



Planning Commission | Agenda

Thursday, July 24, 2025 – 4:30 PM

City Hall – Council Chambers
2309 15th Street, Gulfport

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

F1. Planning Commission Meeting - May 22, 2025 & June 26, 2025

G. Announcements

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

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

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

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

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

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

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

H. Hearing of Cases

H1. Planning Commission Decision

1. Special Exception 2506SE077:

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

2. Planning Commission Approval 2506PC080:

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

3. Planning Commission Approval 2506PC081:

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

4. Planning Commission Approval 2507PC085:

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

5. Special Exception 2507SE086:

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

6. Planning Commission Approval 2507PC092(Withdrawn by Planning Staff)

Planning Commission Approval 2507PC092, by agent John Paul Barber, seeking approval for a Medical Cannabis Dispensary use, Tax Parcel 0910J-01-076.000, 20 Pass Road, Zoned B-2 (General Business), Ward 4

7. Special Exception 2507SE093

Special Exception 2507SE093, by agent Kara Alley, seeking approval for a liquor store use, Tax Parcel 0811F-04-044.000, 1615 25th Ave, Zoned T6 (Urban Core Zone), Ward 3

8. Special Exception 2508SE094

Special Exception 2508SE094, by agent Debra Fox, seeking approval for an assisted living facility, Tax Parcel 0910J-01-049.000, 803 Courthouse Road, Zoned R-1-7.5 (Single-family), Ward 4

9. Special Exception 2508SE095

Special Exception 2508SE095, by agent James Fox, seeking approval for an assisted living facility, Tax Parcel 0910J-01-050.000, 1 39th Street A, Zoned R-1-7.5 (Single-family), Ward 4

10. Planning Commission Approval 2508PC099:

Planning Commission Approval 2508PC099, by agent Virgil Gillespie, seeking approval for automobile and truck sales and repair business, Tax Parcels 0811E-03-019.000, 0811E-03-020.000, 0811E-03-021.000, 1804 33rd Ave, 1810 33rd Avenue, 1814 33rd Ave, Zoned B-1 (Neighborhood-Business), Ward 1

H2. Planning Commission Recommendation

1. Zoning Map Amendment 2506PC067:

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

2. Zoning Text Amendment 2507PC087:

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

3. Zoning Text Amendment 2507PC090:

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

4. Zoning Map Amendment 2507PC091

Zoning Map Amendment 2507PC091, by agent David Becher, requesting to rezone to T4+ (General Urban Zone "Plus"), Tax Parcel 1011D-01-039.000, 1114 Ocean View Drive, Zoned T5 (Urban Center Zone), Ward 2

I. Reports

J. Unfinished Business

K. Other Business

L. Adjournment

MINUTES
GULFPORT CITY PLANNING COMMISSION
Thursday, May 22, 2025, 4:30 P.M.
City Hall Council Chambers

- A. **Prayer**: The Planning Commission led a prayer.
- B. **Pledge of Allegiance**: The Pledge of Allegiance was recited.
- C. **Call to Order**: The meeting of the Planning Commission was called to order at **4:30P.M.**
- D. **Determination of a Quorum**: A roll call was performed and a quorum was determined.

BOARD MEMBERS PRESENT:

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

BOARD MEMBERS ABSENT:

CHRIS ROMANO
BILL WILLIAMS

STAFF MEMBERS PRESENT:

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

COURT REPORTER:

E. **Confirmation of Agenda**:

F. **Adoption of Minutes**:

Motion by **Mr. Daigle** and seconded by **Mr. Jones** to approve Minutes of the **April 24, 2025**, Planning Commission meeting was carried unanimously.

G. **Hearing of Cases**:

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

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

G3. Routine Agenda

H1. Planning Commission Decisions

1. Planning Commission Approval 2505PC056:

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

Speaking for the Petition: Dr. Sandi Carlson

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

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

Second: Mr. Daigle

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

Action: Motion carried 7-1

2. Planning Commission Approval 2505PC057:

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

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

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

Speaking as Other: Lindsay Cooper

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

Second: Mr. Keating

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

Action: Motion Carried 6-1

3. Special Exception 2505SE059:

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

Speaking for the Petition: Marnie Adams

Speaking against the Petition: None

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

Second: Mr. Hancock

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

Action: Motion carried unanimously

4. Planning Commission Approval 2505PC060:

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

Speaking for the Petition: John Paul Barber

Speaking against the Petition: None

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

Second: Mr. Spann

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

Action: Motion carried unanimously

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

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

Speaking for the Petition:

Speaking against the Petition:

Motion:

Second:

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

Action:

H2. Planning Commission Recommendation

6. Zoning Map Amendment 2505PC053:

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

Speaking for the Petition: Greg Smith

Speaking against the Petition: None

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

Second: Mr. Hancock

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

Action: Motion carried unanimously

7. Zoning Map Amendment 2505PC058:

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

Speaking for the Petition: Donovan Scruggs

Speaking against the Petition: None

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

Second: Mr. Jones

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

Action: Motion carried unanimously

I. Adjournment

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

William Prince Jones, Secretary

Date: _____

MINUTES
GULFPORT CITY PLANNING COMMISSION
Thursday, June 26, 2025, 4:30 P.M.
City Hall Council Chambers

No meeting was held due to lack of quorum.

**THESE MINUTES WERE APPROVED BY A VOTE OF THE GULFPORT PLANNING
COMMISSION.**

William Prince Jones, Secretary

Date: _____



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

PLANNING COMMISSION

Hearing Date: Thursday, July 24, 2025

Planning Commission Decision



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

PLANNING COMMISSION

Hearing Date: Thursday, July 24, 2025

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

Technical Report

SPECIAL EXCEPTION

GENERAL INFORMATION

Case File Number: 2506SE077

Hearing Date: Zoning Board July 31, 2025
Planning Commission July 24, 2025

Current Zoning/Use: B-2/Commercial Building

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

TECHNICAL DETAILS

The applicant requests a special exception for a liquor store use at 406 Pass Road, zoned B-2 (General Business). Ordinance 3158 approved on August 3, 2022, eliminated the distance requirements required in the chart of permitted uses for these establishments, however the proposed liquor store is still required to go through Special Exception. The applicant has provided an affidavit that the state requires, that lets us know that the applicant is compliant with Mississippi Code 67-1-51. According to Mississippi Code 67-1-51 section (3) (a), " Except as otherwise provided in this subsection, no authority shall be granted to any person to manufacture, sell or store for sale any intoxicating liquor as specified in this article within four hundred (400) feet of any church, school (excluding any community college, junior college, college or university), kindergarten or funeral home. However, within an area zoned commercial or business, such minimum distance shall be not less than one hundred (100) feet." The property was granted a variance for 0 parking where 7 are required with case 2501ZB009. It should be noted that the site still requires 1 handicap space which is shown on the site plan. The applicant states that the use would be in harmony with the community as the business is located very near to L&M Package store located at 423 Pass Rd. The closest church, the Wilderness Place, is approximately 613 feet from the proposed liquor store use. It is clear, upon staff visit, the area is heavily commercial with uses such as a Shell gas station, Sagan Wholesale, and Tire Doctor.

EXECUTIVE SUMMARY

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

Technical Report
SPECIAL EXCEPTION

Any approval should consider these conditions:

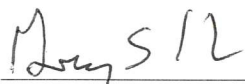
1. Liquor store use approval requires both the Zoning Board and Planning Commission.
2. Must comply with all current Building Codes and City of Gulfport Ordinances.

DEPARTMENTAL CONDITIONS

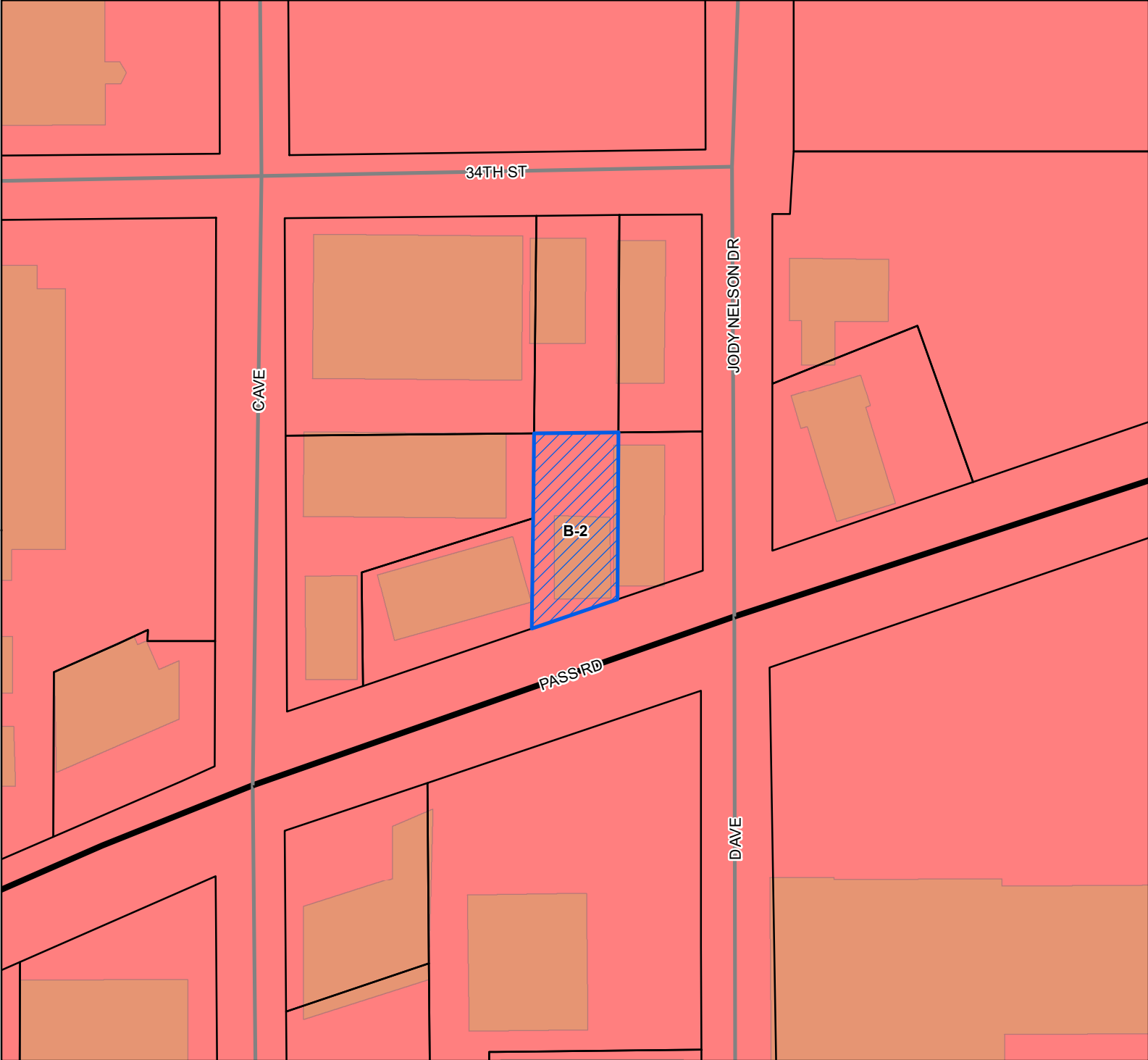
<u>Engineering:</u>	No conditions. Memo dated 6/2/2025.
<u>Public Works:</u>	No comment as of 6/6/2025.
<u>Traffic and Safety:</u>	No conditions. Memo dated 6/6/2025.
<u>Building Code Services:</u>	Must comply with all current Building Codes and City of Gulfport Ordinances. Memo dated 6/5/2025.
<u>GIS: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

DIRECTOR APPROVAL

This report has been reviewed and approved by:



Greg Holmes
Director of Urban Development Department

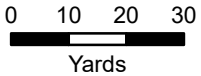


-  Site
-  US or State Highway
-  Street
-  Parcels
-  Buildings
-  City Limit

Zoning

-  B-2 - General Business District

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



1 inch = 100 feet



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



CASE NUMBER
25065E077

05/06/25
A# 13286059

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

ZONING BOARD OF ADJUSTMENTS AND APPEALS APPLICATION

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

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

TAX PARCEL NUMBERS

0910N-07-007.000																			

Property Address:

406 Pass Rd. Gpt. ms. 39507

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

General Description of Request:

To open a liquor store
Lot 15, 16 & 17

OWNERSHIP AND CERTIFICATION:

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

OWNER:

Lawrence Hage
Printed Name of Owner

400 Pass Road
Mailing Address

Gulfport MS 39507
City State Zip Code

5437 State 39507 Zip Code
228-864-3446

Home Phone _____ Work/Cell Phone _____
lhage@bellsouth.net

Email _____

[Signature]
Signature of Owner

AGENT:

Charfanya Boose
Printed Name of Agent

3509 Borita Dr.
Mailing Address

Gulfport, Ms. 39501
City State Zip Code

City State Zip Code
504-502-2320

Home Phone _____ Work/Cell Phone _____
Agjvarietystore@outlook.com

Email _____

[Signature]
Signature of Agent

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

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

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

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

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



DESIGNATION OF AGENT

I, Laurence Hays being property owner of 406 Pass Road, Gulfport
PRINT NAME PRIMARY ADDRESS OR PARCEL
which is the subject of this application hereby authorize Chafonza Boose to act as
PRINT NAME
my representative with the City of Gulfport's Zoning Board of Adjustment and Appeals, and/or Planning Commission, and/or City Council, and/or permitting and licensing, as required by the City.

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

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

[Signature]
SIGNATURE

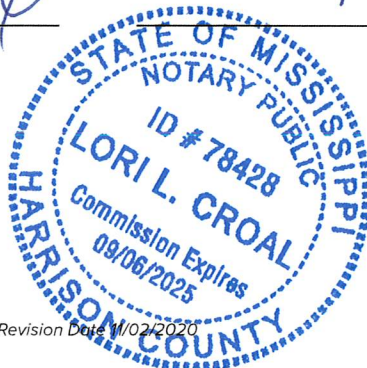
3-24-25
DATE

STATE OF MISSISSIPPI | COUNTY OF HARRISON

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

[Signature]
NOTARY PUBLIC

9-6-2025
COMMISSION EXPIRATION





COVENANT AFFIDAVIT

I, Laurence Hoge being property owner or agent of the property 4100 Pass Road, Gulfport
PRINT NAME PRIMARY ADDRESS OR PARCEL

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

[Signature]
SIGNATURE

3-24-25
DATE

STATE OF MISSISSIPPI | COUNTY OF HARRISON

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

[Signature]
NOTARY PUBLIC

9-6-25
COMMISSION EXPIRATION



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

CFB

5/6/25



To, whom it may concern,

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

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

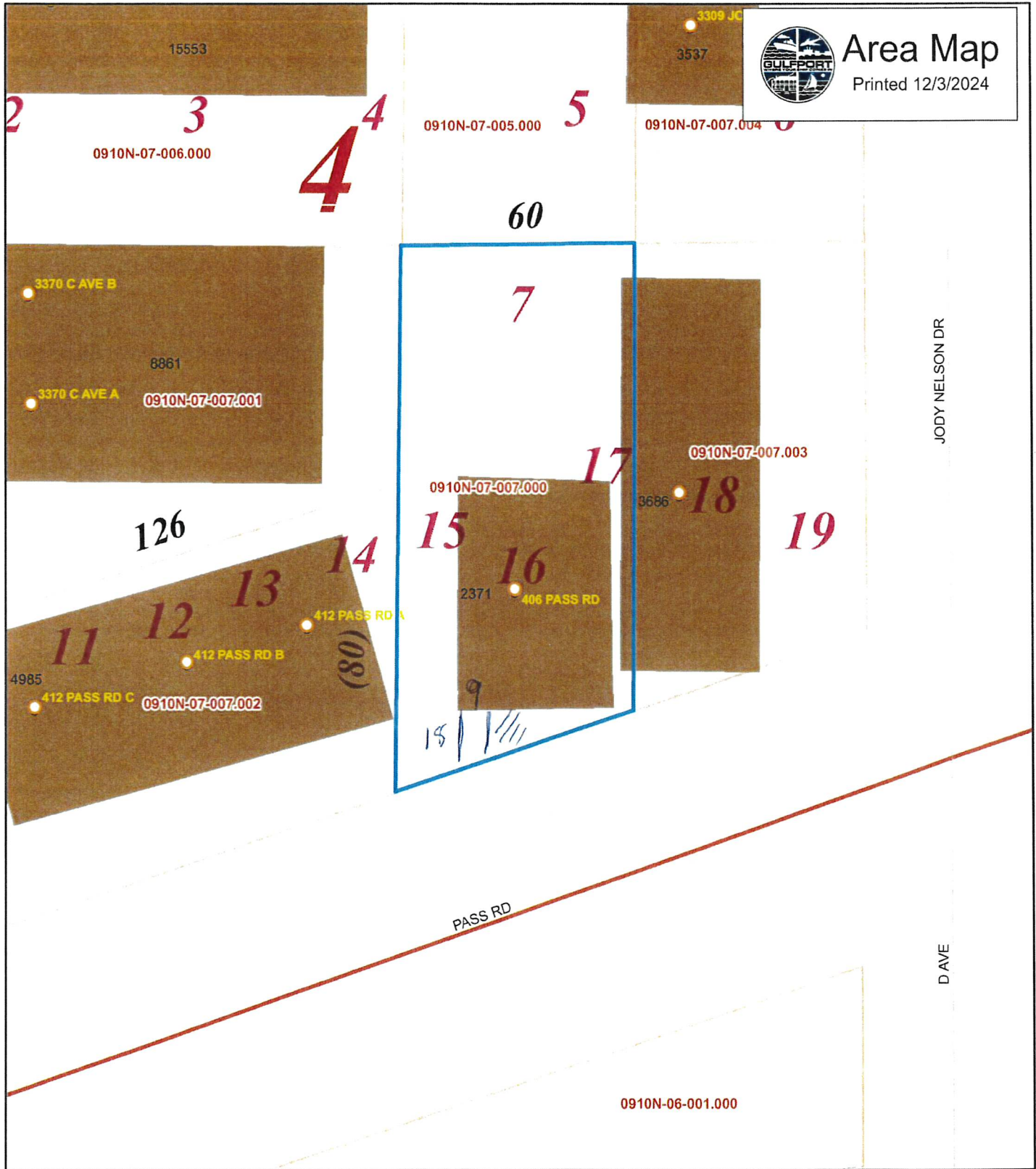
The refuse area will have a dumpster from Waste Pro.

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

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

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

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



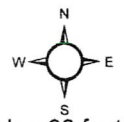
Initial and date here:

Planner: _____

Owner: _____

Contractor: _____

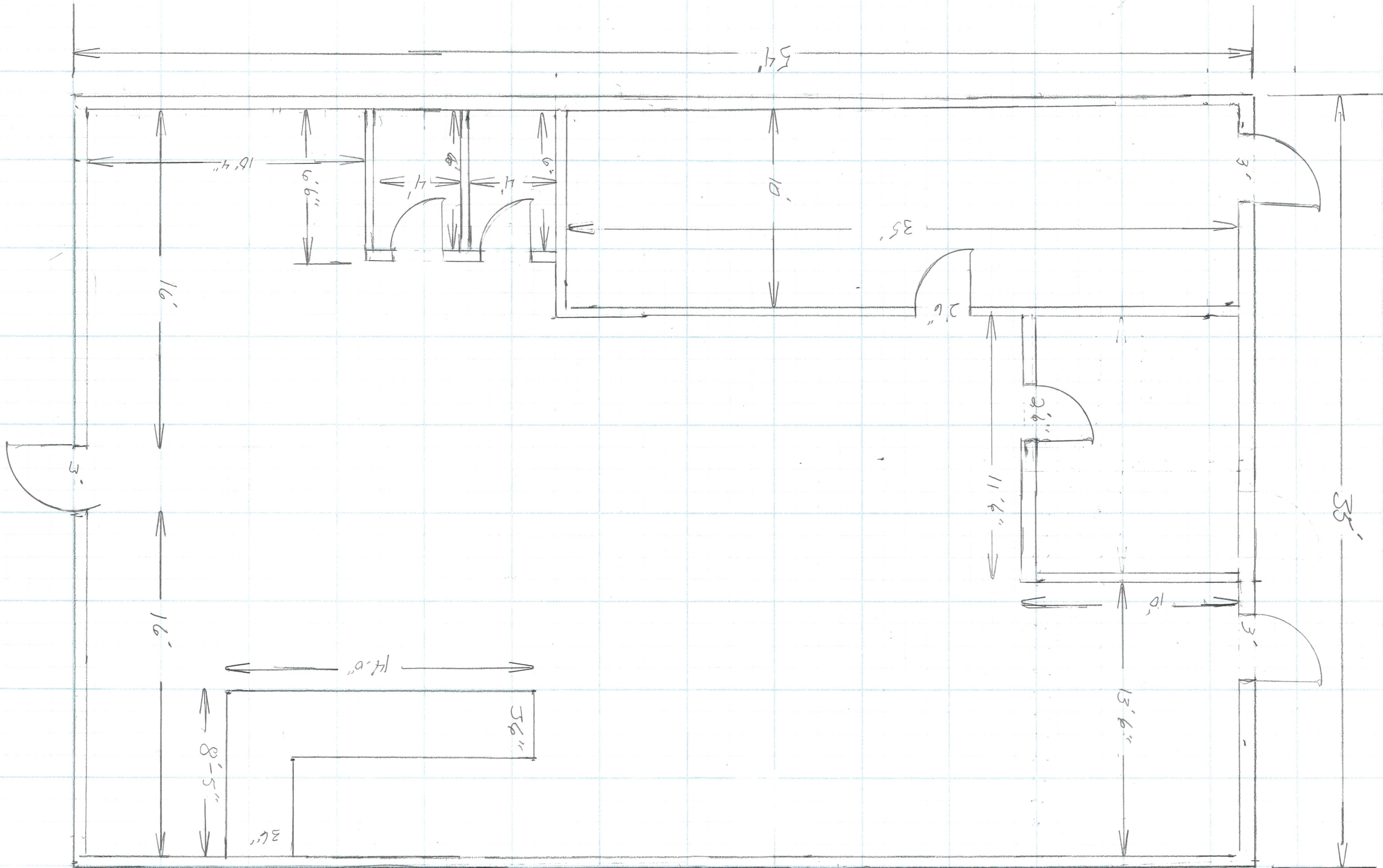
[Signature]
12-3-24



1 inch = 33 feet

Addresspoints Edits addresspoints
STRUCT_CLASS
 Commercial
 Principal Arterial
 Minor/Residential
 Parcels

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





DEPARTMENT OF
URBAN DEVELOPMENT
PLANNING DIVISION

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

January 17, 2025

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

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

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

To Whom It May Concern:

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

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

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

Any person may appeal this decision to the Gulfport City Council within fifteen (15) calendar days of the public hearing. The filing fee for an appeal is based on the actual cost of the required official transcript and any related miscellaneous charges. Any appeal shall be in writing and submitted to the Department of Urban Development - Planning Division stating what decision is being appealed and why you are aggrieved.

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

Sincerely,
City of Gulfport Planning Division



Michael Watson

SECRETARY OF STATE

This is not an official certificate of good standing.

Name History

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

Business Information

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

Registered Agent

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

Officers & Directors

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

STATE OF MISSISSIPPI
COUNTY OF HARRISON/FIRST JUDICIAL DISTRICT

WARRANTY DEED

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

PHILIP J. HAGE and wife, SADIE S. HAGE

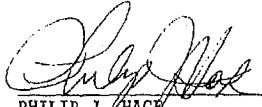
do(es) hereby sell, convey and warrant unto,

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

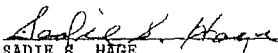
DESCRIPTION PER THE ATTACHED EXHIBIT A, WHICH IS
ENCOMPASSED WITHIN FOR ALL INTENTS AND PURPOSES
AS IF WRITTEN.

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

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


PHILIP J. HAGE

TITLE NOT EXAMINED


SADIE S. HAGE

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

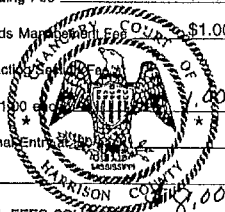
EXHIBIT "A"

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

Instrument No. 9815

STATEMENT OF FEES

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

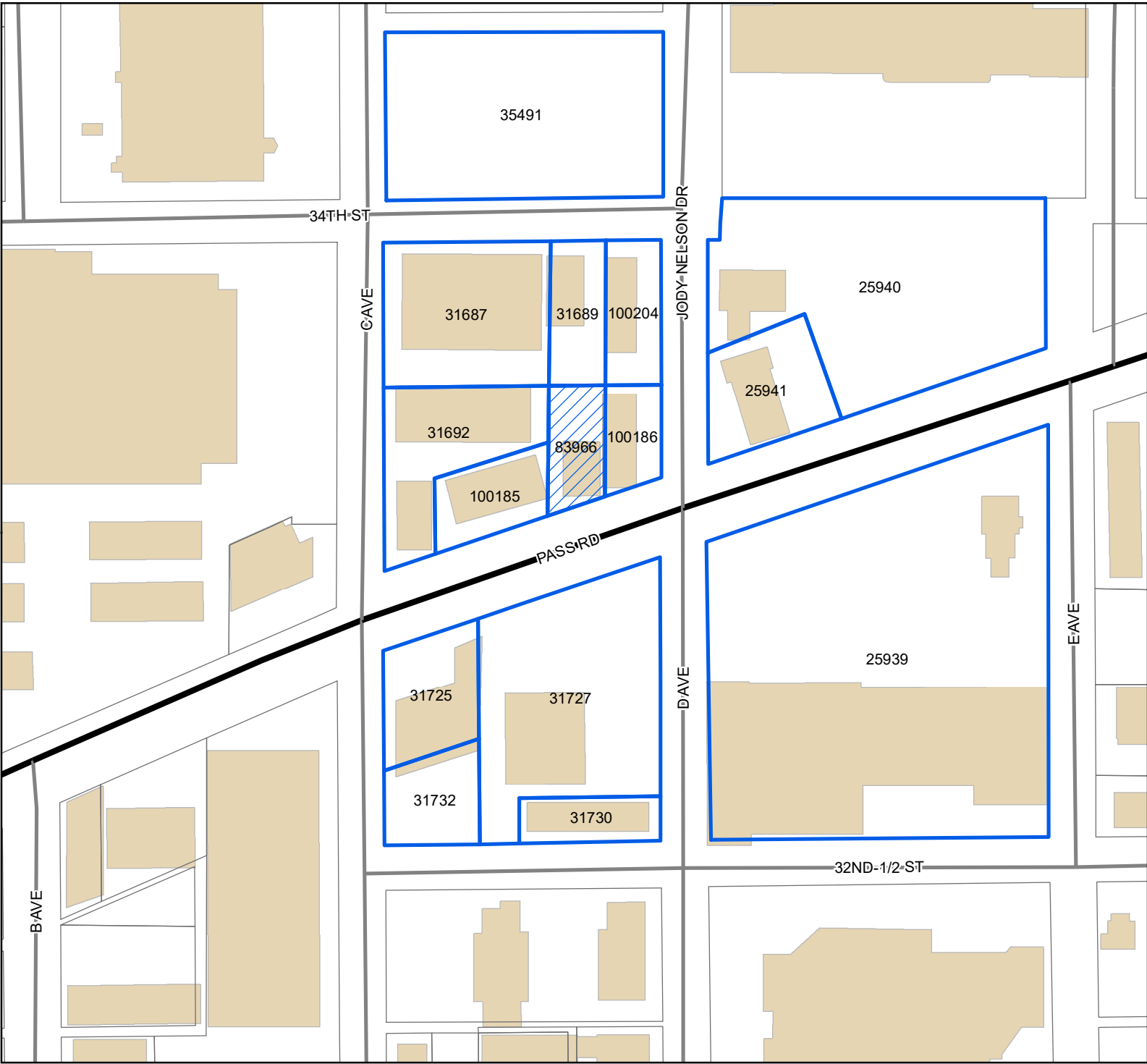


STATE OF MISSISSIPPI, COUNTY OF HARRISON, FIRST JUDICIAL DISTRICT:





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

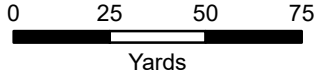
JOHN McADAMS, Charisary Clerk
John Buller D.C.

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



Legend

-  Site
-  US or State Highway
-  Street
-  Buildings



1 inch = 150 feet



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

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

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

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
51445	IPL0251380	Legal Ad - IPL0251380		2.0	146.0L

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

STATE OF MISSISSIPPI
 COUNTY OF HARRISON

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

1.0 insertion(s) published on:
 07/09/25 Print

**LEGAL NOTICE
 PUBLIC HEARING**

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

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

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

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

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

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

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

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

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

Zoning Map Amendment 2507PC091, by agent David Becher, requesting to rezone to T4+ (General Urban Zone "Plus"), Tax Parcel 1011D-01-039.000, 1114 Ocean View Drive, Zoned T5 (Urban Center Zone), Ward 2
Special Exception 2507SE093, by agent Kara Alley, seeking approval for a liquor store use, Tax Parcel 0811F-04-044.000, 1615 25th Ave, Zoned T6 (Urban Core Zone), Ward 3

Special Exception 2508SE094, by agent Debra Fox, seeking approval for an assisted living facility, Tax Parcel 0910J-01-049.000, 803 Courthouse Road, Zoned R-1-7.5 (Single-family), Ward 4

Special Exception 2508SE095, by agent James Fox, seeking approval for an assisted living facility, Tax Parcel 0910J-01-050.000, 1 39th Street A, Zoned R-1-7.5 (Single-family), Ward 4

Planning Commission Approval 2508PC099, by agent Virgil Gillespie, seeking approval for automobile and truck sales and repair business, Tax Parcels 0811E-03-019.000, 0811E-03-020.000, 0811E-03-021.000, 1804 33rd Ave, 1810 33rd Avenue, 1814 33rd Ave, Zoned B-1 (Neighborhood-Business), Ward 1

This the 2nd day of July 2025
 Keith Williams, Chairman
 City of Gulfport Planning Commission
 IPL0251380
 Jul 9 2025

[Print Tearsheet Link](#)

[Marketplace Link](#)

Sherry Chasteen



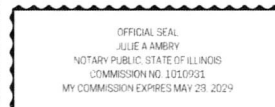
Sherry Chasteen

Julie A Ambry



Sworn to and subscribed before
 me on

Jul 9, 2025, 11:22 AM EDT



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



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

PLANNING COMMISSION

Hearing Date: Thursday, July 24, 2025

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

Technical Report

PLANNING COMMISSION APPROVAL

GENERAL INFORMATION

Case File Number: 2506PC080

Hearing Date: July 24, 2025

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

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

TECHNICAL DETAILS

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

EXECUTIVE SUMMARY

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

Any approval should consider these conditions:

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

DEPARTMENTAL CONDITIONS

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

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

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

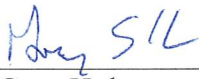
Technical Report

PLANNING COMMISSION APPROVAL

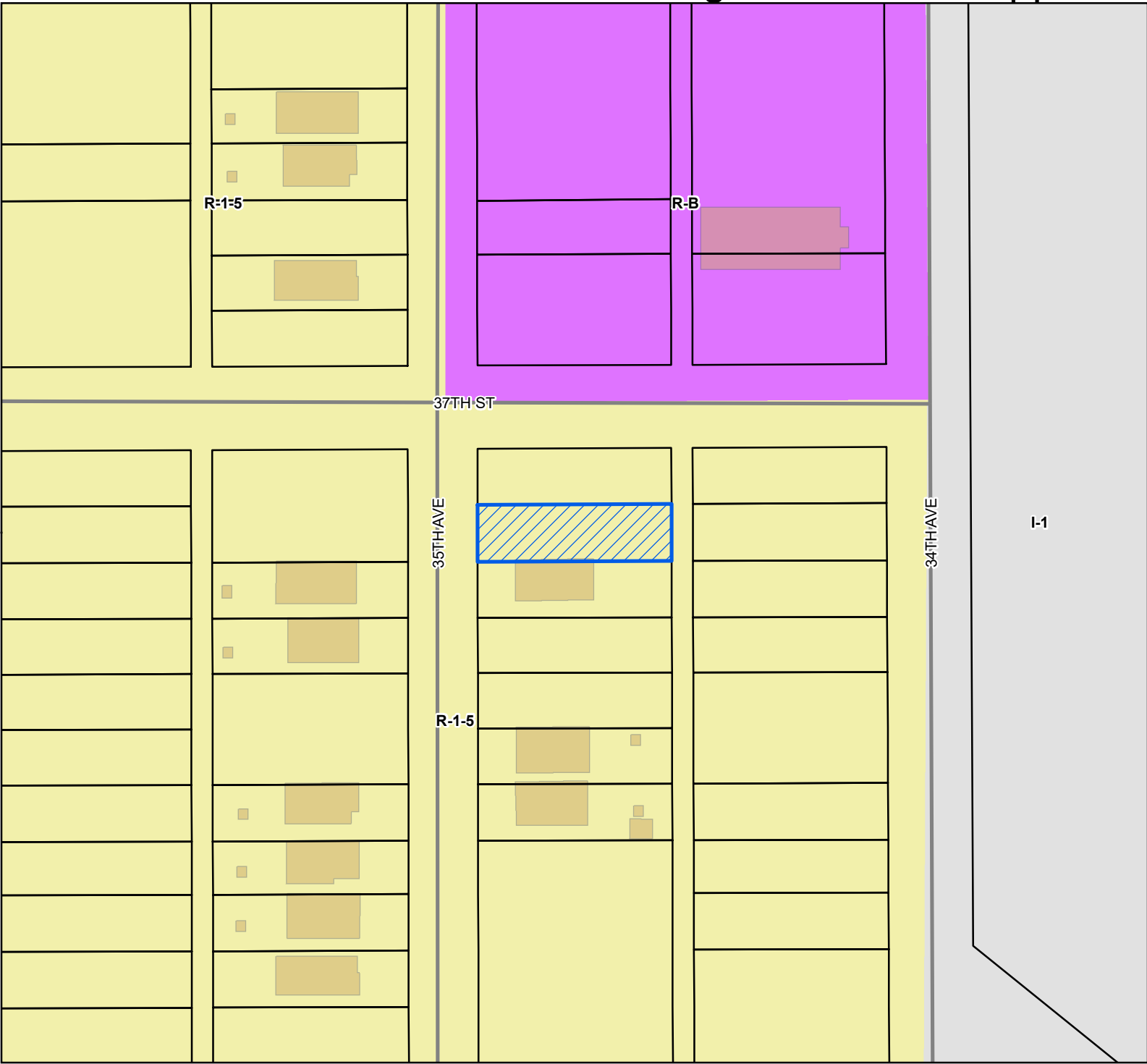
- Building Code Services:** Must meet Mississippi rules and regulations for the Uniform Standard Code for the Factory-Build Homes Law Regulation MH-5. Memo dated 6/5/2025.
- GIS:** No conditions. Memo dated 6/9/2025.
- Police Department:** No comments as of 6/13/2025.
- Fire Department:** No conditions.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

DIRECTOR APPROVAL

This report has been reviewed and approved by:



Greg Holmes
Director of Urban Development Department

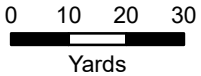


- Site
- Street
- Parcels
- Buildings
- City Limit

Zoning

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

Site Information
 0710I-03-015.000
 Zoning: R-1-5 (Single Family)
 Size: 5710.92 sqft
 Flood: X



1 inch = 100 feet



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

For Staff Use Only

Case Number: 2506PC080

Date Received: 5-6-25

Receipt Number: 13286621

Received By: SOS

Zoning: R-1-5

Ward: 1 Flood: X

Size: 5711

APPLICATION FOR PLANNING COMMISSION APPROVAL

Property Information

TAX PARCEL #

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

(If necessary, use separate sheet of paper)

Address of Property Involved: 3522 35th Ave.

