



Planning Commission | Agenda

Thursday, June 26, 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 - 5-22-25

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. Special Exception 2506SE077:

Special Exception 2506SE077, by agent Charfonya Boose, seeking approval for a liquor store use, Tax Parcel 0910N-07-007.000, 406 Pass Road, Zoned B-2 (General Business), Ward 4

2. Planning Commission Approval 2506PC080:

Planning Commission Approval 2506PC080, by owner Dezmie Brown, seeking approval for a mobile home use, Tax Parcel 0710I-03-015.000, 3522 35th Ave, Zoned R-1-5 (Single-family), Ward 1

3. Planning Commission Approval 2506PC081:

Planning Commission Approval 2506PC081, by owner 2700 14th Avenue LLC, seeking approval for Mutli-Family Dwelling use, Tax Parcel 0811B-01-012.001, 2700 14th Ave, Zoned B-2 (General-Business), Ward 3

4. Planning Commission Approval 2507PC085:

Planning Commission Approval 2507PC085, by owner Norwood Village Inc, seeking approval for a church use, Tax Parcel 0808E-02-035.000, 12100 Hwy 49 Suite 316, Zoned B-4 (Highway Business), Ward 7

5. Special Exception 2507SE086:

Special Exception 2507SE086, by owner Vintage Properties LLC, seeking approval for a liquor store use, Tax Parcel 0910N-06-019.000, 423 Pass Road, Zoned B-2 (General-Business), Ward 3

H2. Planning Commission Recommendation

1. Zoning Map Amendment 2506PC067:

Zoning Map Amendment 2506PC067, by owner Ria Propertiez AZ LLC, requesting to rezone to B-2 (General Business), Tax Parcels 1010H-02-031.000, 1010H-02-031.001, 2093 E Pass Road, 2079 E Pass Road, Zoned B-1 (Neighborhood Business), R-B (Residence Business), Ward 2

2. Zoning Text Amendment 2507PC087:

Zoning Text Amendment 2507PC087, by City of Gulfport, amending Appendix A, Sec IV - Supplementary Regulations, to add paragraph (E) Supplementary Design Standards (2.7)(ii) use of vinyl siding will require approval from the Architectural Review Committee.

3. Zoning Text Amendment 2507PC090:

Zoning Text Amendment 2507PC090, by City of Gulfport, amending Appendix A, Sec IV - Supplementary Regulations, regarding permit requirements, and prohibiting fences, walls, or hedges to be permitted on vacant lots.

I. Reports

J. Unfinished Business

K. Other Business

L. Adjournment

MINUTES
GULFPORT CITY PLANNING COMMISSION
Thursday, May 22, 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 **4:30P.M.**
- D. **Determination of a Quorum**: A roll call was performed and a quorum was determined.

BOARD MEMBERS PRESENT:

WM. PRINCE JONES
CHARLIE HEWES
KEITH WILLIAMS
DANIEL KEATING
HAROLD SPANN
BRYAN JACOBS
TIM DAIGLE JR
DOUG HANCOCK
VIRGINIA ADOLPH

BOARD MEMBERS ABSENT:

CHRIS ROMANO
BILL WILLIAMS

STAFF MEMBERS PRESENT:

GREG HOLMES
MATILDA WELCH
SU-LIN FEATHERSTON
SAMUEL SWEETING
WILLIAM DICKINSON

COURT REPORTER:

E. **Confirmation of Agenda**:

F. **Adoption of Minutes**:

Motion by **Mr. Daigle** and seconded by **Mr. Jones** to approve Minutes of the **April 24, 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. 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

Speaking for the Petition: Dr. Sandi Carlson

Speaking against the Petition: Kent Henderson, Johnny Bones, Howard T. Bright Jr., Barret Round, Jan Cameron, Tiffany Henderson, Jo Tappan, Jerry Miller, Kealvin Barnett, Cardle Mattox, Gordon Cola

Motion: Mr. Hewes – to approve the applicant's request.

Second: Mr. Daigle

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

Action: Motion carried 7-1

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

Speaking for the Petition: Bobby Heinrich, Jacques Pucheu, Bonni Haslag

Speaking against the Petition: Dr. Marie DeYoung, Case Biezenbos, H.T. Walker

Speaking as Other: Lindsay Cooper

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

Second: Mr. Keating

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

Action: Motion Carried 6-1

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

Speaking for the Petition: Marnie Adams

Speaking against the Petition: None

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

Second: Mr. Hancock

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

Action: Motion carried unanimously

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

Speaking for the Petition: John Paul Barber

Speaking against the Petition: None

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

Second: Mr. Spann

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

Action: Motion carried unanimously

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

Speaking for the Petition:

Speaking against the Petition:

Motion:

Second:

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

Action:

H2. Planning Commission Recommendation

6. 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

Speaking for the Petition: Greg Smith

Speaking against the Petition: None

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

Second: Mr. Hancock

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

Action: Motion carried unanimously

7. 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

Speaking for the Petition: Donovan Scruggs

Speaking against the Petition: None

Motion: Mr. Spann - to approve the applicant’s request.

Second: Mr. Jones

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

Action: Motion carried unanimously

I. Adjournment

There being no further business , a Motion was made by Mr. Hewes to adjourn, seconded by Mr. Jacobs and carried unanimously. The meeting adjourned at 6:45 P.M.

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, June 26, 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, June 26, 2025

Special Exception 2506SE077: Special Exception 2506SE077, by agent Charfonya Boose, seeking approval for a liquor store use, Tax Parcel 0910N-07-007.000, 406 Pass Road, Zoned B-2 (General Business), Ward 4

Technical Report

SPECIAL EXCEPTION

GENERAL INFORMATION

Case File Number: 2506SE077

Hearing Date: Zoning Board June 19, 2025
Planning Commission June 26, 2025

Current Zoning/Use: B-2/Commercial Building

Legal: Special Exception 2506SE077, by agent Charfonya Boose, seeking approval for a liquor store use, Tax Parcel 0910N-07-007.000, 406 Pass Road, Zoned B-2 (General Business), Ward 4

TECHNICAL DETAILS

The applicant requests a special exception for a liquor store use at 406 Pass Road, 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 property was granted a variance for 0 parking where 7 are required with case 2501ZB009. It should be noted that the site still requires 1 handicap space which is shown on the site plan. The applicant states that the use would be in harmony with the community as the business is located very near to L&M Package store located at 423 Pass Rd. The closest church, the Wilderness Place, is approximately 613 feet from the proposed liquor store use. It is clear, upon staff visit, the area is heavily commercial with uses such as a Shell gas station, Sagan Wholesale, and Tire Doctor.

EXECUTIVE SUMMARY

The applicant requests a special exception for a liquor store use at 406 Pass Road, zoned B-2. The property was granted a variance for 0 parking where 7 are required with case 2501ZB009. It should be noted that the site would still require a handicap parking space which the applicant has indicated on the site plan. The applicant states that the liquor store business would be harmonious with the area and would not create issues with traffic. The closest church, The Wilderness Place, is approximately 613 feet from the proposed liquor store use. The applicant provided staff with a notarized statement claiming that they are in compliance with the state. It is clear, upon staff visit, the area is heavily commercial with uses such as a Shell gas station, Sagan Wholesale, and Tire Doctor.

Technical Report
SPECIAL EXCEPTION

Any approval should consider these conditions:

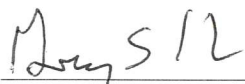
1. Liquor store use approval requires both the Zoning Board and Planning Commission.
2. Must comply with all current Building Codes and City of Gulfport Ordinances.

DEPARTMENTAL CONDITIONS

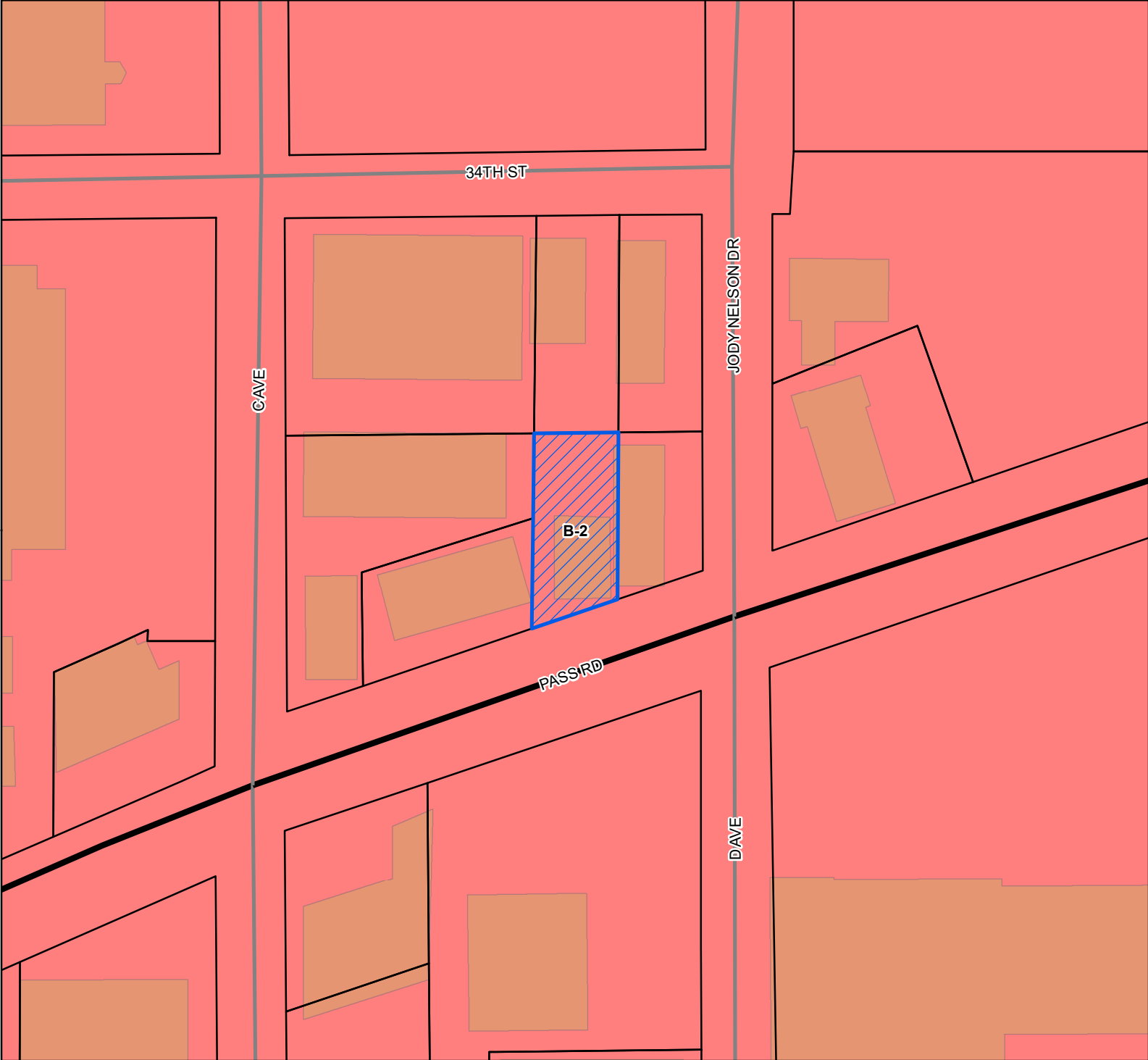
<u>Engineering:</u>	No conditions. Memo dated 6/2/2025.
<u>Public Works:</u>	No comment as of 6/6/2025.
<u>Traffic and Safety:</u>	No conditions. Memo dated 6/6/2025.
<u>Building Code Services:</u>	Must comply with all current Building Codes and City of Gulfport Ordinances. Memo dated 6/5/2025.
<u>GIS:</u>	No conditions. Memo dated 6/3/2025.
<u>Police Department:</u>	No comment as of 6/6/2025.
<u>Fire Department:</u>	No conditions. Memo dated 6/5/2025.
<u>City Arborist:</u>	No conditions. Memo dated 6/5/2025.

DIRECTOR APPROVAL

This report has been reviewed and approved by:



Greg Holmes
Director of Urban Development Department

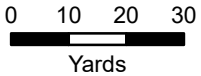


-  Site
-  US or State Highway
-  Street
-  Parcels
-  Buildings
-  City Limit

Zoning

-  B-2 - General Business District

Site Information
 0910N-07-007.000
 Zoning: B-2 (General Business)
 Size: 7974.76 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.



CASE NUMBER
25065E077

05/06/25

A# 13286059

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

ZONING BOARD OF ADJUSTMENTS AND APPEALS APPLICATION

REQUESTED ACTION BY THE ZONING BOARD OF ADJUSTMENTS AND APPEALS
(A separate submission form is required for each request)

- Appeal of Planning Administrator
- Excessive Height
- Fence Variance
- Special Exception
- Variance

TAX PARCEL NUMBERS

0910N-07-007.000																			

Property Address:

406 Pass Rd. Gpt. ms. 39507

Lot(s) 15, 16, 17 Block(s) 4 Subdivision Magnolia Grove

General Description of Request:

To open a liquor store
Lot 15, 16 & 17

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:

Lawrence Hage
Printed Name of Owner

400 Pass Road
Mailing Address

Gulfport MS 39507
City State Zip Code

228-864-3446
Home Phone

lhage@bellsonth.net
Work/Cell Phone

[Signature]
Email

Signature of Owner

AGENT:

Charfanya Boose
Printed Name of Agent

3509 Borita Dr.
Mailing Address

Gulfport, Ms. 39501
City State Zip Code

504-502-2320
Home Phone

Agvarietystore@outlook.com
Work/Cell Phone

[Signature]
Email

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

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

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



DESIGNATION OF AGENT

I, Laurence Hays being property owner of 406 Pass Road, Gulfport
PRINT NAME PRIMARY ADDRESS OR PARCEL
which is the subject of this application hereby authorize Chafonza Boose 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

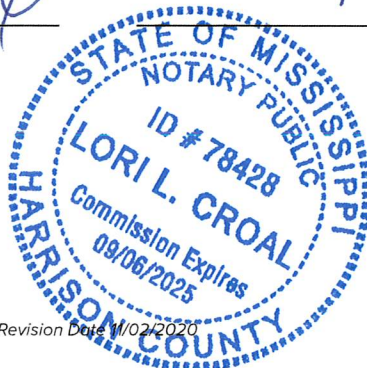
3-24-25
DATE

STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 24 day of March, 2025

[Signature]
NOTARY PUBLIC

9-6-2025
COMMISSION EXPIRATION





COVENANT AFFIDAVIT

I, Laurence Hoge being property owner or agent of the property 4100 Pass Road, Gulfport
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

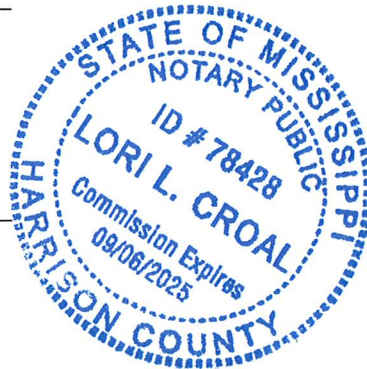
3-24-25
DATE

STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 24 day of March, 20 25

[Signature]
NOTARY PUBLIC

9-6-25
COMMISSION EXPIRATION



Booze Liquor Store shall operate
in compliance with Miss. Code. Ann. 47-1-51,
as amended. Certify that they meet the distance
requirements set forth in state law or adopted state
regulations.

CF BE

5/6/25



To, whom it may concern,

The owner previously obtained a variance from the City of Gulfport to have permission to enter and exit off of Pass Rd. at the address of 406 Pass Rd for customers of the Business of Booz Liquor Store.

Booz Liquor Store building at 406 Pass Rd. will have a driveway which is the side of the building where other businesses such as Pinky Hair, Aerya Variety Store & Maystone Locksmith uses for loading.

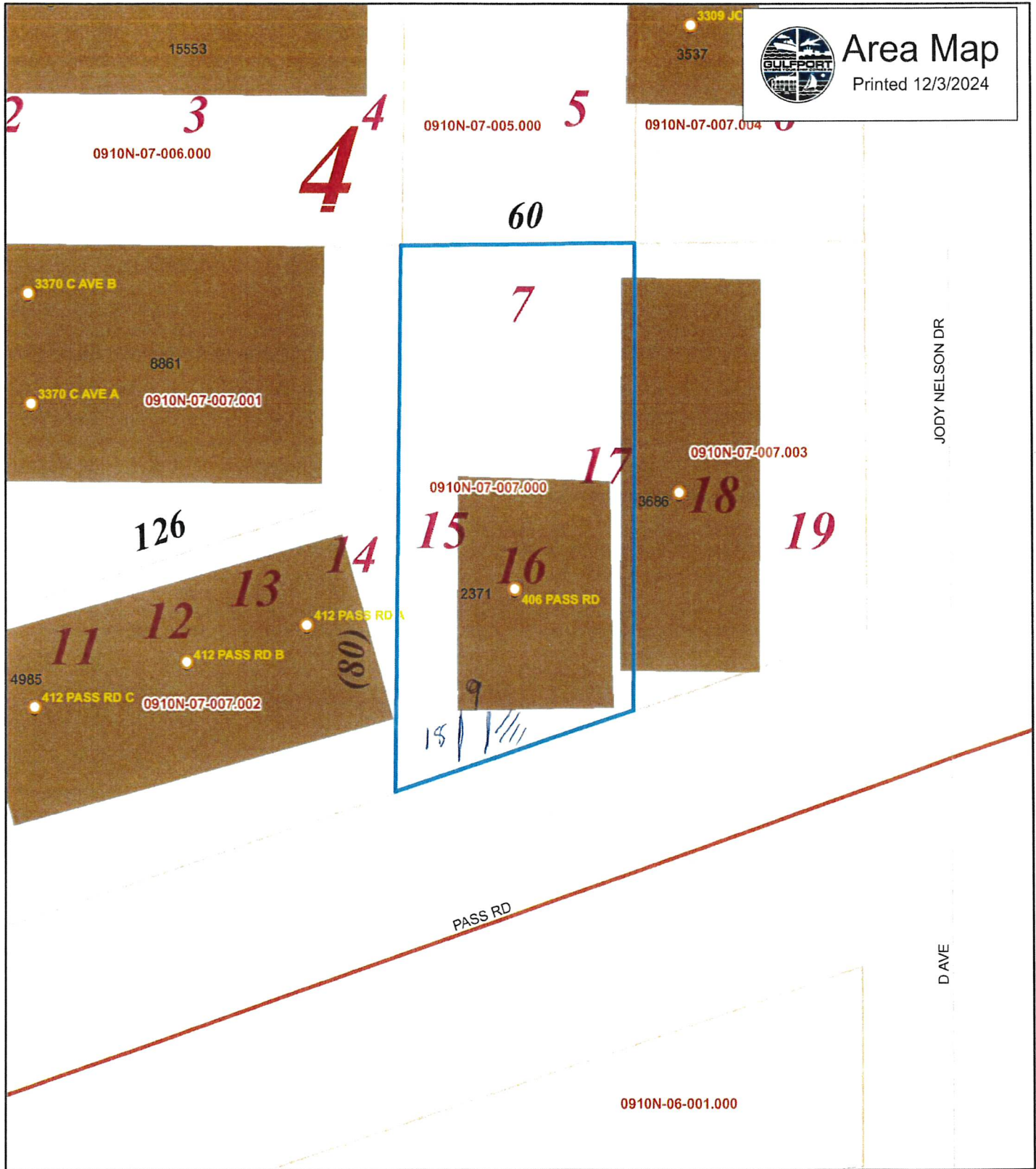
The refuse area will have a dumpster from Waste Pro.

Mississippi Power, Sparklight, Gulfport water department and waste Pro will be of service once of the approval.

406 Pass Rd does not need any storage in the front of the building.

The signs will be on the building it will not cause any interference with traffic or neighboring businesses, or traffic the lighting will also not disturb traffic or neighboring businesses.

Booz Liquor Store, will be in harmony with the community because it will bring business and revenue to the neighboring businesses and the city of Gulfport. It will not be detrimental to the neighborhood or public welfare. The traffic will not be congested. It also will be in harmony with the community because L & M Liquor Store is 528 ft from 406 Pass Rd. where Booz Liquor Store will be. Address ~~Place~~ is 1,056 ft. from Booz Liquor Store. It meets all requirements of the zoning Ordinance.



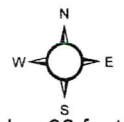
Initial and date here:

Planner: _____

Owner: _____

Contractor: _____

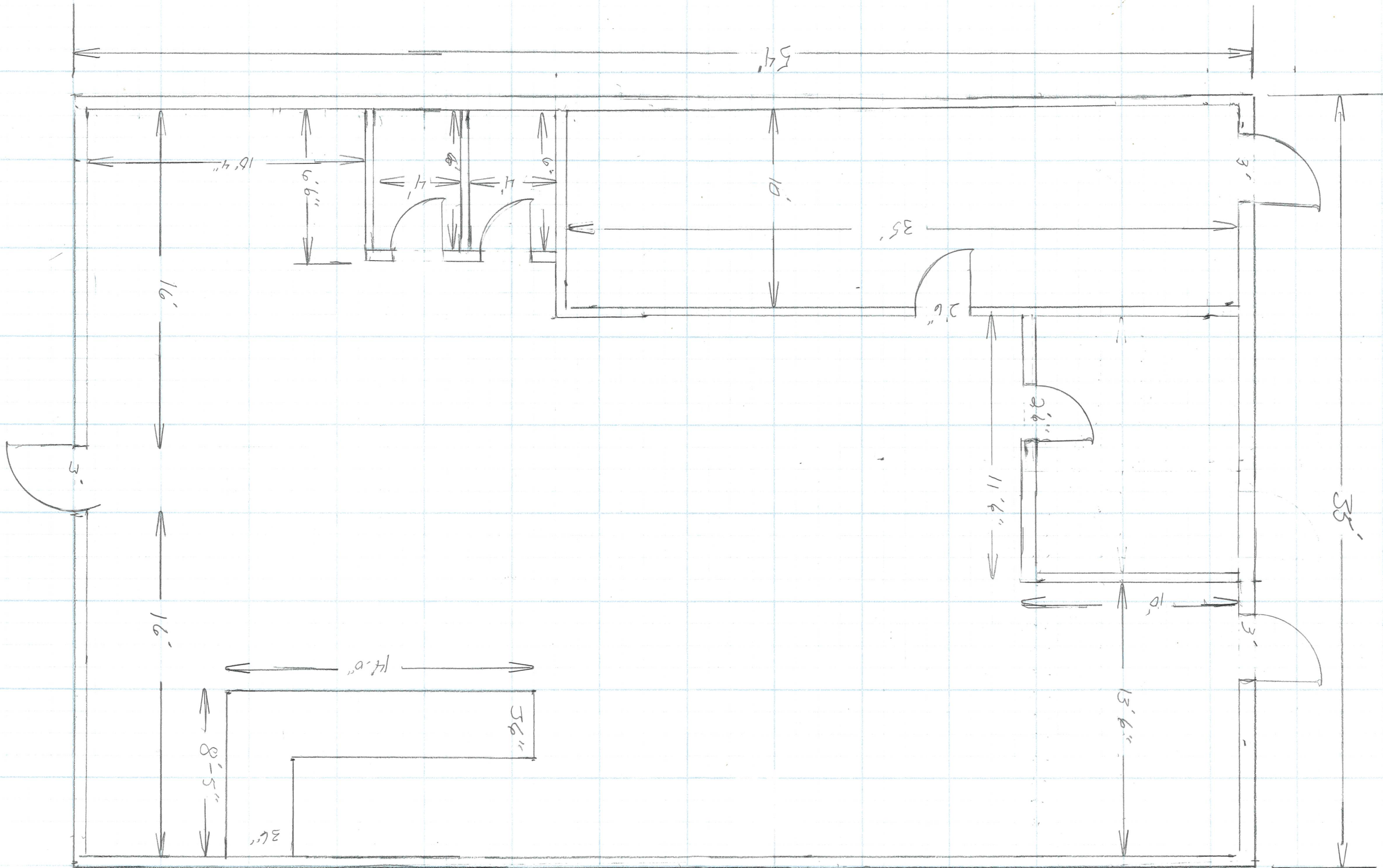
[Signature]
12-3-24



1 inch = 33 feet

Addresspoints Edits addresspoints
STRUCT_CLASS
 Commercial
 Principal Arterial
 Minor/Residential
 Parcels

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.





