



Zoning Board | Agenda

Thursday, August 21, 2025 – 3:00 PM

City Hall – Council Chambers
2309 15th Street, Gulfport

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

F1. Zoning Board Meeting - 7-31-2025

G. Hearing of Cases

G1. Public Declaration of Appeal Process of Chairman

Any person or any officer, department or agency of the City aggrieved by any decision of the Zoning Board of Adjustment and Appeals may, within fifteen (15) days thereafter appeal there from to the mayor and City Council by filing with the Planning Division a written notice of appeal specifying the decision from which the appeal is taken. In case of such appeal, the Zoning Board 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. Anyone speaking today is asked to complete a "Speaker's Card".

Please provide the completed card at the time you speak to the Zoning Board. 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.

G3. Routine Agenda

- 1. Special Exception 2506SE077: (Tabled to August meeting due to applicant's failure to appear.)**

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. Special Exception 2508SE094: (Tabled to August meeting due to applicant's failure to appear.)

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

3. Special Exception 2508SE095:(Tabled to August meeting due to applicant's failure to appear.)

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

4. Variance 2508ZB097: (Tabled to September Meeting by Planning Staff)

Variance 2508ZB097, by agent Wayne O'Neal, seeking approval for 20 regular parking spaces where 30 are required, Tax Parcel 0810N-04-063.000, 2524 28th Street, Zoned I-1 (Light-Industry), Ward 3

5. Variance 2508ZB100:

Variance 2508ZB100, by owner Greg Smith, seeking approval for lot width of 50 feet where 60 feet is required for proposed lots, Tax Parcel 1011D-03-040.000, 130 Tegarden Road, Zoned T5 (Urban Center Zone), Ward 2

H. Adjournment

MINUTES

**ZONING BOARD OF ADJUSTMENT AND APPEALS
MEETING**

Thursday, July 31, 2025, 3:00 P.M.

GULFPORT CITY COUNCIL CHAMBERS

- A. Prayer:** The Zoning Board led a prayer.
- B. Pledge of Allegiance:** The Pledge of Allegiance was recited.
- C. Call to Order:** The meeting of the Zoning Board was called to order at **3:00 p.m.**
- D. Determination of a Quorum:**

BOARD MEMBERS PRESENT:

ROBERT PHARR
MACK MCCREE
NATHAN BODDIE
MICHAEL DANIELS
MARY ANN WIGINTON

BOARD MEMBERS ABSENT:

HAL KAIGLER

STAFF MEMBERS PRESENT:

SU-LIN FEATHERSTON
SAMUEL SMITH
WILLIAM DICKINSON

COURT REPORTER:

NORMA SOROE

E. Confirmation of Agenda:

F. Approval of Minutes:

Motion by **Mary Ann Wiginton** and seconded by **Robert Pharr** to approve Minutes of **May 15, 2025, and June 19, 2025**, Zoning Board meetings was carried unanimously.

G. Hearing of cases:

G1. The declaration of appeal process was read by the Chairman of the Zoning Board: Any person or any officer, department, or agency of the city aggrieved by any decision of the Board of Adjustment and appeals may within fifteen (15) days thereafter appeal there from to the mayor and city council by filing with the Planning Division a written notice of appeal specifying the decision from which the appeal is taken. In case of such appeal, the Planning Division 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 transcript. 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 Chairman asked all individuals speaking at today’s meeting to complete a speaker’s card.

G3. Routine Agenda:

- 1. Variance 2502ZB024: (Remanded back by City Council)**

Variance 2502ZB024, by agent David John Hunter, seeking approval for an 8 foot setback where 25 feet is required for a secondary frontage, Tax Parcel 0911F-01-035.000, 500 East Beach Blvd, Zoned R-1-7.5 (Single-Family), Ward 2

Speaking for the Petition: Jerry Edwards

Speaking against the Petition: None

Motion: Michael Daniels – To accept the withdrawal from the applicant.

Second: Robert Pharr

Nathan Boddie	- Chairman
Mary Ann Wiginton	- Yea
Michael Daniels	- Yea
Robert Pharr	- Yea
Mack McCree	- Yea
Hal Kaigler	- Absent

Action: Motion carried unanimously.

2. Variance 2506ZB072:

Variance 2506ZB072, by owner Savannah Walk Townhomes LLC, seeking approval for a sign structure height of 12.5 feet where 6 feet is the height limit, Tax Parcel 0807G-01-001.000, South Swan Road, Zoned R-1-15 (Single-family), Ward 7

Speaking for the Petition: Kenneth Jones

Speaking against the Petition: Christopher Sweebe, Pamela Mixon

Motion: Mack McCree – To deny applicant request.

Second: Michael Daniels

Nathan Boddie	- Chairman
Mary Ann Wiginton	- Yea
Michael Daniels	- Yea
Robert Pharr	- Yea
Mack McCree	- Yea
Hal Kaigler	- Absent

Action: Motion carried unanimously.

3. Variance 2506ZB074:

Variance 2506ZB074, by agent Michael Cowan, seeking approval for an 11-foot secondary frontage setback where 25 feet is required, Tax Parcel 0710O-01-012.000, 2900 43rd Ave, Zoned R-B (Residence-Business), Ward 1

Speaking for the Petition: Michael Cowan, Tony Shifalo

Speaking against the Petition: None

Motion: Michael Daniels – To approve the applicant request with the contingency on the approval of case 2506ZB075.

Second: Robert Pharr

Nathan Boddie	- Chairman
Mary Ann Wiginton	- Yea
Michael Daniels	- Yea
Robert Pharr	- Yea
Mack McCree	- Nay
Hal Kaigler	- Absent

Action: Motion carries 3 to 1.

4. Variance 2506ZB075:

Variance 2506ZB075, by agent Michael Cowan, seeking approval for lot size of 5,000 square feet where 7,500 is required, Tax Parcel 0710O-01-012.000, 0710O-01-012.001, 0710O-03-033.000, 0710O-03-032.000, 2900 43rd Ave, 2920 43rd Ave, Zoned R-B (Residence-Business), Ward 1

Speaking for the Petition: Michael Cowan

Speaking against the Petition: None

Motion: Mary Ann Wiginton – To approve the applicant request with contingency of vacate of an alley from the Harrison County Chancery Court.

Second: Robert Pharr

Nathan Boddie	-	Chairman	-	Yea
Mary Ann Wiginton	-			Yea
Michael Daniels	-			Nay
Robert Pharr	-			Yea
Mack McCree	-			Nay
Hal Kaigler	-			Absent

Action: Motion carries 3 to 2.

5. Variance 2506ZB076:

Variance 2506ZB076, by owner Daniel Samms, seeking approval for an 8-foot-tall fence where 6 feet is the height limit, Tax Parcel 0911D-06-049.000, 2621 6th Ave, Zoned R-1-7.5 (Single-family), Ward 2

Speaking for the Petition: Daniel Samms

Speaking against the Petition: None

Motion: Mary Ann Wiginton – To approve the applicant request.

Second: Robert Pharr

Nathan Boddie	-	Chairman	
Mary Ann Wiginton	-	Yea	
Michael Daniels	-	Yea	
Robert Pharr	-	Yea	
Mack McCree	-	Nay	
Hal Kaigler	-	Absent	

Action: Motion carries 3 to 1.

6. Special Exception 2506SE077:

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

Speaking for the Petition: None

Speaking against the Petition: None

Motion: Michael Daniels – To table the case to next meeting due to the applicant not being present at meeting.

Second: Mack McCree

Nathan Boddie	-	Chairman	
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Mary Ann Wiginton - Yea
Michael Daniels - Yea
Robert Pharr - Yea
Mack McCree - Yea
Hal Kaigler - Absent

Action: Motion carried unanimously.

7. Variance 2506ZB078:

Variance 2506ZB078, by owner Ancillary Capital LLC, seeking approval for an 8-foot-tall fence where the height limit is 6 feet, Tax Parcel 0811L-03-030.001, 1114 33rd Ave, Zoned T4+ (General Urban Zone "Plus"), Ward 2

Speaking for the Petition: Chris Nettles

Speaking against the Petition: None

Motion: Mack McCree – To approve applicant request.

Second: Mary Ann Wiginton

Nathan Boddie - **Chairman**
Mary Ann Wiginton - Yea
Michael Daniels - Yea
Robert Pharr - Yea
Mack McCree - Yea
Hal Kaigler - Absent

Action: Motion carried unanimously.

8. Variance 2506ZB079:

Variance 2506ZB079, by owner Ancillary Capital LLC, seeking approval for an 8-foot-tall fence where the height limit is 6 feet, Tax Parcel 0811L-03-034.000, 1115 33rd Ave, Zoned T4+ (General Urban Zone "Plus"), Ward 2

Speaking for the Petition: Chris Nettles

Speaking against the Petition: None

Motion: Michael Daniels – To approve applicant request.

Second: Mary Ann Wiginton

Nathan Boddie - **Chairman**
Mary Ann Wiginton - Yea
Michael Daniels - Yea
Robert Pharr - Yea
Mack McCree - Yea
Hal Kaigler - Absent

Action: Motion carried unanimously.

9. Variance 2507ZB084:

Variance 2507ZB084, by agent Donovan Scruggs, seeking approval for lot sizes of 4,000 square feet for single-family homes where 7,500 square feet is required, Tax Parcels 1010M-02-001.000, 1010M-02-001.002, 1010M-02-001.003, 1010M-02-001.004, 1010M-02-001.005, 1010M-02-001.006, 1010M-02-005.001, 5th Street, Zoned B-2 (General-Business), T4L (General Urban Zone "Limited"), T4+ (General Urban Zone "Plus"), Ward 2

Speaking for the Petition: Donovan Scruggs

Speaking against the Petition: None

Motion: Robert Pharr – To approve applicant request.

Second: Mary Ann Wiginton

Nathan Boddie - **Chairman**
Mary Ann Wiginton - Yea
Michael Daniels - Yea
Robert Pharr - Yea
Mack McCree - Yea
Hal Kaigler - Absent

Action: Motion carried unanimously.

10. Special Exception 2507SE086:

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

Speaking for the Petition: Michael Mensi

Speaking against the Petition: None

Motion: Michael Daniels – To approve applicant request.

Second: Mack McCree

Nathan Boddie - **Chairman**
Mary Ann Wiginton - Yea
Michael Daniels - Yea
Robert Pharr - Yea
Mack McCree - Yea
Hal Kaigler - Absent

Action: Motion carried unanimously.

11. Variance 2507ZB088:

Variance 2507ZB088, by agent David Becher, seeking approval for lot size of 4,682 square feet where 7,500 is required, Tax Parcel 0911A-02-117.000, 690 Beach Drive, Zoned T4+ (General Urban Zone "Plus"), Ward 2

Speaking for the Petition: David Hunter, David Becher

Speaking against the Petition: None

Speaking Other: Lenny Sawyer

Motion: Robert Pharr – To approve applicant request.

Second: Mack McCree

Nathan Boddie - **Chairman**
Mary Ann Wiginton - Yea
Michael Daniels - Yea
Robert Pharr - Yea
Mack McCree - Yea
Hal Kaigler - Absent

Action: Motion carried unanimously.

12. Variance 2507ZB089:

Variance 2507ZB089, by agent David Becher, seeking approval for lot size of 5,078 square feet where 7,500 is required, Tax Parcel 0911A-02-117.000, 690 Beach Drive, Zoned T4+ (General Urban Zone "Plus"), Ward 2

Speaking for the Petition: David Hunter

Speaking against the Petition: None

Motion: Mack McCree – To approve applicant request.

Second: Mary Ann Wiginton

- Nathan Boddie - **Chairman**
- Mary Ann Wiginton - Yea
- Michael Daniels - Yea
- Robert Pharr - Yea
- Mack McCree - Yea
- Hal Kaigler - Absent

Action: Motion carried unanimously.

13. 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

Speaking for the Petition: Kara Alley

Speaking against the Petition: None

Motion: Mack McCree – To approve applicant request.

Second: Robert Pharr

- Nathan Boddie - **Chairman**
- Mary Ann Wiginton - Yea
- Michael Daniels - Yea
- Robert Pharr - Yea
- Mack McCree - Yea
- Hal Kaigler - Absent

Action: Motion carried unanimously.

14. 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

Speaking for the Petition: None

Speaking against the Petition: None

Motion: Michael Daniels – To table the case to next meeting due to the applicant not being present at meeting.

Second: Mary Ann Wiginton

- Nathan Boddie - **Chairman**
- Mary Ann Wiginton - Yea
- Michael Daniels - Yea
- Robert Pharr - Yea
- Mack McCree - Yea
- Hal Kaigler - Absent

Action: Motion carried unanimously.

15. Special Exception 2508SE095:

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

Speaking for the Petition: None

Speaking against the Petition: None

Motion: Michael Daniels – To table the case to next meeting due to the applicant not being present at meeting.

Second: Mack McCree

Nathan Boddie	- Chairman
Mary Ann Wiginton	- Yea
Michael Daniels	- Yea
Robert Pharr	- Yea
Mack McCree	- Yea
Hal Kaigler	- Absent

Action: Motion carried unanimously.

Adjournment:

Motion by Mary Ann Wiginton to adjourn the meeting was seconded by Robert Pharr and carried unanimously. The meeting adjourned **5:05 p.m.**

THESE MINUTES WERE APPROVED BY A VOTE OF THE ZONING BOARD OF ADJUSTMENT AND APPEALS.

