



Architectural Review Committee | Agenda

Thursday, July 10, 2025 – 3:00 PM

City Hall – Council Chambers
2309 15th Street, Gulfport

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

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

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

F2. Speaker Card

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

G. Adoption of Minutes

G1. Architectural Review Committee - June 12, 2025

H. Hearing of Cases

H1. Signs

1. Architectural Review Committee 2507ARC011:

Architectural Review Committee 2507ARC011, by agent Kerri Little, seeking approval for a new freestanding ground sign, Tax Parcel 0808E-02-030.048, 12196 Hwy 49, Zoned B-4 (Highway Business), Ward 7

2. Architectural Review Committee 2507ARC012:

Architectural Review Committee 2507ARC012, by agent Matt Largen, seeking approval for a new freestanding ground sign, Tax Parcel 0910O-01-001.000, 573 Courthouse Road, Zoned B-2 (General Business), Ward 3

3. Architectural Review Committee 2507ARC013:

Architectural Review Committee 2507ARC013, by Matt Largen, seeking approval for a new freestanding ground sign, Tax Parcel 0808D-04-002.000, 15513 O'Neal Road, Zoned B-4 (Highway Business), Ward 7

H2. Architectural Review Committee Permits

1. Architectural Review Committee 2507ARC010:

Architectural Review Committee 2507ARC010, by agent Richard Patton, seeking approval for metal siding for proposed accessory structure, Tax Parcel 0808K-03-118.000, 11300 Totaro Road, Zoned R-1-10 (Single-Family), Ward 7

I. Reports

J. Unfinished Business

K. Other Business

L. Adjournment

MINUTES

GULFPORT ARCHITECTURAL REVIEW COMMITTEE MEETING

Thursday, June 12, 2025 3:00 P.M.

City Council Chambers

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

BOARD MEMBERS PRESENT:

DANIELLE COTTON
JOHNNY OLSEN
BRENT FRENCH

BOARD MEMBERS ABSENT:

KENNY MCNAIR
LEE PALERMO

STAFF MEMBERS PRESENT

GREG HOLMES
SU-LIN FEATHERSTON
MATILDA WELCH
BRYCE CLUGH

COURT REPORTER:

E. Confirmation of Agenda:

F. Approval of Minutes:

Motion by **Mr. Olsen** and seconded by **Mr. French** to approve Minutes of the **May 8, 2025** ARC meeting was carried unanimously.

G. Hearing of cases:

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

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

G3. Routine Agenda:

1. Architectural Review 2506ARC008:

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

Speaking for the Petition: Kenneth Jones

Speaking against the Petition: None

Motion: Mr. Olsen – to approve the request as submitted.

Second: Mr. French

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

Action: Motion was carried unanimously.

2. Architectural Review 2506ARC009:

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

Speaking for the Petition: Adam Neal

Speaking against the Petition: None

Motion: Mr. Olsen- to approve the request as submitted.

Second: Mr. French

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

Action: Motion was carried unanimously.

Adjournment:

Motion by Mr. French to adjourn the meeting was seconded by Mr. Olsen and carried unanimously. The meeting adjourned at 3:11 P.M. .

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

Danielle Cotton, Secretary

Date: _____



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

ARCHITECTURAL REVIEW COMMITTEE

Hearing Date: Thursday, July 10, 2025

Signs



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

ARCHITECTURAL REVIEW COMMITTEE

Hearing Date: Thursday, July 10, 2025

Architectural Review Committee 2507ARC011: Architectural Review Committee 2507ARC011, by agent Kerri Little, seeking approval for a new freestanding ground sign, Tax Parcel 0808E-02-030.048, 12196 Hwy 49, Zoned B-4 (Highway Business), Ward 7

Technical Report

ARCHITECTURAL REVIEW COMMITTEE

GENERAL INFORMATION

Case File Number: 2507ARC011

Hearing Date: July 10, 2025

Current Zoning/Use: B-2 / Commercial Structure

Legal: Architectural Review Committee 2507ARC011, by agent Kerri Little, seeking approval for a new freestanding ground sign, Tax Parcel 0808E-02-030.048, 12196 Hwy 49, Zoned B-4 (Highway Business), Ward 7

TECHNICAL DETAILS

The sign presented in the site plan does meet the required setbacks, the allowable height, and allowable copy area. The proposed sign has a maximum copy area of 36 square feet where the size limit is 213 square feet and will be supported by a support pole 17 feet and 7 inches from ground level, with a decorative buttress around the pole with planned landscaping around the base of the sign. The sign design incorporates a decorative black topper. The total height of the sign is approximately 21 feet and 3 inches where the max height limit is 50 feet. The required setbacks of the sign are 10 feet from the front property line and 5 feet from the side and rear, which the location of the sign exceeds this requirement from the current property lines. The applicant does note the material for the base of the structure as a stucco-like texture.

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

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

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

Technical Report
ARCHITECTURAL REVIEW COMMITTEE

EXECUTIVE SUMMARY

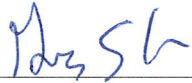
The applicant's proposed design meets the design standards in regards to the decorative cap and landscaping, and even meets ordinance requirements for setbacks, height, and copy area. The material that has been provided for the buttress has been stated to be a stucco-like texture material which is suitable for this particular type of sign.

DEPARTMENTAL CONDITIONS

1. Approval would allow the ground sign as proposed.

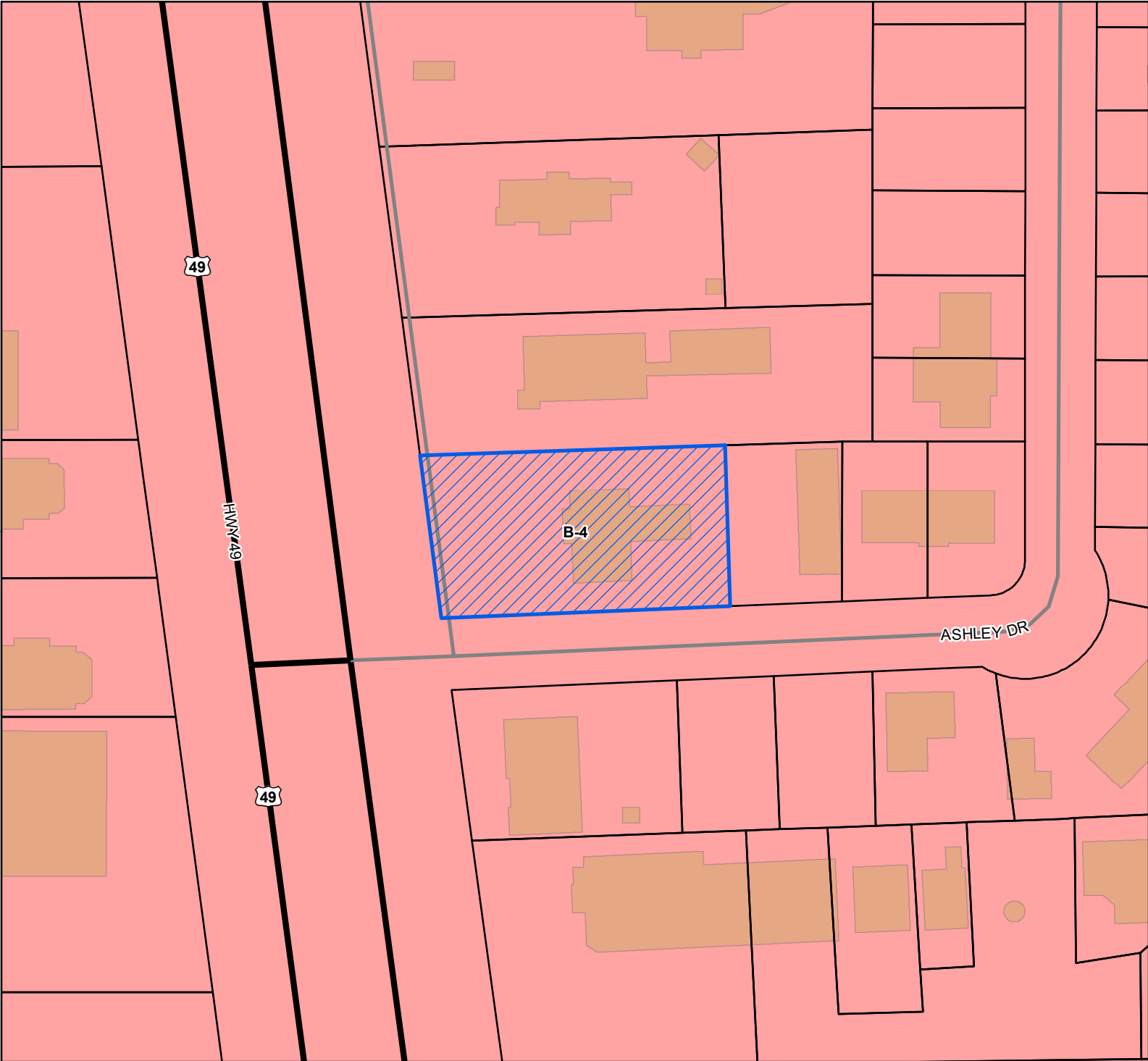
DIRECTOR APPROVAL

This report has been reviewed and approved by:



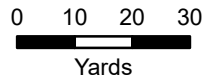
Greg Holmes

Director of Urban Development Department



-  Site
-  US or State Highway
-  Street
-  Parcels
-  Buildings
-  City Limit
- Zoning**
-  B-4 - Highway Business District

Site Information
 0808E-02-030.048
 Zoning: B-4 (Highway Business)
 Size: 24895.51 sqft
 Flood: X



1 inch = 100 feet



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

OWNER:

Southern AgCredit (Phillip Morgan, CEO)
Printed Name of Owner

306 Commerce Center Drive
Mailing Address

Ridgeland ms 39157
City State Zip Code

AGENT:

Munn Enterprises, Inc.- Kerri McAlpin Little
Printed Name of Agent

Kerri McAlpin Little
Mailing Address

7712 Highway 49 North MS 39402
City State Zip Code

Name of Owner (PRINT) Southern AgCredit (Phillip D Morgan, CEO)

Address (Street, City, State, Zip Code) 306 Commerce Center Drive

Phone (Home) 601-499-2820 (Work) _____ (Cell) _____

Tax Parcel Number(s) Owned: 0808E-02-030.048

Signature: Phillip D Morgan

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) _____

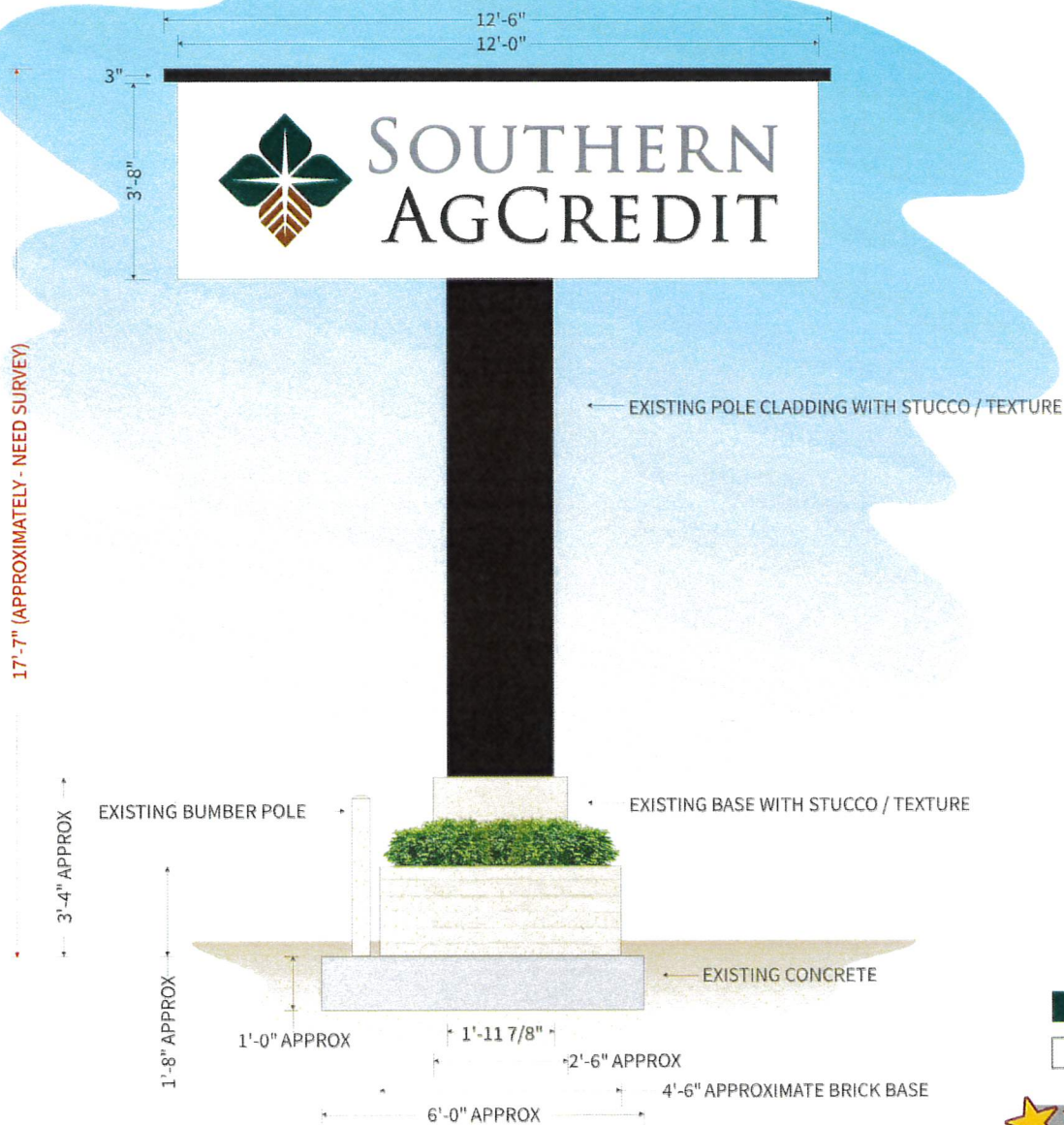
Tax Parcel Number(s) Owned: _____

Signature: _____

CONCEPT DRAWING

NEED VERIFIED MEASUREMENTS

SQ FOOTAGE 48.96



Remove the existing sign cabinet & install existing Meridian refurbished pylon cabinet (AT MUNN YARD) and new stub pole on existing structure.

Manufacture and install new decorative topper and and brick base with landscape.

LANDSCAPE BY CUSTOMER

- PMS 7484 C
- PMS 725 C
- PMS COOL GRAY 8 C
- WHITE
- DURANODIC BRONZE
- BRICK MATCH BUILDING COLOR

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

SOUTHERN AG CREDIT - CABINET RELOCATION OPTION 2 R1

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



Be Bold in a Visual World

601.264.7446 • MunnEnterprises.com



CUSTOMER: Southern AG Credit	CUSTOMER # SOU184	DATE: 4/24/2025
LOCATION: Gulfport, MS	PM: BB	SALES: J.M.
REVISION: ADD BASE.	PRIMARY DESIGNER: T. Burch	CURRENT DESIGNER: D. SCHNEIDER

CUSTOMER APPROVAL:



APPROVAL DATE:



SOUTHERN
AGCREDIT





10'3"

9'9"

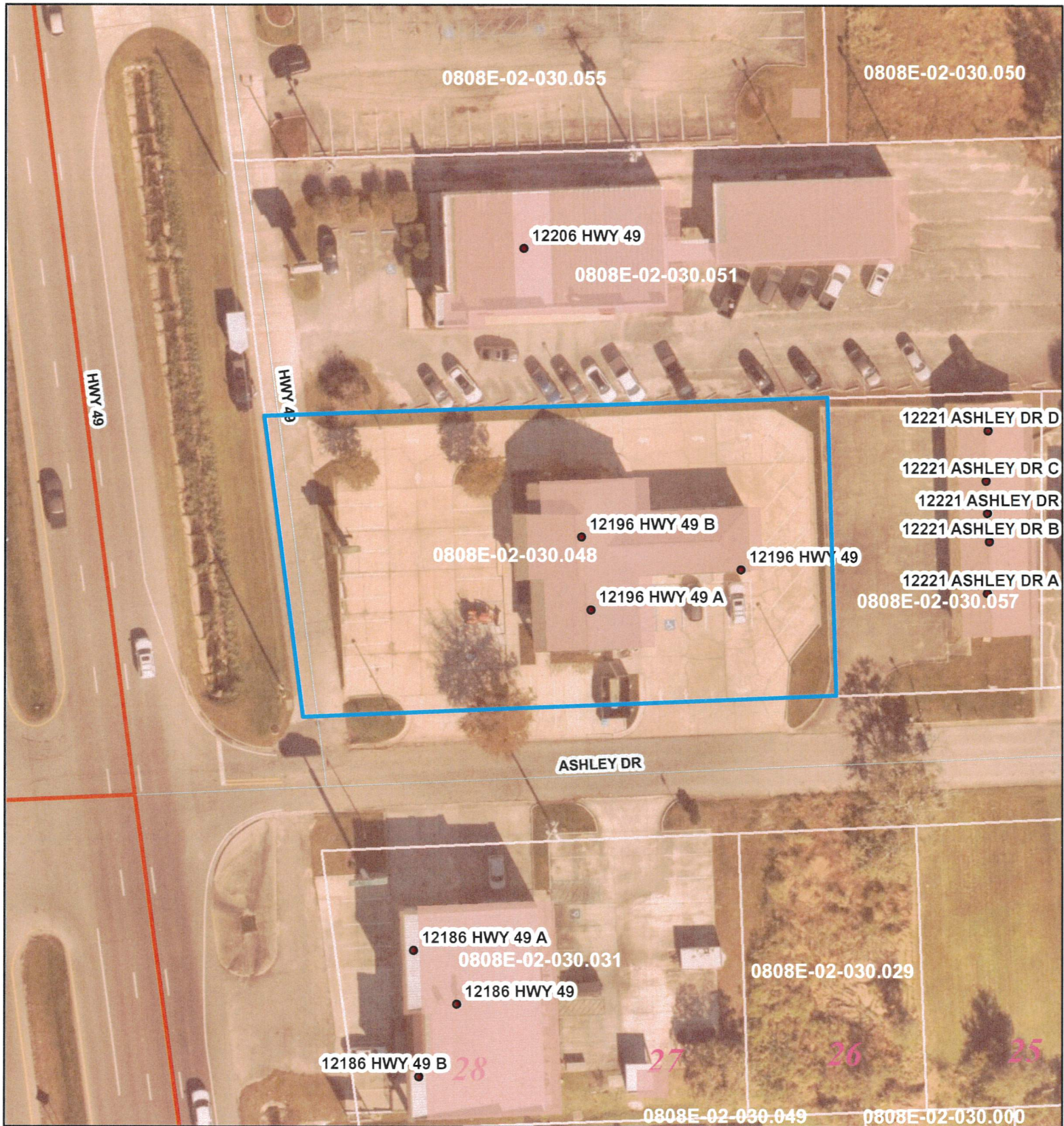
63.35ft²

6'11"

10'0"

SOUTHERN
AG CREDIT

PAPA JOHN'S



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.

