



Planning Commission | Agenda

Thursday, August 28, 2025 – 4:30 PM

City Hall – Council Chambers
2309 15th Street, Gulfport

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

F1. Planning Commission Meeting - 7-24-25

G. Announcements

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

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

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

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

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

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

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

H. Hearing of Cases

H1. Planning Commission Decision

1. Special Exception 2506SE077: (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

H2. Planning Commission Recommendation

1. Zoning Map Amendment 2508PC101:

Zoning Map Amendment 2508PC101, by owner Contracting 24-7 LLC, requesting to rezone to R-B (Residence-business), Tax Parcels 0911D-03-032.001, 0911D-03-032.000, 0911D-03-055.000, 2213 Hewes Ave, 23rd Street, E Railroad Street, Zoned B-2 (General Business), Ward 3

I. Reports

J. Unfinished Business

K. Other Business

L. Adjournment

MINUTES
GULFPORT CITY PLANNING COMMISSION
Thursday, July 24, 2025, 4:30 P.M.
City Hall Council Chambers

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

BOARD MEMBERS PRESENT:

WM. PRINCE JONES
CHARLIE HEWES
KEITH WILLIAMS
HAROLD SPANN
DOUG HANCOCK
VIRGINIA ADOLPH
BILL WILLIAMS

BOARD MEMBERS ABSENT:

DANIEL KEATING
BRYAN JACOBS
TIM DAIGLE JR
CHRIS ROMANO

STAFF MEMBERS PRESENT:

SU-LIN FEATHERSTON
SAMUEL SWEETING
BRYCE CLUGH

COURT REPORTER:

NORMA JEAN SOROE

E. **Confirmation of Agenda**:

F. **Adoption of Minutes**:

Motion by **Mr. Spann** and seconded by **Mr. Jones** to approve Minutes of the **May 22, 2025 and June 26, 2025**, Planning Commission meetings was carried unanimously.

G. **Hearing of Cases**:

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

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

G3. Routine Agenda

H1. Planning Commission Decisions

1. Special Exception 2506SE077:

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

Speaking for the Petition: None

Speaking against the Petition: None

Motion: Mrs. Adolph – to table to the next meeting due applicant’s failure to appear.

Second: Mr. Jones

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

Action: Motion carried unanimously

2. Planning Commission Approval 2506PC080:

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

Speaking for the Petition: Dezmine Brown

Speaking against the Petition: Katisha Moody, Steve Mitchell

Other: Malcolm Jones

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

Second: Mr. Bill Williams

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

Action: Motion carried 4-3

3. Planning Commission Approval 2506PC081:

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

Speaking for the Petition: Glenn Miller

Speaking against the Petition: None

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

Second: Mr. Spann

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

Action: Motion carried unanimously

4. Planning Commission Approval 2507PC085:

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

Speaking for the Petition: Donna Hawthorne

Speaking against the Petition: None

Motion: Mr. Hancock – to approve the applicant’s request with conditions.

Second: Mr. Hewes

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

Action: Motion carried unanimously

5. Special Exception 2507SE086:

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

Speaking for the Petition: Michael J. Mensi

Speaking against the Petition: None

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

Second: Mr. Hancock

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

Action: Motion carried unanimously

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

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

Speaking for the Petition:

Speaking against the Petition:

Motion:

Second:

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

Action:

7. Special Exception 2507SE093:

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

Speaking for the Petition: Kara Alley

Speaking against the Petition: None

Motion: Mr. Spann – to approve the applicant’s request with conditions.

Second: Mr. Hancock

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

Action: Motion carried unanimously

8. Special Exception 2508SE094:

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

Speaking for the Petition: None

Speaking against the Petition: None

Motion: Mrs. Adolph – to table to next meeting due applicant’s failure to appear.

Second: Mr. Bill Williams

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

Action: Motion carried unanimously

9. Special Exception 2508SE095:

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

Speaking for the Petition: None

Speaking against the Petition: None

Motion: Mrs. Adolph – to table to next meeting due applicant’s failure to appear.

Second: Mr. Bill Williams

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

Action: Motion carried unanimously

10. Planning Commission Approval 2508PC099:

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

Speaking for the Petition: Virgil Gillespie

Speaking against the Petition: None

Motion: Mr. Hancock – to approve the applicant’s request with conditions.

Second: Mr. Jones

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

Action: Motion carried unanimously

H2. Planning Commission Recommendation

11. Zoning Map Amendment 2506PC067:

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

Speaking for the Petition: Ramiro Rodriguez

Speaking against the Petition: None

Motion: Mrs. Adolph – to approve the applicant’s request with conditions.

Second: Mr. Bill Williams

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

Action: Motion carried unanimously

12. Zoning Text Amendment 2507PC087:

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

Speaking for the Petition: Su-Lin Featherston

Speaking against the Petition: None

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

Second: Mrs. Adolph

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

Action: Motion carried unanimously

13. Zoning Text Amendment 2507PC090:

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

Speaking for the Petition: Su-Lin Featherston

Speaking against the Petition: None

Motion: Mr. Hewes - to approve the applicant's request with the condition that fences on vacant lots be able to go before the Zoning Board of Adjustments and Appeal.

Second: Mr. Spann

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

Action: Motion carried unanimously

14. Zoning Map Amendment 2507PC091:

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

Speaking for the Petition: David Becher

Speaking against the Petition: None

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

Second: Mr. Hewes

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

Action: Motion carried unanimously

I. Adjournment

There being no further business , a Motion was made by Mrs. Adolph to adjourn, seconded by Mr. Hancock and carried unanimously. The meeting adjourned at 5:50 P.M.

William Prince Jones, Secretary

Date: _____



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

PLANNING COMMISSION

Hearing Date: Thursday, August 28, 2025

Planning Commission Decision



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

PLANNING COMMISSION

Hearing Date: Thursday, August 28, 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:

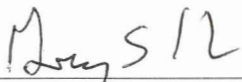
1. Liquor store use approval requires both the Zoning Board and Planning Commission.
2. Must comply with all current Building Codes and City of Gulfport Ordinances.

DEPARTMENTAL CONDITIONS

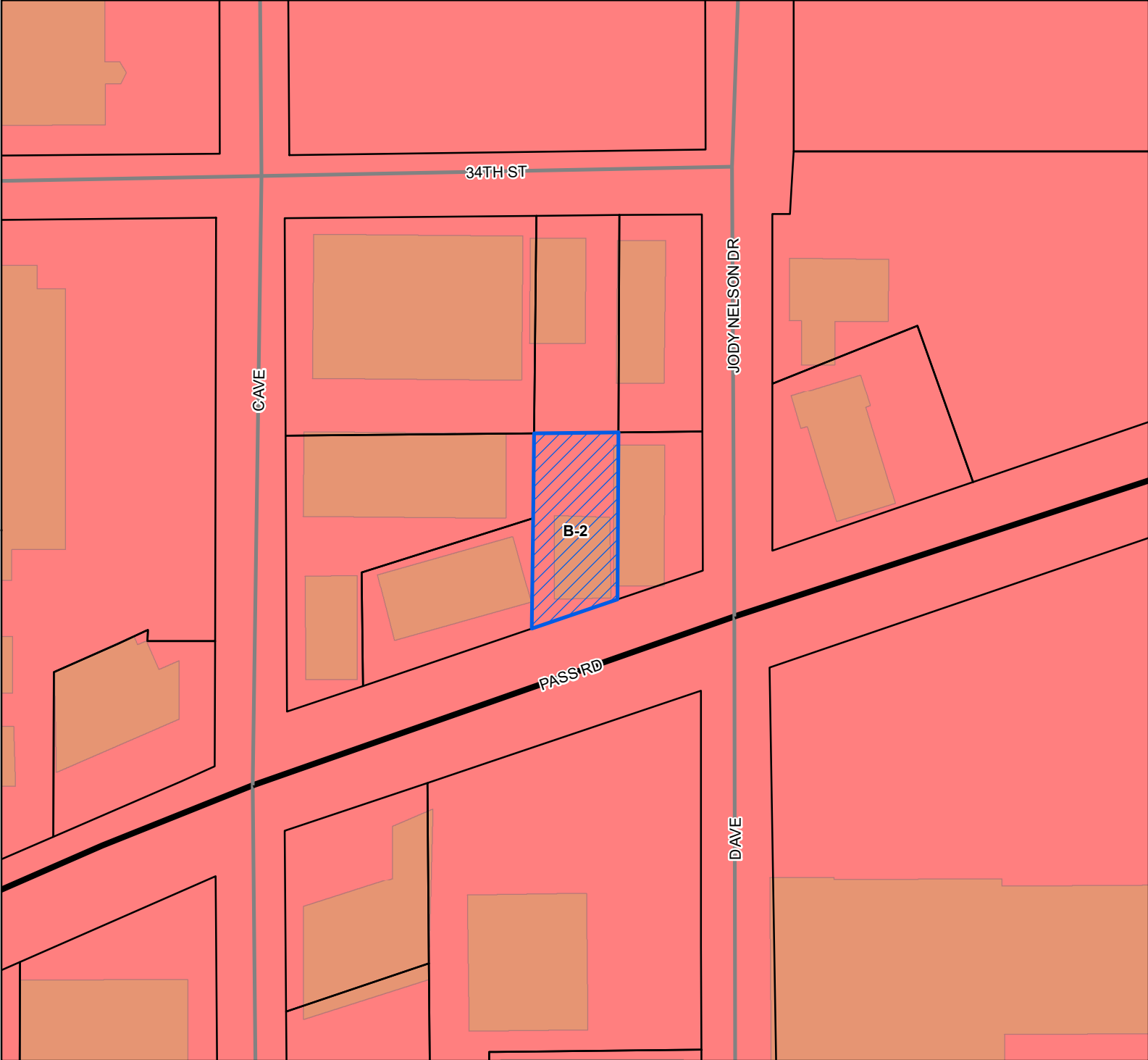
<u>Engineering:</u>	No conditions. Memo dated 6/2/2025.
<u>Public Works:</u>	No comment as of 6/6/2025.
<u>Traffic and Safety:</u>	No conditions. Memo dated 6/6/2025.
<u>Building Code Services:</u>	Must comply with all current Building Codes and City of Gulfport Ordinances. Memo dated 6/5/2025.
<u>GIS: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

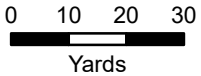


-  Site
-  US or State Highway
-  Street
-  Parcels
-  Buildings
-  City Limit

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

228-864-3446
Home Phone

lhage@bellsonh.net
Work/Cell Phone

[Signature]
Email

Signature of Owner

AGENT:

Charfanya Boose
Printed Name of Agent

3509 Borita Dr.
Mailing Address

Gulfport, Ms. 39501
City State Zip Code

504-502-2320
Home Phone

Agjavarystore@outlook.com
Work/Cell Phone

[Signature]
Email

Signature of Agent

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

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

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

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

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



DESIGNATION OF AGENT

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

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

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

[Signature]
SIGNATURE

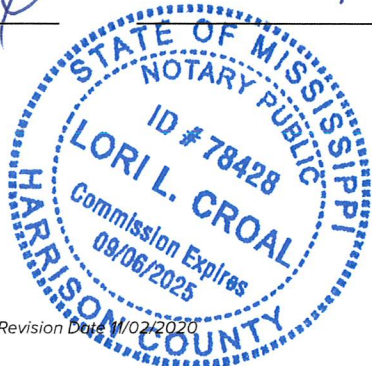
3-24-25
DATE

STATE OF MISSISSIPPI | COUNTY OF HARRISON

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

[Signature]
NOTARY PUBLIC

9-6-2025
COMMISSION EXPIRATION





COVENANT AFFIDAVIT

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

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

[Signature]
SIGNATURE

3-24-25
DATE

STATE OF MISSISSIPPI | COUNTY OF HARRISON

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

[Signature]
NOTARY PUBLIC

9-6-25
COMMISSION EXPIRATION



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

CF BE

5/6/25



To, whom it may concern,

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

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

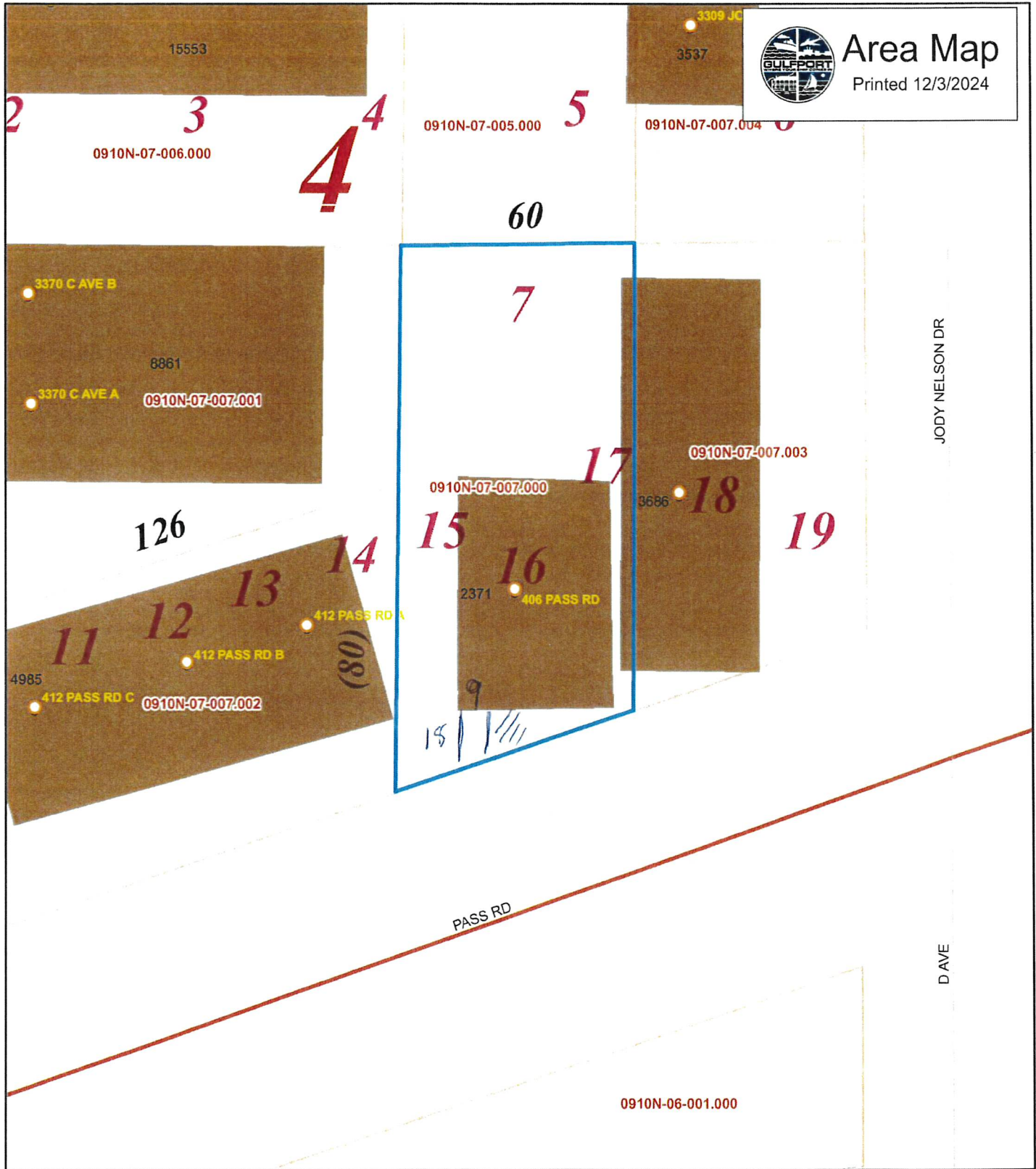
The refuse area will have a dumpster from Waste Pro.

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

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

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

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



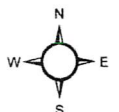
Initial and date here:

Planner: _____

Owner: _____

Contractor: _____

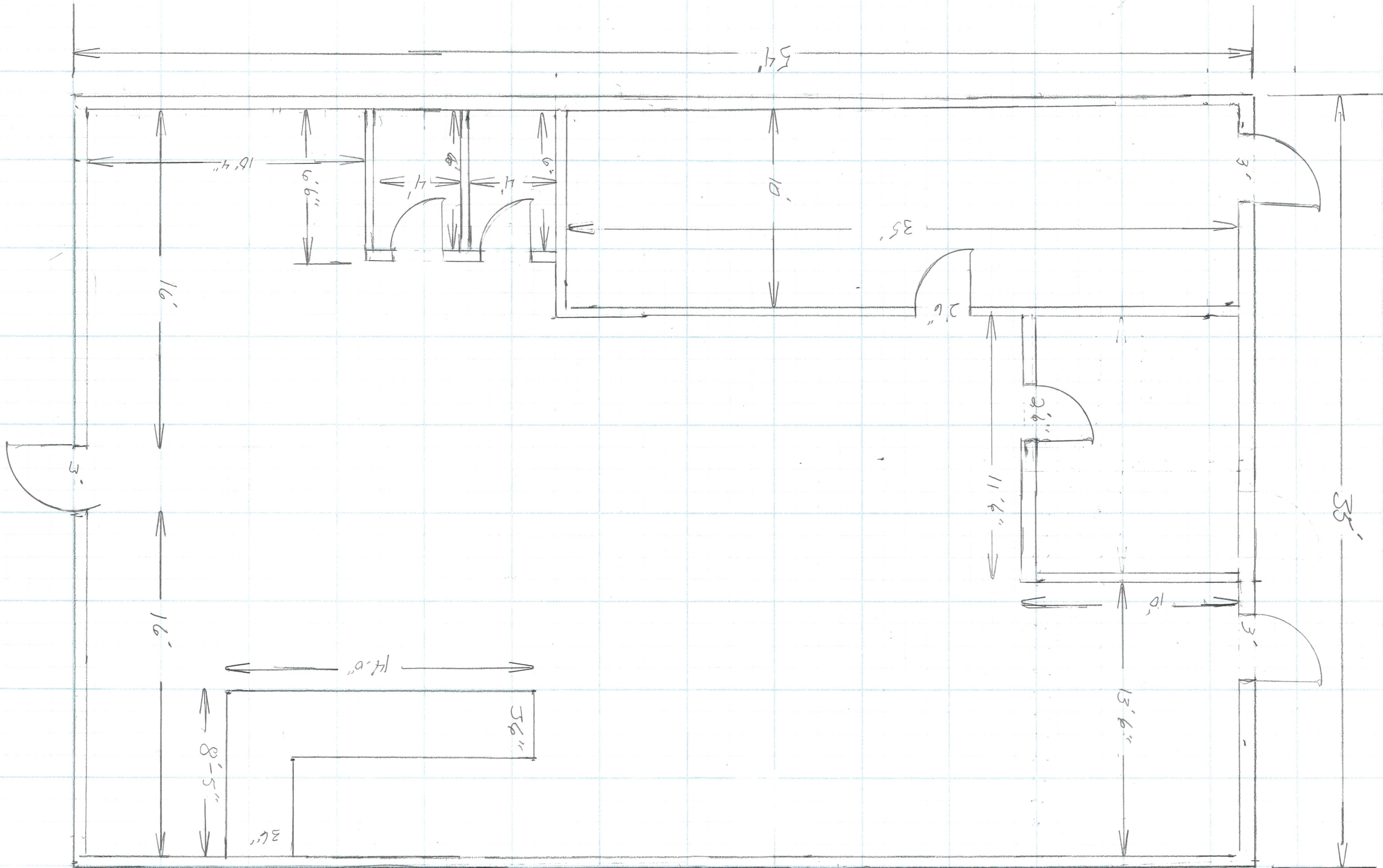
[Signature]
12-3-24



1 inch = 33 feet

● Addresspoints ✎ Edits addresspoints
STRUCT_CLASS
● Commercial
— Principal Arterial
— Minor/Residential
 Parcels

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





DEPARTMENT OF
URBAN DEVELOPMENT
PLANNING DIVISION

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

January 17, 2025

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

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

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

To Whom It May Concern:

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

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

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

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

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

Sincerely,
City of Gulfport Planning Division



Michael Watson

SECRETARY OF STATE

This is not an official certificate of good standing.

Name History

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

Business Information

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

Registered Agent

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

Officers & Directors

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

STATE OF MISSISSIPPI
COUNTY OF HARRISON/FIRST JUDICIAL DISTRICT

WARRANTY DEED

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

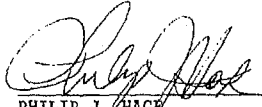
PHILIP J. HAGE and wife, SADIE S. HAGE
do(es) hereby sell, convey and warrant unto,

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


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

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

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


PHILIP J. HAGE

TITLE NOT EXAMINED


SADIE S. HAGE

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

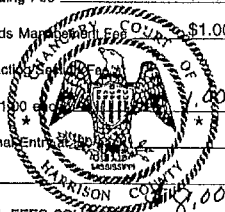
EXHIBIT "A"