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

General Location: Gulfport, MS

GENERAL DESCRIPTION OF REQUEST:

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

OWNERSHIP AND CERTIFICATION:

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

OWNER

AGENT

Dermine A. Brown
Printed Name of Owner

Printed Name of Agent

10930 Rivers Rd, Lot 3
Mailing Address

Mailing Address

Gulfport MS 39503
City State Zip code

City State Zip code

228 343 6193
Home Phone Work/Cell Phone

Home Phone Work/Cell Phone

dwhite@harrison.k12.ms.us
Email

Email

[Signature]
Signature of Owner

Signature of Agent

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

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

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

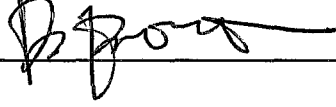
I hereby certify that I have read and understand this application and that all information and attachments are true and correct. I also certify that I agree to comply with all applicable city codes, ordinances and state laws. Finally, I certify that I am the owner of the property involved in this request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

NAME OF OWNER (PRINT) Delmine Brown

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

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

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

SIGNATURE: 

NAME OF OWNER (PRINT) _____

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

PHONE # (H) _____ (W) _____

TAX PARCEL NUMBER(S) OWNED _____

SIGNATURE: _____

NAME OF OWNER (PRINT) _____

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

PHONE # (H) _____ (W) _____

TAX PARCEL NUMBER(S) OWNED _____

SIGNATURE: _____

(Use additional forms as needed)

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

PERSON/AGENT FOR YOU: _____

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

1. Transportation and Access

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

2. Water Supply

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

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

3. Waste Disposal

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

4. Fire Protection

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

5. Police Protection

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

6. Traffic Congestion and Safety

- **Adequate Road Infrastructure:**

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

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

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

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

7. Harmony with Orderly and Appropriate Development

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

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

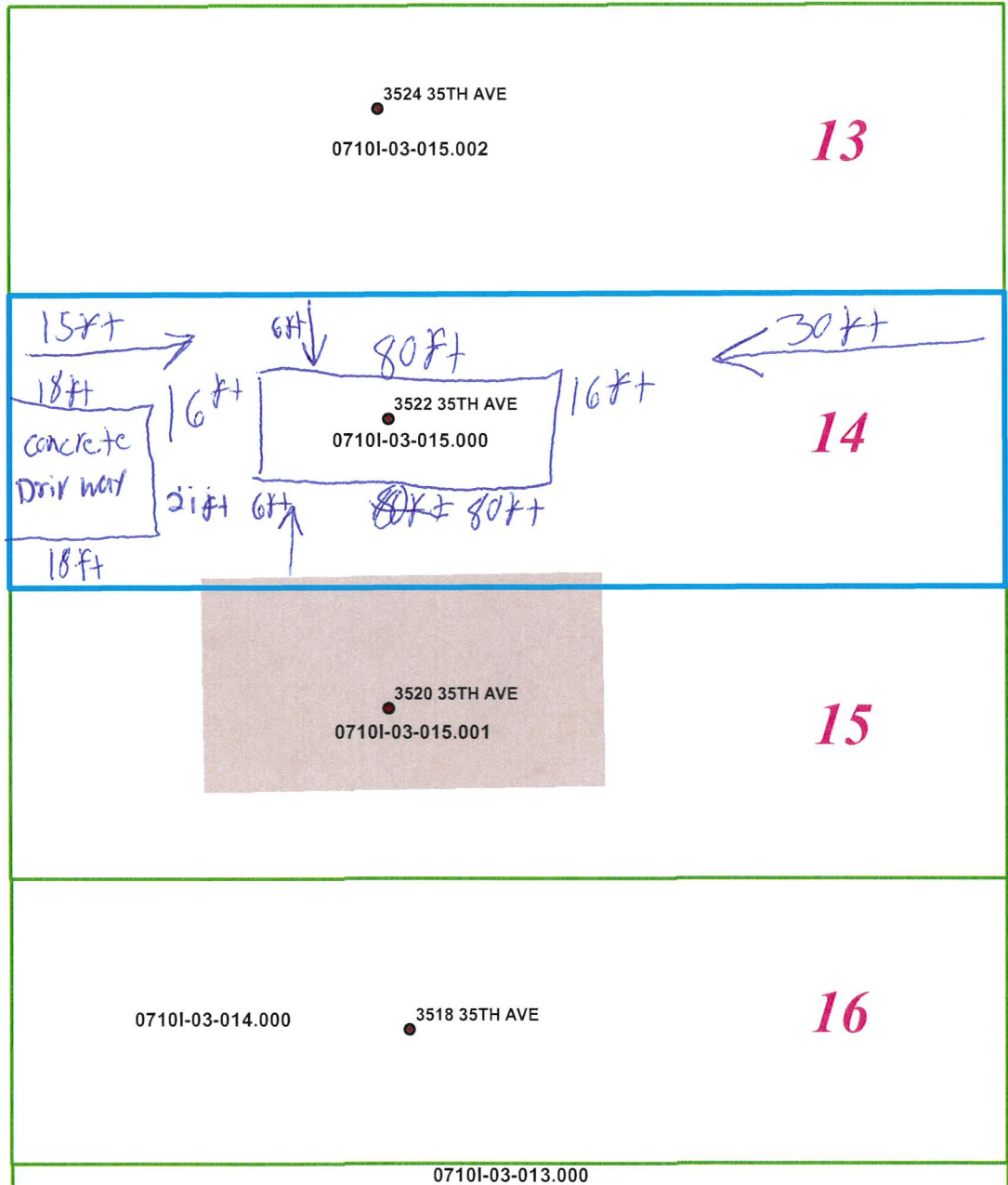
- **Supporting Infrastructure:** The area is already served by necessary infrastructure (roads, utilities, schools, etc.), and the development is designed to integrate smoothly without overburdening existing services.

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

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

37TH ST

35TH AVE



13

14


15

16

07101-03-013.000

1 inch = 25 feet

Area Map

 Parcels

Printed 5/6/2025

DATA DISCLAIMER:

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

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

228 264 0737

FILED
FEB 23 2024

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

QUITCLAIM DEED

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

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

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

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

The Property will be held as sole ownership.

SUBJECT to the following:

TO HAVE AND TO HOLD unto said Grantee, its successors and assigns, forever.

EXECUTED this 22nd day of December, 2023.

Felipe Guastapaglia SA Felipe Guastapaglia Sa
Grantor Signature Grantor represented by Felipe
4 Life Real Estate LLC Guastapaglia Sa

ACKNOWLEDGEMENT OF NOTARY PUBLIC

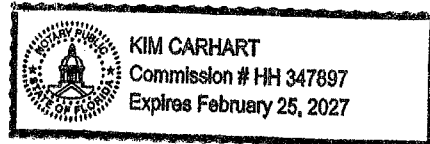
STATE OF Florida

COUNTY OF Orange

On this day, personally appeared before me, Felipe Guastapaglia SA, to me known to be the person(s) described in and who executed the within instrument, and acknowledged that they signed the same as their voluntary act and deed, for the uses and purposes therein mentioned.

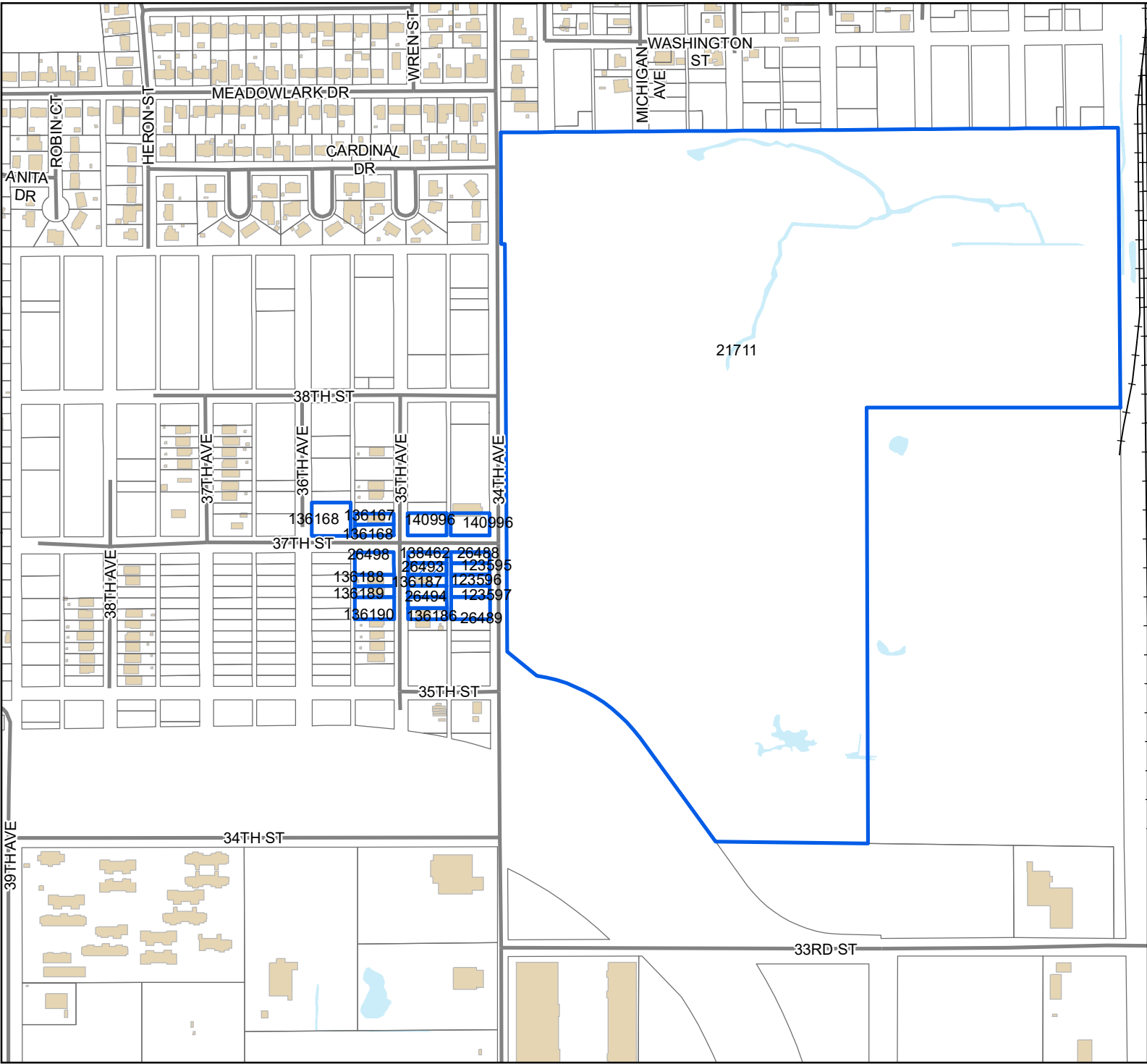
Witness my hand and official seal hereto affixed on this 22nd day of December, 2023.

[Signature]
Notary's Public Signature








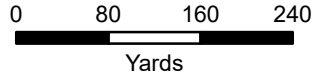
12/22/23 (Date)

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



Legend

-  Site
-  Street
-  Railroad
-  Buildings
-  Water Features



1 inch = 500 feet



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

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
51445	IPL0251380	Legal Ad - IPL0251380		2.0	146.0L

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

STATE OF MISSISSIPPI
 COUNTY OF HARRISON

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

1.0 insertion(s) published on:
 07/09/25 Print

LEGAL NOTICE PUBLIC HEARING

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

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

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

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

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

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

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

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

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

Zoning Map Amendment 2507PC091, by agent David Becher, requesting to rezone to T4+ (General Urban Zone "Plus"), Tax Parcel 1011D-01-039.000, 1114 Ocean View Drive, Zoned T5 (Urban Center Zone), Ward 2

Special Exception 2507SE093, by agent Kara Alley, seeking approval for a liquor store use, Tax Parcel 0811F-04-044.000, 1615 25th Ave, Zoned T6 (Urban Core Zone), Ward 3

Special Exception 2508SE094, by agent Debra Fox, seeking approval for an assisted living facility, Tax Parcel 0910J-01-049.000, 803 Courthouse Road, Zoned R-1-7.5 (Single-family), Ward 4

Special Exception 2508SE095, by agent James Fox, seeking approval for an assisted living facility, Tax Parcel 0910J-01-050.000, 1 39th Street A, Zoned R-1-7.5 (Single-family), Ward 4

Planning Commission Approval 2508PC099, by agent Virgil Gillespie, seeking approval for automobile and truck sales and repair business, Tax Parcels 0811E-03-019.000, 0811E-03-020.000, 0811E-03-021.000, 1804 33rd Ave, 1810 33rd Avenue, 1814 33rd Ave, Zoned B-1 (Neighborhood-Business), Ward 1

This the 2nd day of July 2025
 Keith Williams, Chairman
 City of Gulfport Planning Commission
 IPL0251380
 Jul 9 2025

[Print Tearsheet Link](#)

[Marketplace Link](#)

Sherry Chasteen



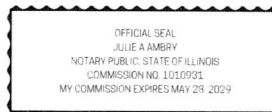
Sherry Chasteen

Julie A Ambry



Sworn to and subscribed before me on

Jul 9, 2025, 11:22 AM EDT



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



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

PLANNING COMMISSION

Hearing Date: Thursday, July 24, 2025

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

Technical Report

PLANNING COMMISSION APPROVAL

GENERAL INFORMATION

Case File Number: 2506PC081

Hearing Date: July 24, 2025

Current Zoning/Use: B-2 / Commercial Building

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

TECHNICAL DETAILS

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

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

EXECUTIVE SUMMARY

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

Any approval should consider these conditions:

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

Technical Report

PLANNING COMMISSION APPROVAL

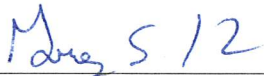
2. Structure would have to comply with 2018 International Building, Fire, & Life Safety Codes.
3. Must comply with all current Building Codes and City of Gulfport Ordinances.

DEPARTMENTAL CONDITIONS

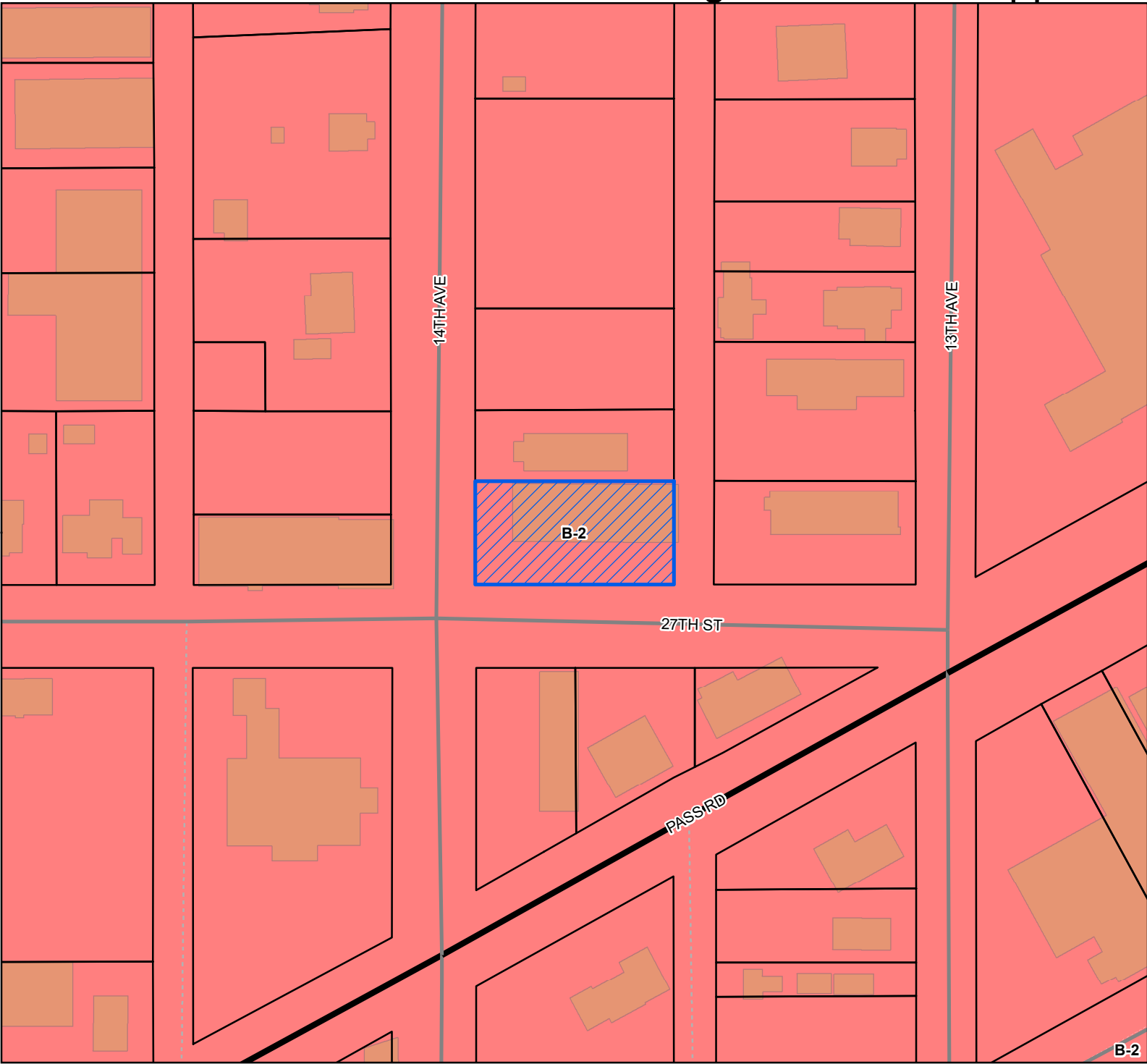
<u>Engineering:</u>	No conditions. Memo dated 6/13/2025.
<u>Public Works:</u>	No comments as of 6/13/2025.
<u>Traffic and Safety:</u>	No conditions. Memo dated 6/6/2025.
<u>Building Code Services:</u>	Must comply with all current Building Codes and City of Gulfport Ordinances. Memo dated 6/5/2025.
<u>GIS: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

DIRECTOR APPROVAL

This report has been reviewed and approved by:

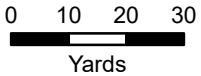


Greg Holmes
Director of Urban Development Department



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

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



1 inch = 100 feet



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B-2



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

For Staff Use Only

APPLICATION FOR PLANNING COMMISSION APPROVAL

Case Number: 2506PC081

Date Received: 5/6/25

Receipt Number: 13288949

Received By: WP

Zoning: B-2

Ward: 3 Flood: _____

Size: 10,632 sq ft

Property Information

TAX PARCEL #	0	8	1	1	B	-	0	1	-	0	1	2	•	0	0	1
						-			-				•			
						-			-				•			

(If necessary, use separate sheet of paper)

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

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

General Location: NORTH OF PASS ROAD

GENERAL DESCRIPTION OF REQUEST:

APPROVAL FOR MULTI FAMILY USE

OWNERSHIP AND CERTIFICATION:

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

OWNER

AGENT

Glenn Miller
Printed Name of Owner

Printed Name of Agent

1600-25TH AVE
Mailing Address

Mailing Address

Gulfport MS 39501
City State Zip code

City State Zip code

228-217-1982
Home Phone Work/Cell Phone

Home Phone Work/Cell Phone

TSTARK1000@AOL.COM
Email

Email

[Signature]
Signature of Owner

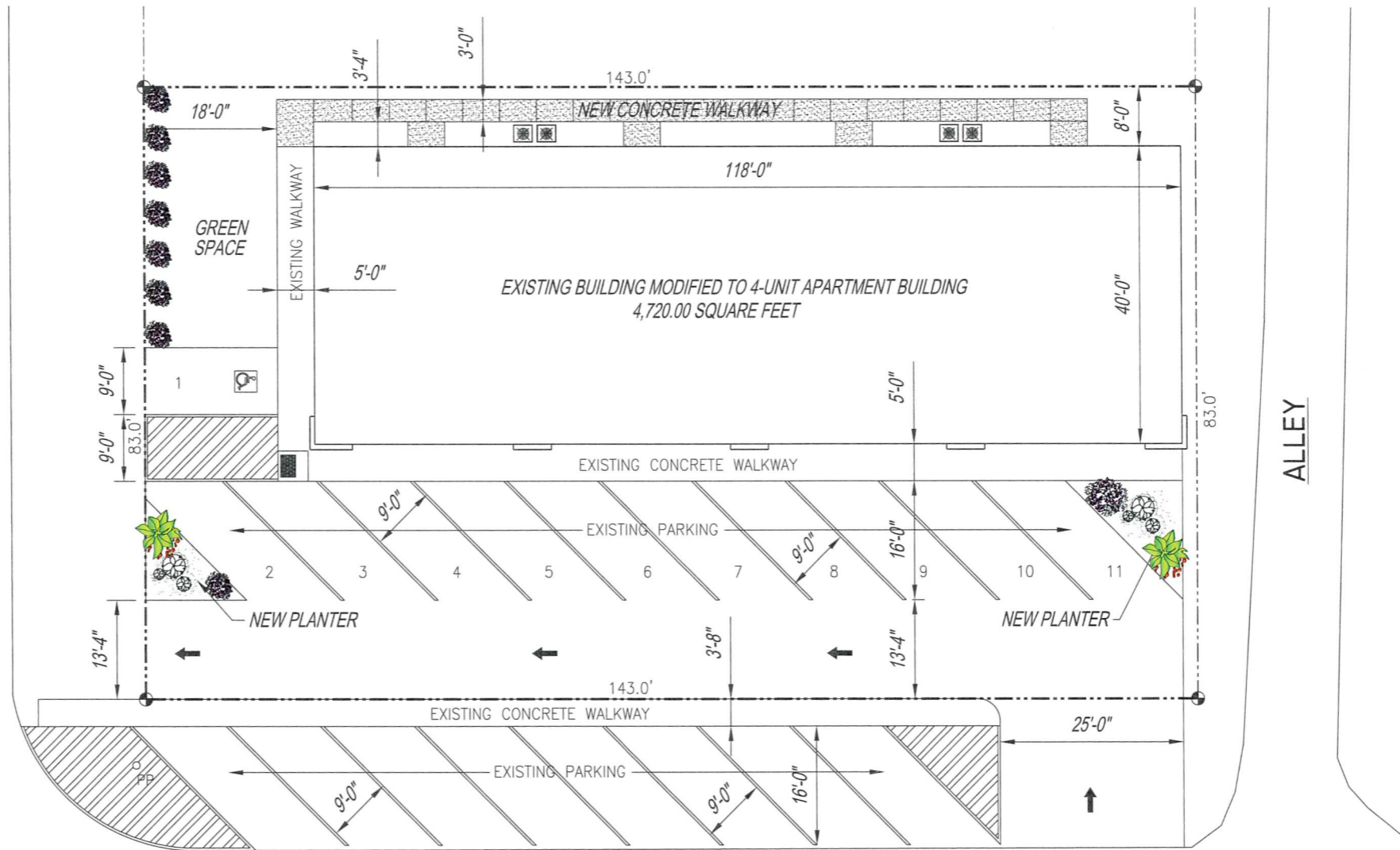
Signature of Agent

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

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

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

14TH AVENUE

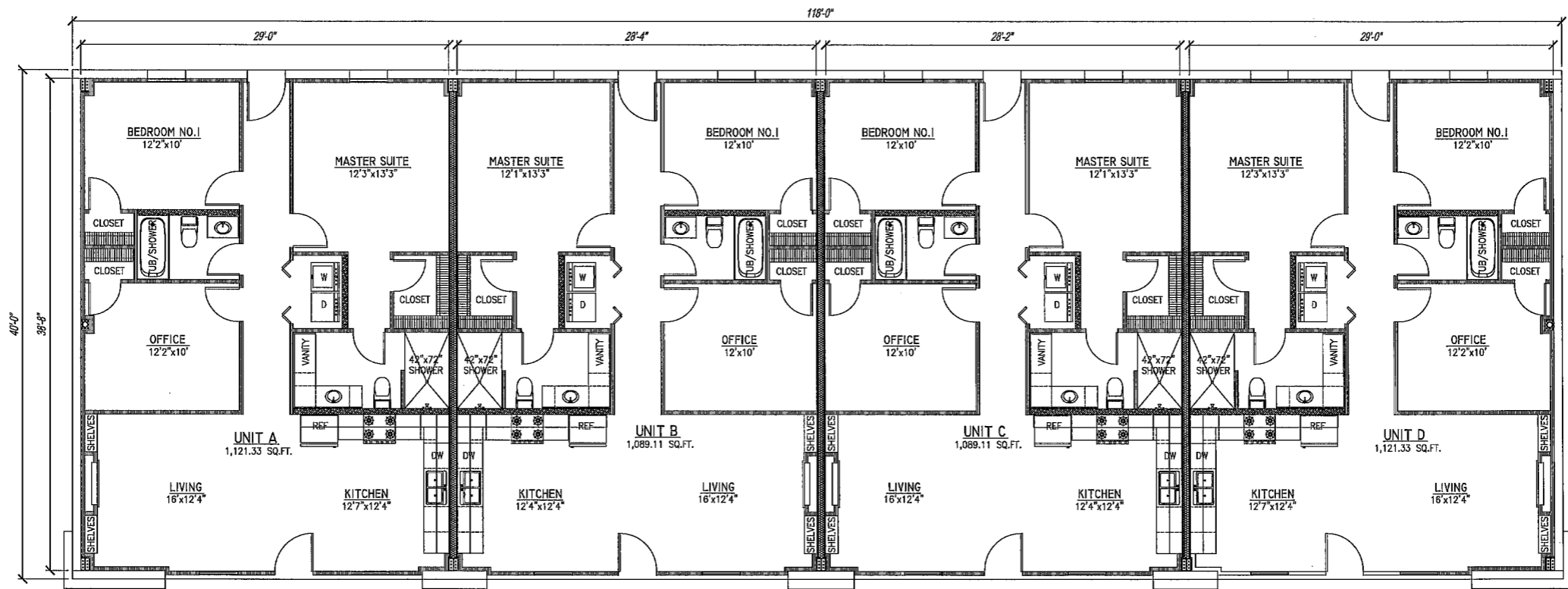


ALLEY

27TH STREET

EXISTING SITE PLAN





MODIFIED FLOOR PLAN



FRONT VIEW

42

0811B-01-012.002
2708 14TH AVENUE LLC

0.15AC

22

143

21

83

0811B-01-012.001
2700 14TH AVENUE LLC

0.27AC

20

143

19

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

By *Paula Ladner* D.A.

Date 2/24/25



Michael Watson

SECRETARY OF STATE

This is not an official certificate of good standing.

Name History

Name	Name Type
2700 14th Avenue, LLC	Legal

Business Information

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

Registered Agent

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

Officers & Directors

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



Michael Watson
SECRETARY OF STATE

Office of the Secretary of State
Jackson, Mississippi

Certificate of Good Standing

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

2700 14TH AVENUE, LLC

Registered the 2nd day of February, 2017

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

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

1600 25th Avenue
Gulfport, MS 39501

And that the registered agent at that address is:

Glenn A. Miller

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

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

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

Certificate Number: CN25212463

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



Michael Watson
SECRETARY OF STATE

Office of the Secretary of State
Jackson, Mississippi

Certificate

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

Business ID: 1110582

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

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

Status: Good Standing

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

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

Michael D. Watson, Secretary of State

Certificate Number: CN25212463

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



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

Page 1 of 3

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

STATE OF MISSISSIPPI
COUNTY OF HARRISON
FIRST JUDICIAL DISTRICT

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

WARRANTY DEED

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

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

does hereby sell, convey and warrant unto

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

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

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

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

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

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

Taxes for the current year are assumed by the Grantee.

[Signature page to follow.]

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



GLENN A. MILLER, GRANTOR

STATE OF MISSISSIPPI
COUNTY OF HARRISON

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

[Seal]





NOTARY PUBLIC

TITLE NOT EXAMINED



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

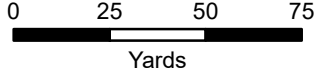
This being the same property previously conveyed to Abby D. Oates and Carole M. Oates in Warranty Deed dated October 7, 1991 and recorded in Deed Book 1198 at Page 448 in the records of the First Judicial District of Harrison County, Mississippi.

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



Legend

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



1 inch = 150 feet



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

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
51445	IPL0251380	Legal Ad - IPL0251380		2.0	146.0L

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

STATE OF MISSISSIPPI
 COUNTY OF HARRISON

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

1.0 insertion(s) published on:
 07/09/25 Print

**LEGAL NOTICE
 PUBLIC HEARING**

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

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

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

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

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

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

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

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

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

Zoning Map Amendment 2507PC091, by agent David Becher, requesting to rezone to T4+ (General Urban Zone "Plus"), Tax Parcel 1011D-01-039.000, 1114 Ocean View Drive, Zoned T5 (Urban Center Zone), Ward 2
Special Exception 2507SE093, by agent Kara Alley, seeking approval for a liquor store use, Tax Parcel 0811F-04-044.000, 1615 25th Ave, Zoned T6 (Urban Core Zone), Ward 3

Special Exception 2508SE094, by agent Debra Fox, seeking approval for an assisted living facility, Tax Parcel 0910J-01-049.000, 803 Courthouse Road, Zoned R-1-7.5 (Single-family), Ward 4

Special Exception 2508SE095, by agent James Fox, seeking approval for an assisted living facility, Tax Parcel 0910J-01-050.000, 1 39th Street A, Zoned R-1-7.5 (Single-family), Ward 4

Planning Commission Approval 2508PC099, by agent Virgil Gillespie, seeking approval for automobile and truck sales and repair business, Tax Parcels 0811E-03-019.000, 0811E-03-020.000, 0811E-03-021.000, 1804 33rd Ave, 1810 33rd Avenue, 1814 33rd Ave, Zoned B-1 (Neighborhood-Business), Ward 1

This the 2nd day of July 2025
 Keith Williams, Chairman
 City of Gulfport Planning Commission
 IPL0251380
 Jul 9 2025

[Print Tearsheet Link](#)

[Marketplace Link](#)

Sherry Chasteen



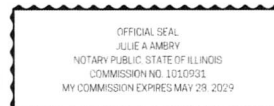
Sherry Chasteen

Julie A Ambry



Sworn to and subscribed before
 me on

Jul 9, 2025, 11:22 AM EDT



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



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

PLANNING COMMISSION

Hearing Date: Thursday, July 24, 2025

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

Technical Report
PLANNING COMMISSION APPROVAL

GENERAL INFORMATION

Case File Number: 2507PC085

Hearing Date: July 24, 2025

Current Zoning/Use: B-4 / Commercial Structures

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

TECHNICAL DETAILS

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

EXECUTIVE SUMMARY

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

Any approval should consider these conditions:

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

DEPARTMENTAL CONDITIONS

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

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

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

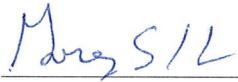
Technical Report

PLANNING COMMISSION APPROVAL

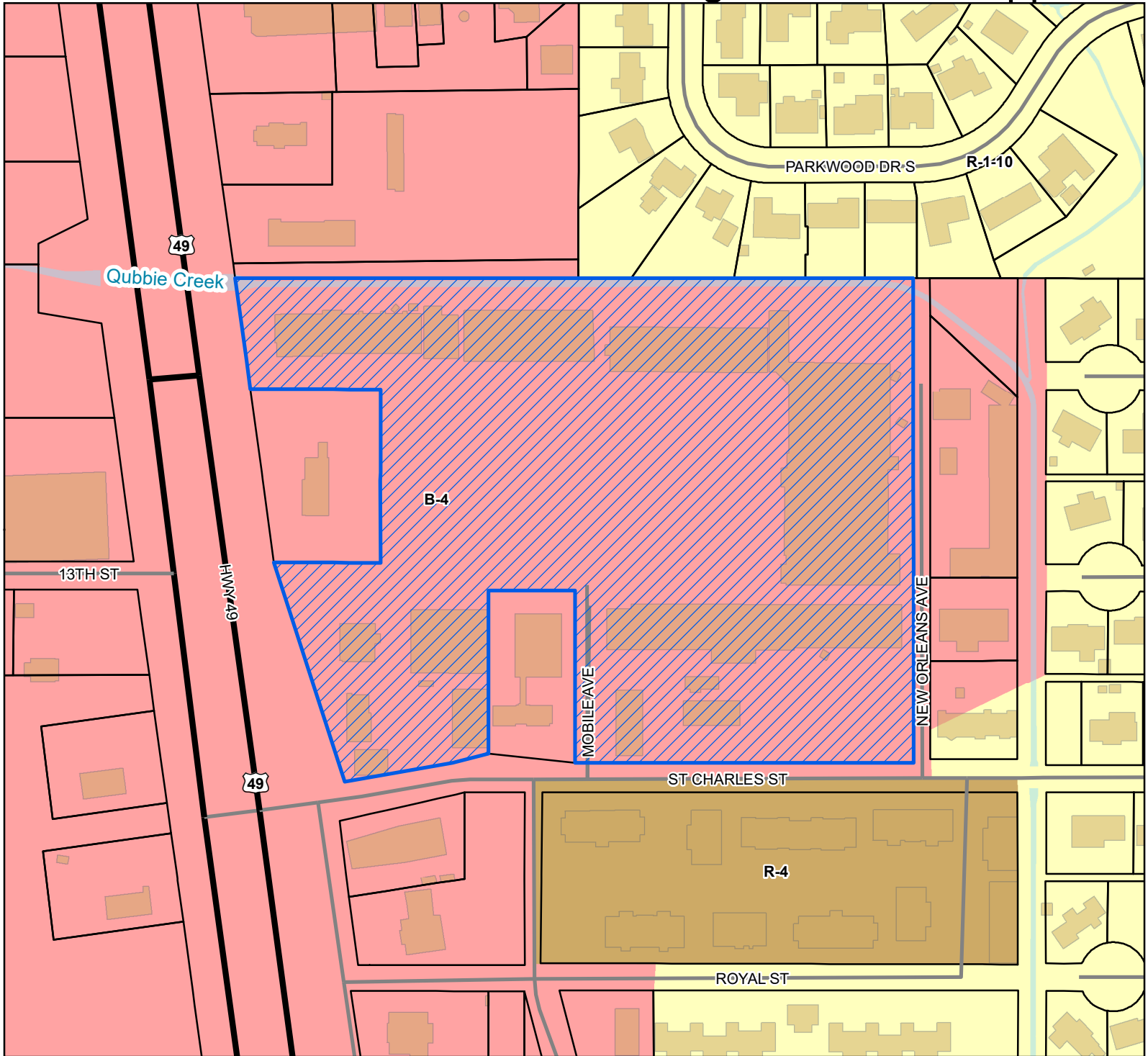
- Building Code Services:** Must comply with all current Building Codes and City of Gulfport Ordinances. Memo dated 06/05/25.
- GIS:** No conditions. Memo dated 06/05/25.
- Police Department:** No comment as of 06/17/25.
- Fire Department:** No conditions. Memo dated 06/05/25.
- City Arborist:** No conditions.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

DIRECTOR APPROVAL

This report has been reviewed and approved by:

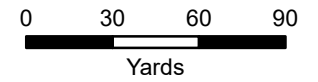


Greg Holmes
Director of Urban Development Department



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

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



1 inch = 200 feet



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

For Staff Use Only

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

APPLICATION FOR PLANNING COMMISSION APPROVAL

Property Information

TAX PARCEL #

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

(If necessary, use separate sheet of paper)

Address of Property Involved: 13100 Highway 49N Suite 316

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

General Location: Norwood Village

GENERAL DESCRIPTION OF REQUEST:

To be used for a Church;

OWNERSHIP AND CERTIFICATION:

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

OWNER

Norwood Village, Inc
Printed Name of Owner

P.O. Box 280
Mailing Address

City State Zip code

Wiggins MS 39577

Home Phone Work/Cell Phone

601-928-1656 601-528-2840

Email

drpwork@aol.com

[Signature], President
Signature of Owner

AGENT

Dana R. Parsons
Printed Name of Agent

P.O. Box 280
Mailing Address

City State Zip code

Wiggins MS 39577

Home Phone Work/Cell Phone

601-928-1656 601-528-2840

Email

drpwork@aol.com

[Signature]
Signature of Agent

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

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



Designation of Agent

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

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

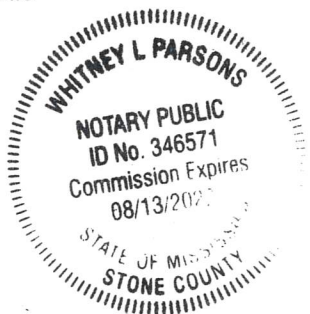
The petitioner understands and acknowledges that the City will rely upon the agent's representations in approval or denial of said petition.