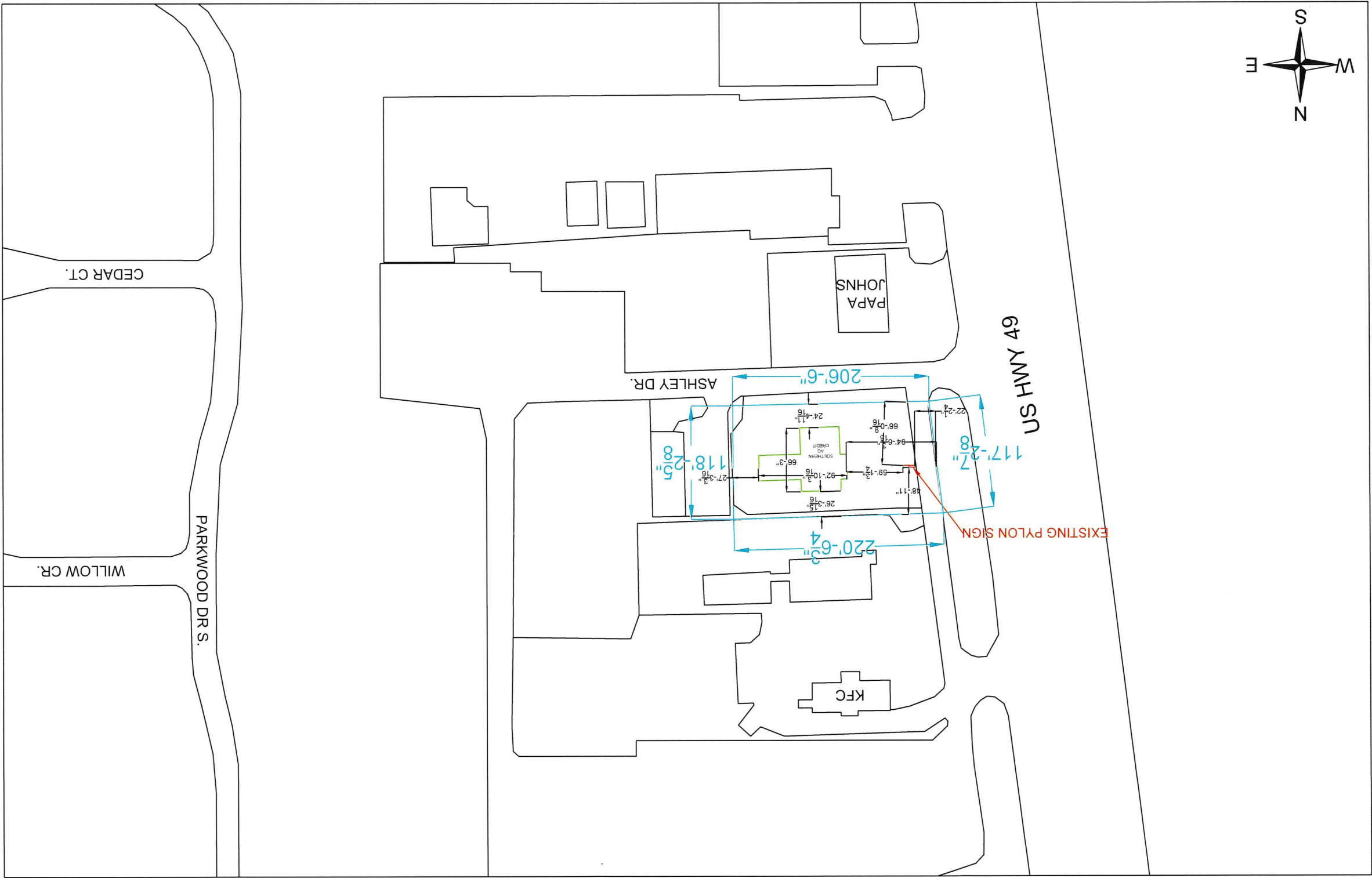
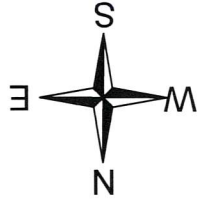
1 inch = 51 feet

Area Map

Parcels

Printed 6/25/2025





DRAWING NAME: S. AG
DATE APPROVED:
APPROVED BY:

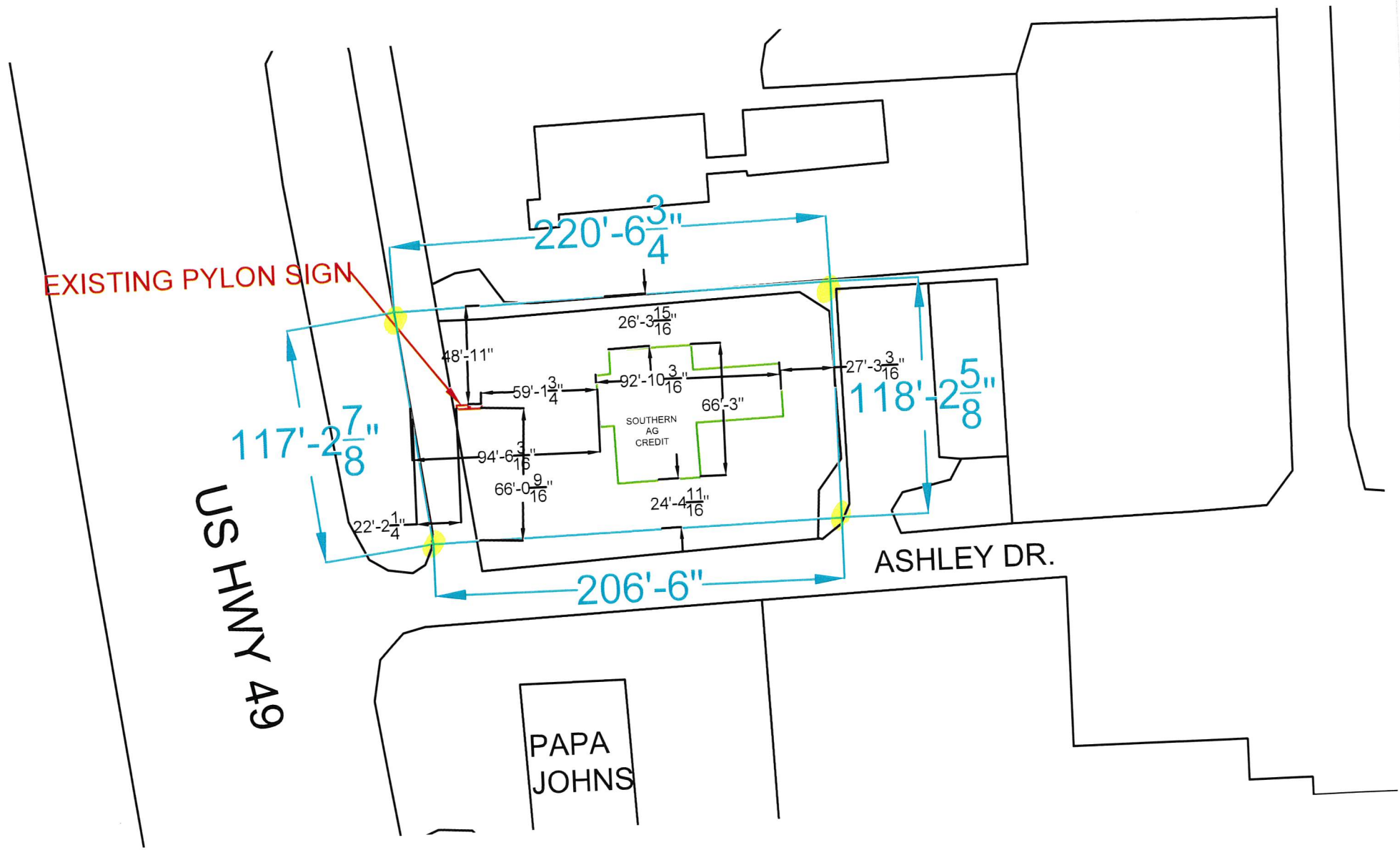
MUNN ENTERPRISES, INC.
7712 Hwy 49 North, Hattiesburg, MS
601-264-7446

SOUTHERN SIGN SPECIALISTS
SOUTHERN AG CREDIT
12196 US HIGHWAY 49
GULFPORT, MS 39503

DWG. BY: LANDON TRIGG
DATE: 6/5/25
CUSTOMER: SOUTHERN AG CREDIT
SALESMAN: JIM
WORK ORDER #

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

REV.



EXISTING PYLON SIGN

US HWY 49

PAPA
JOHNS

ASHLEY DR.

220'-6³/₄"

117'-2⁷/₈"

118'-2⁵/₈"

206'-6"

26'-3¹⁵/₁₆"

92'-10³/₁₆"

66'-3"

48'-11"

59'-1³/₄"

94'-6³/₁₆"

66'-0⁹/₁₆"

24'-4¹¹/₁₆"

27'-3³/₁₆"

22'-2¹/₄"



SOUTHERN AGCREDIT

306 Commerce Center Drive • Ridgeland, MS 39157
V 601.499.2820 F 601.510.9101

Southern AgCredit
306 Commerce Center Drive
Ridgeland, MS 39157

June 10, 2025

To Whom It May Concern:

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

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

Southern Ag Credit
12196 US Highway 49

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

Sincerely,

Phillip D. Morgan
Chief Executive Officer

State of Mississippi

County of Madison

Notary Public Casey Spence

My Commission Expires: May 1, 2027





Covenant Affidavit

I, Southern Ag Credit, being owner or agent of the property 12196 US 49, Gulfport, MS 39503
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.

Phillip D. Mason
Signature

6/18/2025
Date

STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 18th day of June, 2025

Casey Spence
Notary Public



May 1, 2027
Commission Expiration

RESOLUTION

OF THE BOARD OF DIRECTORS
SOUTHERN AGCREDIT, ACA

August 20, 2024

The Board of Directors authorizes the following Association officers and staff:

President & Chief Executive Officer
Chief Credit Officer
Chief Financial Officer
Chief Collateral Risk Officer
Chief Information Officer
Chief Strategy Officer
General Counsel
Executive Administrative Officer
Senior Vice President(s)
Vice President(s)
Market President
Regional President(s)
Controller
Assistant Controller
Accounting Manager
Insurance Representative
Branch Manager
Loan Administrator(s)
Customer Service Representative(s)

being further identified with certain authorities and limitations as provided for in the attached Delegated Authority Addendum, to sign and execute checks, execute wire transfers and verify/release wire transfers, disbursements, and the orders for the payment of money, notes, and other evidences of indebtedness, certificates of stock, participation certificates, deeds, conveyances, endorsements, assignments, other instruments of transfer, and all contracts, agreements, and other instruments and writings as provided in Association Bylaws, Board policies, procedures, internal controls and segregation of duties as designed.

The Board of Directors delegates authority to the Chief Executive Officer to establish and maintain a current list of the incumbent Association officers and staff with specific authorities as set forth in this resolution. Although modification of the resolution requires Board approval, staffing, employee titles and responsibility modifications are delegated to the CEO.

I, the undersigned Chief Executive Officer of Southern AgCredit, ACA, hereby certify that the above is a true and correct resolution adopted by the Board of Directors of SOUTHERN AGCREDIT, ACA at its meeting held on the 20th day of August at the Corporate office in Ridgeland, Mississippi, at which a quorum was present.

WITNESS MY HAND AT RIDGELAND, MS, THIS 20th DAY OF August, 2024.



Chief Executive Officer
Southern AgCredit, ACA



Board of Directors Chair
Southern AgCredit, ACA

**SOUTHERN AGCREDIT, ACA
DELEGATED AUTHORITY ADDENDUM**

President & Chief Executive Officer

- Authorized to approve, sign and execute all loan and corporate documents, purchase contracts, operating expenses, accounts payable checks and wire transfers, loan proceeds/funds held disbursements, purchase and sale of fixed assets, transactions regarding and including the sale of acquired property, certificates of stock and participation certificates. May approve all actions as delegated by the Association Board. Is authorized to sign and execute title insurance claim settlements, litigation claims and compromises on behalf of the association. The CEO, in certain instances, may approve and delegate authority to sign and execute contracts, settle claims or other actions to other senior officers as necessary.

State of Mississippi

County of Madison

Notary Public Madeline Twilbeck

My Commission Expires August 22, 2027





J. Jordan 1st Judicial District
Instrument 2014 3252 D - J1
Filed/Recorded 5/15/2014 01:30 P
Total Fees \$ 12.00
4 Pages Recorded

SCANNED



Prepared by:
Rushing & Guice, P.L.L.C.
1000 Government St., Ste. E
Ocean Springs, MS 39564
(228) 374-2313

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

**STATE OF MISSISSIPPI
COUNTY OF HARRISON**

SPECIAL WARRANTY DEED

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

Keesler Federal Credit Union
A Credit Union chartered under the authority of the National Credit Union Administration
2602 Pass Road
Biloxi, MS 39531
(228) 385-5500

do hereby sell, convey and warranty specially unto

Southern AgCredit, FLCA
A federally chartered instrumentality
402 West Parkway Place
Ridgeland, MS 39157
(601) 795-6822

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

(See Exhibit A attached)

INDEXING INSTRUCTIONS: Lot 29 Northwood Business Park Subdivision

2

Together with all tenements, appurtenances, and hereditaments thereunto belonging, subject to easement, conditions, restrictions and other matters of record, and subject to the following:

1) That Amended and Restated Easement Agreement dated May 17, 2000, by and among Keesler Federal Credit Union, West Quality Food Services, Inc. and among Michael B. LaMarco and Fay C. LaMarco recorded in Book 1497 at Page 185 of the records of deeds on land in the Chancery Clerks Office, First Judicial District of Harrison County, Mississippi.

2) That Easement Agreement dated July 30, 1986 by and among Southern Federal Savings and Loan Association, Colonel Sanders Kentucky Fried Chicken Corporation and Northwood Business Plaza Limited Partnership recorded in Book 1047 at page 571 of the records of deeds on land in the Chancery Clerks Office, First Judicial District of Harrison County, Mississippi.

All improvements, buildings, driveways, structures, sidewalks and works on the land of any nature and kind are sold "as is" without warranty or guaranty after the Grantee has had a full right of inspection.

This conveyance is made subject to (i) the easements, encumbrances, restrictions, and other matters of record or that would be disclosed by a current American Land Title Association ("ALTA") survey of the Property, (ii) all reservations of oil, gas and mineral rights of any kind and nature, (iii) the covenants, conditions and restrictions as stated herein, and (iv) the lien of ad valorem taxes for the current and subsequent years.

The ad valorem taxes for the current year of 2014 are to be prorated as of this date between Grantor and Grantee and are assumed thereafter by the Grantee herein.

IN WITNESS WHEREOF, the GRANTOR has caused this instrument to be executed in its name by its President, of the GRANTOR this the 14th day of May, 2014.

KEESLER FEDERAL CREDIT UNION
A Credit Union chartered under the authority of the
National Credit Union Association

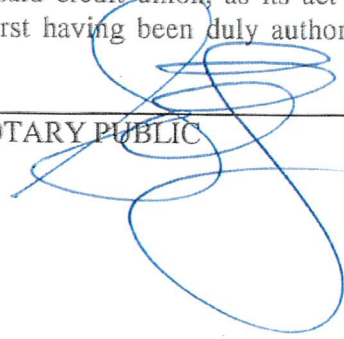
BY: 
Name: JOHN GOFF
Title: PRESIDENT

3

STATE OF MISSISSIPPI
COUNTY OF HARRISON

Personally appeared before me, the undersigned authority in and for the said County and State, on this 14th day of May, 2014, within my jurisdiction, the within named JOHN GOFF, who acknowledged that he is PRESIDENT of KEESLER FEDERAL CREDIT UNION, and that for and on behalf of the said credit union, as its act and deed he executed the above and foregoing instrument, after first having been duly authorized by said credit union so to do.

NOTARY PUBLIC



MY COMMISSION EXPIRES:



d

EXHIBIT A
LEGAL DESCRIPTION

Commencing at the Southwest corner of Lot 29, Northwood Business Park Subdivision, Harrison County, Mississippi, as the Point of Beginning; run thence along the North margin of Ashley Drive South, South 87 degrees 37 minutes 20 seconds West 286.84 feet to the East margin of U.S. Highway 49; thence along said margin, North 7 degrees 28 minutes 20 seconds West 115.31 feet; thence North 87 degrees 33 minutes 40 seconds East 302.53 feet to the Northwest corner of said Lot 29; thence South 0 degrees 19 minutes 40 seconds West 115.31 feet to the Point of Beginning.

Less and Except out parcel being described as:

A parcel of land situated and being located in a part of Parcel "A", Northwood Business Park Subdivision (Plat Book 34, Page 12), and in the Northeast One-Fourth of the Southwest One-fourth (NE 1/4 of SW 1/4) of Section 4, Township 7 South, Range 11 West, First Judicial District of Harrison County, Mississippi, and being more particularly described as follows, to-wit: Commencing at a concrete monument at the intersection of the North line of the Northeast One-fourth of the Southwest One-fourth (NE 1/4 of SE 1/4) of said Section 4 with the Easterly right-of-way line of U.S. Highway 49; thence run South 07 degrees 28 minutes 20 seconds East a distance of 762.75 feet along the Easterly right-of-way of U.S. Highway 49 to the Southwest corner of property formerly of Southern Federal Bank and the North margin of Ashley Drive; thence run North 87 degrees 51 minutes 18 seconds East a distance of 206.57 feet along the North margin of Ashley Drive to the Point of Beginning of the Parcel herein described; thence continue from said Point of beginning, North 87 degrees 51 minutes 18 seconds East a distance of 80.00 feet along the North margin of Ashley Drive to the Southeast corner of Property formerly of Southern Federal Bank and the Southwest corner of Lot 29, Northwood Business Park Subdivision, (Plat Book 34, Page 12); thence run North 00 degrees 06 minutes 09 seconds West a distance of 115.7 feet to the Northeast corner of property formerly of Southern Federal Bank and the Northwest corner of said Lot 29; thence run South 87 degrees 41 minutes 59 seconds West a distance of 85.0 feet along the North line of property formerly of Southern Federal Bank; thence run South 02 degrees 34 minutes 48 seconds East a distance of 115.40 feet to the Point of Beginning. Parcel contains 9,529 square feet, more or less.

Being one and the same property as described in Special Warranty Deed dated September 08, 1992 and filed in Deed Book 1223 at Page 372, thereof.

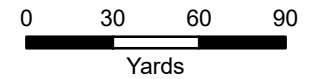
Tax Parcel Number: 0808E-02-030.048

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
Y		0808E-02-030.048	SOUTHERN AGCREDIT (OWNER)	306 COMMERCE CENTER DR	RIDGELAND	MS	39157
			KERRI LITTLE (AGENT)	7712 HWY 49 N	HATTIESBURG	MS	39402
			Adjacent Property Owners (2507ARC011)				
	57114	0808E-04-002.000	STORE MASTER FUNDING II LLC	8501 E PRINCESS DR STE 1910	SCOTTSDALE	AZ	85255
	100015	0808E-02-030.050	WEST QUALITY FOOD SERVICE INC	P O BOX 2906	LAUREL	MS	39442
	100014	0808E-02-030.051	BLACK BEAR & PUPPIES LLC	P.O.BOX 2408	GULFPORT	MS	39505
	93563	0808E-02-030.035	RAYBOURN ROBERT W -ETAL-	15058 WHISPERWOOD DR	GULFPORT	MS	39503
N	93560	0808E-02-030.032	RAYBOURN ROBERT W -ETAL-	15058 WHISPERWOOD DR	GULFPORT	MS	39503
N	93562	0808E-02-030.034	RAYBOURN ROBERT W -ETAL-	15058 WHISPERWOOD DR	GULFPORT	MS	39503
	93576	0808E-02-030.048	SOUTHERN AGCREDIT FLCA	306 COMMERCE CENTER DR	RIDGELAND	MS	39157
	93557	0808E-02-030.029	LADNER KURT & CANDIS	17324 BELL CREEK RD	PASS CHRISTIAN	MS	39571
	93559	0808E-02-030.031	231 PROPERTIES LLC	P O BOX 18860	HATTIESBURG	MS	39404
N	104087	0808E-02-030.055	WEST QUALITY FOOD SERVICE INC	P O BOX 2906	LAUREL	MS	39442
N	93561	0808E-02-030.033	RAYBOURN ROBERT W -ETAL-	15058 WHISPERWOOD DR	GULFPORT	MS	39503
	110219	0808E-04-004.002	DANIEL KENNEDY PROPERTIES LLC	3049 S SHERWOOD FOREST BLVD	BATON ROUGE	LA	70816
	100956	0808E-02-030.052	RAYBOURN ROBERT W -ETAL-	15058 WHISPERWOOD DR	GULFPORT	MS	39503
	93556	0808E-02-030.028	NGUYEN KIM THI	1014 CASTINE POINTE BLVD	LONG BEACH	MS	39560
	93555	0808E-02-030.027	RICHARDSON HOWARD W & MARY S	12230 ASHLEY DRIVE	GULFPORT	MS	39503
N	95942	0808E-02-030.049	RAYBOURN ROBERT W -ETAL-	15058 WHISPERWOOD DR	GULFPORT	MS	39503
	106878	0808E-02-030.057	BLACK BEAR & PUPPIES LLC	12206 HWY 49	GULFPORT	MS	39503
N	57118	0808E-02-030.000	RAYBOURN ROBERT W -ETAL-	15058 WHISPERWOOD DR	GULFPORT	MS	39503
	125502	0808E-04-003.001	E&B ENTERPRISES LLC	12207 HWY 49	GULFPORT	MS	39503
	85314	0808E-04-003.000	CRB HOLDINGS LLC	12199 HIGHWAY 49	GULFPORT	MS	39503

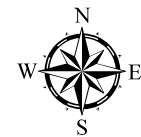


Legend

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



1 inch = 200 feet



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

ARCHITECTURAL REVIEW COMMITTEE

Hearing Date: Thursday, July 10, 2025

Architectural Review Committee 2507ARC012: Architectural Review Committee 2507ARC012, by agent Matt Largen, seeking approval for a new freestanding ground sign, Tax Parcel 0910O-01-001.000, 573 Courthouse Road, Zoned B-2 (General Business), Ward 3

Technical Report

ARCHITECTURAL REVIEW COMMITTEE

GENERAL INFORMATION

Case File Number: 2507ARC012

Hearing Date: July 10, 2025

Current Zoning/Use: B-2 / Commercial Structure

Legal: Architectural Review Committee 2507ARC012, by agent Matt Largen, seeking approval for a new freestanding ground sign, Tax Parcel 09100-01-001.000, 573 Courthouse Road, Zoned B-2 (General Business), Ward 3

TECHNICAL DETAILS

The applicant is seeking approval for a new ground sign for Renasant Bank. The applicant is altering the sign structure of the original existing sign which triggers design standards, requiring Architectural Review Committee approval. The proposed sign meets setback requirements and copy area requirement for freestanding ground signs in B-2 zoning districts. The applicant's sign includes a decorative cap with the support poles wrapped in aluminum siding, however the sign does not a decorative buttress. In lieu of the decorative buttress, the applicant's proposed design does include landscaping around the base of the proposed sign. While the applicant does not address any hardship for this deviation from the design standards, this board has granted approval for new freestanding ground signs without decorative buttresses before, on the condition that landscaping around the base of the sign was provided. An example of such approval can be found in Case# 2410ARC045 for the Pure Market gas station at 14165 Dedeaux Road.

