Corporate Annual Report

Business Information

Business ID: 1126089

Business Name: KLJ CRE Corp

State of Incorporation: MS

Business Email: kjonescbc@gmail.com

Phone: (***)***_****

FEIN: **_*****

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

Registered Agent

Name: Kenneth Jones II

Address: 919 2nd Street
Gulfport , MS 39501

Officers

Title/Name:	Address:	Director:
President: Kenneth Jones II	919 2nd Street Gulfport, MS 39501	<input type="checkbox"/>
Vice President:		<input type="checkbox"/>
Secretary:		<input type="checkbox"/>
Treasurer:		<input type="checkbox"/>

Stocks

Class:	Authorized:	Series:	Issued:
Common	100		100

NAICS Code/Nature of Business

531210 - Offices of Real Estate Agents and Brokers
237210 - Land Subdivision

Signature

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

Name:

Kenneth Jones II
President

Address:

919 2nd Street
Gulfport, MS 39501

Certificate Of Completion

Envelope Id: FA8ED6DA-7C53-400B-87F8-B2F9B7597943
Subject: Complete with Docusign: Corporate Resolution - sign and plat.pdf
Source Envelope:
Document Pages: 1 Signatures: 3
Certificate Pages: 5 Initials: 0
AutoNav: Enabled
Enveloped Stamping: Enabled
Time Zone: (UTC-06:00) Central Time (US & Canada)

Status: Completed

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

Record Tracking

Status: Original
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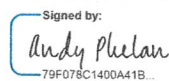
Holder: Kenneth Jones
kjonescbc@gmail.com

Location: DocuSign

Signer Events

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

Signature

Signed by:

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Signature Adoption: Pre-selected Style
Using IP Address: 162.206.149.59

Timestamp

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JOSEPH RAFFEO
jraffeo@bottom2top.net
owner
Bottom 2 Top
Security Level: Email, Account Authentication
(None)

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Signed using mobile

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

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Signature Adoption: Drawn on Device
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Electronic Record and Signature Disclosure:
Not Offered via Docusign