Hal Kaigler, Secretary

Date: _____



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

ZONING BOARD OF ADJUSTMENT AND APPEALS

Hearing Date: Thursday, August 21, 2025

Public Declaration of Appeal Process of Chairman



URBAN DEVELOPMENT
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ZONING BOARD OF ADJUSTMENT AND APPEALS

Hearing Date: Thursday, August 21, 2025

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



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ZONING BOARD OF ADJUSTMENT AND APPEALS

Hearing Date: Thursday, August 21, 2025

Routine Agenda



URBAN DEVELOPMENT
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ZONING BOARD OF ADJUSTMENT AND APPEALS

Hearing Date: Thursday, August 21, 2025

Special Exception 2506SE077: (Tabled to August meeting due to applicant's failure to appear.) 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 August 21, 2025
Planning Commission August 28, 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:

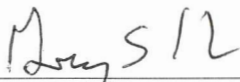
1. Liquor store use approval requires both the Zoning Board and Planning Commission.
2. Must comply with all current Building Codes and City of Gulfport Ordinances.

DEPARTMENTAL CONDITIONS

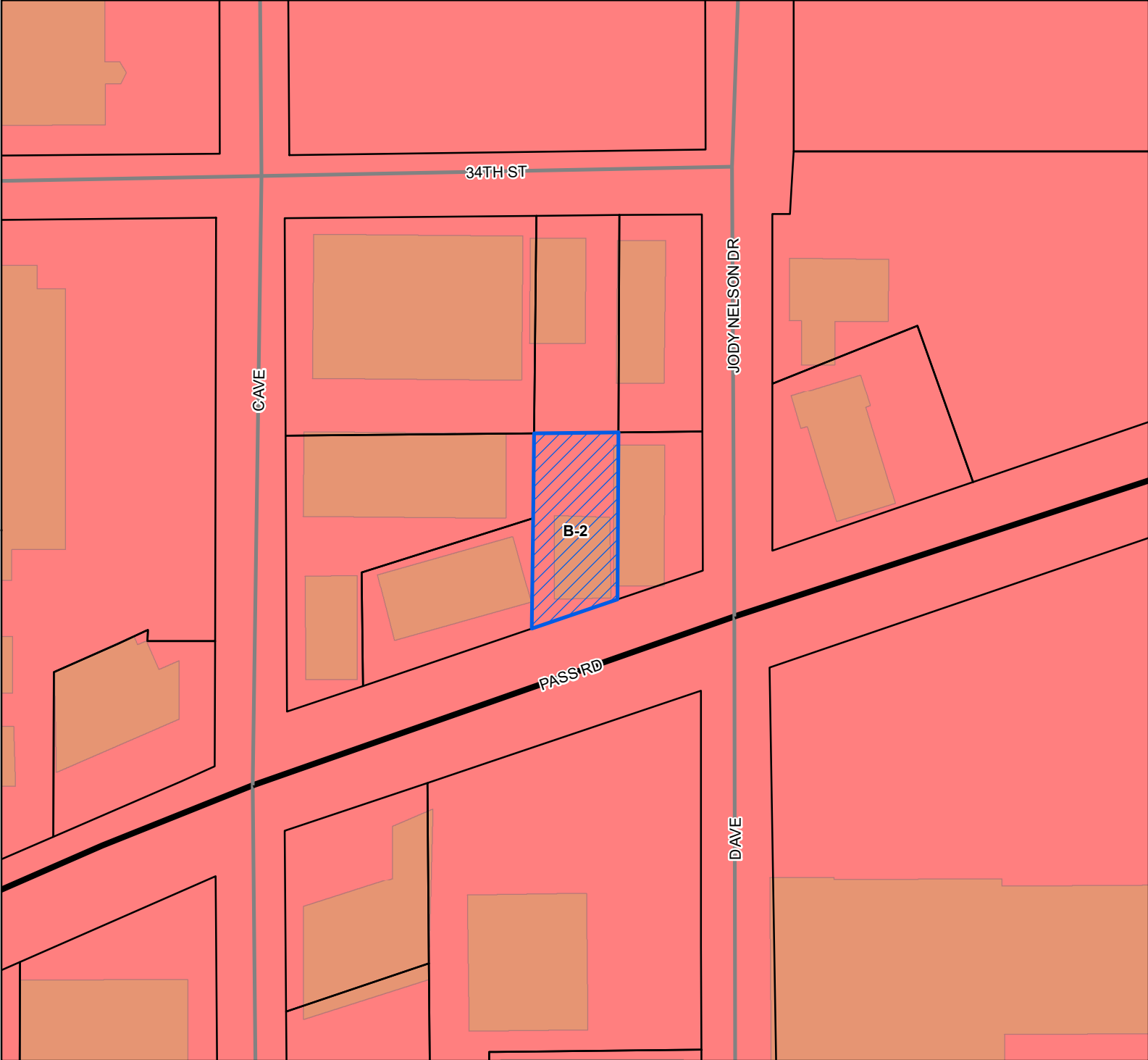
<u>Engineering:</u>	No conditions. Memo dated 6/2/2025.
<u>Public Works:</u>	No comment as of 6/6/2025.
<u>Traffic and Safety:</u>	No conditions. Memo dated 6/6/2025.
<u>Building Code Services:</u>	Must comply with all current Building Codes and City of Gulfport Ordinances. Memo dated 6/5/2025.
<u>GIS: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

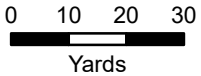


-  Site
-  US or State Highway
-  Street
-  Parcels
-  Buildings
-  City Limit

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@bellsonh.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 _____
Agvarietystore@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 Chafanya Boose to act as
PRINT NAME
my representative with the City of Gulfport's Zoning Board of Adjustment and Appeals, and/or Planning Commission, and/or City Council, and/or permitting and licensing, as required by the City.

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

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

[Signature]
SIGNATURE

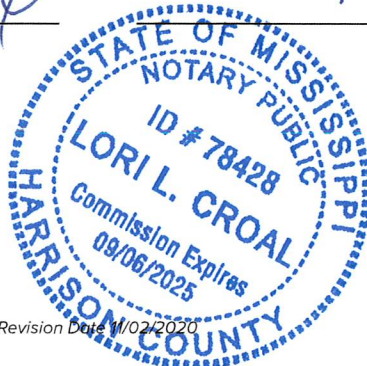
3-24-25
DATE

STATE OF MISSISSIPPI | COUNTY OF HARRISON

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

[Signature]
NOTARY PUBLIC

9-6-2025
COMMISSION EXPIRATION





COVENANT AFFIDAVIT

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

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

[Signature]
SIGNATURE

3-24-25
DATE

STATE OF MISSISSIPPI | COUNTY OF HARRISON

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

[Signature]
NOTARY PUBLIC

9-6-25
COMMISSION EXPIRATION



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

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.

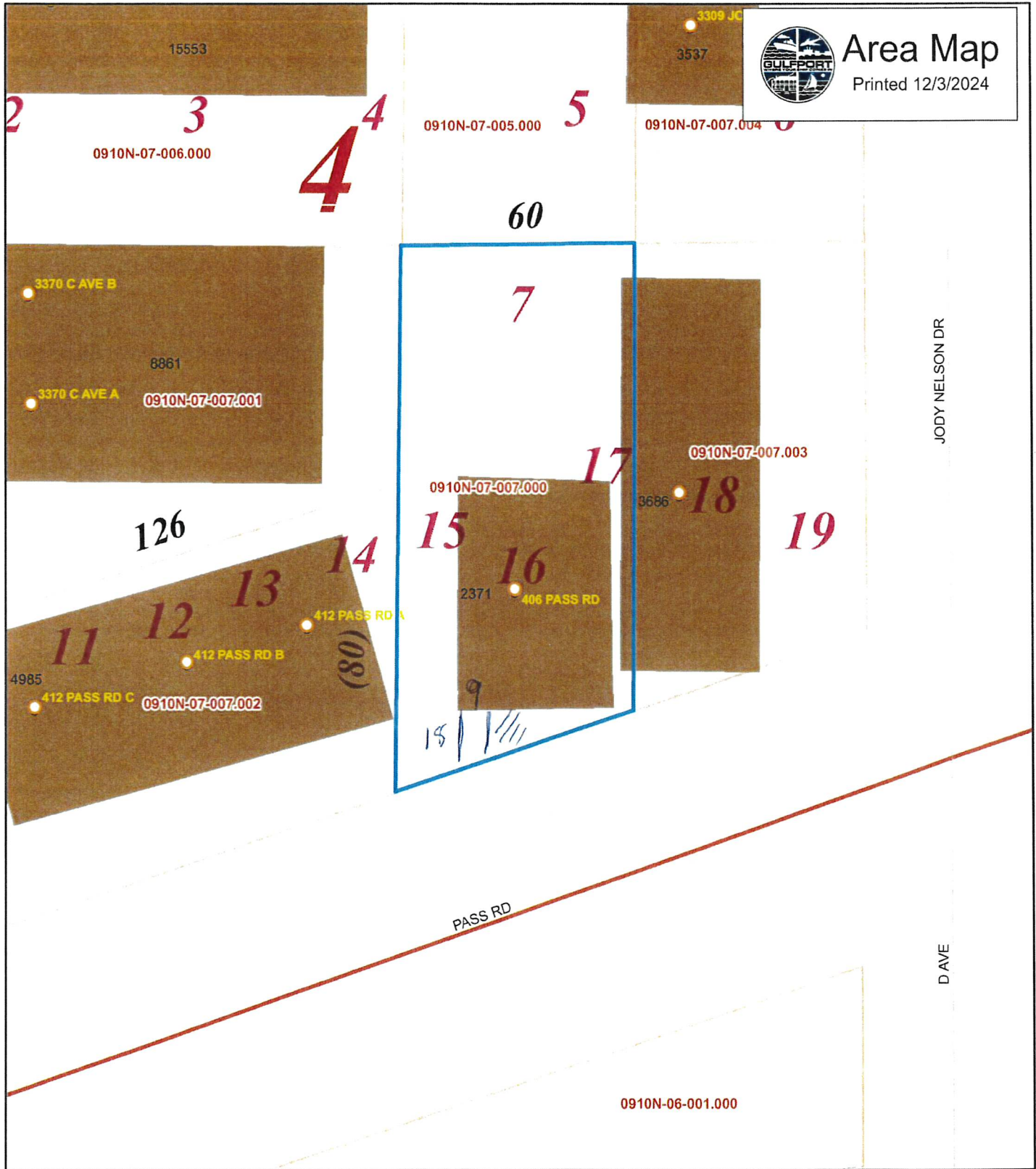
The refuse area will have a dumpster from Waste Pro.

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. Address ~~Place~~ is 1,056 ft. from Booz Liquor Store. It meets all requirements of the zoning Ordinance.



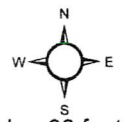
Initial and date here:

Planner: _____

Owner: _____

Contractor: _____

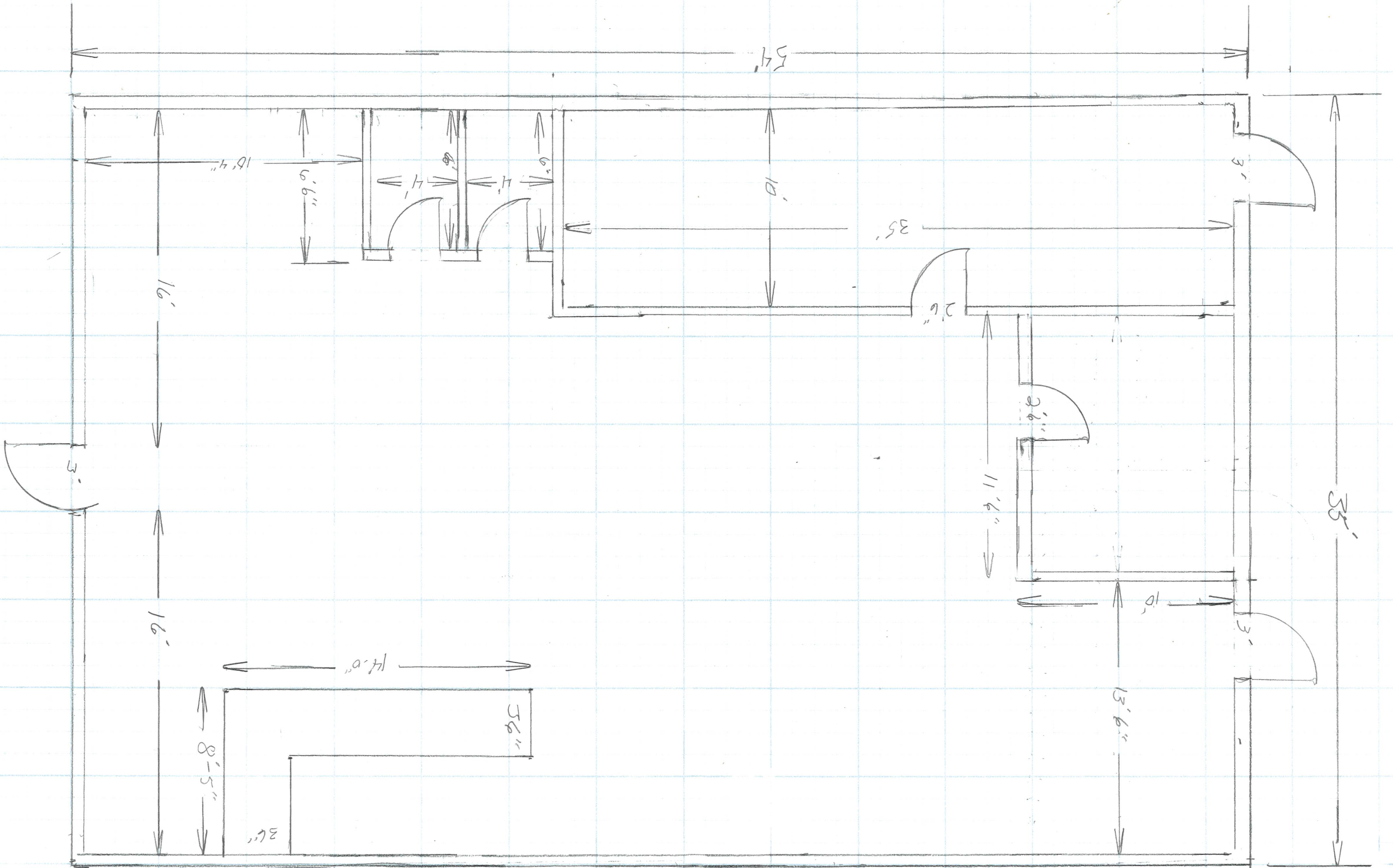
[Signature]
12-3-24



1 inch = 33 feet

Addresspoints Edits addresspoints
STRUCT_CLASS
 Commercial
 Principal Arterial
 Minor/Residential
 Parcels

DATA DISCLAIMER:
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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,

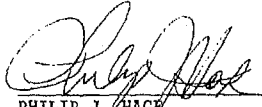
PHILIP J. HAGE and wife, SADIE S. HAGE
do(es) hereby sell, convey and warrant unto,

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.