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

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

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

Technical Report
ARCHITECTURAL REVIEW COMMITTEE

EXECUTIVE SUMMARY

The applicant is seeking approval for their proposed freestanding ground sign. The proposed ground sign is a structural alteration to the existing ground sign on site, which requires Architectural Review Committee approval. The proposed ground sign meets setback and copy space area requirements; however, the proposed sign does not have the required decorative buttress instead having the decorative cap, aluminum siding wrapping the support poles, and landscaping around the base of the sign. While the applicant does not address a hardship regarding this deviation from the design standards, this board has granted approval for ground signs without the decorative buttress, on the condition that landscaping was provided around the base of the sign. An example of such approval was with the Pure Market gas station at 14165 Dedeaux Road under Case# 2410ARC045.

DEPARTMENTAL CONDITIONS

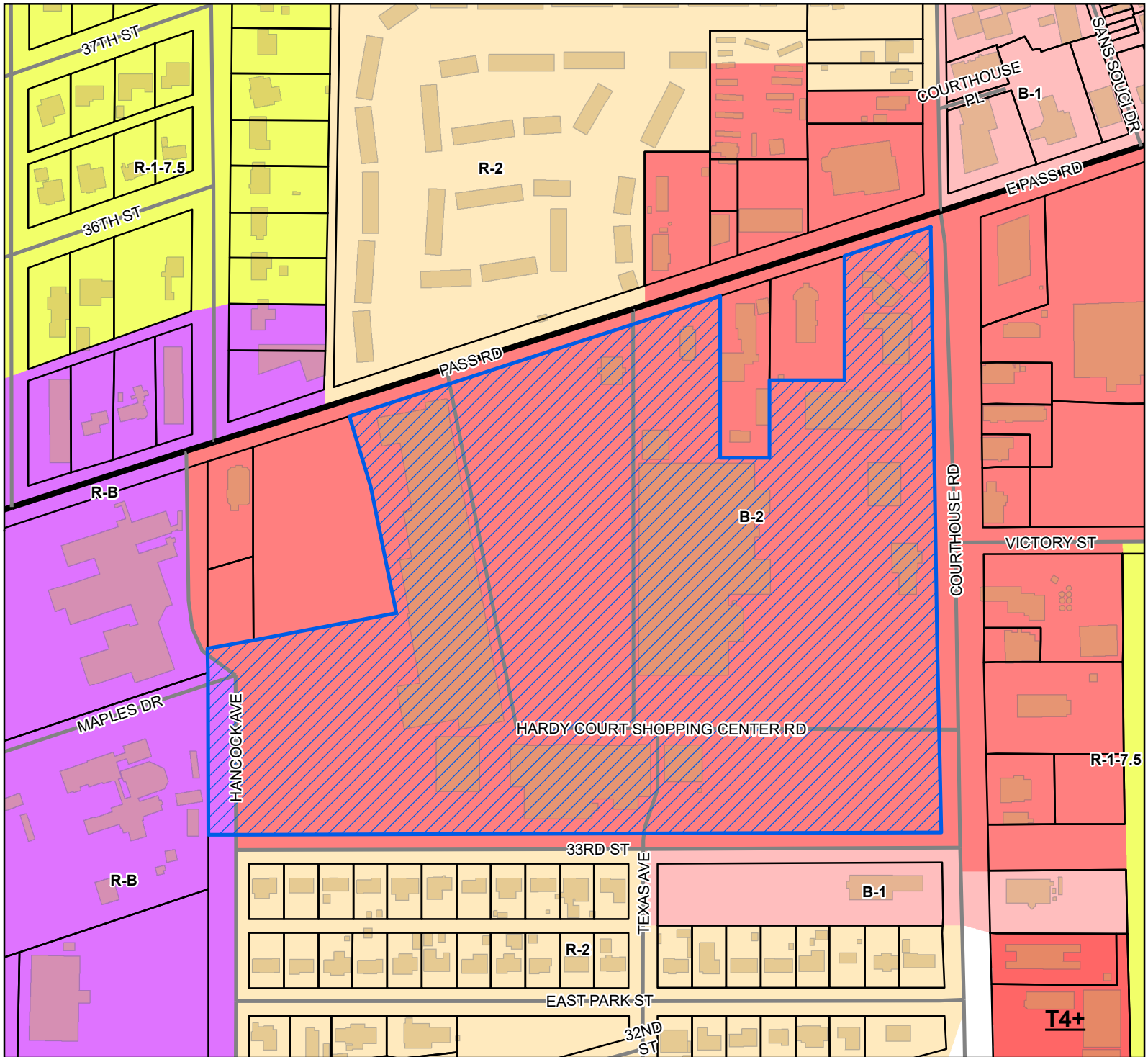
1. Approval allows for the new freestanding ground sign as proposed.

DIRECTOR APPROVAL

This report has been reviewed and approved by:

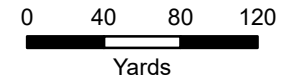


Greg Holmes
Director of Urban Development Department



- Site
- US or State Highway
- Street
- Parcels
- Buildings
- City Limit
- Smart Code**
- T4+
- Zoning**
- B-1 - Neighborhood Business District
- B-2 - General Business District
- R-1-7.5 - Single Family Residence District (Low Density)
- R-2 - Single Family Residence District (Medium Density)
- R-B - Residence-Business District

Site Information
 09100-01-001.000
 Zoning: B-2 (General Business)
 Size: 33.8 acres
 Flood: X



1 inch = 300 feet



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OWNER:

JOSEPH N. SALLOUN, PRESIDENT HARDY COURT SHOPPING CENTER, INC

Printed Name of Owner

P.O. Box 1176 Gulfport, MS 39502

Mailing Address

City

State

Zip Code

Signature:

Joseph N. Salloun, President

AGENT:

Matt Largent - Hendrick Sigs Co.

Printed Name of Agent

Oh Freedom Square - Laurel MS 39440

Mailing Address

Laurel

MS

39440

City

State

Zip Code

Signature:

Matt Largent

Name of Owner (PRINT) JOSEPH N. SALLOUN, PRESIDENT HARDY COURT SHOPPING CENTER, INC

Address (Street, City, State, Zip Code)

Phone (Home)

(Work)

(Cell)

Tax Parcel Number(s) Owned:

09100-01 001.000

Signature:

Joseph N. Salloun, President

Name of Owner (PRINT)

Address (Street, City, State, Zip Code)

Phone (Home)

(Work)

(Cell)

Tax Parcel Number(s) Owned:

Signature:



Designation of Agent

I, JOSEPH N. SALLUM, PRINT NAME ^{PRESIDENT} being property owner of HARDY COURT SHOPPING CENTER, PRIMARY ADDRESS OR PARCEL ^{INC.} which is the subject of this application hereby authorize Matt Largin - Headmich St, 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.

Joseph N. Sallum, President 6/23/25
Signature Date

STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 23rd day of June, 20 25

Jacqueline M. Sotak
Notary Public * STATE OF MISSISSIPPI *
JACQUELINE M. SOTAK, NOTARY PUBLIC
HANCOCK COUNTY
MY COMMISSION EXPIRES AUGUST 19, 2027
COMMISSION NUMBER 4505

08-19-2027
Commission Expiration



COVENANT AFFIDAVIT

I, Matt Largent - Headnick Signs being property owner or agent of the property 573 Courthouse Rd.
PRINT NAME PRIMARY ADDRESS OR PARCEL

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

[Signature]
SIGNATURE

6/2/25
DATE

STATE OF MISSISSIPPI | COUNTY OF HARRISON

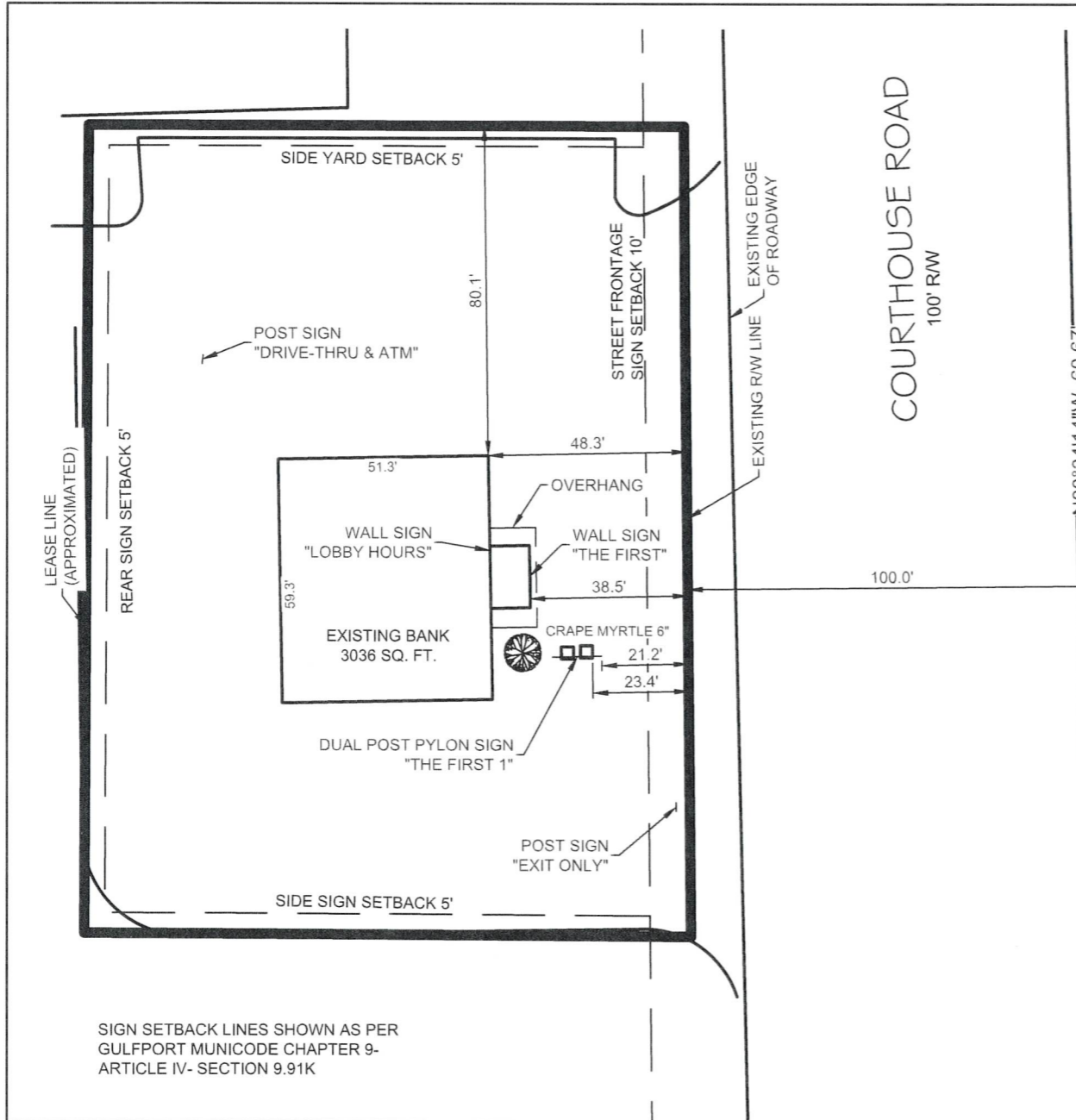
Given under my hand and seal of office this the 2nd day of June, 20 25

Tracie A. Brownlee
NOTARY PUBLIC

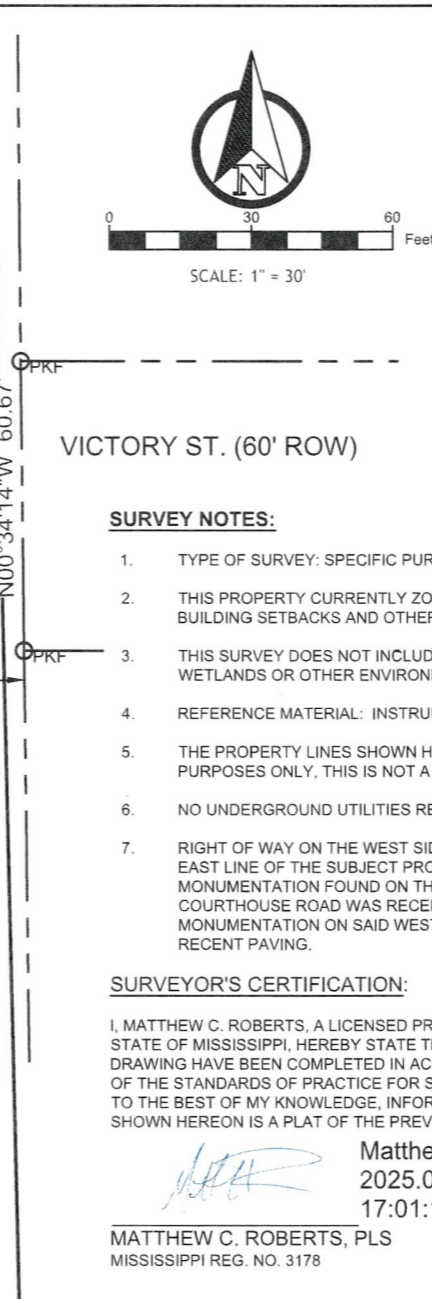
March 15, 2026
COMMISSION EXPIRATION



Z:\25 Project\ALS250270 - Lowey Design - Renasant Bank\Day03-Survey\ALS250270 Courthouse Road.dwg, Courthouse V2.01, 5/28/2025 1:23:16 PM, ANS full bleed 8 (11.00 x 17.00 inches)



SIGN SETBACK LINES SHOWN AS PER GULFPORT MUNICOD CHAPTER 9-ARTICLE IV- SECTION 9.91K



SURVEY NOTES:

1. TYPE OF SURVEY: SPECIFIC PURPOSE (SIGN LOCATION SURVEY)
2. THIS PROPERTY CURRENTLY ZONED B-2 AND MAY BE SUBJECT TO BUILDING SETBACKS AND OTHER RESTRICTIONS BY GOVERNING BODY.
3. THIS SURVEY DOES NOT INCLUDE THE IDENTIFICATION OR LOCATION OF WETLANDS OR OTHER ENVIRONMENTALLY SENSITIVE AREAS.
4. REFERENCE MATERIAL: INSTRUMENT NO. 2011-0006268
5. THE PROPERTY LINES SHOWN HEREON ARE FOR INFORMATIONAL PURPOSES ONLY, THIS IS NOT A BOUNDARY SURVEY
6. NO UNDERGROUND UTILITIES REQUESTED OR LOCATED.
7. RIGHT OF WAY ON THE WEST SIDE OF COURTHOUSE ROAD, BEING THE EAST LINE OF THE SUBJECT PROPERTY, WAS DETERMINED FROM MONUMENTATION FOUND ON THE EAST SIDE OF COURTHOUSE ROAD. COURTHOUSE ROAD WAS RECENTLY REPAVED AND ALL MONUMENTATION ON SAID WEST RIGHT OF WAY WAS DESTROYED BY RECENT PAVING.

SURVEYOR'S CERTIFICATION:

I, MATTHEW C. ROBERTS, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF MISSISSIPPI, HEREBY STATE THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF MISSISSIPPI TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, AND THE SURVEY SHOWN HEREON IS A PLAT OF THE PREVIOUSLY DESCRIBED PROPERTY.

Matthew C. Roberts
Matthew C. Roberts
 2025.05.28
 17:01:18-05'00'
 MATTHEW C. ROBERTS, PLS
 MISSISSIPPI REG. NO. 3178



REV	DATE	DESCRIPTION	DRAWN BY	APPROVED BY
A	05/28/25	ISSUED FOR REVIEW	-	-

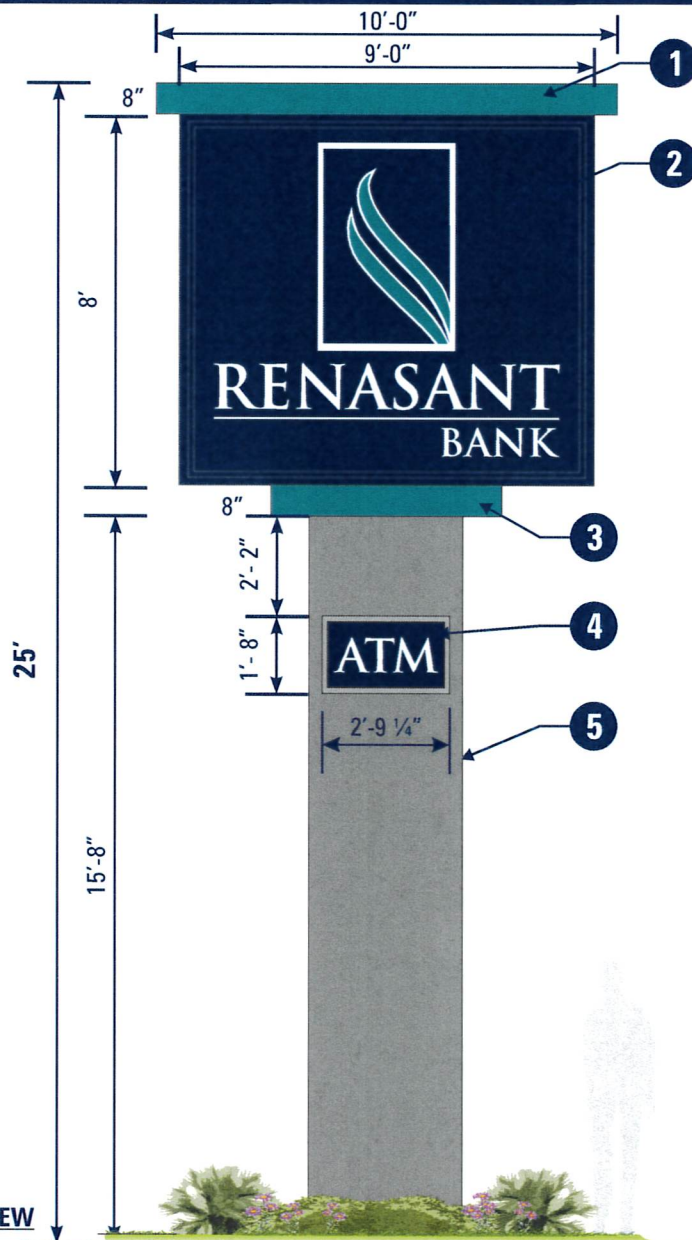
CLIENT	
--------	--

PROJECT	RENASANT BANK #131		
	SPECIFIC PURPOSE SURVEY OF:		
	573 Courthouse Road, Gulfport, MS		
DRAWN	THK	CHECKED	AM
DATE	05/28/25	SCALE	1" = 30'
DRAWING NUMBER	ALS250270 V2.01	REVISION	A

SCALE
1/4" = 1'-0"

INTERNALLY ILLUMINATED PYLON

E01 - PYLON- P-25



*EXACT SIDE VIEW MEASUREMENTS
TO BE DETERMINED IF USING THE
EXISTING POLE STRUCTURE / NEW POLE
BEING USED.*

SQUARE FOOTAGE: 76.62'

SIGN DESCRIPTION:

MANUFACTURE- (QTY-1) DOUBLE FACE INTERNALLY ILLUMINATED PYLON SIGN. SIGN TO MEET ALL UL APPROVED REQUIREMENTS AND TO BE DIRECT EMBED.