DEPARTMENT OF
URBAN DEVELOPMENT
PLANNING DIVISION

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

January 17, 2025

Hage Properties, LLC Owner)
406 Pass Rd
Gulfport, MS 39507

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

RE: Variance 2501ZB009, by owner Hage Properties LLC, seeking approval for 0 regular parking spaces where 7 are required, Tax Parcel 0910N-07-007.000, 406 Pass Road, Zoned B-2 (General Business), Ward 4

To Whom It May Concern:

At their public hearing on Thursday, January 16, 2025, the Gulfport Zoning Board of Adjustment and Appeals approved your variance request with the following conditions:

1. Approval allows for zero required parking spaces.
2. Must apply for a privilege license.
3. Must comply with all rules and regulations.

All variances, unless otherwise specified by the Board of Adjustment and Appeals, shall be void if the project has not commenced within one year of approval. Commencement shall include securing and maintaining a building permit, certificate of occupancy, or privilege license for the use in the application and shall generally conform to the site plan as approved. The applicant should keep a copy of this letter with their property records for future reference.

Any person may appeal this decision to the Gulfport City Council within fifteen (15) calendar days of the public hearing. 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 why you are aggrieved.

If you have any questions or comments, please contact this office.

Sincerely,
City of Gulfport Planning Division



Michael Watson

SECRETARY OF STATE

This is not an official certificate of good standing.

Name History

Name	Name Type
Hage Properties, LLC	Legal
HAGE LIMITED PARTNERSHIP	Previous Legal

Business Information

Business Type:	Limited Liability Company
Business ID:	664946
Status:	Good Standing
Effective Date:	12/23/1998
State of Incorporation:	Mississippi
Principal Office Address:	400 PASS RD, 400 PASS RD, Suite A GULFPORT, MS 39507

Registered Agent

Name
Hage, Laurence M
400 Pass Road
Gulfport, MS 39507

Officers & Directors

Name	Title
Laurence M. Hage, D.D.S. 11500 Stanton Circle Gulfport, MS 39503	Member

STATE OF MISSISSIPPI
COUNTY OF HARRISON/FIRST JUDICIAL DISTRICT

WARRANTY DEED

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

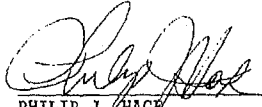
PHILIP J. HAGE and wife, SADIE S. HAGE
do(es) hereby sell, convey and warrant unto,

HAGE LIMITED PARTNERSHIP, a Mississippi Limited Partnership
the property situated and being in Harrison County, State of Mississippi,
described as follows, to-wit:

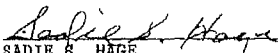
DESCRIPTION PER THE ATTACHED EXHIBIT A, WHICH IS
ENCOMPASSED WITHIN FOR ALL INTENTS AND PURPOSES
AS IF WRITTEN.

THIS CONVEYANCE is subject to all restrictions, easements and reservations affecting said property of record in the office of the Chancery Clerk of Harrison County, Mississippi.

WITNESS the signature(s) of the undersigned on this the 30 day
of Dec, 1998.


PHILIP J. HAGE

TITLE NOT EXAMINED


SADIE S. HAGE

INDEXING INSTS: LOT 5, BLK. 4, REVISION OF MAGNOLIA GROVE ADD. S/D, FIRST
JD. HARRISON COUNTY, MS.

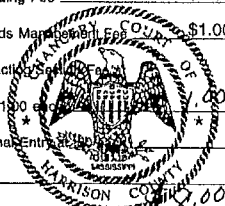
EXHIBIT "A"

Beginning at the Southeast corner of Lot 5, Block 4, REVISION OF MAGNOLIA GROVE ADDITION, go Westerly along the South line of said Lot 5, 10 feet; thence go Southerly across an open alley to the North line of Lot 7 of said subdivision to the point of beginning; thence from said point of beginning continue Southerly 142.5 feet along what would be an extension of the East line forming the West 40 feet of Lot 5 of said subdivision to Pass Road; thence Southwesterly along Pass Road 63.3 feet; thence Northerly 162.7 feet to the aforementioned alley; thence Easterly along said alley 60 feet to the point of beginning. Being a portion of the property shown on a survey prepared by E. Patrick Cassady, Surveyor, dated May 14th, 1974.

Instrument No. 9815

STATEMENT OF FEES

Recording Fee	\$6.00
Records Maintenance Fee	\$1.00
Abstract of Sale	\$1.00
Marginal Entry	\$1.00
Other	\$0.00
TOTAL FEES COLLECTED	\$9.00

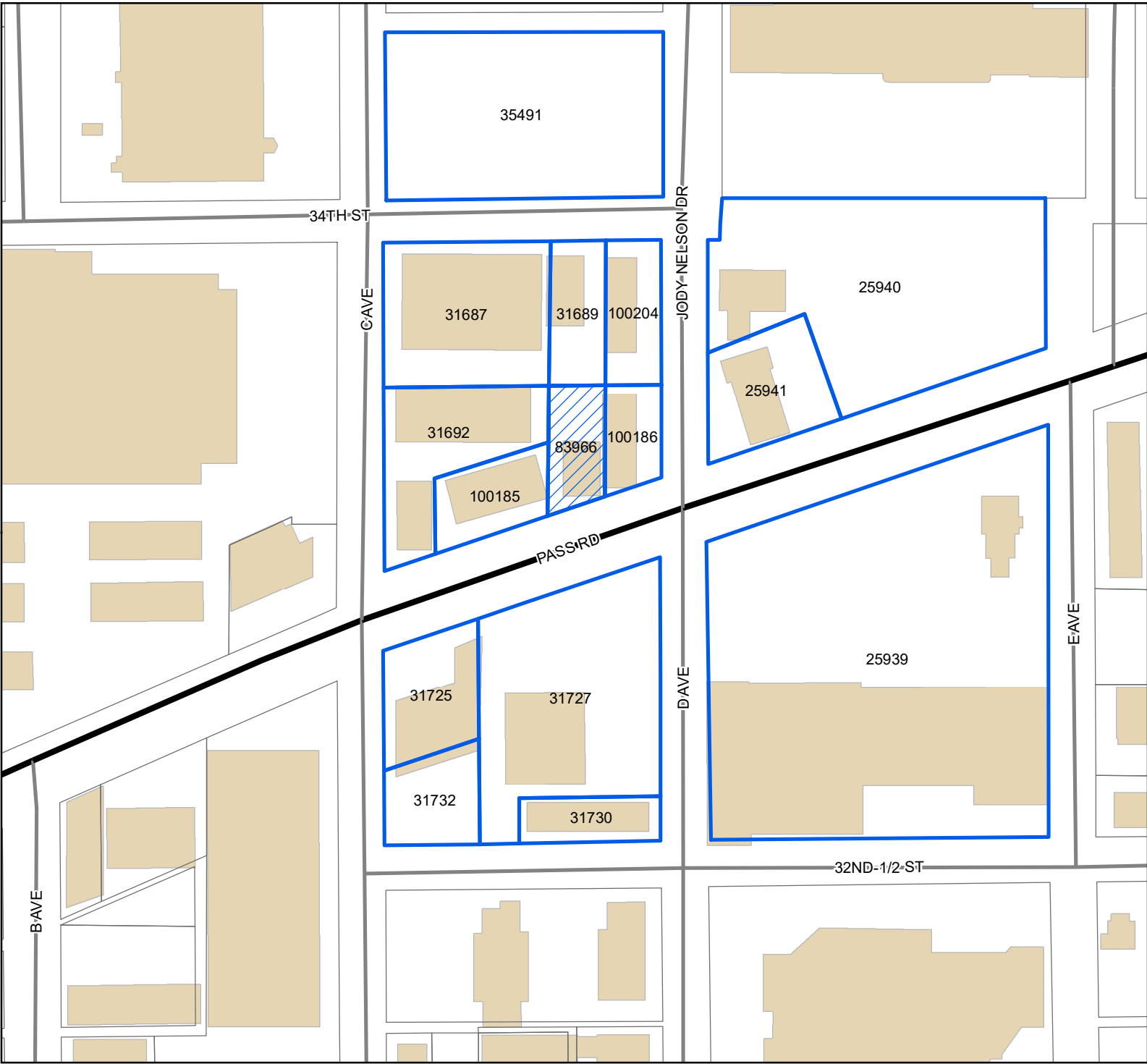


STATE OF MISSISSIPPI, COUNTY OF HARRISON, FIRST JUDICIAL DISTRICT:





I hereby certify that this instrument was received and filed for record at 10 o'clock and 45 minutes A. M. on 31 day of Dec, A.D. 19 98 and recorded Jan 4, 19 99 in Records of Deeds Book 1436 Pages 412-414

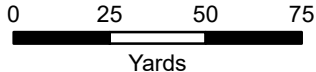
JOHN McADAMS, Chartery Clerk
John Buller D.C.

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
Y		0910N-07-007.000	HAGE PROPERTIES LLC(OWNER)	400 PASS ROAD	GULFPORT	MS	39507
			CHARFONYA BOOSE (AGENT)	3509 BONITA DRIVE	GULFPORT	MS	39501
			Adjacent Property Owners (2506SE077)				
	31730	0910N-06-008.000	UELTSCHHEY REGINA A -TRUSTEE-	13187 N CYPRESS DR	GULFPORT	MS	39503
	35491	0910K-02-018.000	GPT-BILOXI REGIONAL AIRPORT AUTH	14035-L AIRPORT RD	GULFPORT	MS	39503
	25940	0910N-07-003.000	PRIME CAPITAL INVESTMENTS LLC	4445 SKYLARK LANE	CUMMING	GA	30041
	100185	0910N-07-007.002	HAGE LIMITED PARTNERSHIP	400 PASS RD	GULFPORT	MS	39507
N	100204	0910N-07-007.004	HAGE LIMITED PARTNERSHIP	400 PASS RD	GULFPORT	MS	39507
	31727	0910N-06-001.000	SAGAN DISTRIBUTORS LLC	3210 WYNNFIELD DR W	MOBILE	AL	36695
	25941	0910N-07-004.000	CLARK PROPERTIES LLC	720 STATION ST	WAYNESBORO	MS	39363
	31732	0910N-06-004.000	MARBY HOLDINGS LLC	PO BOX 6212	GULFPORT	MS	39506
N	83966	0910N-07-007.000	HAGE LIMITED PARTNERSHIP	400 PASS RD	GULFPORT	MS	39507
N	31692	0910N-07-007.001	HAGE LIMITED PARTNERSHIP	400 PASS ROAD	GULFPORT	MS	39507
	25939	0910N-01-024.000	MS GULF COAST YOUTH FOR CHRIST INC	111 PASS RD	GULFPORT	MS	39507
	31689	0910N-07-005.000	MIDDLETON SHANNON DUKE	3410 A AVE	GULFPORT	MS	39507
	31687	0910N-07-006.000	MIDDLETON DUKE	3410 A AVE	GULFPORT	MS	39507
N	100186	0910N-07-007.003	HAGE LIMITED PARTNERSHIP	400 PASS RD	GULFPORT	MS	39507
N	31725	0910N-06-003.000	MARBY HOLDINGS LLC	PO BOX 6212	GULFPORT	MS	39506



Legend

-  Site
-  US or State Highway
-  Street
-  Buildings



1 inch = 150 feet



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AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
51445	12107	Legal Ad - IPL0238135	PH June 26, 2025	2.0	104.0L

ATTENTION: GULFPORT URBAN DEVELOPMENT IP
 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, June 26, 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.

Special Exception 2506SE077, by agent Charfonya Boose, seeking approval for a liquor store use, Tax Parcel 0910N-07-007.000, 406 Pass Road, Zoned B-2 (General Business), Ward 4

Planning Commission Approval 2506PC080, by owner Dezmine Brown, seeking approval for a mobile home use, Tax Parcel 0710I-03-015.000, 3522 35th Ave, Zoned R-1-5 (Single-family), Ward 1

Planning Commission Approval 2506PC081, by owner 2700 14th Avenue LLC, seeking approval for Multi-Family Dwelling use, Tax Parcel 0811B-01-012.001, 2700 14th Ave, Zoned B-2 (General-Business), Ward 3

Planning Commission Approval 2507PC085, by owner Norwood Village Inc, seeking approval for a church use, Tax Parcel 0808E-02-035.000, 12100 Hwy 49 Suite 316, Zoned B-4 (Highway Business), Ward 7

Special Exception 2507SE086, by owner Vintage Properties LLC, seeking approval for a liquor store use, Tax Parcel 0910N-06-019.000, 423 Pass Road, Zoned B-2 (General-Business), Ward 3

Zoning Map Amendment 2506PC067, by owner Ria Propertiez AZ LLC, requesting to rezone to B-2 (General Business), Tax Parcels 1010H-02-031.000, 1010H-02-031.001, 2093 E Pass Road, 2079 E Pass Road, Zoned B-1 (Neighborhood Business), R-B (Residence Business), Ward 2

Zoning Text Amendment 2507PC087, by City of Gulfport, amending Appendix A, Sec IV - Supplementary Regulations, to add paragraph (E) Supplementary Design Standards (2.7)(ii) use of vinyl siding will require approval from the Architectural Review Committee.

Zoning Text Amendment 2507PC090, by City of Gulfport, amending Appendix A, Sec IV - Supplementary Regulations, regarding permit requirements, and prohibiting fences, walls, or hedges to be permitted on vacant lots.

This the 11th day of June 2025
 Keith Williams, Chairman
 City of Gulfport Planning Commission
 IPL0238135
 Jun 11 2025

STATE OF MISSISSIPPI
 COUNTY OF HARRISON
 Before me, the undersigned Notary of Beaufort County, South Carolina personally appeared the undersigned, who, being by me first duly sworn, did depose and say that he/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:

1.0 insertion(s) published on:
 06/11/25 Print

[Print Tearsheet Link](#)

[Marketplace Link](#)

Sherry Chasteen

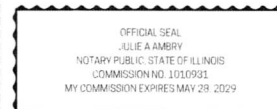


Sherry Chasteen

Julie A Ambry



Sworn to and subscribed before me this 6th day of June in the year of 2025



Online Notary Public. This notarial act involved the use of online audio/video communication technology. Notarization facilitated by SIGNiX™



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

PLANNING COMMISSION

Hearing Date: Thursday, June 26, 2025

Planning Commission Approval 2506PC080: Planning Commission Approval 2506PC080, by owner Dezmine Brown, seeking approval for a mobile home use, Tax Parcel 0710I-03-015.000, 3522 35th Ave, Zoned R-1-5 (Single-family), Ward 1

Technical Report

PLANNING COMMISSION APPROVAL

GENERAL INFORMATION

Case File Number: 2506PC080

Hearing Date: June 26, 2025

Current Zoning/Use: R-1-5 / Vacant Lot

Legal: Planning Commission Approval 2506PC080, by owner Dezmine Brown, seeking approval for a mobile home use, Tax Parcel 0710I-03-015.000, 3522 35th Ave, Zoned R-1-5 (Single-family), Ward 1

TECHNICAL DETAILS

The applicant requests Planning Commission approval for the placement of an 18' x 80' mobile home on a vacant lot, zoned R-1-5 (Single-family). Per our chart of permitted uses and City of Gulfport's Ordinances, a mobile home use requires Planning Commission approval in a R-1-5 zoning district with setback requirements; front yard setback of 15-feet, side yard setback of 6-feet and rear yard setback of 8-feet. Upon a site visit, there was one other mobile home present in the surrounding area that was located at 3713 37th Avenue. The neighboring streets all contain single-family homes. The lot is large enough that the mobile home will adequately meet the required setbacks and parking requirements as is pointed out in the site plan.

EXECUTIVE SUMMARY

Upon staff review, the parcel is currently vacant. The applicant has presented a site plan that appears to meet the setback requirements for a mobile home dwelling in an R-1-5 zone, that includes off street parking for two vehicles (in asphalt or concrete). There was only one other mobile in the surrounding area amongst single-family homes located at 3713 37th Avenue, and it is pre-existing non-conforming. Upon review of the site plan submitted by the applicant, parking and all required setbacks have been met. If the request is approved, it would set a precedence for the approval of a mobile home with existing single-family housing in the area.

Any approval should consider these conditions:

1. Approval would allow for an 18'x 80' mobile home use in an R-1-5 zone.
2. Must meet Mississippi rules and regulations for the Uniform Standard Code for the Factory-Build Homes Law Regulation MH-5.

DEPARTMENTAL CONDITIONS

Engineering: No conditions. Memo dated 6/13/2025.

Public Works: No comments as of 6/13/2025.

Traffic and Safety: No conditions. Memo dated 6/6/2025.

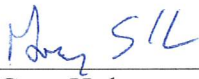
Technical Report

PLANNING COMMISSION APPROVAL

- Building Code Services:** Must meet Mississippi rules and regulations for the Uniform Standard Code for the Factory-Build Homes Law Regulation MH-5. Memo dated 6/5/2025.
- GIS:** No conditions. Memo dated 6/9/2025.
- Police Department:** No comments as of 6/13/2025.
- Fire Department:** No conditions. Memo dated 6/5/2025.
- City Arborist:** No conditions. Memo dated 6/5/2025.

DIRECTOR APPROVAL

This report has been reviewed and approved by:



Greg Holmes
Director of Urban Development Department

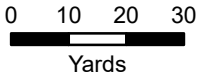


- Site
- Street
- Parcels
- Buildings
- City Limit

Zoning

- I-1 - Light Industry District
- R-1-5 - Single Family Residence District (Medium Density)
- R-B - Residence-Business District

Site Information
 0710I-03-015.000
 Zoning: R-1-5 (Single Family)
 Size: 5710.92 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: 2506PC080

Date Received: 5-6-25

Receipt Number: 13286621

Received By: SAS

Zoning: R-1-5

Ward: 1 Flood: X

Size: 5711

APPLICATION FOR PLANNING COMMISSION APPROVAL

Property Information

TAX PARCEL #

0	7	1	0	I	-	0	3	-	0	1	5	•	0	0	0
					-			-				•			
					-			-				•			

(If necessary, use separate sheet of paper)

Address of Property Involved: 3522 35th Ave.

Lot(s) 14, Block(s) _____, Subdivision _____

General Location: Gulfport, MS

GENERAL DESCRIPTION OF REQUEST:

~~_____~~
~~_____~~
~~_____~~
Approval for a mobil Home

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

Dermine A. Brown
Printed Name of Owner

Printed Name of Agent

10930 3 Rivers Rd, Lot 3
Mailing Address

Mailing Address

Gulfport MS 39503
City State Zip code

City State Zip code

228 343 6193
Home Phone Work/Cell Phone

Home Phone Work/Cell Phone

dwhite@harrison.k12.ms.us
Email

Email

[Signature]
Signature of Owner

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.

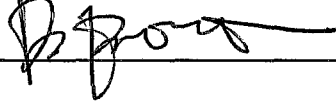
I hereby certify that I have read and understand this application and that all information and attachments are true and correct. I also certify that I agree to comply with all applicable city codes, ordinances and state laws. Finally, I certify that I am the owner of the property involved in this request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

NAME OF OWNER (PRINT) Delmine Brown

ADDRESS (STREET, CITY, STATE, ZIP CODE) 3988 39th Ave, GPT, MS, 39909

PHONE # (H) 228 343 6193 (W) _____

TAX PARCEL NUMBER(S) OWNED 0710I-03-019.000

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: _____

Dezmine Brown, Owner
Site Plan & Proposal for 3522 35th Ave., Gulfport, MS,
39501

1. Transportation and Access

- **Road Access:** The site has direct access to 35 th street to 28th street, which is suitable for both everyday traffic and emergency vehicle entry.
- **Circulation:** Internal roads or driveways are designed to accommodate two-way traffic and provide turning radii suitable for service and emergency vehicles.
- **Public Transportation:** If applicable, proximity to bus routes or transit stops enhances accessibility for residents or users of the site.
- **Pedestrian Access:** Sidewalks and paths are included to promote safe pedestrian movement within and around the site.

2. Water Supply

- **Connection to Municipal Supply:** The site is (or will be) connected to the local municipal water system, ensuring a reliable source of potable water.
- **Water Pressure and Flow:** Adequate water pressure and flow are confirmed for domestic use and firefighting needs, meeting local code requirements.

- Backup Supply (if any): In areas prone to service disruptions, the site includes water storage or secondary supply plans.

3. Waste Disposal

- Sewage: The site is connected to the municipal sewer system, ensuring environmentally safe and code-compliant disposal of wastewater.
- Solid Waste: Adequate provision is made for regular collection of solid waste and recyclables, with clearly designated storage areas that are accessible to collection vehicles.
- Stormwater: On-site drainage systems (e.g., retention basins, swales, or storm sewers) are incorporated to prevent flooding and protect water quality.

4. Fire Protection

- Hydrant Placement: Fire hydrants are located within the required distance from all buildings, per fire department guidelines.
- Access for Emergency Vehicles: The site includes unobstructed emergency access routes with sufficient turning radius and overhead clearance.
- Building Materials/Design: Where relevant, fire-resistant materials and systems (e.g., sprinklers, firewalls) are incorporated into the building design.

5. Police Protection

- **Visibility and Surveillance:** Site layout encourages natural surveillance with clear sight lines, lighting, and minimized blind spots.
- **Access for Law Enforcement:** Site is easily accessible to police vehicles and personnel, with no gates or barriers that would impede emergency access.
- **Community Safety:** Design features such as secure entry points, fencing (if applicable), and controlled access help support public safety.

6. Traffic Congestion and Safety

- **Adequate Road Infrastructure:**

The proposed development is accessed via [name the road/street], which is classified as a [local/collector/arterial] road capable of handling the anticipated increase in traffic volume without causing congestion.

- **Traffic Study Findings (if applicable):** A traffic impact assessment (if one has been conducted) shows that the increase in vehicle trips during peak hours is minimal and within the capacity of existing road infrastructure.
- **Safe Access and Egress:** The site plan includes safe, clearly marked access points with sufficient sight distances, turning lanes (if required), and separation from intersections to reduce the risk of traffic accidents.
- **Pedestrian and Bicycle Considerations:** Sidewalks, crosswalks, and possibly bike paths are incorporated to

encourage safe, non-vehicular movement, reducing local traffic demand and improving safety.