In Person Signer Events

Signature

Timestamp

Editor Delivery Events

Status

Timestamp

Agent Delivery Events

Status

Timestamp

Intermediary Delivery Events

Status

Timestamp

Certified Delivery Events

Status

Timestamp

Carbon Copy Events	Status	Timestamp
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Witness Events	Signature	Timestamp
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Notary Events	Signature	Timestamp
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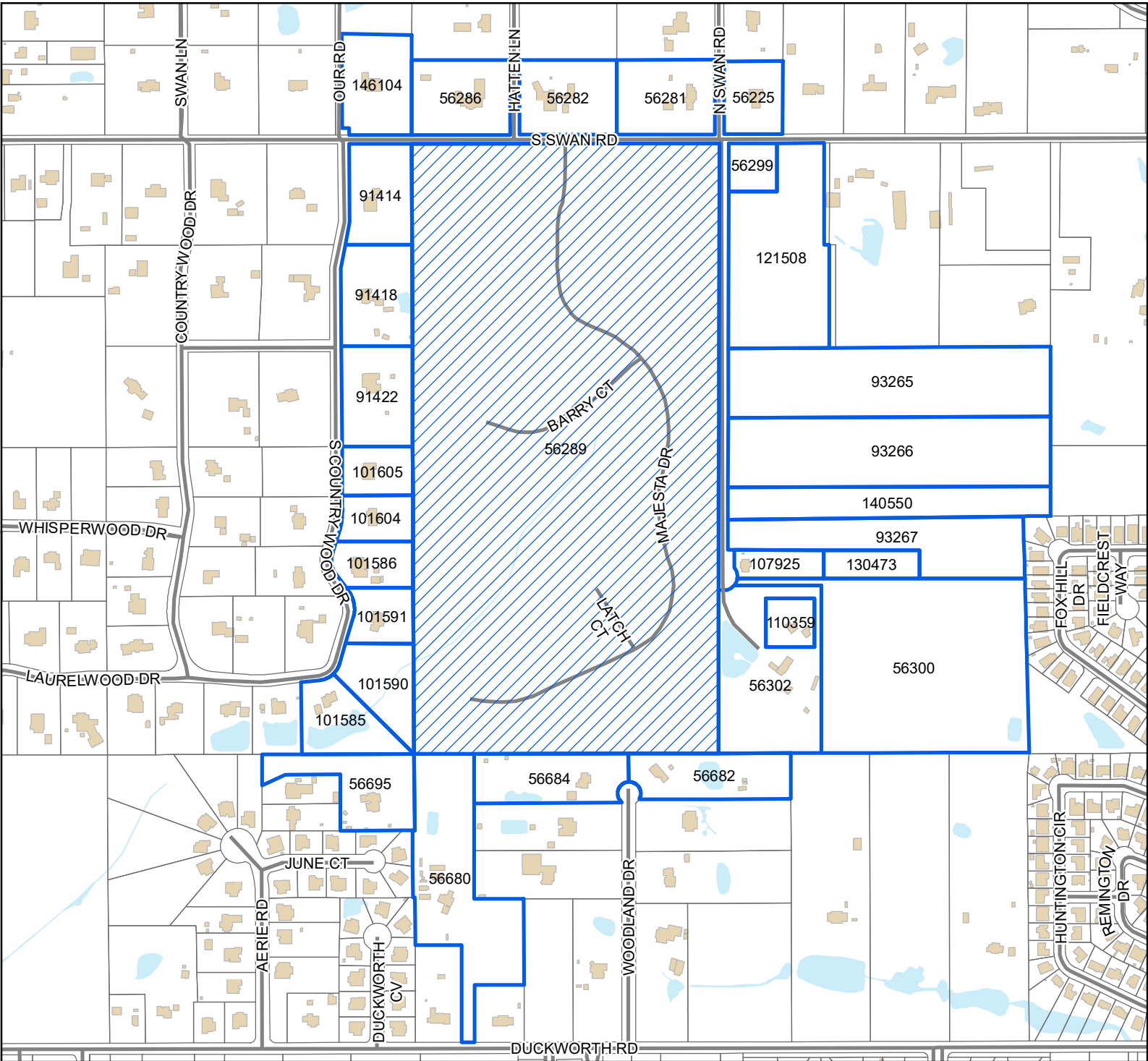
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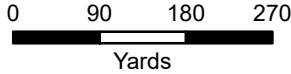
Electronic Record and Signature Disclosure