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

Instrument No. 9815

STATEMENT OF FEES

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

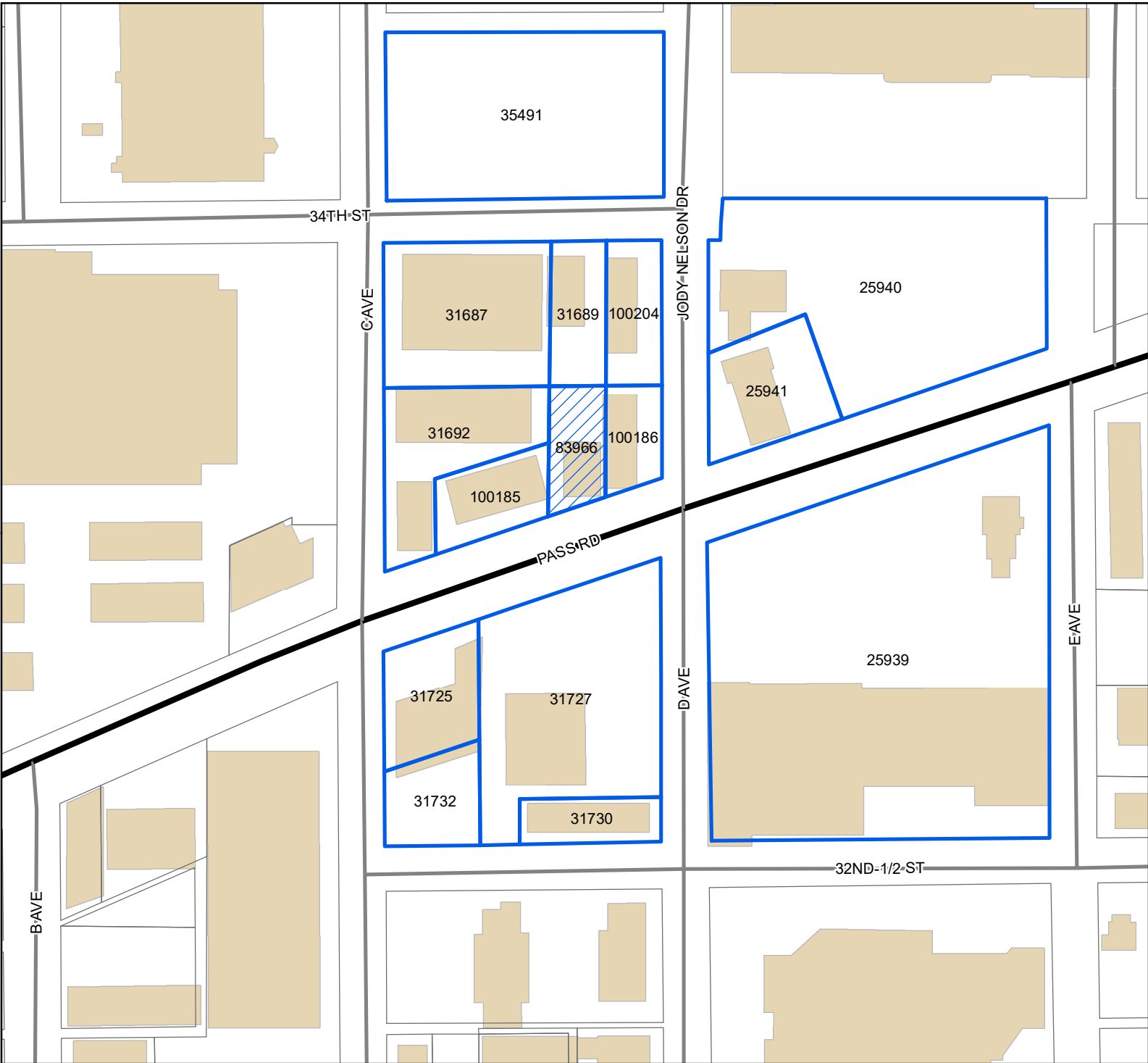


STATE OF MISSISSIPPI, COUNTY OF HARRISON, FIRST JUDICIAL DISTRICT:





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

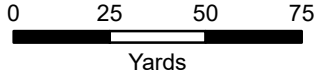
JOHN McADAMS, Chartery Clerk
John Buller D.C.

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



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



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

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

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

AFFIDAVIT OF PUBLICATION

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

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

STATE OF MISSISSIPPI
 COUNTY OF HARRISON

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

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

**LEGAL NOTICE
 PUBLIC HEARING**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

[Print Tearsheet Link](#)

[Marketplace Link](#)

Sherry Chasteen



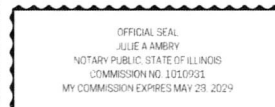
Sherry Chasteen

Julie A Ambry



Sworn to and subscribed before
 me on

Jul 9, 2025, 11:22 AM EDT



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



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

PLANNING COMMISSION

Hearing Date: Thursday, August 28, 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

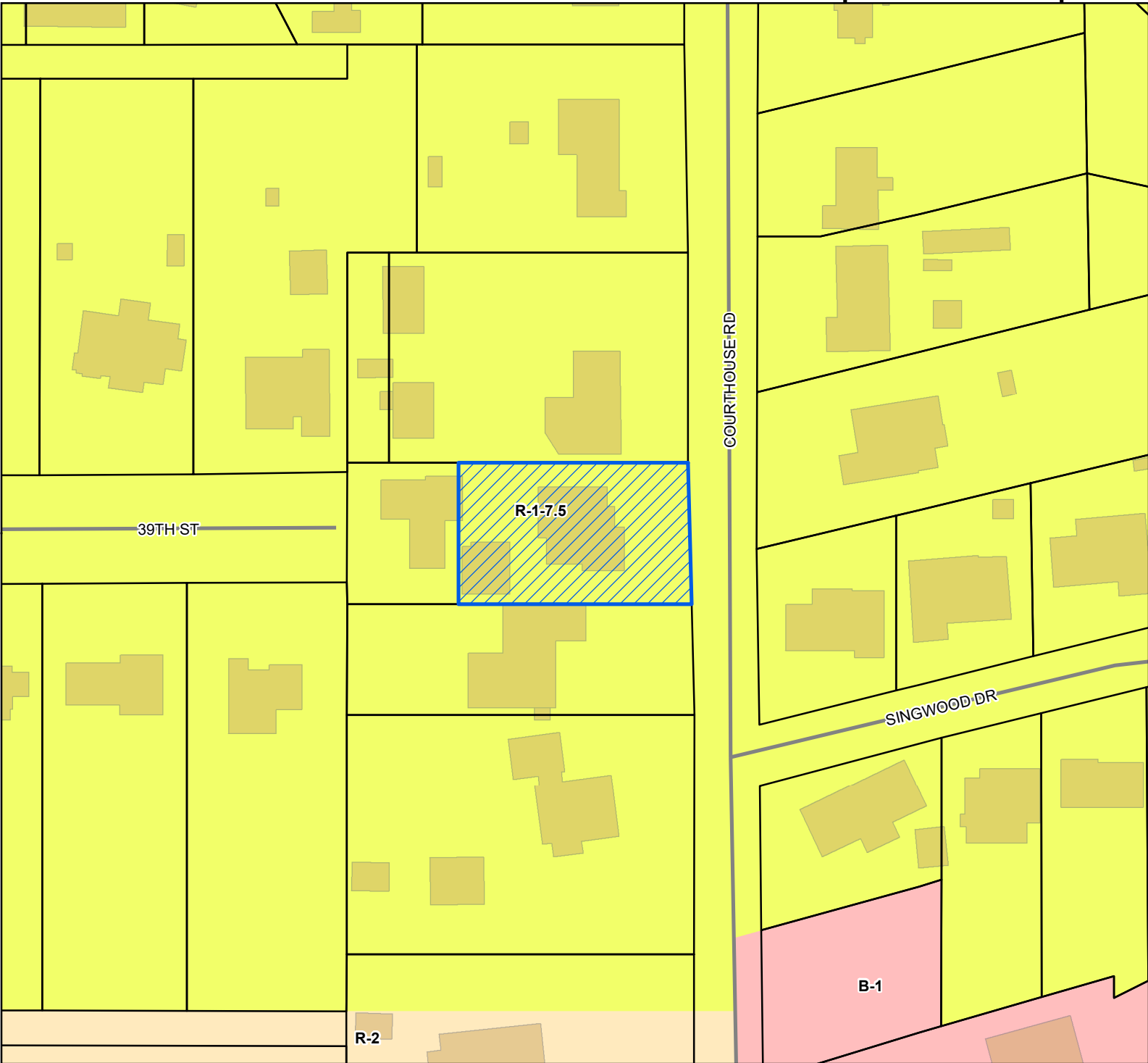
<u>Engineering:</u>	Conditions. Revise the site plan to show the other parking spaces in the grass driveway. The grass driveway needs to be a hard surface. Memo dated 7/2/2025.
<u>Public Works:</u>	No comment as of 7/7/2025.
<u>Traffic and Safety:</u>	Conditions. Revise parking plan to show hard surface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

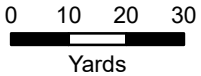


Greg Holmes
Director of Urban Development Department



-  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



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

25085E094

SDS 6-6-25

R# 13335495

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

ZONING BOARD OF ADJUSTMENTS AND APPEALS APPLICATION

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

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

TAX PARCEL NUMBERS

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

Property Address:

803 Courthouse Road Gpt. MS 39507

Lot(s) Block(s) Subdivision

General Description of Request: Open a licensed "AFC" Home where I reside providing Services to persons who need Personal Care Services thru Individualized Plan of Care providing health, Social and Related Support Services in a protective Home Setting, enabling persons to live in the Community. 6 persons + Under Capacity

OWNERSHIP AND CERTIFICATION:

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

OWNER:

D.S. Ladner Holdings, LLC

Printed Name of Owner

9366 Stone Rd

Mailing Address

GA MS 39503

City

N/A

State

228-861-6914

Zip Code

Home Phone

Work/Cell Phone

Dsladner@gmail.com

Email

Signature of Owner

AGENT:

Debra Fox

Printed Name of Agent

803 Courthouse Rd

Mailing Address

Gulfport MS 39507

City

228-297-1883

State

Zip Code

Home Phone

Work/Cell Phone

debra.fox.83@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) 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

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

Overview

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

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

The licensed Name will be

(Pg. 1)

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

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

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

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

Medical Needs

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

Social Needs

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

Activities appropriate to needs and interest of each individual Resident

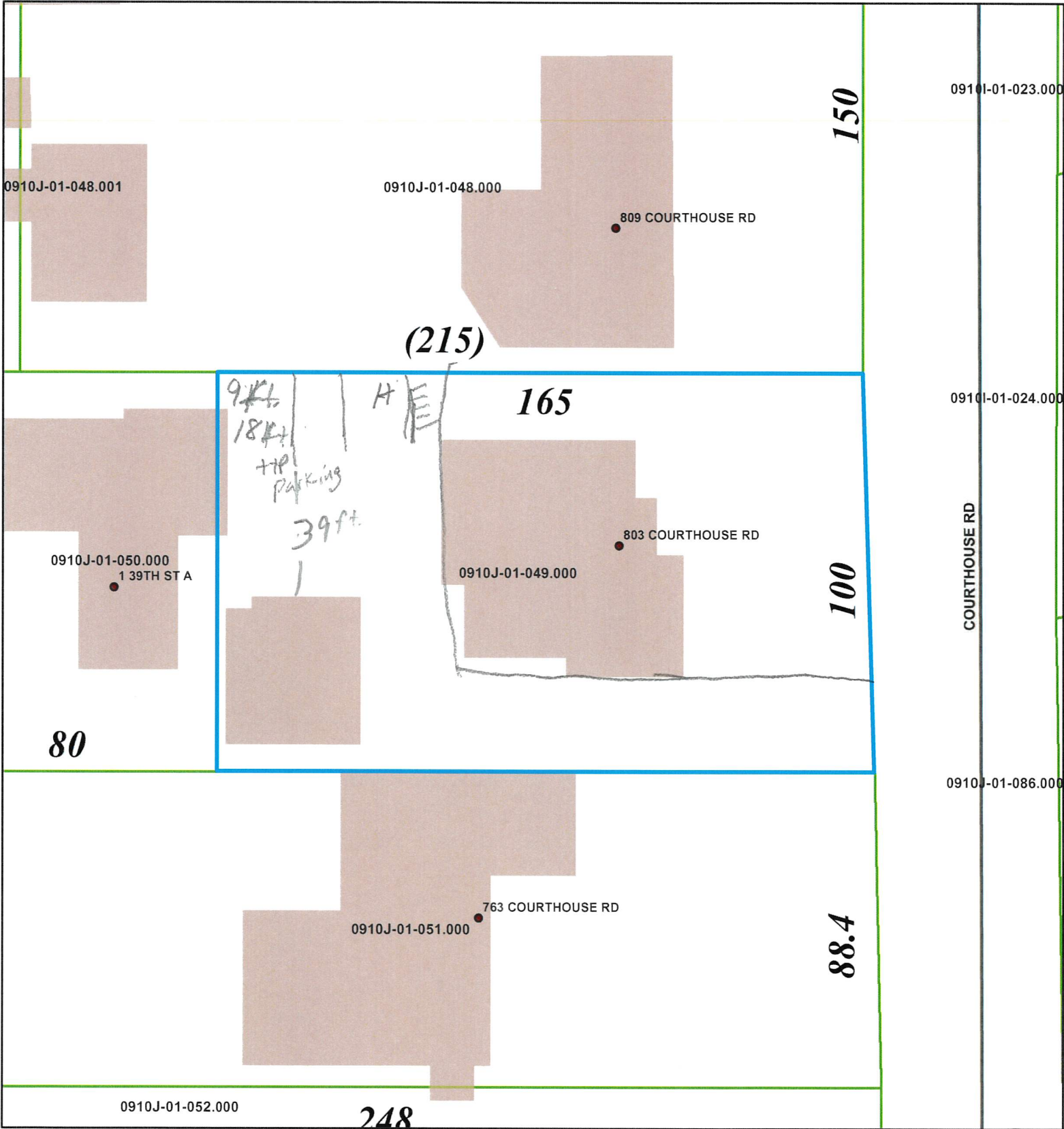
Provide: Laundry Needs provided
 Will be made available
 Report to Social Services Agency when necessary

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

DATA DISCLAIMER:

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

1 inch = 33 feet

Area Map

 Parcels

Printed 6/6/2025



803 Courthouse



Fence

Storage House

Gate

45 feet

Handicap park
15 ft

car park
10 ft

Carpark
10 feet

50 ft

Corner of Back of House

200 ft driveway

Unpaved Driveway

(other corner of House)



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

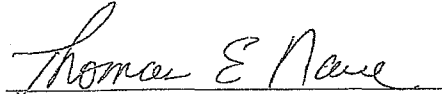
Being the same property conveyed by Quitclaim Deed recorded as Instrument Number 2014 3643-D-J1 in the office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi.