- **Emergency Access:** Roads within the development are designed to accommodate emergency vehicles, ensuring unimpeded access during incidents.

7. Harmony with Orderly and Appropriate Development

- **Zoning Compliance:** The proposal complies with current zoning regulations for residential use, including lot size, building height, and density, ensuring it aligns with the planned land use of the district.

- **Compatible Density:** The proposed number of units is consistent with nearby developments, maintaining neighborhood character and avoiding over-intensification.

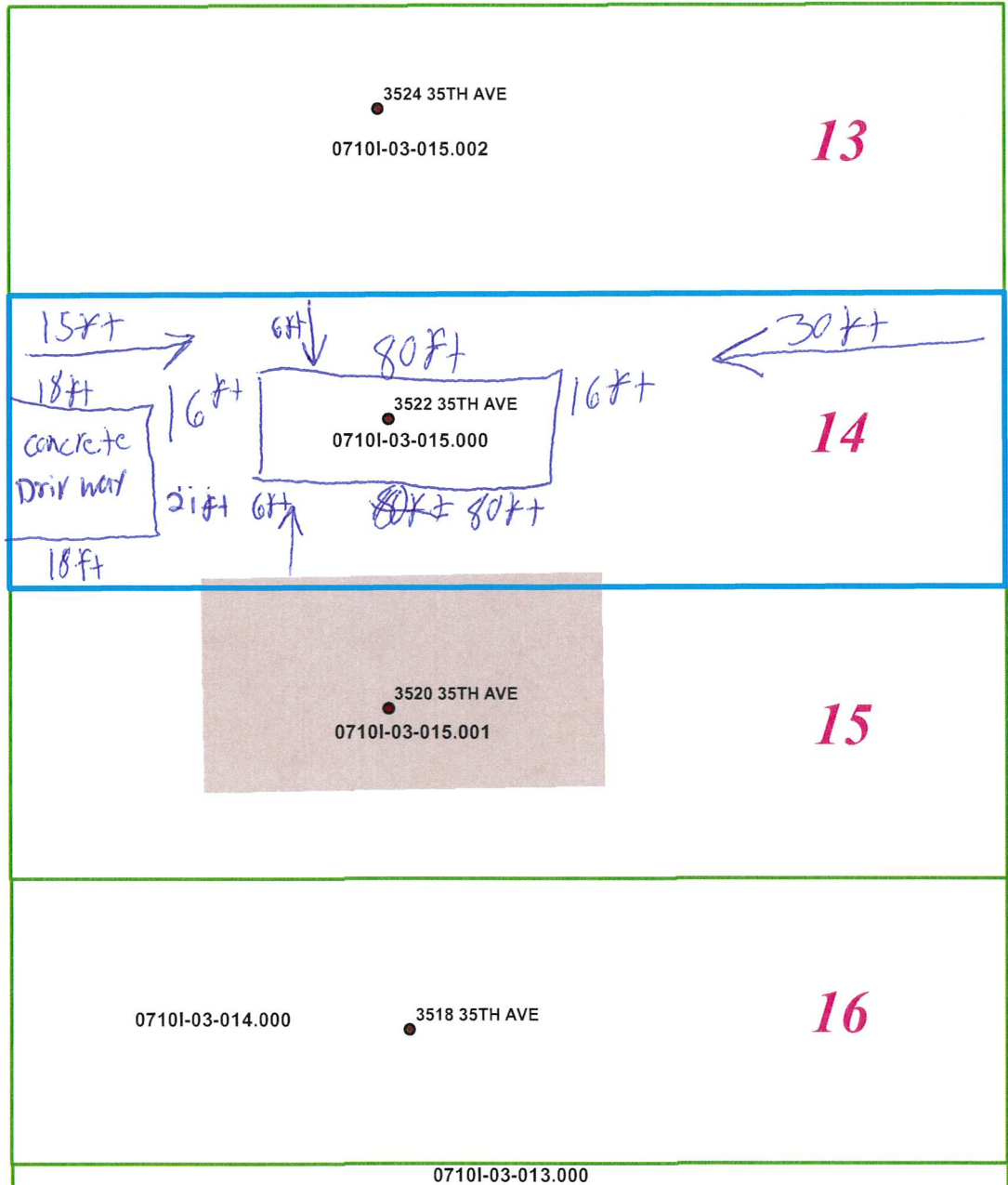
- **Supporting Infrastructure:** The area is already served by necessary infrastructure (roads, utilities, schools, etc.), and the development is designed to integrate smoothly without overburdening existing services.

- **Enhancing the Community:** The proposal may include public amenities (e.g., green spaces, walking paths) that contribute positively to the neighborhood and support sustainable, livable growth.

- **Strategic Location:** The location supports “infill” development principles by utilizing land within an already urbanizing area, promoting smart growth and discouraging urban sprawl.

37TH ST

35TH AVE



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1 inch = 25 feet

Area Map

 Parcels

Printed 5/6/2025



This instrument was prepared by:
4 Life Real Estate LLC
1433 Rosedale Road
Davenport, FL, 33837
407 969 4533

After recording, mail document
and tax statements to:
Dezmine Brown
10530 three river rode, lot 3, Gulfport, 39503
0710I-03-015.000

228 264 0737

FILED
FEB 23 2024

ANGELA THRASH, CHANCERY CLERK
BY: A. Zacharias D.C.

QUITCLAIM DEED

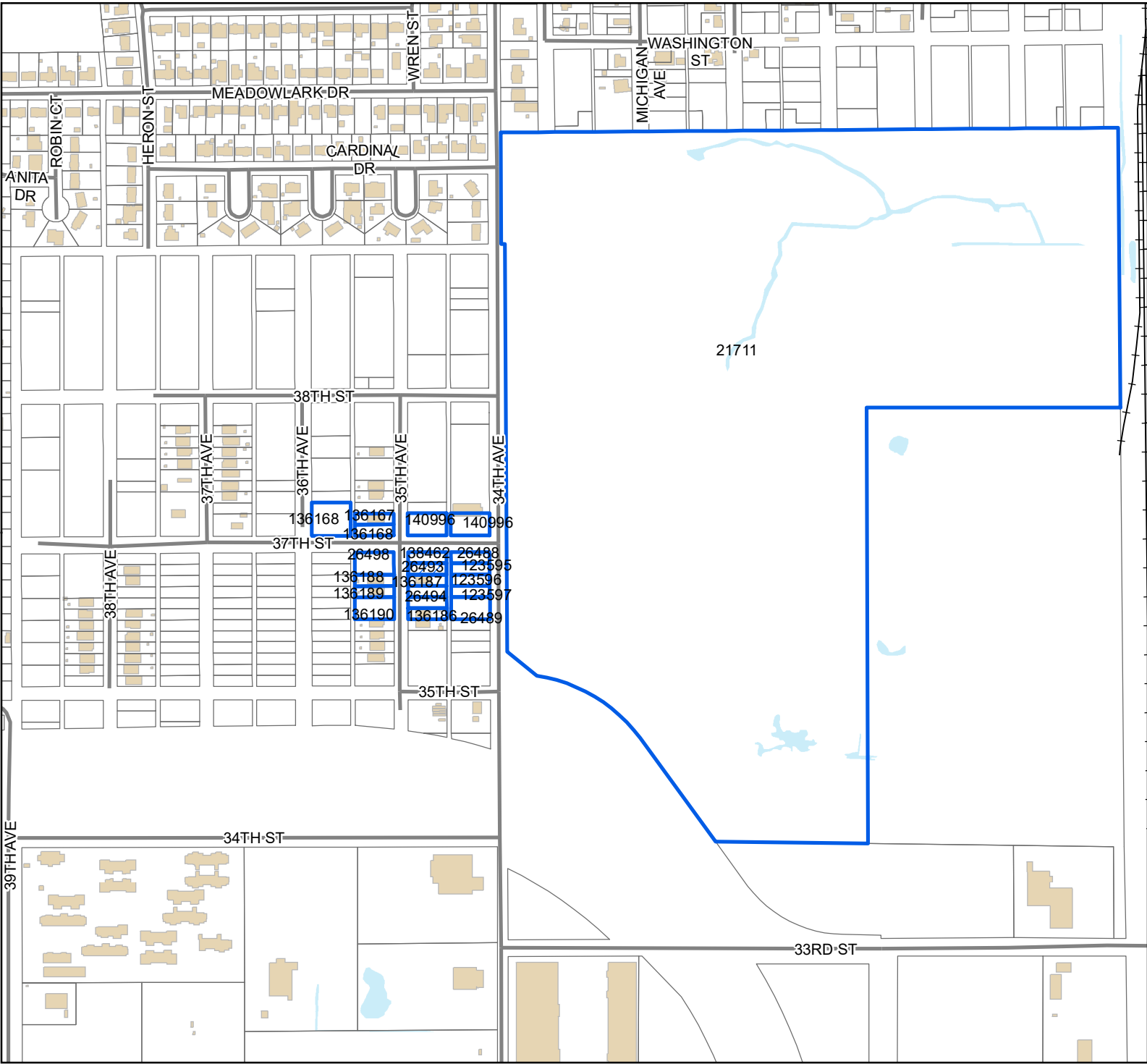
This Quitclaim Deed (the "Deed") is made effective this 05th day of June, 2023 (the "Effective Date") between 4 Life Real Estate LLC(the "Grantor"), a limited liability company whose mailing address is 1433 Rosedale Road, Davenport, FL, 33837, phone number 407 969 4533 and Dezmine Armond Brown (the "Grantee"), an individual whose mailing address is 10530 three river rode, lot 3, Gulfport, 39503 phone number 228 264 0737

WITNESSETH, that the Grantor, for and in consideration of the sum of \$5,500.00 (United States Dollars) and other good and valuable consideration, to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, does hereby quitclaim, convey and release unto Grantee all interest Grantor has, if any, in the real property (the "Property") located in ~~an unincorporated area in Jackson County, Mississippi,~~ and more particularly described as follows: *Harrison*






**2010-0007341-D-J1 11/04/2010-WD LOT 14 BLK 11 FACTORY HILL SEC 32-7-11
SPECIAL ASSESSMENT G 384.00 1/8/18 Harrison County,First Judicial District,
Mississippi (the "Premises").**

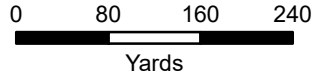
Parcel Number **0710I-03-015.000**

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
Y		0710I-03-015.000	DEZMINE A. BROWN (OWNER)	10530 THREE RIVERS RD LOT 3	GULFPORT	MS	39503
			Adjacent Property Owners (2506PC080)				
	26495	0710I-03-013.000	MRC HOMES CORP	4747 RESEARCH FOREST DR #180	THE WOODLANDS TX		77381
N	26494	0710I-03-014.000	STATE OF MISS 2021	P O BOX 136	JACKSON	MS	39205
	26489	0710I-03-002.000	FORE TRUDY DIANE ETAL	12146 DEDEAUX RD	GULFPORT	MS	39503
N	26498	0710I-03-016.000	STATE OF MISS 6/8/2020	P O BOX 136	JACKSON	MS	39205
	26488	0710I-03-001.000	BRISKET HOLDINGS LLC	P O BOX 3041(16135 LANDON RD)	GULFPORT	MS	39505
N	123597	0710I-03-001.003	BRISKET HOLDINGS LLC	P O BOX 3041(16135 LANDON ROAD)	GULFPORT	MS	39503
N	123595	0710I-03-001.001	BRISKET HOLDINGS LLC	P O BOX 3041(16135 LANDON ROAD)	GULFPORT	MS	39503
N	123596	0710I-03-001.002	BRISKET HOLDINGS LLC	P O BOX 3041(16135 LANDON ROAD)	GULFPORT	MS	39505
	136168	0710I-02-014.001	WARNSLEY KATHY REED	3512 38TH AVE	GULFPORT	MS	39501
	136167	0710I-02-014.002	SHELBY CARLA D	3703 35TH AVE	GULFPORT	MS	39501
	136186	0710I-03-013.002	HABITAT FOR HUMANITY OF MGC	2214 34TH ST	GULFPORT	MS	39501
	136187	0710I-03-015.001	KIRK JERRY LEE & BARBARA ANN	3520 35TH AVE	GULFPORT	MS	39501
	136190	0710I-03-016.003	HINTON SAMUEL L	1714 PARK BLVD	GULFPORT	MS	39501
	136189	0710I-03-016.002	MARTIN LETHA C & BLAKLEY OWEN JR	3517 35TH AVE	GULFPORT	MS	39501
	136188	0710I-03-016.001	MOODY KATISHA MARIE	3519 35TH AVE	GULFPORT	MS	39501
	138462	0710I-03-015.002	ABUNDANT LIFE EVANGELISTIC CENTER	172 RODENBERG AVE	BILOXI	MS	39531
	26493	0710I-03-015.000	4 LIFE REAL ESTATE LLC	1433 ROSEDALE RD, UNIT 108	DAVENPORT	FL	33837
N	21711	0810L-01-004.000	STATE OF MISS	C/O MR. DELBERT HOSEMAN	JACKSON	MS	4E+08
	140996	0710I-02-008.002	ABUNDANT LIFE EVANGELISTIC MINISTRY	PO BOX 8059	BILOXI	MS	39535



Legend

-  Site
-  Street
-  Railroad
-  Buildings
-  Water Features



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.

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
51445	12107	Legal Ad - IPL0238135	PH June 26, 2025	2.0	104.0L

ATTENTION: GULFPORT URBAN DEVELOPMENT IP
 PO BOX 1780
 GULFPORT, MS 39502
 accountspayable@gulfport-ms.gov

STATE OF MISSISSIPPI
 COUNTY OF HARRISON
 Before me, the undersigned Notary of Beaufort County, South Carolina personally appeared the undersigned, who, being by me first duly sworn, did depose and say that he/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:

1.0 insertion(s) published on:
 06/11/25 Print

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, June 26, 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.

Special Exception 2506SE077, by agent Charfonya Boose, seeking approval for a liquor store use, Tax Parcel 0910N-07-007.000, 406 Pass Road, Zoned B-2 (General Business), Ward 4

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Planning Commission Approval 2507PC085, by owner Norwood Village Inc, seeking approval for a church use, Tax Parcel 0808E-02-035.000, 12100 Hwy 49 Suite 316, Zoned B-4 (Highway Business), Ward 7

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This the 11th day of June 2025
 Keith Williams, Chairman
 City of Gulfport Planning Commission
 IPL0238135
 Jun 11 2025

[Print Tearsheet Link](#)

[Marketplace Link](#)

Sherry Chasteen

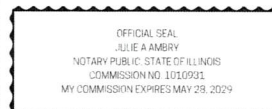


Sherry Chasteen

Julie A Ambry



Sworn to and subscribed before me this 6th day of June in the year of 2025



Online Notary Public. This notarial act involved the use of online audio/video communication technology. Notarization facilitated by SIGNIX™



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

PLANNING COMMISSION

Hearing Date: Thursday, June 26, 2025

Planning Commission Approval 2506PC081: Planning Commission Approval 2506PC081, by owner 2700 14th Avenue LLC, seeking approval for Mutli-Family Dwelling use, Tax Parcel 0811B-01-012.001, 2700 14th Ave, Zoned B-2 (General-Business), Ward 3

Technical Report

PLANNING COMMISSION APPROVAL

GENERAL INFORMATION

Case File Number: 2506PC081

Hearing Date: June 26, 2025

Current Zoning/Use: B-2 / Commercial Building

Legal: Planning Commission Approval 2506PC081, by owner 2700 14th Avenue LLC, seeking approval for Mutli-Family Dwelling use, Tax Parcel 0811B-01-012.001, 2700 14th Ave, Zoned B-2 (General-Business), Ward 3

TECHNICAL DETAILS

The applicant is seeking Planning Commission approval for the use of multi-family in an established suited commercial building, located at 2700 14th Avenue in a B-2 zoning district. While the provided multi-family use is allowed in B-2 zoning districts, it requires Planning Commission approval per City of Gulfport's Ordinances.

When looking through the application, the applicant states "it is in a residential district," however this area is mixed used. Upon staff review of the surrounding area, the commercial building is suited into four units (A, B, C, and D), amongst commercial businesses and residential properties. The proposed building for multi-family sits between two commercial businesses, Southern Fastener & Tool, located at the corner of 27th Street and 13th Avenue and the other business was formerly Vintage Flamingo, located at the corner of 14th Avenue and 27th Street. Adjacent to the proposed multi-family unit is Meritage Homes, which fronts Pass Road, but the rear of the property is on the corner of 14th Avenue and 27th Street. Behind the proposed site and all the other businesses along 27th Street is a buffer for single-family and two-family homes. The off-street parking requirements for multi-family dwellings are 2 parking spaces for each dwelling unit plus 2 visitors' spaces for each 8 units or fraction thereof. According to the site, the applicant meets the required parking with 10 parking spaces and 1 van accessible handicapped parking space.

EXECUTIVE SUMMARY

The applicant is seeking Planning Commission approval for the use of the proposed multi-family dwelling in a B-2 zoning district. The applicant meets the parking requirements according to their site plan, with 10 parking spaces and 1 van accessible handicapped parking space. The commercial building will be suited into four units (A, B, C, and D), amongst commercial businesses and residential properties. If approved by the Planning Commission, this use will be in harmony with the surrounding area.

Any approval should consider these conditions:

1. Approval for multi-family use in a B-2 zoning district.

Technical Report

PLANNING COMMISSION APPROVAL

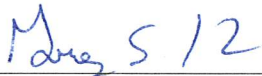
2. Structure would have to comply with 2018 International Building, Fire, & Life Safety Codes.
3. Must comply with all current Building Codes and City of Gulfport Ordinances.

DEPARTMENTAL CONDITIONS

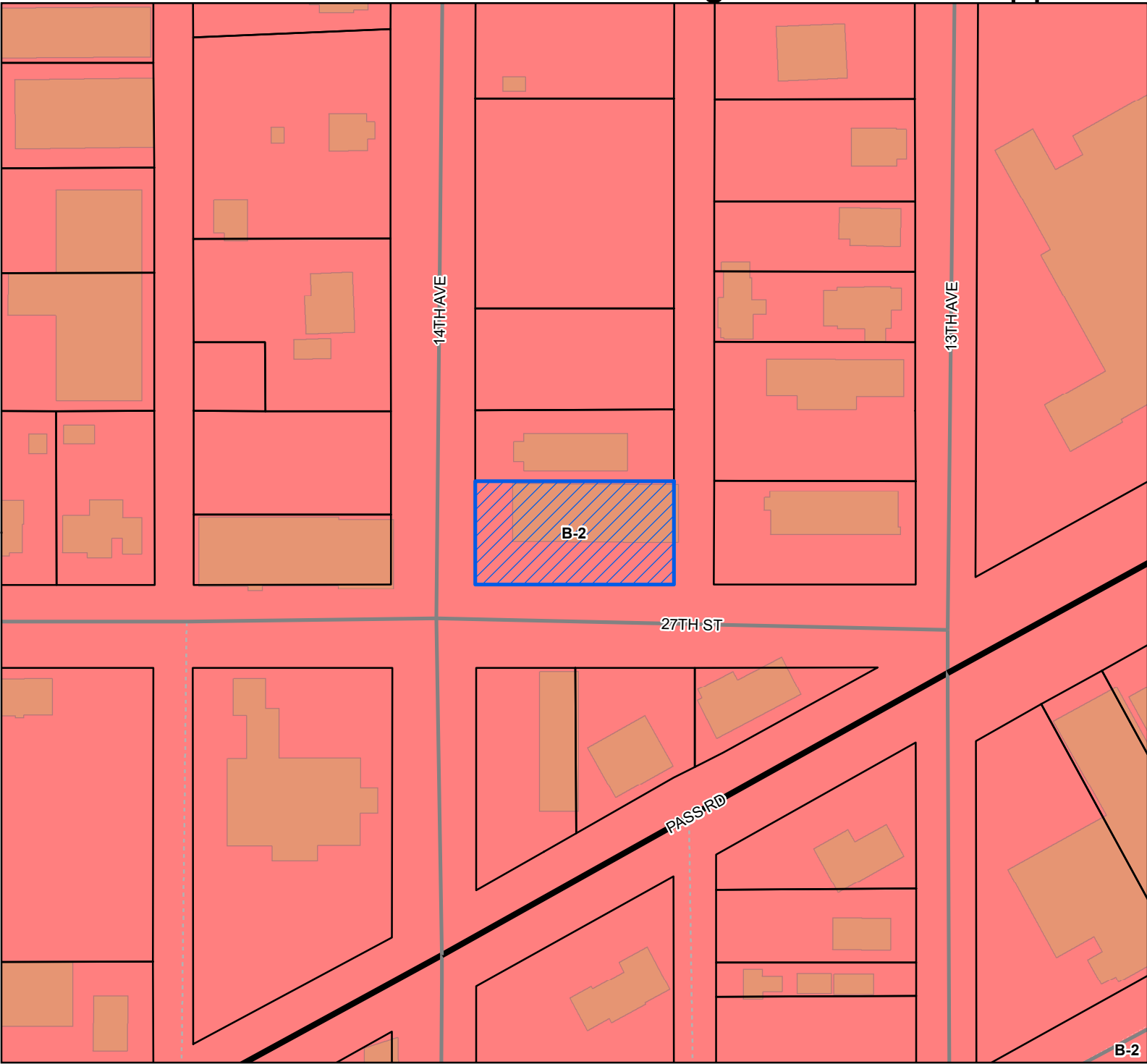
<u>Engineering:</u>	No conditions. Memo dated 6/13/2025.
<u>Public Works:</u>	No comments as of 6/13/2025.
<u>Traffic and Safety:</u>	No conditions. Memo dated 6/6/2025.
<u>Building Code Services:</u>	Must comply with all current Building Codes and City of Gulfport Ordinances. Memo dated 6/5/2025.
<u>GIS:</u>	No conditions. Memo dated 6/9/2025.
<u>Police Department:</u>	No comments as of 6/13/2025.
<u>Fire Department:</u>	Structure would have to comply with 2018 International Building, Fire, & Life Safety Codes. Memo dated 6/5/2025.
<u>City Arborist:</u>	No conditions. Memo dated 6/6/2025.