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
Y		0807G-01-001.000	SAVANNAH WALK TOWNHOMES, LLC (OWNER)	919 2ND ST	GULFPORT	MS	39501
			Adjacent Property Owners (2506ARC008)				
	107925	0807H-01-006.001	CASTILLEJA HENRY MATTHEW JR	14241 S SWAN RD	GULFPORT	MS	39503
	56286	0807B-01-017.000	PALMORE CARROLL A JR	14386 S SWAN RD	GULFPORT	MS	39503
	93266	0807H-01-007.002	PAGE PAUL B	14349 4TH AVE	GULFPORT	MS	39503
	56225	0807A-01-027.000	MIXON PAMELA M & WILLIAM K	14250 NORTH SWAN RD	GULFPORT	MS	39503
	56289	0807G-01-001.000	FLAIR FAMILY LLC THE	225 GULF DR	WAVELAND	MS	39576
	91414	0807G-01-002.000	LADNIER PASANDRA A & JEFFREY ETAL	14221 COUNTRY WOOD DR	GULFPORT	MS	39503
	56300	0807H-01-005.000	MORRIS M C & LINDA -TRUSTEES-	13862 GULF HAVEN ROAD	GULFPORT	MS	39503
	56680	0807J-01-010.000	MERRITT GLENN B & VALERI M	14380 DUCKWORTH RD	GULFPORT	MS	39503
	56281	0807B-01-005.000	SWEEBE CHRISTOPHER L & ADDISON	14247 N SWAN RD	GULFPORT	MS	39503
	91422	0807G-01-004.000	GRAY LAMAR S & SUSAN A	14501 S COUNTRYWOOD DR	GULFPORT	MS	39503
	93265	0807H-01-007.001	REALTY INTERNATIONAL LLC	9122 VICTORIA CIR	GULFPORT	MS	39503
	101591	0807G-01-008.000	GILMORE MARK S & KARLA G	14593 COUNTRYWOOD DR	GULFPORT	MS	39503
	110359	0807H-01-006.003	JARVIS JANET BRICKLEY & DAVID MARK	14251 S SWAN RD	GULFPORT	MS	39503
	56682	0807J-01-004.000	SMITH NANCY E	13516 WOODLAND DR	GULFPORT	MS	39503
	56684	0807J-01-005.000	ABEL CHRISTOPHER J	13517 WOODLAND DR	GULFPORT	MS	39503
	101590	0807G-01-009.000	HICKEY CHRIS & ANITA ETAL	2002 STONEBRIDGE CT	MANSFEILD	TX	76063
	101585	0807G-01-010.000	GOFORTH JERRY & LINDA	14661 COUNTRY WOOD DR	GULFPORT	MS	39503
	101604	0807G-01-006.000	HOWZE LYNDA RUTH & KIP DUDLEY	14553 S COUNTRY WOOD DR	GULFPORT	MS	39503
	91418	0807G-01-003.000	SELLERS WILLIAM R & SANDRA N	14263 COUNTRY WOOD DRIVE	GULFPORT	MS	39503
	101605	0807G-01-005.000	LUCKETT CLEOTHA JR & CONNIE R	14525 S COUNTRY WOOD DR	GULFPORT	MS	39503
	56282	0807B-01-006.000	BOZANT PAUL & HEATHER	14300 HATTEN LANE	GULFPORT	MS	39503
	101586	0807G-01-007.000	BEY RASHAWN	14575 S COUNTRYWOOD DR	GULFPORT	MS	39503
	56302	0807H-01-006.000	COURTEAUX MILTON A JR -TOD-	14241 S SWAN RD	GULFPORT	MS	39503
	56299	0807H-01-008.000	REALTY INTERNATIONAL LLC	P O BOX 4246	GULFPORT	MS	39502
	93267	0807H-01-007.003	DAVENPORT TABITHA	14361 CARRIAGE CIRCLE	GULFPORT	MS	39503
	56695	0807J-01-013.000	PETRO SHAWN M	14440 DUCKWORTH RD	GULFPORT	MS	39503
	146104	0807B-01-018.001	MIXON JAMES ADAM & ASHLEY	14363 HATTEN LN	GULFPORT	MS	39503



Legend

-  Site
-  Street
-  Buildings
-  Water Features



1 inch = 600 feet



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

ARCHITECTURAL REVIEW COMMITTEE

Hearing Date: Thursday, June 12, 2025

Architectural Review Committee Permits



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

ARCHITECTURAL REVIEW COMMITTEE

Hearing Date: Thursday, June 12, 2025

Architectural Review Committee 2506ARC009: Architectural Review Committee 2506ARC009, by owner Adam Neal, seeking approval for metal siding for a proposed accessory structure, Parcel 0711G-02-007.000, 1701 42nd Ave, Zoned R-2 (Single-family), Ward 1

Technical Report

ARCHITECTURAL REVIEW COMMITTEE

GENERAL INFORMATION

Case File Number: 2506ARC009

Hearing Date: June 12, 2025

Current Zoning/Use: R-2 / Single-family home

Legal: Architectural Review Committee 2506ARC009, by owner Adam Neal, seeking approval for metal siding for a proposed accessory structure, Parcel 0711G-02-007.000, 1701 42nd Ave, Zoned R-2 (Single-family), Ward 1

TECHNICAL DETAILS

The applicant requests a waiver not to meet the required design standard for Appendix A, Sec. IV Supplementary Regulations A, 2, (g)

(2) Accessory buildings.

(g) The appearance and construction of an accessory building must be consistent or harmonious to the primary building and surrounding areas. Any review will be subject to the appeals process outlined in Appendix A-Sec IV (E)(1).