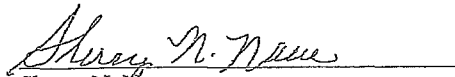
THE ABOVE described property is no part of the homestead of the grantors herein.

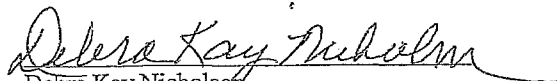
THIS CONVEYANCE is subject to any and all recorded restrictive covenants, rights-of-way and easements applicable to subject property, and subject to any and all prior recorded reservations, conveyances and leases of oil, gas and minerals by previous owners.

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

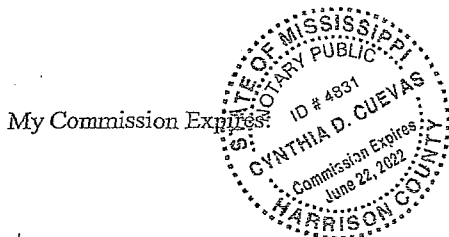
STATE OF MISSISSIPPI

COUNTY OF HARRISON

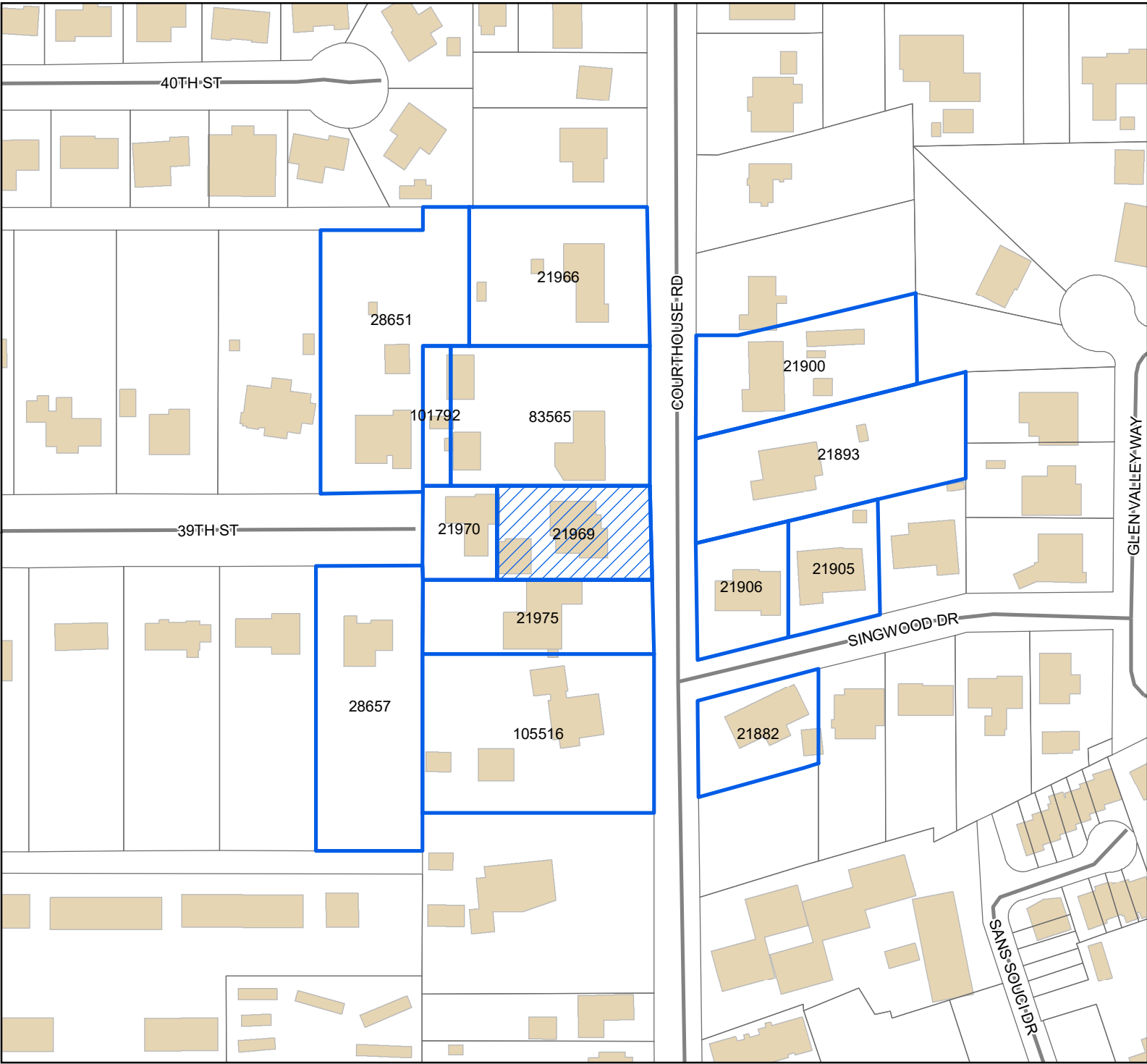
THIS DAY PERSONALLY CAME AND APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, Thomas E. Nave, Sherry N. Nave and Debra Kay Nicholson, who acknowledged that the above and foregoing instrument was signed and delivered as the free and voluntary act and deed of the Grantors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

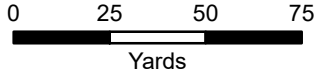


Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
Y		0910J-01-049.000	D S LADNER HOLDINGS (OWNER)	9366 STONE RD	GULFPORT	MS	39503
			DEBRA FOX (AGENT)	803 COURTHOUSE RD	GULFPORT	MS	39507
			Adjacent Property Owners (2507SE094)				
	21882	0910I-01-091.000	CAPLAN REVOCABLE TRUST DTD 6/1/2016	2409 22ND AVE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



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



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

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

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

AFFIDAVIT OF PUBLICATION

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

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

LEGAL NOTICE PUBLIC HEARING

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

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

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

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

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

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

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

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

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

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

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

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

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

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

STATE OF MISSISSIPPI
 COUNTY OF HARRISON

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

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

[Print Tearsheet Link](#)

[Marketplace Link](#)

Sherry Chasteen



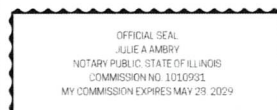
Sherry Chasteen

Julie A Ambry



Sworn to and subscribed before
 me on

Jul 9, 2025, 11:22 AM EDT



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



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

PLANNING COMMISSION

Hearing Date: Thursday, August 28, 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:

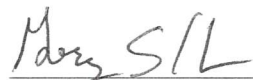
1. Existing and additional required parking shall meet all parking requirements.
2. Must comply with all current Building Codes and City of Gulfport Ordinances.
3. The parking layout provided in the application does not meet City standards.

DEPARTMENTAL CONDITIONS

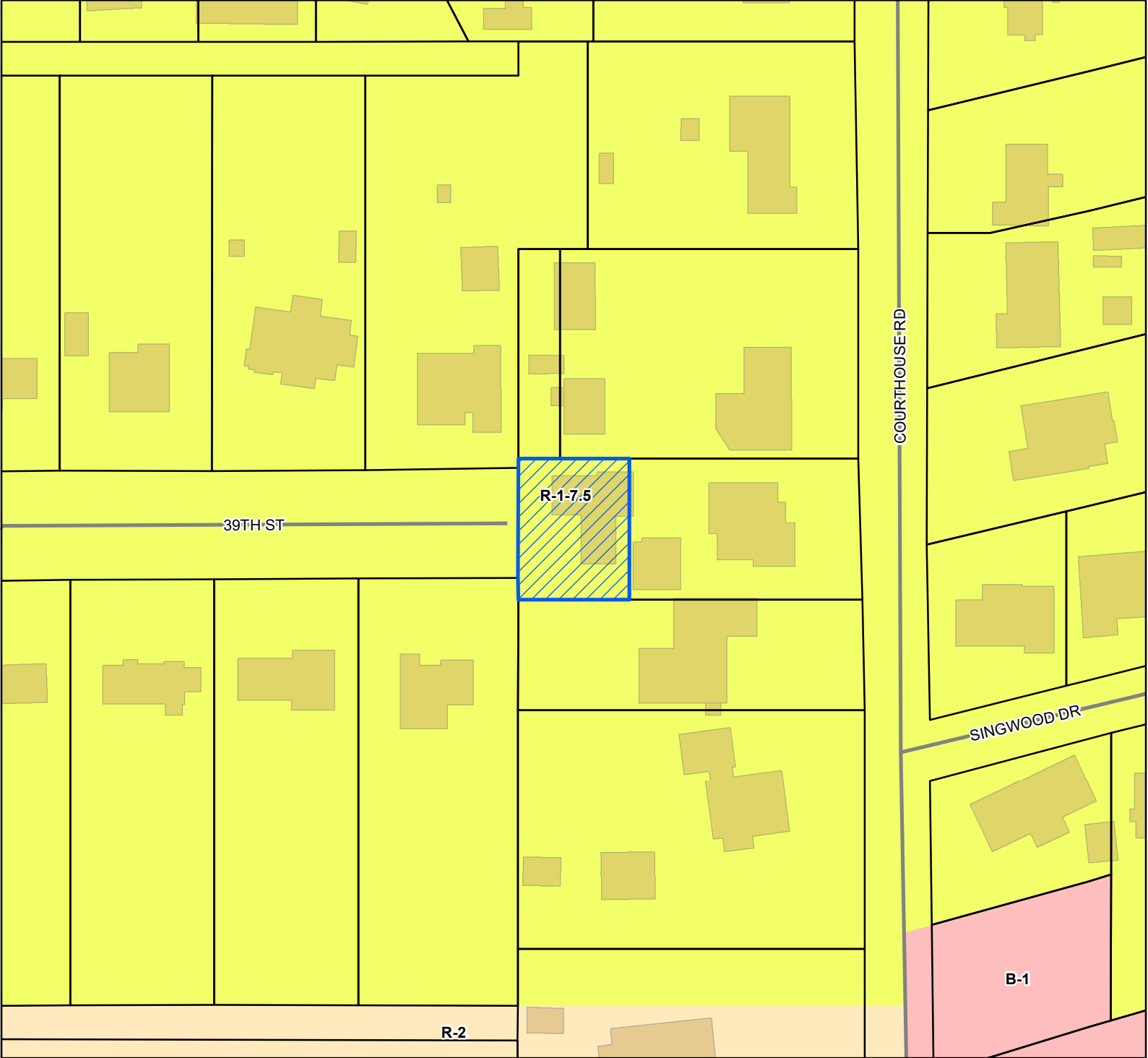
<u>Engineering:</u>	Disapprove. The parking layout provided in the application does not meet City standards. Memo dated 7/2/2025.
<u>Public Works:</u>	No comment as of 7/7/2025.
<u>Traffic and Safety:</u>	Disapprove. The parking layout provided in the application does not meet City standards. Memo dated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