[Signature] President 5/1/25
Signature Date

STATE OF MISSISSIPPI | COUNTY OF HARRISON

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

Whitney Parsons 8.13.2027
Notary Public Commission Expiration



1: Already in a preceding state

2: By City of Dulport

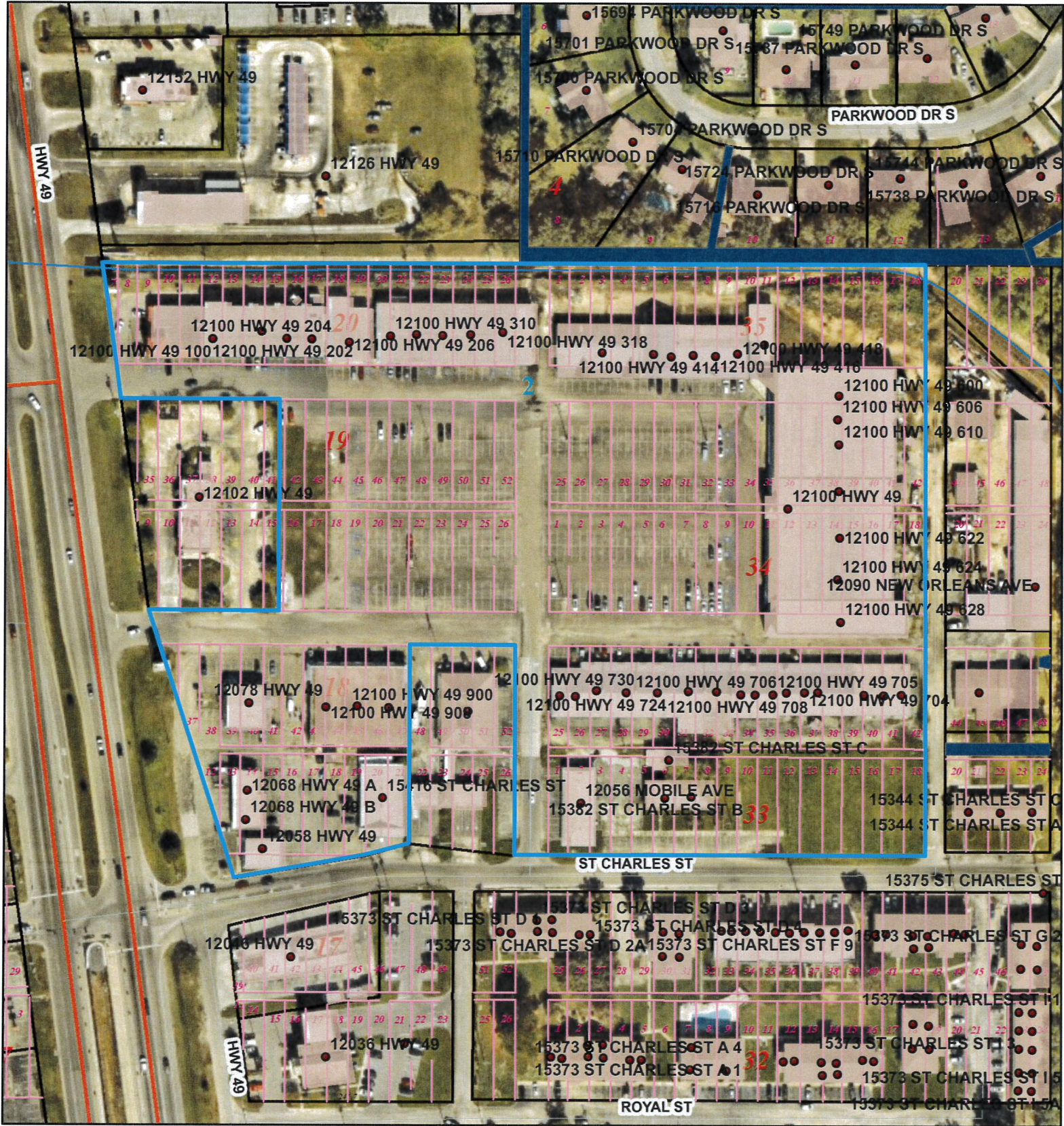
3: By City of ~~the~~ Dulport

4: By City of Dulport

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


6: Already establish parking area
ingress and egress

7: There already three churches there



1 inch = 155 feet

Area Map

 Parcels

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Printed 5/8/2025



Michael Watson

SECRETARY OF STATE

This is not an official certificate of good standing.

Name History

Name	Name Type
NORWOOD VILLAGE, INC.	Legal

Business Information

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

Registered Agent

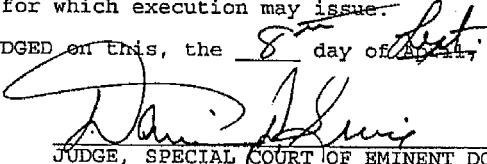
Name
Dana R Parsons
324 East Cavers Avenue , P.O. Box 280
Wiggins, MS 39577

Officers & Directors

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

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

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


JUDGE, SPECIAL COURT OF EMINENT DOMAIN

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

Gayle Parker
County Court Clerk

By  D.C.

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

MISSISSIPPI TRANSPORTATION COMMISSION

PETITIONER

VS.

CIVIL ACTION NO. 94-01028

NORWOOD VILLAGE, INC., ET AL

DEFENDANTS

AMENDED EXHIBIT "A"

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

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

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

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

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

Instrument No. 7431

STATEMENT OF FEES

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

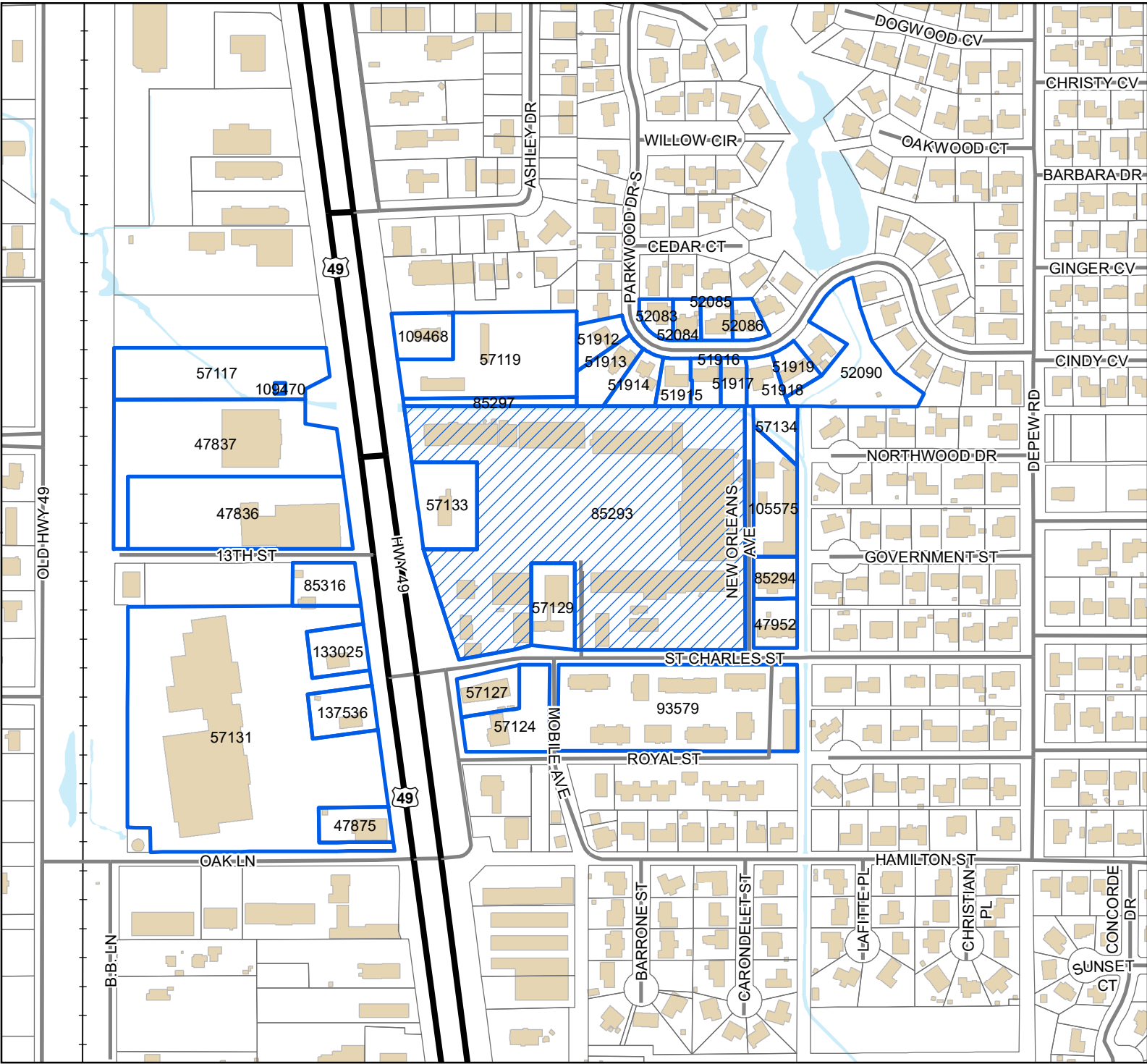
STATE OF MISSISSIPPI, COUNTY OF HARRISON, FIRST JUDICIAL DISTRICT:

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




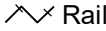


JOHN McADAMS, Changery Clerk

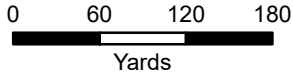
By Heather Bonilla _____, D.C.

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



Legend

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



1 inch = 400 feet



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 PO BOX 1780
 GULFPORT, MS 39502
 accountspayable@gulfport-ms.gov

LEGAL NOTICE PUBLIC HEARING

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

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

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

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

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

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Special Exception 2508SE094, by agent Debra Fox, seeking approval for an assisted living facility, Tax Parcel 0910J-01-049.000, 803 Courthouse Road, Zoned R-1-7.5 (Single-family), Ward 4

Special Exception 2508SE095, by agent James Fox, seeking approval for an assisted living facility, Tax Parcel 0910J-01-050.000, 1 39th Street A, Zoned R-1-7.5 (Single-family), Ward 4

Planning Commission Approval 2508PC099, by agent Virgil Gillespie, seeking approval for automobile and truck sales and repair business, Tax Parcels 0811E-03-019.000, 0811E-03-020.000, 0811E-03-021.000, 1804 33rd Ave, 1810 33rd Avenue, 1814 33rd Ave, Zoned B-1 (Neighborhood-Business), Ward 1

This the 2nd day of July 2025
 Keith Williams, Chairman
 City of Gulfport Planning Commission
 IPL0251380
 Jul 9 2025

STATE OF MISSISSIPPI
 COUNTY OF HARRISON

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

1.0 insertion(s) published on:
 07/09/25 Print

[Print Tearsheet Link](#)

[Marketplace Link](#)

Sherry Chasteen



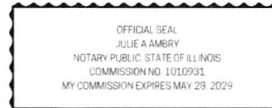
Sherry Chasteen

Julie A Ambry



Sworn to and subscribed before
 me on

Jul 9, 2025, 11:22 AM EDT



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



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

PLANNING COMMISSION

Hearing Date: Thursday, July 24, 2025

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

Technical Report

SPECIAL EXCEPTION

GENERAL INFORMATION

Case File Number: 2507SE086

Hearing Date: Zoning Board July 31, 2025
Planning Commission July 24, 2025

Current Zoning/Use: B-2 / Commercial Structure

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

TECHNICAL DETAILS

The applicant is requesting special exception to an existing liquor store located at 423 Pass Road, zoned B-2 (General Business). The applicant stated that the business has been operating for over 50 years and thought that they were grandfathered in with the City of Gulfport. The applicant was unaware that they needed a privilege license and wanted to become compliant with the City of Gulfport. Ordinance 3158 approved on August 3, 2022, eliminated the distance requirements required in the chart of permitted uses for these establishments, however the proposed liquor store is still required to go through Special Exception. The applicant has provided an affidavit that the state requires, that lets us know that the applicant is compliant with Mississippi Code 67-1-51. According to Mississippi Code 67-1-51 section (3) (a), "Except as otherwise provided in this subsection, no authority shall be granted to any person to manufacture, sell or store for sale any intoxicating liquor as specified in this article within four hundred (400) feet of any church, school (excluding any community college, junior college, college or university), kindergarten or funeral home. However, within an area zoned commercial or business, such minimum distance shall be not less than one hundred (100) feet." The closest church, Life Church, being approximately 1,284 feet away from the subject site. The liquor store is located between two Elementary Schools. Central Elementary is approximately 3,509 feet away and Pass Road Elementary is located 2,144 feet away. Upon staff review of the surrounding area, the area is a commercial zone. Commercial businesses that are located nearby include Pass Road Mini Storage, located across the street at 500 Pass Road. Directly behind the liquor store is House of Carpet at 3206 B Avenue, and Jamison Auto Group at 3204 B Avenue.

EXECUTIVE SUMMARY

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

Technical Report

SPECIAL EXCEPTION

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

Any approval should consider these conditions:

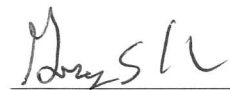
1. Liquor store use approval requires both the Zoning Board and Planning Commission.
2. Must comply with all current Building Codes and City of Gulfport Ordinances.

DEPARTMENTAL CONDITIONS

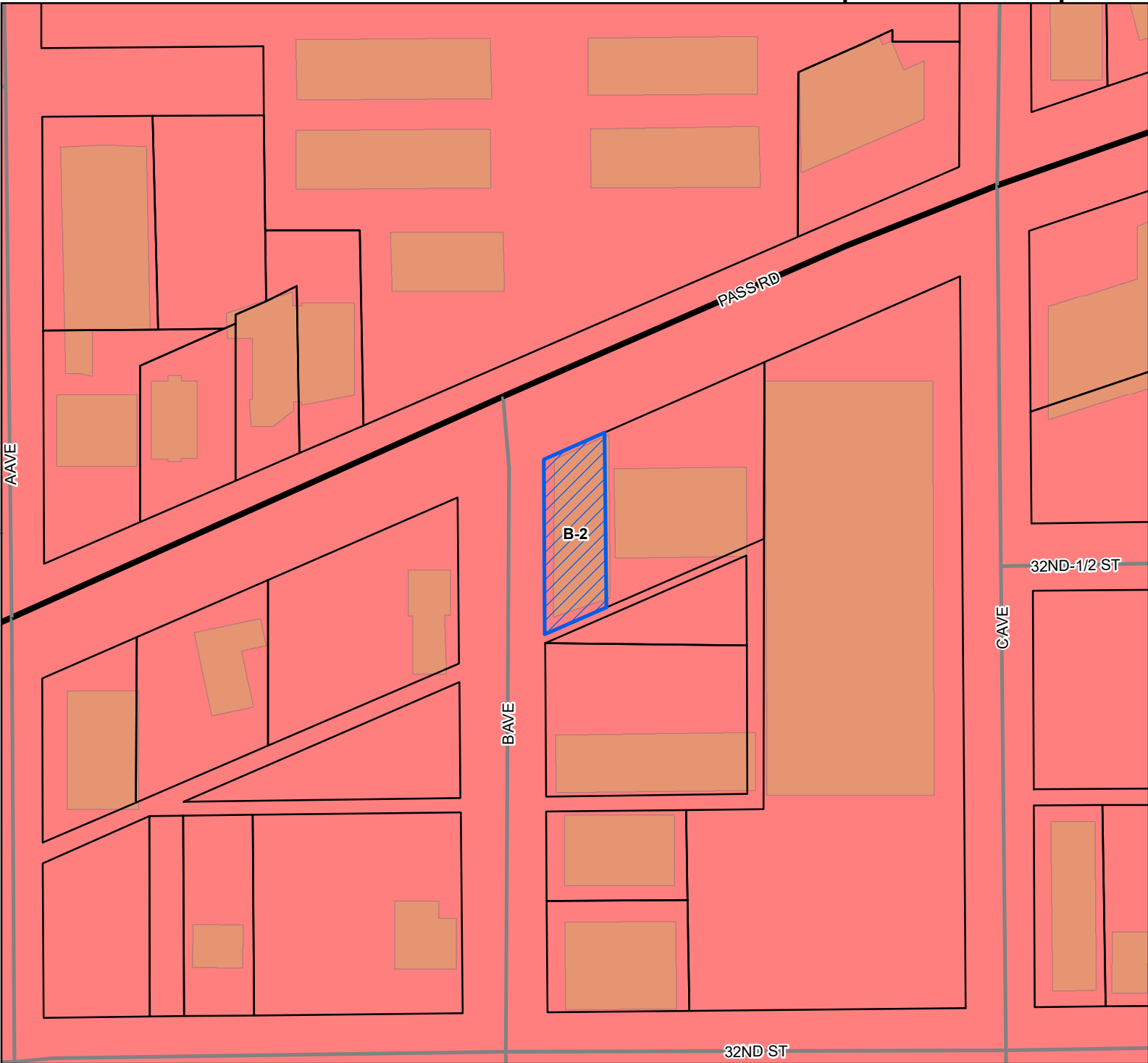
<u>Engineering:</u>	No conditions. Memo dated 6/6/25.
<u>Public Works:</u>	No conditions. Memo dated 6/6/25.
<u>Traffic and Safety:</u>	No conditions. Memo dated 6/6/25.
<u>Building Code Services:</u>	Must comply with all current Building Codes and City of Gulfport Ordinances. Memo dated 6/2/2025.
<u>GIS: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







DIRECTOR APPROVAL

This report has been reviewed and approved by:

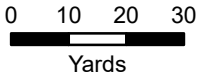


Greg Holmes
Director of Urban Development Department



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

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



1 inch = 100 feet



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



CASE NUMBER
25075E1086

5-12-25 SS
Recpt# 13296273

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

ZONING BOARD OF ADJUSTMENTS AND APPEALS APPLICATION

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

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

TAX PARCEL NUMBERS

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

Property Address:

423 Pass Road

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

General Description of Request:

compliance of city ordinance to
continue operating as current liquor store

OWNERSHIP AND CERTIFICATION:

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

OWNER:

MICHAEL J. MENSI

Printed Name of Owner
423 PASS ROAD

Mailing Address
GULFPORT MS. 39507

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

Home Phone Work/Cell Phone
M MENSJ SR@GMAIL.COM

Email
Michael J Mensi

Signature of Owner

AGENT:

Printed Name of Agent

Mailing Address

City State Zip Code

Home Phone Work/Cell Phone

Email

Signature of Agent

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

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

Name of Owner (PRINT)

Address (Street, City, State, Zip Code)

Phone (Home) (Work) (Cell)

Tax Parcel Number(s) Owned:

Signature:

Name of Owner (PRINT)

Address (Street, City, State, Zip Code)

Phone (Home) (Work) (Cell)

Tax Parcel Number(s) Owned:

Signature:

Name of Owner (PRINT)

Address (Street, City, State, Zip Code)

Phone (Home) (Work) (Cell)

Tax Parcel Number(s) Owned:

Signature:



COVENANT AFFIDAVIT

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

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

Michael J Mewis
SIGNATURE

May 14, 2025
DATE

STATE OF MISSISSIPPI | COUNTY OF HARRISON

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

Matilda Welch
NOTARY PUBLIC



COMMISSION EXPIRATION



State Distance Regulations Affidavit

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

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

Michael J. Mensi
Signature

May 22, 2025
Date

STATE OF MISSISSIPPI | COUNTY OF HARRISON

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

Samuel Sweeting
Notary Public

05/22/2027
Commission Expiration



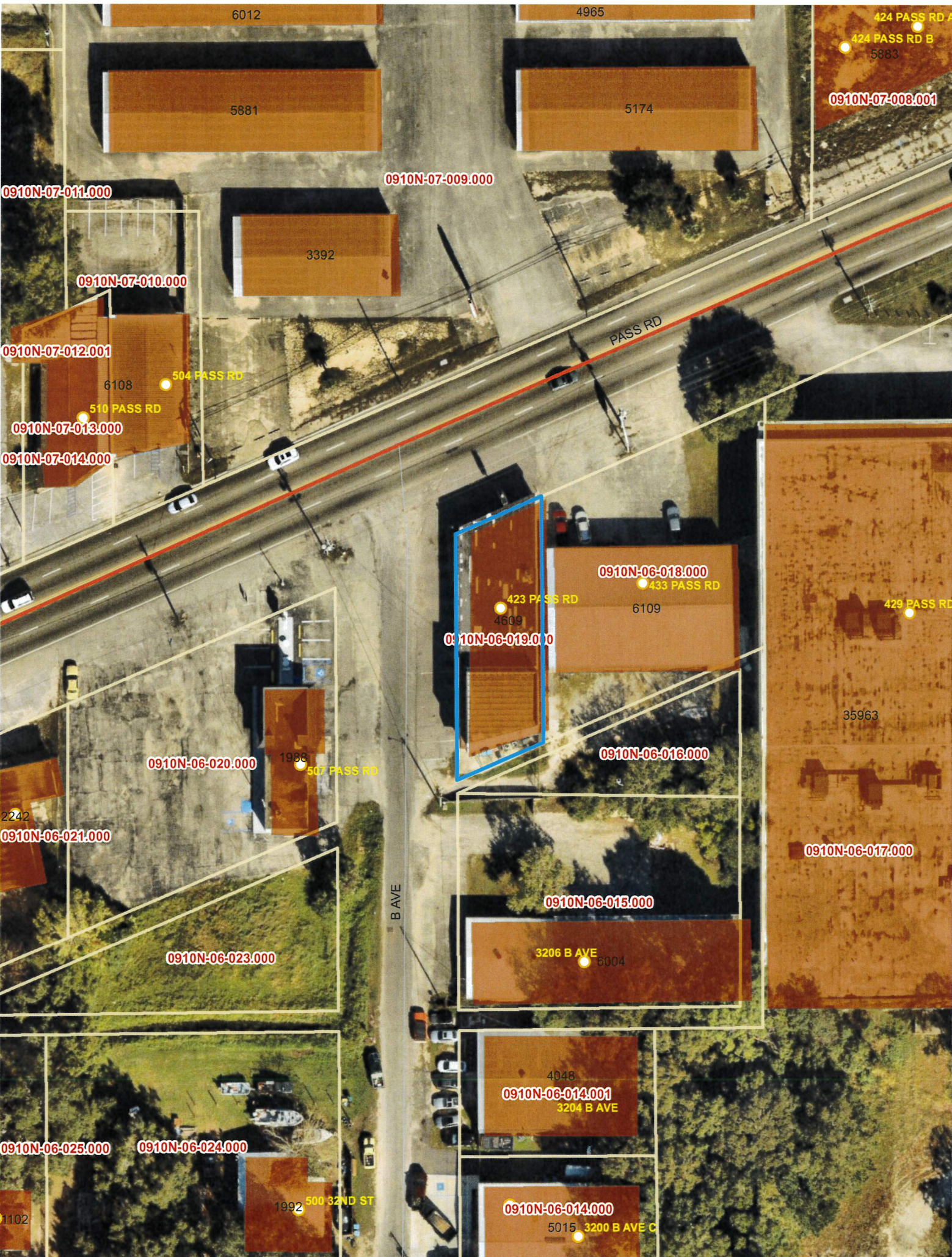
Variance Submission

May 12, 2025

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

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

Michael J. M...



6012

4965

424 PASS RD A

424 PASS RD B

5883

0910N-07-008.001

5881

5174

0910N-07-009.000

0910N-07-011.000

3392

0910N-07-010.000

0910N-07-012.001

6108

504 PASS RD

510 PASS RD

0910N-07-013.000

0910N-07-014.000

PASS RD

0910N-06-018.000

433 PASS RD

423 PASS RD

4609

6109

0910N-06-019.000

429 PASS RD

35963

0910N-06-016.000

0910N-06-020.000

1988

507 PASS RD

2242

0910N-06-021.000

0910N-06-017.000

0910N-06-015.000

3206 B AVE

6004

0910N-06-023.000

4048

0910N-06-014.001

3204 B AVE

0910N-06-025.000

0910N-06-024.000

1102

1992

500 32ND ST

0910N-06-014.000

5015 3200 B AVE C



Michael Watson

SECRETARY OF STATE

This is not an official certificate of good standing.

Name History

Name	Name Type
VINTAGE PROPERTIES, LLC	Legal

Business Information

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

Registered Agent

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

Officers & Directors

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

STATE OF MISSISSIPPI
COUNTY OF HARRISON
FIRST JUDICIAL DISTRICT

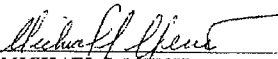
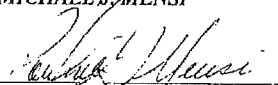
QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, WE, *MICHAEL J. MENSI and wife, PAULINE G. MENSI*, do hereby grant, bargain, sell and quitclaim unto *VINTAGE PROPERTIES, LLC*, that certain tract, piece or parcel of land situated and being located in the *First* Judicial District of *Harrison* County, State of Mississippi, more particularly described as follows, to-wit:

Lots 1 and 2, Block 9, Revision of MAGNOLIA GROVE ADDITION to the City of Gulfport as per map or plat thereof on file and of record in the office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi.

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

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


MICHAEL J. MENSI

PAULINE G. MENSI

TITLE NOT EXAMINED

✓

STATE OF MISSISSIPPI
COUNTY OF HARRISON

BOOK 1476 PAGE 55

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

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

John Smith
NOTARY PUBLIC

MY COMMISSION EXPIRES:

My Commission Expires August 26, 2002

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

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

This Document Prepared By:

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

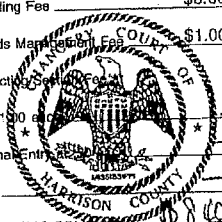
TITLE NOT EXAMINED

Page :

Instrument No. 9500

STATEMENT OF FEES

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



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

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

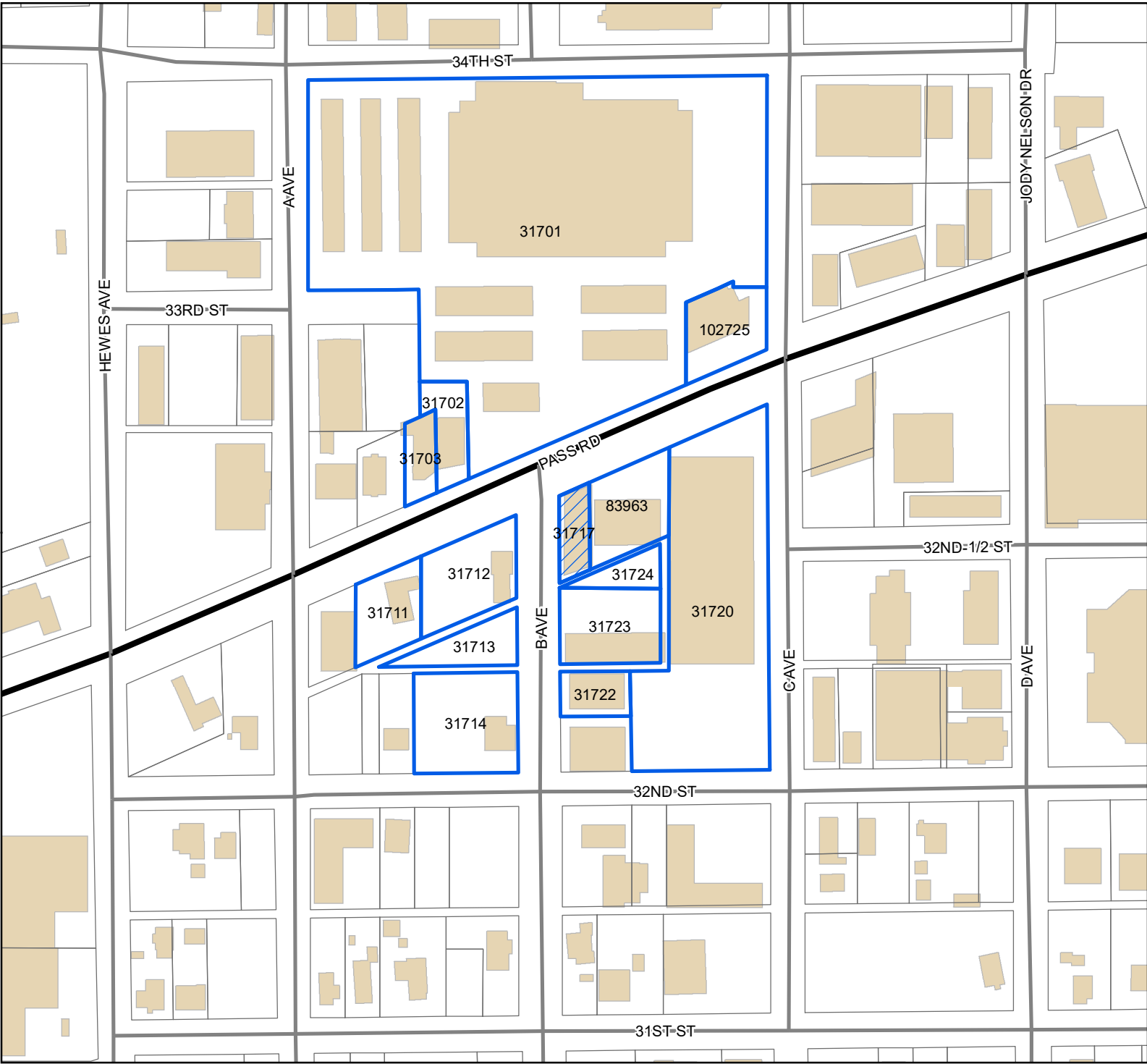
Book 1476 Pages 54-55

John MacAdams
JOHN MACADAMS, Chancery Clerk
D.C.





LAWRENCE GREENWOOD 00685

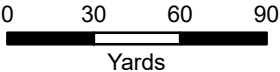


Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
Y		0910N-06-019.000	VINTAGE PROPERTIES LLC (OWNER)	423 PASS RD	GULFPORT	MS	39507
			Adjacent Property Owners (2507SE086)				
	31723	0910N-06-015.000	BEATTIES JACK	3206 B AVE	GULFPORT	MS	39501
	31717	0910N-06-019.000	VINTAGE PROPERTIES LLC	19 KIMBELL DR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



Legend

-  Site
-  US or State Highway
-  Street
-  Buildings



1 inch = 200 feet



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

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

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

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
51445	IPL0251380	Legal Ad - IPL0251380		2.0	146.0L

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

LEGAL NOTICE PUBLIC HEARING

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Zoning Map Amendment 2507PC091, by agent David Becher, requesting to rezone to T4+ (General Urban Zone "Plus"), Tax Parcel 1011D-01-039.000, 1114 Ocean View Drive, Zoned T5 (Urban Center Zone), Ward 2
Special Exception 2507SE093, by agent Kara Alley, seeking approval for a liquor store use, Tax Parcel 0811F-04-044.000, 1615 25th Ave, Zoned T6 (Urban Core Zone), Ward 3

Special Exception 2508SE094, by agent Debra Fox, seeking approval for an assisted living facility, Tax Parcel 0910J-01-049.000, 803 Courthouse Road, Zoned R-1-7.5 (Single-family), Ward 4

Special Exception 2508SE095, by agent James Fox, seeking approval for an assisted living facility, Tax Parcel 0910J-01-050.000, 1 39th Street A, Zoned R-1-7.5 (Single-family), Ward 4

Planning Commission Approval 2508PC099, by agent Virgil Gillespie, seeking approval for automobile and truck sales and repair business, Tax Parcels 0811E-03-019.000, 0811E-03-020.000, 0811E-03-021.000, 1804 33rd Ave, 1810 33rd Avenue, 1814 33rd Ave, Zoned B-1 (Neighborhood-Business), Ward 1

This the 2nd day of July 2025
 Keith Williams, Chairman
 City of Gulfport Planning Commission
 IPL0251380
 Jul 9 2025

STATE OF MISSISSIPPI
 COUNTY OF HARRISON

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

1.0 insertion(s) published on:
 07/09/25 Print

[Print Tearsheet Link](#)

[Marketplace Link](#)

Sherry Chasteen



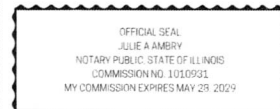
Sherry Chasteen

Julie A Ambry



Sworn to and subscribed before
 me on

Jul 9, 2025, 11:22 AM EDT



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



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

PLANNING COMMISSION

Hearing Date: Thursday, July 24, 2025

Planning Commission Approval 2507PC092(Withdrawn by Planning Staff) Planning Commission Approval 2507PC092, by agent John Paul Barber, seeking approval for a Medical Cannabis Dispensary use, Tax Parcel 0910J-01-076.000, 20 Pass Road, Zoned B-2 (General Business), Ward 4



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

PLANNING COMMISSION

Hearing Date: Thursday, July 24, 2025

Special Exception 2507SE093 Special Exception 2507SE093, by agent Kara Alley, seeking approval for a liquor store use, Tax Parcel 0811F-04-044.000, 1615 25th Ave, Zoned T6 (Urban Core Zone), Ward 3

Technical Report

SPECIAL EXCEPTION

GENERAL INFORMATION

Case File Number: 2507SE093

Hearing Date: Zoning Board July 31, 2025
Planning Commission July 24, 2025

Current Zoning/Use: T6 / Commercial Building

Legal: Special Exception 2507SE093, by agent Kara Alley, seeking approval for a liquor store use, Tax Parcel 0811F-04-044.000, 1615 25th Ave, Zoned T6 (Urban Core Zone), Ward 3

TECHNICAL DETAILS

The applicant requests a special exception to establish a liquor store at 1615 25th Avenue, zoned T6 (Urban Core Zone). Ordinance 3158 approved on August 3, 2022, eliminated the distance requirements required in the chart of permitted uses for these establishments, however the proposed liquor store is still required to go through Special Exception. The applicant has provided an affidavit that the state requires, that lets us know that the applicant is compliant with Mississippi Code 67-1-51. According to Mississippi Code 67-1-51 section (3) (a), “ Except as otherwise provided in this subsection, no authority shall be granted to any person to manufacture, sell or store for sale any intoxicating liquor as specified in this article within four hundred (400) feet of any church, school (excluding any community college, junior college, college or university), kindergarten or funeral home. However, within an area zoned commercial or business, such minimum distance shall be not less than one hundred (100) feet.” The closest active church use, St. John the Evangelist, is approximately 424 feet away from the subject property. It should be noted that St. John’s school and Ovation Learning Center were located across the street, however, neither have active licenses and are approximately 130 from the subject site. Upon staff review, the area is surrounded by many commercial uses such as Coast Roast Coffee & Tea, Pop Brothers, and Moses Men’s Wear. It should be noted that the site is located within the section of downtown that lifts the parking requirements that would otherwise need to be met.

EXECUTIVE SUMMARY

The applicant requests a special exception to establish a liquor store at 1615 25th Avenue, zoned T6 (Urban Core Zone). It should be noted that according to Appendix A, Section VI (A) (1), properties within the Central Business District of Gulfport are exempt from the off-street parking requirements. The site in question is located within the Central Business District according to the official zoning map. The applicant states that building will be aesthetically pleasing and that the business will be an asset to the downtown area. The proposed liquor store will be located between Bryan Jacobs Insurance Agency and Anderson Law Group. The immediate area has many commercial uses such as Coast Roast Coffee & Tea, Pop Brothers, and Moses Men’s Wear. The closest church use, St. John the Evangelist, is approximately 424 feet away from the subject property. It should be noted that St. John’s school and Ovation Learning Center were

Technical Report

SPECIAL EXCEPTION

located across the street, however, neither have active licenses and are approximately 130 feet from the subject site.

Any approval should consider these conditions:

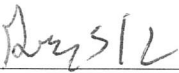
1. Approval from both Planning Commission and Zoning Board would allow for a Liquor store use.
2. Must comply with all current Building Codes and City of Gulfport Ordinances.