EXECUTIVE SUMMARY

The applicant is seeking approval to deviate from the design standards for siding for their proposed accessory structure. They are seeking to construct an accessory structure for personal storage but utilize metal siding where ordinance requires the accessory structure to be harmonious with the primary building and the surrounding area. The proposed accessory structure meets setbacks, square footage, and height requirements per the accessory structure ordinance. The applicant does not provide information regarding the siding for the house or for buildings in the surrounding area but does explain that the reason they are wishing to utilize the metal siding is due to the metal material being resistant to fire. While metal siding would be resistant to fire than wooden siding, the ordinance would still require the accessory structure to be in harmony with the primary structure and surrounding area. From a site visit staff found an accessory structure that has metal siding on a property northeast of the subject site, however said accessory structure was not permitted and has existed since at least 2013, based on available past imagery. Staff noted that all other existing accessory structures had either wooded, vinyl, hardy board, or similar siding, and the primary structure for the subject site has hardy board siding. The applicant's request would be setting precedence in regard to the architectural standards for the area.

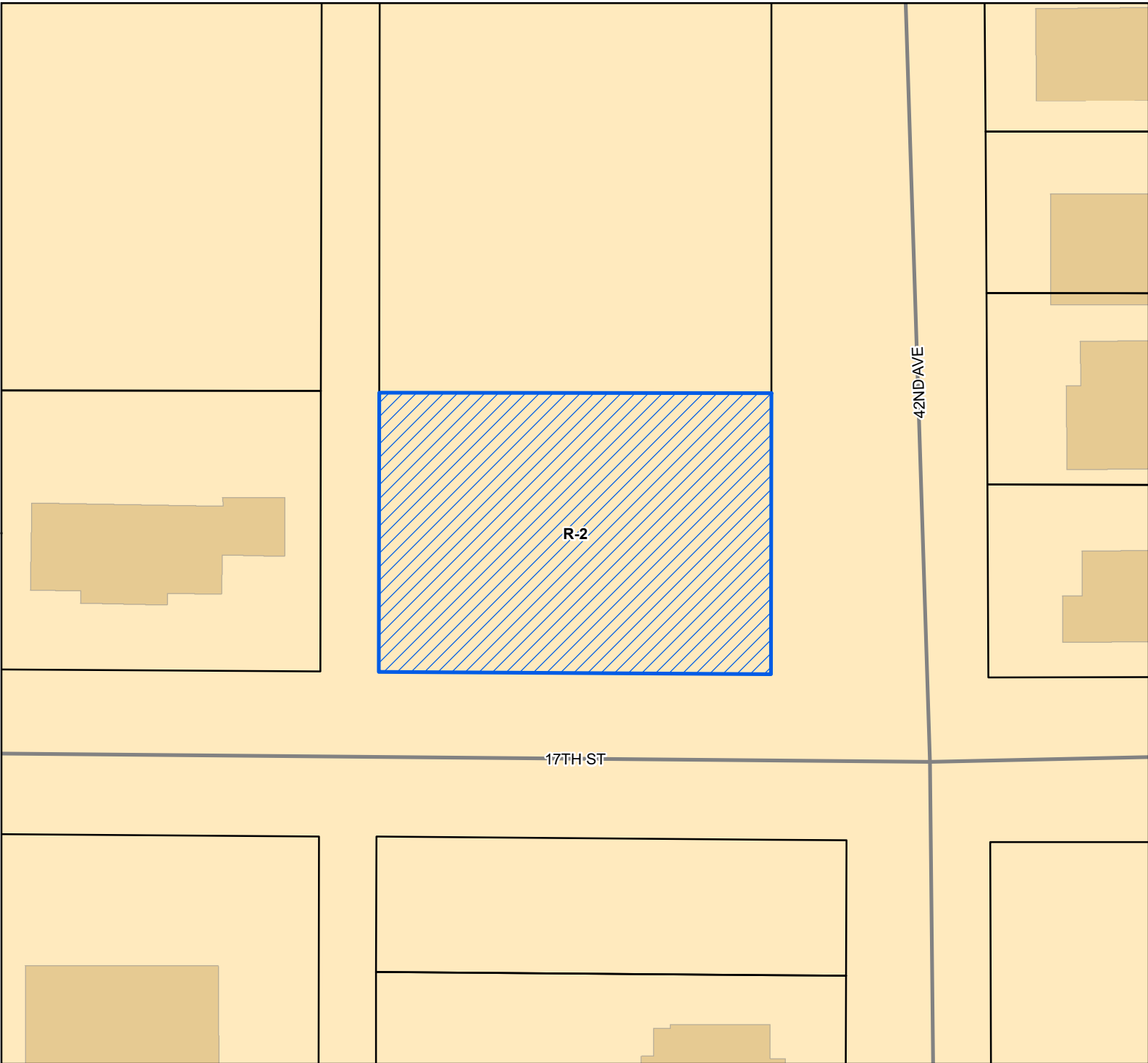
Technical Report
ARCHITECTURAL REVIEW COMMITTEE