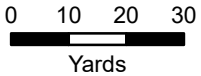


Greg Holmes
Director of Urban Development Department



-  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



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

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

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

[Signature] 6-2-2025
SIGNATURE DATE

STATE OF MISSISSIPPI | COUNTY OF HARRISON

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

[Signature] March 28th 2025
NOTARY PUBLIC COMMISSION EXPIRATION





COVENANT AFFIDAVIT

I, James Fox being property owner or agent of the property 1-A 39th Street
PRINT NAME PRIMARY ADDRESS OR PARCEL

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

James Fox
SIGNATURE

6-3-25
DATE

STATE OF MISSISSIPPI | COUNTY OF HARRISON

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

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

reviewed

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

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

The Discensed Name will be

(pg)

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

Physical Requirements : Must be Ambulatory

: Must be Able to take Own Med

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

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

Medical Needs

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

Resident Rights and Protection

Social Needs

Activities appropriate to needs and interest of each individual Resident

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

Will be made available
Report to Social Services Agency when necessary

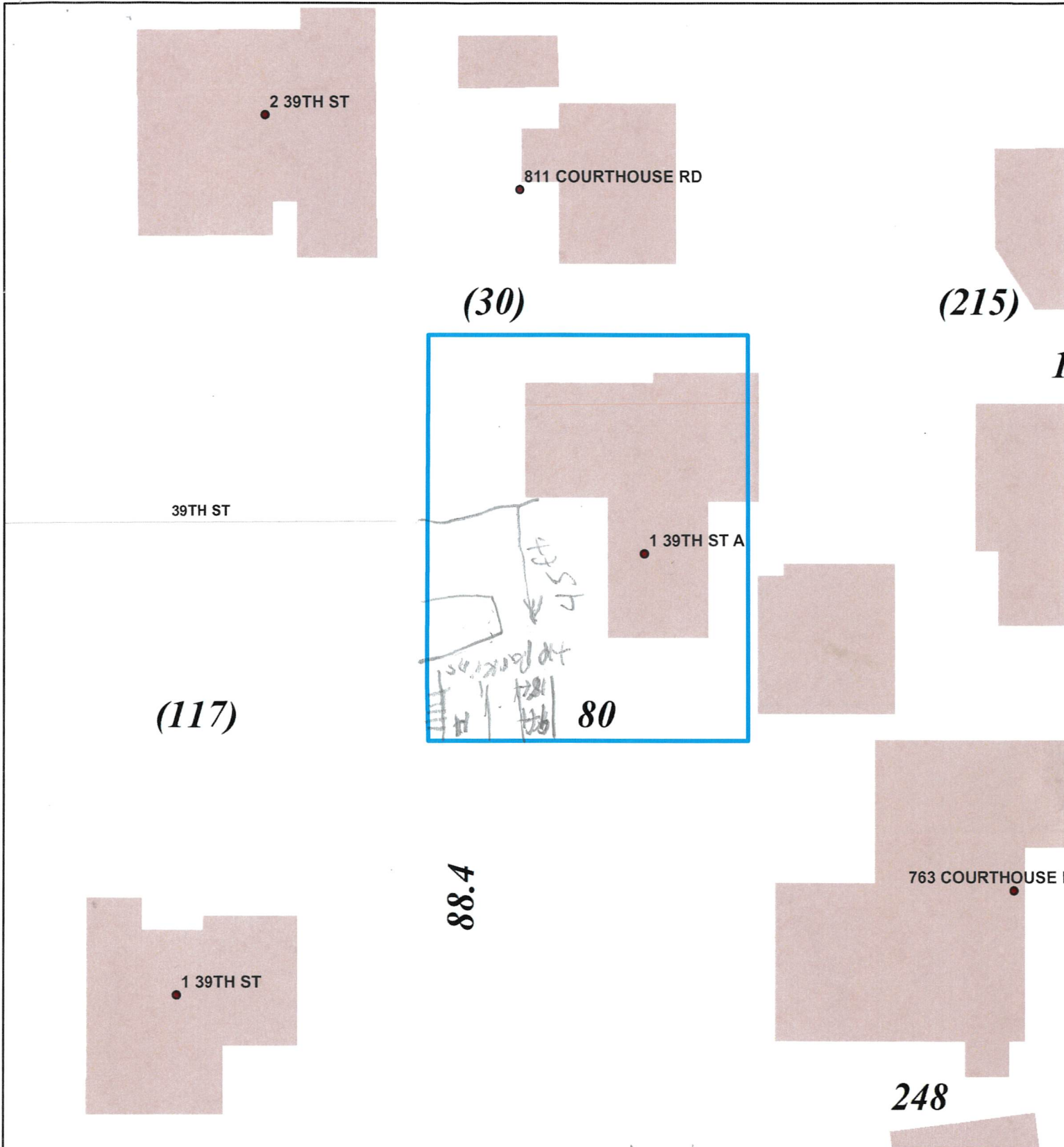
Provide: Laundry Needs provided

Description of Home:

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

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

W/C Ramp on Back Door = Handicap Accessibility.



James Fox 6/6/25
 DATA DISCLAIMER:

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

1 inch = 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



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

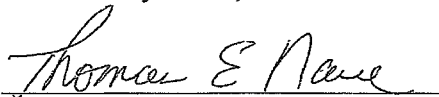
Being the same property conveyed by Quitclaim Deed recorded as Instrument Number 2014 3643-D-J1 in the office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi.

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

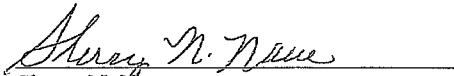
THIS CONVEYANCE is subject to any and all recorded restrictive covenants, rights-of-way and easements applicable to subject property, and subject to any and all prior recorded reservations, conveyances and leases of oil, gas and minerals by previous owners.

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

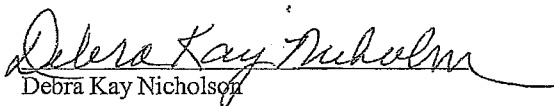
WITNESS OUR SIGNATURES, on this the 9th day of June, 2021.



Thomas E. Nave



Sherry N. Nave



Debra Kay Nicholson

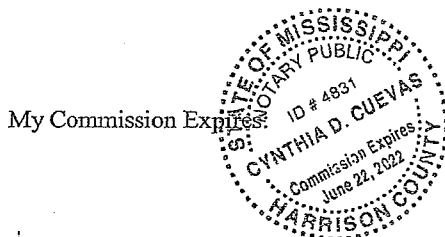
STATE OF MISSISSIPPI

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

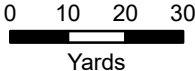


Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
Y		0910J-01-049.000	D S LADNER HOLDINGS (OWNER)	9366 STONE RD	GULFPORT	MS	39503
			DEBRA FOX (AGENT)	803 COURTHOUSE RD	GULFPORT	MS	39507
			Adjacent Property Owners (2508SE095)				
	28658	0910J-01-054.000	JKA PROPERTIES LLC	1200 COLLEGE ST	GULFPORT	MS	39507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



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



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

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

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

AFFIDAVIT OF PUBLICATION

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

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

STATE OF MISSISSIPPI
 COUNTY OF HARRISON

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

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

**LEGAL NOTICE
 PUBLIC HEARING**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

[Print Tearsheet Link](#)

[Marketplace Link](#)

Sherry Chasteen



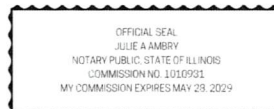
Sherry Chasteen

Julie A Ambry



Sworn to and subscribed before
 me on

Jul 9, 2025, 11:22 AM EDT



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



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

PLANNING COMMISSION

Hearing Date: Thursday, August 28, 2025

Planning Commission Recommendation



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

PLANNING COMMISSION

Hearing Date: Thursday, August 28, 2025

Zoning Map Amendment 2508PC101: Zoning Map Amendment 2508PC101, by owner Contracting 24-7 LLC, requesting to rezone to R-B (Residence-business), Tax Parcels 0911D-03-032.001, 0911D-03-032.000, 0911D-03-055.000, 2213 Hewes Ave, 23rd Street, E Railroad Street, Zoned B-2 (General Business), Ward 3

Technical Report

Zoning Map Amendment

GENERAL INFORMATION

Case File Number: 2508PC101

Hearing Date: August 28, 2025

Current Zoning/Use: B-2 / Vacant Land/Commercial Structure

Legal: Zoning Map Amendment 2508PC101, by owner Contracting 24-7 LLC, requesting to rezone to R-B (Residence-business), Tax Parcels 0911D-03-032.001, 0911D-03-032.000, 0911D-03-055.000, 2213 Hewes Ave, 23rd Street, E Railroad Street, Zoned B-2 (General Business), Ward 3

TECHNICAL DETAILS

Amendment of the Zoning Ordinance, including the zoning map, is intended to carry out the objective of a sound, stable, and desirable environment. Casual amendment of the ordinance would be detrimental to the achievement of that objective. Therefore, the ordinance dictates that a property should be considered for rezoning only when one or more of the following conditions prevail according to the Mississippi case law:

When requesting rezoning of real property, **an applicant must prove, by clear and convincing evidence**, one of the following:

1. That there was a mistake in the original zoning, or
2. That the character of the neighborhood has changed to such an extent as to justify reclassification, **and** that there was a public need for rezoning.

The applicants are requesting to rezone approximately 1.3 acres of vacant and commercial use land from B-2 (General business) to R-B (Residence business). The properties involved in the request front Hewes Avenue, East Railroad Street, and 23rd Street. The reason for the request as presented by the applicant is that the character of the neighborhood has changed due to the surrounding area being rezoned to R-B or R-2. The applicant is considering constructing housing due to the change in character of the area. The Planning Commission can only offer recommendations; the City Council will have final decision for the rezoning before building can begin. The surrounding area is largely zoned residential consisting of R-2 and R-1-7.5 single family residence districts.

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

The applicant lists the owners of the properties involved regarding the interest. The applicant states "if we move forward with the housing proposal, we will need to divide some of the parcels and install some drainage on part of the property. We would start building on the Railroad St. parcel within 6-9 months" in regard to the development schedule. The applicant states that the effect of the amendment would create much needed housing in the south part of Gulfport and also add value

Technical Report

Zoning Map Amendment

to the new construction in the area. The applicant states that no errors have been made with the zoning. It should be noted that the property at 623 23rd Street, which abuts one of the properties requesting the amendment, was granted a zoning map amendment from B-2 to R-2 with case 1704PC043.