1- 8" TALL FABRICATED ALUMINUM DECORATIVE CAP MOUNTED TO TOP OF CABINET.

2- FABRICATED ALUMINUM AND INTERNALLY ILLUMINATED CABINET SIGN WITH 2" ALUMINUM RETAINER. FACES TO CONSIST OF PAN AND EMBOSSEMENTS. LOGO AND COPY TO BE EMBOSSED 5/8".

3- 8" TALL FABRICATED ALUMINUM DECORATIVE CAP MOUNTED TO BOTTOM OF CABINET.

4- ATM SIGN TO CONSIST FOR 4" ALUMINUM RETURNS, 2" ALUMINUM RETAINER AND ACRYLIC FACE WITH VINYL GRAPHICS. SIGN TO BE INTERNALLY ILLUMINATED WITH WHITE LEDS.

5- POLE COVER TO CONSIST OF FABRICATED ALUMINUM.

-  PMS 295 - 3M Trans Blue 3630-36 vinyl-first surface
-  PMS 334c (trans. jade green vinyl - first surface)
-  WHITE MATERIAL (FACES)
-  PMS 423

**LANDSCAPING BY CUSTOMER TO MEET
ARC REQUIREMENTS**

FRONT VIEW

SIDE VIEW

CUSTOMER: Renasant Bank- SITE # 131 Gulfport

ADDRESS: 573 Courthouse Rd.

FILE: _RENASANT_BANK_(573_Gulfport_25FT_pylon)

APPROVALS: **NEED OPP #**

JOB NAME: PYLON SIGN

CITY/STATE: Gulfport, MS 39507

SALES: BETSY LUKE

W.O. #: Varies

DATE: 12-18-24

REV: 00-00-00

Mitchell Signs does not provide primary electrical to the sign location. Sign will be wired for 120v electrical services unless otherwise noted.



This color sketch is provided as an example of color. There is no exact match between printed ink and paint. Please choose Pantone Matching System colors for paint.

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3200 HWY. 45 NORTH | MERIDIAN, MS 39061
PHONE: 661-482-7471 | FAX: 661-482-7474 | 1-800-467-7471
<http://www.mitchellcompanies.com>

NOT
TO SCALE

SUPERIMPOSED PHOTO IS APPROXIMATE

E01 - PYLON- P-25



PROPOSED



EXISTING

CUSTOMER: Renasant Bank- SITE # 131 Gulfport

ADDRESS: 573 Courthouse Rd.

FILE: RENASANT_BANK_573 Gulfport_25FT pylon

APPROVALS: **NEED OPP #**

JOB NAME: PYLON SIGN

CITY/STATE: Gulfport, MS 39507

SALES: BETSY LUKE

W.O. #: Varies

DATE: 12-18-24

REV: 00-00-00

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<http://www.mitchellcompanies.com>



Michael Watson

SECRETARY OF STATE

This is not an official certificate of good standing.

Name History

Name	Name Type
HARDY COURT SHOPPING CENTER, INC.	Legal

Business Information

Business Type:	Profit Corporation
Business ID:	410031
Status:	Good Standing
Effective Date:	04/28/1961
State of Incorporation:	Mississippi
Principal Office Address:	10071 LORRAINE ROAD GULFPORT, MS 39503

Registered Agent

Name
Richard Salloum 10071 Lorraine Road, P. O. Drawer 460, Gulfport, MS 39502 Gulfport, MS 39503

Officers & Directors

Name	Title
Joseph Salloum Jr PO Box 449 Gulfport, MS 39502	Director, President
Richard Salloum PO Box 449 Gulfport, MS 39502	Director, Secretary

STATE OF MISSISSIPPI

COUNTY OF HARRISON

WARRANTY DEED



For and in consideration of the sum of Ten Dollars (\$10.00), and other cash in hand paid, receipt of all of which is hereby acknowledged, WE, JOE SALLOUM AND MITCHELL SALLOUM, hereby sell, convey and warrant unto the HARDY COURT SHOPPING CENTER, INCORPORATED a Mississippi Corporation, organized under the Laws of the State of Mississippi, and domiciled in GULFPORT, MISSISSIPPI, that certain parcel of land situated in GULFPORT, HARRISON COUNTY, MISSISSIPPI, to-wit:

That certain lot or parcel of land commencing at the intersection of the West line of Court House Road with the South line of Pass Christian Road and running thence South 1°23' East 1,353.6 feet along the West line of said Court House Road, thence running South 89°47' West 1,597 feet, more or less, to the East line of the United States Veterans Hospital property, thence running North 0°16' West 445.66 feet to the Southwest corner of the property of C. G. Gillis, thence running North 79°27' East 413.9 feet to the Southeast corner of said Gillis property, thence running North 10°21' West 280.2 feet, thence running North 18°30' West 162.4 feet to the South line of Pass Christian Road, thence running North 72°03' East 676.35 feet to the Northwest corner of the property of Mattie E. Barrett, thence running South 0°16' East 300 feet to the Southwest corner of said Barrett property, thence running North 89°44' East 273 feet to the Southeast corner of the Barrett property, thence running North 0°16' West 387.03 feet along the East line of the Barrett property to the South line of Pass Christian Road, thence running North 72°03' East 362 feet to the point of beginning.

Less and except all uranium, thorium and all other materials excepted in that certain quit claim deed dated September 30, 1954, from the United States of America to the City of Gulfport, now of record in Book 464, at page 470, of the Deed Records of Harrison County, Mississippi.

It being the intent of the grantor to convey all of the property of grantor bounded on the South by the property of Bailey Homas and Insurance of Gulfport, Inc., on the West by the United States Veterans Hospital property, on the North by the Old Pass Road or Pass Christian Road, and on the East by Court House Road.

The above property being situated within Section Thirty Six (36), Township Seven (7) South of Range Eleven (11) West, in Harrison County, Mississippi.

This conveyance is made subject to a 40-foot easement dedicated as a city street lying along the South line of the above described property and subject to easements of record of Mississippi Power Company for poles and lines.

The above described property is not the homestead now nor has it ever been any part thereof, of the Grantors herein.

EVERETT E. COOK ATTORNEY AT LAW GULFPORT, MISSISSIPPI SHEET NO.



Taxes for year 1962 are to be assumed by the Grantee herein.

Witness our signatures, this the 1st day of May, 1962

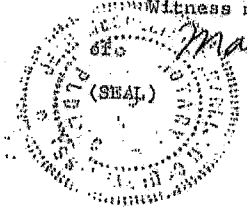
Mitchell Salloom
MITCHELL SALLOOM

Joe Salloom
JOE SALLOOM

STATE OF MISSISSIPPI
COUNTY OF HARRISON

Personally appeared before me the undersigned authority in and for the above mentioned state and county the within named, MITCHELL SALLOOM AND JOE SALLOOM, who acknowledged that they signed and delivered the above and foregoing instrument on the date therein mentioned.

Witness my signature and official seal of office, this the 1st day



Jean M. Collier
Notary Public

My Commission expires:

My Commission Expires Feb. 22, 1964

EVERETT E. COOK ATTORNEY AT LAW GULFPORT, MISSISSIPPI SHEET NO.

STATE OF MISSISSIPPI, COUNTY OF HARRISON:

I, C. J. Darby, Clerk of the Chancery Court of said County and State, certify that the instrument of which the foregoing is a record was delivered to me to be recorded at 10:07 o'clock A.M. on the 1st day of May, 1962 and recorded May 2nd, 1962

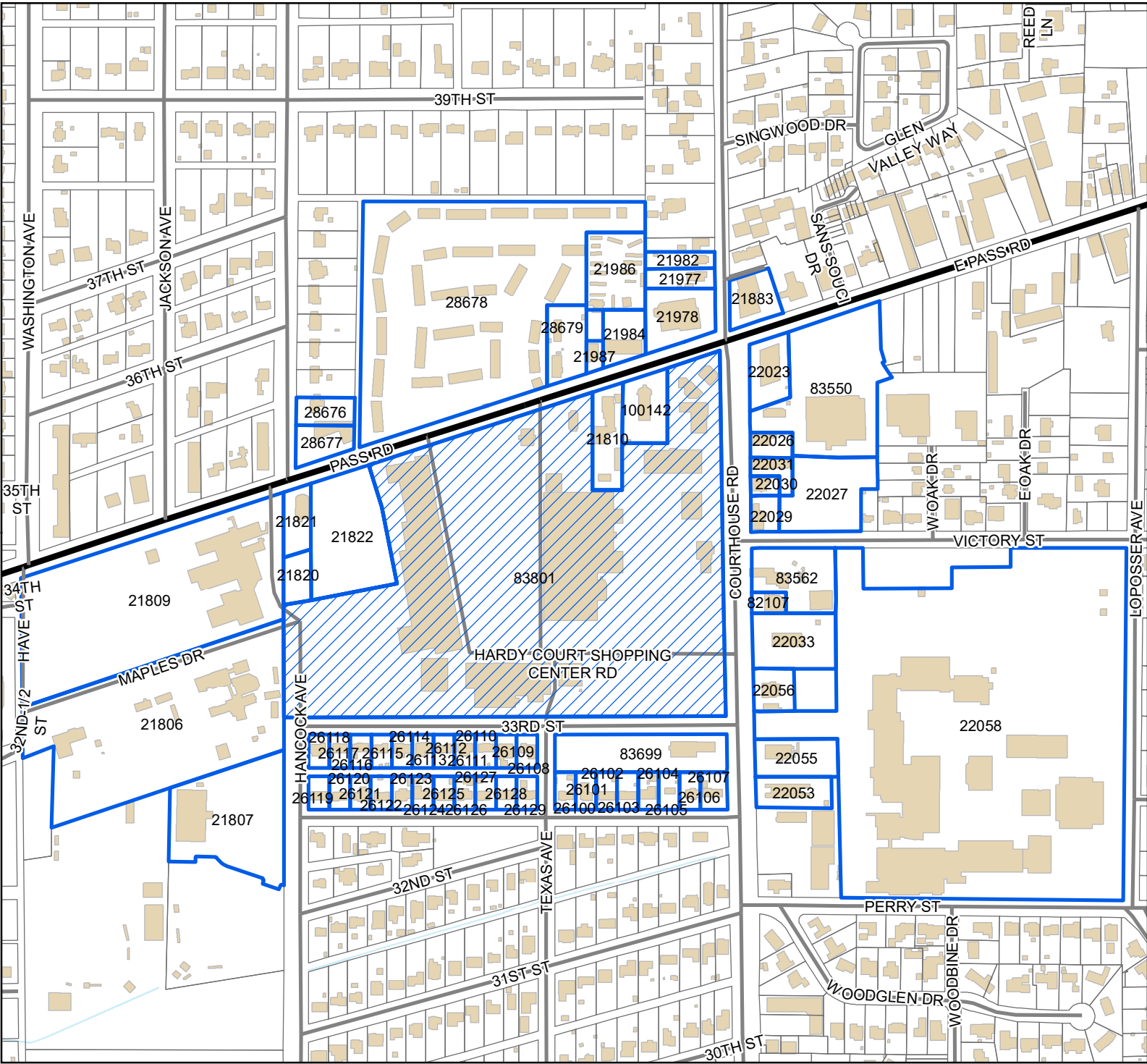
C. J. Darby, Clerk,

By Mell Stratton D. C.

Filing .05
100 words 90
Certificate .50
Indexing 15
1.60

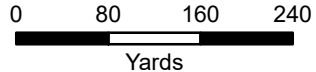
Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
Y		09100-01-001.000	HARDY COURT SHOPPING CENTER, INC (OWNER)	P.O. BOX 1176	GULFPORT	MS	39502
			MATT LARGEN (AGENT)	ONE FREEDOM SQUARE	LAUREL	MS	39440
			Adjacent Property Owners (2507ARC012)				
	22030	0910I-03-017.000	HEFLIN MICHAEL G	612 COURTHOUSE ROAD	GULFPORT	MS	39507
	28676	0910J-01-072.000	STEWART SAMUEL P & JACQUELINE L	P O BOX 8794	METAIRIE	LA	70011
	21883	0910I-01-087.000	FRENCH FAMILY -LTD PTNR-	29 COLONEL WINK DR	GULFPORT	MS	39507
	26105	09100-01-031.000	HUTSON YVONNE T	14 E PARK STREET	GULFPORT	MS	39507
	26121	09100-01-017.000	D S LADNER HOLDINGS LLC	P O BOX 6546	GULFPORT	MS	39506
	26125	09100-01-021.000	HAMMONTREE GLENN W & ANNETTE M	36 EAST PARK ST	GULFPORT	MS	39507
	26126	09100-01-022.000	POTTS MARTHA ANN	34 EAST PARK ST	GULFPORT	MS	39507
	26119	09100-01-015.000	MITCHELL ESSIE M	48 E PARK ST	GULFPORT	MS	39507
	26120	09100-01-016.000	NICHOLS IVAN L & CAROLYN M & CHAD B	1502 MILL RD	GULFPORT	MS	39507
	83562	0910I-03-047.000	EAGLE ENERGY INC	P O BOX 6007	GULFPORT	MS	39506
	26117	09100-01-013.000	GAFFNEY PEGGY & KEVIN	#35 33RD ST	GULFPORT	MS	39507
	26115	09100-01-011.000	DEWEASE DORIS -L/E-	43 33RD ST	GULFPORT	MS	39501
	26108	09100-01-004.000	CREEL MARY M	321 FAIRVIEW DR	BILOXI	MS	39531
	26110	09100-01-006.000	NELSON DELBERT J & DARLENE	33 33RD ST	GULFPORT	MS	39501
N	100142	0910J-02-009.000	HARDY COURT SHOPPING CENTER	P.O. BOX 1176	GULFPORT	MS	39502
	28678	0910J-01-074.000	GULF MIST MS LP	139 OCEAN AVE	LAKESWOOD	NJ	8701
	21821	0910J-02-004.000	GULF COAST PROPERTIES LLC	1261 PASS RD	GULFPORT	MS	39501
	22029	0910I-03-018.000	FRG PROPERTIES LLC	6200 OAK TREE BLVD, STE 250	INDEPENDENCE	OH	44131
	21978	0910J-01-085.000	STEWART-PANNO LLC	C/O WALGREENS CO STORE #3452	METAIRIE	LA	70011
	26103	09100-01-029.000	MANSFIELD MARSHA KAYE	15520 SWAN LAKE BLVD	GULFPORT	MS	39503
	26123	09100-01-019.000	TALLEY JOSEPH B & SANDRA L	40 EAST PARK ST	GULFPORT	MS	39507
	26100	09100-01-026.000	PINEDA RENE	18309 LARUE RD	VANCLEAVE	MS	39565
	26101	09100-01-027.000	CRAIG COY & HEATHER	22 EAST PARK ST	GULFPORT	MS	39501
	26107	09100-01-033.000	HILL MICHAEL JOSEPH & ASHLEIGH R	10 E PARK ST	GULFPORT	MS	39507
	26127	09100-01-023.000	PRICE WILLIE MAGGIE & JERRY DEWAYNE	206 PINE DR	HATTIESBURG	MS	39401
	26128	09100-01-024.000	MOXLEY LARRY N JR & JUDITH E	30 EAST PARK ST	GULFPORT	MS	39507
	83699	09100-01-003.000	HANCOCK BANK	C/O VEE SERVICES	DALLAS	TX	75230
	21987	0910J-01-076.000	CARR ALICIA	4113 FRANKLIN AVE	GULFPORT	MS	39507
N	21820	0910J-02-005.000	GULF COAST PROPERTIES LLC	1261 PASS RD	GULFPORT	MS	39501
	26113	09100-01-009.000	J P SILVA PROPERTIES LLC	1664 BEACH BLVD Q28	BILOXI	MS	39530
	26112	09100-01-008.000	MEDCALF DIANA L	1426 POTOMAC AVE	LAFAYETTE	IN	47905
	26111	09100-01-007.000	GAFFNEY KEVIN S & PEGGY A	35 33RD ST	GULFPORT	MS	39501

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
	26118	09100-01-014.000	TINAJERO CHRISTOPHER	49 33RD ST	GULFPORT	MS	39507
	22031	0910I-03-016.000	GEORGE & WEEZIE LLC	618 COURTHOUSE RD	GULFPORT	MS	39507
	21982	0910J-01-081.000	IBARRA JUAN & ANGELICA ROBLES	840 COMMERCE ST	GULFPORT	MS	39507
	26106	09100-01-032.000	THOMAS HERMAN J & VICKI R	12 E PARK STREET	GULFPORT	MS	39507
	26129	09100-01-025.000	SLADE JAYSON	28 E PARK ST	GULFPORT	MS	39507
N	28677	0910J-01-073.000	STEWART SAMUEL L & JACQUELINE L	P O BOX 8794	METAIRIE	LA	70011
	22033	0910P-04-002.000	FRANCHISE REALTY INTERSTATE CO	TEN D ENTERPRISES	OCEAN SPRINGS	MS	39564
	21984	0910J-01-078.000	BANKS WELDON T & SHEILA L	421 HICKORY NUT RD	PICAYUNE	MS	39466
	22056	0910P-04-003.000	LI GONG FU & XING	825 COURTHOUSE RD	GULFPORT	MS	39507
	21977	0910J-01-082.000	HUTH RITA LACUESTA & HARDY STACY S	110 MARIKESH DR	DAPHNE	AL	36526
	26102	09100-01-028.000	NILGES HELEN	20 EAST PARK ST	GULFPORT	MS	39501
	26104	09100-01-030.000	NILGES DAVID E	16 EAST PARK ST	GULFPORT	MS	39501
	26116	09100-01-012.000	HARDY TIFFINY C	45 33RD ST	GULFPORT	MS	39507
	26114	09100-01-010.000	CHU AMY M	41 33RD ST	GULFPORT	MS	39507
	26109	09100-01-005.000	C & G RENOVATIONS LLC	199 TRENTON DR	SLIDELL	LA	70461
	21810	0910J-02-002.000	CARITE REALTY LLC	4 W 14 MILE ROAD	MADISON HEIGHTS	MI	48071
	28679	0910J-01-075.000	WENDELTA PROPERTY HOLDINGS LLC	C/O CARLISLE LLC	MEMPHIS	TN	38103
	26122	09100-01-018.000	LADNER DEANNA A	42 EAST PARK ST	GULFPORT	MS	39507
	26124	09100-01-020.000	ALLEN DEBRA N & RAY V	38 EAST PARK ST	GULFPORT	MS	39507
	21986	0910J-01-079.000	BAH HOLDINGS LLC	11502 STANTON PL	GULFPORT	MS	39503
	22023	0910I-03-013.000	CLARK OIL COMPANY INC	720 STATION ST	WAYNESBORO	MS	39367
	21822	0910J-02-003.000	WILLIAMS INVEST INC	8275 EASLEY RD	GRAND BAY	AL	36541
	82107	0910I-03-047.001	MGH PROPERTIES LLC	558 COURTHOUSE RD	GULFPORT	MS	39507
	22053	0910P-04-006.000	BUBBA OUSTALET ACADIAN REAL EST INC	P O BOX 260	JENNINGS	LA	70546
	22055	0910P-04-005.000	PARYAN INVESTMENTS LLC	12 53RD CIR	GULFPORT	MS	39507
	22027	0910I-03-019.000	GULFPORT SCHOOL DISTRICT	P O BOX 220	GULFPORT	MS	39502
	22026	0910I-03-015.000	TORJUSEN ENTERPRISES LP	P O BOX 1943	GULFPORT	MS	39502
	83550	0910I-03-012.000	ATA HOLDINGS LLC	427 N COLUMBIA ST	COVINGTON	LA	70453
N	83801	09100-01-001.000	HARDY COURT SHOPPING CENTER	P O BOX 1176	GULFPORT	MS	39502
N	21807	09100-03-033.000	GULFPORT CITY OF	PO BOX 1780	GULFPORT	MS	39502



Legend

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



1 inch = 500 feet



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

ARCHITECTURAL REVIEW COMMITTEE

Hearing Date: Thursday, July 10, 2025

Architectural Review Committee 2507ARC013: Architectural Review Committee 2507ARC013, by Matt Largen, seeking approval for a new freestanding ground sign, Tax Parcel 0808D-04-002.000, 15513 O'Neal Road, Zoned B-4 (Highway Business), Ward 7

Technical Report

ARCHITECTURAL REVIEW COMMITTEE

GENERAL INFORMATION

Case File Number: 2507ARC013

Hearing Date: July 10, 2025

Current Zoning/Use: B-4 / Commercial Structure

Legal: Architectural Review Committee 2507ARC013, by Matt Largen, seeking approval for a new freestanding ground sign, Tax Parcel 0808D-04-002.000, 15513 O'Neal Road, Zoned B-4 (Highway Business), Ward 7

TECHNICAL DETAILS

The applicant is seeking approval for a new ground sign for Renasant Bank. The applicant is altering the sign structure of the original existing sign which triggers design standards, requiring Architectural Review Committee approval. The proposed sign meets setback requirements and copy area requirement for freestanding ground signs in B-4 zoning districts. The applicant's sign includes a decorative cap with the support poles wrapped in aluminum siding, however the sign does not have a decorative buttress. In lieu of the decorative buttress, the applicant's proposed design does include landscaping around the base of the proposed sign. While the applicant does not address any hardship for this deviation from the design standards, this board has granted approval for new freestanding ground signs without decorative buttresses before, on the condition that landscaping around the base of the sign was provided. An example of such approval can be found in Case# 2410ARC045 for the Pure Market gas station at 14165 Dedeaux Road.