DIRECTOR APPROVAL

This report has been reviewed and approved by:





Greg Holmes
Director of Urban Development Department

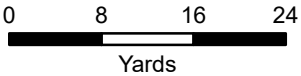


-  Site
-  Street
-  Parcels
-  Buildings

Zoning

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

Site Information
 1010K-03-048.000
 Zoning: R-1-7.5 (Single Family)
 Size: 10101.6 sqft
 Flood: X



1 inch = 50 feet



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CASE NUMBER
2506AR009

DD 5/23/25

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

ARCHITECTURAL REVIEW

REQUESTED ACTION BY THE Architectural Review Committee
(A separate submission form is required for each request)

- Architectural Design Review
- Signs

TAX PARCEL NUMBERS

07116-02-007000	

Property Address: 1701 42nd Ave

Lot(s) 11 and 12 Block(s) 17 Subdivision _____

General Description of Request: Storage shed 20' x 16'
Metal frame roof & siding. ~~concrete floor~~
~~3/4" all thread 2 deep in concrete.~~

OWNERSHIP AND CERTIFICATION:

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

OWNER:

Adam Neal

Printed Name of Owner

1701 42nd Ave

Mailing Address

Gulfport Ms 39501

City

State

Zip Code

AGENT:

Printed Name of Agent

Mailing Address

City

State

Zip Code

Name of Owner (PRINT) Adam Neal

Address (Street, City, State, Zip Code) 1701 42nd Ave Gulfport Ms, 39501

Phone (Home) 601-529-8751 (Work) _____ (Cell) 601-529-8751

Tax Parcel Number(s) Owned: 07118-02

Signature: Adam Neal

Name of Owner (PRINT) _____

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

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

Tax Parcel Number(s) Owned: _____

Signature: _____

Name of Owner (PRINT) _____

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

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

Tax Parcel Number(s) Owned: _____

Signature: _____

IMPORTANT NOTICE:

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

Submission Requirements:

Page one of this application, completed and signed.