DEPARTMENTAL CONDITIONS

<u>Engineering:</u>	No conditions. Memo dated 7/2/2025.
<u>Public Works:</u>	No comment as of 7/7/2025.
<u>Traffic and Safety:</u>	No conditions. Memo dated 6/26/2025.
<u>Building Code Services:</u>	Must comply with all current Building Codes and City of Gulfport Ordinances. Memo dated 6/26/2025.
<u>GIS:</u>	No conditions. Memo dated 7/3/2025.
<u>Police Department:</u>	No comment as of 7/7/2025.
<u>Fire Department:</u>	No conditions. Memo dated 6/27/2025
<u>City Arborist:</u>	No conditions. Memo dated 6/26/2025.

DIRECTOR APPROVAL

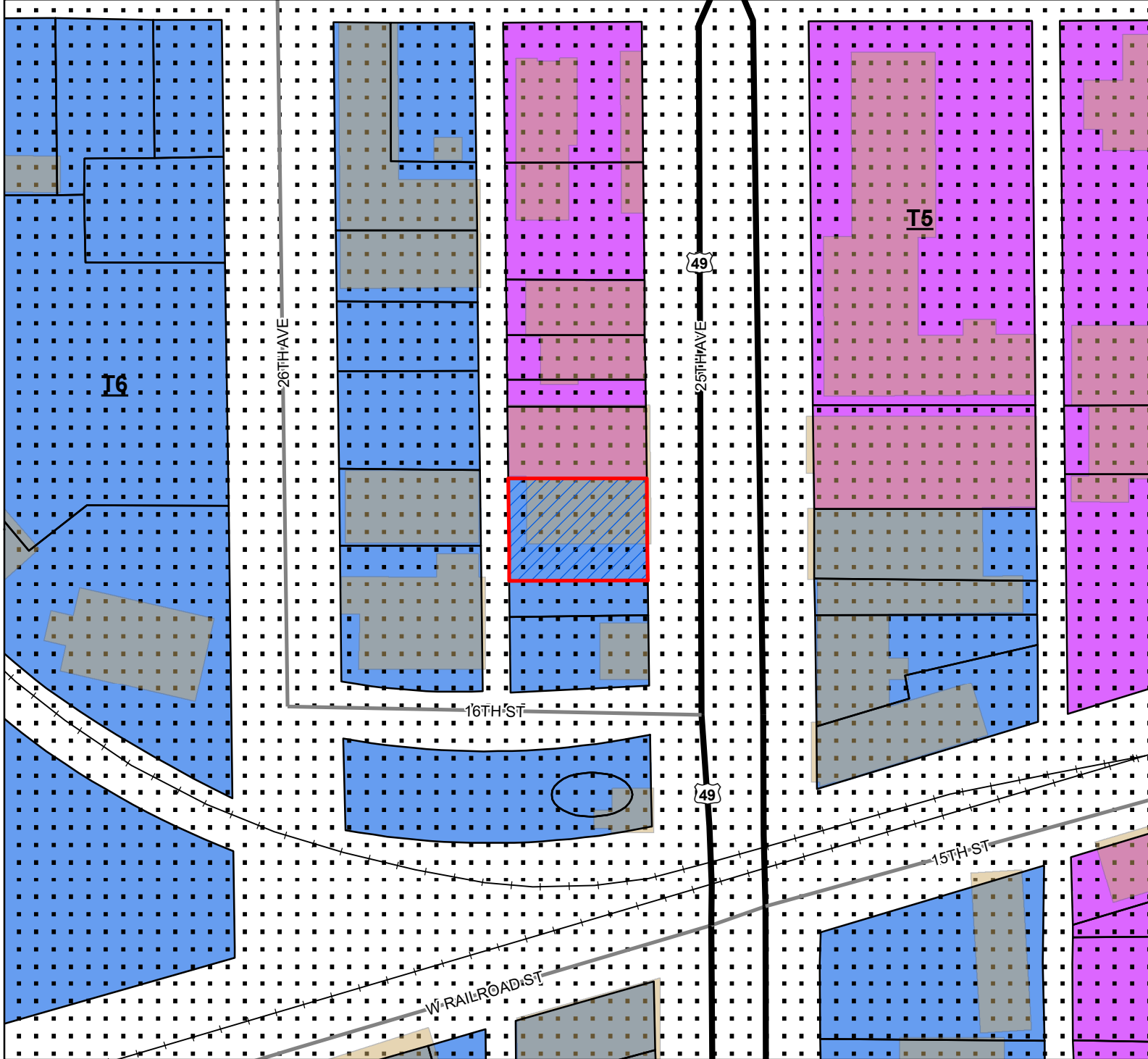
This report has been reviewed and approved by:



Greg Holmes
Director of Urban Development Department

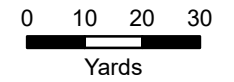
2507SE093

Special Exception



- Site
- US or State Highway
- Street
- Railroad
- Parcels
- Buildings
- Smart Code**
- T6
- T5

Site Information
 0811F-04-044.000
 Zoning: T6 (Urban Core Zone)
 Size: 7327.83 sqft
 Flood: X



1 inch = 100 feet



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



CASE NUMBER

2507SE093

SDS 6-3-25

Receipt # 13328586

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

ZONING BOARD OF ADJUSTMENTS AND APPEALS APPLICATION

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

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

TAX PARCEL NUMBERS

Grid for tax parcel numbers with handwritten entry: 0811F-04-044.000

Property Address:

1615 25th Ave Gulfport 39501

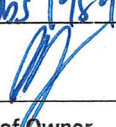
Lot(s) 14+15 Block(s) 151 Subdivision

General Description of Request: Opening a liquor store at this address.

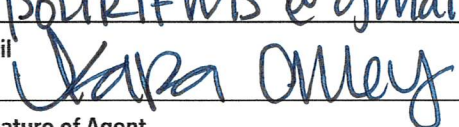
OWNERSHIP AND CERTIFICATION:

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:

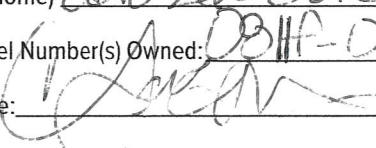
Bryan Jacobs
 Printed Name of Owner
9163 Ashburn Ln
 Mailing Address
Gulfport MS 39501
 City State Zip Code
228-669-9329 228-867-8801
 Home Phone Work/Cell Phone
bjacobs1989@gmail.com
 Email

 Signature of Owner

AGENT:

Kara Alley
 Printed Name of Agent
546 E. Pass Rd #40
 Mailing Address
Gulfport MS 39507
 City State Zip Code
228-229-2367
 Home Phone Work/Cell Phone
POURITMS@gmail.com
 Email

 Signature of Agent

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

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

Name of Owner (PRINT) COURTNEY JACOBS
 Address (Street, City, State, Zip Code) 9163 ASHBURN LN GULFPORT MS 39503
 Phone (Home) 228 263 2312 (Work) 228 273 4167 (Cell) 228 263 2312
 Tax Parcel Number(s) Owned: 0311A-04-044-000
 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: _____

IMPORTANT NOTICE:

1. Please be advised that failure to submit a complete application, with all supporting documents, could **delay your hearing date**. The Zoning Board will not consider a request until all information is submitted and accurate.
2. Please be advised that the application deadline dates posted are designed to allow the staff time to review the application and receive required comments from coordinating agencies. The application is not considered complete until all required information from the applicant is available for review, by the staff and coordinating agencies.
3. **The following supplement pages are required per application type. Select one of the following:**
 - Appeal of Planning Administrator (see page 4)
 - Excessive Height (see page 5)
 - Fence Variance (see page 6)
 - Special Exception (see page 7)
 - Variance (See page 8)
4. All VA will need to be **initialed by applicant** with required documentation before application can be accepted.

Submission Requirements:

- VA **Page one of this application**, completed and signed.
- VA **Site plan**. Please note that approval of your request, in part, is based on your **11" by 17"** site plan.
- The property lines and dimensions have been provided on the drawing.
 - All buildings and structures located on the property have been identified.
 - All dimensions of buildings and structures have been noted on the site plan.
 - All distances from the property lines to all the buildings and structures have been identified and noted on the site plan.
 - Street names have been provided which about the property.
 - Traffic flow, parking and driveways have been identified.
 - If required buffer strips have been identified
 - Other pertinent information as needed to pictorially demonstrate the proposed development/use.
- VA **Proof of ownership** (Copy of deed i.e., Warranty Deed or Quitclaim Deed)
- VA If applicable, notarized proof of **authority to act as agent** for owner (board resolution, etc.) (see page 9)
- The City of Gulfport Planning Division Staff will notify, by letter, property owners adjacent to the requested action identified in this application using the Land Roll database from the County Tax Office. If you would like to have additional persons or property owners notified, please provide a list of **additional persons to be notified**.
- VA An **affidavit** stating the request is not in violation of restrictive or protective covenants. (See page 10)
- VA **Cash or check** payable to the City of Gulfport in the amount of **\$75.00**
- VA **I the owner/agent acknowledge this is a complete application**

Special Exception Submissions

NOTE: The criteria below outlines each Board's requirements. Each Board does not need to be addressed separately; you may consolidate these responses when appropriate. Keep in mind, however, each item must be thoroughly addressed.

A WRITTEN STATEMENT MUST BE SUBMITTED TO THE ZONING BOARD OF ADJUSTMENT AND APPEALS ADDRESSING THE FOLLOWING:

Ver

The following, where applicable must be addressed:

- Ingress and egress to property and proposed structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe.
- Off-street parking and loading areas where required, with particular attentino to those items listed in the above bullet statement and the economic, noise, glare or odor effects of the special exception on adjoining properties and properties generally in the district.
- Refuse and service areas, with particular reference to the two items in the above.
- Utilities, with reference to the location, availability, and compatibility.
- Screening and buffering with reference to type, dimensions, and character.
- Signs, if any, and proposed exterior lighting with reference to glare, traffic safety, economic effect, and compatibility and harmony with properites in the district.
- Required yards and other open space.
- General compatibilty with adjacent properties and other property in the district.
- Over view of why the special exception will be in harmony with the general purpose and intent of the Zoning Ordinance.

A WRITTEN STATEMENT MUST BE SUBMITTED TO THE PLANNING COMMISSION ADDRESSING THE FOLLOWING:

NOTE: The uses listed below are permitted upon approval of location and the site plan thereof by the Planning Commission as being appropriate.

Ver

The following, where applicable must be addressed:

- Transportation and access
- Water supply and waste disposal
- Fire, police protection and other public facilities
- Not causing undue traffic congestion for creating a traffic hazard, as as being in harmony wit the orderly and appropriate development of the district in which the use is located.

Notes

- Front Entry off of Side walk parallel to 25th Ave.
- Designated Parking Spots for Business
- Established Business before all utilities will be in Compliance with City.
- Sign will be flush to building OR above with Soft lighting Not to distract OR Impair traffic
- the Business will ~~not~~ Be ~~as~~ aesthetically pleasing to eye and in uniform with connected Business
- you know it will be an asset to the downtown Gulfport area. The Retail space will be used by all walks of life that are of appropriate age and should bring money to the city.

-
- access off of 25th Ave
 - Water will be with City of Gulfport and trash will be in app. cans behind Building.
 - City of Gulfport Fire, Police
 - usual use of traffic and parking

DETAILS:



DESIGNATION OF AGENT

I, Bryan Jacobs being property owner of 1615 25th Ave Gulfport MS 39501
PRINT NAME PRIMARY ADDRESS OR PARCEL
which is the subject of this application hereby authorize Kara Alley 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.

Bryan Jacobs 6-2-25
SIGNATURE DATE

STATE OF MISSISSIPPI | COUNTY OF HARRISON

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

Kristin Johnson
NOTARY PUBLIC



Sept 28 2027
COMMISSION EXPIRATION



COVENANT AFFIDAVIT

I, Bryan Jacobs being property owner or agent of the property 1615 25th Ave
PRINT NAME PRIMARY ADDRESS OR PARCEL

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

Bryan Jacobs
SIGNATURE

6-2-25
DATE

STATE OF MISSISSIPPI | COUNTY OF HARRISON

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

Kristin Johnson
NOTARY PUBLIC

SEP. 28 2027
COMMISSION EXPIRATION





Michael Watson

SECRETARY OF STATE

This is not an official certificate of good standing.

Name History

Name	Name Type
Marie Travis & Company LLC	Legal

Business Information

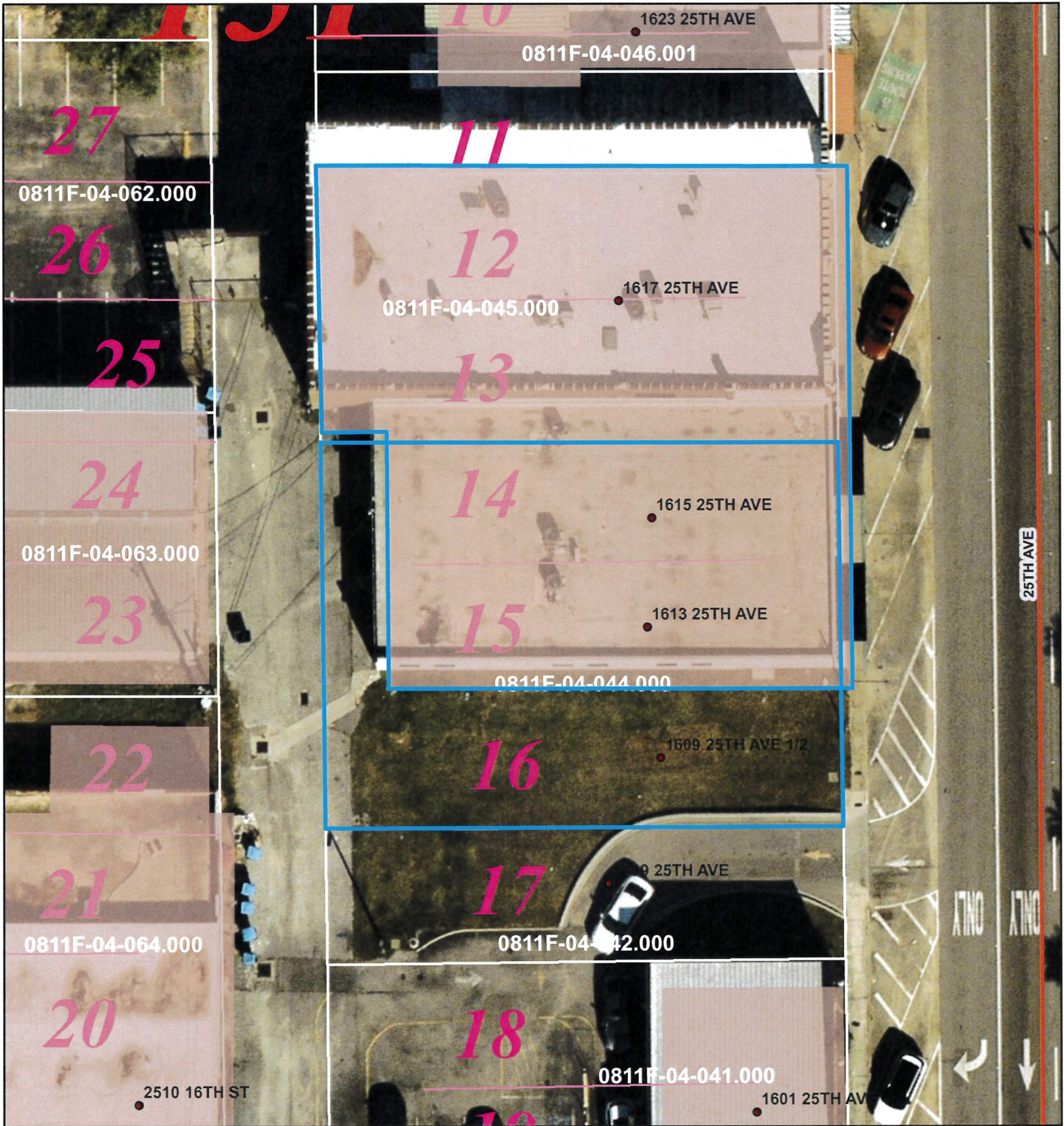
Business Type:	Limited Liability Company
Business ID:	1209617
Status:	Good Standing
Effective Date:	05/01/2020
State of Incorporation:	Mississippi
Principal Office Address:	9163 ashburn ln gulfport, MS 39503

Registered Agent

Name
Courtney Jacobs
9163 ashburn ln
Gulfport, MS 39503

Officers & Directors

Name	Title
Courtney Jacobs 9163 ashburn ln Gulfport, MS 39503	Member
Bryan Jacobs 9163 ashburn ln Gulfport, MS 39503	Member



1 inch = 25 feet

Area Map

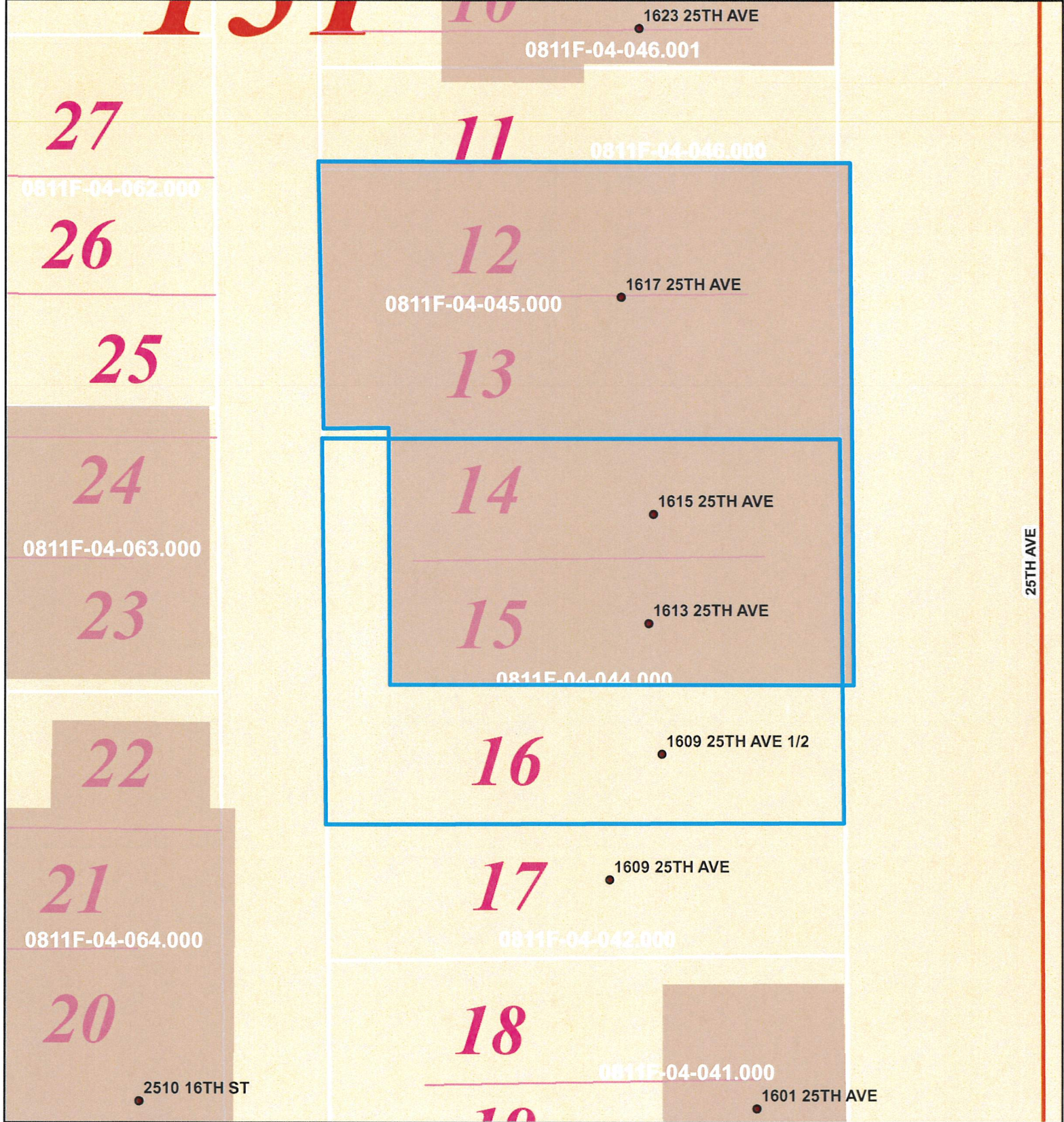
Parcels

Printed 6/3/2025

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25TH AVE

1 inch = 25 feet



DATA DISCLAIMER:

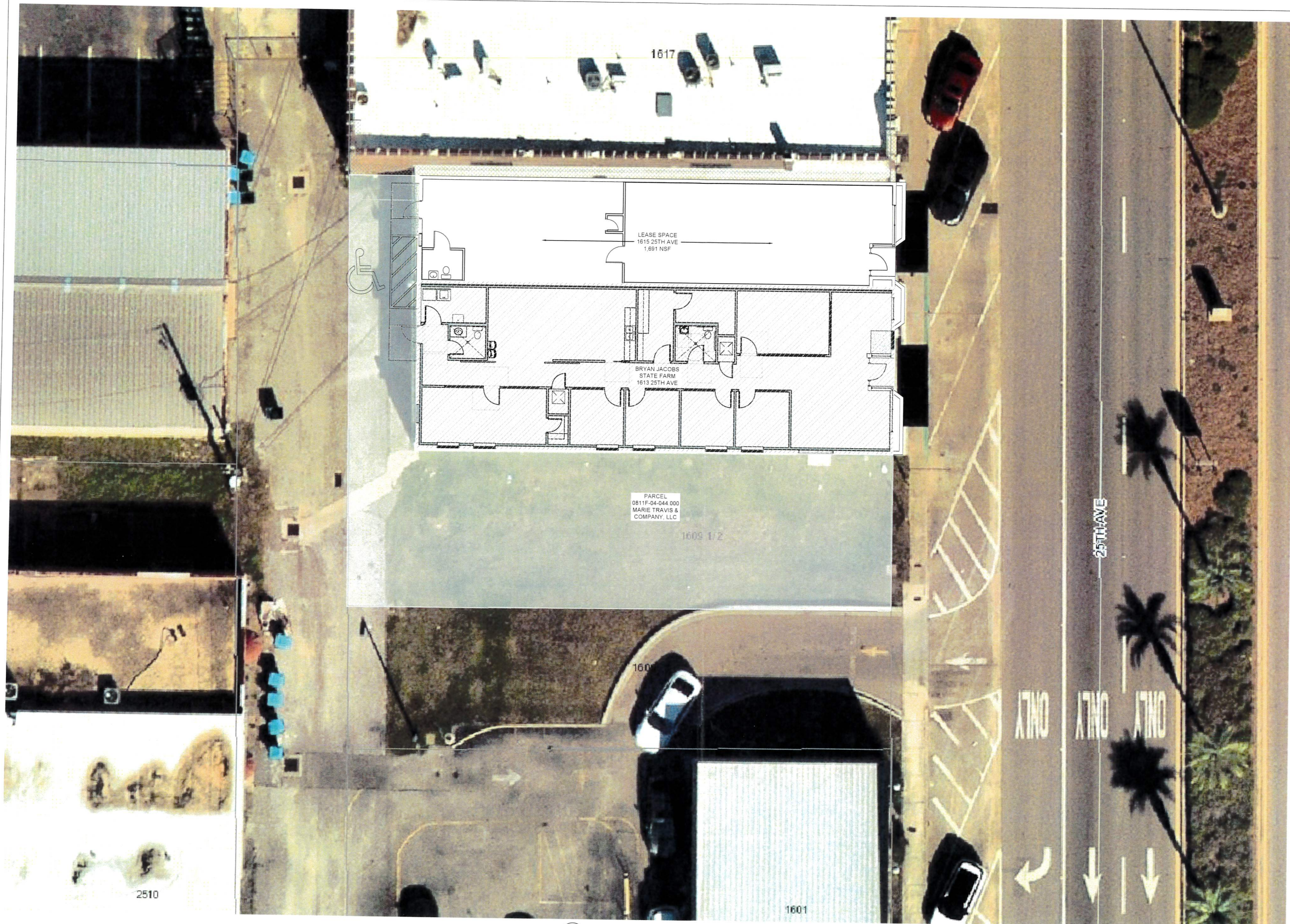
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Area Map

Parcels

Printed 6/3/2025





LPK
architects

LPK ARCHITECTS, P.A.
1208 NORTH ST. SUITE 200
GULFPORT, MS 39501
P. 228.533.1122
F. 228.533.1122
These documents are the sole property of LPK Architects, P.A. and are not to be copied, reproduced, printed or disseminated without the written consent of LPK Architects, P.A. All rights reserved. LPK Architects, P.A. will not be held liable for any errors or omissions. Copyright LPK Architects, P.A.

PROPOSED
TENANT LEASE
SPACE

FOR

YOU POUR IT,
LLC
(TENANT)

AND

MARIE TRAVIS &
COMPANY, LLC
(LANDLORD)

1615 25TH AVE
GULFPORT, MS 39501

SEAL

REVISIONS/SUBMISSIONS		
DATE	NO.	DESCRIPTION
05-27-25	1	TENANT SITE PLAN

SHEET TITLE
SITE PLAN

PROJECT NO. 23-150-GC	SHEET NO. A-1.0
DRAWN BY JKO	
CHECKED BY JKO	

1 LEASE SPACE SITE PLAN
SCALE: 1/8" = 1'-0"



I, the applicant, acknowledge and understand that a liquor store/package store shall operate in compliance with Miss. Code Ann § 67-1-51, as amended, and that I, the applicant, must demonstrate and certify that I meet the distance requirements set forth in state law or adopted state regulations (e.g., Miss. Code Ann § 67-1-51 (3), as amended)

A handwritten signature in black ink, appearing to read "Kara Allen".

Applicant Signature

A handwritten date "6-3-25" in black ink.

Date

A handwritten date "6/3/25" in black ink.

A handwritten signature in black ink, appearing to read "Matilda Welch".



MISCELLANEOUS PAYMENT RCPT#: 13328586
CITY OF GULFPORT

GULFPORT, MS 39501

DATE: 06/03/25 TIME: 13:17:54
CLERK: Kjacobs DEPT:
CUSTOMER#:

COMMENT:

CHG: PZD PLANNING AND ZO 75.00

AMOUNT PAID: 75.00

PAID BY:
PAYMENT METH: CASH

REFERENCE:

AMT TENDERED: 75.00
AMT APPLIED: 75.00
CHANGE: .00

E-RECORDED simplifile[®]

ID: 2023-0020520-0-JT

County: Harrison 1st

Date: 10/06/2023 Time: 9:22 am

Prepared by and after recording return to:
J. WILLIAM WILLIAMS, MBN 99709
WILLIAMS LAW FIRM, PA
2304 19th Street, Suite 301
Gulfport, Mississippi 39501
Telephone No.: (228) 206-7900
Facsimile No.: (228) 206-7911

File No.: 01054

Grantor's Name, Address and Telephone Number:
BENNETT COMMERCIAL LLC, a Mississippi
limited liability company
131 Sea Oaks Boulevard
Long Beach, Mississippi 39560
Telephone No.: (228) 860-7653

Grantee's Name, Address and Telephone Number:
MARIE TRAVIS & COMPANY LLC, a Mississippi
limited liability company
9163 Ashburn Lane
Gulfport, Mississippi 39503
Telephone No.: (228) 669-9329

Indexing Instructions:
Lots 14-16, inclusive, Block 151, Original Gulfport, First
Judicial District of Harrison County, Mississippi

**STATE OF MISSISSIPPI
COUNTY OF HARRISON**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned, **BENNETT COMMERCIAL LLC**, a Mississippi limited liability company ("**Grantor**"), does hereby sell, grant, convey, and warrant unto **MARIE TRAVIS & COMPANY LLC**, a Mississippi limited liability company ("**Grantee**"), the real property, together with all improvements thereon, situated in the First Judicial District of Harrison County, Mississippi, and more particularly described on **Exhibit "A,"** which is hereby incorporated by reference.



1st JUDICIAL DISTRICT
INSTRUMENT 2023-0020520-D-J1
FILED/RECORDED 10/6/2023 9:22:01 AM
TOTAL FEES \$26.00
3 PAGES RECORDED

Prepared by and after recording return to:
J. WILLIAM WILLIAMS, MBN 99709
WILLIAMS LAW FIRM, PA
2304 19th Street, Suite 301
Gulfport, Mississippi 39501
Telephone No.: (228) 206-7900
Facsimile No.: (228) 206-7911

File No.: 01054

Grantor's Name, Address and Telephone Number:
BENNETT COMMERCIAL LLC, a Mississippi
limited liability company
131 Sea Oaks Boulevard
Long Beach, Mississippi 39560
Telephone No.: (228) 860-7653

Grantee's Name, Address and Telephone Number:
MARIE TRAVIS & COMPANY LLC, a Mississippi
limited liability company
9163 Ashburn Lane
Gulfport, Mississippi 39503
Telephone No.: (228) 669-9329

Indexing Instructions:
Lots 14-16, inclusive, Block 151, Original Gulfport, First
Judicial District of Harrison County, Mississippi

STATE OF MISSISSIPPI
COUNTY OF HARRISON

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned, **BENNETT COMMERCIAL LLC**, a Mississippi limited liability company ("Grantor"), does hereby sell, grant, convey, and warrant unto **MARIE TRAVIS & COMPANY LLC**, a Mississippi limited liability company ("Grantee"), the real property, together with all improvements thereon, situated in the First Judicial District of Harrison County, Mississippi, and more particularly described on Exhibit "A," which is hereby incorporated by reference.

The conveyance is made subject to all protective covenants, rights of way, easements, and oil, gas or mineral reservations or conveyances of record pertaining to the subject property.

The property described on Exhibit "A" does not constitute the homestead of the Grantor herein.

Taxes for the current year are assumed by the Grantee.

WITNESS, the Grantor has caused this instrument to be executed, this the 6th day of October 2023.

GRANTOR:

BENNETT COMMERCIAL LLC, a
Mississippi limited liability company

By: 
Name: Patrick Brian Bennett
Title: Sole Member/Manager

**STATE OF MISSISSIPPI
COUNTY OF HARRISON**

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said county and state, on this the 6th day of October, 2023, within my jurisdiction, the within named PATRICK BRIAN BENNETT, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed in the above and foregoing instrument and acknowledged that he executed the same in his representative capacity, and that by his signature on the instrument, and as the act and deed of the person or entity upon behalf of which he acted, executed the above and foregoing instrument, after first having been duly authorized so to do.

SWORN TO AND SUBSCRIBED before me this, the 6th day of October 2023.



NOTARY PUBLIC

My Commission Expires: March 14, 2026
(SEAL)



EXHIBIT "A"

Legal Description

Lot Fourteen (14) and Lot Fifteen (15), Block 151, Original Gulfport, as per map or plat thereof on file and of record in the office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi.

AND ALSO:







Lot Sixteen (16), Block 151, Original Gulfport, shown by plat on file in the office of the Chancery Clerk of Harrison County, Mississippi.

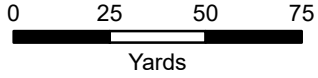
Being the same property conveyed to Grantor per the certain Warranty Deed recorded as Instrument No. 2018 5588D-J1.

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
Y		0811F-04-044.000	MARIE TRAVIS & COMPANY LLC (OWNERS)	1615 25TH AVE	GULFPORT	MS	39501
			KARA ALLEY (AGENT)	546 E PASS ROAD 640	GULFPORT	MS	39507
			Adjacent Property Owners (2507SE093)				
	20073	0811F-04-035.000	CATHOLIC DIOCESE OF BILOXI	1790 POPPS FERRY ROAD	BILOXI	MS	39532
	20056	0811F-04-063.000	WETZEL JAMES K & GARNETTE ANN ETAL	P O DRAWER 1	GULFPORT	MS	39502
	20068	0811F-04-039.000	GULF PINES GIRL SCOUT COUNCIL IN	500 HUTCHINSON AVE	HATTIESBURG	MS	4E+08
	99108	0811F-04-061.001	BLAKER BRUCE T	1618 26TH AVE	GULFPORT	MS	39501
N	20059	0811F-04-061.000	BLAKER BRUCE T	1618 26TH AVE	GULFPORT	MS	39501
N	20043	0811F-04-049.000	AFN ABSPROP001 LLC	C/O AMERICAN FINANCE TRUST INC	CHARLOTTE	NC	28226
	20071	0811F-04-036.000	ALLEN INDUSTRIES LLC	P O BOX 511	SAUCIER	MS	39574
	20049	0811F-04-044.000	MARIE TRAVIS & COMPANY LLC	9163 ASHBURN LN	GULFPORT	MS	39503
	90801	0811F-04-064.000	NECAISE LOIS ANN	P O BOX 717	GULFPORT	MS	39502
	20069	0811F-04-038.000	MOSES DEPARTMENT STORE	1612 25TH AVE	GULFPORT	MS	39501
	20051	0811F-04-042.000	MONTELLA PROPERTIES LLC	126 JEFF DAVIS AVE	LONG BEACH	MS	39560
	90800	0811F-04-062.000	ANDERSON OROZCO HOLDINGS LLC	1617 25TH AVE	GULFPORT	MS	39501
N	20048	0811F-04-045.000	ANDERSON OROZCO HOLDINGS LLC	1617 25TH AVE	GULFPORT	MS	39501
	20070	0811F-04-037.000	TINDELL INVESTMENTS & PROPERTY LLC	20 MOCKINGBIRD LANE	GULFPORT	MS	39507
	20060	0811F-04-060.000	CG & JL HOLDINGS LLC	1616 26TH AVE	GULFPORT	MS	39501
	20061	0811F-04-059.000	ARG SNGLFMS001 LLC	P O BOX 447	TYLERTOWN	MS	39667
N	20052	0811F-04-041.000	MONTELLA PROPERTIES LLC	126 JEFF DAVIS AVE	LONG BEACH	MS	39560
	20041	0811F-04-066.000	COS INC D/B/A CLAY'S OFFICE SUPPLY	1601 26TH AVE	GULFPORT	MS	39501
	125567	0811F-04-066.001	BEACHSIDE DEVELOPMENTS OF MISSISSIP	PO BOX 6825	GULFPORT	MS	39507
	110197	0811F-04-075.000	GULFPORT CITY OF	P O BOX 59	GULFPORT	MS	39502
N	140580	0811F-04-075.002	POP BROTHERS LLC -LESSEE-	C/O GULFORT CITY OF -LESSOR-	GULFPORT	MS	39501
	20045	0811F-04-047.000	1625 25TH AVENUE LLC	1600 25TH AVE	GULFPORT	MS	39501
	90795	0811F-04-046.000	MECHAM HOLDINGS LLC	P O BOX 6594	GULFPORT	MS	39506
N	20044	0811F-04-048.000	AFN ABSPROP001 LLC	C/O AMERICAN FINANCE TRUST INC	CHARLOTTE	NC	28226
	147835	0811F-04-046.001	BLACKWATER REAL ESTATE LLC	9175 ASHBURY LN	GULFPORT	MS	39503



Legend

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



1 inch = 150 feet



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McClatchy

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

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

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

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
51445	IPL0251380	Legal Ad - IPL0251380		2.0	146.0L

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

LEGAL NOTICE PUBLIC HEARING

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

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

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

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

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

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

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

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

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

Zoning Map Amendment 2507PC091, by agent David Becher, requesting to rezone to T4+ (General Urban Zone "Plus"), Tax Parcel 1011D-01-039.000, 1114 Ocean View Drive, Zoned T5 (Urban Center Zone), Ward 2

Special Exception 2507SE093, by agent Kara Alley, seeking approval for a liquor store use, Tax Parcel 0811F-04-044.000, 1615 25th Ave, Zoned T6 (Urban Core Zone), Ward 3

Special Exception 2508SE094, by agent Debra Fox, seeking approval for an assisted living facility, Tax Parcel 0910J-01-049.000, 803 Courthouse Road, Zoned R-1-7.5 (Single-family), Ward 4

Special Exception 2508SE095, by agent James Fox, seeking approval for an assisted living facility, Tax Parcel 0910J-01-050.000, 1 39th Street A, Zoned R-1-7.5 (Single-family), Ward 4

Planning Commission Approval 2508PC099, by agent Virgil Gillespie, seeking approval for automobile and truck sales and repair business, Tax Parcels 0811E-03-019.000, 0811E-03-020.000, 0811E-03-021.000, 1804 33rd Ave, 1810 33rd Avenue, 1814 33rd Ave, Zoned B-1 (Neighborhood-Business), Ward 1

This the 2nd day of July 2025
Keith Williams, Chairman
City of Gulfport Planning Commission
IPL0251380
Jul 9 2025

STATE OF MISSISSIPPI
COUNTY OF HARRISON

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

1.0 insertion(s) published on:
07/09/25 Print

[Print Tearsheet Link](#)

[Marketplace Link](#)

Sherry Chasteen



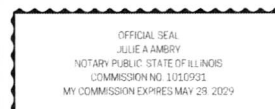
Sherry Chasteen

Julie A Ambry



Sworn to and subscribed before
me on

Jul 9, 2025, 11:22 AM EDT



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



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

PLANNING COMMISSION

Hearing Date: Thursday, July 24, 2025

Special Exception 2508SE094 Special Exception 2508SE094, by agent Debra Fox, seeking approval for an assisted living facility, Tax Parcel 0910J-01-049.000, 803 Courthouse Road, Zoned R-1-7.5 (Single-family), Ward 4

Technical Report

SPECIAL EXCEPTION

GENERAL INFORMATION

Case File Number: 2508SE094

Hearing Date: Zoning Board July 31, 2025
Planning Commission July 24, 2025

Current Zoning/Use: R-1-7.5 / Single-Family

Legal: Special Exception 2508SE094, by agent Debra Fox, seeking approval for an assisted living facility, Tax Parcel 0910J-01-049.000, 803 Courthouse Road, Zoned R-1-7.5 (Single-family), Ward 4

TECHNICAL DETAILS

The applicant requests a Special Exception to allow for an assisted living facility use located at 803 Courthouse Road, zoned R-1-7.5 (Single-family). The applicant states, “that the personal care home will operate 24 hours a day, seven days a week, accepting individuals who require personal care services or individuals, who due to functional impairments, may require mental health services to compensate for activities of daily living.” Clients will live in the home on a full- time basis and will receive services such as hot meals, snacks, transportation to doctor appointments, recreational events, laundry service, as well as medication management. The applicant, Mrs. Fox, stated in her written checklist that she has been an active nurse for over 40 years. The caregiver shall provide residents with meals three times daily seven days a week. Further, it is implied that the living facility will have six or fewer residents. The home has four bedrooms and four bathrooms; three bedrooms will be shared by clients and the fourth bedroom will be used by the caregiver. Off-street parking is a requirement and will use Rooming Houses parking requirements; 1.5 spaces per guest room. The applicant already has existing parking requirements for 2 vehicles and provided an additional parking plan with 2 regular parking spaces and one handicapped van accessible parking space that will fit in behind the back of the house making a total of 4 parking spaces and one handicapped van accessible parking space. The additional parking spaces must be concrete or asphalt and must be lined parking spaces. Upon site visit, this single-family home is located just north of the intersection of Pass Road and Courthouse Road, between Pass Road and Commerce Street.