DIRECTOR APPROVAL

This report has been reviewed and approved by:

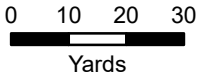


Greg Holmes
Director of Urban Development Department



- Site
- US or State Highway
- Street
- Alley
- Parcels
- Buildings
- City Limit
- Zoning**
- B-2 - General Business District

Site Information
 0811B-01-012.001
 Zoning: B-2 (General Business)
 Size: 10632.63 sqft
 Flood: X



1 inch = 100 feet



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B-2



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

For Staff Use Only

APPLICATION FOR PLANNING COMMISSION APPROVAL

Case Number: 2506PC081

Date Received: 5/6/25

Receipt Number: 13288949

Received By: WP

Zoning: B-2

Ward: 3 Flood: _____

Size: 10,632 sq ft

Property Information

TAX PARCEL #

0	8	1	1	B	-	0	1	-	0	1	2	•	0	0	1
					-			-				•			
					-			-				•			

(If necessary, use separate sheet of paper)

Address of Property Involved: 2700-14TH AVE Gulfport MS 39501

Lot(s) A-21, Block(s) 1, Subdivision ARLINGTON HEIGHTS SECTION 3-8-11

General Location: NORTH OF PASS ROAD

GENERAL DESCRIPTION OF REQUEST:

APPROVAL FOR MULTI FAMILY 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

Glenn Miller
Printed Name of Owner

Printed Name of Agent

1600-25TH AVE
Mailing Address

Mailing Address

Gulfport MS 39501
City State Zip code

City State Zip code

228-217-1982
Home Phone Work/Cell Phone

Home Phone Work/Cell Phone

TSTARK1000@AOL.COM
Email

Email

[Signature]
Signature of Owner

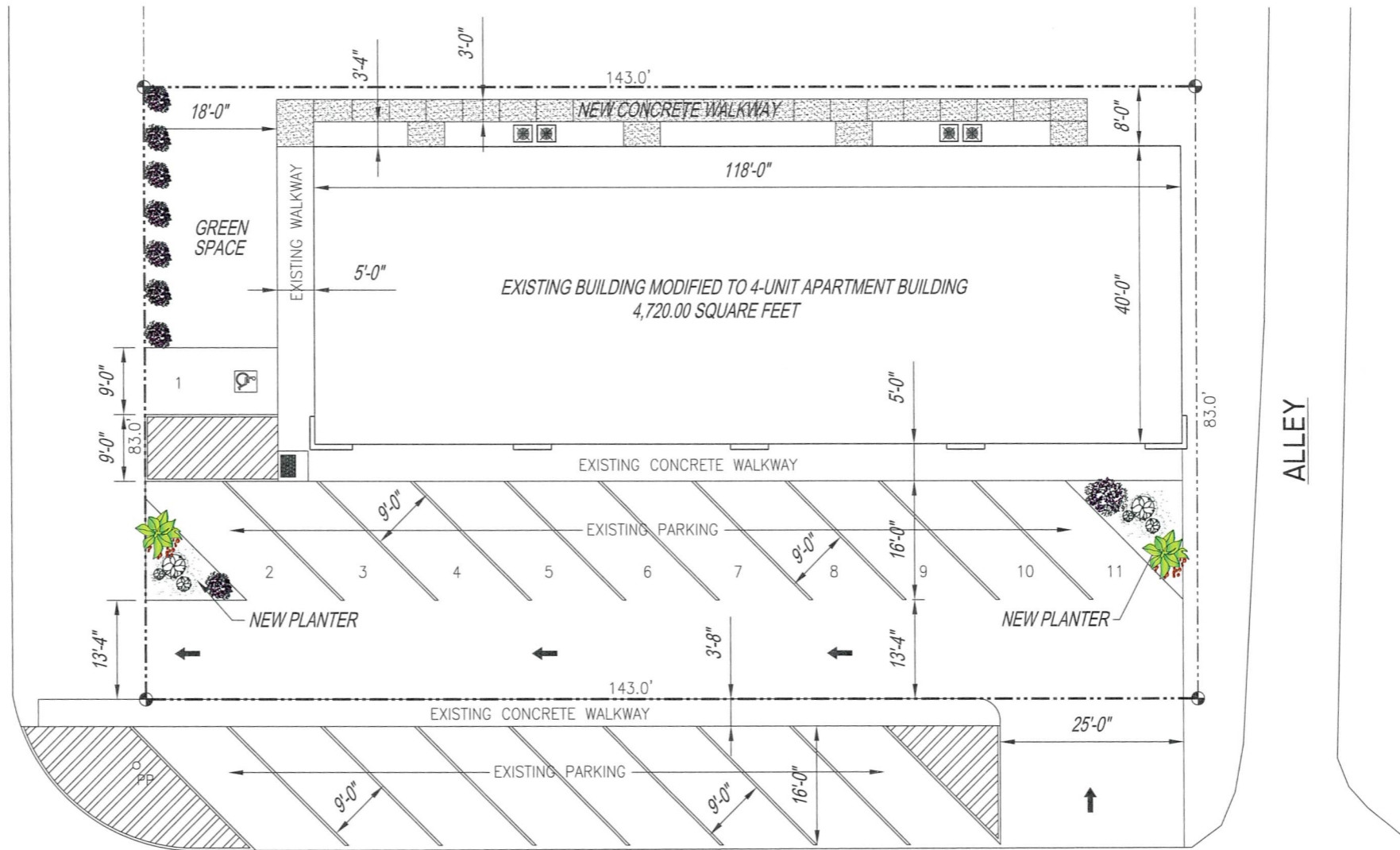
Signature of Agent

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.

- TRANSPORTATION & ACCESS
WILL NOT BE AFFECTED
- WATER SUPPLY
WILL NOT BE AFFECTED
- WASTE DISPOSAL
WILL NOT BE AFFECTED
- FIRE AND POLICE PROTECTION
WILL NOT BE AFFECTED
- OTHER PUBLIC FACILITIES
WILL NOT BE AFFECTED
- WHY THE PROPOSAL WILL NOT CAUSE UNDUPLICATE TRAFFIC CONGESTION OR CREATE A TRAFFIC HAZARD
PARKING CONFORMS TO CITY CODE
- WHY THE PROPOSAL IS IN HARMONY WITH THE ORDERLY AND APPROPRIATE DEVELOPMENT OF THE DISTRICT IN WHICH USE IS LOCATED.
IT IS IN A RESIDENTIAL AREA.

14TH AVENUE

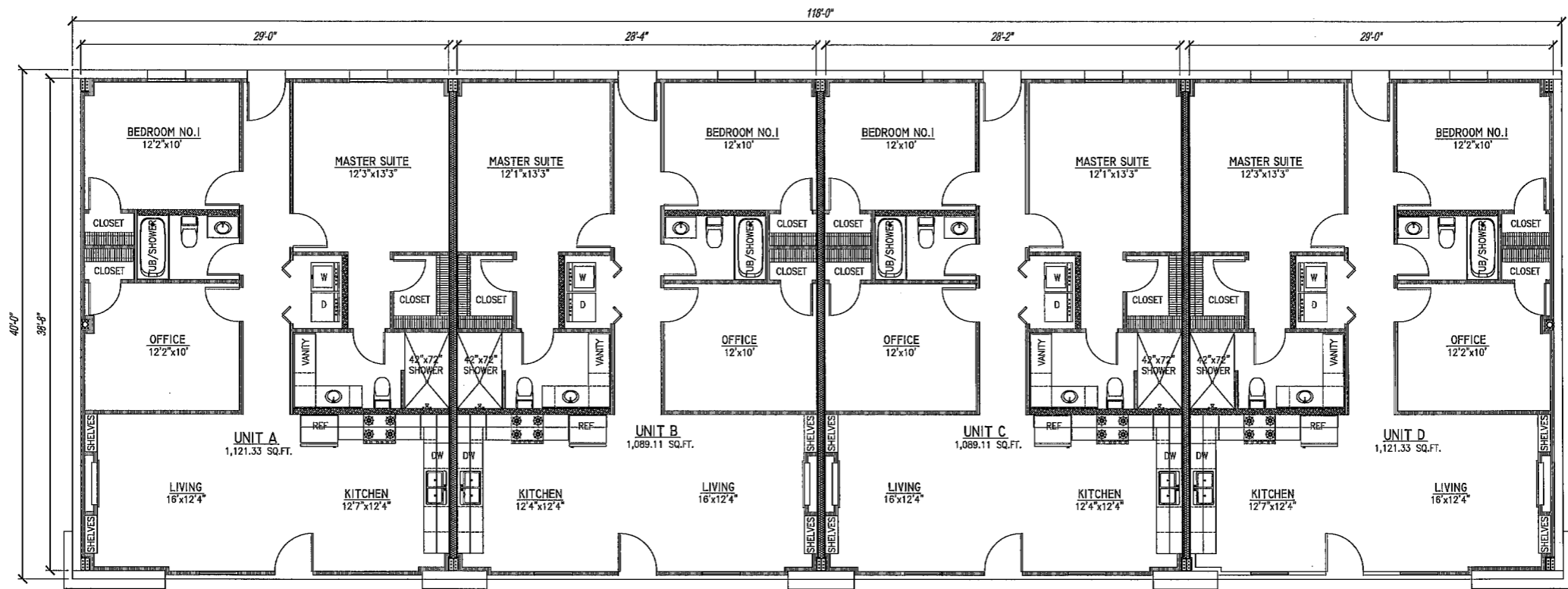


ALLEY

27TH STREET

EXISTING SITE PLAN





MODIFIED FLOOR PLAN



FRONT VIEW

42

0811B-01-012.002
2708 14TH AVENUE LLC

0.15AC

22

143

21

83

0811B-01-012.001
2700 14TH AVENUE LLC

0.27AC

20

143

19

CERTIFIED TRUE COPY
PAULA LADNER
TAX ASSESSOR
HARRISON COUNTY, MS
First Judicial District

By *Paula Ladner* D.A.

Date 2/24/25



Michael Watson

SECRETARY OF STATE

This is not an official certificate of good standing.

Name History

Name	Name Type
2700 14th Avenue, LLC	Legal

Business Information

Business Type:	Limited Liability Company
Business ID:	1110582
Status:	Good Standing
Effective Date:	02/02/2017
State of Incorporation:	Mississippi
Principal Office Address:	1600 25TH AVE, 1600 25TH AVE GULFPORT, MS 39501

Registered Agent

Name
Glenn A. Miller 1600 25th Avenue Gulfport, MS 39501

Officers & Directors

Name	Title
Kaleel Salloum Jr 1611 24th Avenue, Suite B, P. O. Box 1717, Gulfport, MS 39502 Gulfport, MS 39501	Organizer
Glenn A. Miller 1600 25th Ave Gulfport, MS 39501	Manager



Michael Watson
SECRETARY OF STATE

Office of the Secretary of State
Jackson, Mississippi

Certificate of Good Standing

I, MICHAEL WATSON, Secretary of State of the State of Mississippi, and as such, the legal custodian of the records as required by The Mississippi Limited Liability Company Act to be filed in my office do hereby certify:

2700 14TH AVENUE, LLC

Registered the 2nd day of February, 2017

A Mississippi Limited Liability Company has filed the necessary documents in this office and has obtained a certificate of formation under the provisions of The Mississippi Limited Liability Company Act as shown by the records in this office.

That the registered office of said Limited Liability Company is located at:

1600 25th Avenue
Gulfport, MS 39501

And that the registered agent at that address is:

Glenn A. Miller

I further certify that said Limited Liability Company has paid the fees for filing the above papers required by law as shown by the records of this office, and that said Limited Liability Company is in good standing to do business in Mississippi at this time.

Given under my hand and seal of office
the 6th day of May, 2025

A handwritten signature in black ink that reads "Michael Watson".

Certificate Number: CN25212463

Verify this certificate online at <http://corp.sos.ms.gov/corpcnv/verifycertificate.aspx>



Michael Watson
SECRETARY OF STATE

Office of the Secretary of State
Jackson, Mississippi

Certificate

I, Michael D. Watson, Secretary of State of the State of Mississippi, and as such, the legal custodian of the records as required by the laws of Mississippi, to be filed in my office, do hereby certify that:

Business ID: 1110582

Business Name: **2700 14TH AVENUE, LLC**

Registered Agent:
Glenn A. Miller
1600 25th Avenue
Gulfport, MS 39501

Status: Good Standing

Given under my hand and seal of office
the 6th day of May, 2025

A handwritten signature in black ink that reads "Michael Watson".

Michael D. Watson, Secretary of State

Certificate Number: CN25212463

Verify this certificate online at <http://corp.sos.ms.gov/corpcnv/verifycertificate.aspx>



J. Johnson 1st Judicial District
Instrument 2017 5120 D - J1
Filed/Recorded 7/31/2017 10:40 A
Total Fees \$ 14.00
4 Pages Recorded

Page 1 of 3

Prepared by and return to:
Kaleel "Teal" Salloum, Jr.
Salloum Law Firm, PLLC
Post Office Box 1717
Gulfport, Mississippi 39502
Tel: (228) 863-6727

STATE OF MISSISSIPPI
COUNTY OF HARRISON
FIRST JUDICIAL DISTRICT

Indexing Instructions: Lots 19, 20 and 21, Block 1, Arlington Heights Subdivision, Harrison County, Mississippi, First Judicial District

WARRANTY DEED

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

GLENN A. MILLER, GRANTOR
1600 25th AVENUE
GULFPORT, MISSISSIPPI 39501
(228) 217-1982

does hereby sell, convey and warrant unto

2700 14TH AVENUE, LLC,
A MISSISSIPPI LIMITED LIABILITY COMPANY, GRANTEE
1600 25th AVENUE
GULFPORT, MISSISSIPPI 39501
(228) 217-1982

the following described land and property, lying and being situated in the First Judicial District of Harrison County, Mississippi, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND
INCORPORATED HEREIN BY REFERENCE

Together with all improvements situated thereon and all appurtenances thereunto belonging.

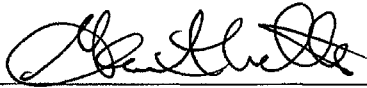
This conveyance is made subject to any prior reservation of oil, gas and other minerals and any restrictions or other matters of record.

The above described real property is not part of the homestead of the Grantor nor is it adjacent or contiguous thereto.

Taxes for the current year are assumed by the Grantee.

[Signature page to follow.]

WITNESS MY SIGNATURE, this the 17th day of July, 2017.



GLENN A. MILLER, GRANTOR

STATE OF MISSISSIPPI
COUNTY OF HARRISON

Personally appeared before me, the undersigned authority in and for the said county and state, on this 17th day of July, 2017, within my jurisdiction, the within named Glenn A. Miller, who acknowledged that he executed and delivered the above and foregoing instrument.

[Seal]


NOTARY PUBLIC

TITLE NOT EXAMINED



Lots Nineteen (19), Twenty (20), and Twenty-one (21), Block One (1), ARLINGTON HEIGHTS SUBDIVISION, a subdivision according to the official map or plat thereof on file and of record in the Office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi in Plat Book 3 at page 57 thereof.

This being the same property previously conveyed to Abby D. Oates and Carole M. Oates in Warranty Deed dated October 7, 1991 and recorded in Deed Book 1198 at Page 448 in the records of the First Judicial District of Harrison County, Mississippi.

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
Y		08111B-01-012.001	2700 14TH AVENUE LLC (OWNER)	1600 25TH AVE	GULFPORT	MS	39501
			Adjacent Property Owners (250PC081)				
	22931	0811B-01-009.000	D & B MANAGEMENT LLC	1308 PASS RD	GULFPORT	MS	39501
	22921	0811B-01-008.000	1302 PASS ROAD LLC	1600 25TH AVE	GULFPORT	MS	39501
	22916	0811B-01-019.000	ELLIOTT HOMES LLC	1402 PASS RD	GULFPORT	MS	39501
	22828	0811B-01-022.000	TESTER VINCENT DWAYNE & DAWN RENEE	1406 27TH AVE	GULFPORT	MS	39501
	22818	0811B-01-013.000	NECAISE ANN M -L/E-	102 VALENTINE DR	LONG BEACH	MS	39560
	22396	0811A-05-056.000	WARR PROPERTIES II LLC	1804 BEACH DRIVE	GULFPORT	MS	39507
	22814	0811B-01-007.000	G L J COASTAL LLC	2701 13TH AVE	GULFPORT	MS	39501
	106159	0811B-01-012.001	2700 14TH AVENUE LLC	1600 25TH AVE	GULFPORT	MS	39501
	22827	0811B-01-018.000	TAYLOR JOSEPH	51015 MELVIN THOMAS RD	FRANKLINGTON	LA	70438
N	22826	0811B-01-017.000	TAYLOR JOSEPH	51015 MELVIN THOMAS RD	FRANKLINGTON	LA	70438
	87637	0811B-01-003.000	CLARK SHERRI	2719 13TH AVE	GULFPORT	MS	39501
	106160	0811B-01-012.002	2708 14TH AVENUE LLC	1600 25TH AVE	GULFPORT	MS	39501
	98604	0811B-01-016.002	WATSON GERALD E JR	1811 FLINT CREEK COURT	SAN JOSE	CA	95148
	22925	0811B-02-003.000	FAYARD ROY P & DEBACCO EVELYN ETAL	18009 TILLMAN ROAD	LONG BEACH	MS	39560
	87638	0811B-01-012.000	FAIRLEY VICKI S	2711 13TH AVE	GULFPORT	MS	39501
N	87639	0811B-01-016.000	WATSON GERALD E JR	1811 FLINT CREEK COURT	SAN JOSE	CA	95148
	22811	0811B-01-004.000	MCKAY EDGAR L -TOD-	2717 13TH AVE	GULFPORT	MS	39501
	22923	0811B-02-001.000	WARREN E G JR & DARLENE B	1301 PASS RD	GULFPORT	MS	39501
	22926	0811B-02-004.000	STATE OF MISS -8/31/2020-				0
	22929	0811B-02-015.000	WILLIAMS LASHANDA & JIEQUEL	20150 SHADY DR	SAUCIER	MS	39574
	22924	0811B-02-002.000	STEVENSON DOUGLAS A -TOD-	2615 13TH AVE	GULFPORT	MS	39501
	22932	0811B-01-010.000	HAIR FETISH WAREHOUSE LLC	2298 RUE MAISON	BILOXI	MS	39532
N	22812	0811B-01-005.000	FAIRLEY VICKI S	2711 13TH AVE	GULFPORT	MS	39501

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
51445	12107	Legal Ad - IPL0238135	PH June 26, 2025	2.0	104.0L

ATTENTION: GULFPORT URBAN DEVELOPMENT IP
 PO BOX 1780
 GULFPORT, MS 39502
 accountspayable@gulfport-ms.gov

STATE OF MISSISSIPPI
 COUNTY OF HARRISON
 Before me, the undersigned Notary of Beaufort County, South Carolina personally appeared the undersigned, who, being by me first duly sworn, did depose and say that he/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:

**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, June 26, 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.

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This the 11th day of June 2025
 Keith Williams, Chairman
 City of Gulfport Planning Commission
 IPL0238135
 Jun 11 2025

1.0 insertion(s) published on:
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[Print Tearsheet Link](#)

[Marketplace Link](#)

Sherry Chasteen

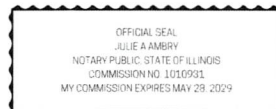


Sherry Chasteen

Julie A Ambry



Sworn to and subscribed before me this 6th day of June in the year of 2025



Online Notary Public. This notarial act involved the use of online audio/video communication technology. Notarization facilitated by SIGNiX



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

PLANNING COMMISSION

Hearing Date: Thursday, June 26, 2025

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Technical Report
PLANNING COMMISSION APPROVAL

GENERAL INFORMATION

Case File Number: 2507PC085

Hearing Date: June 26, 2025

Current Zoning/Use: B-4 / Commercial Structures

Legal: Planning Commission Approval 2507PC085, by owner Norwood Village Inc, seeking approval for a church use, Tax Parcel 0808E-02-035.000, 12100 Hwy 49 Suite 316, Zoned B-4 (Highway Business), Ward 7

TECHNICAL DETAILS

Applicant is seeking approval for a church use in a commercial building at 12100 Highway 49 Suite 316. With the subject site being located in commercial district, there is potential to disrupt businesses in the surrounding area that may be impacted by church uses, such as liquor stores and tattoo parlors. Per Ordinance 3158, any proposed use that would serve liquor would be need to meet the state's distance requirements. Upon staff review, there are no existing businesses that would be affected, and there are two registered churches in the same commercial complex located in suite 318 and suite 320. There is another church use located approximately 1600 feet from the subject site, located at 12290 Depew Road.

EXECUTIVE SUMMARY

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

Any approval should consider these conditions:

1. Must comply with all zoning rules and regulations.
2. Approval allows for a church use.

DEPARTMENTAL CONDITIONS

Engineering: No conditions. Memo dated 06/13/25.

Public Works: No comment as of 06/17/25.

Traffic and Safety: No conditions. Memo dated 06/06/25.

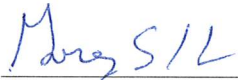
Technical Report

PLANNING COMMISSION APPROVAL

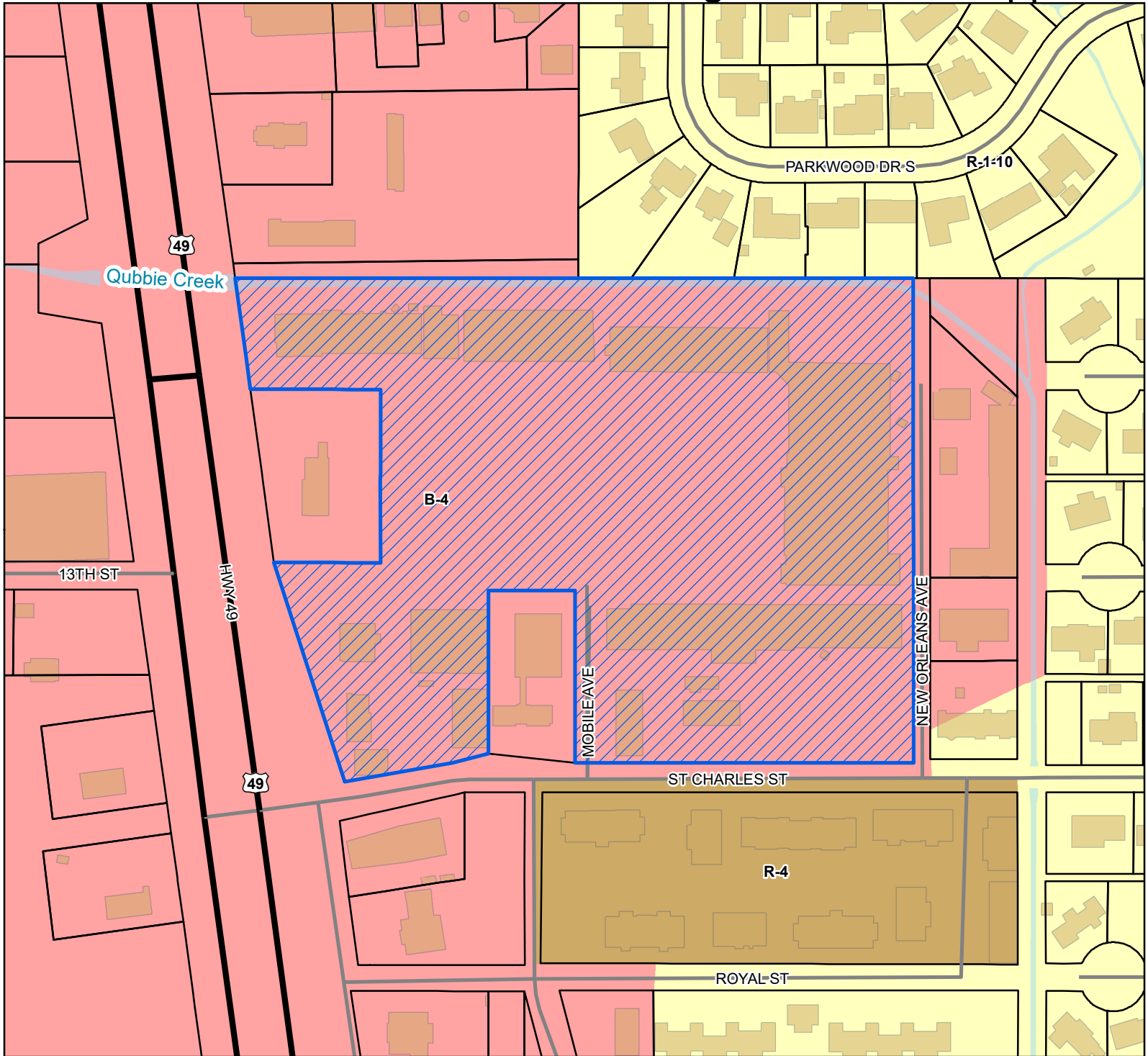
- Building Code Services:** Must comply with all current Building Codes and City of Gulfport Ordinances. Memo dated 06/05/25.
- GIS:** No conditions. Memo dated 06/05/25.
- Police Department:** No comment as of 06/17/25.
- Fire Department:** No conditions. Memo dated 06/05/25.
- City Arborist:** No conditions. Memo dated 06/05/25.
- Landscape Manager:** No conditions. Memo dated 06/04/25.