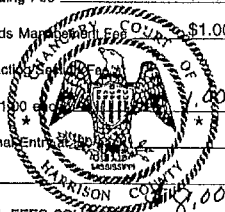
EXHIBIT "A"

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	
TOTAL FEES COLLECTED	\$9.00

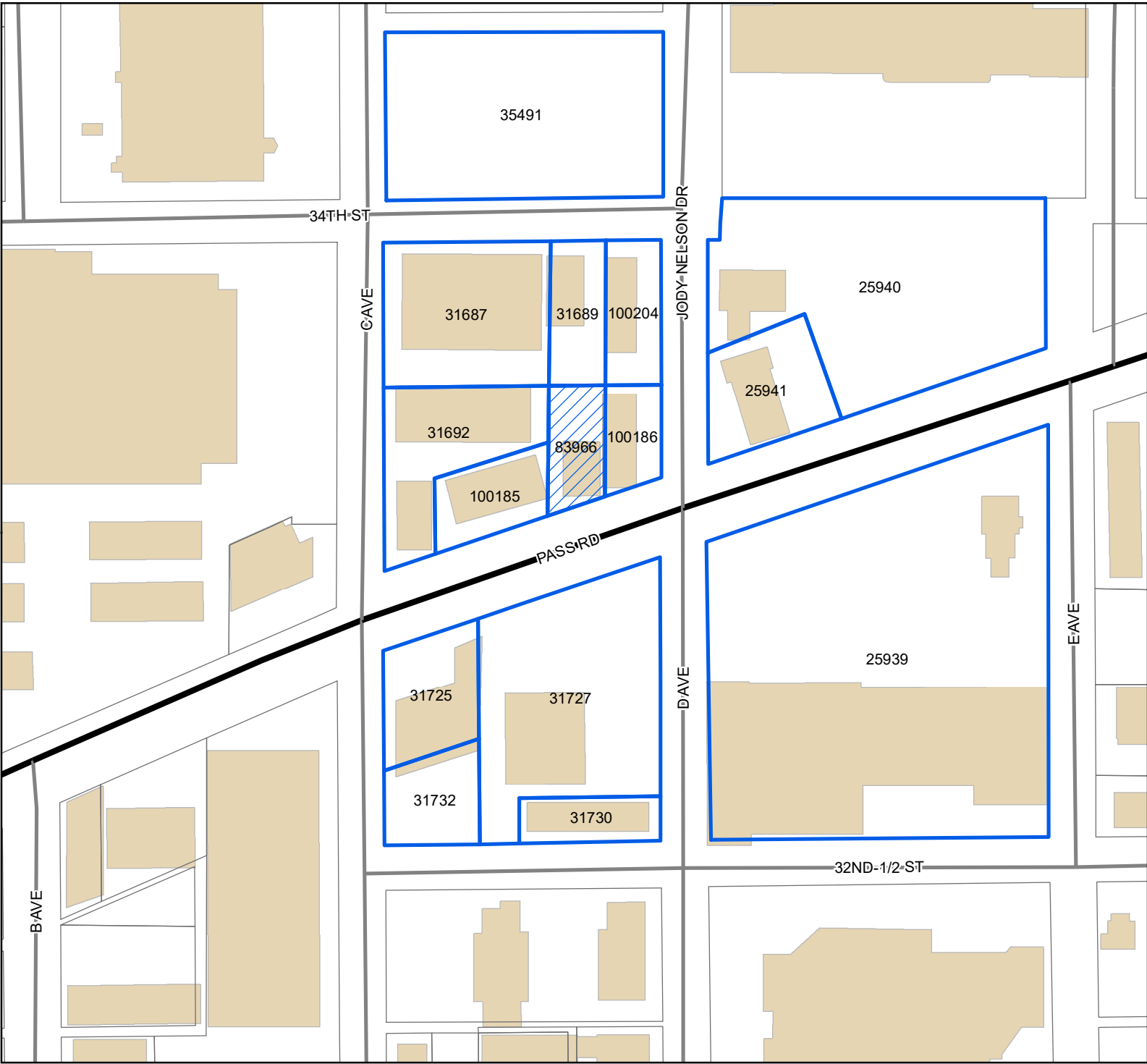


STATE OF MISSISSIPPI, COUNTY OF HARRISON, FIRST JUDICIAL DISTRICT:





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

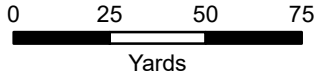
JOHN McADAMS, Chartery Clerk
John Buller D.C.

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



Legend

-  Site
-  US or State Highway
-  Street
-  Buildings



1 inch = 150 feet



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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	IPL0253884	Legal Ad - IPL0253884		2.0	164.0L

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:
 07/13/25 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 Zoning Board of Adjustment and Appeals will hold a public hearing in the City of Gulfport, Mississippi at 3:00 PM, Thursday, July 31, 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 the first floor of the William H. Hardy Building, 1410 24th Avenue.

Variance 2502ZB024, by agent David John Hunter, seeking approval for an 8-foot setback where 25 feet is required for a secondary frontage, Tax Parcel 0911F-01-035.000, 500 East Beach Blvd, Zoned R-1-7.5 (Single-Family), Ward 2

Variance 2506ZB072, by owner Savannah Walk Townhomes LLC, seeking approval for a sign structure height of 12.5 feet where 6 feet is the height limit, Tax Parcel 0807G-01-001.000, South Swan Road, Zoned R-1-15 (Single-family), Ward 7

Variance 2506ZB074, by agent Michael Cowan, seeking approval for an 11-foot secondary frontage setback where 25 feet is required, Tax Parcel 01100-01-012.000, 2900 43rd Ave, Zoned R-B (Residence-Business), Ward 1

Variance 2506ZB075, by agent Michael Cowan, seeking approval for lot size of 5,000 square feet where 7,500 is required, Tax Parcel 07100-01-012.000, 07100-01-012.001, 07100-03-033.000, 07100-03-032.000, 2900 43rd Ave, 2920 43rd Ave, Zoned R-B (Residence-Business), Ward 1

Variance 2506ZB076, by owner Daniel Samms, seeking approval for an 8-foot-tall fence where 6 feet is the height limit, Tax Parcel 0911D-06-049.000, 2621 6th Ave, Zoned R-1-7.5 (Single-family), Ward 2

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

Variance 2506ZB078, by owner Ancillary Capital LLC, seeking approval for an 8-foot-tall fence where the height limit is 6 feet, Tax Parcel 0811L-03-030.001, 1114 33rd Ave, Zoned T4+ (General Urban Zone "Plus"), Ward 2

Variance 2506ZB079, by owner Ancillary Capital LLC, seeking approval for an 8-foot-tall fence where the height limit is 6 feet, Tax Parcel 0811L-03-034.000, 1115 33rd Ave, Zoned T4+ (General Urban Zone "Plus"), Ward 2

Variance 2507ZB084, by agent Donovan Scruggs, seeking approval for lot sizes of 4,000 square feet for single-family homes where 7,500 square feet is required, Tax Parcels 1010M-02-001.000, 1010M-02-001.002, 1010M-02-001.003, 1010M-02-001.004, 1010M-02-001.005, 1010M-02-001.006, 1010M-02-005.001, 5th Street, Zoned B-2 (General-Business), T4L (General Urban Zone "Limited"), T4+ (General Urban Zone "Plus"), Ward 2

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

Variance 2507ZB088, by agent David Becher, seeking approval for lot size of 4,682 square feet where 7,500 is required, Tax Parcel 0911A-02-117.000, 690 Beach Drive, Zoned T4+ (General Urban Zone "Plus"), Ward 2

Variance 2507ZB089, by agent David Becher, seeking approval for lot size of 5,078 square feet where 7,500 is required, Tax Parcel 0911A-02-117.000, 690 Beach Drive, Zoned T4+ (General Urban Zone "Plus"), 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, 1A 39th Street, Zoned R-1-7.5 (Single-family), Ward 4

This the 13th day of July 2025
 Nathan Boddie, Chairman
 City of Gulfport Zoning Board of Adjustment and Appeals
 IPL0253884
 Jul 13 2025

[Print Tearsheet Link](#)

[Marketplace Link](#)

Sherry Chasteen



Sherry Chasteen

Amanda Rodela



Sworn to and subscribed before
 me on

Jul 14, 2025, 10:16 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

ZONING BOARD OF ADJUSTMENT AND APPEALS

Hearing Date: Thursday, August 21, 2025

Special Exception 2508SE094: (Tabled to August meeting due to applicant's failure to appear.) 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 August 21, 2025
Planning Commission August 28, 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

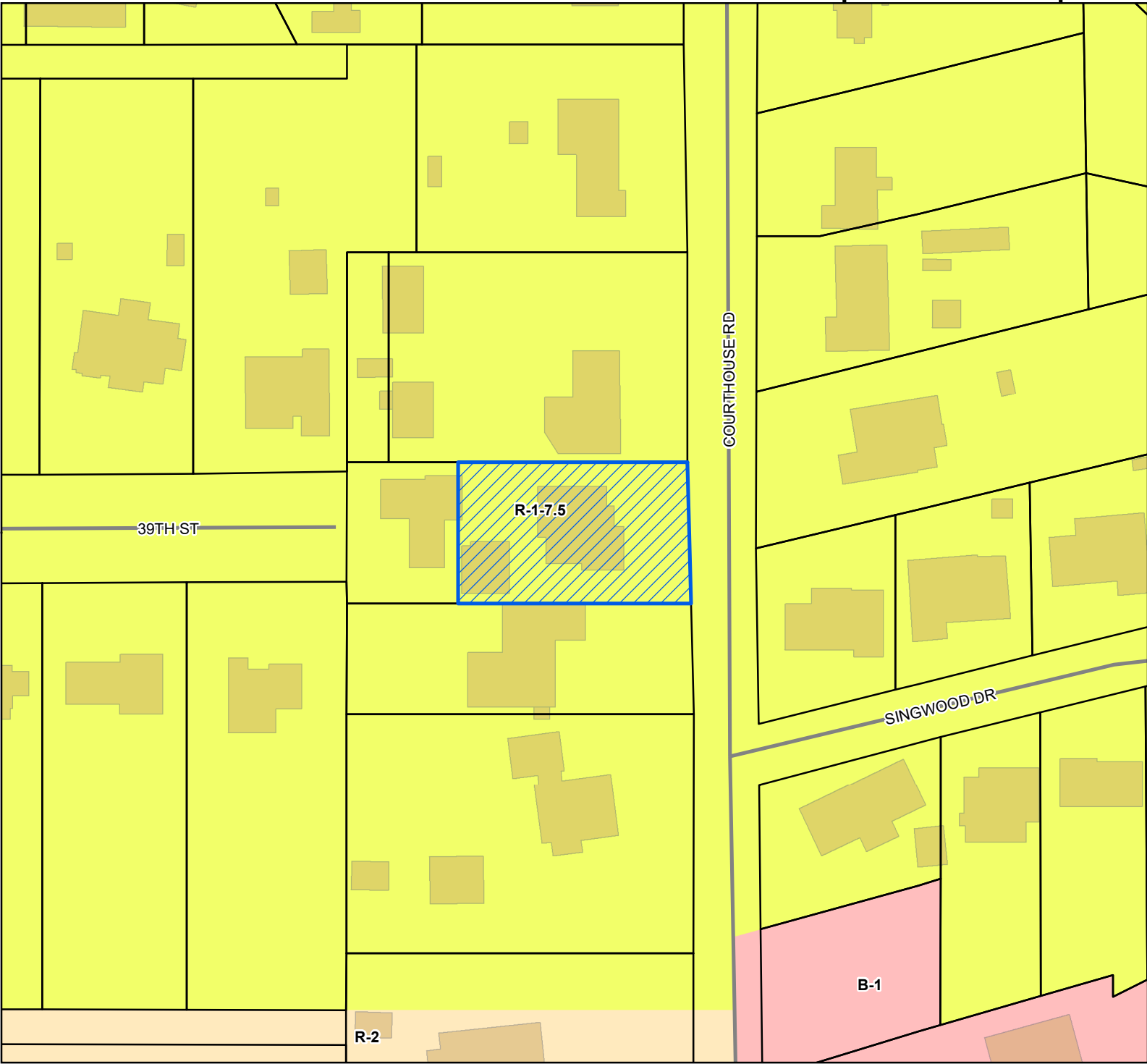
<u>Engineering:</u>	Conditions. Revise the site plan to show the other parking spaces in the grass driveway. The grass driveway needs to be a hard surface. Memo dated 7/2/2025.
<u>Public Works:</u>	No comment as of 7/7/2025.
<u>Traffic and Safety:</u>	Conditions. Revise parking plan to show hard surface 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



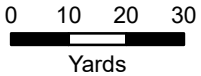
Legend

- 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 State Zip Code
N/A MS 228-861-6914

Home Phone Work/Cell Phone
Work/Cell Phone

Email
Dsladner@gmail.com

Signature of Owner

AGENT:

Debra Fox

Printed Name of Agent
803 Courthouse Rd

Mailing Address
Gulfport MS 39507

City State Zip Code
228-297-1883

Home Phone Work/Cell Phone
debra.fox.83@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 being property owner or agent of the property 803 Courthouse Rd
PRINT NAME PRIMARY ADDRESS OR PARCEL

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

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

(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

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 Med

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

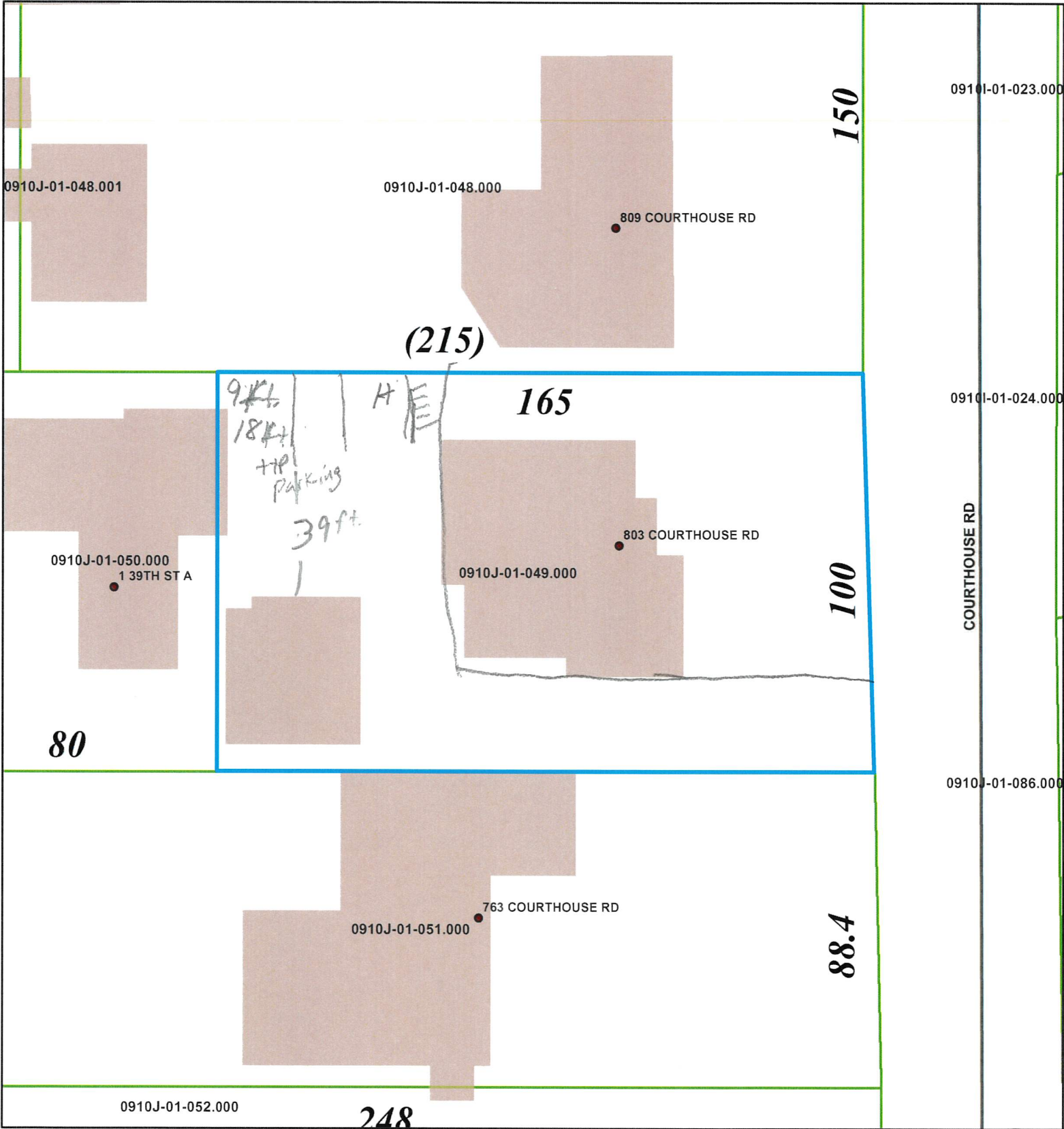
Will be made available
 Provide: Laundry Needs provided
 Report to Social Services Agency when necessary

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



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

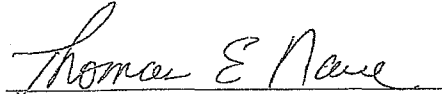
Being the same property conveyed by Quitclaim Deed recorded as Instrument Number 2014 3643-D-J1 in the office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi.

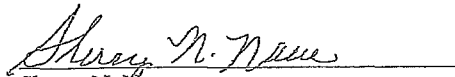
THE ABOVE described property is no part of the homestead of the grantors herein.

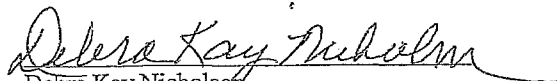
THIS CONVEYANCE is subject to any and all recorded restrictive covenants, rights-of-way and easements applicable to subject property, and subject to any and all prior recorded reservations, conveyances and leases of oil, gas and minerals by previous owners.

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

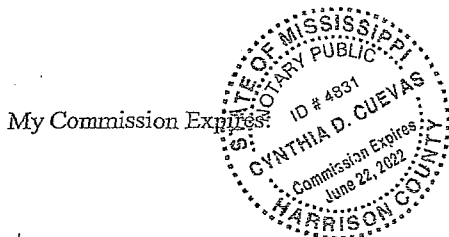
STATE OF MISSISSIPPI

COUNTY OF HARRISON

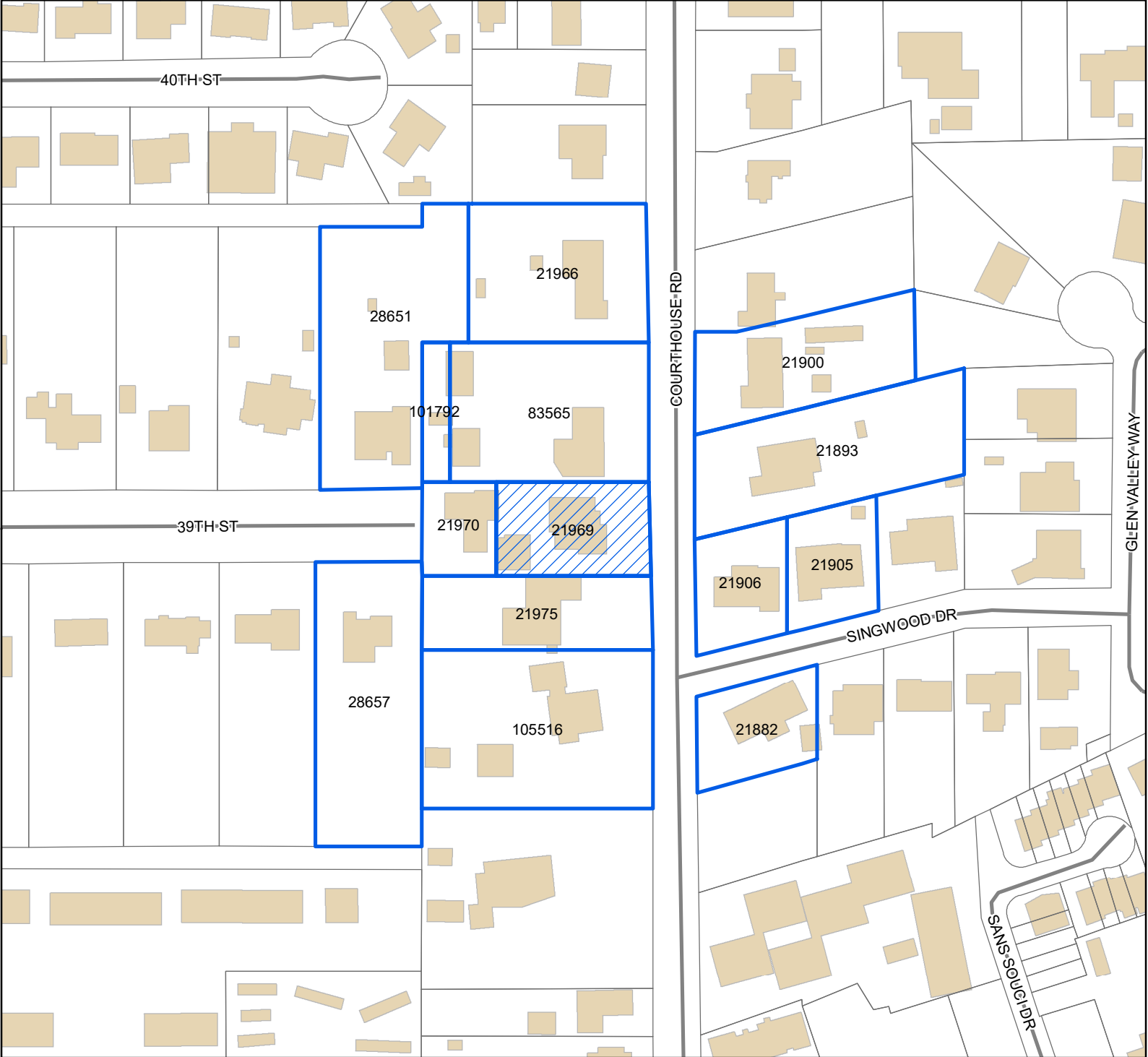
THIS DAY PERSONALLY CAME AND APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, Thomas E. Nave, Sherry N. Nave and Debra Kay Nicholson, who acknowledged that the above and foregoing instrument was signed and delivered as the free and voluntary act and deed of the Grantors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

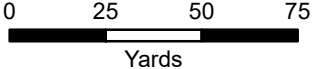


Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
Y		0910J-01-049.000	D S LADNER HOLDINGS (OWNER)	9366 STONE RD	GULFPORT	MS	39503
			DEBRA FOX (AGENT)	803 COURTHOUSE RD	GULFPORT	MS	39507
			Adjacent Property Owners (2507SE094)				
	21882	0910I-01-091.000	CAPLAN REVOCABLE TRUST DTD 6/1/2016	2409 22ND AVE	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



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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	IPL0253884	Legal Ad - IPL0253884		2.0	164.0L

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 Zoning Board of Adjustment and Appeals will hold a public hearing in the City of Gulfport, Mississippi at 3:00 PM., Thursday, July 31, 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 the first floor of the William H. Hardy Building, 1410 24th Avenue.

Variance 2502ZB024, by agent David John Hunter, seeking approval for an 8-foot setback where 25 feet is required for a secondary frontage, Tax Parcel 0911F-01-035.000, 500 East Beach Blvd, Zoned R-1-7.5 (Single-Family), Ward 2

Variance 2506ZB072, by owner Savannah Walk Townhomes LLC, seeking approval for a sign structure height of 12.5 feet where 6 feet is the height limit, Tax Parcel 0807G-01-001.000, South Swan Road, Zoned R-1-15 (Single-family), Ward 7

Variance 2506ZB074, by agent Michael Cowan, seeking approval for an 11-foot secondary frontage setback where 25 feet is required, Tax Parcel 07100-01-012.000, 2900 43rd Ave, Zoned R-B (Residence-Business), Ward 1

Variance 2506ZB075, by agent Michael Cowan, seeking approval for lot size of 5,000 square feet where 7,500 is required, Tax Parcel 07100-01-012.000, 07100-01-012.001, 07100-03-033.000, 07100-03-032.000, 2900 43rd Ave, 2920 43rd Ave, Zoned R-B (Residence-Business), Ward 1

Variance 2506ZB076, by owner Daniel Samms, seeking approval for an 8-foot-tall fence where 6 feet is the height limit, Tax Parcel 0911D-06-049.000, 2621 6th Ave, Zoned R-1-7.5 (Single-family), Ward 2

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

Variance 2506ZB078, by owner Ancillary Capital LLC, seeking approval for an 8-foot-tall fence where the height limit is 6 feet, Tax Parcel 0811L-03-030.001, 1114 33rd Ave, Zoned T4+ (General Urban Zone "Plus"), Ward 2

Variance 2506ZB079, by owner Ancillary Capital LLC, seeking approval for an 8-foot-tall fence where the height limit is 6 feet, Tax Parcel 0811L-03-034.000, 1115 33rd Ave, Zoned T4+ (General Urban Zone "Plus"), Ward 2

Variance 2507ZB084, by agent Donovan Scruggs, seeking approval for lot sizes of 4,000 square feet for single-family homes where 7,500 square feet is required, Tax Parcels 1010M-02-001.000, 1010M-02-001.002, 1010M-02-001.003, 1010M-02-001.004, 1010M-02-001.005, 1010M-02-001.006, 1010M-02-005.001, 5th Street, Zoned B-2 (General-Business), T4L (General Urban Zone "Limited"), T4+ (General Urban Zone "Plus"), Ward 2

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

Variance 2507ZB088, by agent David Becher, seeking approval for lot size of 4,682 square feet where 7,500 is required, Tax Parcel 0911A-02-117.000, 690 Beach Drive, Zoned T4+ (General Urban Zone "Plus"), Ward 2

Variance 2507ZB089, by agent David Becher, seeking approval for lot size of 5,078 square feet where 7,500 is required, Tax Parcel 0911A-02-117.000, 690 Beach Drive, Zoned T4+ (General Urban Zone "Plus"), 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, 1A 39th Street, Zoned R-1-7.5 (Single-family), Ward 4

This the 13th day of July 2025
 Nathan Boddie, Chairman
 City of Gulfport Zoning Board of Adjustment and Appeals
 IPL0253884
 Jul 13 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:
 07/13/25 Print

[Print Tearsheet Link](#)

[Marketplace Link](#)

Sherry Chasteen



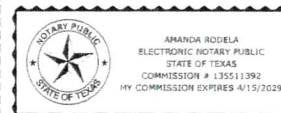
Sherry Chasteen

Amanda Rodela



Sworn to and subscribed before
 me on

Jul 14, 2025, 10:16 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

ZONING BOARD OF ADJUSTMENT AND APPEALS

Hearing Date: Thursday, August 21, 2025

Special Exception 2508SE095:(Tabled to August meeting due to applicant's failure to appear.) Special Exception 2508SE095, by agent James Fox, seeking approval for an assisted living facility, Tax Parcel 0910J-01-050.000, 1A 39th Street, Zoned R-1-7.5 (Single-family), Ward 4

Technical Report

SPECIAL EXCEPTION

GENERAL INFORMATION

Case File Number: 2508SE095

Hearing Date: Zoning Board August 21, 2025
Planning Commission August 28, 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:

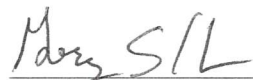
1. Existing and additional required parking shall meet all parking requirements.
2. Must comply with all current Building Codes and City of Gulfport Ordinances.
3. The parking layout provided in the application does not meet City standards.