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

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

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

EXECUTIVE SUMMARY

Technical Report

ARCHITECTURAL REVIEW COMMITTEE

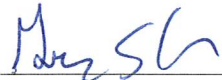
The applicant is seeking approval for their proposed freestanding ground sign. The proposed ground sign is a structural alteration to the existing ground sign on site, which requires Architectural Review Committee approval. The proposed ground sign meets setback and copy space area requirements; however, the proposed sign does not have the required decorative buttress instead having the decorative cap, aluminum siding wrapping the support poles, and landscaping around the base of the sign. While the applicant does not address a hardship regarding this deviation from the design standards, this board has granted approval for ground signs without the decorative buttress, on the condition that landscaping was provided around the base of the sign. An example of such approval was with the Pure Market gas station at 14165 Dedeaux Road under Case# 2410ARC045.

DEPARTMENTAL CONDITIONS

1. Approval allows for the new freestanding ground sign as proposed.

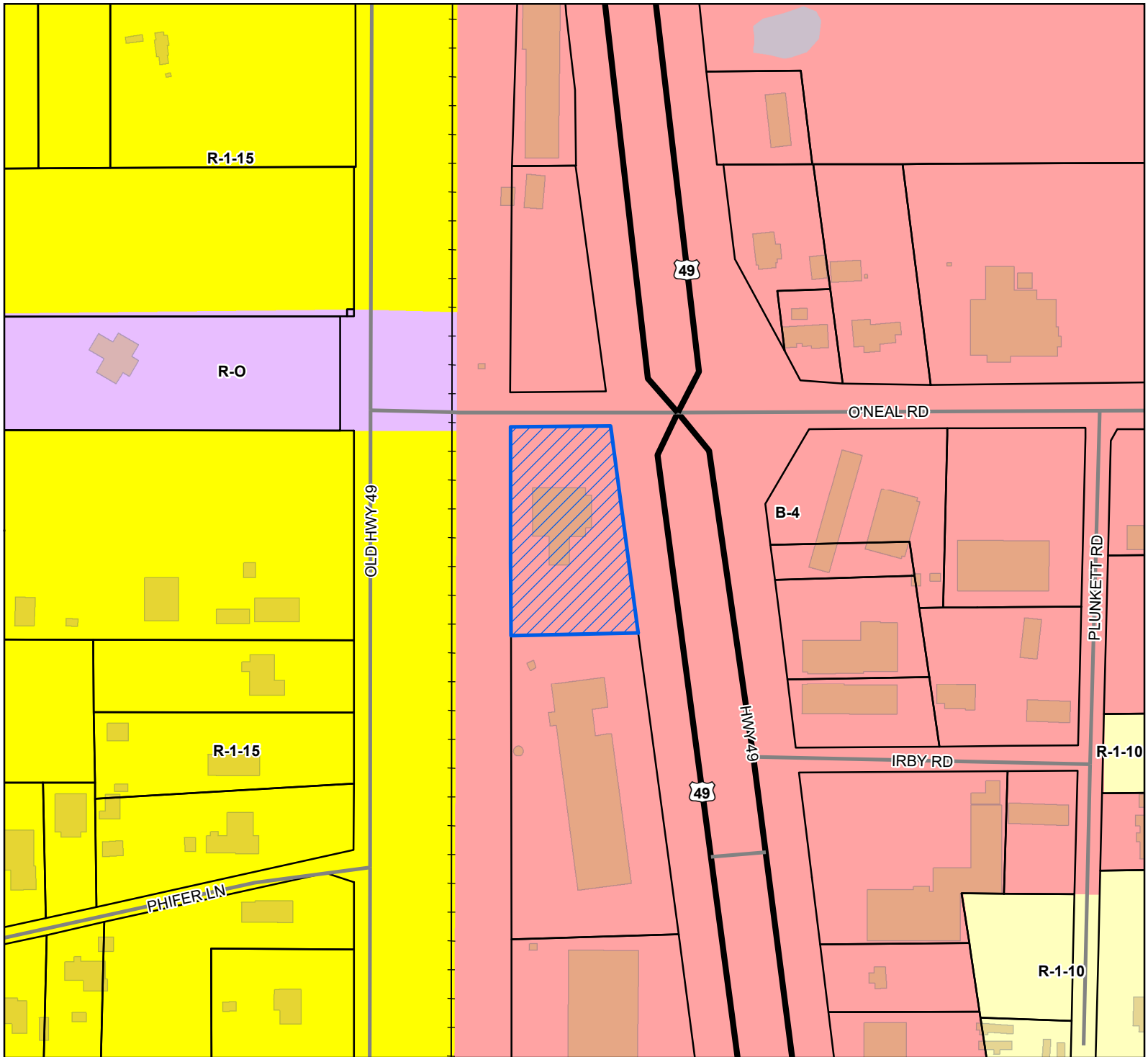
DIRECTOR APPROVAL

This report has been reviewed and approved by:



Greg Holmes

Director of Urban Development Department



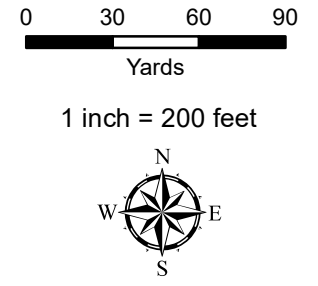
Legend

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

Zoning

- B-4 - Highway Business District
- R-1-10 - Single Family Residence (Low Density)
- R-1-15 - Single Family Residence District (Low Density)
- R-O - Residence-Office

Site Information
 0808D-04-002.000
 Zoning: B-4 (Highway Business)
 Size: 1.2 acres
 Flood: X



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CASE NUMBER

2507AR0013

6/27/25

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

ARCHITECTURAL REVIEW

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

- Architectural Design Review
Signs

TAX PARCEL NUMBERS

Grid for tax parcel numbers with handwritten entry: 0808D-04-002.000

Property Address:

15513 O'Neal Rd, Gulfport MS 39503

Lot(s) Block(s) Subdivision

General Description of Request: Replace existing pylow sign with new pylow for Renaissance Bank

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:

Renasant Bank

Printed Name of Owner

209 Troy Street

Mailing Address

Tupelo

MS

38802

City

State

Zip Code

AGENT:

Hendrick Signs - Matt Largent

Printed Name of Agent

One Freedom Square

Mailing Address

Lumbert

MS

39440

City

State

Zip Code

Name of Owner (PRINT) David Wright- Renasant Bank

Address (Street, City, State, Zip Code) 209 Troy St, Tupelo, MS 38804

Phone (Home) _____ (Work) 662-680-1300 (Cell) _____

Tax Parcel Number(s) Owned: 0P08D-04-002.000

Signature: 

Name of Owner (PRINT) _____

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

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

Tax Parcel Number(s) Owned: _____

Signature: _____

Name of Owner (PRINT) _____

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

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

Tax Parcel Number(s) Owned: _____

Signature: _____



DESIGNATION OF AGENT

I, David Wright being property owner of 15513 O'Neal Rd, Gulfport, MS 39503
PRINT NAME PRIMARY ADDRESS OR PARCEL
which is the subject of this application hereby authorize Headrick Signs 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 of said petition.

[Handwritten Signature]
SIGNATURE

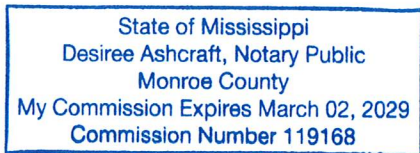
3/9/25
DATE

STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 9 day of March, 2025

Desiree Ashcraft
NOTARY PUBLIC

3-2-2025
COMMISSION EXPIRATION





COVENANT AFFIDAVIT

I, Math Largent - Headwide Signs being property owner or agent of the property 15513 O'Neil Rd
PRINT NAME PRIMARY ADDRESS OR PARCEL

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

[Signature] 6/2/25
SIGNATURE DATE

STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 2nd day of June, 20 25

Tracie A. Brownlee
NOTARY PUBLIC

March 15, 2026
COMMISSION EXPIRATION



INCUMBENCY CERTIFICATE
RENASANT BANK

I, Mark Jeanfreau, the undersigned duly appointed, qualified and acting Secretary of **Renasant Bank**, a banking corporation organized under the laws of the State of Mississippi (the "Renasant"), **DO HEREBY CERTIFY** as follows:

1. The officer named below is presently an officer in good standing with Renasant who has full power and authority to discharge the duties customarily and usually held and performed by like officers of corporations similar to Renasant and as otherwise designated from time to time by the Board of Directors or senior officers of Renasant.

<u>Name</u>	<u>Office</u>
David Wright	Senior Vice President and Capital Projects Director

2. In the aforementioned capacity, David Wright has authority to execute any and all documents on behalf of Renasant related to any application or change for signage installations, removals, or sign maintenance for Renasant and/or The First Bank which has merged with and into Renasant.

3. That the above-mentioned officer has full power and authority to take such other action as he may deem necessary or appropriate in connection with the sale of the above-referenced property.

IN WITNESS WHEREOF, I have hereunto set my hand of the Company this the 3rd day of June 2025.

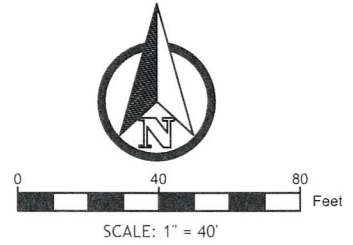
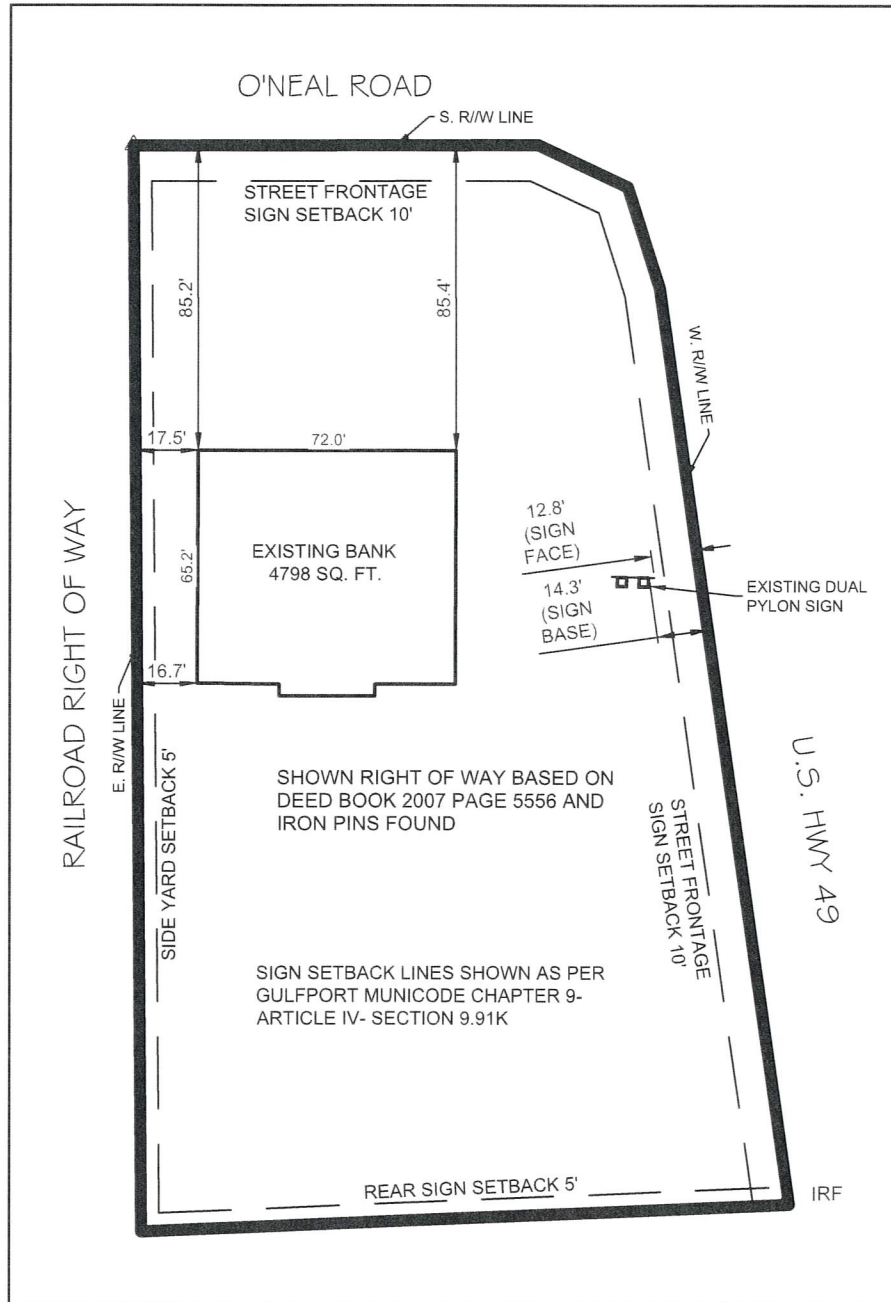


Mark Jeanfreau
As Secretary



Tracie A. Brownlee
June 3, 2025

Z:\25 Project\ALS250270 - Lowry Designs - Renasant Bank\Map\3-Survey\ALS250270 ONEAL ROAD GULFPORT.dwg, Oneal V1.01 REV A, 6/3/2025 6:21:37 AM, ANSI Full bleed B (11.00 x 17.00 inches)



VICINITY MAP

SURVEY NOTES:

1. TYPE OF SURVEY: SPECIFIC PURPOSE (SIGN LOCATION SURVEY)
2. THIS PROPERTY CURRENTLY ZONED B-4 AND MAY BE SUBJECT TO BUILDING SETBACKS AND OTHER RESTRICTIONS BY GOVERNING BODY.
3. THIS SURVEY DOES NOT INCLUDE THE IDENTIFICATION OR LOCATION OF WETLANDS OR OTHER ENVIRONMENTALLY SENSITIVE AREAS.
4. REFERENCE MATERIAL: INSTRUMENT NO. 2007-5556
5. THE PROPERTY LINES SHOWN HEREON ARE FOR INFORMATIONAL PURPOSES ONLY, THIS IS NOT A BOUNDARY SURVEY
6. NO UNDERGROUND UTILITIES REQUESTED OR LOCATED.

SURVEYOR'S CERTIFICATION:

I, MATTHEW C. ROBERTS, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF MISSISSIPPI, HEREBY STATE THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF MISSISSIPPI TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, AND THE SURVEY SHOWN HEREON IS A PLAT OF THE PREVIOUSLY DESCRIBED PROPERTY.

Matthew C. Roberts
Matthew C. Roberts
 2025.06.03
 07:00:51-05'00'
 MATTHEW C. ROBERTS, PLS DATE
 MISSISSIPPI REG. NO. 3178

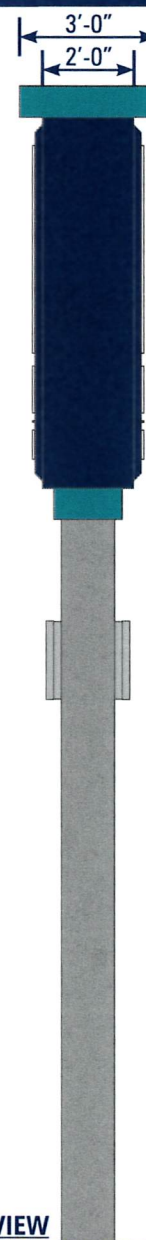
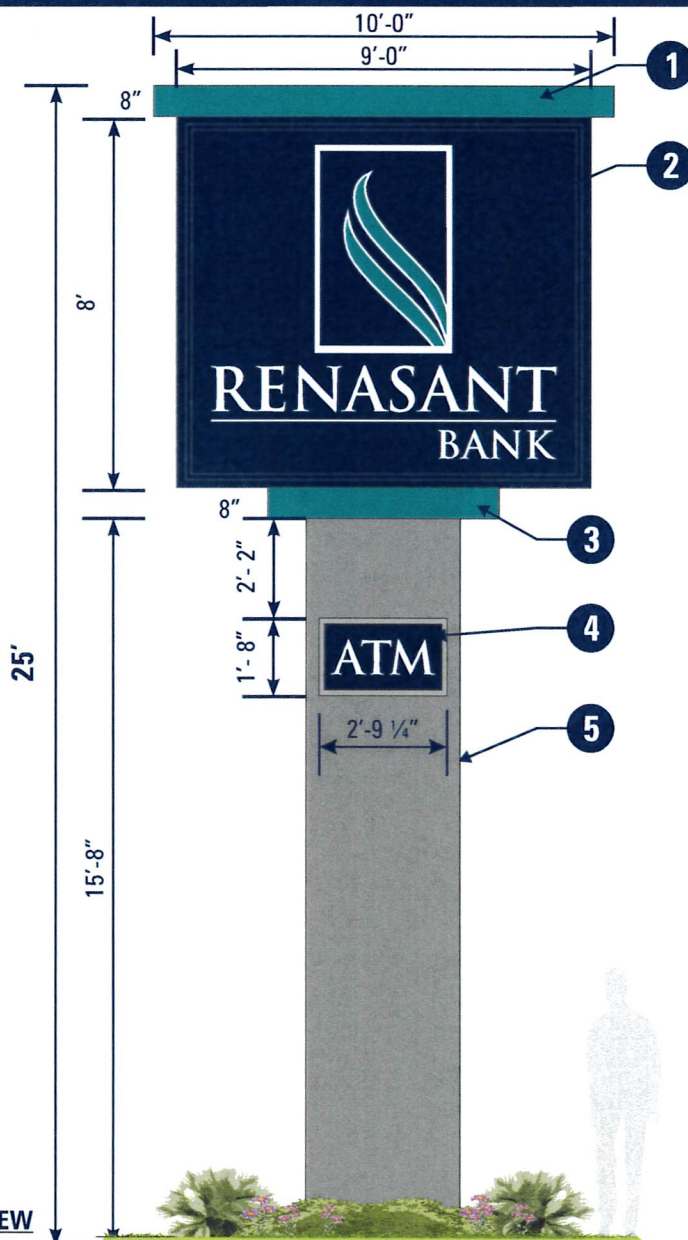


				CLIENT		PROJECT		DRAWN		CHECKED		APPROVED	
						RENASANT BANK #134		THK		AM		MCR	
						SPECIFIC PURPOSE SURVEY OF:		DATE		SCALE			
						15513 O'neal Road, Gulfport, MS		05/21/25		1" = 40'			
								DRAWING NUMBER		REVISION			
								ALS250270 V1.01		A			
REV	DATE	DESCRIPTION	DRAWN BY	APPROVED BY									
A	05/21/25	ISSUED FOR REVIEW	-	-									

SCALE
1/4" = 1'-0"

INTERNALLY ILLUMINATED PYLON

E01 - PYLON- P-25



**EXACT SIDE VIEW MEASUREMENTS
TO BE DETERMINED IF USING THE
EXISTING POLE STRUCTURE / NEW POLE
BEING USED.**

SQUARE FOOTAGE: 76.62'

SIGN DESCRIPTION:

MANUFACTURE- (QTY-1) DOUBLE FACE INTERNALLY ILLUMINATED PYLON SIGN. SIGN TO MEET ALL UL APPROVED REQUIREMENTS AND TO BE DIRECT EMBED.