DIRECTOR APPROVAL

This report has been reviewed and approved by:

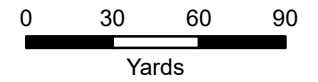


Greg Holmes
Director of Urban Development Department



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

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



1 inch = 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: 2507R085
Date Received: 5-8-25
Receipt Number: 13292741
Received By: Samuel Smith
Zoning: B-4
Ward: 7 Flood: X
Size: 13.2 acres

APPLICATION FOR PLANNING COMMISSION APPROVAL

Property Information

TAX PARCEL #

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

(If necessary, use separate sheet of paper)

Address of Property Involved: 13100 Highway 49N Suite 316

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

General Location: Norwood Village

GENERAL DESCRIPTION OF REQUEST: To be used for a Church;

OWNERSHIP AND CERTIFICATION:

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

OWNER

Norwood Village, Inc
Printed Name of Owner

P.O. Box 280
Mailing Address

City State Zip code

Wiggins MS 39577

Home Phone Work/Cell Phone

601-928-1656 601-528-2840

Email

drpwork@aol.com

[Signature]
Signature of Owner

AGENT

Dana R. Parsons
Printed Name of Agent

P.O. Box 280
Mailing Address

City State Zip code

Wiggins MS 39577

Home Phone Work/Cell Phone

601-928-1656 601-528-2840

Email

drpwork@aol.com

[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.



Designation of Agent

I, Norwood Village, Inc PRINT NAME being owner of the property 0808E-02-035.000 PRIMARY ADDRESS OR PARCEL which is the subject of this application hereby authorize Dana R. Parsons PRINT NAME to act as my representative with the City of Gulfport's Zoning Board of Adjustment and Appeals, and/or Planning Commission, and/or City Council, and/or permitting and licensing, as required by the City.

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

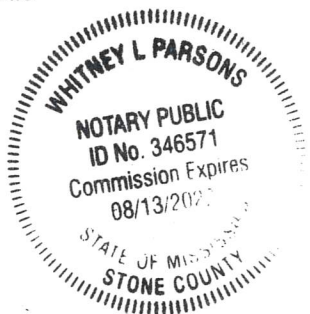
The petitioner understands and acknowledges that the City will rely upon the agent's representations in approval or denial of said petition.

[Signature] President 5/1/25
Signature Date

STATE OF MISSISSIPPI | COUNTY OF HARRISON

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

Whitney Parsons 8.13.2027
Notary Public Commission Expiration



1: Already in a preceding state

2: By City of Dulport

3: By City of ~~the~~ Dulport

4: By City of Dulport

5: Public business within ~~Hamlet~~ shopping Village

6: Already establish parking Area
ingress and egress

7: There already three Churches there



Michael Watson

SECRETARY OF STATE

This is not an official certificate of good standing.

Name History

Name	Name Type
NORWOOD VILLAGE, INC.	Legal

Business Information

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

Registered Agent

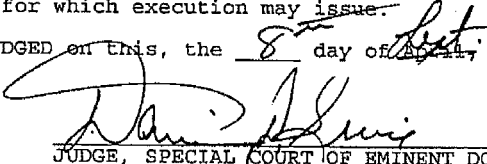
Name
Dana R Parsons
324 East Cavers Avenue , P.O. Box 280
Wiggins, MS 39577

Officers & Directors

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

acquired immediate title and possession of the condemned property by instrument dated the 28th day of December, 1994, and filed in Book 1294, Page 328, in the office of the Chancery Clerk of Harrison County, Mississippi, after which on the 10th day of January, 1995, the Mississippi Transportation Commission tendered into the Court the sum of \$16,670.00 and is allowed credit for said sum against the Judgment rendered in this cause. Now upon payment of the said award with legal interest from the date of the filing of the Complaint to the date of deposit of the amount deposited as above noted, ownership of the said property is hereby confirmed and vested in the Plaintiff for public use as prayed for in the Complaint. The Plaintiff shall pay the cost, including jury cost, for which execution may issue.

ORDERED AND ADJUDGED on this, the 8th day of Sept., 1995.


JUDGE, SPECIAL COURT OF EMINENT DOMAIN

I hereby certify that the above and foregoing constitutes a true and correct copy.

Gayle Parker
County Court Clerk

By  D.C.

IN THE SPECIAL COURT OF EMINENT DOMAIN
FIRST JUDICIAL DISTRICT OF
HARRISON COUNTY, MISSISSIPPI

MISSISSIPPI TRANSPORTATION COMMISSION

PETITIONER

VS.

CIVIL ACTION NO. 94-01028

NORWOOD VILLAGE, INC., ET AL

DEFENDANTS

AMENDED EXHIBIT "A"

All of the following excepting and excluding therefrom all oil and gas and other minerals which may be produced through a well bore.

TOWNSHIP 7 SOUTH, RANGE 11 WEST, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI,

Section 4: Part of Lots 13-21, Block 18 of the Gulf and Ship Island Development Company Subdivision.

Begin at the point of intersection of the present Eastern right-of-way line of U.S. Highway No. 49 with the present Northern right-of-way line of St. Charles Street; from said point of beginning run thence North 07° 50' West along said present Eastern right-of-way line of U.S. Highway No. 49, a distance of 12.0 feet to the proposed right-of-way line of a proposed highway project, being known and designated as State Project No. 79-0008-01-054-10, being a segment of U.S. Highway No. 49; thence North 80° 23' East along said proposed right-of-way line, a distance of 158.4 feet; thence North 81° 49' East along said proposed right-of-way line, a distance of 66.7 feet to an Eastern line of Defendants property; thence South 00° 01' West along said Eastern property line, a distance of 10.0 feet to the said present Northern right-of-way line of St. Charles Street; thence Westerly along said present Northern right-of-way line and along the circumference of a circle to the left having a radius of 461.74 feet, an arc distance of 49.1 feet (said arc having a chord bearing South 82° 21' West for a distance of 49.1 feet); thence South 79° 40' West along said present Northern right-of-way line, a distance of 174.8 feet to the point of beginning, containing 2363.6 square feet, or 0.06 acres, more or less.

All of the above being situated in and a part of Lots 13 through 21, Block 18 of the Gulf and Ship Island Development Company Subdivision, First Judicial District of Harrison County, Mississippi, and also being situated in and a part of the Southwest 1/4 of the Southwest 1/4.

Instrument No. 7431

STATEMENT OF FEES

Recording Fee \$6.00
Records Management Fee \$1.00
Abstracting/Section Fee at
\$1.00 each 1.00
Marginal Entry at .50 each _____
Other _____
TOTAL FEES COLLECTED 8.00

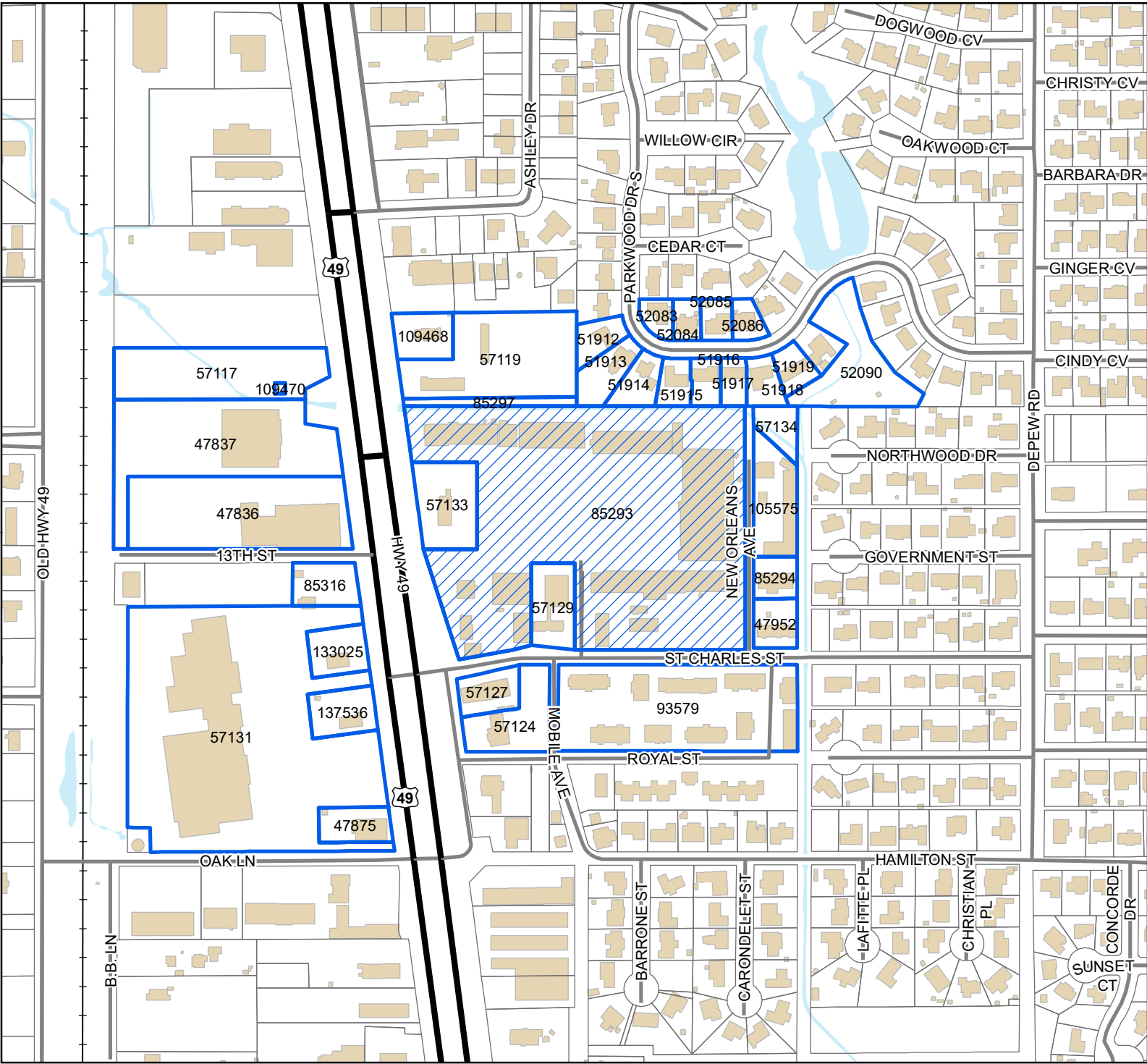
STATE OF MISSISSIPPI, COUNTY OF HARRISON, FIRST JUDICIAL DISTRICT:

I hereby certify that this instrument was received and filed for record at 3 o'clock
and 45 minutes P. M. on 23 day of Oct, A.D. 19 97
and recorded Oct 24, 19 97 in Records of Deeds _____
Book 1387 Pages 233, 236







JOHN McADAMS, Changery Clerk

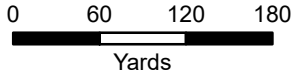
By Heather Bonilla _____, D.C.

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
Y		0808E-02-035.000	NORWOOD VILLAGE INC (OWNER)	P.O. BOX 280	WIGGINS	MS	39577
			DANA R PARSONS (AGENT)	P.O. BOX 280	WIGGINS	MS	39577
			Adjacent Property Owners(2507PC085)				
	47837	0808E-04-005.000	TREBIG HIGHWAY 49 LLC	43 FARNHAM PL	METAIRIE	LA	70005
	85316	0808E-04-007.000	COMMER JOHN D	18070 HWY 49	SAUCIER	MS	39574
	85294	0808E-02-037.000	KROL ALEXANDER G JR & MELISSA B	12090 NEW ORLEANS AVE	GULFPORT	MS	39503
	93579	0808E-03-020.000	SOUTHERN PINES 15 LLC	C/O DENIS LEMIRE	CHEYENNE	WY	82001
	52085	0808E-01-039.000	WITHAM RYAN O & LISA	15729 PARKWOOD DR S	GULFPORT	MS	39503
	47836	0808E-04-006.000	MAUFFRAY HOLDINGS LLC	16300 LAKE DRIVE EAST	VANCLEAVE	MS	39565
	133025	0808E-04-010.001	DELMAR PLAZA HOLDINGS LLC	225 SPRINGHILL MEMORIAL PL	MOBILE	AL	36608
	52084	0808E-01-040.000	VALDELAMAR TYLERE MORGAN	15719 PARKWOOD DR SOUTH	GULFPORT	MS	39503
	52083	0808E-01-041.000	QUIN RONALD B	15701 PARKWOOD DR SOUTH	GULFPORT	MS	39507
	57119	0808E-02-031.000	GALAXY EXPRESS CARWASH LLC	1903 PASS ROAD STE A	BILOXI	MS	39531
	51912	0808E-02-017.000	COAST MAGNOLIA PROPERTIES LLC	16559 MALLARD DRIVE	GULFPORT	MS	39503
	109468	0808E-02-031.002	METRO FOODS OF GULRPORT-HWY 49 LLC	C/O RODNEY SALVAGGIO	METAIRIE	LA	70005
	51919	0808E-02-010.000	DAY VALERIE	15744 S PARKWOOD DR	GULFPORT	MS	39503
	52090	0808E-02-008.000	NORTHWOOD HILLS HOME OWNERS ASSO	P O BOX 1862	GULFPORT	MS	39501
	51913	0808E-02-016.000	HENSON DARLENE	15704 PARKWOOD DR SOUTH	GULFPORT	MS	39503
	51915	0808E-02-014.000	LOMAX RASHENA & MICHAEL S JR	15716 PARKWOOD DR S	GULFPORT	MS	39503
	51917	0808E-02-012.000	GULF TEN LLC	226 STATION DR	OCEAN SPRINGS	MS	39564
	51916	0808E-02-013.000	WELCH ZACHARY S & ALEXIS L	15724 S PARKWOOD DR	GULFPORT	MS	39503
	47875	0808E-04-012.000	ROJAS HECTOR	2815 22ND AVE	GULFPORT	MS	39501
	51918	0808E-02-011.000	RICE ALYSSA NICOLE	15738 PARKWOOD DR S	GULFPORT	MS	39503
N	57133	0808E-02-033.000	NORWOOD VILLAGE INC	C/O WENDELTA	MEMPHIS	MS	38103
	52086	0808E-01-038.000	SPEARS BRENDA -ESTATE-	15737 PARKWOOD DR S	GULFPORT	MS	39503
N	105575	0808E-02-037.001	KROL ALEXANDER G JR & MELISSA B	12090 NEW ORLEANS AVE	GULFPORT	MS	39503
N	57134	0808E-02-035.004	NORWOOD VILLAGE INC	P O BOX 6	WIGGINS	MS	39577
	57127	0808E-03-022.000	YOUNG BROTHERS LLC	9368 HIGHLAND HILLS RD	GRENADA	MS	38901
	51914	0808E-02-015.000	GURKLIS CHARLES B & ELAINE B	15710 PARKWOOD DR SOUTH	GULFPORT	MS	39503
	57129	0808E-02-034.000	ROGERS JOHN T REVOCABLE TRUST	12100 HIGHWAY 49 STE 800	GULFPORT	MS	39503
	47952	0808E-02-036.000	HUFFMAN JORDAN ANDREW & OSCAR LAUF	13908 VIRGINIA ST	VANCLEAVE	MS	39565
	109470	0808E-04-004.001	HARRISON CO WASTEWATER MGMT	14108 AIRPORT RD	GULFPORT	MS	39507
N	57131	0808E-04-010.000	DELMAR PLAZA HOLDINGS LLC	225 SPRINGHILL MEMORIAL PL	MOBILE	AL	36608
	137536	0808E-04-010.002	ARC KLGFPMSOO1 LLC	C/O VEREIT REAL ESTATE LP	SAN DIEGO	CA	9E+08
	57124	0808E-03-023.000	COAST COMMUNITY BANK	P O BOX 7588	GULFPORT	MS	39507
	57117	0808E-04-004.000	24 HOUR STORAGE ORANGE GROVE LLC	13334 SEAWAY RD STE 2012	GULFLPORT	MS	39503



Legend

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



1 inch = 400 feet



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

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
51445	12107	Legal Ad - IPL0238135	PH June 26, 2025	2.0	104.0L

ATTENTION: GULFPORT URBAN DEVELOPMENT IP
 PO BOX 1780
 GULFPORT, MS 39502
 accountspayable@gulfport-ms.gov

STATE OF MISSISSIPPI
 COUNTY OF HARRISON

Before me, the undersigned Notary of Beaufort County, South Carolina personally appeared the undersigned, who, being by me first duly sworn, did depose and say that he/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:

1.0 insertion(s) published on:
 06/11/25 Print

**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, June 26, 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.

Special Exception 2506SE077, by agent Charfonya Boose, seeking approval for a liquor store use, Tax Parcel 0910N-07-007.000, 406 Pass Road, Zoned B-2 (General Business), Ward 4

Planning Commission Approval 2506PC080, by owner Dezmine Brown, seeking approval for a mobile home use, Tax Parcel 0710I-03-015.000, 3522 35th Ave, Zoned R-1-5 (Single-family), Ward 1

Planning Commission Approval 2506PC081, by owner 2700 14th Avenue LLC, seeking approval for Mutli-Family Dwelling use, Tax Parcel 0811B-01-012.001, 2700 14th Ave, Zoned B-2 (General-Business), Ward 3

Planning Commission Approval 2507PC085, by owner Norwood Village Inc, seeking approval for a church use, Tax Parcel 0808E-02-035.000, 12100 Hwy 49 Suite 316, Zoned B-4 (Highway Business), Ward 7

Special Exception 2507SE086, by owner Vintage Properties LLC, seeking approval for a liquor store use, Tax Parcel 0910N-06-019.000, 423 Pass Road, Zoned B-2 (General-Business), Ward 3

Zoning Map Amendment 2506PC067, by owner Ria Propertiez AZ LLC, requesting to rezone to B-2 (General Business), Tax Parcels 1010H-02-031.000, 1010H-02-031.001, 2093 E Pass Road, 2079 E Pass Road, Zoned B-1 (Neighborhood Business), R-B (Residence Business), Ward 2

Zoning Text Amendment 2507PC087, by City of Gulfport, amending Appendix A, Sec IV - Supplementary Regulations, to add paragraph (E) Supplementary Design Standards (2.7)(ii) use of vinyl siding will require approval from the Architectural Review Committee.

Zoning Text Amendment 2507PC090, by City of Gulfport, amending Appendix A, Sec IV - Supplementary Regulations, regarding permit requirements, and prohibiting fences, walls, or hedges to be permitted on vacant lots.

This the 11th day of June 2025
 Keith Williams, Chairman
 City of Gulfport Planning Commission
 IPL0238135
 Jun 11 2025

[Print Tearsheet Link](#)

[Marketplace Link](#)

Sherry Chasteen

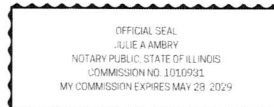


Sherry Chasteen

Julie A Ambry



Sworn to and subscribed before me this 6th day of June in the year of 2025



Online Notary Public. This notarial act involved the use of online audio/video communication technology. Notarization facilitated by SIGNIX*



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

PLANNING COMMISSION

Hearing Date: Thursday, June 26, 2025

Special Exception 2507SE086: Special Exception 2507SE086, by owner Vintage Properties LLC, seeking approval for a liquor store use, Tax Parcel 0910N-06-019.000, 423 Pass Road, Zoned B-2 (General-Business), Ward 3

Technical Report

SPECIAL EXCEPTION

GENERAL INFORMATION

Case File Number: 2507SE086

Hearing Date: Zoning Board June 19, 2025
Planning Commission June 26, 2025

Current Zoning/Use: B-2 / Commercial Structure

Legal: Special Exception 2507SE086, by owner Vintage Properties LLC, seeking approval for a liquor store use, Tax Parcel 0910N-06-019.000, 423 Pass Road, Zoned B-2 (General-Business), Ward 3

TECHNICAL DETAILS

The applicant is requesting special exception to an existing liquor store located at 423 Pass Road, zoned B-2 (General Business). The applicant stated that the business has been operating for over 50 years and thought that they were grandfathered in with the City of Gulfport. The applicant was unaware that they needed a privilege license and wanted to become compliant with the City of Gulfport. 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, Life Church, being approximately 1,284 feet away from the subject site. The liquor store is located between two Elementary Schools. Central Elementary is approximately 3,509 feet away and Pass Road Elementary is located 2,144 feet away. Upon staff review of the surrounding area, the area is a commercial zone. Commercial businesses that are located nearby include Pass Road Mini Storage, located across the street at 500 Pass Road. Directly behind the liquor store is House of Carpet at 3206 B Avenue, and Jamison Auto Group at 3204 B Avenue.

EXECUTIVE SUMMARY

The applicant is seeking approval for a liquor store in a B-2 zoning district. The applicant states that they have been operating at this location for over 50 years at the current location of 423 Pass Road. The applicant cites that ingress and egress for vehicles and pedestrians will utilize the current, established entrances and exits serving Pass Road and B Avenue. The applicant says that there are no issues with utilities, access, or parking with the proposed site and use. No variance will be needed for backing out into city right-of-way will be needed for this property since it is pre-existing non-conforming on Pass Road. The City of Gulfport's off-street parking ordinances require 1 parking space per 300 square feet of gross-floor area. The building is

Technical Report

SPECIAL EXCEPTION

approximately 4,609 square feet and has 17 parking spaces including one van accessible parking space. Even though this has been operating for over 50 years, the current zoning district for liquor store use requires approval from both the Zoning Board and Planning Commission, so they can be compliant with the City of Gulfport.

Any approval should consider these conditions:

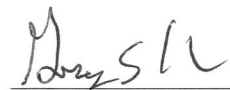
1. Liquor store use approval requires both the Zoning Board and Planning Commission.
2. Must comply with all current Building Codes and City of Gulfport Ordinances.