DEPARTMENTAL CONDITIONS

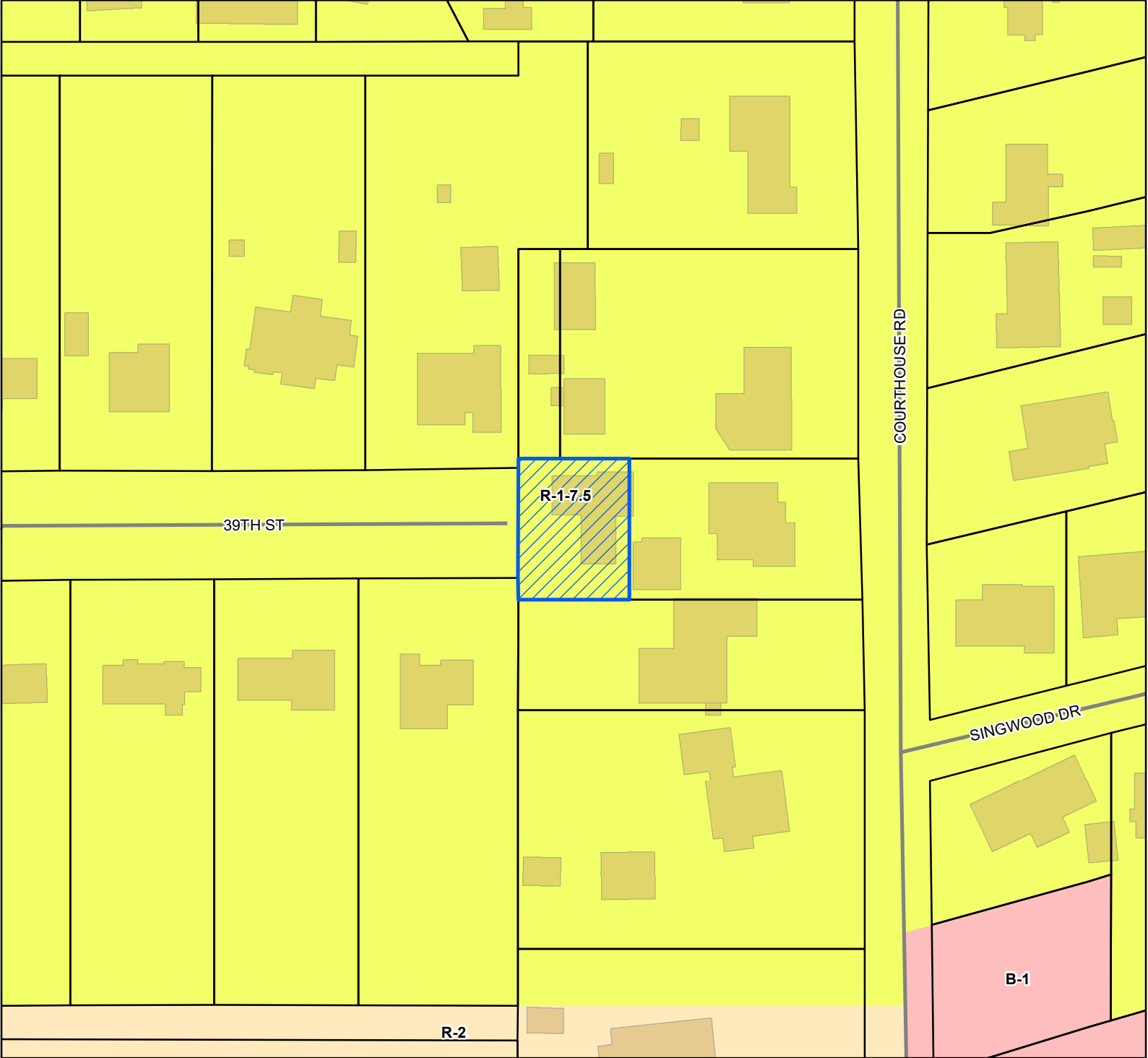
<u>Engineering:</u>	Disapprove. The parking layout provided in the application does not meet City standards. Memo dated 7/2/2025.
<u>Public Works:</u>	No comment as of 7/7/2025.
<u>Traffic and Safety:</u>	Disapprove. The parking layout provided in the application does not meet City standards. Memo dated 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:

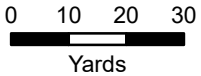


Greg Holmes
Director of Urban Development Department



-  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



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

CASE NUMBER
25085 E095
AJJ 06/06/2025
R# 13335493

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	000									

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. Ladner 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. Ladner 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, Sen 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 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 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, 20 25

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

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

reviewed

Allowing Special exceptions will be and asset to our community
Allowing our Venerable ~~Adults~~ Adults plus Geriatrics to be
a part of the Community verse being Institutionalize. 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 Discussed 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 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
Physc. m.o.. Primary Care Docto
- 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

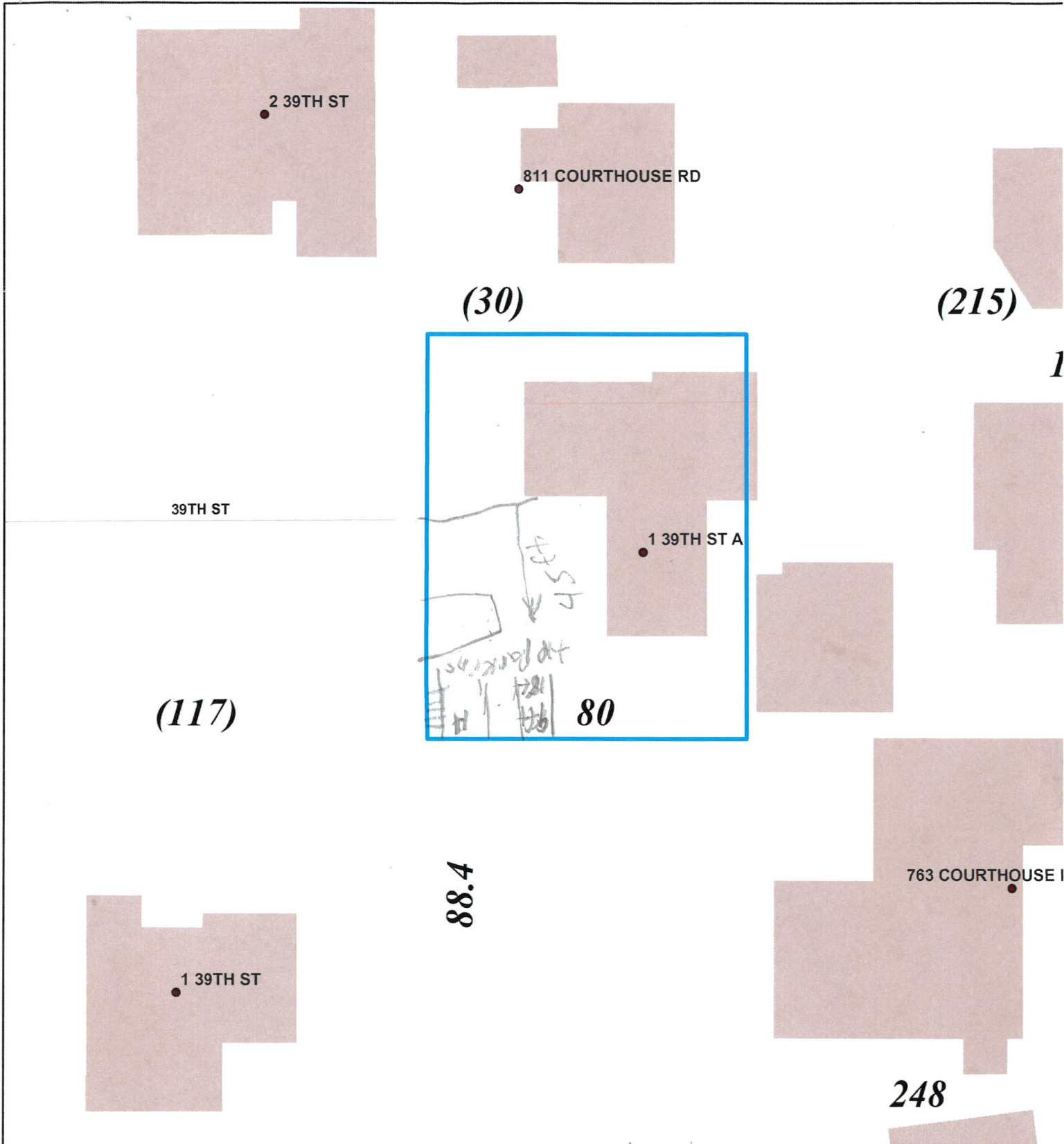
Provide: Laundry Needs provided

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) - (4) Bedrooms
- 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

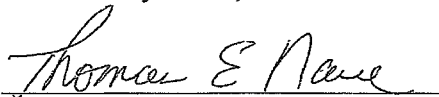
Being the same property conveyed by Quitclaim Deed recorded as Instrument Number 2014 3643-D-J1 in the office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi.

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

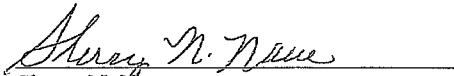
THIS CONVEYANCE is subject to any and all recorded restrictive covenants, rights-of-way and easements applicable to subject property, and subject to any and all prior recorded reservations, conveyances and leases of oil, gas and minerals by previous owners.

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

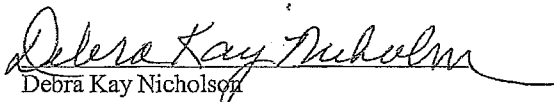
WITNESS OUR SIGNATURES, on this the 9th day of June, 2021.



Thomas E. Nave



Sherry N. Nave



Debra Kay Nicholson

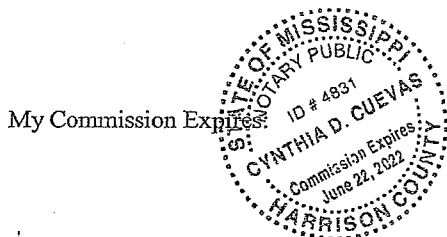
STATE OF MISSISSIPPI

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

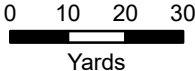


Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
Y		0910J-01-049.000	D S LADNER HOLDINGS (OWNER)	9366 STONE RD	GULFPORT	MS	39503
			DEBRA FOX (AGENT)	803 COURTHOUSE RD	GULFPORT	MS	39507
			Adjacent Property Owners (2508SE095)				
	28658	0910J-01-054.000	JKA PROPERTIES LLC	1200 COLLEGE ST	GULFPORT	MS	39507
	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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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	IPL0253884	Legal Ad - IPL0253884		2.0	164.0L

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:
 07/13/25 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 Zoning Board of Adjustment and Appeals will hold a public hearing in the City of Gulfport, Mississippi at 3:00 PM., Thursday, July 31, 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 the first floor of the William H. Hardy Building, 1410 24th Avenue.