1- 8" TALL FABRICATED ALUMINUM DECORATIVE CAP MOUNTED TO TOP OF CABINET.

2- FABRICATED ALUMINUM AND INTERNALLY ILLUMINATED CABINET SIGN WITH 2" ALUMINUM RETAINER. FACES TO CONSIST OF PAN AND EMBOSMENTS. LOGO AND COPY TO BE EMBOSSED 5/8".

3- 8" TALL FABRICATED ALUMINUM DECORATIVE CAP MOUNTED TO BOTTOM OF CABINET.

4- ATM SIGN TO CONSIST FOR 4" ALUMINUM RETURNS, 2" ALUMINUM RETAINER AND ACRYLIC FACE WITH VINYL GRAPHICS. SIGN TO BE INTERNALLY ILLUMINATED WITH WHITE LEDS.

5- POLE COVER TO CONSIST OF FABRICATED ALUMINUM.

-  PMS 295 - 3M Trans Blue 3630-36 vinyl-first surface
-  PMS 334c (trans. jade green vinyl - first surface)
-  WHITE MATERIAL (FACES)
-  PMS 423

**LANDSCAPING BY CUSTOMER TO MEET
ARC REQUIREMENTS**

FRONT VIEW

SIDE VIEW

CUSTOMER: Renasant Bank- SITE #134 Gulfport
ADDRESS: 15513 O'Neal Road
FILE: _RENASANT_BANK_(15513_Gulfport_25FT_pylon)
APPROVALS:

JOB NAME: PYLON SIGN
CITY/STATE: Gulfport, MS 39503
SALES: BETSY LUKE

DATE: 12-20-24
REV: 00-00-00

Mitchell Signs does not provide primary electrical to the sign location. Sign will be wired for 120v electrical services unless otherwise noted.



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**MITCHELL
SIGNS**
3200 HWY. 45 NORTH | MERIDIAN, MS 38091
PHONE: 601-482-7471 | FAX: 601-482-7474 | 1-800-467-7471
<http://www.mitchellcompanies.com>

NOT
TO SCALE

SUPERIMPOSED PHOTO IS APPROXIMATE

E01 - PYLON- P-25



PROPOSED



EXISTING

CUSTOMER: Renasant Bank- SITE #134 Gulfport
ADDRESS: 15513 O'Neal Road
FILE: _RENASANT_BANK_(15513_Gulfport_25FT_pylon)
APPROVALS:

JOB NAME: PYLON SIGN
CITY/STATE: Gulfport, MS 39503
SALES: BETSY LUKE

DATE: 12-20-24
REV: 00-00-00

Mitchell Signs does not provide primary electrical to the sign location.
Sign will be wired for 120v electrical services unless otherwise noted.



This color sketch is provided as an example of color. There is no exact match between printed ink and paint. Please choose Pantone Matching System® colors for paint.

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<http://www.mitchellcompanies.com>

F0013
Fee: \$ 50



Michael Watson
SECRETARY OF STATE

2025169740

Filed: 03/28/2025 11:08 AM
Michael Watson
Secretary of State

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

Articles of Merger

Merging Business(es)

<i>Business ID</i>	<i>Name of Entity</i>	<i>Entity Type</i>	<i>State</i>
1321656	The First Bank	Profit Corporation	MS

Survivor Details

Business ID: 112100 *Business Name:* Renasant Bank
State: MS *Entity Type:* Profit Corporation

New Principal Office Address: 209 Troy Street
Tupelo, MS 38804

A statement that the plan or merger was approved by shareholders and members or that shareholder/member approval was not required signed by a representative of each company involved in the merger must be attached.

ARTICLES OF MERGER OF
THE FIRST BANK
WITH AND INTO
RENASANT BANK

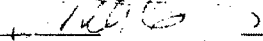
Pursuant to the provisions of the Mississippi Banking Code and the Mississippi Business Corporation Act, the undersigned adopt the following articles of merger for the purpose of merging into a single banking corporation:

1. The parties to the merger are Renasant Bank, a Mississippi state-chartered bank, and The First Bank, a Mississippi state-chartered bank. The name of the surviving corporation is Renasant Bank.
2. The Agreement and Plan of Merger ("Plan") was approved by each of the undersigned in the manner prescribed by the Mississippi Banking Code and the Mississippi Business Corporation Act. The Plan is attached hereto as Exhibit A.
3. As to Renasant Bank, the Plan was duly adopted by its sole shareholder on July 29, 2024, and adopted and ratified by its Board of Directors on August 20, 2024.
4. As to The First Bank, the Plan was duly adopted at a meeting of its Board of Directors and by its sole shareholder on July 25, 2024, which adoption was ratified on July 29, 2024.
5. The merger described herein shall become effective at 12:01 a.m. Central Time on April 1, 2025.

(Signature Pages Follow)

Dated: March 31, 2025

RENASANT BANK

By: 

C. Mitchell Waycaster
Chief Executive Officer and
Executive Vice Chairman

THE FIRST BANK

By: _____

M. Ray (Hoppy) Cole, Jr.
Vice Chairman, President and
Chief Executive Officer

[Signature Page to Articles of Merger]

Dated: March 31, 2025

RENASANT BANK

By: _____

C. Mitchell Waycaster
Chief Executive Officer and
Executive Vice Chairman

THE FIRST BANK

By:  _____

M. Ray (Hoppy) Cole, Jr.
Vice Chairman, President and
Chief Executive Officer

[Signature Page to Articles of Merger]

Exhibit A
Agreement and Plan of Merger

Agreement and Plan of Merger

between

The First Bank

and

Renasant Bank

This Agreement and Plan of Merger (the "Agreement") made between The First Bank, a Mississippi state-chartered bank, being located at Hattiesburg, county of Lamar, in the State of Mississippi ("Seller Bank"), with total capital of \$1,114,542,838, paid in capital and surplus of \$939,801,000 for 1,029,896 shares of common stock, each with a par value \$5.00 per share, and undivided profits or capital reserves of \$284,299,000, as of December 31, 2024, and Renasant Bank, a Mississippi state-chartered bank, being located at Tupelo, county of Lee, in the state of Mississippi ("Buyer Bank") and together with Seller Bank, the "Merging Banks", with total capital of \$2,694,510,701, paid in capital and surplus of \$1,841,358,618 for 772,822 shares of common stock, each with a par value of \$5.00 per share, and undivided profits and capital reserves of \$997,564,183, as of December 31, 2024 each acting pursuant to a resolution of its board of directors, witnessed as follows:

Section 1.

Seller Bank shall be merged with and into Buyer Bank with the Buyer Bank as the surviving entity in the merger (the "Bank Merger").

Section 2.

The name of the surviving entity in the Bank Merger (hereinafter referred to as the "Surviving Bank") shall be Renasant Bank.

Section 3.

The business of the Surviving Bank shall be that of a Mississippi state-chartered bank. This business shall be conducted by the Surviving Bank at its main office to be located at 209 Troy Street, Tupelo, Mississippi 38804 and at its legally established branches.

Section 4.

The amount of total capital of the Surviving Bank shall be approximately \$3,881,708,010, divided into 772,822 shares of common stock, each of \$5.00 par value, and at the time the Bank Merger shall become effective, the Surviving Bank shall have paid in capital and surplus of approximately \$3,143,325,110 and undivided profits, including capital reserves, which when combined with the capital and surplus will be equal to the combined capital structures of the Merging Banks as stated in the preamble of this Agreement.

Section 5.

All rights, franchises and interests of the Merging Banks in and to every species of property, personal and mixed, and choses in action thereto belonging to each of the Merging Banks as they exist at the effective time of the Bank Merger (the "Effective Time") shall pass to and vest in the Surviving Bank without any deed, conveyance or other transfer. The Surviving Bank shall hold and enjoy the same and all rights of property, franchises and interests in the same manner and to the same extent as were held and enjoyed by the Merging Banks. The Surviving Bank shall be

responsible for all of the liabilities of every kind and description of each of the Merging Banks existing as of the Effective Time.

Section 6.

Of the capital stock of the Surviving Bank, the presently outstanding 772,822 shares of common stock each of \$5.00 par value, and the holders of it shall retain their present rights, and the shares of Seller Bank shall be cancelled for no consideration as of the Effective Time.

Section 7.

Neither Seller Bank nor Buyer Bank shall declare or pay any dividend to its shareholders between the date of this Agreement and the Effective Time, or dispose of any of its assets in any other manner, except (a) in order to facilitate the Bank Merger or the merger (the "Parent Transaction") contemplated by the Agreement and Plan of Merger by and between Renasant Corporation ("Buyer") and The First Bancshares, Inc. ("Seller"), dated as of July 29, 2024 (the "Parent Merger Agreement"), or (b) as permitted in the Parent Merger Agreement.

Section 8.

The present board of directors of Buyer Bank shall continue to serve as the board of directors of the Surviving Bank until the next annual meeting or until such time as their successors have been elected and have qualified, except that on or prior to the Effective Time, and pursuant to the terms of the Parent Merger Agreement, the board of directors of Buyer Bank shall cause the number of directors that will comprise the full board of directors of Buyer Bank to be increased by six members, and shall appoint the Seller Directors (as defined in the Parent Merger Agreement) and two additional independent directors of Seller Bank's board of directors, as mutually agreed by Buyer and Seller, and one director shall be the Chief Executive Officer of Seller Bank or such other director of Seller or Seller Bank as mutually agreed by Buyer and Seller to fill the vacancies resulting from such increase.

Section 9.

The articles of incorporation of Buyer Bank in effect immediately prior to the Effective Time shall be the articles of incorporation of the Surviving Bank following the Bank Merger.

The bylaws of Buyer Bank in effect immediately prior to the Effective Time shall be the bylaws of the Surviving Bank following the Bank Merger.

Section 10.

This Agreement may be terminated by the mutual written consent of Buyer Bank and Seller Bank or if the Parent Merger Agreement is terminated in accordance with its terms. If this Agreement is terminated, this Agreement will become void and have no effect, and none of Buyer Bank or Seller Bank, any of their respective subsidiaries or any of the officers or directors of any of them shall have any liability of any nature whatsoever hereunder, or in connection with the transactions contemplated hereby.

Section 11.

The Boards of Directors of each of Buyer Bank and Seller Bank have each unanimously approved this Agreement and the transactions contemplated hereby, including, without limitation, the Bank Merger, and have authorized the execution and performance thereof, and Buyer and Seller as sole shareholders of each of Buyer Bank and Seller Bank, respectively, have approved, ratified and confirmed this Agreement and the Bank Merger; and the Bank Merger shall become effective at the time specified in the articles of merger to be filed with the Secretary of State of the State of Mississippi.

Section 12.

Each of Buyer Bank and Seller Bank hereby represents and warrants to the other that (a) it has full power and authority to enter into this Agreement; (b) this Agreement does not conflict with or violate or cause it to be in default under any other agreement, document or instrument to which it is a party or by which it or its assets is bound or affected; (c) this Agreement does not violate any code, law (including common law), ordinance, regulation, reporting or licensing requirement, rule, or statute applicable to it or any of its respective assets (each, a "Law"), or any administrative decision or award, decree, injunction, judgment, order, consent decree, quasi-judicial decision or any award, ruling, or writ of any federal, state, local or foreign or other court, arbitrator, mediator, tribunal, administrative agency, or regulatory authority; and (d) this Agreement is a valid, binding and enforceable obligation against it, except as such enforceability may be limited by creditors rights laws and general principles of equity.

Section 13.

Buyer Bank and Seller Bank agree that the Bank Merger shall not occur under this Agreement until (a) after the effective time of the Parent Transaction; and (b) after receipt of all necessary regulatory approvals for the transactions contemplated for consummation of the Parent Transaction and the Bank Merger, and all applicable waiting periods in respect thereof shall have expired.

Section 14.

(a) Buyer Bank and Seller Bank agree to (i) furnish upon request to each other such further information; (ii) execute and deliver to each other such other documents; and (iii) do such other acts and things, all as the other party may reasonably request for the purpose of carrying out the intent of this Agreement and the documents referred to in this Agreement.

(b) To the extent permitted by law, this Agreement may be amended by a subsequent writing signed by each of Buyer Bank and Seller Bank upon the approval of each of the same.

(c) None of the agreements in this Agreement or in any instrument delivered pursuant to this Agreement shall survive the effective time of the Bank Merger or the termination of this Agreement.

(d) The invalidity or unenforceability of any provision hereof shall in no way affect the validity or enforceability of any other provision.

(e) Except as expressly contemplated hereby, neither this Agreement nor any of the rights, interests or obligations hereunder shall be assigned by either party (whether by operation of law or otherwise) without the prior written consent of the other party. Any purported assignment in contravention hereof shall be null and void. Subject to the preceding sentences, this Agreement will be binding upon, inure to the benefit of and be enforceable by the parties and their respective successors and assigns.

(f) This Agreement shall be governed by, and construed in accordance with, the laws of the State of Mississippi. The parties agree that this Agreement shall be governed by, and construed in all respects in accordance with, and all disputes arising out of or in connection with this Agreement or the transactions contemplated hereby shall be resolved under, the Laws of the State of Mississippi without regard to any conflict of Laws or choice of Law principles that might otherwise refer construction or interpretation of this Agreement to the substantive Law of another jurisdiction.


(g) Each of the Merging Banks acknowledges and agrees that it has participated in the drafting and negotiation of this Agreement. Accordingly, in the event of a dispute with respect to the interpretation or enforcement of the terms hereof, no provision shall be construed so as to favor or disfavor either party hereto.

(h) This Agreement may be executed in two or more counterparts, each of which shall be deemed to be an original, but all of which together shall constitute one and the same instrument.

[Signatures on Following Page]

WITNESS, the signatures of Buyer Bank and Seller Bank this 1st day of April, 2025, each set by its president or a vice president, acting pursuant to a resolution of its board of directors.

THE FIRST BANK

By: 
Name: M. Ray (Hoppy) Cole, Jr.
Title: Vice Chairman, President and Chief Executive Officer

RENASANT BANK

By: _____
Name: C. Mitchell Waycaster
Title: Chief Executive Officer and Executive Vice Chairman

WITNESS, the signatures of Buyer Bank and Seller Bank this 1st day of April, 2025, each set by its president or a vice president, acting pursuant to a resolution of its board of directors.

THE FIRST BANK

By: _____
Name: M. Ray (Hoppy) Cole, Jr.
Title: Vice Chairman, President and Chief
Executive Officer

RENASANT BANK

By: _____
Name: C. Mitchell Waycaster
Title: Chief Executive Officer and Executive
Vice Chairman

**STATE OF MISSISSIPPI
SECRETARY OF STATE'S OFFICE
MICHAEL WATSON
SECRETARY OF STATE
JACKSON, MISSISSIPPI**

I, Michael Watson, as Secretary of State of the Great State of Mississippi do hereby certify this Application for Amendment to the Articles of Incorporation and Approval thereof

**RENASANT BANK
TUPELO, LEE COUNTY, MISSISSIPPI**

Including the Merger of

**THE FIRST BANK
HATTIESBURG, LAMAR COUNTY, MISSISSIPPI**

Into and under the Charter of

**RENASANT BANK
TUPELO, LEE COUNTY, MISSISSIPPI**

is hereby approved

was pursuant to the provisions of the Laws of Mississippi recorded in the Records of Incorporations in Photostat Book 418 in this office. Accordingly, the undersigned, as such Secretary of State, and by virtue of the authority vested in him, by law, issues this Application of Amendment...

I have hereunto set my hand and caused the Seal of the Great State of Mississippi to be affixed this the 28th day of March 2025



Michael Watson

MICHAEL WATSON

STATE OF MISSISSIPPI

Office of the Governor



The within and foregoing Amendment to the Charter
and Articles of Incorporation of

**Renasant Bank
Tupelo, Lee County, Mississippi**

including the merger of

**The First Bank
Hattiesburg, Lamar County, Mississippi**

into and under the charter of

**Renasant Bank
Tupelo, Lee County, Mississippi**

is hereby approved.

In testimony whereof, I have hereunto set
my hand and caused the Great Seal of the
State of Mississippi to be affixed this
27th day of March 2025.


TATE REEVES
GOVERNOR

ATTEST:



MICHAEL WATSON
SECRETARY OF STATE



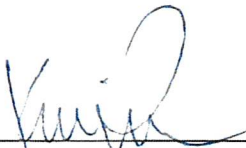
Lynn Fitch
ATTORNEY GENERAL

JACKSON, MISSISSIPPI

DATE: March 26, 2025

I have examined this the Amendment to the Charter and Articles of Incorporation as well as the Certificate of Merger Approval for the merger of the First Bank with and under the charter of Renasant Bank, domiciled in Tupelo, Lee County, Mississippi and find them to be in proper order.

LYNN FITCH
ATTORNEY GENERAL OF MISSISSIPPI

BY: 
KIM P. TURNER
Assistant Attorney General
Director, State Agencies Division

MISSISSIPPI

DEPARTMENT OF BANKING AND CONSUMER FINANCE

The within and foregoing Amendment to the Charter and Articles of Incorporation of

**Renasant Bank
Tupelo, Lee County, Mississippi**

including the merger of

**The First Bank
Hattiesburg, Lamar County, Mississippi**

into and under the charter of

**Renasant Bank
Tupelo, Lee County, Mississippi**

is hereby approved, effective 12:01 a.m. Central Time on the 1st day of April 2025.



In testimony whereof, I have hereunto set my hand and caused the Seal of the Department of Banking and Consumer Finance, State of Mississippi, to be affixed, this the 21st day of March 2025.

Rhoshunda G. Kelly

**Rhoshunda G. Kelly
Commissioner**



1st Judicial District
Instrument 2007 5556 D -J1
Filed/Recorded 6 1 2007 3 40 P
Total Fees 12.00
3 Pages Recorded

STATE OF MISSISSIPPI

COUNTY OF HARRISON

WARRANTY DEED

For and in consideration of the sum of Ten Dollars (\$10.00), cash in hand paid this date, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, VILAI MARINO, Grantor, does hereby sell, convey and warrant unto THE FIRST, A National Banking Association, Grantee, the following described land and property being located in Harrison County, Mississippi, more particularly described as follows, to-wit:

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

BEGINNING at the intersection of the Easterly Right-of-Way of Illinois Central Railroad with the Southerly margin of O'Neal Road; thence run South 00 degrees 08 minutes 36 seconds East 303.50 feet along the Easterly Right-of Way of Illinois Central Railroad; thence run North 87 degrees 52 minutes 10 seconds East 181.07 feet to the Westerly Right-of-Way of U. S. Highway 49; thence run North 07 degrees 42 minutes 00 West 258.32 feet along the Westerly Right-of Way of U. S. Highway 49; thence run North 17 degrees 11 minutes 15 seconds West 29.69 feet along the Westerly Right-of-Way of U.S. Highway 49; thence run North 64 degrees 45 minutes 47 seconds West 27.79 feet along the Westerly Right-of-Way of U.S. Highway 49 to a point on the Southerly margin of O'Neal Road; thence run North 89 degrees 46 minutes 39 seconds West 113.16 feet along the Southerly margin of O' Neal Road to the Point of Beginning.

The above described property being the same property as that described in the Warranty Deed dated June 23, 1998, conveyed by Lindbergh Slade to C. M. S. Development Company, LLC, filed of record in the office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi, in Deed Book 1414 at Page 440 thereof.

Said property further being identified as Parcel "A" as per the survey performed by Cassady & Associates, Inc., for Vilia Marino on November 10, 2005, Job No. 46883-05.

This conveyance is expressly subject to the herein memorialized agreement between the Grantor and the Grantee, their successors and or assigns, that no fence or landscaping with a height exceeding three (3) feet shall be erected for a distance of fifty (50) along the boundary line which exists between the properties more particularly described as Parcel "A" and Parcel "B" as per the

survey performed by Cassady & Associates, Inc., for Vilia Marino on November 10, 2005, Job No. 46883-05. The fifty (50) feet referenced above as lying on the adjoining boundary line is specifically recognized as that fifty (50) feet which begins at the Southeast corner of Parcel "A" as per the survey performed by Cassady & Associates, Inc., for Vilia Marino on November 10, 2005, Job No. 46883-05, and running westerly from said point along the South boundary line of Parcel "A". This agreement shall not apply to the remaining portion of Parcel "A's" South boundary line.