EXECUTIVE SUMMARY

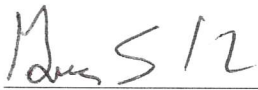
The applicants are requesting to rezone approximately 1.3 acres of vacant and commercial use land from B-2 (General business) to R-B (Residence business). The properties involved in the request front Hewes Avenue, East Railroad Street, and 23rd Street. The applicant has justified the request for a zoning change because of the change in the character of the neighborhood. It is clear to staff that the vast majority of the surrounding area is residentially zoned. The proposed zoning map amendment would extend the R-B zoning at 2222 Hewes Avenue across Hewes Avenue to the proposed properties. The R-B zoning district would be more harmonious with the surrounding area than the current B-2 zoning. It should be noted that the property at 623 23rd Street, which abuts one of the properties requesting the amendment, was granted a zoning map amendment from B-2 to R-2 with case 1704PC043.

Any approval should consider these conditions:

1. Rezoning will require city council approval. Planning Commission can only give a recommendation.

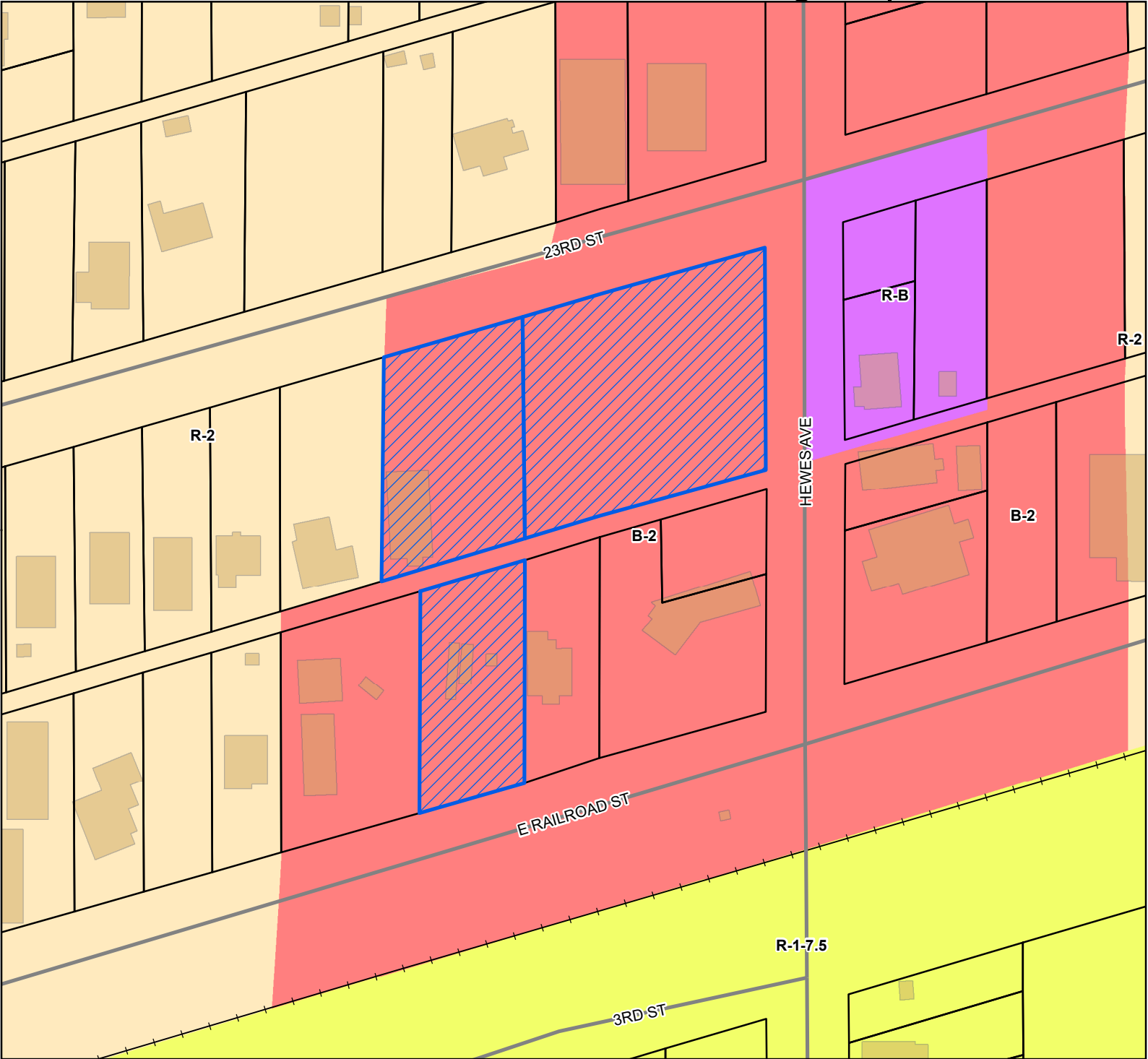
DIRECTOR APPROVAL

This report has been reviewed and approved by:



Greg Holmes

Director of Urban Development Department

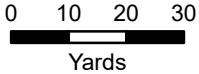


- Site
- Street
- Railroad
- Parcels
- Buildings

Zoning

- B-2 - General Business District
- R-1-7.5 - Single Family Residence District (Low Density)
- R-2 - Single Family Residence District (Medium Density)
- R-B - Residence-Business District

Site Information
 0911D-03-032.001
 0911D-03-032.000
 0911D-03-055.000
 Zoning: B-2 (General Business)
 Size: 1.3 Acres
 Flood: X, A



1 inch = 100 feet



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



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

For Staff Use Only

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

Case File #: 2508PC101
Date Received: 7/18/25
Receipt #: 13382103
Received By: WD
Zoning: B-2
Ward: 3 Flood: X, A

Property Information

TAX PARCEL #

0	9	1	1	D	-	0	3	-	0	3	2	.	0	0	0
0	9	1	1	D	-	0	3	-	0	3	2	.	0	0	1
0	9	1	1	D	-	0	3	-	0	5	5	.	0	0	0

(If necessary, use separate sheet of paper)

Address of Property Involved: 2213 Hewes Ave / 23rd St / Railroad St.
¹⁶⁻¹⁸
Lot(s) 26-36, Block(s) 10, Subdivision Hewes Addition
General Location: Hewes Ave / 23rd St / Railroad St.

GENERAL DESCRIPTION OF REQUEST:


I would like to change the zoning from B-2 to R-B on this property.

OWNERSHIP AND CERTIFICATION:

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

OWNER

AGENT

Contracting 24-7 LLC
Printed Name Of Owner
PO Box 6496
Mailing Address
Gulfport, MS 39506
City State Zip code
228-861-3279
Home Phone Work/Cell Phone
jeanette.ladner1@gmail.com
Email

Signature Of Owner

Printed Name Of Agent
Mailing Address
City State Zip code
Home Phone Work/Cell Phone
Email
Signature Of Agent

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

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

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

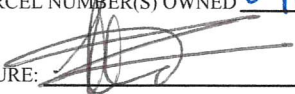
I hereby certify that I have read and understand this application and that all information and attachments are true and correct. I also certify that I agree to comply with all applicable city codes, ordinances and state laws. Finally, I certify that I am the owner of the property involved in this request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

NAME OF OWNER (PRINT) Wallace Ladner II

ADDRESS (STREET, CITY, STATE, ZIP CODE) PO Box 6496

PHONE # (H) 228-861-3279 (W) _____

TAX PARCEL NUMBER(S) OWNED 0911D-03-032.000/0911D-03-032.001 0911D-03-095.000

SIGNATURE: 

NAME OF OWNER (PRINT) _____

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

PHONE # (H) _____ (W) _____

TAX PARCEL NUMBER(S) OWNED _____

SIGNATURE: _____

NAME OF OWNER (PRINT) _____

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

PHONE # (H) _____ (W) _____

TAX PARCEL NUMBER(S) OWNED _____

SIGNATURE: _____

(Use additional forms as needed)

IN CASES OF MULTIPLE APPLICANTS, PLEASE IDENTIFY THE PERSON WHO WILL BE ACTING AS YOUR SPOKES PERSON/AGENT FOR YOU: _____

City of Gulfport
Urban Development – Planning Division
1410 24th Ave.
Gulfport, MS 39501

July 8, 2025

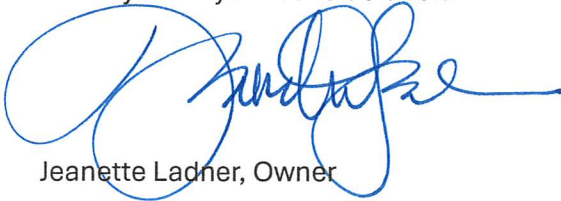
To Whom It May Concern:

I am writing to change the zoning of my vacant land from the current zoning B-2 (General Business) to R-B (Residence Business).

The reason behind this change is that the character of the neighborhood has changed. The property was originally a mechanic's garage and auto body yard. The building was severely damaged and removed after Hurricane Katrina and has since been a vacant lot. The majority of the surrounding area has been rezoned to R-B or R-2 because of the previous businesses becoming housing.

I am considering putting housing on this property. There is very little B-2 zoning in this area and the re-zoning would be in uniform with the direction that the area has gone in.

Thank you for your consideration.

A handwritten signature in blue ink, appearing to read "Jeanette Ladner", with a large, stylized initial "J" and a long horizontal flourish extending to the right.

Jeanette Ladner, Owner

Amendment to the Comprehensive Zoning Ordinance

1. Interest:

Contracting 24-7 LLC
Managing Member, Jeanette Ladner
Member, Wallace Ladner II
PO Box 6496 Gulfport, MS 39506

2. Development Schedule:

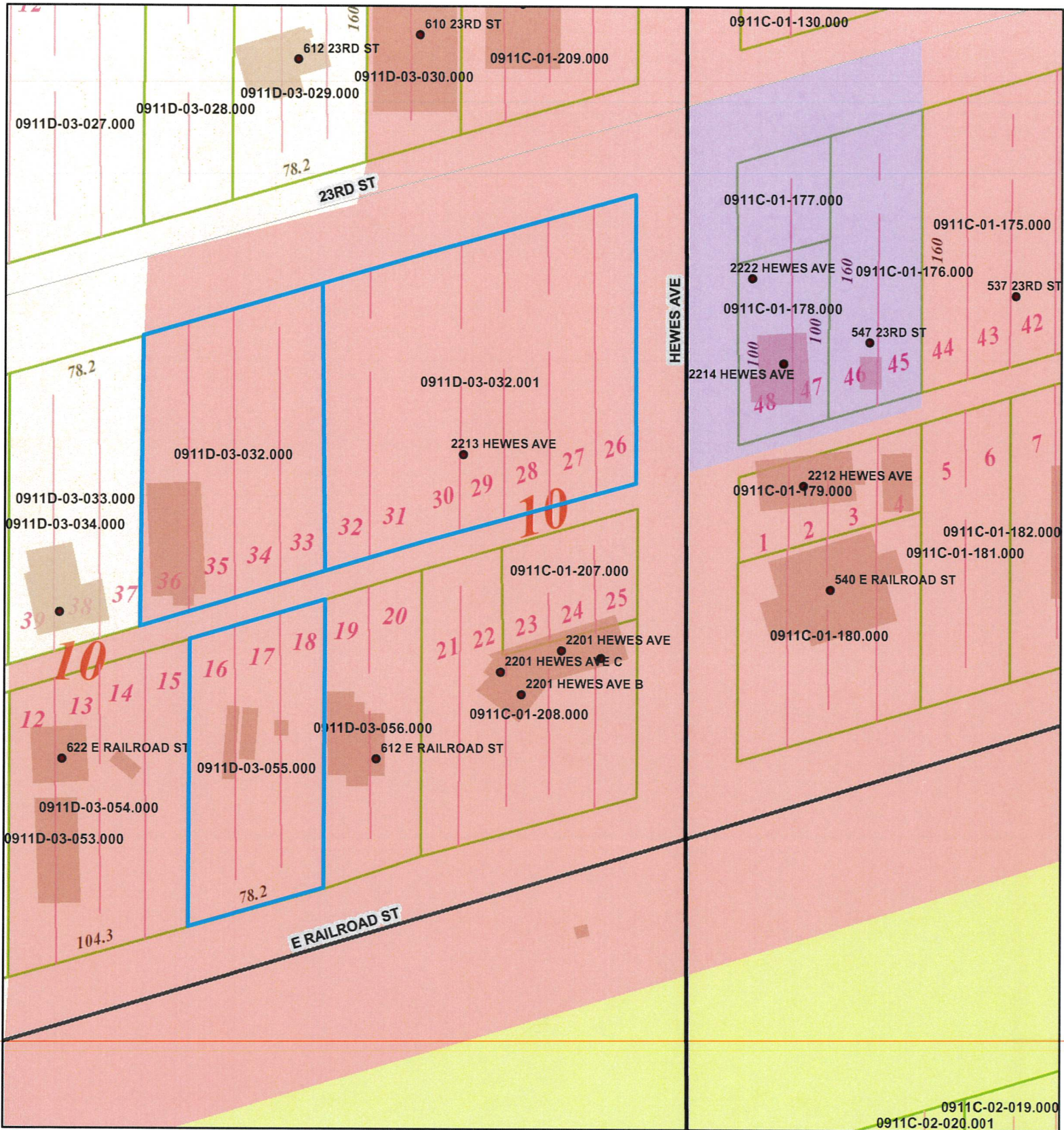
If we move forward with the housing proposal, we will need to divide some of the parcels and install some drainage on part of the property. We would start building on the Railroad St. parcel within 6-9 months.