Variance 2502ZB024, by agent David John Hunter, seeking approval for an 8-foot setback where 25 feet is required for a secondary frontage, Tax Parcel 0911F-01-035.000, 500 East Beach Blvd, Zoned R-1-7.5 (Single-Family), Ward 2

Variance 2506ZB072, by owner Savannah Walk Townhomes LLC, seeking approval for a sign structure height of 12.5 feet where 6 feet is the height limit, Tax Parcel 0807G-01-001.000, South Swan Road, Zoned R-1-15 (Single-family), Ward 7

Variance 2506ZB074, by agent Michael Cowan, seeking approval for an 11-foot secondary frontage setback where 25 feet is required, Tax Parcel 07100-01-012.000, 2900 43rd Ave, Zoned R-B (Residence-Business), Ward 1

Variance 2506ZB075, by agent Michael Cowan, seeking approval for lot size of 5,000 square feet where 7,500 is required, Tax Parcel 07100-01-012.000, 07100-01-012.001, 07100-03-033.000, 07100-03-032.000, 2900 43rd Ave, 2920 43rd Ave, Zoned R-B (Residence-Business), Ward 1

Variance 2506ZB076, by owner Daniel Samms, seeking approval for an 8-foot-tall fence where 6 feet is the height limit, Tax Parcel 0911D-06-049.000, 2621 8th Ave, Zoned R-1-7.5 (Single-family), Ward 2

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

Variance 2506ZB078, by owner Ancillary Capital LLC, seeking approval for an 8-foot-tall fence where the height limit is 6 feet, Tax Parcel 0811L-03-030.001, 1114 33rd Ave, Zoned T4+ (General Urban Zone "Plus"), Ward 2

Variance 2506ZB079, by owner Ancillary Capital LLC, seeking approval for an 8-foot-tall fence where the height limit is 6 feet, Tax Parcel 0811L-03-034.000, 1115 33rd Ave, Zoned T4+ (General Urban Zone "Plus"), Ward 2

Variance 2507ZB084, by agent Donovan Scruggs, seeking approval for lot sizes of 4,000 square feet for single-family homes where 7,500 square feet is required, Tax Parcels 1010M-02-001.000, 1010M-02-001.002, 1010M-02-001.003, 1010M-02-001.004, 1010M-02-001.005, 1010M-02-001.006, 1010M-02-005.001, 5th Street, Zoned B-2 (General-Business), T4L (General Urban Zone "Limited"), T4+ (General Urban Zone "Plus"), Ward 2

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

Variance 2507ZB088, by agent David Becher, seeking approval for lot size of 4,682 square feet where 7,500 is required, Tax Parcel 0911A-02-117.000, 690 Beach Drive, Zoned T4+ (General Urban Zone "Plus"), Ward 2

Variance 2507ZB089, by agent David Becher, seeking approval for lot size of 5,078 square feet where 7,500 is required, Tax Parcel 0911A-02-117.000, 690 Beach Drive, Zoned T4+ (General Urban Zone "Plus"), 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, 1A 39th Street, Zoned R-1-7.5 (Single-family), Ward 4

This the 13th day of July 2025
 Nathan Boddie, Chairman
 City of Gulfport Zoning Board of Adjustment and Appeals
 IPL0253884
 Jul 13 2025

[Print Tearsheet Link](#)

[Marketplace Link](#)

Sherry Chasteen



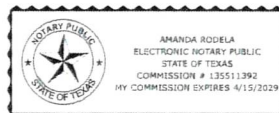
Sherry Chasteen

Amanda Rodela



Sworn to and subscribed before
 me on

Jul 14, 2025, 10:16 AM EDT



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

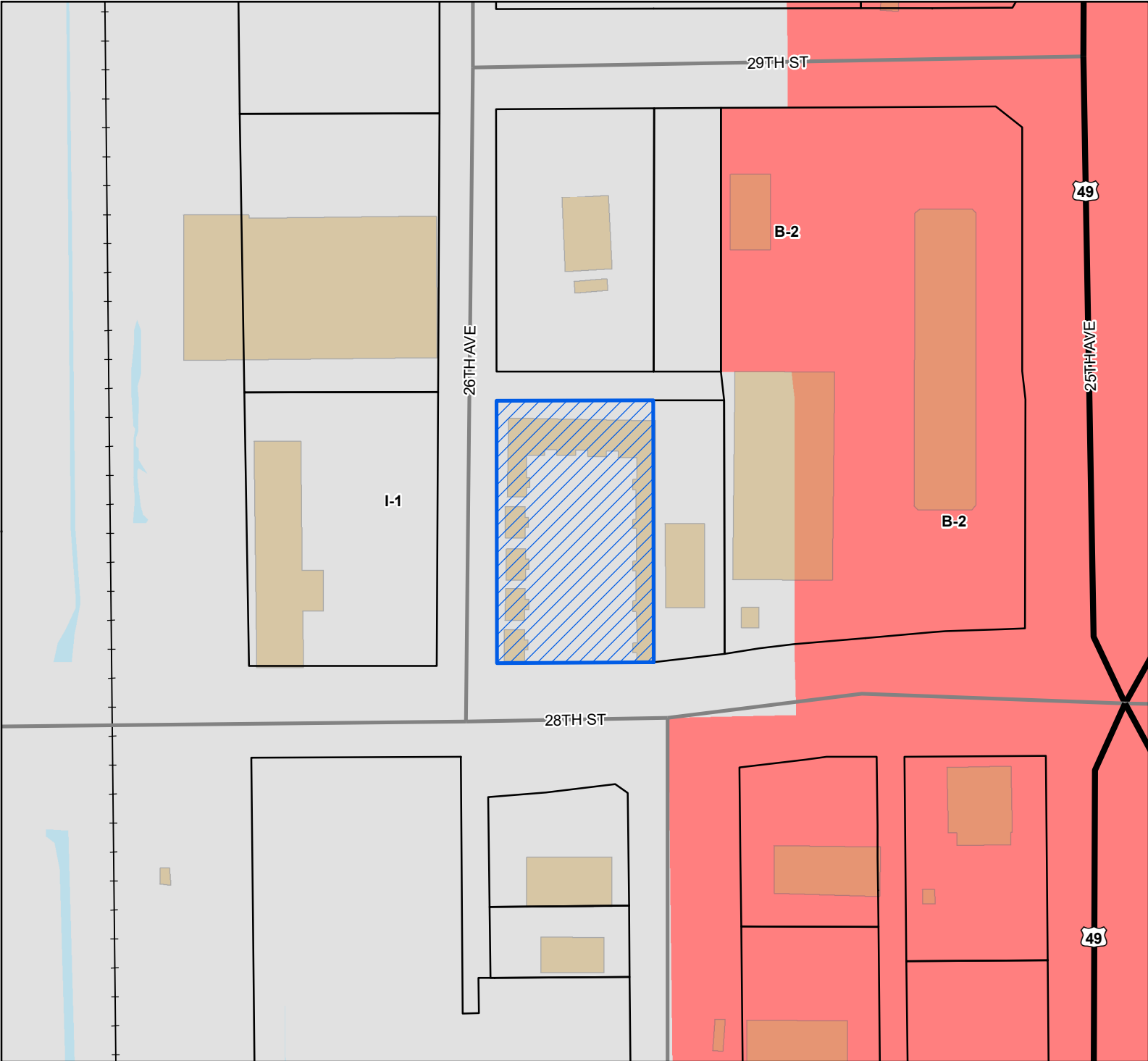











URBAN DEVELOPMENT
PLANNING & ZONING
PO BOX 1780 | GULFPORT, MS | 1410 24TH AVENUE
228.868.5710 | PLANNERS@GULFPORT-MS.GOV

ZONING BOARD OF ADJUSTMENT AND APPEALS

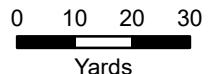
Hearing Date: Thursday, August 21, 2025

Variance 2508ZB097: (Tabled to September Meeting by Planning Staff) Variance 2508ZB097, by agent Wayne O'Neal, seeking approval for 20 regular parking spaces where 30 are required, Tax Parcel 0810N-04-063.000, 2524 28th Street, Zoned I-1 (Light-Industry), Ward 3



-  Site
-  US or State Highway
-  Street
-  Railroad
-  Parcels
-  Buildings
-  Water Features
- Zoning**
-  B-2 - General Business District
-  I-1 - Light Industry District

Site Information
 0810N-04-063.000
 Zoning: I-1 (Light Industry)
 Size: 21219.27 sqft
 Flood: X



1 inch = 100 feet



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OWNER:

J.P. Silva Properties, LLC

Printed Name of Owner
J.P. Silva Properties, LLC

Mailing Address
2104 25th Avenue Gt. Ms 39501

City State Zip Code
228-861-6600

Home Phone Work/Cell Phone
464yellowtruck@gmail.com

Email


Signature of Owner
H. Lee Bryant
agent for J.P. Silva Properties, LLC

AGENT:


Residential Designs by Wayne O'Neal LLC

Printed Name of Agent
11270 Danco Rd

Mailing Address
Gulfport Ms 39503

City State Zip Code
228-669-0056

Home Phone Work/Cell Phone
RESDESIGNSONE@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.

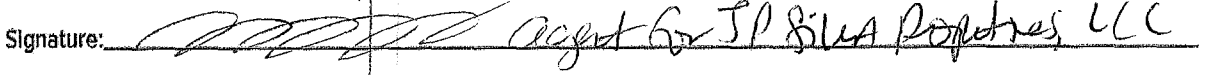
I hereby certify that I have read and understand this application and that all information and attachments are true and correct. I also certify that I agree to comply with all applicable city codes, ordinances and state laws. Finally, I certify that I am the owner of the property involved in this request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

Name of Owner (PRINT) J.P. Silva LLC *agent for H. Lee Bryant*

Address (Street, City, State, Zip Code) 2104 25th Avenue Gt. Ms 39501

Phone (Home) 228-861-6600 (Work) 228-863-3878 (Cell)

Tax Parcel Number(s) Owned: 0810N-04-063.000

Signature:  agent for J.P. Silva Properties, LLC

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, Luis Pablo Silva LLC being property owner of 2524 28th Street Gp 3 P 5 30501
PRINT NAME PRIMARY ADDRESS OR PARCEL
which is the subject of this application hereby authorize Wayne O'Neal 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

6-13-2005
DATE

STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 13th day of June, 202005

[Signature]
NOTARY PUBLIC

03-28-2026





COVENANT AFFIDAVIT

I, JPSilva Properties LLC being property owner or agent of the property, 2524 28th St Apt 25 39501
PRINT NAME PRIMARY ADDRESS OR PARCEL

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

[Signature]
SIGNATURE

6-12-2025
DATE

Agent for JPSilva Properties, LLC
H. Lee Baynet c/o Properties, LLC
2104 25th Avenue
Apt 25 39501

STATE OF MISSISSIPPI | COUNTY OF HARRISON

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

[Signature]
NOTARY PUBLIC

03-28-26
COMMISSION EXPIRATION
Commission Expires
March 28, 2026



Variance Submissions 6/12/2025

1. We need this variance because land is too narrow to have total required parking places.
2. We need this approved as the buildings have been on property for 85 years. City put the ordinance in that requires more parking.
3. There is no reasonable solution to make more parking places due to the Building + lot size.
4. We can only have 21 parking places because of the lay of the land + building locations as built in 1940.
5. We will not receive any special benefit because of the variance.
6. We will get approved by special exception due to the fact of the land + structures already in place with no issues for 85 years.

Kind regards
A. J. Neal
6/12/2025

NOTES:

TOTAL PLAT AREA = 21,470 SQ FT
 GREEN SPACE SHOWN = X,XXX SQ FT
 GREEN SPACE REQUIRED (10%) = 2,147 SQ FT

20 PARKING SPACES ARE BASED ON 40' (9' X 19') (WHITE LINES)
 1 HANDICAPPED VAN ACCESSIBLE SPACE 90' (11' X 18' WITH 5' BUFFER) (BLUE LINES)
 WHITE AND BLUE PARKING LINES ARE 4" WIDE

DEBRIS FENCING WILL BE INSTALLED DURING CONSTRUCTION.

ALL CONSTRUCTION TO MEET CITY OF BILOXI CONSTRUCTION STANDARDS AVAILABLE AT:
[HTTP://WWW.GULFPORT-MS.GOV/PUBLICWORKS/CONSTRUCTIONSTANDARDS.PDF](http://www.gulfport-ms.gov/publicworks/constructionstandards.pdf)

ALL CONSTRUCTION SITE PREPARATION TO CONFORM TO MISSISSIPPI STORM WATER POLLUTION PREVENTION PLAN (SWPPP) GUIDANCE MANUAL FOR CONSTRUCTION ACTIVITIES AVAILABLE AT:
[HTTP://WWW.MDEQ.STATE.MS.US/MDEQ.NSF/PDF/EPD_CONGUIDMAN/FILE/CONSTRUCTIONGM.PDF?OPENELEMENT](http://www.mdeq.state.ms.us/mdeq.nsf/Pdf/EPD_CONGUIDMAN/FILE/CONSTRUCTIONGM.PDF?OPENELEMENT)

EXISTING FIRE HYDRANT IS APPROX. ±100 FEET TO THE WEST 26TH AVE, SOUTH OF 28TH STREET.

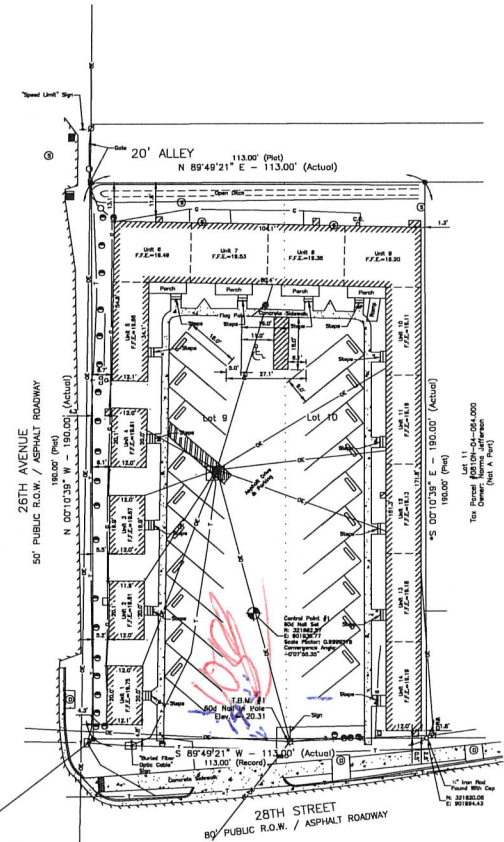
ELECTRIC, WATER, AND SEWER CONNECTIONS TO BE FIELD VERIFIED.

BACKFLOW PREVENTER TO BE INSTALLED IF NECESSARY.

ALL HARD SURFACED PARKING AREAS AND WALKWAYS TO CONFORM TO CITY OF GULFPORT STANDARDS.

FOR EXISTING ELEVATIONS, CONSULT THE SITE TOPOGRAPHIC DRAWING.

PARKING LOT LIGHTING BY OTHERS



PAGE 1 OF 1



RESIDENTIAL DESIGN SERVICES & CONSULTING

BY WAYNE O'NEAL

REGISTERED PROFESSIONAL ARCHITECT

STATE OF MISSISSIPPI

NO. 10000

10/15/2019

28TH STREET

GULFPORT, MS

XXX
 XXX
 2524 28TH STREET

SCALE: 1"=20'

DATE: 10/15/2019

APPROVED BY: [Signature]

28TH-STILL.DWG

SITE PLAN

NOTE: THE USER OF THIS PLAN IS RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS OF THE PROPERTY AND FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

DATE: 10/15/2019

SCALE: 1"=20'



Michael Watson

SECRETARY OF STATE

This is not an official certificate of good standing.