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

This conveyance is made expressly subject to any and all restrictive covenants, rights-of-way, easements, and mineral reservations and any other rights now of record which effect the above described property.

WITNESS MY SIGNATURE, this the 30th day of May, 2007.

Vilai Marino
VILAI MARINO

STATE OF MISSISSIPPI

COUNTY OF HARRISON

Personally appeared before me, the undersigned Notary Public in and for the above named jurisdiction, the within named, VILAI MARINO, who acknowledged that she signed and delivered the foregoing instrument on the day and year therein stated.

Given under my hand and seal, this the 30th day of May, 2007.

Candice E. Elliott
NOTARY PUBLIC



My Commission Expires:

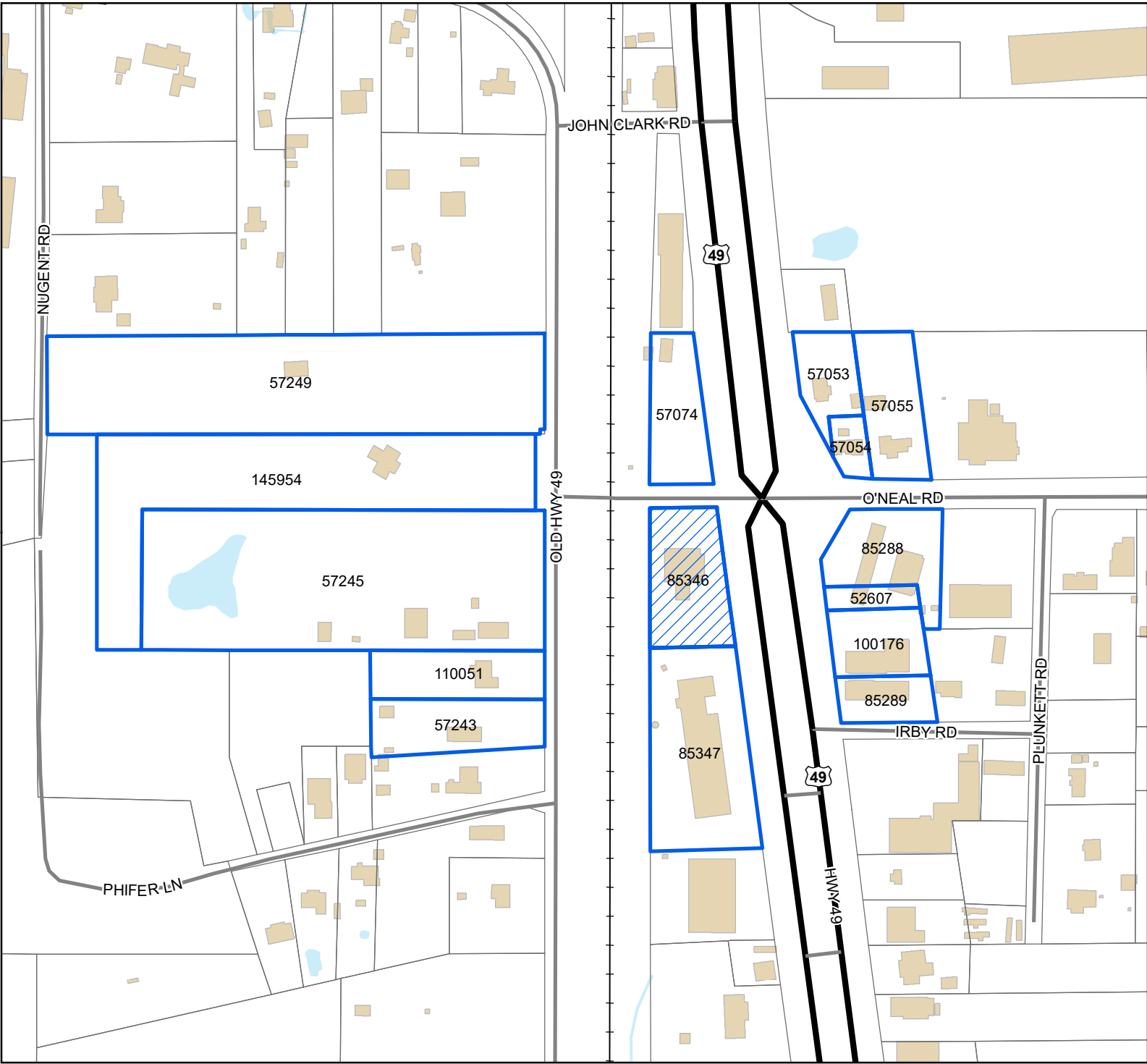
INDEX AS FOLLOWS: Parcel in NW 1/4 of NW 1/4, Sec. 4-7-11

GRANTOR ADDRESS:
P O Box 15549
Hattiesburg, MS 39404
228-248-0148







GRANTEE ADDRESS:
P O Box 1125
Daphne, AL 36526
251-625-009

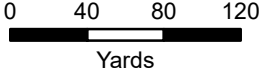
PREPARED BY:
Law Offices of
LAURA F. PAULK, PLLC
16127 ORANGE GROVE ROAD
GULFPORT, MS 39503
228-831-1818
LFP FILE NO.: 0703002

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
Y		0808D-04-002.000	RENASANT BANK (OWNER)	209 TROY STREET	TUPELO	MS	38802
			MATT LARGEN (AGENT)	ONE FREEDOM SQUARE	LAUREL	MS	39440
			Adjacent Property Owners (2507ARC013)				
	85347	0808D-04-003.000	EXCELLENT VENTURE LLC	C/O VILAI MARINO	DAPHNE	AL	36526
	57055	0808D-01-025.000	FASTWAY FUELS LLC	P O BOX 6458	DIAMONDHEAD	MS	39525
	57074	0808D-04-001.000	SEAL BOBBI	409 HWY 90	GAUTIER	MS	39553
	57243	0708A-01-014.000	GORDON PAT	12445 OLD HWY 49	GULFPORT	MS	39503
	52607	0808D-02-014.000	PURE COUNTRY LLC	224 KINGSBRIDGE RD	MADISON	MS	39910
	85346	0808D-04-002.000	FIRST THE	P O BOX 15549	HATTIESBURG	MS	4E+08
	57054	0808D-01-026.000	SUMRALL PROPERTIES LLC	18210 AUTRY DR	GULFPORT	MS	39503
	57053	0808D-01-026.001	PUCHEU ELDER J	12520 HWY 49	GULFPORT	MS	39503
	57249	0708A-01-002.000	REORGANIZED CHURCH OF JESUS CHRIST	C/O PAM CRESS	LONG BEACH	MS	39560
	85289	0808D-02-015.000	BJ'S PACKAGE STORE INC	12452 HWY 49	GULFPORT	MS	39503
	85288	0808D-02-013.000	PURE COUNTRY LLC	224 KINGSBRIDGE RD	MADISON	MS	39910
	110051	0708A-01-014.001	SHOCKLEY SAMUEL P & MELISSA A ETAL	12459 OLD HWY 49	GULFPORT	MS	39503
	57245	0708A-01-015.000	FRANKLIN BRYAN	12465 OLD HWY 49	GULFPORT	MS	39503
	100176	0808D-02-014.001	TOMOHAWK PROPERTIES LLC	P O BOX 2009	GULFPORT	MS	39505
	145954	0708A-01-016.001	FITZ ESTATES LLC	16125 SYLVAN DR	GULFPORT	MS	39503



Legend

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



1 inch = 300 feet



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

ARCHITECTURAL REVIEW COMMITTEE

Hearing Date: Thursday, July 10, 2025

Architectural Review Committee Permits



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

ARCHITECTURAL REVIEW COMMITTEE

Hearing Date: Thursday, July 10, 2025

Architectural Review Committee 2507ARC010: Architectural Review Committee 2507ARC010, by agent Richard Patton, seeking approval for metal siding for proposed accessory structure, Tax Parcel 0808K-03-118.000, 11300 Totaro Road, Zoned R-1-10 (Single-Family), Ward 7

Technical Report
ARCHITECTURAL REVIEW COMMITTEE

GENERAL INFORMATION

Case File Number: 2508ARC010

Hearing Date: July 10, 2025

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

Legal: Architectural Review Committee 2507ARC010, by agent Richard Patton, seeking approval for metal siding for proposed accessory structure, Tax Parcel 0808K-03-118.000, 11300 Totaro Road, Zoned R-1-10 (Single-Family), Ward 7

TECHNICAL DETAILS

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

(2) Accessory buildings.

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

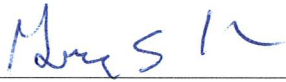
EXECUTIVE SUMMARY

The applicant is seeking approval to deviate from the design standards for siding for their proposed accessory structure. They are seeking to construct an accessory structure for personal storage but utilize metal siding where ordinance requires the accessory structure to be harmonious with the primary building and the surrounding area. The proposed accessory structure meets setbacks, square footage, and height requirements per the accessory structure ordinance. The applicant does not provide information regarding the siding for the house or for buildings in the surrounding area but does explain that the reason they are wishing to utilize the metal siding is due to the metal material being resistant to fire. While metal siding would be resistant to fire than wooden siding, the ordinance would still require the accessory structure to be in harmony with the primary structure and surrounding area. The applicant's request would be setting precedence in regard to the architectural standards for the area.

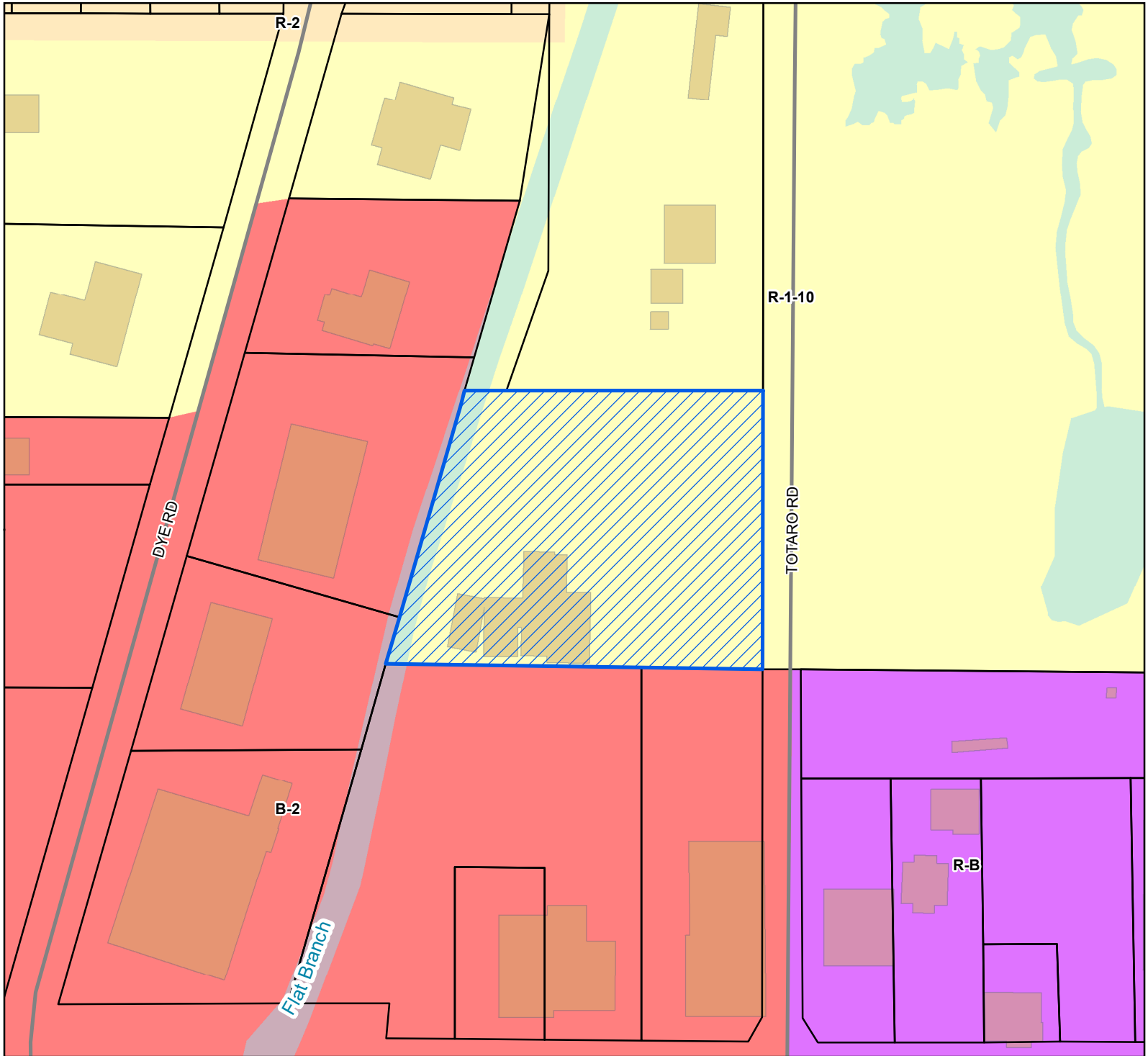
Technical Report
ARCHITECTURAL REVIEW COMMITTEE











DIRECTOR APPROVAL

This report has been reviewed and approved by:

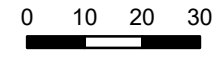


Greg Holmes
Director of Urban Development Department



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

Site Information
 0808K-03-118.000
 Zoning: R-1-10 (Single Family)
 Size: 1.1 acres
 Flood: X, AE



1 inch = 100 feet



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CASE NUMBER
2507ARCO10

AD 06/05/25

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

ARCHITECTURAL REVIEW

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

- Architectural Design Review
- Signs

TAX PARCEL NUMBERS

455311714																			
0808103118000																			

Property Address:
 11300 Totaru Rd
 Gulfport MS 39503

Property Address:

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

General Description of Request:
 Metal Building - Purposed Shed
 Metal Siding for Purposed Shed

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:

SHAWN Mei

Printed Name of Owner

11300 Totaro Rd

Mailing Address

Gulfport

MS

39503

City

State

Zip Code

Signature:

AGENT:

Richard Patton

Printed Name of Agent

104 North Cleveland AVE Long Beach MS 39560

Mailing Address

Long Beach

MS

39560

City

State

Zip Code

Signature:

Name of Owner (PRINT)

Address (Street, City, State, Zip Code)

Phone (Home)

(Work)

(Cell)

Tax Parcel Number(s) Owned:

Signature:

Name of Owner (PRINT)

Address (Street, City, State, Zip Code)

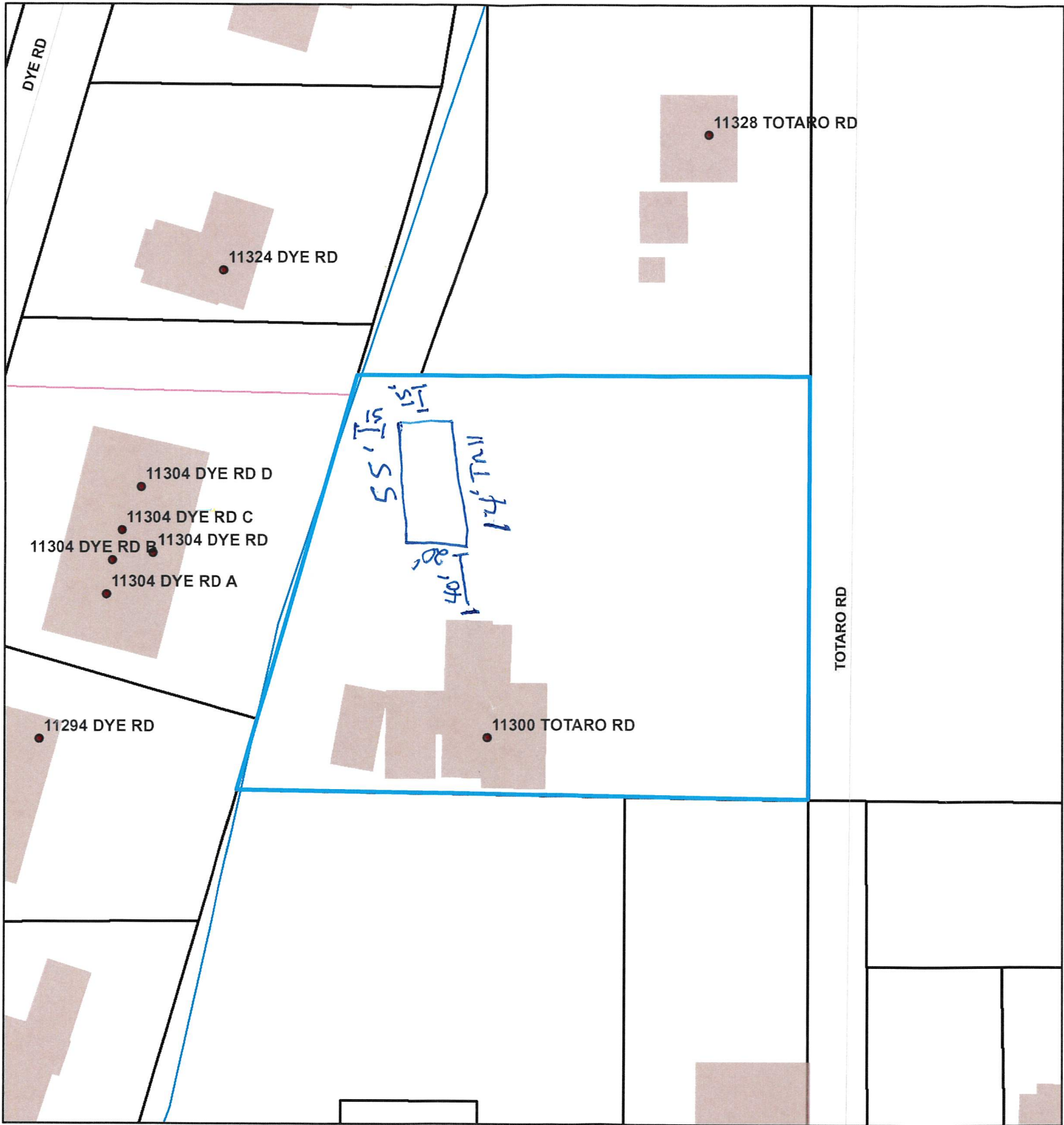
Phone (Home)

(Work)

(Cell)

Tax Parcel Number(s) Owned:

Signature:




1 inch = 62 feet



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Area Map

 Parcels



Printed 5/29/2025

THE Building IS for STORAGE

WE'D. LIKE TO KEEP IT NON COMBUSTABLE



Designation of Agent

I, SHAWN Mei, being owner of the property 11300 Totoprd Gulfport 39503
PRINT NAME PRIMARY ADDRESS OR PARCEL
which is the subject of this application hereby authorize Richard Patton to act as my
PRINT NAME
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]
Signature

6/5/25
Date

STATE OF MISSISSIPPI | COUNTY OF HARRISON

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

[Signature]
Notary Public

05/22/2027
Commission Expiration



Covenant Affidavit

I, SHAWN Mel, being owner or agent of the property 11300 Totaro Rd Gulfport 39503
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] 6/5/25
Signature Date

STATE OF MISSISSIPPI | COUNTY OF HARRISON

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

[Signature]
Notary Public



05/22/2027
Commission Expiration



J. Edwards 1st Judicial District
Instrument 2016 2493 D - J1
Filed/Recorded 4/22/2016 08:50 A
Total Fees \$ 12.00
8 Pages Recorded

Indexing: Part of SW 1/4 of NE 1/4
Sec. 9-7-11

Prepared by and return to
George E. Estes, III
MS Bar No. 5242
Estes and Estes, P.A.
P. O. Box 88
Gulfport, MS, 39502
(228)863-5582

STATE OF MISSISSIPPI
COUNTY OF HARRISON
FIRST JUDICIAL DISTRICT

WARRANTY DEED

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

THOMAS YARBROUGH, a married man
2625 Bardot Lane
Bossier City, Louisiana 71111
(228)596-8314

does hereby **SELL, CONVEY** and **WARRANT** unto

SHAWN XUN MEI
15164 Dedeaux Road
Gulfport, Mississippi 39503
(412)606-4345

the following described land together with all improvements thereon located in the First Judicial District of Harrison County, Mississippi, more particularly described as follows, to-wit:

Commence at a point in the center line of Dedeaux Road, said point being the Southeast corner of the West ½ of the East ½ of the West ½ of the Northeast 1/4 of Section 9, Township 7 South, Range 11 West, First Judicial District of Harrison County, Mississippi, and run West along said center line a distance of ten (10) feet; thence run North a distance of 313.0 feet to the POINT OF BEGINNING; from said Point of Beginning, run West a distance of 260 feet to the center line of Kibbe Ditch; thence run North 20° 10' East along said center line of Kibbe Ditch a distance of 213.06 feet; thence run East a distance of 186.55 feet; thence run South a distance of 200 feet to the Point of Beginning.