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

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

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

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

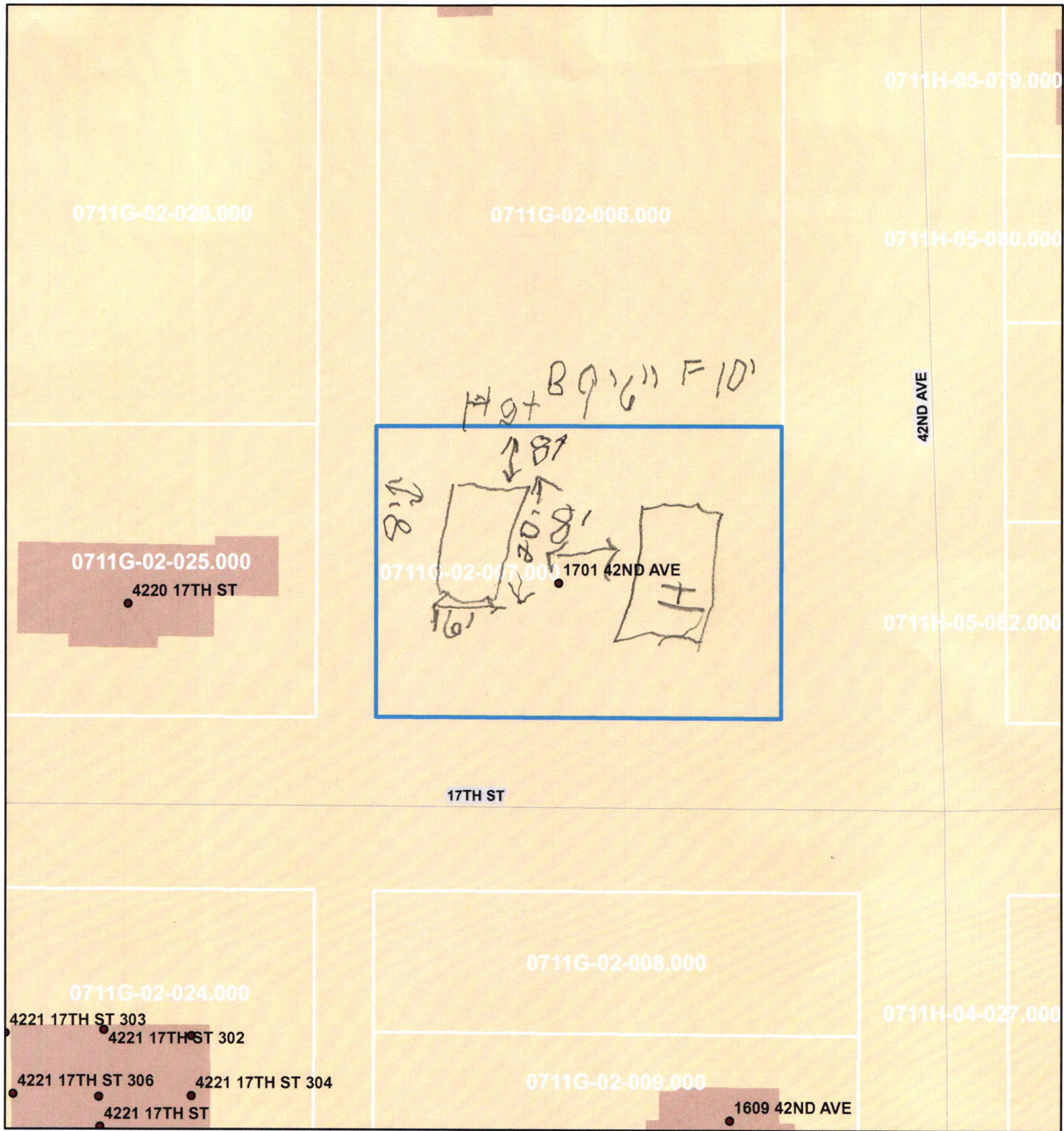
The City of Gulfport Planning Division Staff will notify, by letter, property owners adjacent to the requested action identified in this application using the Land Roll database from the County Tax Office. If you would like to have additional persons or property owners notified, please provide a list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

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

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

Metar fire proof

I the owner/agent acknowledge this is a complete application



A.N 5-23-05


1 inch = 45 feet



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Area Map

 Parcels

Printed 5/23/2025







Covenant Affidavit

I, Adam Neal, being owner or agent of the property 17014th Ave
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.

Adam Neal 5-19-25
Signature Date

STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 19th day of May, 20 25

Samuel Sweeting

Notary Public



05/22/2027

Commission Expiration



Angela Hunt 1st JUDICIAL DISTRICT
Instrument 2024-0002499-D-J1
Filed/Recorded 02/07/2024 3:15:01 PM
Total Fees 26.00
3 Pages Recorded

Prepared By & Return To:
Schwartz, Orgler & Jordan, PLLC
12206 Hwy 49
Gulfport, MS 39503
(228) 832-8550
Our File: 232260

Index As:
Lots 11 & 12, Blk 17, Jonestown
McCaughan Addition, Harrison County,
1st JD, MS

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

WARRANTY DEED

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

**4-D ENTERPRISE, LLC
A MS Limited Liability Company
17581 LAKE BREEZE DRIVE
SAUCIER, MS 39574
(228) 217-1684**

does hereby sell, convey and warrant unto

**ADAM L. NEAL, an unmarried man
1701 42nd AVENUE
GULFPORT, MS 39501
(601) 529-8751**

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

Lots Eleven (11) and Twelve (12), in Block Seventeen (17), JONESTOWN (McCAUGHAN) ADDITION to the City of Gulfport, Mississippi, as shown by a Plat of said JONESTOWN ADDITION, recorded in Plat Book 3 at Page 4, in the Office of the Chancery Clerk of Harrison County, Mississippi, to which reference is here made; together with all buildings, improvements and appurtenances located on the above described property.