Name History

Name	Name Type
J P Silva Properties LLC	Legal

Business Information

Business Type:	Limited Liability Company
Business ID:	998696
Status:	Good Standing
Effective Date:	03/29/2012
State of Incorporation:	Mississippi
Principal Office Address:	7441 Estuary Lake Loop Celebration, FL 34747

Registered Agent

Name
Juan Pablo Silva
11357 Mia Dr
Gulfport, MS 39503

Officers & Directors

Name	Title
Juan Pablo Silva P.O. Box 7379 Gulfport, MS 39506	Manager



1st JUDICIAL DISTRICT
Instrument 2023-0014369-D-11
Filed/Recorded 07/24/2023 4:21:01 PM
Total Fees 26.00
4 Pages Recorded

Indexing: Lots 9 & 10, Blk 24, Standard Land Co. Addn

Prepared by and return to:

David B. Estes

MS Bar No. 101404

Integrity Land Title, LLC

1806 23rd Avenue, Suite A

Gulfport, MS 39501

(228)896-8962

File#4541

STATE OF MISSISSIPPI

COUNTY OF HARRISON

FIRST JUDICIAL DISTRICT

WARRANTY DEED

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

SOUTHERN LAND AND RESOURCES COMPANY, INC.
A MISSISSIPPI CORPORATION
810 2ND STREET
GULFPORT, MS 39501
(228)896-6463

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

JP SILVA PROPERTIES, LLC
A MISSISSIPPI LIMITED LIABILITY COMPANY
1862 BEACH RIDGE RD.
CELEBRATION, FL 34747
(228)297-7173

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

SEE EXHIBIT "A"

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

TAXES for the year 2023 are hereby prorated and the same are hereby assumed by the Grantee herein. It is agreed and understood that the taxes for the current year have been prorated as of this date on an estimated basis, and that when said taxes are actually determined, if the proration as of this date is incorrect, the parties herein agree to pay on a basis of an actual proration. All subsequent years' taxes are specifically assumed by Grantee herein.

WITNESS our signature this the 20th day of July, 2023.

**SOUTHERN LAND AND RESOURCES
COMPANY, INC.**



BY: A. SCOTT BARRETT, President

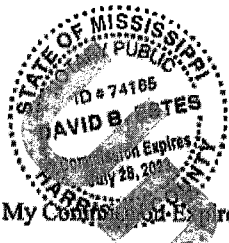
First Judicial

STATE OF MISSISSIPPI

COUNTY OF HARRISON

Personally appeared before me, the undersigned authority in and for the said county and state on this 20 day of July 2023, within my jurisdiction, the within named A. SCOTT BARRETT, who acknowledged that he is a PRESIDENT of SOUTHERN LAND AND RESOURCES COMPANY, INC. and that for and on behalf of said company, and as its act and deed he/she executed the above foregoing instrument, after first having been duly authorized by said company so to do.

(SEAL)



[Signature]
NOTARY PUBLIC

My Commission Expires:

Official

7

EXHIBIT "A"







Lots 9 and 10, Block 24, STANDARD LAND ADDITION, 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; TOGETHER with the following appliances and fixtures located therein as follows: 14 gas stoves, 14 electric refrigerators, 14 double beds w/headboards, 14 kitchen tables, 24 table chairs, 14 lounge chairs, 10 couches, 10 coffee tables, 14 end tables, 70 pairs drapes, 13 air conditioners, 14 chests of drawers and 14 dressers.

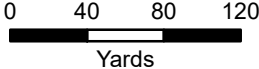
Un-Official

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
Y		0810N-04-063.000	JP SILVIA PROPERTIES, LLC (OWNER)	2104 25TH AVENUE	GULFPORT	MS	39501
			RESIDENTIAL DESIGNS LLC (AGENT)	11070 DAURO RD	GULFPORT	MS	39503
			Adjacent Property Owners(2508ZB097)				
	35204	0810N-04-060.000	ACEVEDO HENRY	2810 26TH AVE	GULFPORT	MS	39501
	100448	0810M-01-002.002	ENGLISH PROPERTIES LLC	1000 EAST I-65 SERVICE RD N	MOBILE	AL	36617
	111371	0810M-01-002.003	REGISTER JEFF	17071 ROBINSON ROAD	GULFPORT	MS	39503
	88008	0811C-05-011.000	QUICKFREEZE HOLDINGS LLC	334 E BEACH BLVD	GULFPORT	MS	39507
	18871	0811D-01-001.000	MISS POWER CO	P O BOX 4079	GULFPORT	MS	39502
	35207	0810N-04-063.000	JP SILVA PROPERTIES LLC	1862 BEACH RIDGE RD	CELEBRATION	FL	34747
N	18866	0811C-05-012.000	QUICKFREEZE HOLDINGS LLC	334 E BEACH BLVD	GULFPORT	MS	39507
N	87817	0810N-04-061.000	ACEVEDO HENRY	2810 26TH AVE	GULFPORT	MS	39501
	18885	0811C-05-018.000	HUMANE SOCIETY OF SOUTH MISS	2617 25TH AVE	GULFPORT	MS	39507
	18861	0811C-05-008.000	MOSS ALVIN E	2511 28TH ST	GULFPORT	MS	39501
	18862	0811C-05-009.000	NGUYEN LIEN	150 W SECOND STREET	PASS CHRISTIAN	MS	39571
N	87819	0810N-04-065.000	CBSM II LLC	C/O LEIGH ANNE SMITH	ROME	GA	30161
	35208	0810N-04-064.000	JEFFERSON NORMA	26052 PECAN RD	PASS CHRISTIAN	MS	39571



Legend

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



1 inch = 300 feet



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



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

ZONING BOARD OF ADJUSTMENT AND APPEALS

Hearing Date: Thursday, August 21, 2025

Variance 2508ZB100: Variance 2508ZB100, by owner Greg Smith, seeking approval for lot width of 50 feet where 60 feet is required for proposed lots, Tax Parcel 1011D-03-040.000, 130 Tegarden Road, Zoned T5 (Urban Center Zone), Ward 2

Technical Report

VARIANCE

GENERAL INFORMATION

Case File Number: 2508ZB100

Hearing Date: August 21, 2025

Current Zoning/Use: T5 / Vacant Lot

Legal: Variance 2508ZB100, by owner Greg Smith, seeking approval for lot width of 50 feet where 60 feet is required for proposed lots, Tax Parcel 1011D-03-040.000, 130 Tegarden Road, Zoned T5 (Urban Center Zone), Ward 2

TECHNICAL DETAILS

Variances involve special cases where unique factors contribute to justify a use of property that does not conform to the City's enforced ordinances. Therefore, variances should not be granted unless they are able to adequately meet the following conditions:

- (a) That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same district;
- (b) The special conditions and circumstances do not result from the actions of the applicant;
- (c) That an unnecessary hardship is created by the physical character of the property and is peculiar and unusual to such an extent that it is evidence that amendment of the zoning ordinance does not offer a reasonable solution;
- (d) That literal interpretation of the provisions of this ordinance would deprive the applicant of rights commonly enjoyed by properties in the same district under the terms of this ordinance;
- (e) That the granting of the variance will not confer on the applicant any special privilege that is denied by this ordinance to other lands, structures, or buildings in the same district, other than to permit the applicant to use their property in a manner as nearly equivalent to uses generally permitted in the district considering the conditions and circumstances involved and the hardship;
- (f) That the use proposed is permissible by right or with planning approval or by special exception.

(Ord. App. A Sec. VIII (B)(2)(c)(1))

Technical Report

VARIANCE

The applicant requests a variance to increase the density of a property that fronts Tegarden Road. In Article III. – Subdivisions, Section 9-50, (D) Lots, (2), lots for residential use shall be at least (60) sixty feet wide at the building setback line except for the R-1-5 (residential) zoning district which may be fifty (50) feet wide at the building setback line. The applicant wants to subdivide 130 Tegarden Road into five lots at approximately 8100 square feet each. To do so specifically, the applicant requests a 10-foot variance to allow 50 feet of lot width where 60 feet are required.

- (a) The applicant did not address this section. The applicant states that “because of the huge expense of this property, I would like to subdivide into five 50-foot lots”. There is no statement about how this land is unique.
- (b) In the application, the applicant cites that “marketing conditions are causing the need for a variance”. There is no statement about how the request is not the result of the applicant.
- (c) The applicant notes “due to the increasing construction costs and land costs, a variance like this will be more common”. The applicant does not address the hardship for the variance, or how the physical character of the property would result in a hardship requiring the need for a variance.
- (d) Statements made by the applicant for this section do not pertain to the ordinance requirement.
- (e) The applicant states, “I do not believe that I will receive any special benefits.” While the applicant may not believe it, this property being divided into the way it is proposed would constitute special privileges.
- (f) This property is zone T5 (Urban Center Zone), and deviation from required lot width is permissible with the approval from Zoning Board.

EXECUTIVE SUMMARY

The applicant has provided no statements that met the five merits of hardship requirements for the issuance of this variance. While conducting the staff research, 142 and 136 Tegarden Road both have (50) feet lot width, and both are lot of record. Although there is no definitive hardship, the request would be in harmony with the surrounding area. The applicant has also recently gone through a Zoning Map Amendment case # 2505PC053 for this property to change from T5 (Urban Center Zone) to T4+ (General Urban Zone “Plus”). The change of zone would allow for single-family homes, and this variance would allow for proposed lots to be 50 feet in width. The Zoning Map Amendment case has been approved by Gulfport City Council, and the ordinance has not been signed as of August 8, 2025.

Any approval should consider these conditions:

1. Approval grants a 10-foot variance to allow for 50 feet of lot width where 60 feet is required.
2. Must comply with all Building Codes and City of Gulfport Ordinances.

DEPARTMENTAL CONDITIONS

Engineering: No conditions. Memo dated 8/1/2025.

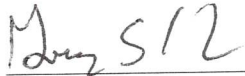
Public Works: No comment as of 8/8/2025.

Technical Report
VARIANCE

- Traffic and Safety:** No conditions. Memo dated 8/7/2025.
- Building Code Services:** Must comply with all Building Codes and City of Gulfport Ordinances. Memo dated 7/30/2025.
- GIS:** No conditions. Memo dated 8/1/2025.
- Police Department:** No comment as of 8/8/2025.
- Fire Department:** No conditions. Memo dated 7/30/2025.
- City Arborist:** No conditions. Memo dated 7/30/2025.

DIRECTOR APPROVAL

This report has been reviewed and approved by:



Greg Holmes
Director of Urban Development Department

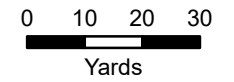
2508ZB100

Variance



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

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



1 inch = 100 feet



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



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

CASE NUMBER
 2508 ZB 100
 djd 7/11/25
 Rec# 13371297

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

10110-03-040.000	
-	-
-	-

Property Address:

130 Teagarden Rd.
 Lot(s) Section 6 Block(s) Township 8 South Subdivision Range 10 West
 First Judicial District, Harrison County, Mississippi
General Description of Request: Subdivide property into 50' lots
 where 60' lots are required

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*.

Meggy T. Smith

OWNER:

Gregory T. Smith
 Printed Name of Owner
P O Box 7704
 Mailing Address
Gulfport MS 39506
 City State Zip Code
228-263-3456
 Home Phone Work/Cell Phone
gtsmith1225@gmail.com
 Email
[Signature]
 Signature of Owner

AGENT:

NA
 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, Gregory T. Smith, being owner or agent of the property 1011D-03-040.000
PRINT NAME PRIMARY ADDRESS OR PARCEL

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

Gregory T. Smith
Signature

7-1-2025
Date

STATE OF MISSISSIPPI | COUNTY OF HARRISON

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

Samuel Sweeting
Notary Public

05/22/2025
Commission Expiration

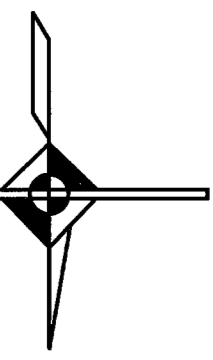


130 TEGARDEN ROAD
VARIANCE SUBMISSION

1. Because of the huge expense of this property, I would like to subdivide it into Five 50' lots. This will allow me to build more affordable homes.
2. Marketing conditions are causing the need for a variance.
3. Due to the increasing construction costs and land costs, a variance like this will become more common.
4. Subdividing the property into five lots will allow me to build single family homes instead of condos. The homes will be a better fit for the area.
5. The area has many 50' lots. The two homes directly North of this property at 136 Tegarden and 142 Tegarden are on 50' lots. Therefore, I would not be receiving any special benefits.
6. This variance is permissible by special exception with respect to the use of land.