DEPARTMENTAL CONDITIONS

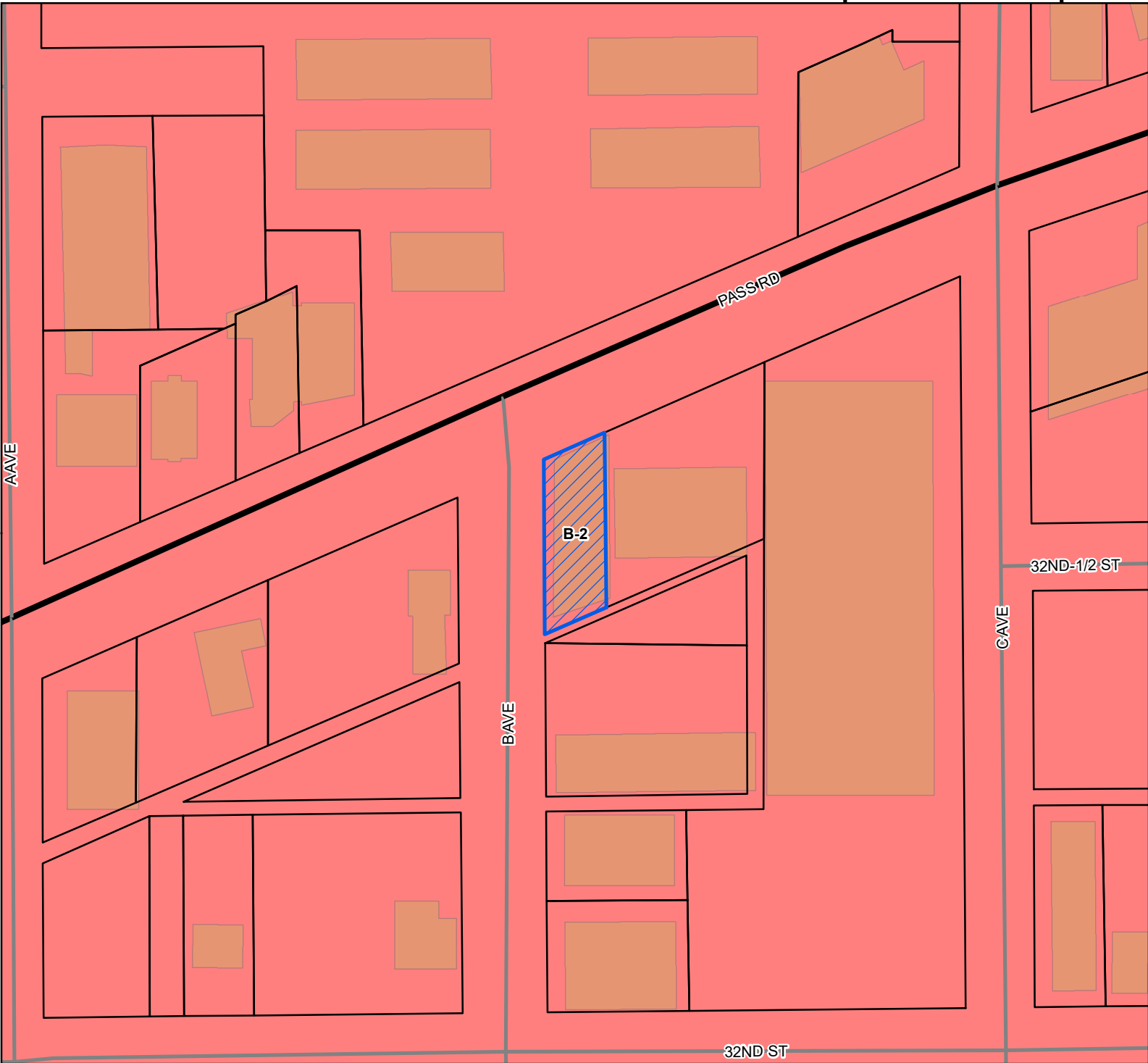
<u>Engineering:</u>	No conditions. Memo dated 6/6/25.
<u>Public Works:</u>	No conditions. Memo dated 6/6/25.
<u>Traffic and Safety:</u>	No conditions. Memo dated 6/6/25.
<u>Building Code Services:</u>	Must comply with all current Building Codes and City of Gulfport Ordinances. Memo dated 6/2/2025.
<u>GIS:</u>	No conditions. Memo dated 6/3/2025.
<u>Police Department:</u>	No comment as of 6/6/2025.
<u>Fire Department:</u>	No conditions. Memo dated 6/2/2025.
<u>City Arborist:</u>	No conditions. Memo dated 6/2/2025.







DIRECTOR APPROVAL

This report has been reviewed and approved by:

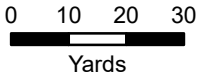


Greg Holmes
Director of Urban Development Department



-  Site
-  US or State Highway
-  Street
-  Parcels
-  Buildings
- Zoning**
-  B-2 - General Business District

Site Information
 0910N-06-019.000
 Zoning: B-2 (General Business)
 Size: 5562.41 sqft
 Flood: X



1 inch = 100 feet



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CASE NUMBER
25075E1086

5-12-25 SS
Recpt# 13296273

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

ZONING BOARD OF ADJUSTMENTS AND APPEALS APPLICATION

REQUESTED ACTION BY THE ZONING BOARD OF ADJUSTMENTS AND APPEALS
(A separate submission form is required for each request)

- Appeal of Planning Administrator
- Excessive Height
- Fence Variance
- Special Exception
- Variance

TAX PARCEL NUMBERS

0	9	1	0	N	-	0	6	-	0	1	9	.	0	0	0															

Property Address:

423 Pass Road

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

General Description of Request:

compliance of city ordinance to
continue operating as current liquor store

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:

MICHAEL J. MENSI

Printed Name of Owner
423 Pass Road

Mailing Address
Gulfport Ms. 39507

City State Zip Code
228-806-8493 228-863-1848

Home Phone Work/Cell Phone
mmensi sr@qmail.com

Email
Michael J Mensi

Signature of Owner

AGENT:

Printed Name of Agent

Mailing Address

City State Zip Code

Home Phone Work/Cell Phone

Email

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

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

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



COVENANT AFFIDAVIT

I, Michael J. Mewis being property owner or agent of the property 423 Pass Road
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.

Michael J Mewis
SIGNATURE

May 14, 2025
DATE

STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 12th day of May, 20 25

Matilda Welch
NOTARY PUBLIC



COMMISSION EXPIRATION



State Distance Regulations Affidavit

I, Michael J. Mensi, being owner or agent of the property 423 Pass Road
PRINT NAME PRIMARY ADDRESS OR PARCEL

which is the subject of this application, shall operate in compliance with Miss. Code Ann. § 67-1-51, as amended, and demonstrates and certifies that the request meets the distance requirements set forth in state law or adopted state regulations. (e.g., Miss. Code Ann. § 67-1-51 (3), as amended)

Michael J. Mensi
Signature

May 22, 2025
Date

STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 22nd day of May, 2025

Samuel Sweeting

Notary Public

05/22/2027

Commission Expiration



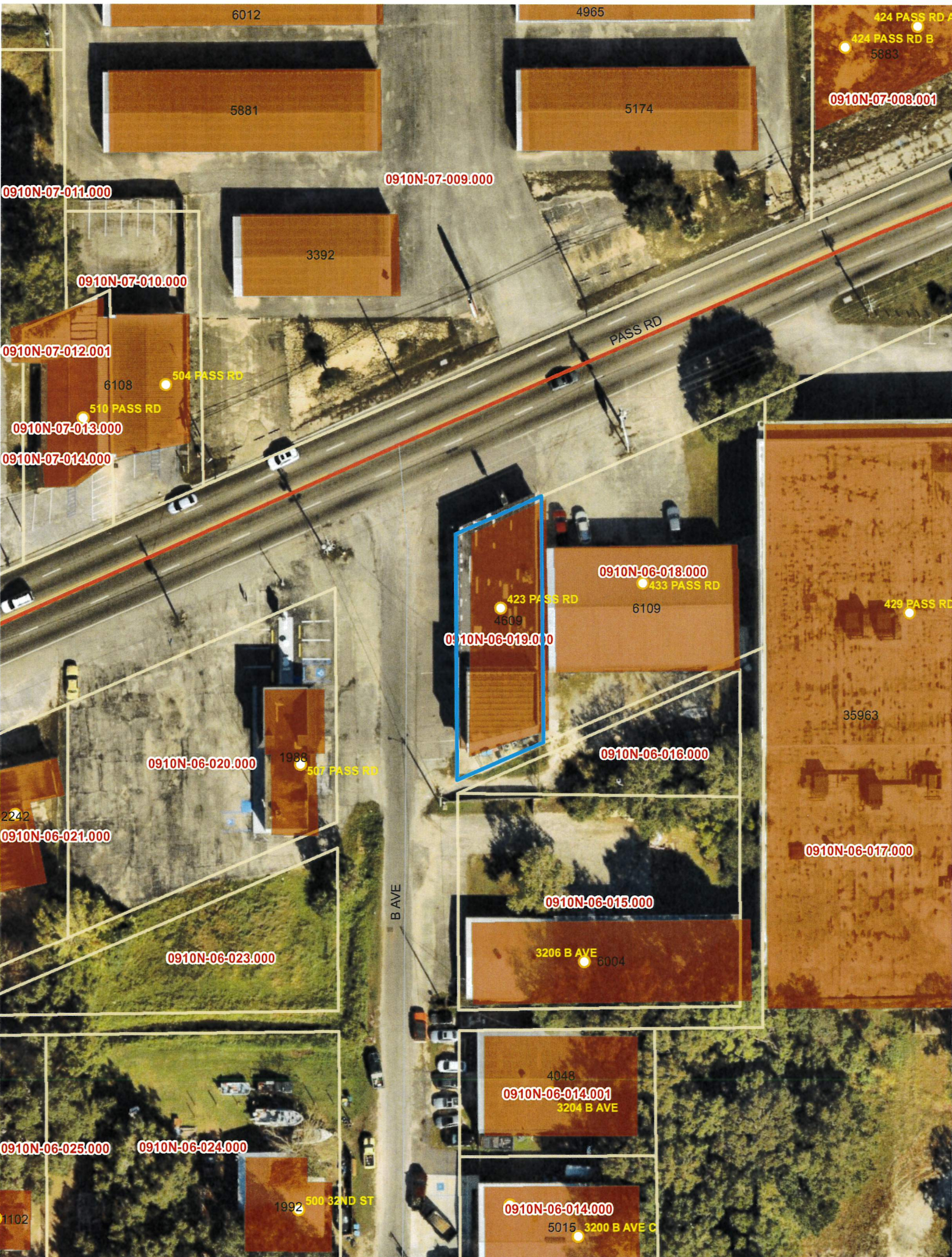
Variance Submission

May 12, 2025

- #1 Location on major thoroughfare
grandfather in for location
- #2 Property is presenting no changes
were planned. Been in business
for 58 years.
- #3 same as past.
- #4 as is
- #5 as is;
- #6 none
- #7 owns adjacent Property;
- 8

Transportation & access
are pre-existent at location
Water supply & waste city of West
Fire & Police city of West.
We are in harmony with surrounding area.

Michael J. M...



6012
5881

4965
5174

424 PASS RD A
424 PASS RD B
5883
0910N-07-008.001

0910N-07-011.000
0910N-07-010.000
3392

0910N-07-012.001
6108
510 PASS RD
0910N-07-013.000
0910N-07-014.000

0910N-06-020.000
1988
507 PASS RD
2242
0910N-06-021.000

0910N-06-023.000

0910N-06-018.000
433 PASS RD
6109
423 PASS RD
4609
0910N-06-019.000
0910N-06-016.000

429 PASS RD
35963
0910N-06-017.000

0910N-06-015.000
3206 B AVE
6004

0910N-06-025.000
0910N-06-024.000
1102
1992
500 32ND ST

4048
0910N-06-014.001
3204 B AVE
0910N-06-014.000
5015 3200 B AVE C

B AVE

PASS RD



Michael Watson

SECRETARY OF STATE

This is not an official certificate of good standing.

Name History

Name	Name Type
VINTAGE PROPERTIES, LLC	Legal

Business Information

Business Type:	Limited Liability Company
Business ID:	672766
Status:	Good Standing
Effective Date:	07/02/1999
State of Incorporation:	Mississippi
Principal Office Address:	19 KIMBALL DRIVE, 19 KIMBALL DRIVE GULFPORT, MS 39507

Registered Agent

Name
MICHAEL J MENSIS SR
2309 6TH AVE
GULFPORT, MS 39501

Officers & Directors

Name	Title
Michael J Mensi Sr 19 KIMBALL DRIVE GULFPORT, MS 39507	Manager

STATE OF MISSISSIPPI
COUNTY OF HARRISON
FIRST JUDICIAL DISTRICT

QUITCLAIM 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 considerations, the receipt of all of which is hereby acknowledged, WE, *MICHAEL J. MENSI and wife, PAULINE G. MENSI*, do hereby grant, bargain, sell and quitclaim unto *VINTAGE PROPERTIES, LLC*, that certain tract, piece or parcel of land situated and being located in the *First* Judicial District of *Harrison* County, State of Mississippi, more particularly described as follows, to-wit:

Lots 1 and 2, Block 9, Revision of MAGNOLIA GROVE ADDITION to the City of Gulfport as per 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.

This being the same property previously conveyed to Michael J. Mensi and wife, Pauline G. Mensi in Warranty Deed dated August 1, 1989, and recorded August 3, 1989, in Deed Book 1136 at Page 524.

IN WITNESS WHEREOF, We set and subscribe our signatures on this the 30 day of October, 1999.


MICHAEL J. MENSI


PAULINE G. MENSI

TITLE NOT EXAMINED

✓

STATE OF MISSISSIPPI
COUNTY OF HARRISON

BOOK 1476 PAGE 55

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the above stated jurisdiction, the within named **MICHAEL J. MENSI and wife, PAULINE G. MENSI**, who acknowledged that they signed and delivered the foregoing Quitclaim Deed on the day and year therein written as their own free and voluntary act and deed.

GIVEN under my hand and official seal on this the 30 day of October, 1999.

John Smith
NOTARY PUBLIC

MY COMMISSION EXPIRES:

My Commission Expires August 26, 2002

GRANTOR'S ADDRESS: 2309 6th Avenue, Gulfport, MS 39501
GRANTOR'S NUMBER: (228) 864-9166

GRANTEE'S ADDRESS: 2309 6th Avenue, Gulfport, MS 39501
GRANTEE'S NUMBER: (228) 864-9166

This Document Prepared By:

ANDREW MARION
Attorney-at-Law
1919 23rd Avenue
P.O. Box 863
Gulfport, MS 39502
Telephone (228)-865-9047
Telecopier (228)-865-9049
Ms. Bar No. 1866

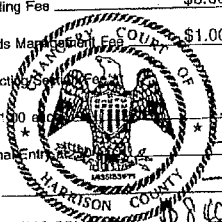
TITLE NOT EXAMINED

Page :

Instrument No. 9500

STATEMENT OF FEES

Recording Fee \$6.00
Records Management Fee \$1.00
Abstract 00
Marginal Entry 00
Other 00
TOTAL FEES COLLECTED \$7.00



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

I hereby certify that this instrument was received and filed for record at 1 o'clock
and 35 minutes P M. on 10th day of October, A.D. 1999
and recorded Dec. 13, 1999 in Records of Deeds

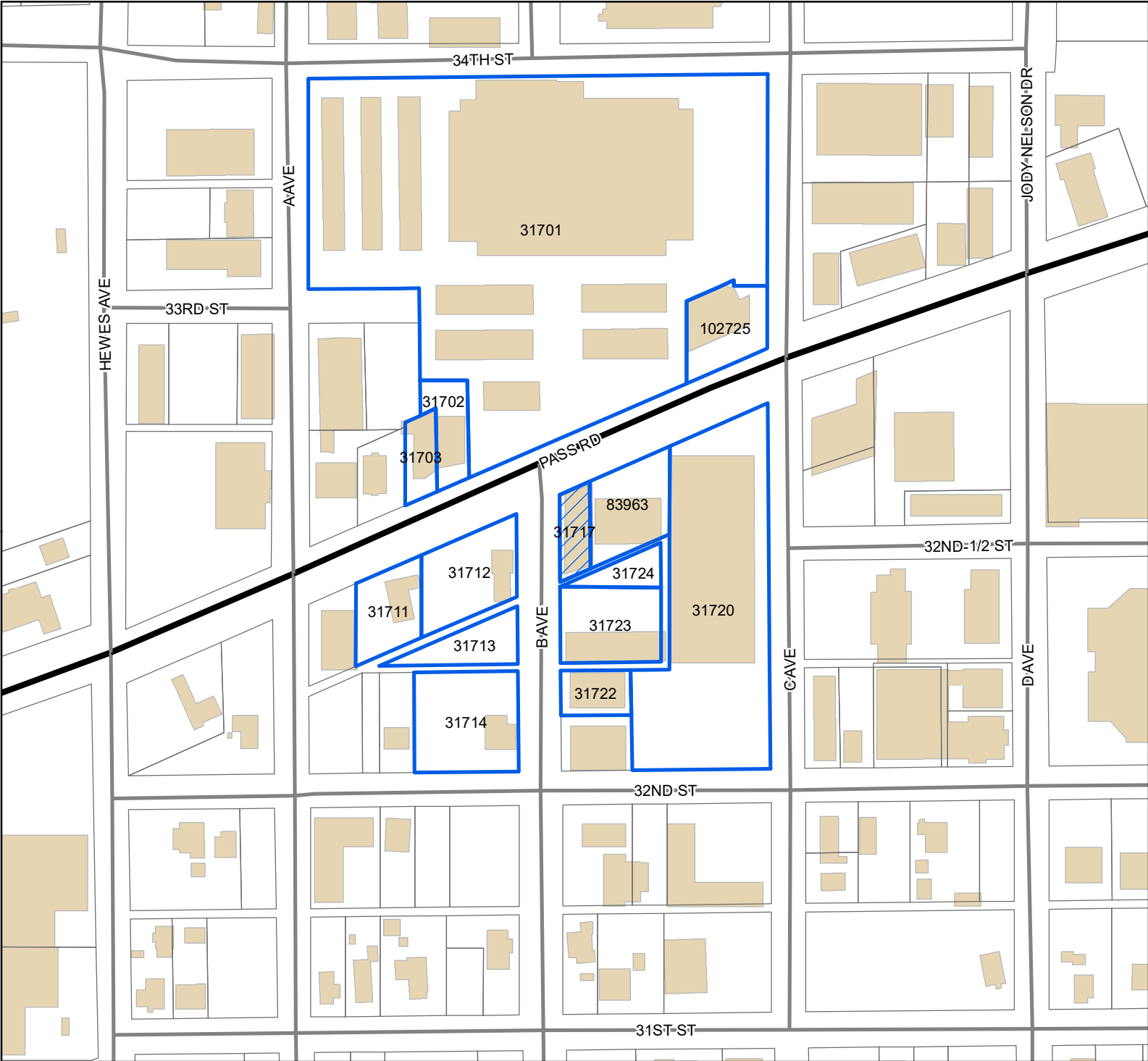
Book 1476 Pages 54-55

John MacAdams
JOHN MACADAMS, Chancery Clerk
D.C.





LAWRENCE GREENWOOD 00685

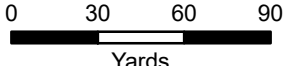


Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
Y		0910N-06-019.000	VINTAGE PROPERTIES LLC (OWNER)	423 PASS RD	GULFPORT	MS	39507
			Adjacent Property Owners (2507SE086)				
	31723	0910N-06-015.000	BEATTIES JACK	3206 B AVE	GULFPORT	MS	39501
	31717	0910N-06-019.000	VINTAGE PROPERTIES LLC	19 KIMBELL DR	GULFPORT	MS	39507
	31702	0910N-07-010.000	HERNANDEZ YANI FLORIDALMA XITUMUL	2411 DEMARET DR	GULFPORT	MS	39507
	31720	0910N-06-017.000	JOHN C ROBINSON BROWN CONDOR ASSN	C/O CITY OF GULFPORT -LESSOR-	GULFPORT	MS	4E+08
	31712	0910N-06-020.000	AUTO CASH INC	521 CEDAR AVE	CRESTVIEW	FL	32539
	102725	0910N-07-008.001	ANEDEE HOLDING LLC	P O BOX 1925	GULFPORT	MS	39502
N	31724	0910N-06-016.000	VINTAGE PROPERTIES LLC	19 KIMBALL DRIVE	GULFPORT	MS	39507
	31722	0910N-06-014.001	JAMISON JAMIE	3204 B AVE	GULFPORT	MS	39507
	31714	0910N-06-024.000	BREWER INGLE C JR & LEE MICHEAL	7360 RUSHING ROBINSON RD	BILOXI	MS	39532
	31711	0910N-06-021.000	HLR PROPERTIES LLC	1115 PASS RD	GULFPORT	MS	39501
N	31713	0910N-06-023.000	VINTAGE PROPERTIES LLC	19 KIMBELL DR	GULFPORT	MS	39507
N	31703	0910N-07-013.000	HERNANDEZ YANI FLORIDALMA XITUMUL	2411 DEMARET DR	GULFPORT	MS	39507
N	83963	0910N-06-018.000	VINTAGE PROPERTIES LLC	19 KIMBALL DRIVE	GULFPORT	MS	39507
	31701	0910N-07-009.000	3K'S LLC ETAL	150 GOVERNMENT ST	MOBILE	AL	36602



Legend

-  Site
-  US or State Highway
-  Street
-  Buildings



1 inch = 200 feet



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AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
51445	12107	Legal Ad - IPL0238135	PH June 26, 2025	2.0	104.0L

ATTENTION: GULFPORT URBAN DEVELOPMENT IP
 PO BOX 1780
 GULFPORT, MS 39502
 accountspayable@gulfport-ms.gov

STATE OF MISSISSIPPI
 COUNTY OF HARRISON

Before me, the undersigned Notary of Beaufort County, South Carolina personally appeared the undersigned, who, being by me first duly sworn, did depose and say that he/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:

1.0 insertion(s) published on:
 06/11/25 Print

**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, June 26, 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.

Special Exception 2506SE077, by agent Charfonya Boose, seeking approval for a liquor store use, Tax Parcel 0910N-07-007.000, 406 Pass Road, Zoned B-2 (General Business), Ward 4

Planning Commission Approval 2506PC080, by owner Dezmine Brown, seeking approval for a mobile home use, Tax Parcel 0710I-03-015.000, 3522 35th Ave, Zoned R-1-5 (Single-family), Ward 1

Planning Commission Approval 2506PC081, by owner 2700 14th Avenue LLC, seeking approval for Mutli-Family Dwelling use, Tax Parcel 0811B-01-012.001, 2700 14th Ave, Zoned B-2 (General-Business), Ward 3

Planning Commission Approval 2507PC085, by owner Norwood Village Inc, seeking approval for a church use, Tax Parcel 0808E-02-035.000, 12100 Hwy 49 Suite 316, Zoned B-4 (Highway Business), Ward 7

Special Exception 2507SE086, by owner Vintage Properties LLC, seeking approval for a liquor store use, Tax Parcel 0910N-06-019.000, 423 Pass Road, Zoned B-2 (General-Business), Ward 3

Zoning Map Amendment 2506PC067, by owner Ria Propertiez AZ LLC, requesting to rezone to B-2 (General Business), Tax Parcels 1010H-02-031.000, 1010H-02-031.001, 2093 E Pass Road, 2079 E Pass Road, Zoned B-1 (Neighborhood Business), R-B (Residence Business), Ward 2

Zoning Text Amendment 2507PC087, by City of Gulfport, amending Appendix A, Sec IV - Supplementary Regulations, to add paragraph (E) Supplementary Design Standards (2.7)(ii) use of vinyl siding will require approval from the Architectural Review Committee.