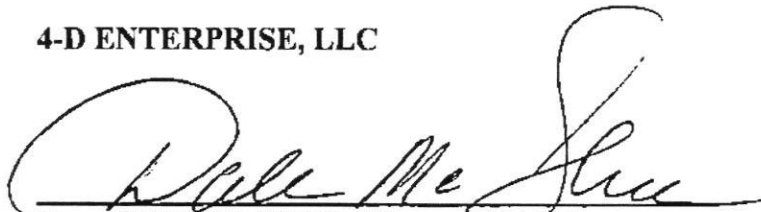
THE ABOVE described property is no part the homestead of the Grantor herein.

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

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

IN WITNESS WHEREOF, 4-D ENTERPRISE, LLC has caused this conveyance to be executed by its duly authorized officer, having first been duly authorized to do so, on this the 6th day of February, 2024.

4-D ENTERPRISE, LLC


By: DALE MCGHEE, Manager/Member


By: DEBORAH MCGHEE, Manager/Member

STATE OF MISSISSIPPI
COUNTY OF HARRISON

THIS DAY PERSONALLY CAME AND APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, **DALE McGHEE and DEBORAH McGHEE**, who acknowledge that they are the **Managers/Members** of **4-D ENTERPRISE, LLC, A MS Limited Liability Company**, and as its act and deed, they signed, sealed and delivered the above and foregoing instrument of writing on the day and in the year therein mentioned, for and on behalf of said entity, having been first duly authorized to do so, in their full representative capacity.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 6th day of February, 2024.