3. Effect of Amendment:

The effect of the amendment to the area would create much needed housing in the south part of Gulfport and also add value with the new construction in the area.

4. Error:

No errors have been made with this zoning.



1 inch = 73 feet

DATA DISCLAIMER:

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

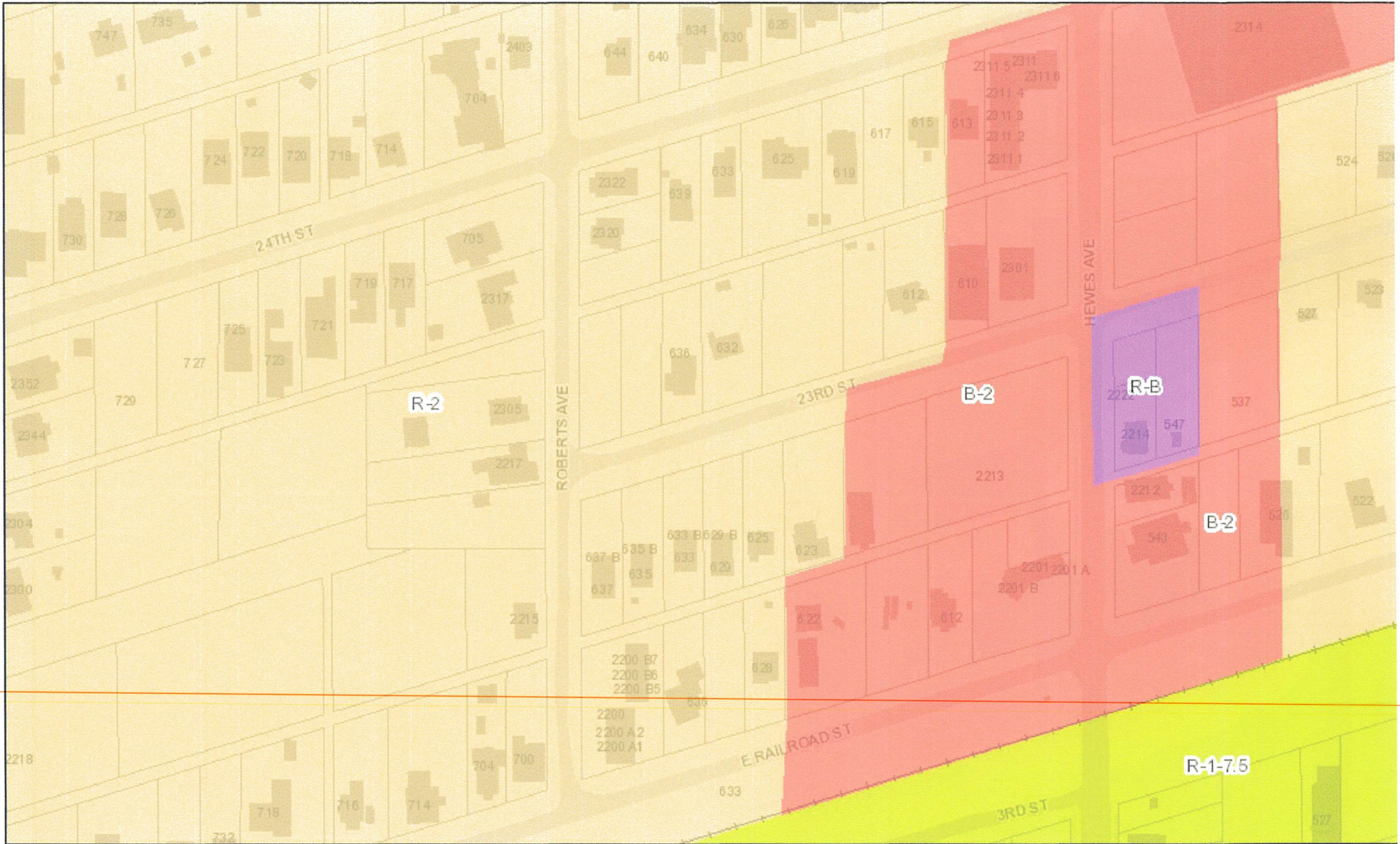
Area Map

Parcels

Printed 7/8/2025

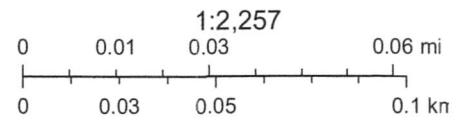


City of Gulfport



7/8/2025, 2:44:03 PM

- | | | |
|---|--|---|
| Traditional Code - Appendix A | Hybrid Code - Appendix A | Smart Code - Appendix D |
| <ul style="list-style-type: none"> A-1 - Agricultural District B-1 - Neighborhood Business District B-2 - General Business District B-3 - Central Business District B-4 - Highway Business District E-G - Entertainment - Gaming District I-1 - Light Industry District I-2 - Heavy Industry District | <ul style="list-style-type: none"> I-3 - Planned Industrial District R-1-10 - Single Family Residence (Low Density) R-1-15 - Single Family Residence District (Low Density) R-1-5 - Single Family Residence District (Medium Density) R-1-7.5 - Single Family Residence District (Low Density) R-2 - Single Family Residence District (Medium Density) R-3 - General Residence (High Density) R-4 - General Residence (High Density) R-O - Residence-Office R-B - Residence-Business District R-E - Residence-Estate R-UE - Residential Urban Estate SB - Sand Beach WF - Water Front CS - Community Service District SD - Special District T1 - Natural Zone | <ul style="list-style-type: none"> T2 - Rural Zone T3 - SFR Zone T4L - Limited Commercial Zone T4+ - Commercial Zone T5 - Heavy Commercial Zone T6 - Urban Core/Downtown Government Property Hybrid |



City of Gulfport GIS Department, Sources: Esri, TomTom, Garmin, F, USGS, © OpenStreetMap contributors, and the GIS User Community



Michael Watson

SECRETARY OF STATE

This is not an official certificate of good standing.

Name History

Name	Name Type
Contracting 24-7 LLC	Legal

Business Information

Business Type:	Limited Liability Company
Business ID:	1057774
Status:	Good Standing
Effective Date:	01/01/2015
State of Incorporation:	Mississippi
Principal Office Address:	2201 Hewes Ave., 2201 Hewes Ave. Gulfport, MS 39507

Registered Agent

Name
Jeanette Ladner
1390 29th Avenue Suite A
Gulfport, MS 39501

Officers & Directors

Name	Title
Wallace S Ladner II 2201 Hewes Ave. Gulfport, MS 39507	Member
Jeanette N Ladner 2201 Hewes Ave. Gulfport, MS 39507	President



J. Jordan 1st Judicial District
Instrument 2015 6393 D - J1
Filed/Recorded 9/21/2015 02:59 P
Total Fees \$ 18.00
2 Pages Recorded

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

File# 151603

Indexing Instructions:
Lots 16-18, & Lots 33-36, Blk 10,
Hewes Add to City of Gulfport, 1st JD,
Harrison Co., MS

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

WARRANTY DEED

THAT FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars (\$10.00),
cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of
which is hereby acknowledged,

**RICHARD C. LAWSON, also known as RICHARD LAWSON,
2301 HEWES AVENUE
GULFPORT, MS 39501
(228) 864-1974**

does hereby grant, bargain, sell, convey and warrant, unto

**CONTRACTING 24-7, LLC, a Mississippi limited liability company
2601 13TH AVENUE
GULFPORT, MS 39501
(228) 206-3263**

the following described property, together with the improvements, hereditaments and appurtenances
thereunto situated and located in the County of Harrison, State of Mississippi, and more particularly
described as follows, to-wit:

**Lots Sixteen (16), Seventeen (17), Eighteen (18), Thirty-three (33), Thirty-four
(34), Thirty-five (35) and Thirty-six (36), Block Ten (10), Hewes Addition to the
City of Gulfport, First Judicial District, Harrison County, Mississippi, in Plat
Book 3 at Page 10 thereof, reference to which is hereby made in aid of and as a
part of this description.**

The Grantor hereby covenants that the property described herein constitutes no part of his
homestead, nor is it contiguous thereto.

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

Estimated county ad valorem taxes have been prorated between the parties as a part of the consideration for this conveyance. In the event the estimates upon which such proration is based prove to be inaccurate for any reason, the Grantee agrees to refund any excess, and the Grantor agrees to pay any deficiency, upon receipt of a copy of the tax statement for the current year and a computation of the true amount due, based on a 365 day year.

THIS CONVEYANCE is also subject to Zoning and/or other land use regulations promulgated by federal, state or local governments affecting the use or occupancy of the subject property.

WITNESS THE SIGNATURE of the Grantor on this the 18th day of September, 2015.

Richard C. Lawson
RICHARD C. LAWSON

STATE OF MISSISSIPPI
COUNTY OF HARRISON

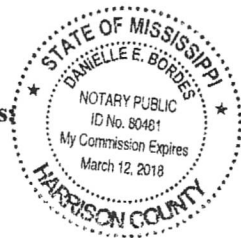
THIS DAY personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid, RICHARD C. LAWSON, who acknowledged that he/she signed, executed and delivered the above and foregoing instrument as a voluntary act and deed on the day and year therein mentioned.

GIVEN under my hand and official seal on this the 18th day of September, 2015.