**A PROPOSED DIVISION OF 0.943
ACRE PARCEL SITUATED IN
SECTION 6, TOWNSHIP 8 SOUTH,
RANGE 10 WEST, CITY OF
GULFPORT, MISSISSIPPI,
HARRISON COUNTY, MISSISSIPPI,
LYING ON EAST SIDE OF
TEAGARDEN ROAD.**

STENUM SURVEYING, LLC.
PROFESSIONAL LAND SURVEYORS
2408 SUCCESS ROAD
SAUCIER, MISSISSIPPI 39574
PHONE: 228-392-5552
Email: stenumsurvey@gmail.com



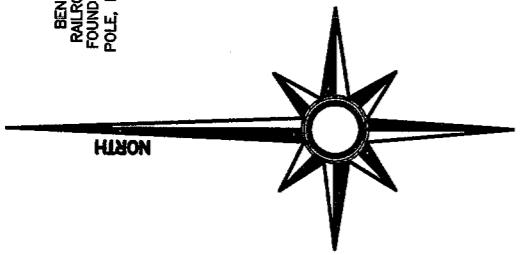
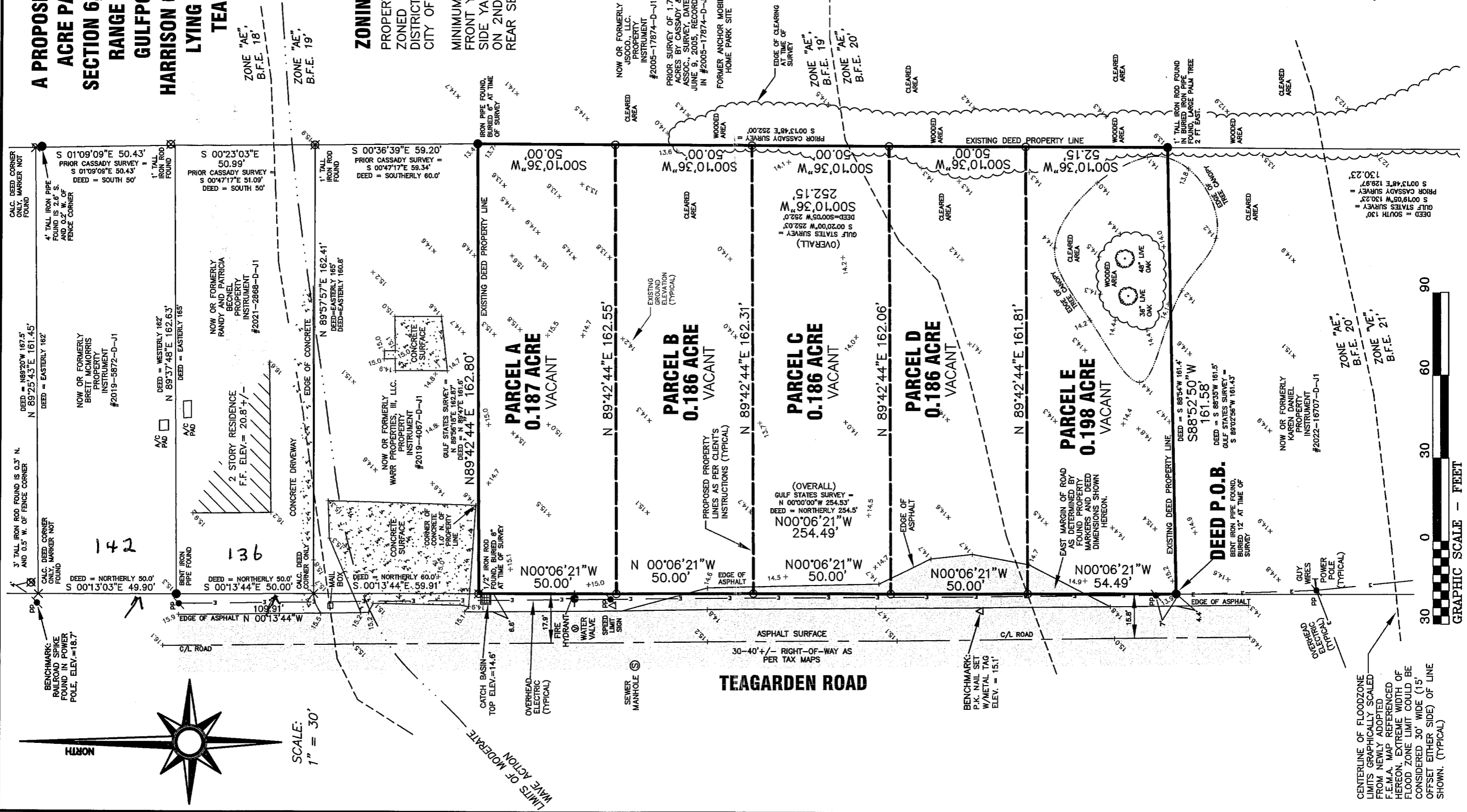
ZONING NOTE:
PROPERTY SHOWN HEREON IS
ZONED "T5", URBAN CENTER
DISTRICT AS PER CURRENT ONLINE
CITY OF GULFPORT ZONING MAP.

MINIMUM BUILDING REQUIREMENTS:
FRONT YARD SETBACK - 15 FEET
SIDE YARD SETBACK - 6 FEET
ON 2ND FRONTAGE - 6 FEET
REAR SETBACK - 6 FEET

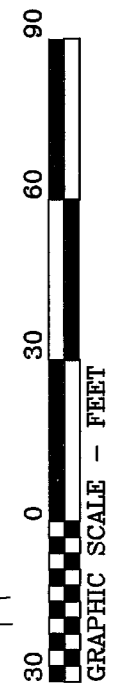
- LEGEND:**
- IRON ROD FOUND
 - IRON PIPE FOUND
 - IRON ROD SET
 - SPIKE FOUND
 - CONCRETE MONUMENT FOUND
 - LIGHT TARD KNOT FOUND
 - POWER POLE
 - WATER VALVE
 - DRAINAGE CATCH BASIN
 - FIRE HYDRANT
 - SEWER MANHOLE
 - EXISTING TREE

**0.943 ACRE
VACANT**
NOW OR FORMERLY
AFM INVESTMENTS, LLC.
PROPERTY
INSTRUMENT
#2019-0878-D-J1

PRIOR SURVEY BY GULF
STATES ENGINEERING, INC.,
DATED OCT. 30, 2006
CROSS REFERRED TO
1988 AND RECORDED IN DEED
BOOK 1634, PAGE 528
(SITE KNOWN AS FORMER
COAST MOTEL PROPERTY)



SCALE:
1" = 30'



CENTERLINE OF FLOODZONE
LIMITS GRAPHICALLY SCALED
FROM NEWLY ADOPTED
F.E.M.A. MAP REFERENCED
HEREON. EXTREME WIDTH OF
FLOOD ZONE LIMIT COULD BE
CONSIDERED 30' WIDE (15'
OFFSET EITHER SIDE) OF LINE
SHOWN. (TYPICAL)

ID: 2025-0007761-D-J1

County: Harrison

Date: 4/25/2025 Time: 10:50:01am

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

STATE OF MISSISSIPPI
COUNTY OF HARRISON
FIRST JUDICIAL DISTRICT

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

WARRANTY DEED

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

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

does hereby sell, convey and warrant unto:

**GREGORY T. SMITH
PO BOX 7704
GULFPORT, MS 39506
(228) 263-3456**

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

See attached Exhibit "A".

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

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

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

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

BY: GREG SMITH PROPERTIES, LLC



GREGORY T. SMITH

STATE OF MISSISSIPPI
COUNTY OF HARRISON

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

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

Lisa Marie Verhovshek
NOTARY PUBLIC

My Commission Expires:

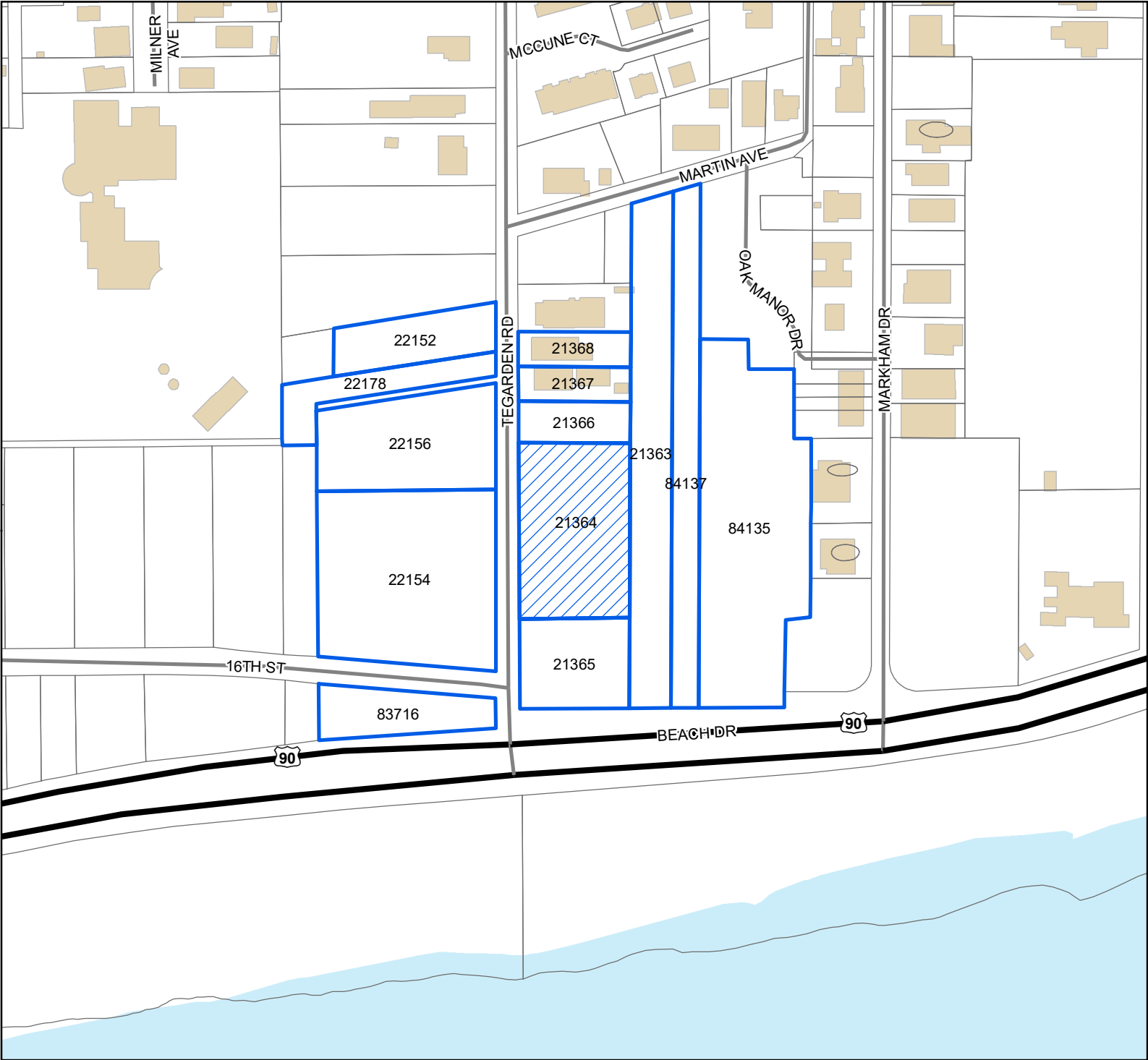
Nov 26, 2025
(Seal)



Exhibit "A"

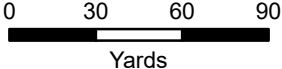
A parcel of land situated and being located in Section 6, Township 8 South, Range 10 West, City of Gulfport, First Judicial District of Harrison County, Mississippi and being more particularly described as follows to wit: Commencing at the intersection of the North margin of the service drive running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

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP	
Y		1011D-03-040.000	GREGORY T. SMITH (OWNER)	P O BOX 7704	GULFPORT	MS	39506	
			Adjacent Property Owners (2508ZB100)					
	21366	1011D-03-041.000	WARR PROPERTIES III LLC	1804 BEACH DRIVE	GULFPORT	MS	39507	
N	22156	0911A-02-009.000	WARR PROPERTIES LLC	1804 BEACH DRIVE	GULFPORT	MS	39507	
	21367	1011D-03-042.000	BECNEL RANDY JAMES & PATRICIA HYMEL	2391 ARMANT ST	VACHERIE	LA	70090	
	22152	0911A-02-008.000	EASTWOOD TOWNHOUSES LLC	1804 BEACH DR	GULFPORT	MS	39507	
	84137	1011D-03-038.001	JSOCO LLC	P O BOX 673	GULFPORT	MS	39502	
N	21363	1011D-03-038.000	JSOCO LLC	P O BOX 673	GULFPORT	MS	39502	
	21365	1011D-03-039.000	DANIEL KAREN	2729 FAISS DR	LAS VEGAS	NV	89134	
	21364	1011D-03-040.000	AFM INVESTMENTS LLC	56404-A FRANK PICHON RD	SLIDELL	LA	70458	
	21368	1011D-03-043.000	MCMORRIS BRETT L	13185 DAVID LEE	WALKER	LA	70785	
N	22178	0911A-02-009.001	GULFPORT CITY OF				0	
N	83716	0911A-02-128.000	WARR PROPERTIES LLC	1804 BEACH DRIVE	GULFPORT	MS	39507	
N	22154	0911A-02-010.000	WARR PROPERTIES LLC	1804 BEACH DR	GULFPORT	MS	39507	
N	84135	1011D-03-036.000	JSOCO LLC	P O BOX 673	GULFPORT	MS	39502	



Legend

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



1 inch = 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.



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Account #	Order Number	Identification	Order PO	Cols	Depth
51445	IPL0259257	Legal Ad - IPL0259257		1.0	36.0L

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:
 08/06/25 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 Zoning Board of Adjustment and Appeals will hold a public hearing in the City of Gulfport, Mississippi at 3:00 P.M., Thursday, August 21, 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 the first floor of the William H. Hardy Building, 1410 24th Avenue.

Variance 2508ZB100, by owner Greg Smith, seeking approval for lot width of 50 feet where 60 feet is required for proposed lots, Tax Parcel 1011D-03-040.000, 130 Tegarden Road, Zoned T5 (Urban Center Zone), Ward 2

This the 6th day of August 2025
 Nathan Boddie, Chairman
 City of Gulfport Zoning Board of Adjustment and Appeals
 IPL0259257
 Aug 6 2025

[Print Tearsheet Link](#)

[Marketplace Link](#)

Sherry Chasteen

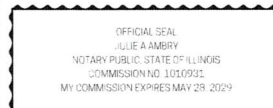


Sherry Chasteen

Julie A Ambry



Sworn to and subscribed before me on



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