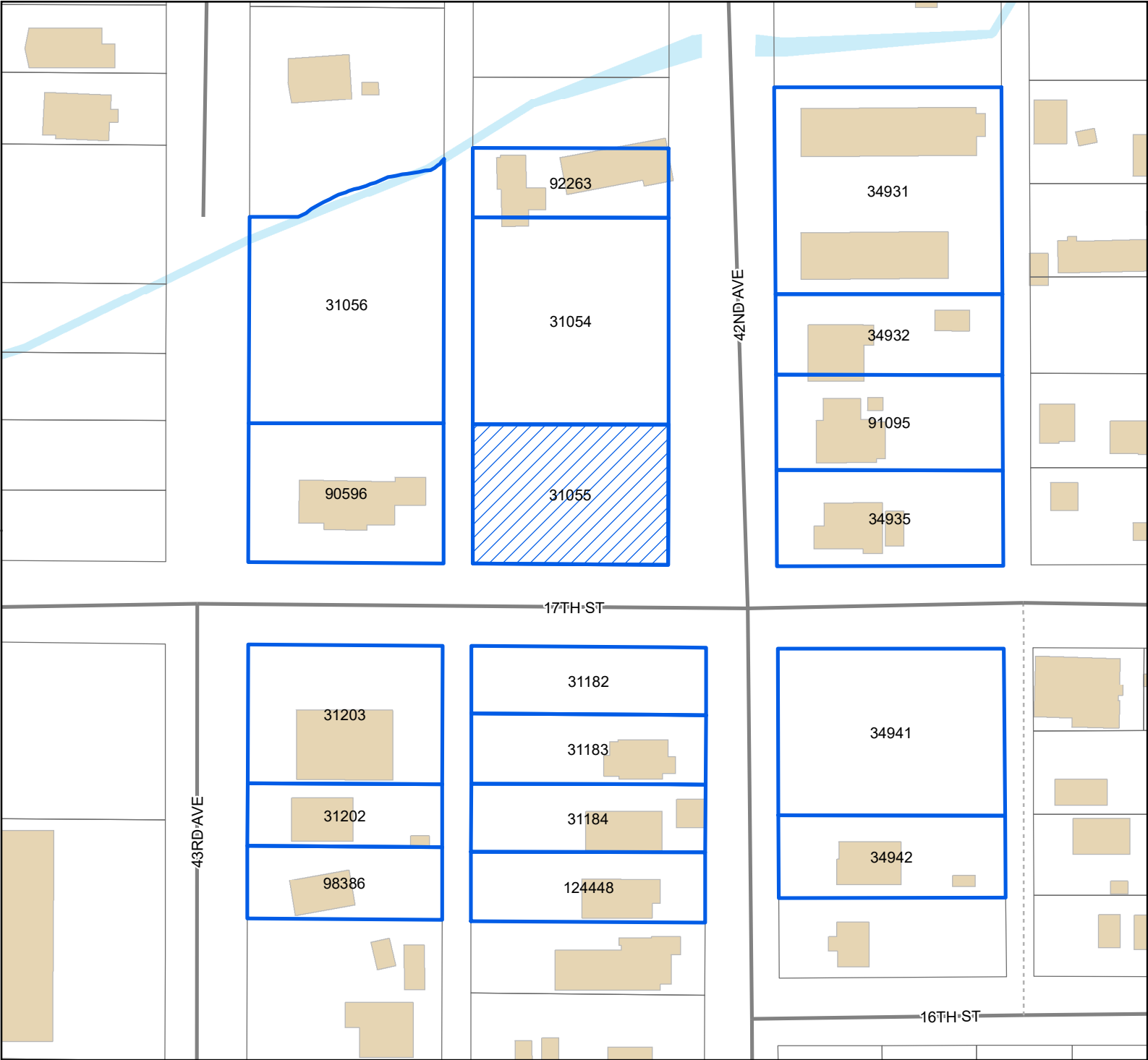
Celeste Paige

NOTARY PUBLIC






My Commission Expires:

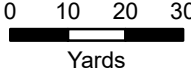


Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
Y		0711G-02-007.000	ADAM NEAL (OWNER)	1701 42ND AVE	GULFPORT	MS	39501
			Adjacent Property Owners (2506ARC009)				
	34941	0711H-04-027.000	THOMAS LAFAUN ERIC	1704 28TH ST	GULFPORT	MS	39501
	31182	0711G-02-008.000	WHITE GORDON C	1928 AZALEA CIR SW	DECATUR	AL	35601
	31203	0711G-02-024.000	PALMS APARTMENTS LLC	P O BOX 3898	GULFPORT	MS	39505
	34942	0711H-04-028.000	BAYOU RENTAL PROPERTIES INC	445 TEGARDEN RD	GULFPORT	MS	39507
	31054	0711G-02-006.000	PITTMAN GREGORY	3601 MEADOWLARK DR	GULFPORT	MS	39501
	34932	0711H-05-080.000	GRAMAJO DORVAL & RAQUEL	17911 PINWOOD GREEN	HOUSTON	TX	77084
N	31056	0711G-02-026.000	PITTMAN GREGORY	3601 MEADOWLARK DR	GULFPORT	MS	39501
	31183	0711G-02-009.000	LEONG RAYMOND	1609 42ND AVE	GULFPORT	MS	39501
	31202	0711G-02-023.000	CORTES GEOVANI CRUZ	2318 21ST AVE	GULFPRT	MS	39501
	91095	0711H-05-081.000	DS LADNER HOLDINGS LLC	1702 42ND AVE	GULFPORT	MS	39501
	90596	0711G-02-025.000	BOGGS JO S	P O BOX 5448	MS STATE	MS	39767
	34935	0711H-05-082.000	AC HOMES LLC	PO BOX 7691	DIBERVILLE	MS	39540
	31055	0711G-02-007.000	4-D ENTERPRISE LLC	DBA 4-D HOME BUILDERS	SAUCIER	MS	39574
	98386	0711G-02-022.001	BERGERON HAL J	1527 GAUSE BLVD #294	SLIDELL	LA	70458
	34931	0711H-05-079.000	DAS HOLDINGS LLC	1203 PRESERVATION DR	GULFPORT	MS	39503
	92263	0711G-02-006.001	WALTMAN TEDDY -EST-&(BETTY -EST-)	1713 42ND AVE	GULFPORT	MS	39501
	124448	0711G-02-010.001	MCNAIR LILLIE R	1605 42ND AVE	GULFPORT	MS	39501
	31184	0711G-02-010.000	ROGERS KAREN	1607 42ND AVE	GULFPORT	MS	39501



Legend

-  Site
-  Street
-  Alley
-  Buildings
-  Water Features



1 inch = 100 feet



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