Zoning Text Amendment 2507PC090, by City of Gulfport, amending Appendix A, Sec IV - Supplementary Regulations, regarding permit requirements, and prohibiting fences, walls, or hedges to be permitted on vacant lots.

This the 11th day of June 2025
 Keith Williams, Chairman
 City of Gulfport Planning Commission
 IPL0238135
 Jun 11 2025

[Print Tearsheet Link](#)

[Marketplace Link](#)

Sherry Chasteen

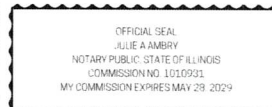


Sherry Chasteen

Julie A Ambry



Sworn to and subscribed before me this 6th day of June in the year of 2025



Online Notary Public. This notarial act involved the use of online audio/video communication technology. Notarization facilitated by SIGNIX™



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

PLANNING COMMISSION

Hearing Date: Thursday, June 26, 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, June 26, 2025

Zoning Map Amendment 2506PC067: Zoning Map Amendment 2506PC067, by owner Ria Propertiez AZ LLC, requesting to rezone to B-2 (General Business), Tax Parcels 1010H-02-031.000, 1010H-02-031.001, 2093 E Pass Road, 2079 E Pass Road, Zoned B-1 (Neighborhood Business), R-B (Residence Business), Ward 2

Technical Report

Zoning Map Amendment

GENERAL INFORMATION

Case File Number: 2506PC067

Hearing Date: June 26, 2025

Current Zoning/Use: B-1 and R-B / Commercial Buildings and associated parking lot

Legal: Zoning Map Amendment 2506PC067, by owner Ria Propertiez AZ LLC, requesting to rezone to B-2 (General Business), Tax Parcels 1010H-02-031.000, 1010H-02-031.001, 2093 E Pass Road, 2079 E Pass Road, Zoned B-1 (Neighborhood Business), R-B (Residence 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 1.2 acres of land zoned B-1 (Neighborhood Business) and R-B (Residence Business) to B-2 (General Business) on East Pass Road. As presented, the applicant states “The basis of our request is based on the character of the neighborhood to justify reclassification.” The applicant is seeking rezoning to “bring more potential tenants to E Pass Rd and serve our community.” The Planning Commission can only offer recommendations; the City Council will have final decision for the rezoning before building can begin. The surrounding area is zoned B-2 along East Pass Road apart from the property across Red Oak Drive that is zoned B-1 with R-2 (Single Family) zoning just south of the property. It should be noted that there would be a parcel that would stay zoned R-B immediately to the south of the proposed zoning map amendment.

The applicant states that the character of the neighborhood has changed and is the justification for the change of the current zoning.

The applicant lists the owners of the properties involved regarding the interest. The applicant states that there is no planned development regarding the development schedule. In regard to the effect

Technical Report

Zoning Map Amendment

of the amendment, the applicant states that “there will be no effect on the surrounding land uses or property.” The applicant also states that, if approved, “the property will match the adjacent properties that have similar frontage road access to East Pass Rd.”

EXECUTIVE SUMMARY

The applicants are requesting to rezone approximately 1.2 acres of land zoned B-1 (Neighborhood Business) and R-B (Residence Business) to B-2 (General Business) on East Pass Road. The applicant has justified the request for a zoning change because of the change in the character of the neighborhood.

The applicant has not proven with clear and convincing evidence for a zoning change as required by the state, however, the staff notes that the surrounding area is largely zoned B-2 (General Business) and this zoning change would be extending that zoning along East Pass Road as the property in question currently abuts B-2 zoning. The change in zoning would be in harmony with the area along East Pass Road.

Any approval should consider these conditions:

1. Approval would grant applicant to rezone property from B-1 (Neighborhood Business) and R-B (Residence Business) to B-2 (General Business). The Planning Commission can only offer recommendations; the City Council will have final decision for the rezoning.

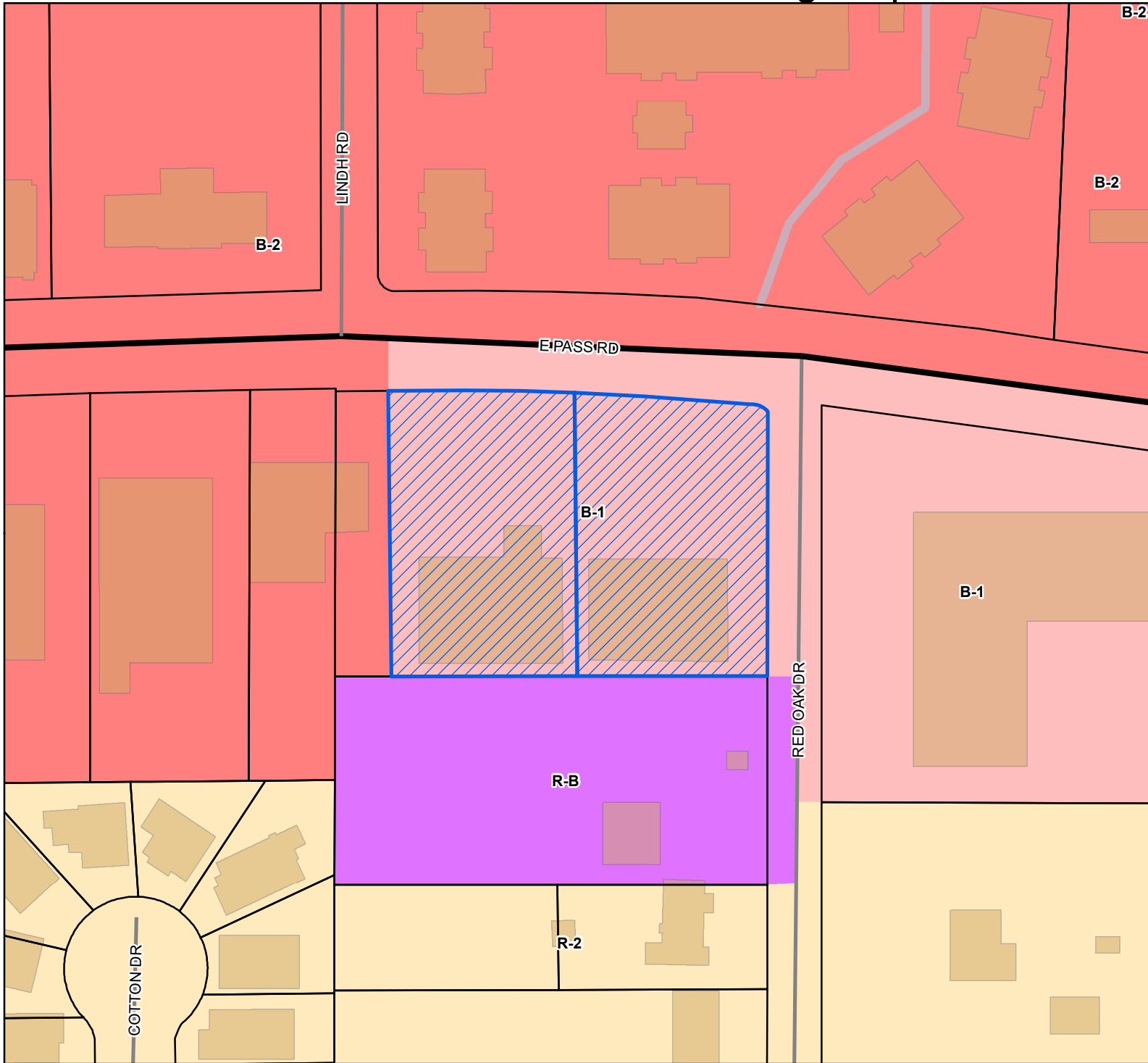
DIRECTOR APPROVAL

This report has been reviewed and approved by:



Greg Holmes

Director of Urban Development Department

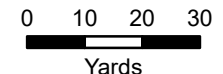


- Site
- US or State Highway
- Street
- Parcels
- Buildings
- Water Features
- City Limit

Zoning

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

Site Information
 1010H-02-031.001
 1010H-02-031.000
 Zoning: B-1 (Neighborhood Business)
 Size: 1.2 acres
 Flood: X



1 inch = 100 feet



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

For Staff Use Only

Case File #: 250614067

Date Received: 4/11/25

Receipt #: 13253996

Received By: WD

Zoning: B-1, R-B

Ward: 2 Flood:

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

Property Information

TAX PARCEL #	1	0	1	0	H	-	0	2	-	0	3	1	●	0	0	1
	1	0	1	0	H	-	0	2	-	0	3	1	●	0	0	0
						-			-				●			

(If necessary, use separate sheet of paper)

Address of Property Involved: 2079 E Pass Rd Gulfport, MS ; 2093 E. PASS RD GULFPORT, MS

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

General Location: _____

GENERAL DESCRIPTION OF REQUEST:

Request a zoning change from B1 to B2.

All surrounding properties with E Pass Rd frontage have a B2 zoning, our request is in line with our neighborhood.

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

Ramiro Rodriguez (RIA Propertiez AZ LLC)

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

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.

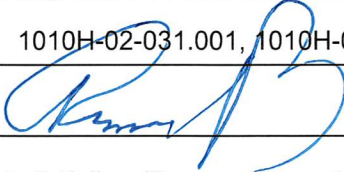
I hereby certify that I have read and understand this application and that all information and attachments are true and correct. I also certify that I agree to comply with all applicable city codes, ordinances and state laws. Finally, I certify that I am the owner of the property involved in this request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

NAME OF OWNER (PRINT) Ramiro Rodriguez (RIA Propertiez AZ LLC)

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

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

TAX PARCEL NUMBER(S) OWNED 1010H-02-031.001, 1010H-02-031.000

SIGNATURE: _____ 

NAME OF OWNER (PRINT) Gloria E Keller (Prosper Properties)

ADDRESS (STREET, CITY, STATE, ZIP CODE) 6421 108th Ave NE Kirkland, WA 98033

PHONE # (H) _____ (W) (425)880-0000

TAX PARCEL NUMBER(S) OWNED 1010H-02-031.001, 1010H-02-031.000

SIGNATURE: _____ 

NAME OF OWNER (PRINT) Beau J Keller (Prosper Properties)

ADDRESS (STREET, CITY, STATE, ZIP CODE) 6421 108th Ave NE Kirkland, WA 98033

PHONE # (H) _____ (W) (425)760-2704

TAX PARCEL NUMBER(S) OWNED 1010H-02-031-001, 1010H-02-031-000

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: Ramiro Rodriguez

Ramiro Rodriguez

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

City of Gulfport (Planning & Zoning Commission)
City Council and All Interested Parties
1410 24th Ave #206,
Gulfport, MS 39501

March 25, 2024

To Whom it May Concern,

My name is Ramiro Rodriguez, and I am one of the owners of 2079 E Pass Rd. in Gulfport, MS. I am respectfully seeking your approval for a "Zoning Change" in our property located at 2079 E Pass Rd Gulfport, MS (Parcel: 1010H-02-031.001).

Answers to Section E

The basis of our request is based on the character of the neighborhood to justify reclassification. Our property is currently zoned "B1" and we are seeking a reclassification of "B2" to give us flexibility to bring more potential tenants to E Pass Rd and serve our community.

All adjacent properties to the east, west and across from E. Pass Rd already have the "B2" zoning and our property is one of two left with "B1" Zoning.

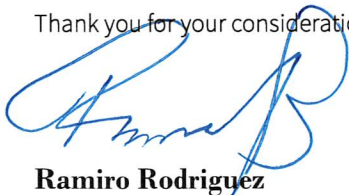
Answers to Section F

- 1) As stated in the application, the owners of this property are (Ramiro Rodriguez from 80 Marias Ridge Hattiesburg, MS. representing RIA Propertiez AZ LLC) & (Beau J Keller & Gloria Keller from 6421 108th Ave Kirkland, WA representing Prosper Properties).
- 2) There will be no new development planned or new construction or additional traffic
- 3) There will be no effect on the surrounding land uses or property
- 4) If approved, our property will match the adjacent properties that have similar frontage road access to E Pass Rd.

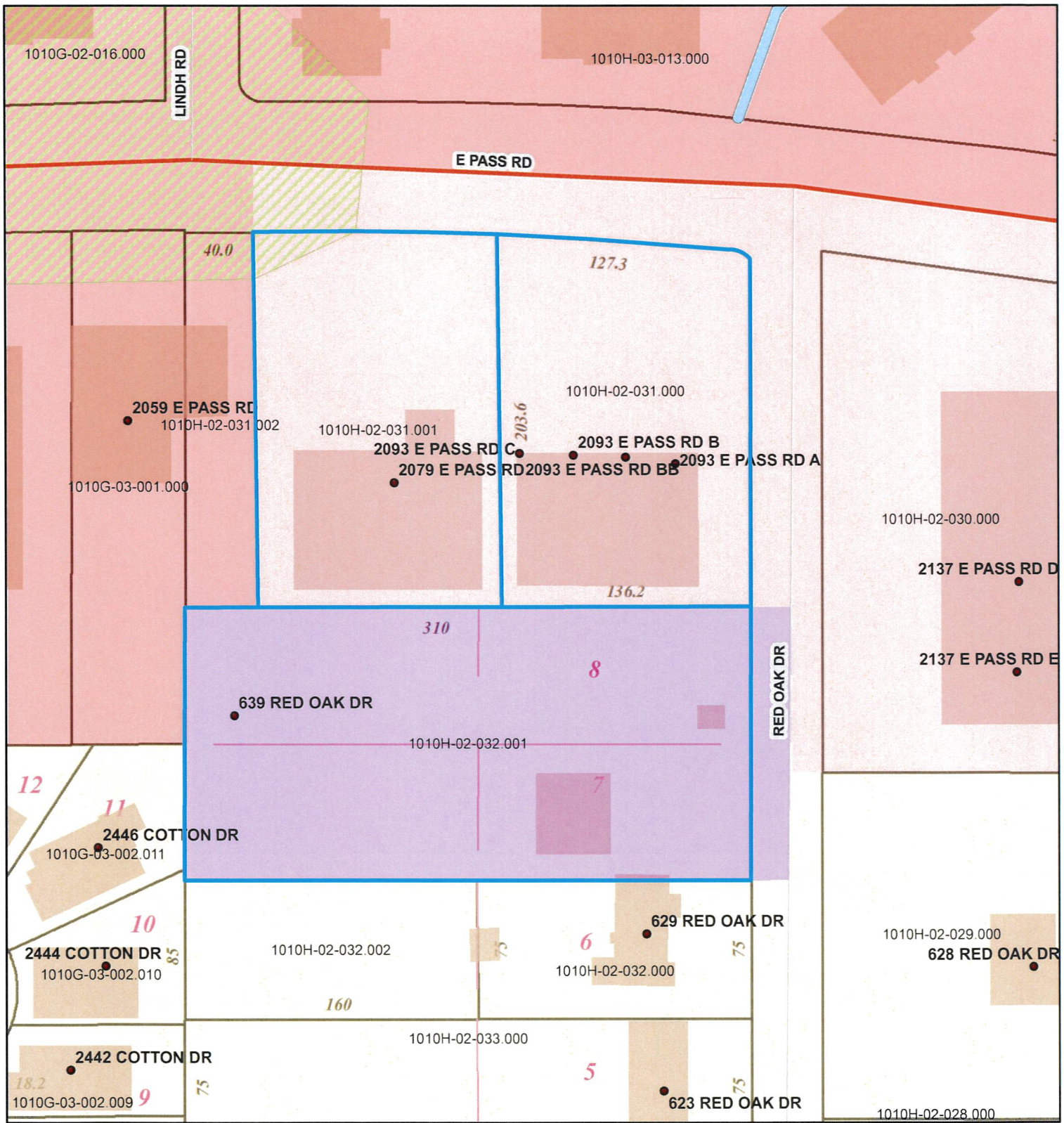
We are committed to continuing meeting general compatibility with adjacent properties with no additional exterior lighting affecting glare, traffic, safety, and/or causing a negative effect whatsoever in our community.

We are excited about your consideration of our application for approval of the requested Zoning Change.

Thank you for your consideration!



Ramiro Rodriguez
President RIA Propertiez AZ LLC




1 inch = 71 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.

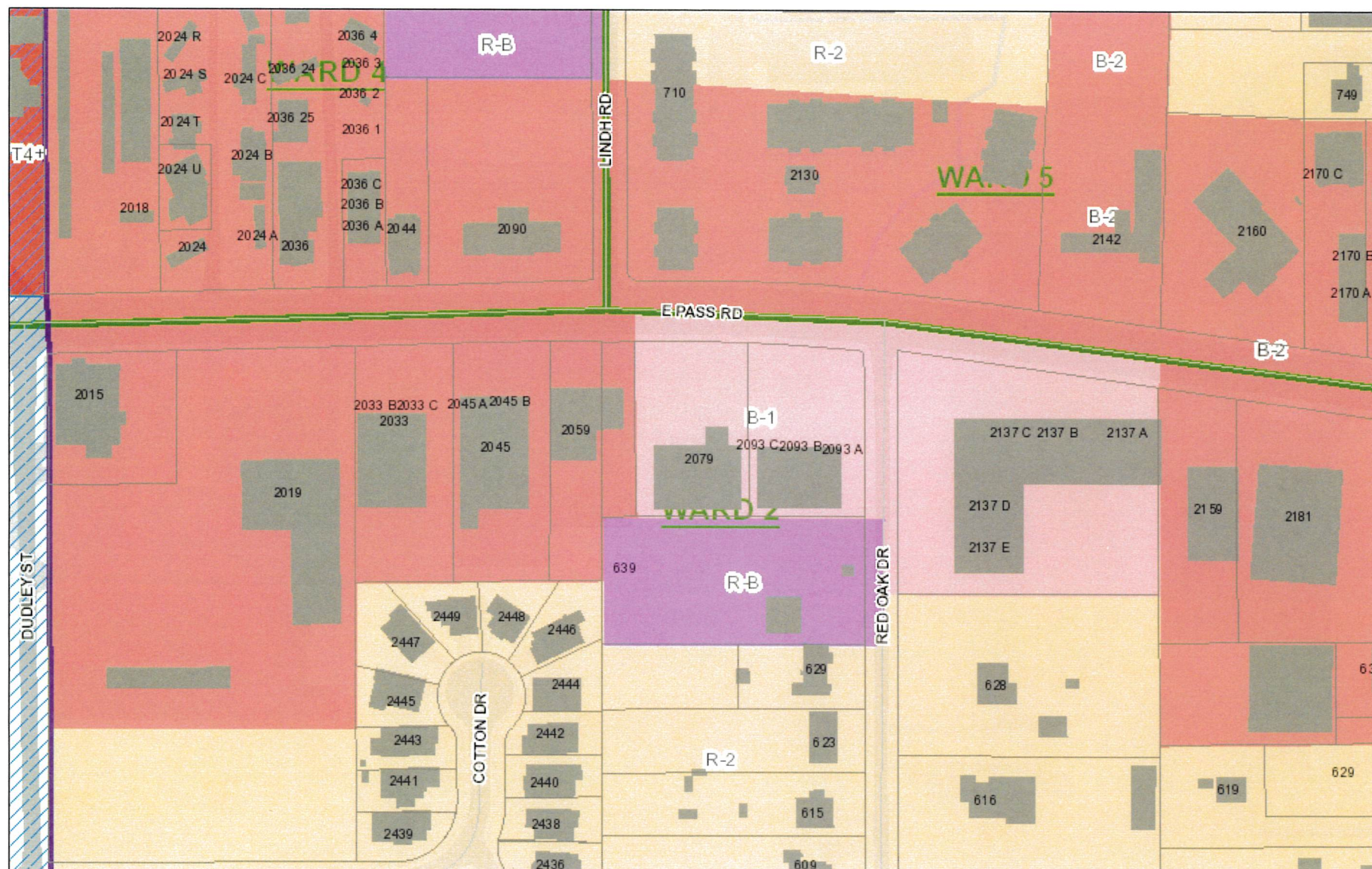
Area Map

 Parcels

Printed 4/11/2025

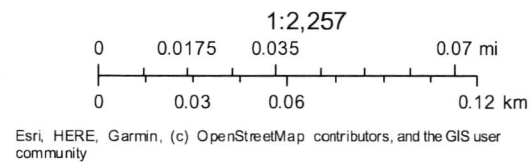


Gulfport Zoning Map



April 11, 2025

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





0 40 56.2 78 126.9 13.7

2801 205.2 205.4 270.2 264

MERCHANTS & MARINE BANK
1010H-02-03L-001
093687

MERCHANTS & MARINE BANK
1010H-02-03L-000
0861899

40 50 74.8 107.7 15.8 135.7

50 107.7 211.5

RED OAK DR

F0108
Fee: \$ 250



Michael Watson
SECRETARY OF STATE

2025095707

Business ID: 1409025
Filed: 02/11/2025 05:48 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: 1409025

Business Name: RIA Propertiez AZ LLC

State of Incorporation: AZ

Business Email: ramiro_rodri@hotmail.com

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

FEIN: **-*****

Principal Address: 80 Marais Ridge
Hattiesburg, MS 39402

Registered Agent

Name: Ramiro Rodriguez

Address: 80 Marais Ridge
Hattiesburg, MS 39402

Managers and Members

Members

Name:

Ramiro Rodriguez
Member

Address:

80 Marais Ridge
Hattiesburg, MS 39402

Officers

Title/Name:

Address:

Director:

President:

Vice President:

Secretary:

Treasurer:

This LLC has a written Operating Agreement.

NAICS Code/Nature of Business

531190 - Lessors of Other Real Estate Property

531120 - Lessors of Nonresidential Buildings (except Miniwarehouses)

531312 - Nonresidential Property Managers

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 **02/11/2025**.

Name:

Ramiro Rodriguez

Other

Address:

80 Marais Ridge

Hattiesburg, MS 39402

Officers List

Name:

Ramiro Rodriguez

Member

Address:

80 Marais Ridge

Hattiesburg, MS 39402

F0108
Fee: \$ 250



Michael Watson
SECRETARY OF STATE

2025096078

Business ID: 1429253
Filed: 02/11/2025 06:05 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: 1429253

Business Name: PROSPER PROPERTIES LLC

State of Incorporation: AZ

Business Email: gloria_keller@hotmail.com

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

FEIN: **-*****

Principal Address: 6421 108th Ave NE
Kirkland, WA 98033

Registered Agent

Name: Ramiro Rodriguez

Address: 80 Marais Ridge
Hattiesburg, MS 39402

Managers and Members

Members

Name:

Beau J Keller
Member

Address:

6421 108th Ave NE
Kirkland, WA 98033

Gloria Keller
Member

6421 108th Ave NE
Kirkland, WA 98033

Officers

Title/Name:

Address:

Director:

President:

Vice President:

Secretary:

Treasurer:

This LLC has a written Operating Agreement.