EXECUTIVE SUMMARY

The applicant requests a special exception to allow a group home with care giver on site. Clients will live in the home on a full- time basis and will receive services such as hot meals, snacks, transportation to doctor appointments, recreational events, laundry service, as well as medication management. The applicant has existing parking requirements for 2 vehicles and will provide additional parking with 2 regular parking spaces and one handicapped van accessible parking space that will fit in behind the back of the house making a total of 4 parking spaces and one handicapped van accessible parking space. The additional parking spaces must be concrete or asphalt and must be lined parking spaces. Engineering requires revising the site plan to show the

Technical Report

SPECIAL EXCEPTION

other parking spaces in the grass driveway. The grass driveway needs to be a hard surface (concrete or asphalt).

Any approval should consider these conditions:

1. Existing and additional required parking shall meet all parking requirements.
2. Must comply with all current Building Codes and City of Gulfport Ordinances.
3. Revise the site plan to show the other parking spaces in the grass driveway. The grass driveway needs to be a hard surface

DEPARTMENTAL CONDITIONS

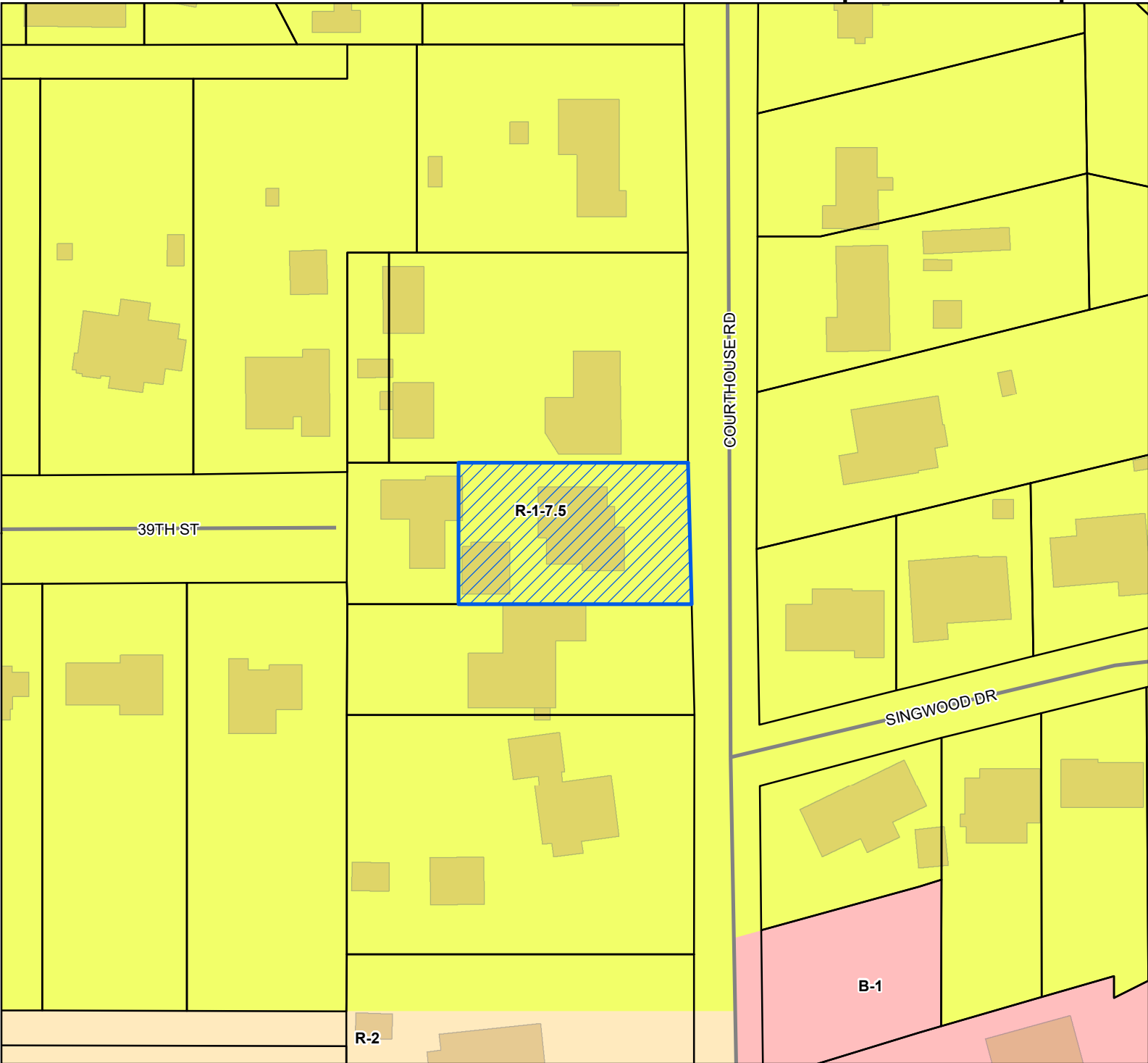
<u>Engineering:</u>	Conditions. Revise the site plan to show the other parking spaces in the grass driveway. The grass driveway needs to be a hard surface. Memo dated 7/2/2025.
<u>Public Works:</u>	No comment as of 7/7/2025.
<u>Traffic and Safety:</u>	Conditions. Revise parking plan to show hard surface driveway where grass is shown. Memo dated 6/26/25.
<u>Building Code Services:</u>	Must comply with all current Building Codes and City of Gulfport Ordinances. Memo dated 6/26/2025.
<u>GIS:</u>	No conditions. Memo dated 7/3/2025.
<u>Police Department:</u>	No comment as of 7/7/2025.
<u>Fire Department:</u>	No conditions. Memo dated 6/27/2025.
<u>City Arborist:</u>	No conditions. Memo dated 6/26/2025.








DIRECTOR APPROVAL

This report has been reviewed and approved by:

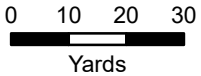


Greg Holmes
Director of Urban Development Department



-  Site
-  Street
-  Parcels
-  Buildings
- Zoning**
-  B-1 - Neighborhood Business District
-  R-1-7.5 - Single Family Residence District (Low Density)
-  R-2 - Single Family Residence District (Medium Density)

Site Information
 0910J-01-049.000
 Zoning: R-1-7.5 (Single Family)
 Size: 16872.59 sqft
 Flood: X



1 inch = 100 feet



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CASE NUMBER

25085E094

SDS 6-6-25

R# 13335495

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

ZONING BOARD OF ADJUSTMENTS AND APPEALS APPLICATION

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

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

TAX PARCEL NUMBERS

Grid for tax parcel numbers with handwritten entries: 0910501049, 09105-01-049.000

Property Address:

803 Courthouse Road Gpt. MS 39507

Lot(s) Block(s) Subdivision

General Description of Request: Open a licensed "AFC" Home where I reside providing services to persons who need Personal Care Services thru Individualized Plan of Care providing health, social and related support services in a protective home setting, enabling persons to live in the community. 6 persons + Under Capacity

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:

D.S. Ladner Holdings, LLC

Printed Name of Owner

9366 Stone Rd

Mailing Address

GA MS 39503

City

N/A

State

228-861-6914

Zip Code

Home Phone

Work/Cell Phone

Dsladner@gmail.com

Email

[Signature]
Signature of Owner

AGENT:

Debra Fox

Printed Name of Agent

803 Courthouse Rd

Mailing Address

Gulfport MS 39507

City

228-297-1883

State

Zip Code

Home Phone

Work/Cell Phone

debra.fox83@gmail.com

Email

Debra Fox
Signature of Agent

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

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

Name of Owner (PRINT) D.S. Ladner Holdings, LLC

Address (Street, City, State, Zip Code) 9366 Stone Rd Gp MS 39503

Phone (Home) N/A (Work) 228-868-8828 (Cell) 228-861-6914

Tax Parcel Number(s) Owned: 09105-01-048200

Signature: [Signature]

Name of Owner (PRINT) _____

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

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

Tax Parcel Number(s) Owned: _____

Signature: _____

Name of Owner (PRINT) _____

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

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

Tax Parcel Number(s) Owned: _____

Signature: _____



COVENANT AFFIDAVIT

I, Debra Fox PRINT NAME being property owner or agent of the property 803 Courthouse Rd 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.

Debra Fox
SIGNATURE

June 2, 2025
DATE

STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 3rd day of June, 2025

Samuel Sweeting
NOTARY PUBLIC

05/22/2027
COMMISSION EXPIRATION





DESIGNATION OF AGENT

I, Steven Lopez being property owner of 803 Courthouse Rd
PRINT NAME PRIMARY ADDRESS OR PARCEL
which is the subject of this application hereby authorize Debra Fox 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.

[Signature] 6-2-2025
SIGNATURE DATE

STATE OF MISSISSIPPI | COUNTY OF HARRISON

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

[Signature]
NOTARY PUBLIC

March 28th 2026
COMMISSION EXPIRATION



To The: Planning Commission

Regarding: Transportation Access, Overview Why
Special Exception, Parking, Traffic

Fox ~~Concept~~ Foster Home is the Name of facility
Fox Foster Home:

Clear Path - unobstructed AREAS

- public sidewalks

- Street lines for a distant

2 driveways located @ 803 courthouse
with parking access in the
back of house.

Transit City Buses Stops within this
area

Available Benefit = Medicare transportation
available for all
Medicare clients. to take
them to Dr. Appointment
and/or shopping

Overview

Allowing Special exceptions will be AND Asset of our Community
Allowing our Venerable Adults plus Geriatrics to be
a part of the Community verse being Institutionalize, Giving
them a "Normal" life as possible, AND having them is our Goal

— Our Targeted Customers. mostly do not
Drive. Do not own cars. cuz of mental
disability and or physical disability, and or Diagnosis
of illness. And 2 driveways can accomodate
Small group of 6 or less. Parking and
Service (transportation) also in the back of houses
on both sides.

The licensed Name will be

(Pg. 1)

Fox Foster Home : Our Goal is Loving. Providing
Basic Needs for the lovely 24/7
Partner with Care Provider Solution
who offer mentorship for (AFC)
Adult Foster Care providers

Physical Requirements : Must be Ambulatory
: Must be Able to take Own Meds

Home will provide : 3 meals a day / Snacks / Menu
Basic Needs : Bathe. / Oral care / Showers / their
choosing

Basic Nutrition Needs : dressing / grooming
Dietary / Meal : Report Incidents, complaints and changes in Condition
provided : Debra Fox has been Active Nurse for 40 yrs

Medical Needs

- Order Meds from Pharmacy
- Pick Up from Pharmacy
- Make Sure Meds are given as Doctor Ordered
- Report to Dr. side effects of Meds or any illness, or any other abnormality
- Make Appointments with Pet Phycer m.o.. Primary Care Doctor
- Help pay bills (medical Copay) visits
- Provide transportation to Dr. office
- Call for Medic Emergency when needed
- CBC's monitor for Diabetics
- Administration of Insulin if Ordered

Social Needs

- : Resident Rights and Protection
- : We are Pastors of Alpha Generation Ministry. Able to administer Spiritual Needs if needed
- : Communion given when needed
- : Marriage if needed
- : Burial Funerals if need / Eulogy Speaker
- : They can attend Church every Sunday or whenever they choose, if needed
- : Once a week go on outings / Activity
- : Attend Social group outing as well
- : Books, Computer, I-Pad, Internet

Activities appropriate to needs and interest of each individual Resident

Will be made available

Report to Social Services Agency when necessary

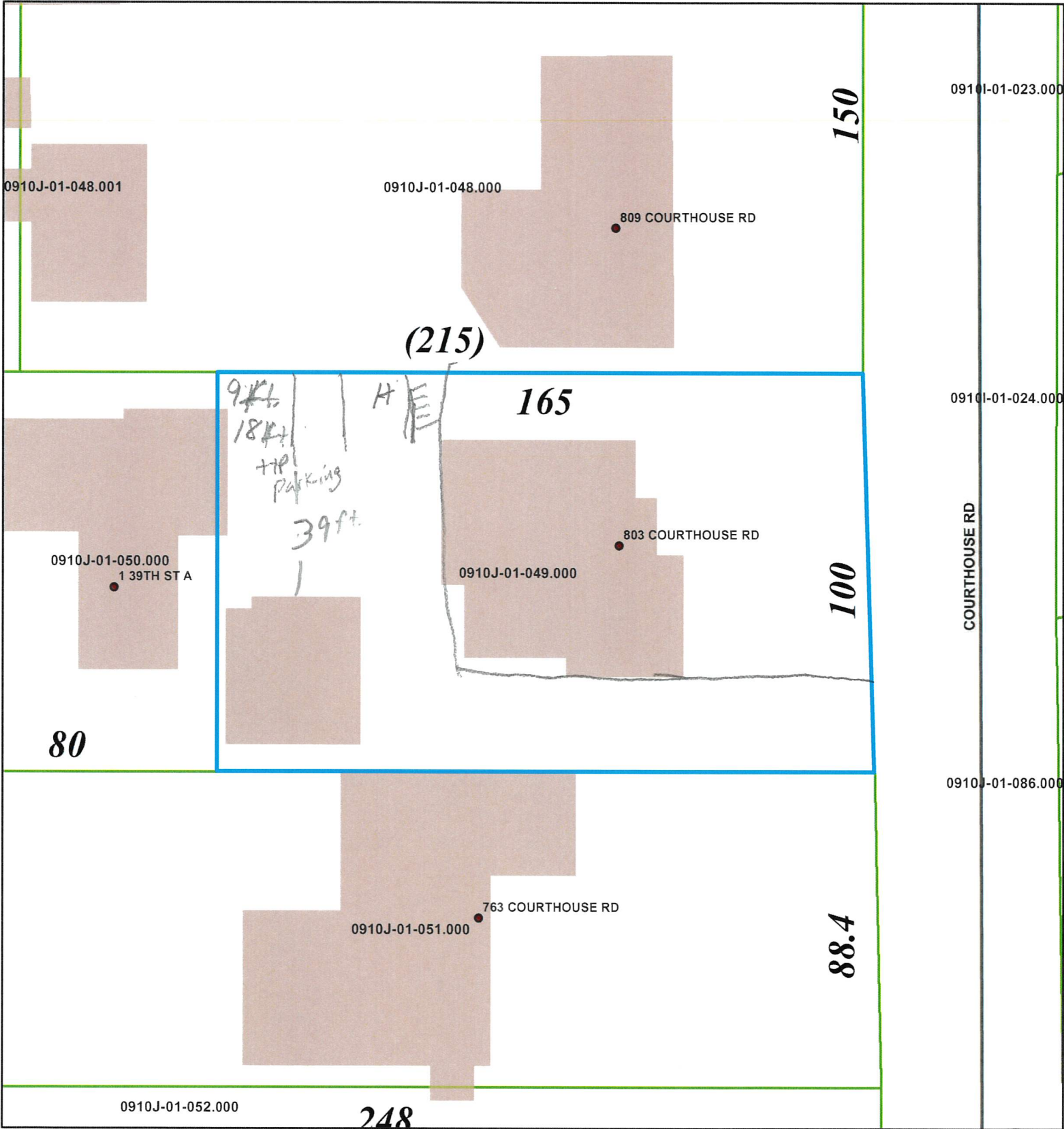
Provide: Laundry Needs provided

Description of Home: Living Room - Exit Signs - Fire Alarms
Bedrooms (Furnished) - (2) Bedroom, Bathroom

- Emergency Operation Plans for Preparedness and Response
- Including Evacuation if needed
- Fire Drill one per Quarter

Dining Area
Toilet / bath facilities (4 bathroom)
Laundry Room
Kitchen / Fire Ext.
Family Rm / Den Area c 75' TV

W/C Ramp on Back Door = Handicap Accessibility.



James JAC 6/6/25

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1 inch = 33 feet

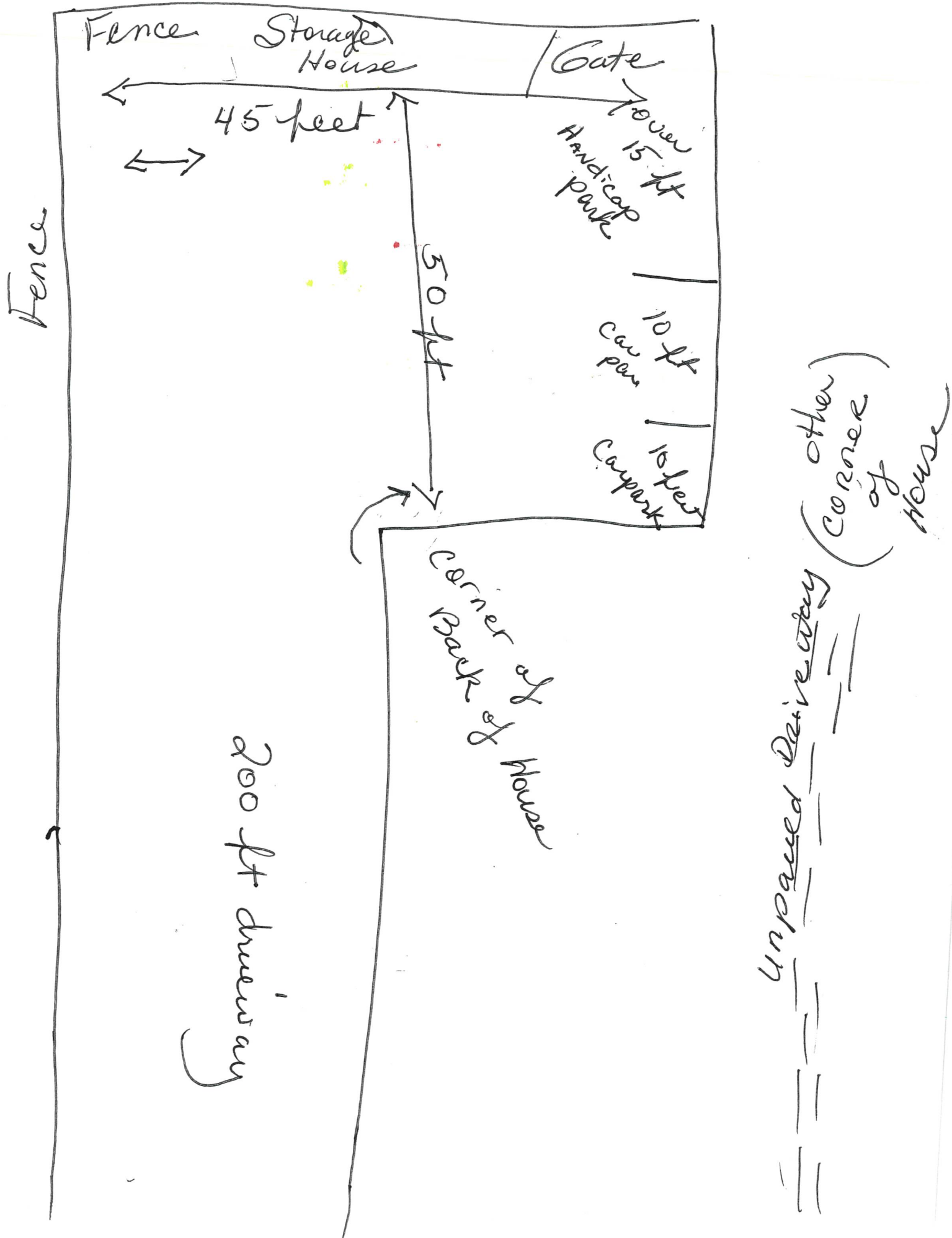
Area Map

 Parcels

Printed 6/6/2025



803 Courthouse





Michael Watson

SECRETARY OF STATE

This is not an official certificate of good standing.

Name History

Name	Name Type
D.S. Ladner Holdings LLC	Legal

Business Information

Business Type:	Limited Liability Company
Business ID:	1008861
Status:	Good Standing
Effective Date:	09/27/2012
State of Incorporation:	Mississippi
Principal Office Address:	9230 Old Lorraine Rd C-1 GULFPORT, MS 39503

Registered Agent

Name
Dustin Williams
12206 Hwy 49
Gulfport, MS 39503

Officers & Directors

Name	Title
Dale Steven Ladner Jr 9366 Stone Road Gulfport, MS 39503	Member

Harrison County Mississippi



Home Data Links



- Property Link
- Deeds & Records Link
- UCCs Link
- Marriage License
- Terms Of Use
- Privacy Policy
- Webmaster

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Delta Computer Systems, Inc.
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Property Link HARRISON COUNTY, MS

Current Date 5/29/2025

Tax Year 2024
Records Last Updated 5/28/2025

PROPERTY DETAIL

OWNER D S LADNER HOLDINGS LLC **ACRES** : **NA**
 9366 STONE RD **LAND VALUE** : 23460
IMPROVEMENTS : 82183
 GULFPORT MS 39503 **TOTAL VALUE**: 105643
ASSESSED : 15846

PARCEL 0910J-01-049.000
ADDRESS 803 COURTHOUSE RD

TAX INFORMATION

YEAR 2024	TAX DUE	PAID	BALANCE
COUNTY	577.11	577.11	0.00
CITY	538.76	538.76	0.00
SCHOOL	975.16	975.16	0.00
TOTAL	2091.03	2091.03	0.00

Mail Payments To:

 Sharon Nash Barnett, Tax Collector
 P.O. Box 1270
 Gulfport, MS 39502

Postmark will be used to determine penalty
LAST PAYMENT DATE 1 / 15 / 2025

MISCELLANEOUS INFORMATION

EXEMPT CODE		LEGAL	DR: 2021-0008005-D-J1 06/10/20
HOMESTEAD CODE	None		21-WD
TAX DISTRICT	2G		BEG AT SW COR OF COURT HOUSE R
PPIN	021969		D & SULPHUR SPRINGS RD
SECTION	36		RUN S 560 F
TOWNSHIP	07		T TO
RANGE	11		BEG W 165.55 FT S 100 FT E 165 .5

Deed Book/Page References

Book	Page	Date	Type
0399/0254		9/15/1955	WD

TAX PAID HISTORY

Year	Owner	Total Tax Paid(Y/N)
2023	D S LADNER HOLDINGS LLC	Y 2207.74 LAST PAYMENT DATE 1/9/2024
2022	D S LADNER HOLDINGS LLC	Y 2207.74 LAST PAYMENT DATE 1/17/2023

10/11/20



1st Judicial District
Instrument 2021-8005-D-31
Filed/Recorded 06/10/2021 08:01 AM
Total Fees \$26.00
2 Pages Recorded

Our File: B210486
PREPARED BY & RETURN TO:
Schwartz, Orgler & Jordan, PLLC
P O BOX 4682,
BILOXI, MS. 39535
228-388-7441

INDEX: Parcel in Sec. 36-7-11

STATE OF MISSISSIPPI

COUNTY OF HARRISON

WARRANTY DEED

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

SHERRY NICHOLSON NAVE AND DEBRA KAY NICHOLSON,
2409 Burke Avenue, Gulfport, MS 39507, (228) 861-6746,

do hereby sell, convey and warrant unto

D. S. LADNER HOLDINGS LLC,

9366 Stone Road, Gulfport, MS 39503, (228) 669-3720,

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

Parcel #0910J-01-049

A parcel of land beginning at the Southwest intersection of the Old Courthouse or Mississippi City Road with the Sulphur Springs Road and running thence Southerly along the West boundary of said Old Courthouse Road a distance of 560 feet to the Point of Beginning; running thence West 220 feet more or less to the property of Gulfport Air Base; running thence South a distance of 100 feet; running thence East 220 feet more or less to the West margin of said Courthouse Road; running thence Northerly West margin of said Courthouse Road a distance of 100 feet to the Point of Beginning. Said land bounded on the North by the property now or formerly of Heflin; bounded on the East by the said Old Courthouse Road; bounded on the South by the property now or formerly of Cruthirds and bounded on the West by the property of Gulfport Air Base. Said land being situated in Section 36, Township 7 South, Range 11 West

Being the same property conveyed Executrix Deed recorded as Instrument Number 2015 74-D-J1, in the office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi.

PARCEL 2: Parcel #0910J-01-050.000

A parcel of land described as beginning at a point on the West margin of Courthouse Road (formerly known as Mississippi City Road) with the South margin of Commerce Street (formerly known as Sulphur Springs Road) and run thence Southerly along the West boundary of said Courthouse Road a distance of 560 feet, thence run West a distance of 165.55 feet to the Point of Beginning of the property herein described; thence from said Point of Beginning run West 80 feet to the East boundary of the property formerly known as the Gulfport Air Base (presently known as Gulfport Bayou View Subdivision) thence run South a distance of 100 feet, thence run East a distance of 80 feet, thence run North a distance of 100 feet to the Point of Beginning; said property being situated in and a part of the Northwest One-Fourth of Section 36, Township 7 South, Range 11 West, First Judicial District of Harrison County, Mississippi

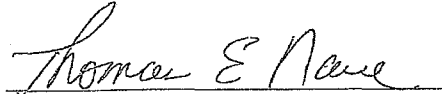
Being the same property conveyed by Quitclaim Deed recorded as Instrument Number 2014 3643-D-J1 in the office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi.

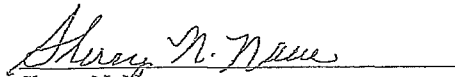
THE ABOVE described property is no part of the homestead of the grantors herein.

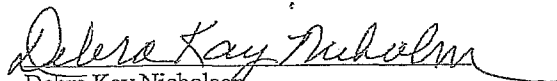
THIS CONVEYANCE is subject to any and all recorded restrictive covenants, rights-of-way and easements applicable to subject property, and subject to any and all prior recorded reservations, conveyances and leases of oil, gas and minerals by previous owners.

AD VALOREM TAXES for the current year have been pro-rated and are hereby assumed by the Grantee herein.

WITNESS OUR SIGNATURES, on this the 9th day of June, 2021.


Thomas E. Nave


Sherry N. Nave


Debra Kay Nicholson

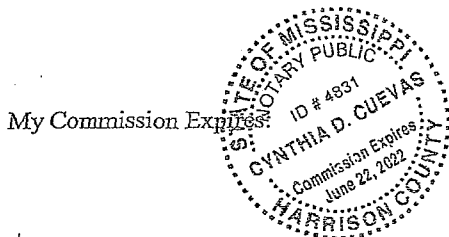
STATE OF MISSISSIPPI

COUNTY OF HARRISON

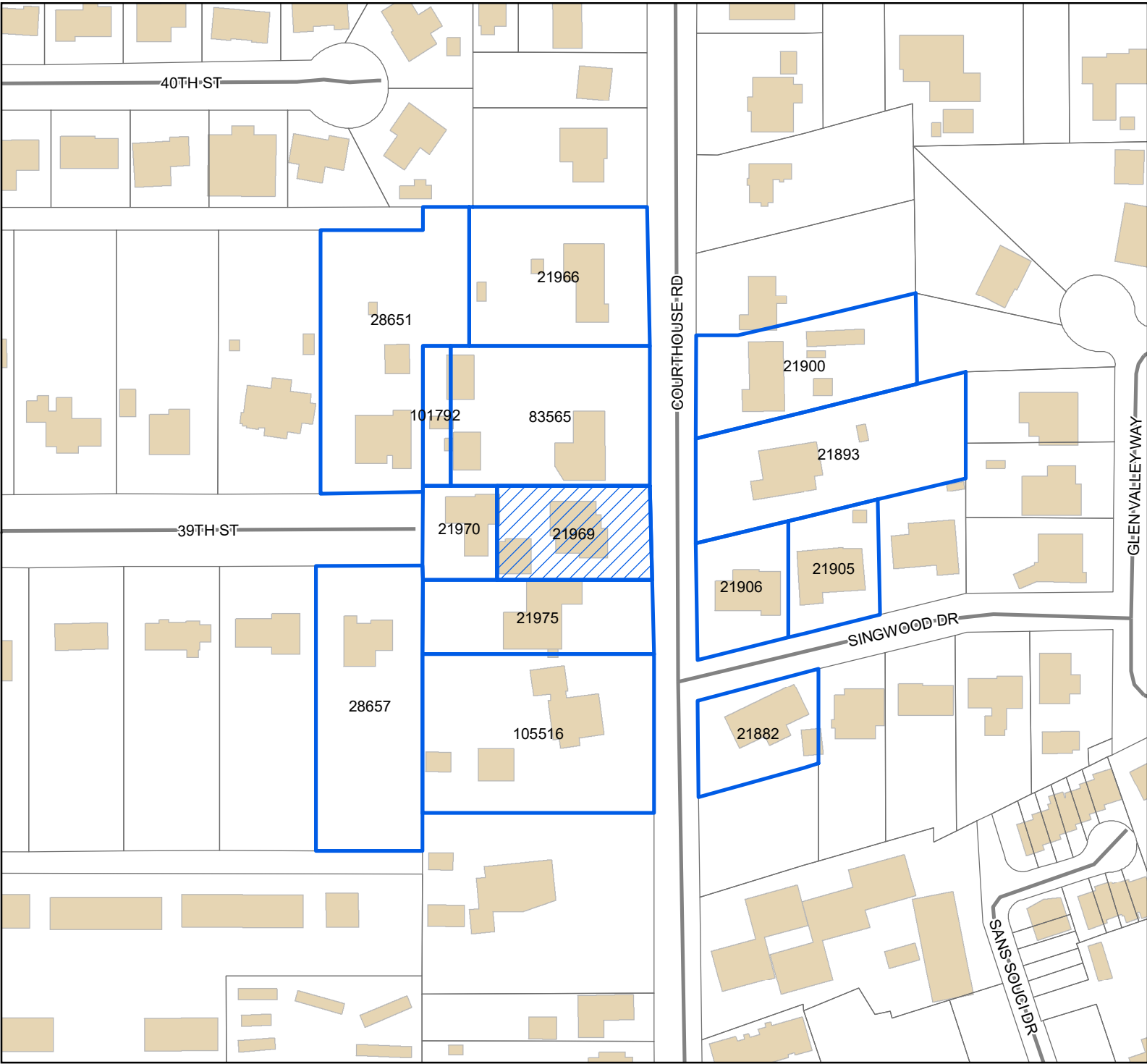
THIS DAY PERSONALLY CAME AND APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, Thomas E. Nave, Sherry N. Nave and Debra Kay Nicholson, who acknowledged that the above and foregoing instrument was signed and delivered as the free and voluntary act and deed of the Grantors on the day and in the year therein mentioned.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 9th day of June, 2021.