Survey of said property dated November 11, 1977 by Lucius A. Marks, III, attached hereto as Exhibit "A".

AND ALSO

1976 Winston II 14' X 70' house trailer Serial Number AL-WI-2507842

RICHARD C. BOYKIN was the surviving joint tenant of Mary Nell Boykin, who died June 21, 2007, and whose death certificate is attached hereto as Exhibit "B".

GRANTOR obtained title to the above described property pursuant to the Order Approving First and Final Accounting, Distribute Real Property, to Close Estate and to Discharge Executor in the Estate of Richard C. Boykin, Deceased, rendered March 4, 2016, in the Chancery Court of the First Judicial District of Harrison County, Mississippi, Cause No. 15-1262(2), copy of which is attached hereto as Exhibit "C".

REBECCA YARBROUGH, wife of Grantor, joins in this conveyance to convey any homestead rights she may have or claim in the above described property.

THIS CONVEYANCE is subject to any and all easements, restrictive or protective covenants, rights-of-way, zoning ordinances and reservations affecting said property of record.

WITNESS our signatures this the 22 day of April, 2016.

Thomas Yarbrough
THOMAS YARBROUGH

Rebecca Yarbrough
REBECCA YARBROUGH

STATE OF MISSISSIPPI

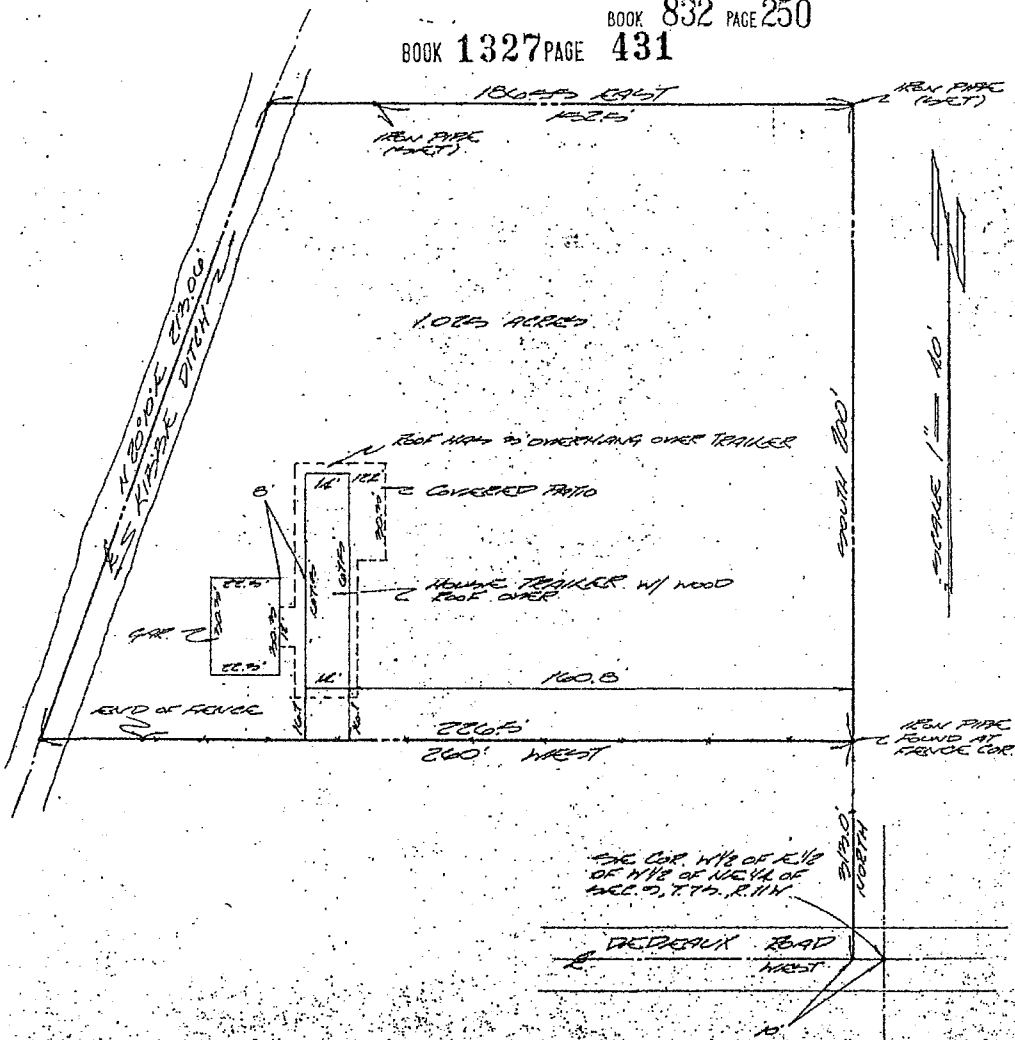
COUNTY OF HARRISON

Personally appeared before me, the undersigned authority in and for the said county and state, on this 22nd day of April, 2016, within my jurisdiction, THOMAS YARBROUGH and wife, REBECCA YARBROUGH, who acknowledged that they executed the above and foregoing instrument.

George E. Estes III NOTARY PUBLIC

(SEAL)





Survey of a lot or parcel of land located in the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 9, Township 7 South, Range 11 West, Harrison County, Mississippi; better described as:

Commencing at a point in the center line of Dadaux, said point beginning at the SE corner of the W $\frac{1}{2}$ of the E $\frac{1}{2}$ of the NE $\frac{1}{4}$ of Section 9, Township 7 South, Range 11 West, Harrison County, Mississippi and run west along said center line 10 feet, thence North 313.0 feet to the POINT OF BEGINNING, thence west 260 feet to the center line of Kibbe ditch, thence North 20° 10' E. along said center line, 213.06 feet, thence East 186.55 feet, thence South 200 feet to the POINT OF BEGINNING. Contains 1.025 acres.

This is to CERTIFY that I have surveyed the property hereon described and delineated; and that the measurements and other data indicated are correct to the best of my knowledge and belief.

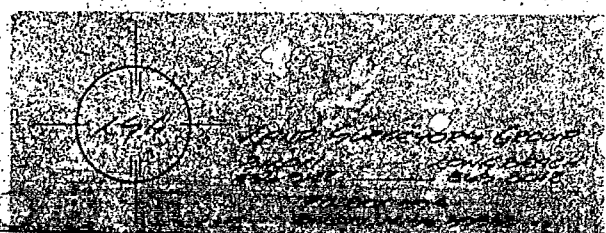


Exhibit "A"

STATEMENT OF FEES

Recording Fee	\$6.00
Abstracting/Section Fee at \$1.00 each	2.00
Marginal Entry at .50 each	
Other	
TOTAL FEES COLLECTED	7.00

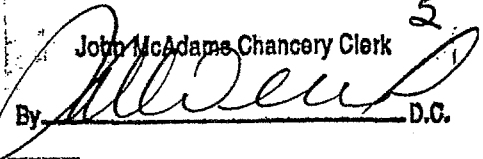
STATE OF MISSISSIPPI, COUNTY OF HARRISON, FIRST JUDICIAL DISTRICT:

I hereby certify that this instrument was received and filed for record at 4 o'clock and 23 minutes P. M. on 22 day of Feb, A.D. 19 96 and recorded JTB 23, 19 96 in Records of Deeds Book 1327 Pages 429-431

By Cindy W. Adams John M. Adams, Chancery Clerk D.C.

IN THE CHANCERY COURT OF HARRISON COUNTY, MISSISSIPPI
FIRST JUDICIAL DISTRICT

FILED
MAY 4 2016

John McAdams Chancery Clerk
By:  D.C.

THOMAS YARBROUGH

PLAINTIFF

IN THE MATTER OF THE ESTATE OF:
RICHARD C. BOYKIN Deceased

CAUSE NO: 24CH1:15-cv-1262(2)

THOMAS YARBROUGH , Executor

**ORDER APPROVING FIRST AND FINAL ACCOUNTING,
DISTRIBUTE REAL PROPERTY, TO CLOSE ESTATE AND TO DISCHARGE EXECUTOR**

THIS CAUSE having come on to be heard on the First and Final Accounting of THOMAS YARBROUGH , Executor of the Estate of RICHARD C. BOYKIN deceased, requesting that this court accept his First and Final Accounting, allow her to distribute the property of the estate and discharge her as the Executor, and close the estate, and the court having heard and considered same finds the following facts, to-wit:

I.

The Decedent, RICHARD C. BOYKIN whose personal place of residence, at the time of his death, was 11300 Tataro Road, Gulfport (1JD Harrison County) , Mississippi, 39503 departed this life on April 18, 2015, in Gulfport, Mississippi.

II.

Petitioner, THOMAS YARBROUGH June 24, 2015, , is the Executor of the Estate of RICHARD C. BOYKIN Deceased, having been appointed by decree of this court dated June 24, 2015, and Letters Testamentary having been issued by the Clerk of this court on June 24, 2015.

III.

The only known and presumptive Heirs-at-Law are:
The Decedent left surviving him the following heirs-at-law:

- a) THOMAS YARBROUGH, (step son), 11300 Tataro Road, Gulfport (1JD Harrison County) , Mississippi, 39503
- b) Natural Children mentioned in the will and specifically disinherited include: Sharon Bryant, David Boykin, Barry Boykin, Lanney Boykin, Mary Cronin, Earl Boykin.

IV.

In accordance with law, notice to creditors was published by the Executor in the *Sun Herald*

Exhibit "C"

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newspaper (a newspaper within the meaning of the Statute) on July 1, 2015, July 8, 2015, and July 15, 2015, time within which claims might be probated against the estate of the Decedent has now expired.

V.

After a reasonable and diligent inquiry, the Petitioner is not aware of any remaining, unpaid creditors of the decedent, has identified all such reasonably ascertainable creditors and all lawfully probated claims have been paid by the Executor.

VI.

All claims of creditors have been paid in full, and there remain outstanding no unpaid claims against this estate except the attorney's fee and court costs. The final expenses of Decedent's funeral have been paid. Any remaining unpaid items will be paid promptly after the closing of the estate. The Executor has specifically waived any fee for serving in this capacity. The assets of the estate are such that no estate tax return were due to have been filed with the State Tax Commission for the state of Mississippi nor with the Internal Revenue Service for the United States of America, nor are any such taxes owed.

VII.

The Petitioner's First and Final Accounting, filed in this cause, covers the period from June 24, 2015, through the present date. The Final Accounting is a detailed itemized statement showing all receipts and disbursements made during said accounting period.

VIII.

Petitioner, THOMAS YARBROUGH, has completed the administration of the estate, and the estate should now be closed with the distribution of the assets hereof to be made to the heirs at law of RICHARD C. BOYKIN Deceased. The heir is THOMAS YARBROUGH (Step son), is the sole heirs at law of the decedent. Said beneficiaries are above the age of twenty-one years, and is not of unsound mind.

IX.

Said First and Final Accounting is, in all things, true and correct and should be approved and allowed, and that THOMAS YARBROUGH has requested that the Executor be discharged. It is therefore,

1. **ORDERED AND ADJUDGED**, that the First and Final Accounting of the Executor, named herein, be, and it hereby is, approved and allowed and all property, indicated in the inventory, be disbursed to the heirs-at-law. It is further,

2.. **ORDERED AND ADJUDGED**, that the Real Estate owned by RICHARD C. BOYKIN

Deceased described as follows:

Commence at a point in the center line of Dedeaux Road, said point being the Southeast corner of the West 1/2 of the East 1/2 of the West 1/2 of the Northeast 1/4 of Section 9, Township 7 South, Range 11 West, First Judicial District of Harrison County, Mississippi, and run West along said center line a distance of ten (10) feet; thence run North a distance of 313.0 feet to the POINT OF BEGINNING; from said Point of Beginning, run West a distance of 260 feet to the center line of Kibbe Ditch; thence run North 20° 10' East along said center line of Kibbe Ditch a distance of 213.06 feet; thence run East a distance of 186.55 feet; thence run South a distance of 200 feet to the Point of Beginning, being a parcel of land measuring 1.025 acres. Survey of said property dated November 11, 1977 by Lucius A. Marks, III attached hereto.

NO TITLE OPINION REQUESTED.

Together with all and singular the rights, privileges, improvements and appurtenances to the same belonging or in any wise appertaining including but not limited to a 1976 Winston II 14' X 70' house trailer having a serial number of AL-WI-26-8942.

This conveyance is subject to any restrictions, conditions, rights of way or prior mineral reservations as the same appear of record.

Taxes for the year 1996 have been prorated and are assumed by the Grantees herein.

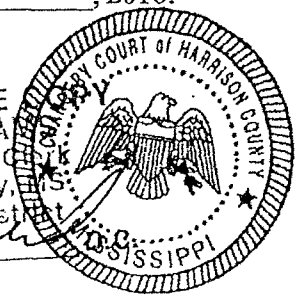
be disbursed to the heir. It is further,

3. ORDERED AND ADJUDGED that the Executor, named herein, be, and he hereby is authorized, empowered and directed to pay unto his attorney the sum of \$4,211.36 for his services rendered herein, together with reimbursement of the expenses which he has necessarily incurred in connection with this cause.

SO ORDERED AND ADJUDGED this the 4th day of March, 2016.

Jeffery J. McAda
CHANCELLOR

CERTIFIED TRUE
JEFFERY J. McADA
Chancery Court Clerk
Harrison County, MS
2nd Judicial District
By *[Signature]*

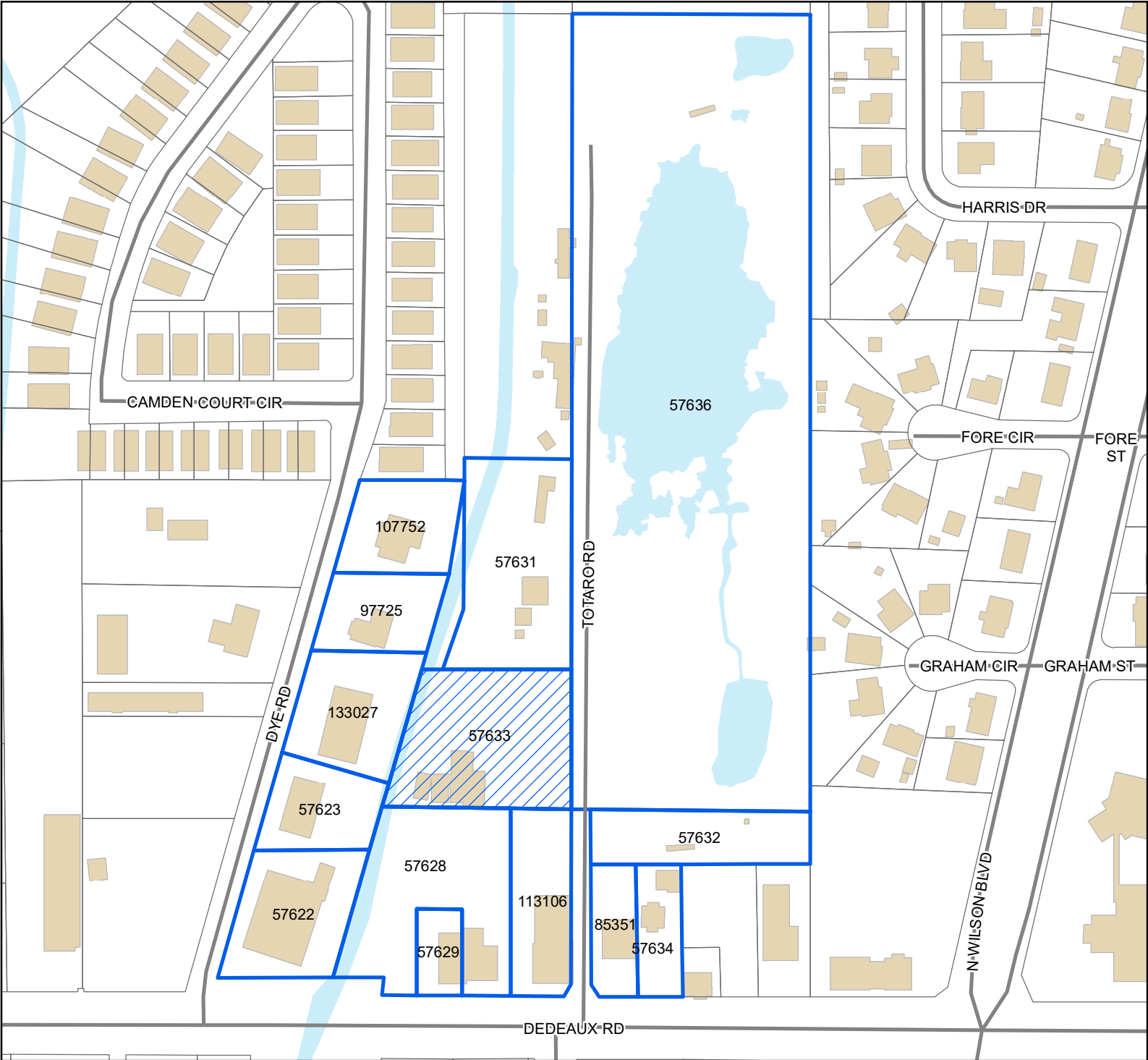


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
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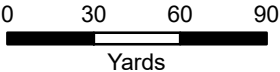
LAW OFFICES OF CECIL G. WOODS, JR.
1908 - 24TH AVENUE
P.O. BOX 993
GULFPORT, MS 39502
(228) 868-8422
MS BAR NO. 7385
LA BAR NO. 20638

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
Y		0808K-03-118.000	SHAWN MEI (OWNER)	11360 TOTARO RD	GULFPORT	MS	39503
			RICHARD PATTON (AGENT)	104 N CLEVELAND AVE	LONG BEACH	MS	39560
			Adjacent Property Owners (2507ARC010)				
	97725	0808K-03-120.000	MARSHALL NYRON TREVOR	19080 COMMISSION RD	LONG BEACH	MS	39560
	57631	0808K-03-139.000	ROBBINS ROBERT DAVID	11328 TOTARO RD	GULFPORT	MS	39503
	57629	0808K-03-117.000	NORENE TIFFANY ELIZABETH	304 BEAUMONT PARK CIR	BLYTHEWOOD	SC	29016
	57633	0808K-03-118.000	MEI SHAWN XUN	15164 DEDEAUX RD	GULFPORT	MS	39503
	57622	0808K-03-119.000	V F W POST #4526	15206 DEDEAUX RD	GULFPORT	MS	39503
	57623	0808K-03-120.001	ALLEYKAT CERAMICS LLC	2694 BROADWATER DR	GULFPORT	MS	39507
	57632	0808K-03-113.000	SOUTH MS HOLDING LLC	15132 DEDEAUX RD	GULFPORT	MS	39503
107752		0808K-03-120.002	PENTON RALPH EUGENE & VICKIE LYNN	11344 DYE RD	GULFPORT	MS	39503
	57636	0808K-03-138.000	TRAN DOAN & TRUNG	5216 GARDEN LN	BILOXI	MS	39532
	57628	0808K-03-116.000	CLEAR PATH REAL ESTATE SOLUTION LLC	304 BEAUMONT PARK CIR	BLYTHEWOOD	SC	29016
113106		0808K-03-116.001	PING YU LLC	15164 DEDEAUX RD	GULFPORT	MS	39503
	57634	0808K-03-114.000	COBB TERRY & MARGARET	21313 MITCHELL RD	SAUCIER	MS	39574
	85351	0808K-03-115.000	JEFFERSON TAMIKA	15154 DEDEAUX ROAD	GULFPORT	MS	39503
N	133027	0808K-03-120.003	ALLEYKAT CERAMICS LLC	2694 BROADWATER DR	GULFPORT	MS	39507



Legend

-  Site
-  Street
-  Buildings
-  Water Features



1 inch = 200 feet



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