NAICS Code/Nature of Business

531120 - Lessors of Nonresidential Buildings (except Miniwarehouses)

531130 - Lessors of Miniwarehouses and Self-Storage Units

531190 - Lessors of Other Real Estate Property

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 **02/11/2025**.

Name:

Address:

Gloria Keller

6421 108th Ave NE

Member

Kirkland, MS 98033

Officers List

Name:

Beau J Keller
Member

Address:

6421 108th Ave NE
Kirkland, WA 98033

Gloria Keller
Member

6421 108th Ave NE
Kirkland, WA 98033



SCANNED



Angela Smith 1st JUDICIAL DISTRICT

Instrument 2024-0013331-D-J1
Filed/Recorded 07/16/2024 12:50:01 PM

Total Fees 26.00
4 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: SW 1/4 of SE 1/4 Section 29
T7S-R10W, Harrison County, 1st Jud. Dist., MS

STATE OF MISSISSIPPI
COUNTY OF HARRISON
FIRST JUDICIAL DISTRICT

SPECIAL 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, JSP, LLC, a Mississippi limited liability company, P.O. Box 2965, Gulfport, MS 39503 (228) 374-2366, *GRANTOR*, does hereby GRANT, SELL, BARGAIN, CONVEY and SPECIALLY WARRANT to **RIA PROPERTIEZ AZ, LLC, an Arizona limited liability company**, 614 Crescent Lane, Madera, CA 93636 (559) 660-2873 and **PROSPER PROPERTIES, LLC, an Arizona limited liability company**, 6421 108th Ave. NE, Kirkland, WA 98033 (425) 880-0000, *GRANTEES*, as tenants in common, all right, title and interest in and to the following described real property lying and being situated in the First Judicial District of Harrison County, Mississippi, more particularly described as follows, to-wit:

SURVEY DESCRIPTION FOR PARCEL "A":
A PARCEL OF LAND SITUATED IN THE SOUTHWEST 1/4 OF THE SOUTHEAST

1/4 OF SECTION 29, TOWNSHIP 7 SOUTH, RANGE 10 WEST, CITY OF GULFPORT, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH THE BEARINGS BEING BASED ON STATE PLANE GRID NORTH (MS EAST ZONE): COMMENCING AT A 1/2" IRON ROD FOUND AT THE NORTHEAST CORNER OF LOT 11, COTTONWOOD SUBDIVISION; THENCE N00°33'59"E 1.00' TO A 1/2" IRON ROD SET AT THE POINT OF BEGINNING; THENCE CONTINUE N00°33'59"W 74.84' TO A MAG. NAIL SET IN ASPHALT; THENCE N89°21'12"E 50.00' TO A X-MARK PAINTED ON CONCRETE; THENCE N00°29'18"W 205.35' TO A X-MARK PAINTED ON CONCRETE ON THE SOUTH MARGIN OF E. PASS ROAD; THENCE ALONG SAID SOUTH MARGIN, N89°22'51"E 56.17' TO A X-MARK PAINTED ON CONCRETE; THENCE ALONG A CURVE OF SAID SOUTH MARGIN TO THE RIGHT HAVING A RADIUS OF 2913.76', AN ARC LENGTH OF 78.01' AND A CHORD BEARING AND DISTANCE OF S88°09'54"E 78.01' TO A X-MARK PAINTED ON CONCRETE; THENCE S00°22'15"E 276.20' TO A 1/2" IRON ROD SET; THENCE S89°39'28"W 75.80' TO A 1/2" IRON ROD SET; THENCE S88°49'43"W 107.65' TO THE POINT OF BEGINNING, CONTAINING 41,002.77 SQUARE FEET OR 0.941 ACRE,

AND ALSO:

AN INGRESS AND EGRESS EASEMENT ACROSS ALL DRIVEWAYS AND PARKING AREAS LYING ON THE ADJOINING PARCEL TO THE EAST, AND BEING SUBJECT TO AN INGRESS AND EGRESS EASEMENT ACROSS ALL DRIVEWAYS AND PARKING AREAS LYING ON THIS SUBJECT PROPERTY FOR USE BY THE ADJOINING PROPERTY TO THE EAST THEREOF.

SURVEY DESCRIPTION FOR PARCEL "B":

A PARCEL OF LAND SITUATED IN THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 29, TOWNSHIP 7 SOUTH, RANGE 10 WEST, CITY OF GULFPORT, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH THE BEARINGS BEING BASED ON STATE PLANE GRID NORTH (MS EAST ZONE): COMMENCING AT A 1/2" IRON ROD FOUND AT THE NORTHEAST CORNER OF LOT 11, COTTONWOOD SUBDIVISION; THENCE N00°33'59"E 1.00' TO A 1/2" IRON ROD SET; THENCE N88°49'43"E 107.65' TO A 1/2" IRON ROD SET; THENCE N89°39'28"E 75.80' TO A 1/2" IRON ROD SET AT THE POINT OF BEGINNING; THENCE CONTINUE N89°39'28"E 135.68' TO A 1/2" IRON ROD SET ON THE WEST MARGIN OF RED OAK DRIVE; THENCE ALONG SAID WEST MARGIN, N00°03'22"E 73.90' TO A X-MARK PAINTED ON CONCRETE; THENCE FURTHER ALONG SAID WEST MARGIN, N00°27'30"E 190.13' TO A X-MARK PAINTED ON CONCRETE ON THE SOUTH MARGIN OF E. PASS ROAD; THENCE ALONG A CURVE OF SAID SOUTH MARGIN TO THE LEFT HAVING A RADIUS OF 15.00', AN ARC LENGTH OF 13.69' AND A CHORD BEARING AND DISTANCE OF N68°59'36"W 13.22' TO A 1/2" IRON ROD FOUND; THENCE ALONG ANOTHER CURVE OF SAID SOUTH MARGIN TO THE LEFT HAVING A RADIUS OF 2913.76', AN ARC LENGTH OF 126.91' AND A CHORD BEARING AND DISTANCE OF N87°00'23"W 126.90' TO A X-MARK PAINTED ON CONCRETE; THENCE S00°22'15"E 276.20' TO THE POINT OF

BEGINNING, CONTAINING 37,387.24 SQUARE FEET OR 0.858 ACRE,

AND ALSO:

AN INGRESS AND EGRESS EASEMENT ACROSS ALL DRIVEWAYS AND PARKING AREAS LYING ON THE ADJOINING PARCEL TO THE WEST, AND BEING SUBJECT TO AN INGRESS AND EGRESS EASEMENT ACROSS ALL DRIVEWAYS AND PARKING AREAS LYING ON THIS SUBJECT PROPERTY FOR USE BY THE ADJOINING PROPERTY TO THE WEST THEREOF.

The Grantor herein intends, and by its execution of this instrument does, transfer unto Grantees all right, title and interest it presently has in and to the above described property.

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 Grantees or their 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.

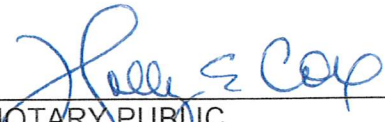
WITNESS MY SIGNATURE, this the 15 day of July, 2024.

JSP, LLC, a Mississippi limited liability company

BY: 
GARLON A. PEMBERTON, JR., Member

STATE OF MISSISSIPPI
COUNTY OF HARRISON

Personally appeared before me, the undersigned authority in and for said county and state, on this the 15th day of July, 2024, within my jurisdiction, the within named GARLON A. PEMBERTON, JR., who acknowledged to me that he is a Member of JSP, LLC, a Mississippi limited liability company, and that for and on behalf of said company and as the act and deed of said company, he executed the above and foregoing instrument, after first having been duly authorized by said limited liability company so to do.

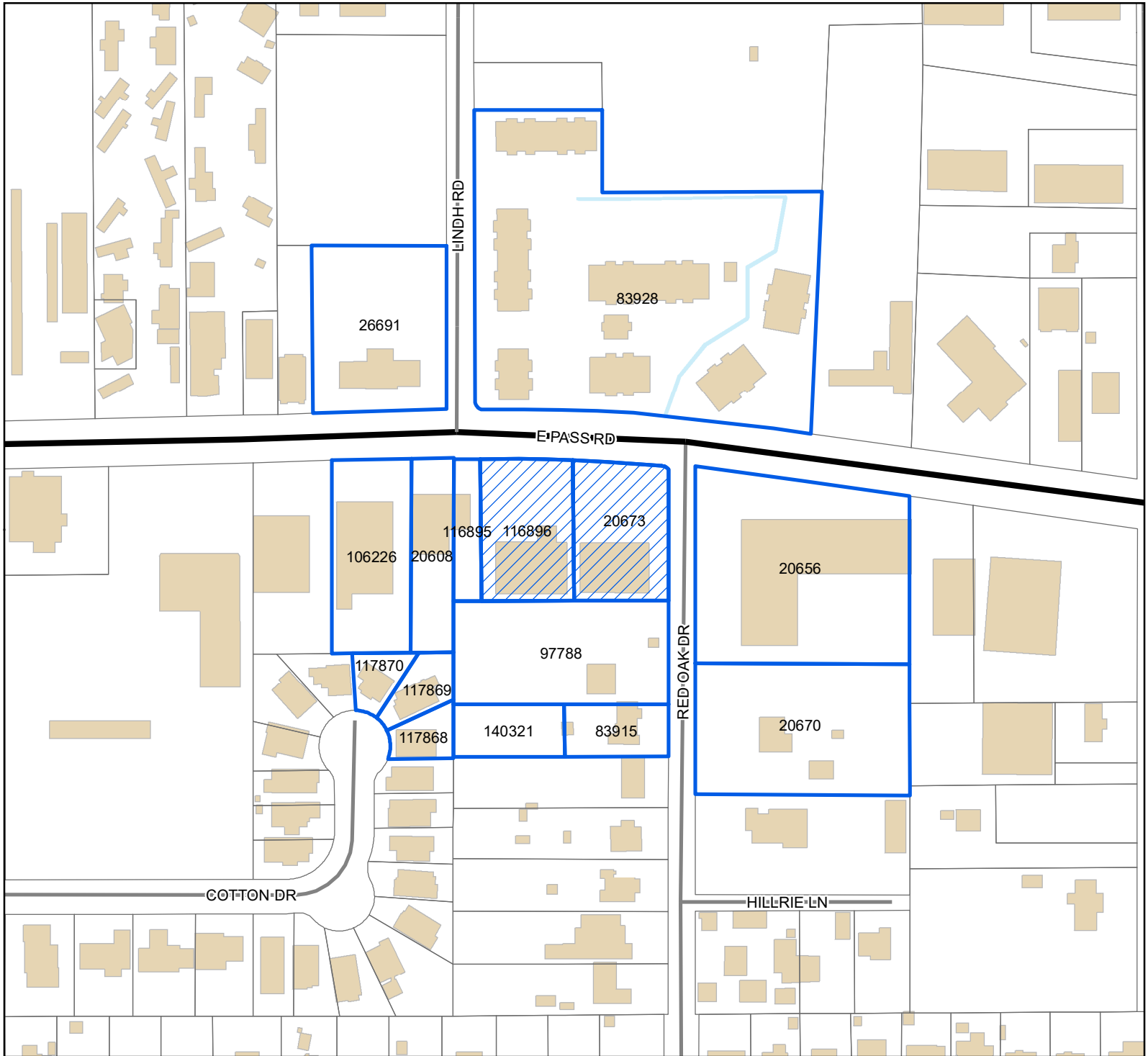


NOTARY PUBLIC

My Commission Expires:

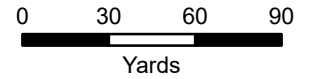


Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
Y		1010H-02-031.001	RIA Propertiez AZ LLC (Owner)	80 MARAIS RIDGE	HATTIESBURG	MS	39402
			Adjacent Property Owners (2506PC067)				
	26691	1010G-02-016.000	NGUYEN MINH ETAL	2090 E PASS ROAD	GULFPORT	MS	39507
	20670	1010H-02-029.000	STEELE VINCE R & BRIMAGE CHERYL	628 RED OAK DR	GULFPORT	MS	39507
	117870	1010G-03-002.012	GOODMAN DARLENE M	2448 COTTON DR	GULFPORT	MS	39507
	117869	1010G-03-002.011	LATIMER KENNETH D	2446 COTTON DRIVE	GULFPORT	MS	39507
	117868	1010G-03-002.010	BETANCOURT TIFFANY ETAL	2444 COTTON DR	GULFPORT	MS	39507
	20656	1010H-02-030.000	REDAUTO PROPERTIES LLC	22355 PASS RD SUITE B	BILOXI	MS	39531
	116896	1010H-02-031.001	JSP LLC	P O BOX 2965	GULFPORT	MS	39505
N	20673	1010H-02-031.000	JSP LLC	P O BOX 2965	GULFPORT	MS	39505
	20608	1010G-03-001.000	SPINDOCTOR PROPERTIES LLC	440 GREEN TEAL COURT	BILOXI	MS	39531
N	106226	1010G-03-003.001	SPINDOCTOR PROPERTIES LLC	440 GREEN TEAL COURT	BILOXI	MS	39531
N	83928	1010H-03-013.000	GULF POINTE CH LLC	C/O READ PROPERTY GROUP LLC	BROOKLYN	NY	11204
N	116895	1010H-02-031.002	SPINDOCTOR PROPERTIES LLC	440 GREEN TEAL COURT	BILOXI	MS	39531
	140321	1010H-02-032.002	SMITH DIANE ETAL	P O BOX 151	HENRYVILLE	IN	47126
	83915	1010H-02-032.000	LEWIS DARRIN	15 BLUE MILL RD	KEARNEY	NE	68847
N	97788	1010H-02-032.001	JSP LLC	P O BOX 2965	GULFPORT	MS	39505



Legend

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



1 inch = 200 feet



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AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
51445	12107	Legal Ad - IPL0238135	PH June 26, 2025	2.0	104.0L

ATTENTION: GULFPORT URBAN DEVELOPMENT IP
 PO BOX 1780
 GULFPORT, MS 39502
 accountspayable@gulfport-ms.gov

STATE OF MISSISSIPPI
 COUNTY OF HARRISON
 Before me, the undersigned Notary of Beaufort County, South Carolina personally appeared the undersigned, who, being by me first duly sworn, did depose and say that he/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:

1.0 insertion(s) published on:
 06/11/25 Print

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, June 26, 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.

Special Exception 2506SE077, by agent Charfonya Boose, seeking approval for a liquor store use, Tax Parcel 0910N-07-007.000, 406 Pass Road, Zoned B-2 (General Business), Ward 4

Planning Commission Approval 2506PC080, by owner Dezmine Brown, seeking approval for a mobile home use, Tax Parcel 0710I-03-015.000, 3522 35th Ave, Zoned R-1-5 (Single-family), Ward 1

Planning Commission Approval 2506PC081, by owner 2700 14th Avenue LLC, seeking approval for Multi-Family Dwelling use, Tax Parcel 0811B-01-012.001, 2700 14th Ave, Zoned B-2 (General-Business), Ward 3

Planning Commission Approval 2507PC085, by owner Norwood Village Inc, seeking approval for a church use, Tax Parcel 0808E-02-035.000, 12100 Hwy 49 Suite 316, Zoned B-4 (Highway Business), Ward 7

Special Exception 2507SE086, by owner Vintage Properties LLC, seeking approval for a liquor store use, Tax Parcel 0910N-06-019.000, 423 Pass Road, Zoned B-2 (General-Business), Ward 3

Zoning Map Amendment 2506PC067, by owner Ria Propertiez AZ LLC, requesting to rezone to B-2 (General Business), Tax Parcels 1010H-02-031.000, 1010H-02-031.001, 2093 E Pass Road, 2079 E Pass Road, Zoned B-1 (Neighborhood Business), R-B (Residence Business), Ward 2

Zoning Text Amendment 2507PC087, by City of Gulfport, amending Appendix A, Sec IV - Supplementary Regulations, to add paragraph (E) Supplementary Design Standards (2.7)(ii) use of vinyl siding will require approval from the Architectural Review Committee.

Zoning Text Amendment 2507PC090, by City of Gulfport, amending Appendix A, Sec IV - Supplementary Regulations, regarding permit requirements, and prohibiting fences, walls, or hedges to be permitted on vacant lots.

This the 11th day of June 2025
 Keith Williams, Chairman
 City of Gulfport Planning Commission
 IPL0238135
 Jun 11 2025

[Print Tearsheet Link](#)

[Marketplace Link](#)

Sherry Chasteen

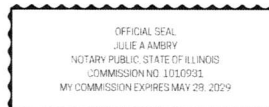


Sherry Chasteen

Julie A Ambry



Sworn to and subscribed before me this 6th day of June in the year of 2025



Online Notary Public. This notarial act involved the use of online audio/video communication technology. Notarization facilitated by SIGNIX*



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

PLANNING COMMISSION

Hearing Date: Thursday, June 26, 2025

Zoning Text Amendment 2507PC087: Zoning Text Amendment 2507PC087, by City of Gulfport, amending Appendix A, Sec IV - Supplementary Regulations, to add paragraph (E) Supplementary Design Standards (2.7)(ii) use of vinyl siding will require approval from the Architectural Review Committee.



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

For Staff Use Only

Case File #: 2507PC087

Date Received: 5/13/25

Receipt #: _____

Received By: SJS

Zoning: _____

Ward: _____ Flood: _____

APPLICATION FOR ZONING TEXT AMENDMENT

GENERAL DESCRIPTION OF REQUEST: (If necessary, attach a separate sheet of paper detailing the purpose of the request.)

Amend Appendix A, Sec IV-Supplementary Regulations to
add Paragraph (E) Supplementary Design Standards(2.7)(ii),
prohibiting vinyl siding.

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~~ Applicant

AGENT By

City of Gulfport, UD

Su-Lin Featherston

Printed Name Of Owner
P.O. Box 1780

Printed Name Of Agent
Planning Administrator

Mailing Address
Gulfport, MS 39501

Mailing Address

City State Zip code

City State Zip code

Home Phone Work/Cell Phone

Home Phone Work/Cell Phone

Email

Email

Signature Of Owner

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 H. MUST BE SUBMITTED FOR A COMPLETE APPLICATION.

AFFIDAVIT OF PUBLICATION

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 accountspayable@gulfport-ms.gov

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 COUNTY OF HARRISON
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 Keith Williams, Chairman
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 IPL0238135
 Jun 11 2025

[Print Tearsheet Link](#)

[Marketplace Link](#)

Sherry Chasteen

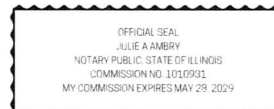


Sherry Chasteen

Julie A Ambry



Sworn to and subscribed before me this 6th day of June in the year of 2025



Online Notary Public. This notarial act involved the use of online audio/video communication technology. Notarization facilitated by SIGNiX™



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228.868.5710 | PLANNERS@GULFPORT-MS.GOV

PLANNING COMMISSION

Hearing Date: Thursday, June 26, 2025

Zoning Text Amendment 2507PC090: Zoning Text Amendment 2507PC090, by City of Gulfport, amending Appendix A, Sec IV - Supplementary Regulations, regarding permit requirements, and prohibiting fences, walls, or hedges to be permitted on vacant lots.



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

For Staff Use Only

Case File #: 2507PC090

Date Received: 5/28/25

Receipt #: _____

Received By: SJS

Zoning: _____

Ward: _____ Flood: _____

APPLICATION FOR ZONING TEXT AMENDMENT

GENERAL DESCRIPTION OF REQUEST: (If necessary, attach a separate sheet of paper detailing the purpose of the request.)

Amend Appendix A, Sec IV-Supplementary Regulations to amend Paragraph (D) Supplementary yard regulations, (7) Fences, walls, and hedges; regarding permit requirements, and prohibiting fences, walls, or hedges to be permitted on vacant lots.

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~~ Applicant

~~AGENT~~ By

City of Gulfport, UD

Printed Name Of Owner
P.O. Box 1780

Mailing Address
Gulfport, MS 39501

City State Zip code

Home Phone Work/Cell Phone

Email

Signature Of Owner

Su-Lin Featherston

Printed Name Of Agent
Planning Administrator

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 H. MUST BE SUBMITTED FOR A COMPLETE APPLICATION.

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
51445	12107	Legal Ad - IPL0238135	PH June 26, 2025	2.0	104.0L

ATTENTION: GULFPORT URBAN DEVELOPMENT IP
 PO BOX 1780
 GULFPORT, MS 39502
 accountspayable@gulfport-ms.gov

STATE OF MISSISSIPPI
 COUNTY OF HARRISON

Before me, the undersigned Notary of Beaufort County, South Carolina personally appeared the undersigned, who, being by me first duly sworn, did depose and say that he/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:

1.0 insertion(s) published on:
 06/11/25 Print

**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, June 26, 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.

Special Exception 2506SE077, by agent Charfonya Boose, seeking approval for a liquor store use, Tax Parcel 0910N-07-007.000, 406 Pass Road, Zoned B-2 (General Business), Ward 4

Planning Commission Approval 2506PC080, by owner Dezmine Brown, seeking approval for a mobile home use, Tax Parcel 0710I-03-015.000, 3522 35th Ave, Zoned R-1-5 (Single-family), Ward 1

Planning Commission Approval 2506PC081, by owner 2700 14th Avenue LLC, seeking approval for Multi-Family Dwelling use, Tax Parcel 0811B-01-012.001, 2700 14th Ave, Zoned B-2 (General-Business), Ward 3

Planning Commission Approval 2507PC085, by owner Norwood Village Inc, seeking approval for a church use, Tax Parcel 0808E-02-035.000, 12100 Hwy 49 Suite 316, Zoned B-4 (Highway Business), Ward 7

Special Exception 2507SE086, by owner Vintage Properties LLC, seeking approval for a liquor store use, Tax Parcel 0910N-06-019.000, 423 Pass Road, Zoned B-2 (General-Business), Ward 3

Zoning Map Amendment 2506PC067, by owner Ria Propertiez AZ LLC, requesting to rezone to B-2 (General Business), Tax Parcels 1010H-02-031.000, 1010H-02-031.001, 2093 E Pass Road, 2079 E Pass Road, Zoned B-1 (Neighborhood Business), R-B (Residence Business), Ward 2

Zoning Text Amendment 2507PC087, by City of Gulfport, amending Appendix A, Sec IV - Supplementary Regulations, to add paragraph (E) Supplementary Design Standards (2.7)(ii) use of vinyl siding will require approval from the Architectural Review Committee.

Zoning Text Amendment 2507PC090, by City of Gulfport, amending Appendix A, Sec IV - Supplementary Regulations, regarding permit requirements, and prohibiting fences, walls, or hedges to be permitted on vacant lots.

This the 11th day of June 2025
 Keith Williams, Chairman
 City of Gulfport Planning Commission
 IPL0238135
 Jun 11 2025

[Print Tearsheet Link](#)

[Marketplace Link](#)

Sherry Chasteen

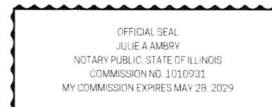


Sherry Chasteen

Julie A Ambry



Sworn to and subscribed before me this 6th day of June in the year of 2025



Online Notary Public. This notarial act involved the use of online audio/video communication technology. Notarization facilitated by SIGNiX®