NOTARY PUBLIC

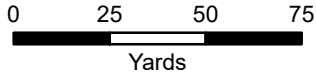


Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
Y		0910J-01-049.000	D S LADNER HOLDINGS (OWNER)	9366 STONE RD	GULFPORT	MS	39503
			DEBRA FOX (AGENT)	803 COURTHOUSE RD	GULFPORT	MS	39507
			Adjacent Property Owners (2507SE094)				
	21882	0910I-01-091.000	CAPLAN REVOCABLE TRUST DTD 6/1/2016	2409 22ND AVE	GULFPORT	MS	39501
	28651	0910J-01-046.000	PAPANIA BERNARD J -L/E-	2 39TH ST	GULFPORT	MS	39507
	21966	0910J-01-047.000	LI GONG FU	825 COURTHOUSE RD	GULFPORT	MS	39507
N	101792	0910J-01-048.001	D S LADNER HOLDINGS LLC	9366 STONE RD	GULFPORT	MS	39503
N	83565	0910J-01-048.000	D S LADNER HOLDINGS LLC	9366 STONE RD	GULFPORT	MS	39503
	21900	0910I-01-023.000	TOLAR BILLY R -ESTATE-	812 COURTHOUSE RD	GULFPORT	MS	39507
N	21970	0910J-01-050.000	D S LADNER HOLDINGS LLC	9366 STONE RD	GULFPORT	MS	39503
	21905	0910I-01-026.000	O'CONNOR BARBARA	406 SINGWOOD DR	GULFPORT	MS	39530
	21975	0910J-01-051.000	DYE JAMES W & CYNTHIA A	763 COURTHOUSE RD	GULFPORT	MS	39507
	21906	0910J-01-086.000	ADAMS HEIDI T & WILLIAM S CATLIN	404 SINGWOOD DR	GULFPORT	MS	39507
N	21969	0910J-01-049.000	D S LADNER HOLDINGS LLC	9366 STONE RD	GULFPORT	MS	39503
	105516	0910J-01-052.000	NORRIS JOHN B & ROBIN	753 COURTHOUSE RD	GULFPORT	MS	39507
	21893	0910I-01-024.000	MONTANEZ JANIS R	808 COURTHOUSE RD	GULFPORT	MS	39507
	28657	0910J-01-053.000	JOPLIN SAVANNAH PAIGE -ETAL	1 39TH ST	GULFPORT	MS	39507



Legend

-  Site
-  Street
-  Buildings



1 inch = 150 feet



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



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

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

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

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
51445	IPL0251380	Legal Ad - IPL0251380		2.0	146.0L

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

LEGAL NOTICE PUBLIC HEARING

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

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

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

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

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

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

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

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

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

Zoning Map Amendment 2507PC091, by agent David Becher, requesting to rezone to T4+ (General Urban Zone "Plus"), Tax Parcel 1011D-01-039.000, 1114 Ocean View Drive, Zoned T5 (Urban Center Zone), Ward 2
Special Exception 2507SE093, by agent Kara Alley, seeking approval for a liquor store use, Tax Parcel 0811F-04-044.000, 1615 25th Ave, Zoned T6 (Urban Core Zone), Ward 3

Special Exception 2508SE094, by agent Debra Fox, seeking approval for an assisted living facility, Tax Parcel 0910J-01-049.000, 803 Courthouse Road, Zoned R-1-7.5 (Single-family), Ward 4

Special Exception 2508SE095, by agent James Fox, seeking approval for an assisted living facility, Tax Parcel 0910J-01-050.000, 1 39th Street A, Zoned R-1-7.5 (Single-family), Ward 4

Planning Commission Approval 2508PC099, by agent Virgil Gillespie, seeking approval for automobile and truck sales and repair business, Tax Parcels 0811E-03-019.000, 0811E-03-020.000, 0811E-03-021.000, 1804 33rd Ave, 1810 33rd Avenue, 1814 33rd Ave, Zoned B-1 (Neighborhood-Business), Ward 1

This the 2nd day of July 2025
 Keith Williams, Chairman
 City of Gulfport Planning Commission
 IPL0251380
 Jul 9 2025

STATE OF MISSISSIPPI
 COUNTY OF HARRISON

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

1.0 insertion(s) published on:
 07/09/25 Print

[Print Tearsheet Link](#)

[Marketplace Link](#)

Sherry Chasteen



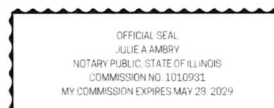
Sherry Chasteen

Julie A Ambry



Sworn to and subscribed before
 me on

Jul 9, 2025, 11:22 AM EDT



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



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

PLANNING COMMISSION

Hearing Date: Thursday, July 24, 2025

Special Exception 2508SE095 Special Exception 2508SE095, by agent James Fox, seeking approval for an assisted living facility, Tax Parcel 0910J-01-050.000, 1 39th Street A, Zoned R-1-7.5 (Single-family), Ward 4

Technical Report

SPECIAL EXCEPTION

GENERAL INFORMATION

Case File Number: 2508SE095

Hearing Date: Zoning Board July 31, 2025
Planning Commission July 24, 2025

Current Zoning/Use: R-1-7.5 / Single-Family

Legal: Special Exception 2508SE095, by agent James Fox, seeking approval for an assisted living facility, Tax Parcel 0910J-01-050.000, 1 39th Street A, Zoned R-1-7.5 (Single-family), Ward 4

TECHNICAL DETAILS

The applicant requests a Special Exception to allow for an assisted living facility use located at 1 39th Street A zoned R-1-7.5 (Single-family). The applicant states, “that the personal care home will operate 24 hours a day, seven days a week, accepting individuals who require personal care services or individuals, who due to functional impairments, may require mental health services to compensate for activities of daily living. Clients will live in the home on a full- time basis and will receive services such as hot meals, snacks, transportation to doctor appointments, recreational events, laundry service, as well as medication management. The caregiver shall provide residents with meals three times daily seven days a week. Further, it is implied that the living facility will have six or fewer residents. The home has four bedrooms and four bathrooms; three bedrooms will be shared by clients and the fourth bedroom will be used by the caregiver. Off-street parking is a requirement and will use Rooming Houses parking requirements; 1.5 spaces per guest room. The applicant already has existing parking requirements for 2 vehicles and provided an additional parking plan with 2 regular parking spaces and one handicapped van accessible parking space that will fit in front of the house making a total of 4 parking spaces and one handicapped van accessible parking space. The additional parking spaces must be concrete or asphalt and must be lined parking spaces. Upon site visit, this home is located at the end of 39th Street among other single-family dwellings.

EXECUTIVE SUMMARY

The applicant requests a special exception to allow a group home with care giver on site. Clients will live in the home on a full- time basis and will receive services such as hot meals, snacks, transportation to doctor appointments, recreational events, laundry service, as well as medication management. The applicant already has existing parking requirements for 2 vehicles and will provide additional parking spaces with 2 regular parking spaces and one handicapped van accessible parking space that will fit in front of the house making a total of 4 parking spaces and one handicapped van accessible parking space. The additional parking spaces must be concrete or asphalt and must be lined parking spaces. Engineering and Traffic & Safety disapproves the parking layout provided in the application, does not meet City of Gulfport standards.

Technical Report

SPECIAL EXCEPTION

Any approval should consider these conditions:

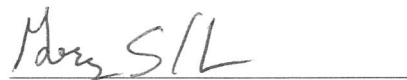
1. Existing and additional required parking shall meet all parking requirements.
2. Must comply with all current Building Codes and City of Gulfport Ordinances.
3. The parking layout provided in the application does not meet City standards.

DEPARTMENTAL CONDITIONS

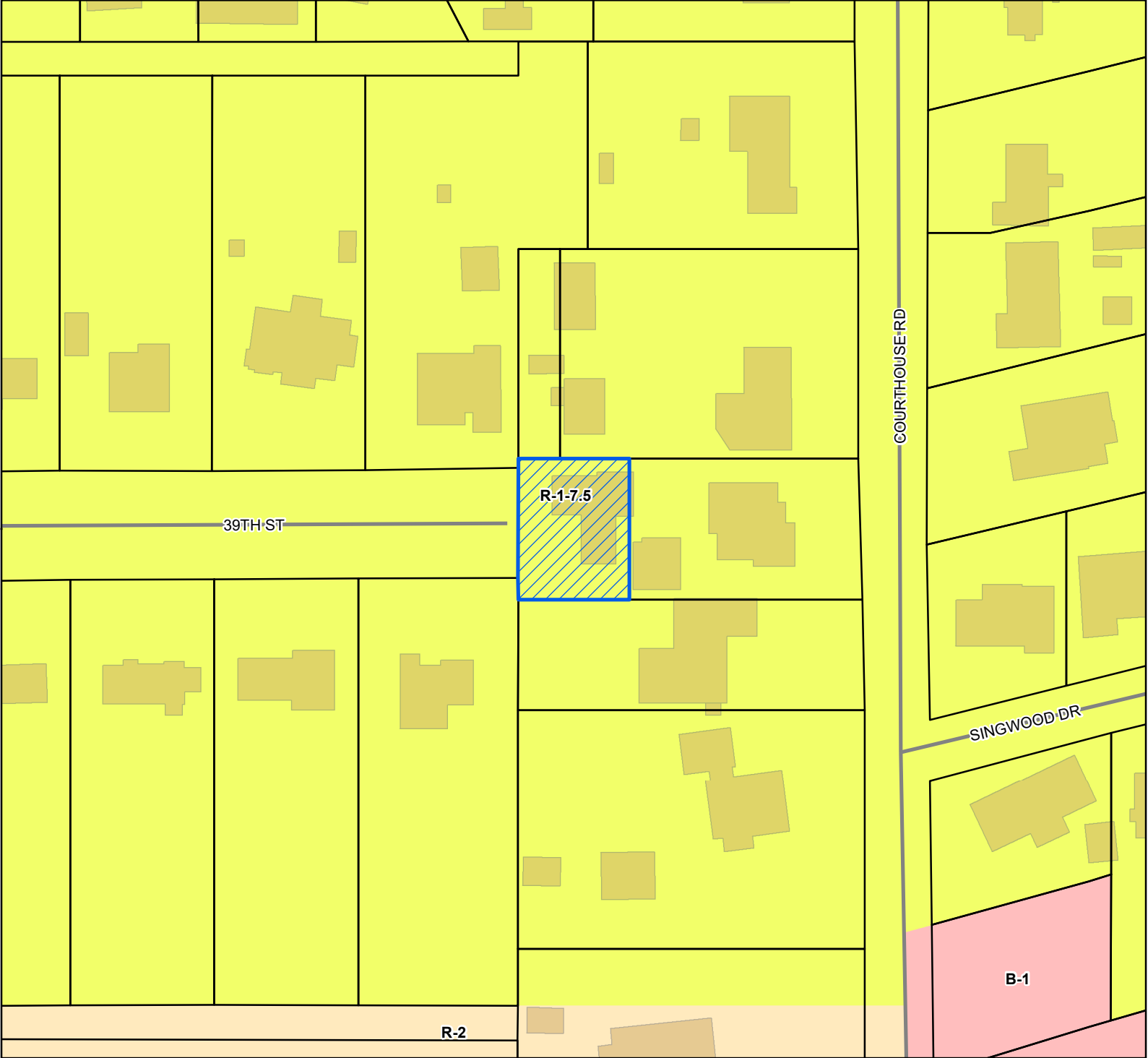
<u>Engineering:</u>	Disapprove. The parking layout provided in the application does not meet City standards. Memo dated 7/2/2025.
<u>Public Works:</u>	No comment as of 7/7/2025.
<u>Traffic and Safety:</u>	Disapprove. The parking layout provided in the application does not meet City standards. Memo dated 6/26/2025.
<u>Building Code Services:</u>	Must comply with all current Building Codes and City of Gulfport Ordinances. Memo dated 6/26/2025.
<u>GIS:</u>	No conditions. Memo dated 7/3/2025.
<u>Police Department:</u>	No comment as of 7/7/2025.
<u>Fire Department:</u>	No conditions. Memo dated 6/27/2025.
<u>City Arborist:</u>	No conditions. Memo dated 6/26/2025.








DIRECTOR APPROVAL

This report has been reviewed and approved by:

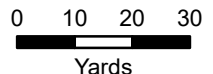


Greg Holmes
Director of Urban Development Department



-  Site
-  Street
-  Parcels
-  Buildings
- Zoning**
-  B-1 - Neighborhood Business District
-  R-1-7.5 - Single Family Residence District (Low Density)
-  R-2 - Single Family Residence District (Medium Density)

Site Information
 0910J-01-050.000
 Zoning: R-1-7.5 (Single Family)
 Size: 8123.95 sqft
 Flood: X



1 inch = 100 feet



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



CASE NUMBER

25085 E095
AJJ 06/06/2025

R# 13335493

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

ZONING BOARD OF ADJUSTMENTS AND APPEALS APPLICATION

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

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

TAX PARCEL NUMBERS

09	10	J	-	01	-	05	00	00											

Property Address:

1-A 39th Street Gpt. Ms. 39507

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

General Description of Request: To Open an "Adult Foster Care" home where I reside. Providing services to individuals who require personal care services thru individualized "PLAN of Care" providing health, Social & Related support service in a protective HOME setting, Enabling persons to live in the Community only 6 or less persons.

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:

D.S. Lachner Holdings, LLC

Printed Name of Owner

9366 Stone Rd

Mailing Address

GA MS 39503

City

N/A

State

Zip Code

228-861-6916

Home Phone

Work/Cell Phone

Email

Signature of Owner

AGENT:

James Fox

Printed Name of Agent

1-A 39th Street

Mailing Address

Gulfport MS 39507

City

State

Zip Code

228-213-4387

Home Phone

Work/Cell Phone

Email

Signature of Agent

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

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

Name of Owner (PRINT) D.S. Lachner Holdings, LLC

Address (Street, City, State, Zip Code) 9366 Stone Rd GA MS 39503

Phone (Home) N/A (Work) 228-868-8828 (Cell) 228-861-6916

Tax Parcel Number(s) Owned: 09105-01-050.000

Signature: [Signature]

Name of Owner (PRINT) _____

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

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

Tax Parcel Number(s) Owned: _____

Signature: _____

Name of Owner (PRINT) _____

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

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

Tax Parcel Number(s) Owned: _____

Signature: _____



DESIGNATION OF AGENT

I, Dem Lora being property owner of 1-A 39th St
PRINT NAME PRIMARY ADDRESS OR PARCEL
which is the subject of this application hereby authorize James Fox to act as
PRINT NAME
my representative with the City of Gulfport's Zoning Board of Adjustment and Appeals, and/or Planning Commission, and/or City Council, and/or permitting and licensing, as required by the City.

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

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

[Signature] 6-2-2025
SIGNATURE DATE

STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 2 day of June, 2025

[Signature] March 28th 2025
NOTARY PUBLIC COMMISSION EXPIRATION





COVENANT AFFIDAVIT

I, James Fox being property owner or agent of the property 1-A 39th Street
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.

James Fox
SIGNATURE

6-3-25
DATE

STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 3rd day of June, 2025

Samuel Sweeting
NOTARY PUBLIC

05/22/2027
COMMISSION EXPIRATION



To The: Planning Commission

(pg 1)

Regarding: Transportation Access, Overview Why
Special Exception, Parking, Traffic

Fox ~~Concept~~ Foster home is the name of facility
Fox Foster Home;

Clear Path - unobstructed areas

- public sidewalks

- street lines for a distant

2 driveways located @ 803 courthouse
with parking access in the
back of house.

Transit City Buses Stops within this
area

Available Benefit = Medicare transportation
available for all
Medicare clients. To take
them to Dr. Appointment
and/or shopping

reviewed

Allowing Special exceptions will be an asset to our community
Allowing our Venerable ~~Adults~~ Adults plus Geriatrics to be
a part of the Community versus being Institutionalized. Giving
them a "Normal" life as possible, and loving them is our Goal.

— Our Targeted Customers .mostly do not Drive . Do not own cars .Cuz of mental disability and or physical disability , and or Diagnos of illness . And 2 driveways can accomodate Small group of 6 or less . Parking And Service (transportation) also in the back of houses on both sides .

The Discensed Name will be

(pg)

Fox Foster Home : Our Goal is Loving, Providing
Basic Needs for the lovely 24/7
; Partner with Care Provider Solution
who offer mentorship for (AFC)
Adult Foster Care providers

Physical Requirements : Must be Ambulatory

: Must be Able to take Own Med

Home will provide : 3 meals a day / Snacks / Menu
Basic Needs : Bathe. / Oral Care / Showers / ^{of} their
choosin

Basic Nutrition Needs : dressing / grooming
Dietary / Meal Provided : Report Incidents, complaints and changes in Condition

Medical Needs

- Debra Fox has been Active Nurse for 40yrs
- Order Meds from Pharmacy
- Pick Up from Pharmacy
- Make Sure Meds are given as Doctor Ordered
- Report to Dr. side effects of Meds or any illness, or any other abnormality
- Make Appointments with Pet Phyce, m.o., Primary Care Doctor
- Help pay bills (medical Copay) visits
- Provide transportation to Dr. office
- Call for Medic Emergency when needed
- CBC's monitor for Diabetics
- Administration of Insulin if Ordered

Resident Rights and Protection

Social Needs

Activities appropriate to needs and interest of each individual Resident

- We are Pastors of Alpha Generation Ministry. Able to administer Spiritual Needs if needed
- Communion given when needed
- Marriage if needed
- Burial Funerals if need / Eulogy Speaker
- They can attend Church every Sunday or whenever they choose, if needed
- Once a week go on outings / Activity
- Attend Social group outing as well
- Books, Computer, I-Pad, Internet

Will be made available
Report to Social Services Agency when necessary

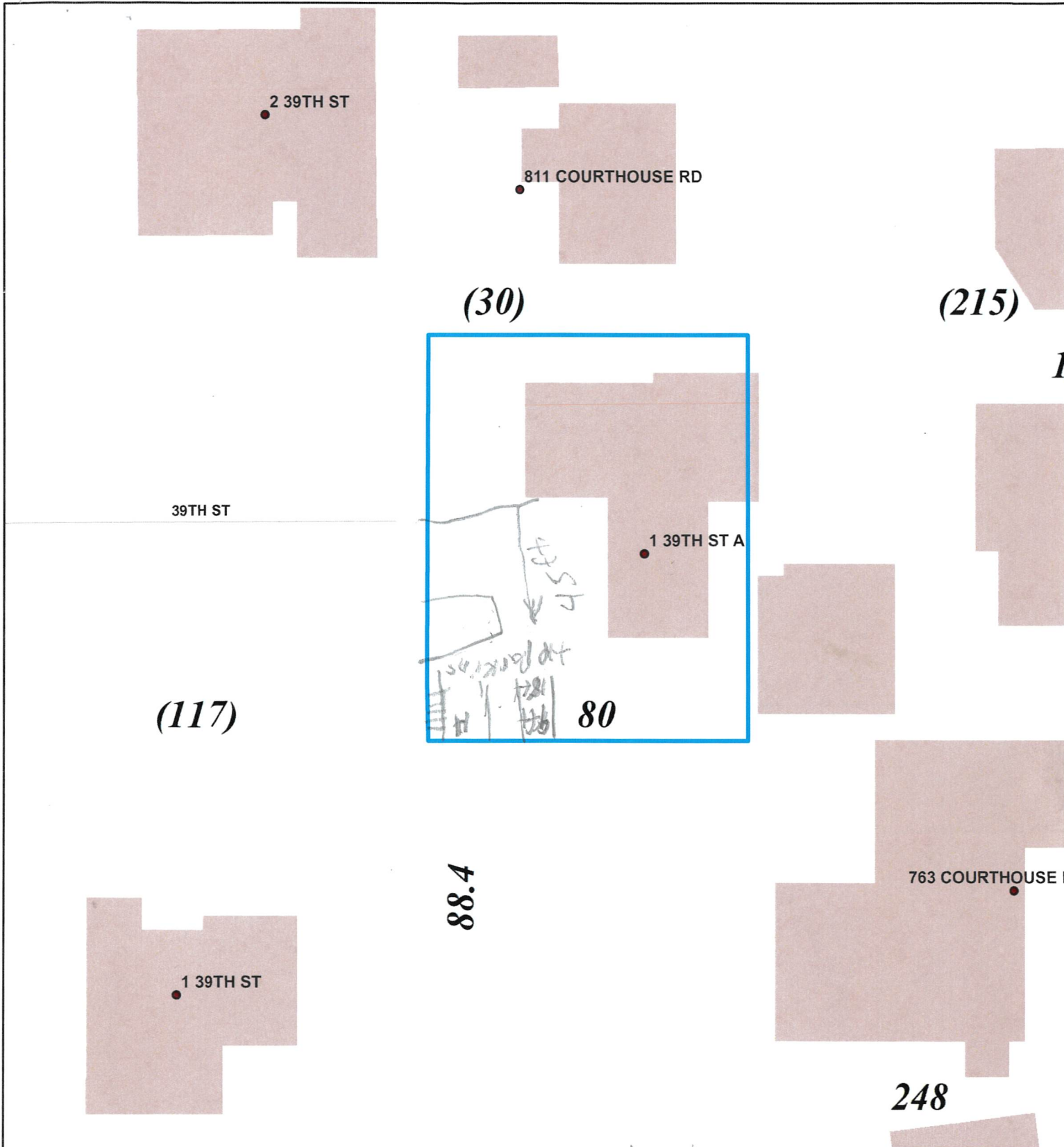
Provide: Laundry Needs provided

Description of Home:

- Emergency Operation Plans for Preparedness and Response including Evacuation if needed
- Fire Drill one per Quarter

- Living Room - Exit Signs - Fire Alarms
- Bedrooms (Furnished) - (2) Bedroom, (2) Bathroom
- Dining Area
- Toilet / bath facilities (4 bathroom)
- Laundry Room
- Kitchen / Fire Ext.
- Family Rm / Den Area - 75" TV

W/C Ramp on Back Door = Handicap Accessibility.



James Fox 6/6/25

DATA DISCLAIMER:
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1 inch = 33 ft

Area Ma
 Parcels

Printed 5/29/202





Michael Watson

SECRETARY OF STATE

This is not an official certificate of good standing.

Name History

Name	Name Type
D.S. Ladner Holdings LLC	Legal

Business Information

Business Type:	Limited Liability Company
Business ID:	1008861
Status:	Good Standing
Effective Date:	09/27/2012
State of Incorporation:	Mississippi
Principal Office Address:	9230 Old Lorraine Rd C-1 GULFPORT, MS 39503

Registered Agent

Name
Dustin Williams
12206 Hwy 49
Gulfport, MS 39503

Officers & Directors

Name	Title
Dale Steven Ladner Jr 9366 Stone Road Gulfport, MS 39503	Member



J. L. Ladd 1st Judicial District
Instrument 2021-8004-D-31
Filed/Recorded 06/10/2021 08:00 AM
Total Fees \$26.00
2 Pages Recorded

Our File: B210487
PREPARED BY & RETURN TO:
Schwartz, Orgler & Jordan, PLLC
P O BOX 4682,
BILOXI MS 39535
228-388-7441

INDEX: 3 parcels located in Section 36-7-11

STATE OF MISSISSIPPI
COUNTY OF HARRISON

WARRANTY DEED

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

THOMAS E. NAVE AND WIFE, SHERRY N. NAVE AND DEBRA KAY NICHOLSON,
2409 Burke Avenue, Gulfport, MS 39507, (228) 861-6746,

do hereby sell, convey and warrant unto

D. S. LADNER HOLDINGS LLC,

9366 Stone Road, Gulfport, MS 39503, (228) 669-3720,

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

PARCEL 1: Parcel #0910J-01-048.000 and Parcel #0910J-01-048.001

A parcel of land situated and being located in Section 36, 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: Commencing at the intersection of the West margin of Courthouse Road with the South margin of Commerce Street, (formerly Sulphur Springs Road); thence run Southerly 410.0 feet along the Westerly margin of Courthouse Road to the Point of Beginning of the parcel herein described, said Point of Beginning being the Southeast corner of George E. Stewart property; thence continue Southerly 150.0 feet along the Westerly margin of Courthouse Road to the Northeast corner of the property of A. K. Nicholson; thence run Westerly 249.6 feet along the North line of Nicholson to the East line of Gulfport Field of Gulfport Bayou View Subdivision; thence run Northerly 150.0 feet along the East line of Gulfport Field or Gulfport Bayou View Subdivision to the Southwest corner of Stewart; thence run Easterly 248.71 feet along the South line of Stewart to the Point of Beginning.

Being the same property conveyed Warranty Deed recorded in Book 1191 at Page 342, in the office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi.

PARCEL 2: Parcel #0910J-01-050.000

A parcel of land described as beginning at a point on the West margin of Courthouse Road (formerly known as Mississippi City Road) with the South margin of Commerce Street (formerly known as Sulphur Springs Road) and run thence Southerly along the West boundary of said Courthouse Road a distance of 560 feet, thence run West a distance of 165.55 feet to the Point of Beginning of the property herein described; thence from said Point of Beginning run West 80 feet to the East boundary of the property formerly known as the Gulfport Air Base (presently known as Gulfport Bayou View Subdivision) thence run South a distance of 100 feet, thence run East a distance of 80 feet, thence run North a distance of 100 feet to the Point of Beginning; said property being situated in and a part of the Northwest One-Fourth of Section 36, Township 7 South, Range 11 West, First Judicial District of Harrison County, Mississippi

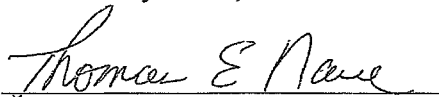
Being the same property conveyed by Quitclaim Deed recorded as Instrument Number 2014 3643-D-J1 in the office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi.

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

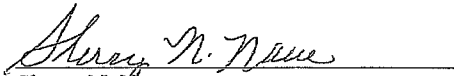
THIS CONVEYANCE is subject to any and all recorded restrictive covenants, rights-of-way and easements applicable to subject property, and subject to any and all prior recorded reservations, conveyances and leases of oil, gas and minerals by previous owners.

AD VALOREM TAXES for the current year have been pro-rated and are hereby assumed by the Grantee herein.

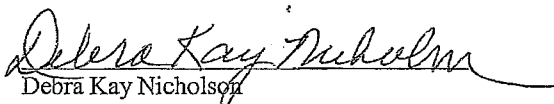
WITNESS OUR SIGNATURES, on this the 9th day of June, 2021.



Thomas E. Nave



Sherry N. Nave



Debra Kay Nicholson

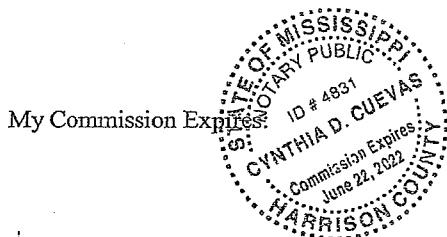
STATE OF MISSISSIPPI

COUNTY OF HARRISON

THIS DAY PERSONALLY CAME AND APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, Thomas E. Nave, Sherry N. Nave and Debra Kay Nicholson, who acknowledged that the above and foregoing instrument was signed and delivered as the free and voluntary act and deed of the Grantors on the day and in the year therein mentioned.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 9th day of June, 2021.


NOTARY PUBLIC

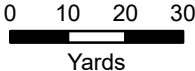


Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
Y		0910J-01-049.000	D S LADNER HOLDINGS (OWNER)	9366 STONE RD	GULFPORT	MS	39503
			DEBRA FOX (AGENT)	803 COURTHOUSE RD	GULFPORT	MS	39507
			Adjacent Property Owners (2508SE095)				
	28658	0910J-01-054.000	JKA PROPERTIES LLC	1200 COLLEGE ST	GULFPORT	MS	39507
	28651	0910J-01-046.000	PAPANIA BERNARD J -L/E-	2 39TH ST	GULFPORT	MS	39507
	21966	0910J-01-047.000	LI GONG FU	825 COURTHOUSE RD	GULFPORT	MS	39507
N	101792	0910J-01-048.001	D S LADNER HOLDINGS LLC	9366 STONE RD	GULFPORT	MS	39503
N	83565	0910J-01-048.000	D S LADNER HOLDINGS LLC	9366 STONE RD	GULFPORT	MS	39503
N	21970	0910J-01-050.000	D S LADNER HOLDINGS LLC	9366 STONE RD	GULFPORT	MS	39503
	21975	0910J-01-051.000	DYE JAMES W & CYNTHIA A	763 COURTHOUSE RD	GULFPORT	MS	39507
N	21969	0910J-01-049.000	D S LADNER HOLDINGS LLC	9366 STONE RD	GULFPORT	MS	39503
	105516	0910J-01-052.000	NORRIS JOHN B & ROBIN	753 COURTHOUSE RD	GULFPORT	MS	39507
	28652	0910J-01-045.000	PAPANIA LEONARD J & ANGELA MARIE	4 39TH ST	GULFPORT	MS	39507
	28657	0910J-01-053.000	JOPLIN SAVANNAH PAIGE -ETAL	1 39TH ST	GULFPORT	MS	39507



Legend

-  Site
-  Street
-  Buildings



1 inch = 100 feet



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

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

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

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
51445	IPL0251380	Legal Ad - IPL0251380		2.0	146.0L

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

STATE OF MISSISSIPPI
 COUNTY OF HARRISON

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

1.0 insertion(s) published on:
 07/09/25 Print

LEGAL NOTICE PUBLIC HEARING

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

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

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

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

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

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

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

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

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

Zoning Map Amendment 2507PC091, by agent David Becher, requesting to rezone to T4+ (General Urban Zone "Plus"), Tax Parcel 1011D-01-039.000, 1114 Ocean View Drive, Zoned T5 (Urban Center Zone), Ward 2
Special Exception 2507SE093, by agent Kara Alley, seeking approval for a liquor store use, Tax Parcel 0811F-04-044.000, 1615 25th Ave, Zoned T6 (Urban Core Zone), Ward 3

Special Exception 2508SE094, by agent Debra Fox, seeking approval for an assisted living facility, Tax Parcel 0910J-01-049.000, 803 Courthouse Road, Zoned R-1-7.5 (Single-family), Ward 4

Special Exception 2508SE095, by agent James Fox, seeking approval for an assisted living facility, Tax Parcel 0910J-01-050.000, 1 39th Street A, Zoned R-1-7.5 (Single-family), Ward 4

Planning Commission Approval 2508PC099, by agent Virgil Gillespie, seeking approval for automobile and truck sales and repair business, Tax Parcels 0811E-03-019.000, 0811E-03-020.000, 0811E-03-021.000, 1804 33rd Ave, 1810 33rd Avenue, 1814 33rd Ave, Zoned B-1 (Neighborhood-Business), Ward 1

This the 2nd day of July 2025
 Keith Williams, Chairman
 City of Gulfport Planning Commission
 IPL0251380
 Jul 9 2025

[Print Tearsheet Link](#)

[Marketplace Link](#)

Sherry Chasteen



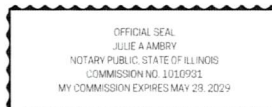
Sherry Chasteen

Julie A Ambry



Sworn to and subscribed before
 me on

Jul 9, 2025, 11:22 AM EDT



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



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

PLANNING COMMISSION

Hearing Date: Thursday, July 24, 2025

Planning Commission Approval 2508PC099: Planning Commission Approval 2508PC099, by agent Virgil Gillespie, seeking approval for automobile and truck sales and repair business, Tax Parcels 0811E-03-019.000, 0811E-03-020.000, 0811E-03-021.000, 1804 33rd Ave, 1810 33rd Avenue, 1814 33rd Ave, Zoned B-1 (Neighborhood-Business), Ward 1

Technical Report

PLANNING COMMISSION APPROVAL

GENERAL INFORMATION

Case File Number: 2508PC099

Hearing Date: July 24, 2025

Current Zoning/Use: B-1 / Commercial Structures

Legal: Planning Commission Approval 2508PC099, by agent Virgil Gillespie, seeking approval for automobile and truck sales and repair business, Tax Parcels 0811E-03-019.000, 0811E-03-020.000, 0811E-03-021.000, 1804 33rd Ave, 1810 33rd Avenue, 1814 33rd Ave, Zoned B-1 (Neighborhood-Business), Ward 1

TECHNICAL DETAILS

Applicant is seeking approval for an automobile and truck sales and repair business. The plan for this business is to operate across the three listed properties however, these three properties will remain separate. In addition, no parking plan has been provided. For this use, a parking space per 900 gross floor area as well as a van accessible handicap parking space as per ADA requirements. In addition, parking for any automobile or trucks to be sold must also be provided. Before any permits are pulled for this site, a parking plan must be shown for each individual parcel. Evaluating the site, it is questionable whether these requirements can be met while also providing suitable on-site turnaround. If these conditions cannot be met, variances for parking must be applied for and approved. As per the chart of permitted uses "The unenclosed part shall comply with the requirements for maintenance of off-street parking facilities, except the prohibition of sales. The unenclosed part must be enclosed within a fence at least ten (10) feet high and at maximum opacity to obstruct view, noise and passage or persons; chain-link or similar fence will be permitted if screen planting which provides maximum opacity is provided." This condition must be met as a requirement for the use. In addition, the applicant claims that this area has commercial uses, however upon staff inspection the immediate surrounding area of this property is primarily residential uses. Furthermore, the applicant states that there is a B-2 district a couple of blocks over from this property, and while that may be true, the entirety of that zoning encompasses an existing vocational trade school. The immediate surrounding area of that property is also primarily residential uses. The applicant also states that the original structure "was open for the exact same purpose that we are asking to use it for now." If they are doing so, then what they would be asking for is an autobody repair shop which is not an allowed use in a B-1 district. If this petition were to be approved, the specific use of an automobile and truck body repair would not be permitted in this location.

Technical Report

PLANNING COMMISSION APPROVAL

EXECUTIVE SUMMARY

Applicant is seeking approval for an automobile and truck sales and repair business in a B-1 (Neighborhood Business) zoning, which per ordinance requires Planning Commission Approval. While the zoning would meet the requirements for the claimed use, the applicant has failed to provide a parking plan for this use on these properties. In addition, the applicant is not allowed to do the use as an automobile and truck body repair in this location, as that cannot be done in a B-1 zoning.

Any approval should consider these conditions:

1. Must comply with all zoning rules and regulations.
2. Must comply with all current Building Codes and City of Gulfport Ordinances
3. Approval allows for an automobile and truck sales and repair business
4. An appropriate parking plan for each individual parcel must be provided before any permits are to be pulled.
5. The unenclosed part must be enclosed within a fence at least ten (10) feet high and at maximum opacity to obstruct view, noise and passage or persons; chain-link or similar fence will be permitted if screen planting which provides maximum opacity is provided
6. Any required parking variances must be applied for and approved.
7. No commercial wrecking, dismantling or auto salvaging is to be permitted.
8. No body work is to be permitted.

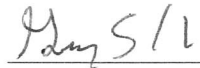
DEPARTMENTAL CONDITIONS

<u>Engineering:</u>	No conditions. Memo dated 07/02/25.
<u>Public Works:</u>	No comment as of 07/11/25.
<u>Traffic and Safety:</u>	No conditions. Memo dated 07/02/25.
<u>Building Code Services:</u>	Must comply with all current Building Codes and City of Gulfport Ordinances. Memo dated 07/02/25.
<u>GIS:</u>	No conditions. Memo dated 07/08/25.
<u>Police Department:</u>	No comment as of 07/11/25.
<u>Fire Department:</u>	No conditions. Memo dated 07/07/25.
<u>City Arborist:</u>	No conditions. Memo dated 07/02/25.
<u>Landscape Manager:</u>	No conditions. Memo dated 07/03/25.

Technical Report
PLANNING COMMISSION APPROVAL

DIRECTOR APPROVAL

This report has been reviewed and approved by:

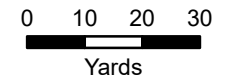


Greg Holmes
Director of Urban Development Department



- Site
- Street
- Alley
- Parcels
- Buildings
- City Limit
- Smart Code**
- CS
- T3
- Zoning**
- B-1 - Neighborhood Business District
- R-2 - Single Family Residence District (Medium Density)

Site Information
 0811E-03-019.000
 0811E-03-020.000
 0811E-03-021.000
 Zoning: B-1 (General Business)
 Size: 22425.53 sqft
 Flood: X



1 inch = 100 feet



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

For Staff Use Only

Case Number: 2508PC099

Date Received: 6/23/25

Receipt Number: 13359880

Received By: [Signature]

Zoning: B-1

Ward: 1 Flood: _____

Size: 0.51 acres

APPLICATION FOR PLANNING COMMISSION APPROVAL

Property Information

TAX PARCEL #	0	8	1	1	E	-	0	3	-	0	1	9	●	0	0	0
	0	8	1	1	E	-	0	3	-	0	2	0	●	0	0	0
	0	8	1	1	E	-	0	3	-	0	2	1	●	0	0	0

(If necessary, use separate sheet of paper)

Address of Property Involved: 1804, 1810 and 1814 33rd Ave., Gulfport, MS

Lot(s) 15-20, Block(s) 119, Subdivision Original Gulfport

General Location: 33rd Avenue between 18th Street and 19th Street

GENERAL DESCRIPTION OF REQUEST:

To obtain Planning Commission Approval to operate an automobile and truck sales and repair business, not to include commercial wrecking, dismantling or an auto salvage yard.

OWNERSHIP AND CERTIFICATION:

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

OWNER

Rader's Insulation Express, Inc.

Printed Name of Owner
111 Exchange Place

Mailing Address
Lafayette, LA 70503

City State Zip code
(337) 247-3406

Home Phone Work/Cell Phone
nickrader30@yahoo.com

Email
[Signature]

Signature of Owner

AGENT

Virgil G. Gillespie

Printed Name of Agent
1901 24th Avenue

Mailing Address
Gulfport, MS 39501

City State Zip code
(228) 864-4520

Home Phone Work/Cell Phone
vgg@gillespie-lawfirm.com

Email
[Signature]

Signature of Agent

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

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

AUTHORITY TO ACT AS AGENT

**STATE OF LOUISIANA
PARISH OF LAFAYETTE**

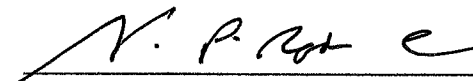
PERSONALLY, came and appeared before me, the undersigned authority in and for the above-mentioned County and State, Nick Rader, who after being by me first duly sworn on oath deposes and says as follows:

1. I, Nick Rader, am the owner and manager of Rader's Insulation Express, LLC of 111 Exchange Place, Lafayette, LA 70503.
2. Rader's Insulation Express, LLC is the owner of Lots 15 through 20, Block 119, Original Gulfport, Gulfport, Mississippi.
3. I do hereby appoint Virgil G. Gillespie, Attorney at Law, 1901 24th Avenue, Gulfport, Mississippi as my duly authorized agent to act on my behalf and on behalf of Rader's Insulation Express, LLC in an application for Planning Commission Approval at 1804, 1810 and 1814 33rd Avenue and identified as Harrison County Tax Parcel Nos. 0811E-03-019.000, 0811E-03-020.000 and 0811E-03-021.000 and do all things on the LLC's behalf in furtherance thereof.



NICK RADER

SWORN TO and subscribed before me, this the 29 day of May, 2025.



NOTARY PUBLIC
Born# 25837

My commission expires: Lifetime



APPLICATION FOR PLANNING COMMISSION APPROVAL:
SUPPLEMENTAL INFORMATION

The owner of these 3 properties desires to use them to operate an automobile and truck sales and repair business. This will not include commercial wrecking, dismantling or an auto salvage yard. According to the records of the Harrison County Records, the largest building, located at 1814 33rd Avenue, was built in 1962. It was built just like it is today and was used for Warfield's Automobile Repair and Painting. It has been there for 63 years, and for approximately 58 of those years, it was open for the exact same purpose that we are asking to use it for now. The building located at 1804 33rd Avenue was built in 1970 and has always been used by Warfield in its automobile repair body shop and paint shop. It has been there the last 55 years just like it is today and until recently was used by Warfield for the purpose almost identical to what we are applying for in this matter. While the building in the middle appears to be residential, it will be used for the office sales and related uses in conjunction with the other 2 properties.

The proposed use is certainly in accord with the general objectives and specific purposes of the Zoning Code and Comprehensive Plan. It's been used that way for as long as most of us have been alive. It's blended into the fabric of the community like it's always been there and is just going to be a continuation of something that's happened over the last 60 or so years.

As stated in paragraphs 1 and 2 above, this use will definitely comply with the applicable B-1 zoning and the development standards and supplemental use requirements for this area.

This block and several adjacent to it are zoned B-1, and as a matter of fact, just a block or so away is a B-2 zoning district. There are commercial uses in the neighborhood and, as heretofore stated, what we are asking to do with the property is the same thing as has been done with the property for the last 60 years. The neighborhood has grown up with it, and it has blended in with the neighborhood over all these years. It will be no more injurious to property or improvements in the neighborhood than any other use generally permitted in this district would.

This property is on a public, paved street, well drained with adequate public schools, public transportation facilities, police and fire protection and every other service enjoyed by other similar neighborhoods in the City of Gulfport.

This proposed use will be advantageous to the economic welfare of the community and will serve as a place of employment and a place of business. As mentioned several times, it is almost the identical business that has been there the last 60 years.

The use will not have any type of noxious fumes or chemicals.

The use of this property will be no different than it has been for the last 60 years, and during the last 60 years, there has been no interference with traffic on surrounding public streets.

This use will definitely put this property back to use and will increase property values rather than be detrimental thereto.



1804 33rd Ave



WARFIEL

1810

FOR SALE
1810

1810 33rd Ave



1814 33rd Ave.

Apothecary: Limited to the sale of pharmaceuticals and medical supplies	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Automobile and truck sales and repair; but not including commercial wrecking, dismantling or auto salvage yard. The unenclosed part shall comply with the requirements for maintenance of off-street parking facilities, except the prohibition of sales.* The unenclosed part must be enclosed within a fence at least ten (10) feet high and at maximum opacity to obstruct view, noise and passage or persons; chainlink or similar fence will be permitted if screen planting which provides maximum opacity is provided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Auto sales of less than 50 vehicles, etc.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Handwritten mark resembling a stylized 'M' or 'N' with a horizontal line extending to the right, positioned over the 14th column of the table.

State of
Louisiana
Secretary of
State



COMMERCIAL DIVISION
225.925.4704

Fax Numbers
225.932.5317 (Admin. Services)
225.932.5314 (Corporations)
225.932.5318 (UCC)

Name	Type	City	Status
RADER'S INSULATION EXPRESS, L.L.C.	Limited Liability Company	LAFAYETTE	Active

Previous Names

Business: RADER'S INSULATION EXPRESS, L.L.C.
Charter Number: 35261195K
Registration Date: 4/30/2002

Domicile Address

111 EXCHANGE PL
LAFAYETTE, LA 70503

Mailing Address

C/O NICHOLAS RADER
111 EXCHANGE PLACE
LAFAYETTE, LA 70503

Status

Status: Active
Annual Report Status: In Good Standing
File Date: 4/30/2002
Last Report Filed: 4/1/2024
Type: Limited Liability Company

Registered Agent(s)

Agent:	NICHOLAS RADER
Address 1:	111 EXCHANGE PLACE
City, State, Zip:	LAFAYETTE, LA 70503
Appointment Date:	4/30/2002

Officer(s)

Additional Officers: No

Officer:	NICHOLAS RADER
Title:	Manager
Address 1:	111 EXCHANGE PLACE
City, State, Zip:	LAFAYETTE, LA 70503

Officer:	NORRIS RADER III
Title:	Member
Address 1:	111 EXCHANGE PLACE
City, State, Zip:	LAFAYETTE, LA 70503

Amendments on File (1)

Description	Date
Appointing, Change, or Resign of Officer	10/11/2019

[Print](#)



J. Johnson 1st Judicial District
Instrument 2020 15931 D -J1
Filed/Recorded 12/18/2020 01:18 P
Total Fees \$ 26.00
2 Pages Recorded

Prepared by:
David B. Pilger
Attorney at Law
1406 Bienville Blvd., Suite 101
Ocean Springs, MS 39564
(228) 215-0011

Grantor:
David L. Warfield
32 53rd St.
Gulfport, MS 39507
(228) 863-7211

Return To:
David B. Pilger
Attorney at Law
1406 Bienville Blvd., Suite 101
Ocean Springs, MS 39564
(228) 215-0011

Grantee:
Rader's Insulation Express, LLC
a Louisiana Limited Liability Company
111 Exchange Pl.
Lafayette, LA 70503
(337) 247-3406

File No. O200706S

INDEXING INSTRUCTIONS: Lots 15-20, Blk 119, Original Gulfport, 1st Dist., Harrison County, MS

STATE OF MISSISSIPPI
COUNTY OF HARRISON
FIRST JUDICIAL DISTRICT

WARRANTY DEED

FOR AND IN CONSIDERATION OF the price and sum of TEN AND NO/100 DOLLARS (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, I, **David L. Warfield**, do hereby sell, convey and warrant unto **Rader's Insulation Express, LLC, a Louisiana Limited Liability Company**, all of that certain tract, piece or parcel of land situated in the First Judicial District of Harrison County, Mississippi, together with all improvements, buildings, fixtures, and appurtenances thereunto belonging, and being more particularly described as follows, to-wit:

Lots 15, 16, 17, 18, 19 and 20, Blk 119, Original Gulfport, a subdivision, according to a map or plat thereof which is on file of record in the office of the Chancery Clerk of Harrison, First Judicial District County, MS, in Book 11, at Page 9, reference to which is hereby made in aid of and as a part of this description.

This being the same property as that conveyed to David L. Warfield, by instrument recorded in Instrument No. 2011-2270-D-J1 and Instrument No. 2018-781-D-J1, Land Deed Records of the First Judicial District of Harrison County, Mississippi.

If this property is bounded by water, this conveyance includes any natural accretion, and is subject to any erosion due to the action of the elements. Such riparian and littoral rights as exist are conveyed herewith but without warranty as to their nature or extent. If any portion of the property is below the mean high tide watermark, or is coastal wetlands as defined in the Mississippi Coastal Wetlands Protection Act it is conveyed by quitclaim only.

Grantor quitclaims any and all oil, gas, and other minerals owned, if any, to Grantee. No mineral search was requested or performed by preparer.

This conveyance is subject to any and all covenants, rights of way, easements, restrictions and reservations of record in the office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi.

The property described herein is no part of the homestead of the Grantor.

It is agreed and understood that the taxes for the current year have been pro-rated as of this date on an estimated basis, and when said taxes are actually determined, if the proration as of this date is incorrect, the Parties hereto agree to make all necessary adjustments on the basis of an actual proration.

WITNESS MY SIGNATURE, on this the 14 day of December, 2020.



David L. Warfield

ACKNOWLEDGEMENT

STATE OF MISSISSIPPI
COUNTY OF JACKSON

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, **David L. Warfield**, who acknowledged before me that he signed, executed and delivered the above and foregoing instrument on the day and year thereof, for the use and purposes therein mentioned.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, on this the 14 day of December, 2020.

(AFFIX SEAL)

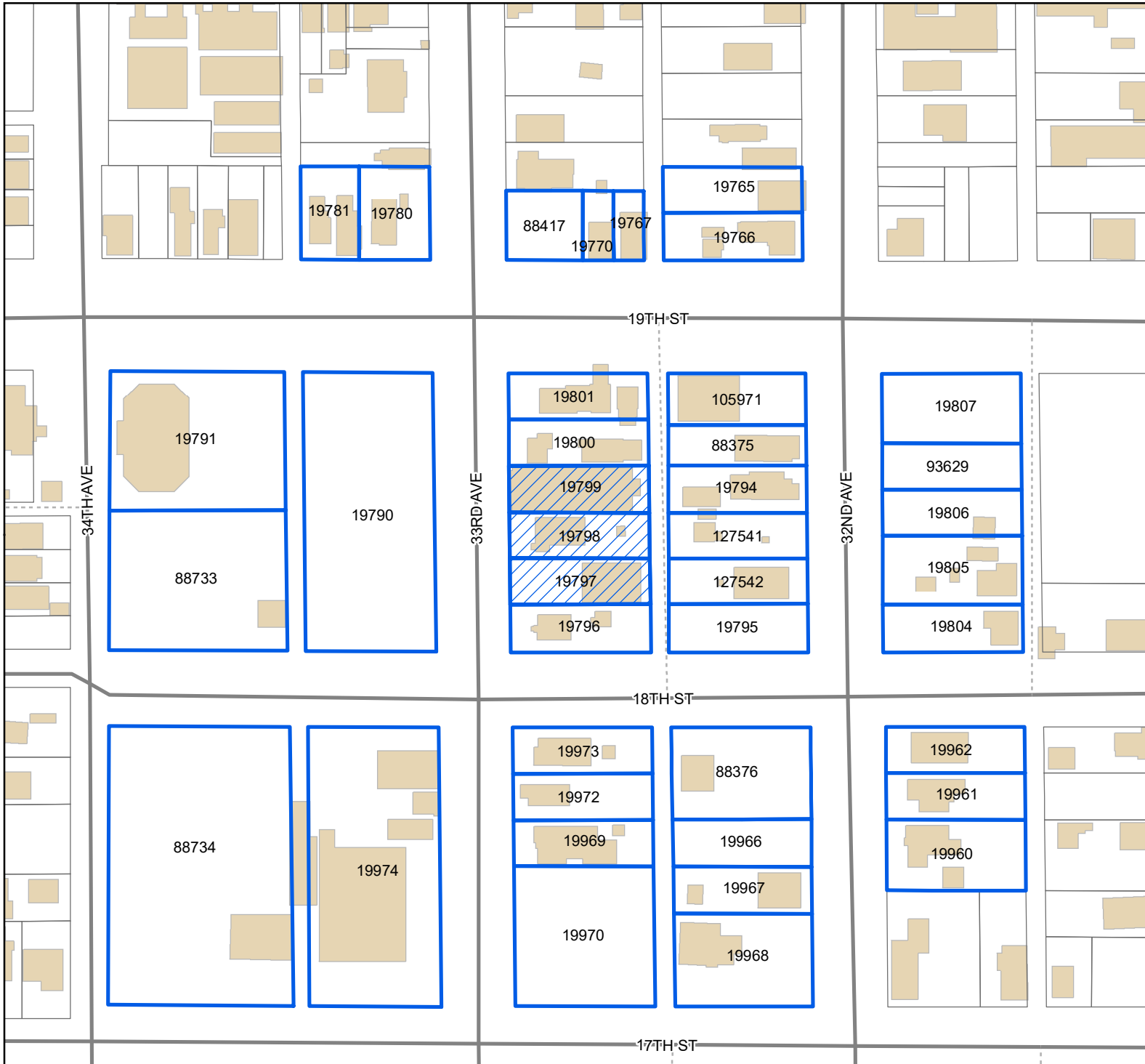


My commission expires: _____



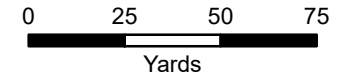
NOTARY PUBLIC

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
Y		0811E-03-019.000	RADER'S INSULATION EXPRESS, LLC (OWNER) VIRGIL G. GILLESPIE (AGENT)	111 EXCHANGE PLACE P.O. BOX 850	LAFAYETTE GULFPORT	LA MS	70503 39502
			Adjacent Property Owners (2508PC099)				
	19801	0811E-03-023.000	DECRUZ MARTA CORTES	2318 21ST AVE	GULFPORT	MS	39501
	88417	0811E-04-137.000	WHITE JEAN ALLEN DEMAS	1454 BAYTOWNE AVE EAST	MIRAMAR	FL	32550
	19807	0811E-03-014.000	HAYNES AHMENA	165 WALNUT CT	GULFPORT	MS	39501
	127541	0811E-03-016.001	STATE OF MISS 2021	P O BOX 136	JACKSON	MS	39205
	19798	0811E-03-020.000	RADER'S INSULATION EXPRESS LLC	111 EXCHANGE PL	LAFAYETTE	LA	70503
	19770	0811E-04-137.001	WILLIAMS PAUL R	1909 E PASS RD SUITE D11	GULFPORT	MS	39507
	19767	0811E-04-136.000	THOMAS ROBERT & VALENTINA E ROBLES	3212 19TH ST	GULFPORT	MS	39501
	105971	0811E-03-015.001	HOUSE STACY WARFIELD	1817 32ND AVE	GULFPORT	MS	39501
	19805	0811E-03-012.000	A'MILLION INVESTMENTS	15159 MCGUIRE DRIVE	SAUCIER	MS	39574
	19961	0811E-03-034.000	KINGSLEY PAUL E	1615 WESTWARD DR	GULFPORT	MS	39501
N	19969	0811E-03-026.000	MELENDEZ WILFREDO CORDOVA	3109 50TH AVE	GULFPORT	MS	39501
	93629	0811E-03-013.001	OWEN JOE SAM	PO BX 673	GULFPORT	MS	39502
	19962	0811E-03-033.000	WALKER GILBERT SR & MABLE -L/E-	6104 BELLE RIVER DR	BRENTWOOD	TN	37027
	19780	0811E-05-011.000	GATES ANGIE M	701 12TH STREET NE	WASHINGTON	DC	20002
	19972	0811E-03-025.000	CORDOVA WILFREDO & AVILA ODILIA	1712 33RD AVE	GULFPORT	MS	39501
	19973	0811E-03-024.000	MSL PROPERTIES II LLC	20231 CLIFF ALLEN LN	LONG BEACH	MS	39560
	19968	0811E-03-028.000	WALLEN DALE H	3204 17TH ST	GULFPORT	MS	39501
	127542	0811E-03-016.002	ATWOOD PROPERTIES LLC	21355 HWY 49	SAUCIER	MS	39574
	19781	0811E-05-012.000	GATES ANGIE MARIE	3420 18TH ST	GULFPORT	MS	39501
	19800	0811E-03-022.000	WARFIELD GAIL A -EST-	1818 1/2 33RD AVE	GULFPORT	MS	39501
	88375	0811E-03-015.000	WARFIELD NETTIE JO -ESTATE-	1817 32ND AVE	GULFPORT	MS	39501
	19766	0811E-04-135.000	ROUSE CYNTHIA LOUISE	1903 32ND AVE	GULFPORT	MS	39501
	19970	0811E-03-027.000	WILFREDO CORDOVA MELENDEZ	3109 50TH AVE	GULFPORT	MS	39501
	19794	0811E-03-016.000	FORNEA RUFFIN	14 RIVERSBEND DR	GULFPORT	MS	39507
	19806	0811E-03-013.000	CORNICHE PROPERTIES LLC	45 HARDY CT STE 103	GULFPORT	MS	39507
N	19797	0811E-03-019.000	RADER'S INSULATION EXPRESS LLC	111 EXCHANGE PL	LAFAYETTE	LA	70503
	19796	0811E-03-018.000	LADNER ALVIS B -ESTATE-	1800 33RD AVE	GULFPORT	MS	39501
	19960	0811E-03-035.000	FERGUSON BETTY L -EST-	1720 32ND AVE	GULFPORT	MS	39501
N	19799	0811E-03-021.000	RADER'S INSULATION EXPRESS LLC	111 EXCHANGE PL	LAFAYETTE	LA	70503
	19967	0811E-03-029.000	SIMMONS MALCOLM & DAVID	23043 MILLER EDWARDS RD	SAUCIER	MS	39574
	19966	0811E-03-030.000	FERGUSON MARY J	1715 32ND AVE	GULFPORT	MS	39501
	88376	0811E-03-032.000	FONTENELLE JOHN M	3235 18TH ST	GULFPORT	MS	39501

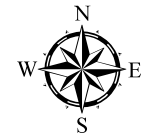


Legend

- Site
- Street
- Alley
- Buildings



1 inch = 150 feet



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McClatchy

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

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

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

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
51445	IPL0251380	Legal Ad - IPL0251380		2.0	146.0L

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

LEGAL NOTICE PUBLIC HEARING

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

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

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

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

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

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

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

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

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

Zoning Map Amendment 2507PC091, by agent David Becher, requesting to rezone to T4+ (General Urban Zone "Plus"), Tax Parcel 1011D-01-039.000, 1114 Ocean View Drive, Zoned T5 (Urban Center Zone), Ward 2
Special Exception 2507SE093, by agent Kara Alley, seeking approval for a liquor store use, Tax Parcel 0811F-04-044.000, 1615 25th Ave, Zoned T6 (Urban Core Zone), Ward 3

Special Exception 2508SE094, by agent Debra Fox, seeking approval for an assisted living facility, Tax Parcel 0910J-01-049.000, 803 Courthouse Road, Zoned R-1-7.5 (Single-family), Ward 4

Special Exception 2508SE095, by agent James Fox, seeking approval for an assisted living facility, Tax Parcel 0910J-01-050.000, 1 39th Street A, Zoned R-1-7.5 (Single-family), Ward 4

Planning Commission Approval 2508PC099, by agent Virgil Gillespie, seeking approval for automobile and truck sales and repair business, Tax Parcels 0811E-03-019.000, 0811E-03-020.000, 0811E-03-021.000, 1804 33rd Ave, 1810 33rd Avenue, 1814 33rd Ave, Zoned B-1 (Neighborhood-Business), Ward 1

This the 2nd day of July 2025
Keith Williams, Chairman
City of Gulfport Planning Commission
IPL0251380
Jul 9 2025

STATE OF MISSISSIPPI
COUNTY OF HARRISON

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

1.0 insertion(s) published on:
07/09/25 Print

[Print Tearsheet Link](#)

[Marketplace Link](#)

Sherry Chasteen



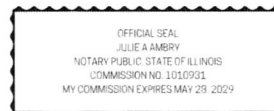
Sherry Chasteen

Julie A Ambry



Sworn to and subscribed before
me on

Jul 9, 2025, 11:22 AM EDT



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



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

PLANNING COMMISSION

Hearing Date: Thursday, July 24, 2025

Planning Commission Recommendation

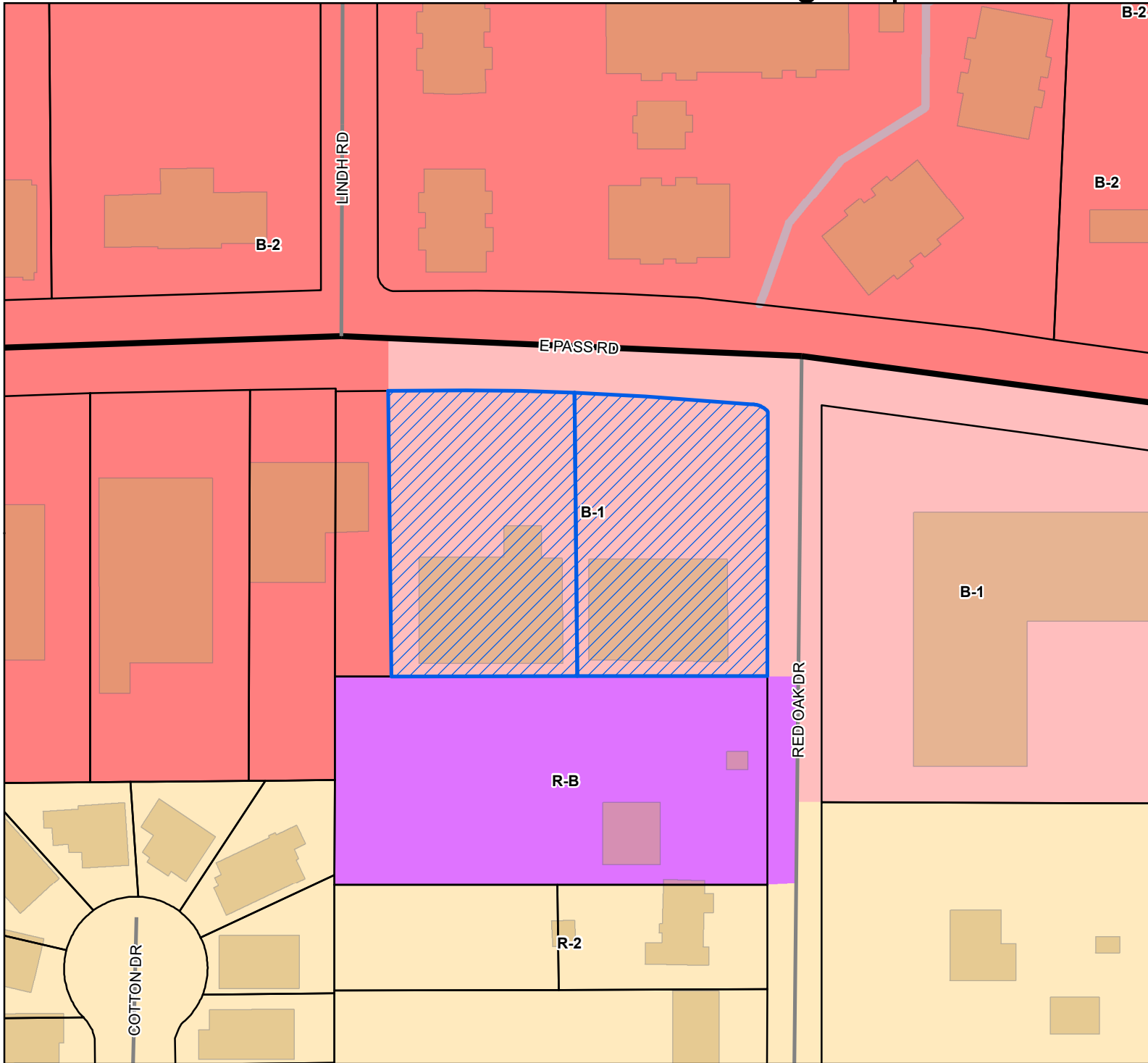


URBAN DEVELOPMENT
PLANNING & ZONING
PO BOX 1780 | GULFPORT, MS | 1410 24TH AVENUE
228.868.5710 | PLANNERS@GULFPORT-MS.GOV

PLANNING COMMISSION

Hearing Date: Thursday, July 24, 2025

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

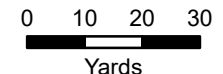


- Site
- US or State Highway
- Street
- Parcels
- Buildings
- Water Features
- City Limit

Zoning

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

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



1 inch = 100 feet



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

For Staff Use Only

Case File #: 250614067

Date Received: 4/11/25

Receipt #: 13253996

Received By: WD

Zoning: B-1, R-B

Ward: 2 Flood:

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

Property Information

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

(If necessary, use separate sheet of paper)

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

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

General Location: _____

GENERAL DESCRIPTION OF REQUEST:

Request a zoning change from B1 to B2.

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

OWNERSHIP AND CERTIFICATION:

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

OWNER

AGENT

Ramiro Rodriguez (RIA Propertiez AZ LLC)

Printed Name Of Owner

80 Marais Ridge

Mailing Address

Hattiesburg MS 39402

City State Zip code

(928)210-2085

Home Phone Work/Cell Phone

ramiro_rodri@hotmail.com

Email

Signature Of Owner

Printed Name Of Agent

Mailing Address

City State Zip code

Home Phone Work/Cell Phone

Email

Signature Of Agent

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

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

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

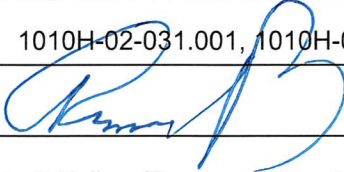
I hereby certify that I have read and understand this application and that all information and attachments are true and correct. I also certify that I agree to comply with all applicable city codes, ordinances and state laws. Finally, I certify that I am the owner of the property involved in this request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

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

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

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

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

SIGNATURE: _____ 

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

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

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

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

SIGNATURE: _____ 

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

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

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

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

SIGNATURE: _____ 

(Use additional forms as needed)

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

PERSON/AGENT FOR YOU: Ramiro Rodriguez

Ramiro Rodriguez

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

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

March 25, 2024

To Whom it May Concern,

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

Answers to Section E

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

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

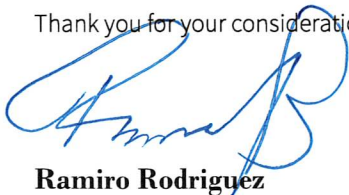
Answers to Section F

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

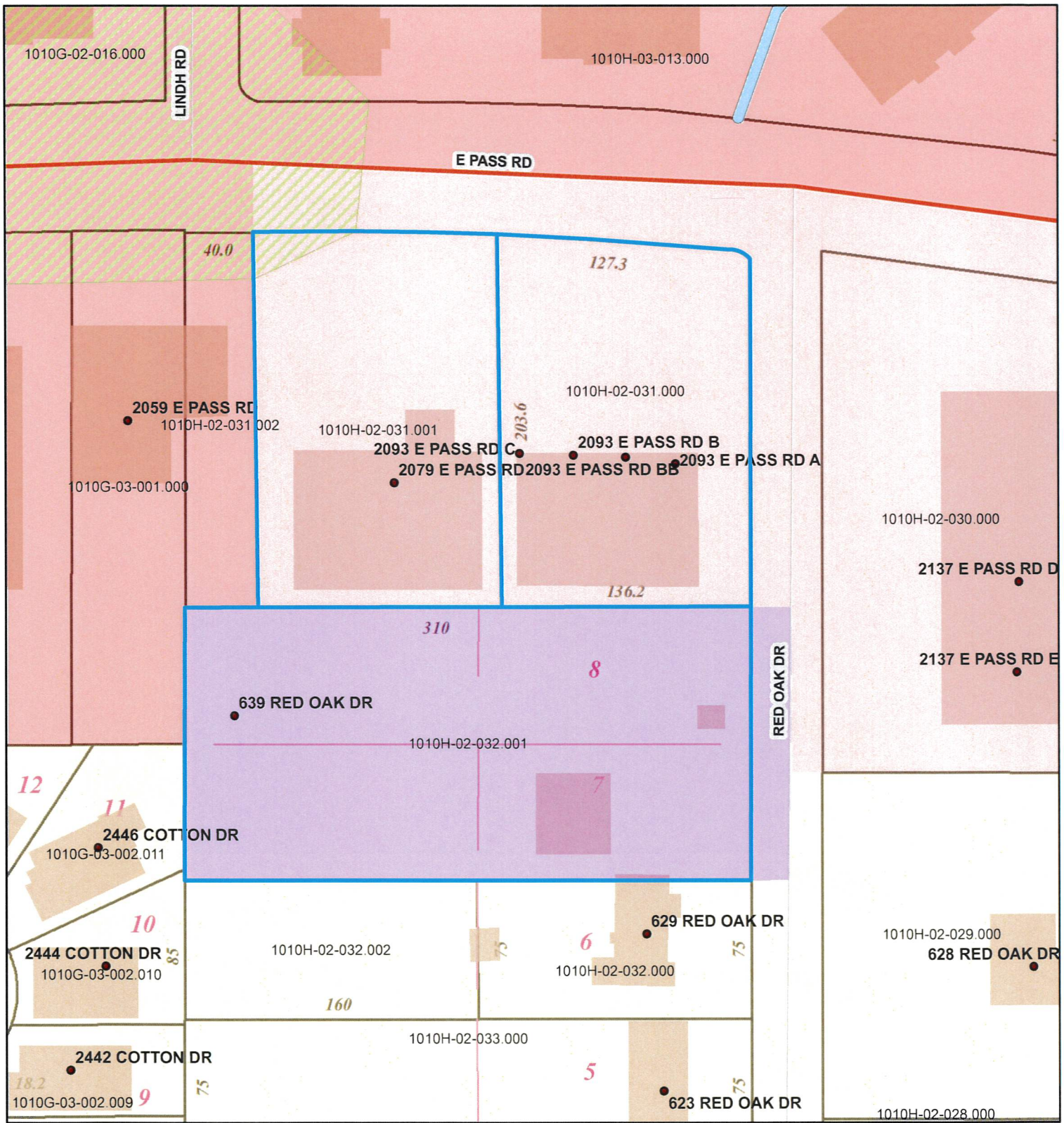
We are committed to continuing meeting general compatibility with adjacent properties with no additional exterior lighting affecting glare, traffic, safety, and/or causing a negative effect whatsoever in our community.

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

Thank you for your consideration!



Ramiro Rodriguez
President RIA Propertiez AZ LLC




1 inch = 71 feet



DATA DISCLAIMER:

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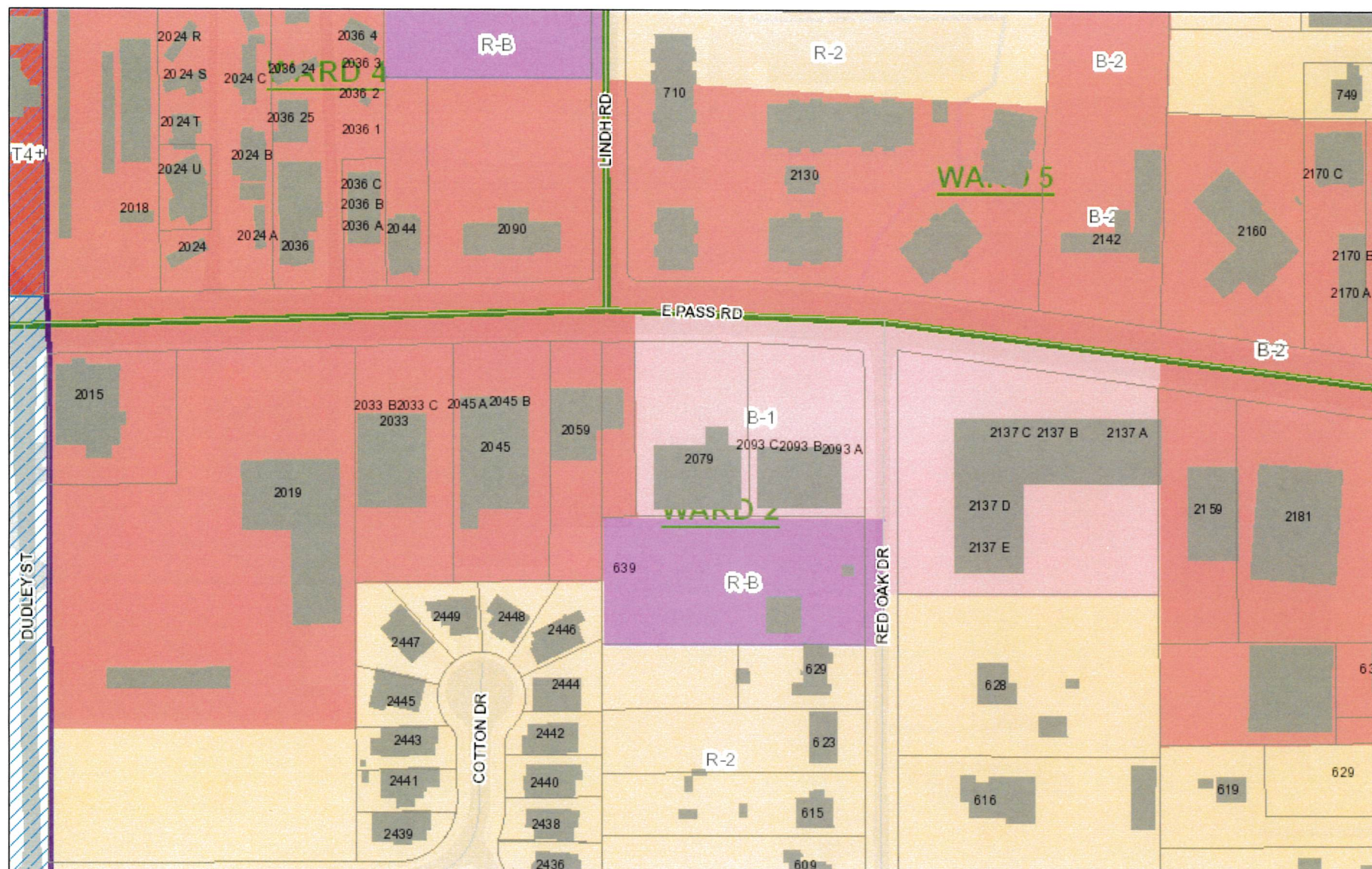
Area Map

 Parcels

Printed 4/11/2025

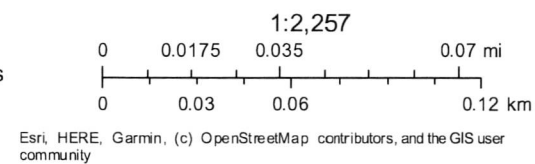


Gulfport Zoning Map



April 11, 2025

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





MERCHANTS & MARINE BANK
10110H-02-031.001

093687

MERCHANTS & MARINE BANK
10110H-02-031.000

0861899

8

25

RED OAK DR

MERCHANTS & MARINE BANK

F0108
Fee: \$ 250



Michael Watson
SECRETARY OF STATE

2025095707

Business ID: 1409025
Filed: 02/11/2025 05:48 PM
Michael Watson
Secretary of State

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

2025 LLC Annual Report

Business Information

Business ID: 1409025

Business Name: RIA Propertiez AZ LLC

State of Incorporation: AZ

Business Email: ramiro_rodri@hotmail.com

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

FEIN: **-*****

Principal Address: 80 Marais Ridge
Hattiesburg, MS 39402

Registered Agent

Name: Ramiro Rodriguez

Address: 80 Marais Ridge
Hattiesburg, MS 39402

Managers and Members

Members

Name:

Ramiro Rodriguez
Member

Address:

80 Marais Ridge
Hattiesburg, MS 39402

Officers

Title/Name:

Address:

Director:

President:

Vice President:

Secretary:

Treasurer:

This LLC has a written Operating Agreement.

NAICS Code/Nature of Business

531190 - Lessors of Other Real Estate Property

531120 - Lessors of Nonresidential Buildings (except Miniwarehouses)

531312 - Nonresidential Property Managers

Signature

By entering my name in the space provided, I certify that I am authorized to file this document on behalf of this entity, have examined the document and, to the best of my knowledge and belief, it is true, correct and complete as of this day **02/11/2025**.

Name:

Ramiro Rodriguez

Other

Address:

80 Marais Ridge

Hattiesburg, MS 39402

Officers List

Name:

Ramiro Rodriguez

Member

Address:

80 Marais Ridge

Hattiesburg, MS 39402

F0108
Fee: \$ 250



Michael Watson
SECRETARY OF STATE

2025096078

Business ID: 1429253
Filed: 02/11/2025 06:05 PM
Michael Watson
Secretary of State

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

2025 LLC Annual Report

Business Information

Business ID: 1429253

Business Name: PROSPER PROPERTIES LLC

State of Incorporation: AZ

Business Email: gloria_keller@hotmail.com

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

FEIN: **-*****

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

Registered Agent

Name: Ramiro Rodriguez

Address: 80 Marais Ridge
Hattiesburg, MS 39402

Managers and Members

Members

Name:

Beau J Keller
Member

Address:

6421 108th Ave NE
Kirkland, WA 98033

Gloria Keller
Member

6421 108th Ave NE
Kirkland, WA 98033

Officers

Title/Name:

Address:

Director:

President:

Vice President:

Secretary:

Treasurer:

This LLC has a written Operating Agreement.

NAICS Code/Nature of Business

531120 - Lessors of Nonresidential Buildings (except Miniwarehouses)

531130 - Lessors of Miniwarehouses and Self-Storage Units

531190 - Lessors of Other Real Estate Property

Signature

By entering my name in the space provided, I certify that I am authorized to file this document on behalf of this entity, have examined the document and, to the best of my knowledge and belief, it is true, correct and complete as of this day **02/11/2025**.

Name:

Address:

Gloria Keller

6421 108th Ave NE

Member

Kirkland, MS 98033

Officers List

Name:

Beau J Keller
Member

Address:

6421 108th Ave NE
Kirkland, WA 98033

Gloria Keller
Member

6421 108th Ave NE
Kirkland, WA 98033



SCANNED



Angela Stuard 1st JUDICIAL DISTRICT

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

Total Fees 26.00
4 Pages Recorded

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

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

STATE OF MISSISSIPPI
COUNTY OF HARRISON
FIRST JUDICIAL DISTRICT

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars (\$10.00), cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, JSP, LLC, a Mississippi limited liability company, P.O. Box 2965, Gulfport, MS 39503 (228) 374-2366, *GRANTOR*, does hereby GRANT, SELL, BARGAIN, CONVEY and SPECIALLY WARRANT to **RIA PROPERTIEZ AZ, LLC, an Arizona limited liability company**, 614 Crescent Lane, Madera, CA 93636 (559) 660-2873 and **PROSPER PROPERTIES, LLC, an Arizona limited liability company**, 6421 108th Ave. NE, Kirkland, WA 98033 (425) 880-0000, *GRANTEES*, as tenants in common, all right, title and interest in and to the following described real property lying and being situated in the First Judicial District of Harrison County, Mississippi, more particularly described as follows, to-wit:

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

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

AND ALSO:

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

SURVEY DESCRIPTION FOR PARCEL "B":

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

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

AND ALSO:

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

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

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

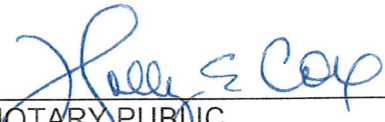
WITNESS MY SIGNATURE, this the 15 day of July, 2024.

JSP, LLC, a Mississippi limited liability company

BY: 
GARLON A. PEMBERTON, JR., Member

STATE OF MISSISSIPPI
COUNTY OF HARRISON

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

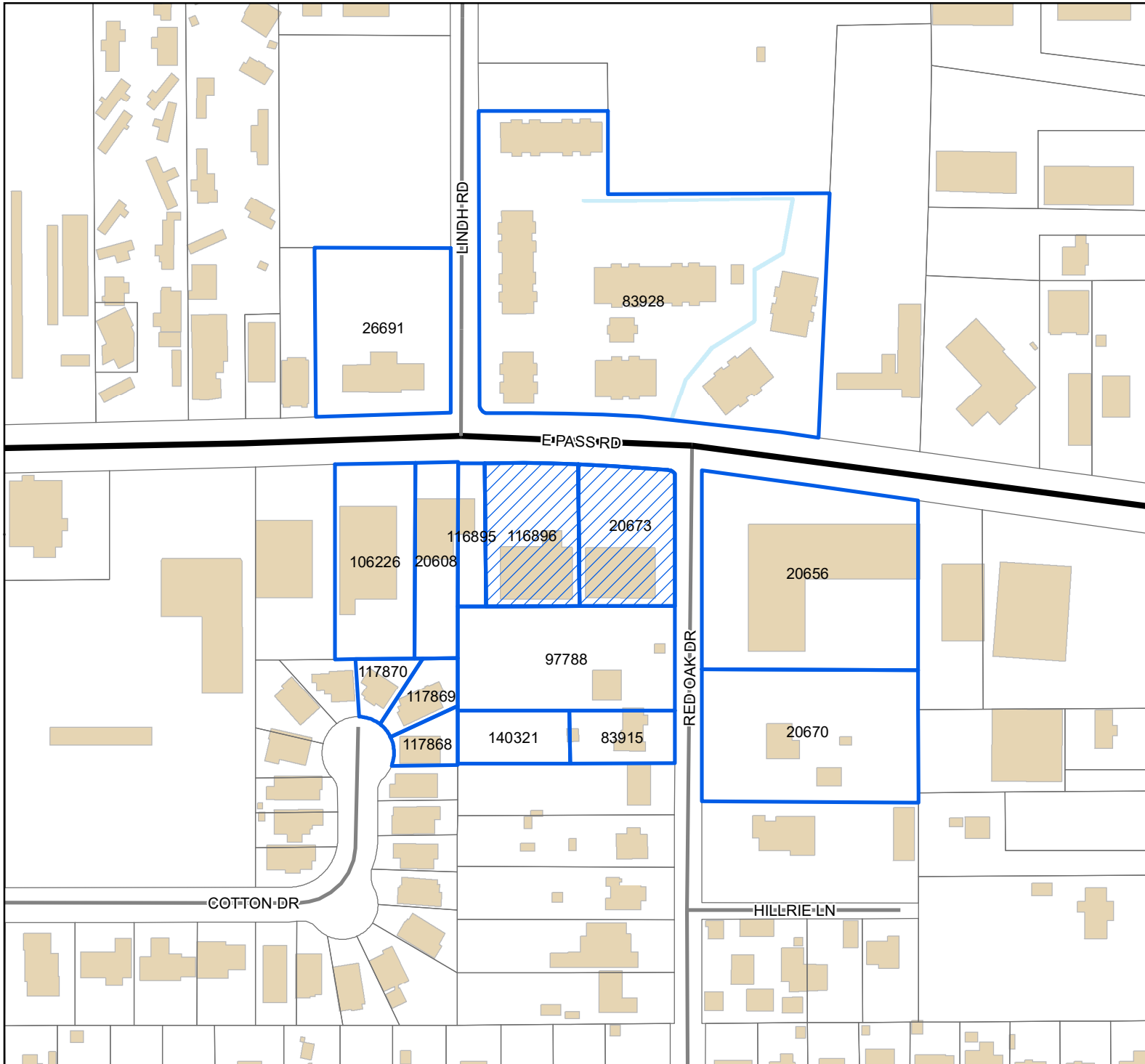


NOTARY PUBLIC

My Commission Expires:

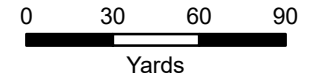


Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
Y		1010H-02-031.001	RIA PROPERTIEZ AZ LLC (OWNER)	80 MARAIS RIDGE	HATTIESBURG	MS	39402
			PROSPER PROPERTIES (OWNER)	6421 108TH AVE NE	KIRKLAND	WA	98033
			Adjacent Property Owners (2506PC067)				
	26691	1010G-02-016.000	NGUYEN MINH ETAL	2090 E PASS ROAD	GULFPORT	MS	39507
	20670	1010H-02-029.000	STEELE VINCE R & BRIMAGE CHERYL	628 RED OAK DR	GULFPORT	MS	39507
	117870	1010G-03-002.012	GOODMAN DARLENE M	2448 COTTON DR	GULFPORT	MS	39507
	117869	1010G-03-002.011	LATIMER KENNETH D	2446 COTTON DRIVE	GULFPORT	MS	39507
	117868	1010G-03-002.010	BETANCOURT TIFFANY ETAL	2444 COTTON DR	GULFPORT	MS	39507
	20656	1010H-02-030.000	REDAUTO PROPERTIES LLC	22355 PASS RD SUITE B	BILOXI	MS	39531
	116896	1010H-02-031.001	JSP LLC	P O BOX 2965	GULFPORT	MS	39505
N	20673	1010H-02-031.000	JSP LLC	P O BOX 2965	GULFPORT	MS	39505
	20608	1010G-03-001.000	SPINDOCTOR PROPERTIES LLC	440 GREEN TEAL COURT	BILOXI	MS	39531
N	106226	1010G-03-003.001	SPINDOCTOR PROPERTIES LLC	440 GREEN TEAL COURT	BILOXI	MS	39531
N	83928	1010H-03-013.000	GULF POINTE CH LLC	C/O READ PROPERTY GROUP LLC	BROOKLYN	NY	11204
N	116895	1010H-02-031.002	SPINDOCTOR PROPERTIES LLC	440 GREEN TEAL COURT	BILOXI	MS	39531
	140321	1010H-02-032.002	SMITH DIANE ETAL	P O BOX 151	HENRYVILLE	IN	47126
	83915	1010H-02-032.000	LEWIS DARRIN	15 BLUE MILL RD	KEARNEY	NE	68847
N	97788	1010H-02-032.001	JSP LLC	P O BOX 2965	GULFPORT	MS	39505

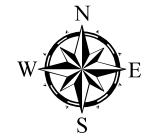


Legend

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



1 inch = 200 feet



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

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
51445	IPL0251380	Legal Ad - IPL0251380		2.0	146.0L

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

STATE OF MISSISSIPPI
 COUNTY OF HARRISON
 Before me, the undersigned Notary personally appeared the under-
 signed, who, being by me first duly sworn, did depose and say that he/
 she is a clerk of The Sun Herald, a daily newspaper published in the
 city of Gulfport, in Harrison County, Mississippi and the publication of
 the notice, a copy of which is hereto attached, has been made in said
 paper in the issue(s) of:

1.0 insertion(s) published on:
 07/09/25 Print

**LEGAL NOTICE
 PUBLIC HEARING**

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

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

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

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Zoning Map Amendment 2507PC091, by agent David Becher, requesting to rezone to T4+ (General Urban Zone "Plus"), Tax Parcel 1011D-01-039.000, 1114 Ocean View Drive, Zoned T5 (Urban Center Zone), Ward 2
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Special Exception 2508SE094, by agent Debra Fox, seeking approval for an assisted living facility, Tax Parcel 0910J-01-049.000, 803 Courthouse Road, Zoned R-1-7.5 (Single-family), Ward 4

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This the 2nd day of July 2025
 Keith Williams, Chairman
 City of Gulfport Planning Commission
 IPL0251380
 Jul 9 2025

[Print Tearsheet Link](#)

[Marketplace Link](#)

Sherry Chasteen

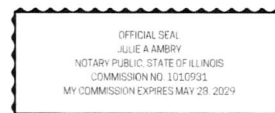


Sherry Chasteen

Julie A Ambry



Sworn to and subscribed before me on Jul 9, 2025, 11:22 AM EDT



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



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

PLANNING COMMISSION

Hearing Date: Thursday, July 24, 2025

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



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

For Staff Use Only

Case File #: 2507PC087

Date Received: 5/13/25

Receipt #: _____

Received By: SJS

Zoning: _____

Ward: _____ Flood: _____

APPLICATION FOR ZONING TEXT AMENDMENT

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

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

OWNERSHIP AND CERTIFICATION:

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

~~OWNER~~ Applicant

AGENT By

City of Gulfport, UD

Su-Lin Featherston

Printed Name Of Owner

Printed Name Of Agent

P.O. Box 1780

Planning Administrator

Mailing Address

Mailing Address

Gulfport, MS 39501

City State Zip code

City State Zip code

Home Phone Work/Cell Phone

Home Phone Work/Cell Phone

Email

Email

Signature Of Owner

Signature Of Agent

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



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

McClatchy

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

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

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

AFFIDAVIT OF PUBLICATION

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51445	IPL0251380	Legal Ad - IPL0251380		2.0	146.0L

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

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This the 2nd day of July 2025
Keith Williams, Chairman
City of Gulfport Planning Commission
IPL0251380
Jul 9 2025

STATE OF MISSISSIPPI
COUNTY OF HARRISON

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

1.0 insertion(s) published on:
07/09/25 Print

[Print Tearsheet Link](#)

[Marketplace Link](#)

Sherry Chasteen



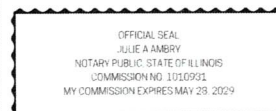
Sherry Chasteen

Julie A Ambry



Sworn to and subscribed before
me on

Jul 9, 2025, 11:22 AM EDT



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



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

PLANNING COMMISSION

Hearing Date: Thursday, July 24, 2025

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



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

**APPLICATION FOR
ZONING TEXT AMENDMENT**

For Staff Use Only

Case File #: 2507PC090

Date Received: 5/28/25

Receipt #: _____

Received By: SJS

Zoning: _____

Ward: _____ Flood: _____

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

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

OWNERSHIP AND CERTIFICATION:

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

~~OWNER~~ Applicant

~~AGENT~~ By

City of Gulfport, UD

Printed Name Of Owner
P.O. Box 1780

Mailing Address
Gulfport, MS 39501

City State Zip code

Home Phone Work/Cell Phone

Email

Signature Of Owner

Su-Lin Featherston

Printed Name Of Agent
Planning Administrator

Mailing Address

City State Zip code

Home Phone Work/Cell Phone

Email

Signature Of Agent

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



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

McClatchy

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

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

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

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
51445	IPL0251380	Legal Ad - IPL0251380		2.0	146.0L

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

LEGAL NOTICE PUBLIC HEARING

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

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

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

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

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

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

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

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

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

Zoning Map Amendment 2507PC091, by agent David Becher, requesting to rezone to T4+ (General Urban Zone "Plus"), Tax Parcel 1011D-01-039.000, 1114 Ocean View Drive, Zoned T5 (Urban Center Zone), Ward 2
Special Exception 2507SE093, by agent Kara Alley, seeking approval for a liquor store use, Tax Parcel 0811F-04-044.000, 1615 25th Ave, Zoned T6 (Urban Core Zone), Ward 3

Special Exception 2508SE094, by agent Debra Fox, seeking approval for an assisted living facility, Tax Parcel 0910J-01-049.000, 803 Courthouse Road, Zoned R-1-7.5 (Single-family), Ward 4

Special Exception 2508SE095, by agent James Fox, seeking approval for an assisted living facility, Tax Parcel 0910J-01-050.000, 1 39th Street A, Zoned R-1-7.5 (Single-family), Ward 4

Planning Commission Approval 2508PC099, by agent Virgil Gillespie, seeking approval for automobile and truck sales and repair business, Tax Parcels 0811E-03-019.000, 0811E-03-020.000, 0811E-03-021.000, 1804 33rd Ave, 1810 33rd Avenue, 1814 33rd Ave, Zoned B-1 (Neighborhood-Business), Ward 1

This the 2nd day of July 2025
 Keith Williams, Chairman
 City of Gulfport Planning Commission
 IPL0251380
 Jul 9 2025

STATE OF MISSISSIPPI
 COUNTY OF HARRISON

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

1.0 insertion(s) published on:
 07/09/25 Print

[Print Tearsheet Link](#)

[Marketplace Link](#)

Sherry Chasteen



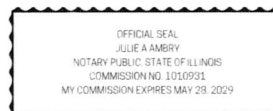
Sherry Chasteen

Julie A Ambry



Sworn to and subscribed before
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Jul 9, 2025, 11:22 AM EDT



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

PLANNING COMMISSION

Hearing Date: Thursday, July 24, 2025

**Zoning Map Amendment 2507PC091 Zoning Map Amendment
2507PC091, by agent David Becher, requesting to rezone to T4+
(General Urban Zone "Plus"), Tax Parcel 1011D-01-039.000, 1114
Ocean View Drive, Zoned T5 (Urban Center Zone), Ward 2**

Technical Report

Zoning Map Amendment

GENERAL INFORMATION

Case File Number: 2507PC091

Hearing Date: July 24, 2025

Current Zoning/Use: T5 / Vacant Lot

Legal: Zoning Map Amendment 2507PC091, by agent David Becher, requesting to rezone to T4+ (General Urban Zone "Plus"), Tax Parcel 1011D-01-039.000, 1114 Ocean View Drive, Zoned T5 (Urban Center Zone), Ward 2

TECHNICAL DETAILS

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

According to the Mississippi case law:

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

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

The applicant is requesting to rezone approximately 12,779 square feet of property from T5 (Urban Center Zone) to T4+ (General Urban Zone "Plus"). As presented, the applicant states that the surrounding area has many single-family homes. The applicant also states there are currently no plans to construct anything at the moment, however there are plans to subdivide the property back to its original lot lines. The Planning Commission can only offer recommendations; the City Council will have final decision for the rezoning before building can begin. The surrounding consistency of the neighborhood are areas containing one-family dwellings.

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

1. The applicant states that there was no error in zoning.
2. The applicant addresses Character of the Neighborhood changing by stating that a zoning change would help preserve the character of the area, which is mostly single family homes.

Technical Report

Zoning Map Amendment

EXECUTIVE SUMMARY

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

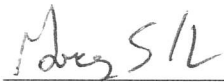
The applicant has not proven with clear and convincing evidence for a zoning change as required by the state, however, the staff notes that there are more single-family homes in the surrounding neighborhood than commercial uses, and rezoning to T4+ would be in harmony with the existing neighborhood. It should also be noted that this area has had several approved zoning map amendments such as with the cases 2301PC001 which rezoned from T6 to T4+; 2102PC024, which rezoned from T6 to T4+; and 2410PC163, which rezoned from T6 to T4+.

Any approval should consider these conditions:

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

DIRECTOR APPROVAL








This report has been reviewed and approved by:



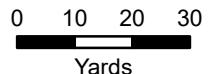
Greg Holmes

Director of Urban Development Department



-  Site
-  Street
-  Parcels
-  Buildings
- Smart Code**
-  T6
-  T5
-  T4+

Site Information
 1011D-01-039.000
 Zoning: T5 (Urban Center Zone)
 Size: 12779.4 sqft
 Flood: X, AE



1 inch = 100 feet



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

T5

T4+

T6



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

For Staff Use Only

Case File #: 2507PC091

Date Received: 6/2/2025

Receipt #: 13327197

Received By: BL

Zoning: T5

Ward: 2 Flood: A13

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

Property Information

TAX PARCEL #

1	0	1	1	0	-	0	1	-	0	3	9	•	0	0	0
					-			-				•			
					-			-				•			

(If necessary, use separate sheet of paper)

Address of Property Involved: 1114 Ocean View Dr, Gulfport, MS

Lot(s) 49j 50, Block(s) _____, Subdivision Lakeland

General Location: North of siema on the coast roads, south of township rd just west of Cowan.

GENERAL DESCRIPTION OF REQUEST: To rezone property from T5 to T44.

OWNERSHIP AND CERTIFICATION:

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

OWNER

AGENT

Brett Mcorris
Printed Name Of Owner

13185 David Lee Dr
Mailing Address

Walker LA 70785
City State Zip code

(225) 413-0497
Home Phone

BMCelectric1@gmail.com
Work/Cell Phone

Brett Mc
Email

Signature Of Owner

David Becher
Printed Name Of Agent

1710 E Pass Rd
Mailing Address

Gulfport MS 39507
City State Zip code

228 806 8738
Home Phone

David@coasthousehunt.com
Work/Cell Phone

David Becher
Email

Signature Of Agent

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

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

Application for Rezoning Lot(S) 49 & 50 in the "Lakeland" subdivision in the City of Gulfport -
Tax Parcel 1011D-01-039.000


As part of the application requirements, a written statement is requested to address the reason for a rezoning request.

I, Brett McMorris whom currently reside at 13185 David Lee Dr, Walker, LA 70785 am requesting to rezone the subject property from T5 to T4+ so that the character of the developed immediate community may be continued on the property. Currently, Properties to the East, West, South and North whether adjoining or across the street are single family homes with similar size and shape lots. In order to preserve the character of the community, it would be plainly evident that this property should be rezoned as T4+. The attached aerial view and zoning map display the above mentioned statement more clearly. After rezoning the lots will be reassigned individual tax parcel numbers and be restored to their original lot lines as displayed in the also attached survey.

Currently there is no development schedule as there are no immediate plans for construction.

Sincerely,

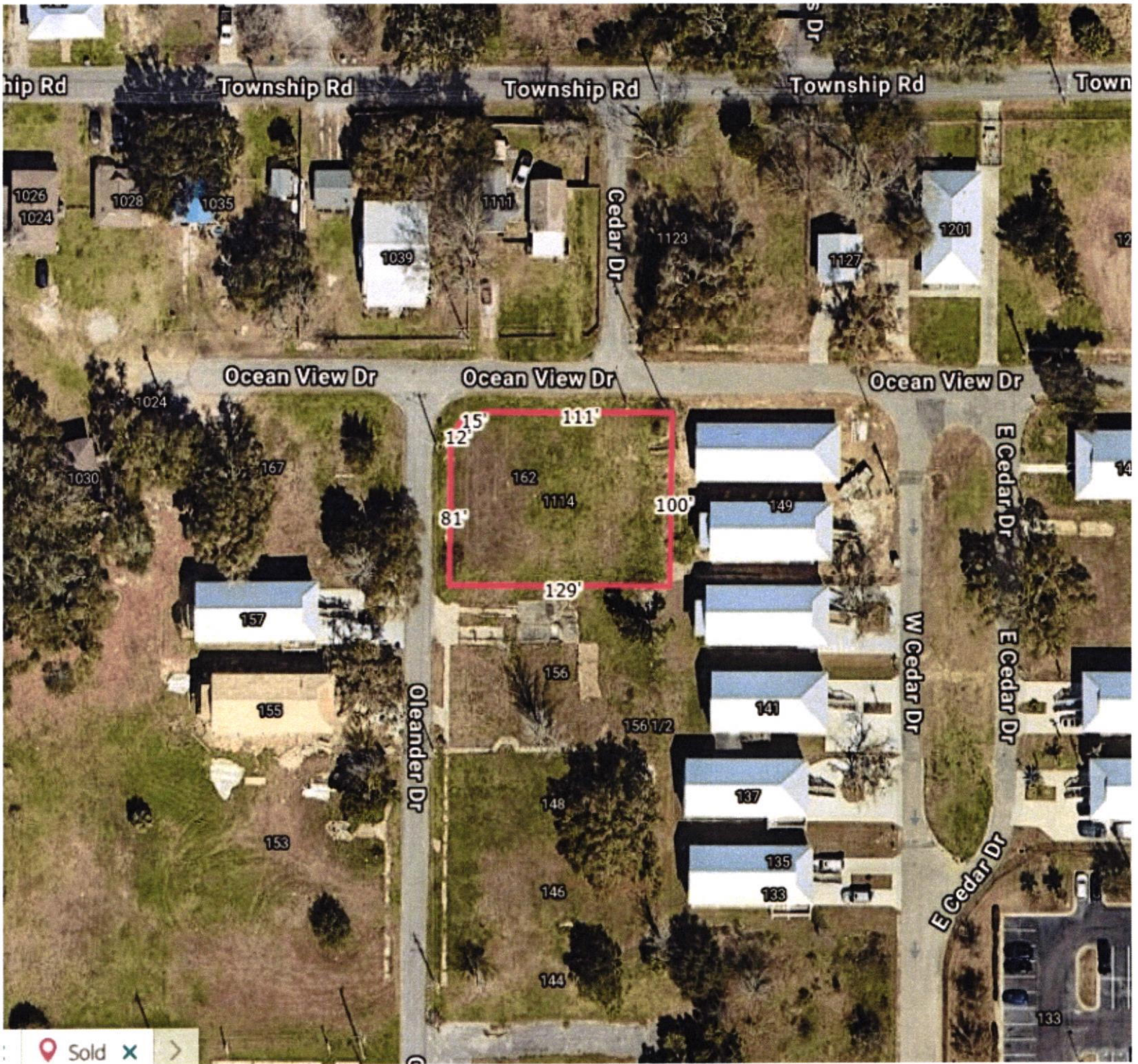
Brett McMorris

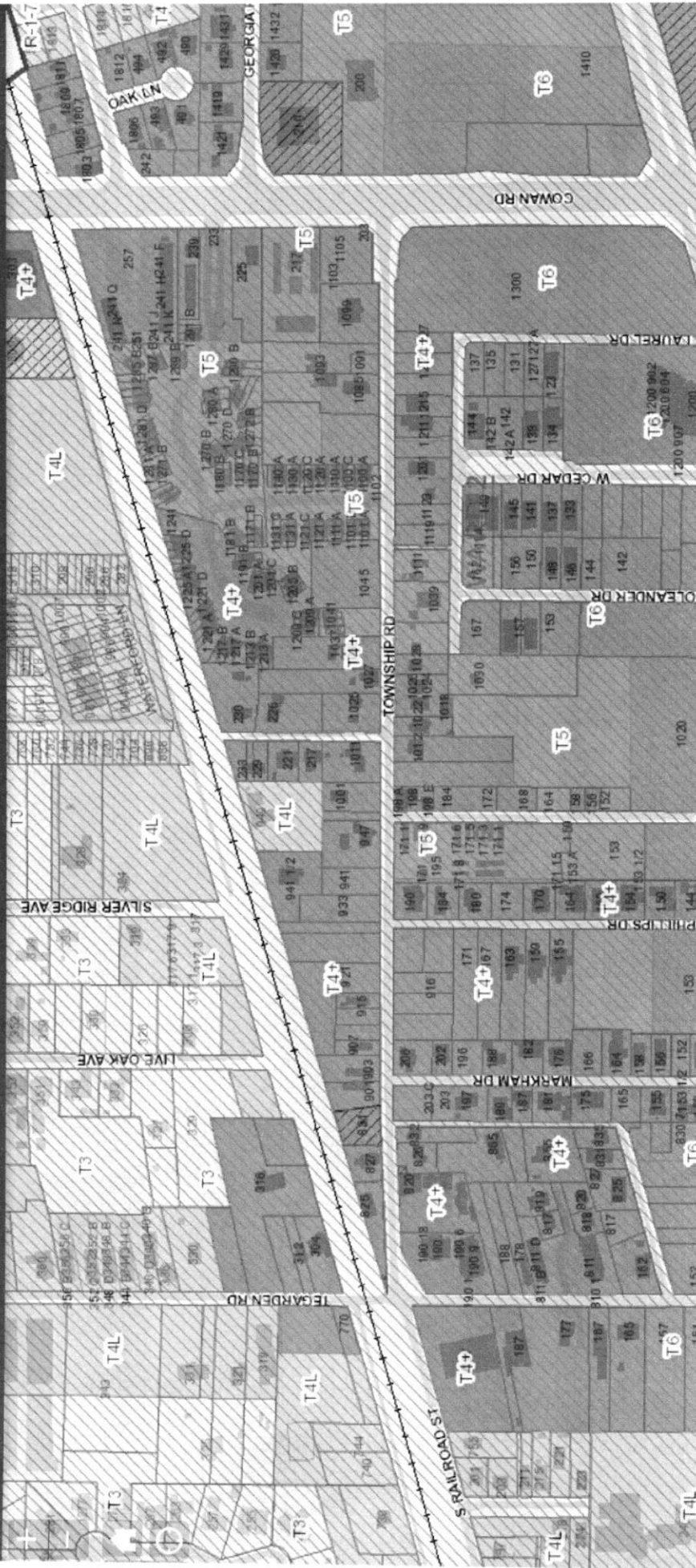


05/29/2025

In conjunction with the written statement provided regarding tax parcel 1811D-02-039.000, I am addressing the following.

- 1) Interest - My interest in the property is that I am the sole owner. There are no structures.
- 2) Development schedule - There currently are no proposed plans for development in the immediate future.
- 3) Effect of amendment - The amendment from T5 to T4H in my opinion would have a positive impact on the immediate surrounding area as there are all single family homes and neighbors prefer that over any sort of multi unit per lot.
- 4) error) there is no error, the property has just been this way.







Designation of Agent

I, Brett McMorris, being owner of the property 1114 Ocean View DR
PRINT NAME PRIMARY ADDRESS OR PARCEL
which is the subject of this application hereby authorize David Becker 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

6-2-25
Date

STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 2nd day of June, 202025

[Signature]
Notary Public

05/22/2027
Commission Expiration





Angela Hunter 1st JUDICIAL DISTRICT
Instrument 2024-0004268-D-11
Filed/Recorded 03/05/2024 2:50:01 PM
Total Fees 26.00
3 Pages Recorded

Prepared By and Return To:
Schwartz, Orgler & Jordan, PLLC
12206 Hwy 49
Gulfport, MS 39503
228-832-8550
Our File: 200375

Indexing Instructions:
Lots 49 & 50, Lakeland S/D,
Harrison County, 1st JD, MS

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

QUITCLAIM DEED

THAT FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars (\$10.00),
cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of
which is hereby acknowledged,

**DENNIS CHAVERS, a married man
146 TEAGARDEN ROAD
GULFPORT, MS 39503
(225) 978-1424**

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

**BRETT MCMORRIS
P.O. BOX 476
WALKER, LA 70785
(225) 413-0497**

the following described property, together with the improvements, hereditaments and appurtenances
thereunto situated and located in the County of Harrison, State of Mississippi, and more particularly
described as follows, to-wit:

Legal Description Attached Hereto as Exhibit "A"

The above described property is no part of the homestead of the Grantor
herein.

THIS CONVEYANCE is subject to any and all recorded restrictive covenants, rights-
of-way and easements applicable to subject property, and any prior recorded reservations,

Title Not Examined Nor Requested

conveyances and leases of oil, gas and minerals by previous owners of subject property.

AD VALOREM TAXES for the current and subsequent years are hereby assumed by the Grantee herein.

THIS CONVEYANCE is also subject to Zoning and/or other land use regulations promulgated by federal, state or local governments affecting the use or occupancy of the subject property.

WITNESS THE SIGNATURE of this Grantor on this the 4 day of March, 2024.


Dennis Chavers

**STATE OF MISSISSIPPI
COUNTY OF HARRISON**

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

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 4th day of March, 2024.


NOTARY PUBLIC

(SEAL)
My Commission Expires:



EXHIBIT "A"
LEGAL DESCRIPTION

Lots Forty-Nine (49) and Fifty (50), LAKELAND SUBDIVISION, a subdivision according to the official map or plat thereof on file and of record in the Office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi, in Plat Book 10 at Page 29 (Copy Book 4A at Page 326) thereof, reference to which is hereby made in aid of and as a part of this description.

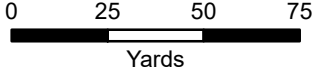
Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
			BRETT MCMORRIS (Owner)	13185 DAVID LEE DR	WALKER	LA	70785
Y			DAVID BECHER (Agent)	1710 E PASS RD.	GULFPORT	MS	39507
			Adjacent Property Owners (2507PC091)				
	31500	1011D-01-009.000	SUTTON CHARLES R & MARIA M	1039 OCEANVIEW DR	GULFPORT	MS	39507
	31496	1011D-01-005.000	PAPE WILLIAM C & VIRGINIA KAY	1044 LEWIS RD	RAYMOND	MS	39154
	31499	1011D-01-008.000	HAYES JOHN S & NINA J	1111 OCEAN VIEW DR	GULFPORT	MS	39507
	31498	1011D-01-007.000	SMITH GREGORY T	PO BOX 7704	GULFPORT	MS	39506
	118610	1011D-01-038.001	KCL INVESTORS LLC	2620 PREAKNESS PL	EADS	TN	38028
	31513	1011D-01-027.000	GULF RENTALS LLC	P O BOX 444	BILOXI	MS	39533
	31501	1011D-01-010.000	TILLINGHAST RENA OLIVIA	20589 SCARBOROUGH RD	SAUCIER	MS	39574
N	21340	1011D-01-024.000	GULF RENTALS LLC	P O BOX 444	BILOXI	MS	39533
	31510	1011D-01-039.000	CHIVERS DENNIS	146 TEAGARDEN RD	GULFPORT	MS	39503
	31485	1011D-01-049.000	DREWES JASON E & WAGNER CARA B	134 E CEDAR DR	GULFPORT	MS	39507
	146649	1011D-01-040.004	FOGT DERICK & THY	5213 MONTIANO LN	DUBLIN	CA	94568
	31511	1011D-01-025.000	OUR LAST LLC	1144 J ROAD	PALMYRA	NE	68418
	31488	1011D-01-050.000	BROOKS M DENNIS & BECKY M	525 GLEN VALLEY WAY	GULFPORT	MS	39507
	31509	1011D-01-038.000	GRAY PHILLIP W & SUSAN M	329 PATTERSON MILL RD	BEL AIR	MD	21015
	31491	1011D-01-051.000	JIVE TURKEY INVESTMENT GROUP LLC	2959 BIDDLE AVE, STE 201	WYANDOTTE	MI	48192
N	31507	1011D-01-036.000	KCL INVESTORS LLC	2620 PREAKNESS PL	EADS	TN	38028
	110148	1010M-03-010.001	IMPERIAL DEVELOPMENT III LLC	362 GULF BREEZE PKWY #111	GULF BREEZE	FL	32561
	31512	1011D-01-026.000	KENYON LAUREN	14227 8TH AVE S	BURIEN	WA	98168
	96807	1011D-01-040.001	NGUYEN SON HUU & AN H	3052 RADEN RD	MASON	TN	38049
	21189	1010M-03-010.000	IMPERIAL DEVELOPMENT III LLC	7555 HWY 98 WEST	PENSACOLA	FL	32506
	21187	1010M-03-012.000	CASMON DEVELOPMENTS LLC	1045 TOWNSHIP RD	GULFPORT	MS	39507
	146202	1011D-01-049.001	DAVIS PIPER	138 E CEDAR DR	GULFPORT	MS	39507
	31502	1011D-01-040.000	KOGANTI PREMCHAND & PATURI SUNITA	102 RAPPORT DR	CARY	NC	27519
	146647	1011D-01-040.002	HILL BILL	306 WINDY CITY RD	JACKSON	TN	38305
N	146648	1011D-01-040.003	KOGANTI PREMCHAND & SUNITA PATURI	102 RAPPORT DR	CARY	NC	27519
N	146828	1011D-01-040.005	FOGT DERICK & THY	5213 MONTIANO LN	DUBLIN	CA	94568
	147849	1011D-01-026.001	ALLEN MATTHEW E & HILLARY L	10812 SHAW CT	PARKER	CO	80134
	150638	1011D-01-007.001	SMITH GREGORY T	P O BOX 7704	GULFPORT	MS	39506

Zoning Map Amendment



Legend

-  Site
-  Street
-  Railroad
-  Buildings
-  Water Features



1 inch = 150 feet



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AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
51445	IPL0251380	Legal Ad - IPL0251380		2.0	146.0L

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

LEGAL NOTICE PUBLIC HEARING

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

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

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

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

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

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

Zoning Map Amendment 2507PC091, by agent David Becher, requesting to rezone to T4+ (General Urban Zone "Plus"), Tax Parcel 1011D-01-039.000, 1114 Ocean View Drive, Zoned T5 (Urban Center Zone), Ward 2
Special Exception 2507SE093, by agent Kara Alley, seeking approval for a liquor store use, Tax Parcel 0811F-04-044.000, 1615 25th Ave, Zoned T6 (Urban Core Zone), Ward 3

Special Exception 2508SE094, by agent Debra Fox, seeking approval for an assisted living facility, Tax Parcel 0910J-01-049.000, 803 Courthouse Road, Zoned R-1-7.5 (Single-family), Ward 4

Special Exception 2508SE095, by agent James Fox, seeking approval for an assisted living facility, Tax Parcel 0910J-01-050.000, 1 39th Street A, Zoned R-1-7.5 (Single-family), Ward 4

Planning Commission Approval 2508PC099, by agent Virgil Gillespie, seeking approval for automobile and truck sales and repair business, Tax Parcels 0811E-03-019.000, 0811E-03-020.000, 0811E-03-021.000, 1804 33rd Ave, 1810 33rd Avenue, 1814 33rd Ave, Zoned B-1 (Neighborhood-Business), Ward 1

This the 2nd day of July 2025
 Keith Williams, Chairman
 City of Gulfport Planning Commission
 IPL0251380
 Jul 9 2025

STATE OF MISSISSIPPI
 COUNTY OF HARRISON

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

1.0 insertion(s) published on:
 07/09/25 Print

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Sherry Chasteen



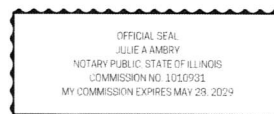
Sherry Chasteen

Julie A Ambry



Sworn to and subscribed before
 me on

Jul 9, 2025, 11:22 AM EDT



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