[Signature]
NOTARY PUBLIC

(SEAL)

My Commission Expires





J. Jordan 1st Judicial District
Instrument 2017 1109 D -J1
Filed/Recorded 2/22/2017 03:07 P
Total Fees \$ 18.00
2 Pages Recorded

Prepared by & return to:
Schwartz, Orgler & Jordan, PLLC
12206 Highway 49
Gulfport, MS. 39503
228-832-8550
Our File: 162301

INDEX AS: Lots 27-32, Blk 10, Hewes Add,
1st JD, Harrison Co., MS

STATE OF MISSISSIPPI
COUNTY OF HARRISON
FIRST JUDICIAL DISTRICT

QUITCLAIM 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,

**RICHARD C. LAWSON, also known as RICHARD LAWSON,
2301 HEWES AVENUE
GULFPORT, MS 39501
(228) 864-1974**

does hereby sell, convey and quitclaim unto

**CONTRACTING 24-7, LLC, a Mississippi limited liability company
2601 13TH AVENUE
GULFPORT, MS 39501
(228) 206-3263**

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

**Lots Twenty-six (26), Twenty-seven (27), Twenty-eight (28), Twenty-nine (29), Thirty (30),
Thirty-one (31) and Thirty-two (32), Block Ten (10), Hewes Addition, a subdivision as per
the official map or plat thereof on file and of record in the office of the Chancery Clerk of
the First Judicial District of Harrison County, Mississippi, in Plat Book at Page 16 thereof,
reference to which is hereby made in aid of and as a part of this description.**

The Grantor hereby covenants that the property described herein constitutes no part of his
homestead, nor is it contiguous thereto.

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.

Estimated county ad valorem taxes have been prorated between the parties as a part of the consideration for this conveyance. In the event the estimates upon which such proration is based prove to be inaccurate for any reason, the Grantee agrees to refund any excess, and the Grantor agrees to pay any deficiency, upon receipt of a copy of the tax statement for the current year and a computation of the true amount due, based on a 365 day year.

THIS CONVEYANCE is also subject to Zoning and/or other land use regulations promulgated by federal, state or local governments affecting the use or occupancy of the subject property.

WITNESS THE SIGNATURE of the Grantor on this the 24th day of February, 2017.

Richard C. Lawson
RICHARD C. LAWSON

**STATE OF MISSISSIPPI
COUNTY OF HARRISON**

THIS DAY personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid, RICHARD C. LAWSON, who acknowledged that he signed, executed and delivered the above and foregoing instrument as a voluntary act and deed on the day and year therein mentioned.

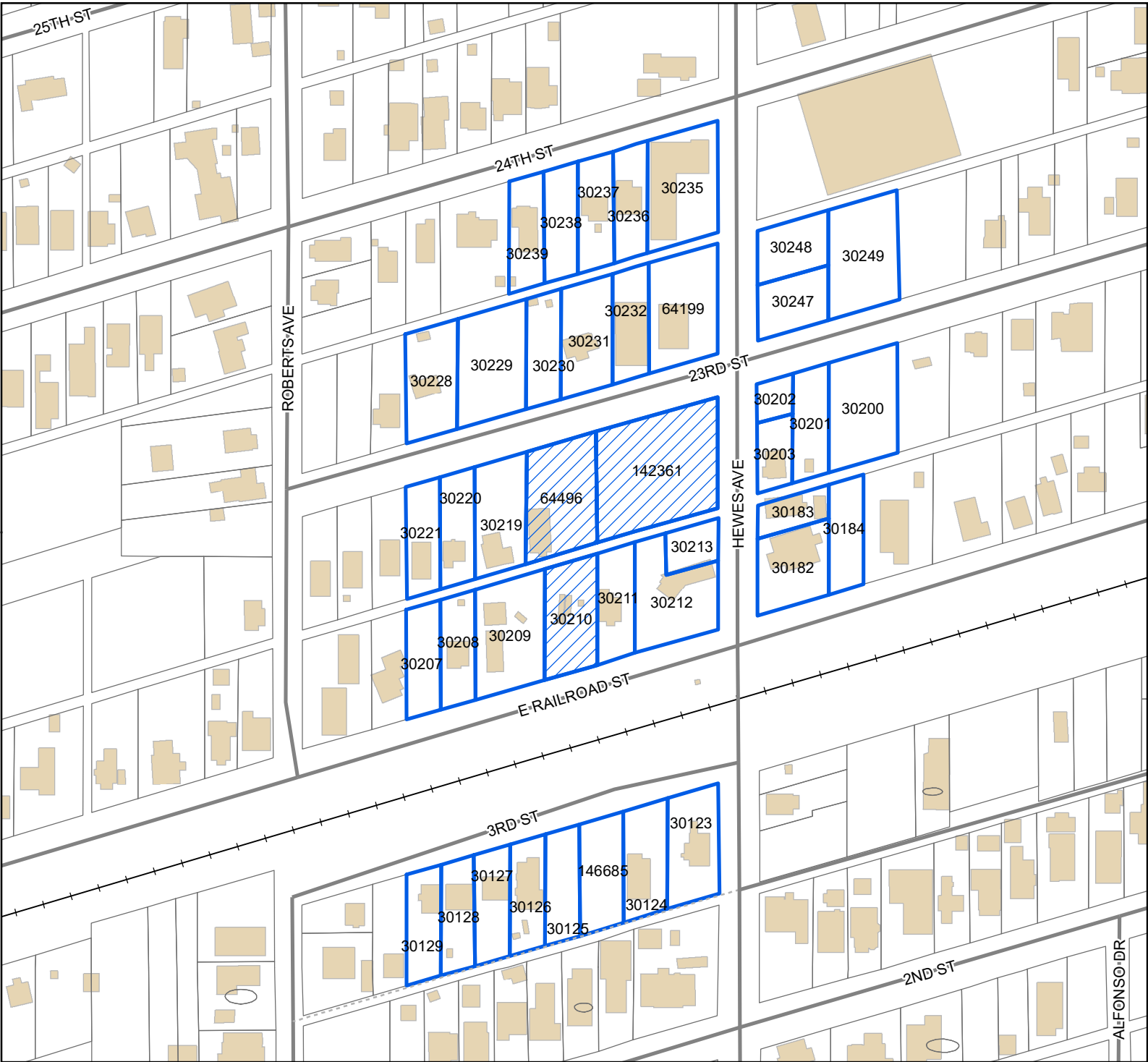
GIVEN under my hand and official seal on this the 24th day of February, 2017.

Karen Castiglia
NOTARY PUBLIC



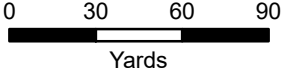
Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
Y		0911D-03-032.000	CONTRACTING 24-7 LLC (OWNER) Adjacent Property Owners (2508PC101)	P.O. BOX 6496	GULFPORT	MS	6496
	30201	0911C-01-176.000	HUNTER FITZROY	2212 HEWES AVE	GULFPORT	MS	39507
	30200	0911C-01-175.000	BELL ROBERT L	414 TERRY PARKWAY	GRETNA	LA	70056
	142361	0911D-03-032.001	CONTRACTING 24-7 LLC	P O BOX 6496	GULFPORT	MS	39506
N	30202	0911C-01-177.000	HUNTER FITZROY	2212 HEWES AVE	GULFPORT	MS	39507
	30231	0911D-03-029.000	BENNETT ARLENA	612 23RD ST	GULFPORT	MS	39506
	30235	0911C-01-210.000	MIRACLE TEMPLE MINISTRIES	2311 HEWES AVE STE 1	GULFPORT	MS	39507
N	30184	0911C-01-181.000	HARRISON CO				0
	30221	0911D-03-035.000	GARCIA PROPERTIES LLC	14705 RUE MORNAY	BILOXI	MS	39532
	30247	0911C-01-130.000	PASQUA RAYMOND J	164 GOLDEN MEADOW DR	COVINGTON	LA	70433
N	30230	0911D-03-028.000	BENNETT ARLENA	612 23RD ST	GULFPORT	MS	39501
N	30249	0911C-01-131.000	PASQUA RAYMOND J	164 GOLDEN MEADOW DR	COVINGTON	LA	70433
	30213	0911C-01-207.000	WHALEN MICHAEL W & BRYAN (SON)	303 ESPY AVE	PASS CHRISTIAN	MS	39571
N	30212	0911C-01-208.000	CONTRACTING 24-7 LLC	1390 29TH AVE STE A	GULFPORT	MS	39501
N	30210	0911D-03-055.000	CONTRACTING 24-7 LLC	P O BOX 6496	GULFPORT	MS	39506
	30211	0911D-03-056.000	FAGAN RANDOLPH F & JOEDNA R	9108 W SIMMONS BAYOU	OCEAN SPRINGS	MS	39564
	30129	0911D-03-065.000	EAGLE DAWG PROPERTIES LLC	P.O.BOX 2408	GULFPORT	MS	39505
	30128	0911D-03-064.000	COSPELICH SARAH J	631 3RD ST	GULFPORT	MS	39501
	30236	0911D-03-002.000	LOCKETT MYRA	P O BOX 1403	BILOXI	MS	39531
	30238	0911D-03-004.000	DANIELS REV SEDGWICK	1220 E DONGES COURT	BAYSIDE	WI	83217
	64199	0911C-01-209.000	HEWES AVENUE HOLDINGS LLC	PO BOX 6496	GULFPORT	MS	39505
	30220	0911D-03-034.000	MADRID JORGE & WILMER	625 23RD ST	GULFPORT	MS	39507
	30228	0911D-03-026.000	AUBERT HERMAN J & FLOREAN	P O BOX 8421	GULFPORT	MS	39506
	30229	0911D-03-027.000	AUBERT HERMAN J & FLOREAN C	P.O.BOX 8421	GULFPORT	MS	39506
	30219	0911D-03-033.000	RAMOS VANESSA F & WILMER J MADRID	623 23RD ST	GULFPORT	MS	39501
	30207	0911D-03-052.000	MCMILLAN WILLIE JAMES	641 26 1/2 ST	GULFPORT	MS	39501
	30125	0911D-03-061.000	STRAIN FRANK	620 2ND ST	GULFPORT	MS	39501
	30127	0911D-03-063.000	POWELL WILMA H	629 3RD ST	GULFPORT	MS	39501
	30126	0911D-03-062.000	BETHEA JACK	622 2ND STREET	GULFPORT	MS	39507
	30183	0911C-01-179.000	HUNTER FITZROY G	2212 HEWES AVENUE	GULFPORT	MS	39507
	30237	0911D-03-003.000	LOCKETT AARON F & JAMES H III	615 24TH STREET	GULFPORT	MS	39501
	30232	0911D-03-030.000	HEBERT CHRIS -EST-	11502 STANTON CIRCLE	GULFPORT	MS	39503
	30239	0911D-03-005.000	URIBE ANGEL VEGA & ORTEGA CLAUDIA V	2303 COLLINS BLVD	GULFPORT	MS	39507
N	30248	0911C-01-129.000	PASQUA RAYMOND J	164 GOLDEN MEADOW DR	COVINGTON	LA	70433
N	30203	0911C-01-178.000	HUNTER FITZROY	2212 HEWES AVE	GULFPORT	MS	39507

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
	30208	0911D-03-053.000	THOMPSON GEORGIA FAY	628 E RAILROAD ST	GULFPORT	MS	39501
	30182	0911C-01-180.000	ALFATA YASSER	1201 19TH ST	GULFPORT	MS	39501
	30209	0911D-03-054.000	JOHNSON KAREN R	2601 KELLY AVE	GULFPORT	MS	39501
	30123	0911C-02-056.000	ALADAI ELIZABETH A -TOD-	1823 HEWES AVE	GULFPORT	MS	39501
	30124	0911D-03-060.000	3RD STREET OR 17TH STREET LLC	6125 STAGECOACH ROAD	REX	GA	30273
N	64496	0911D-03-032.000	CONTRACTING 24-7 LLC	P O BOX 6496	GULFPORT	MS	39506
N	146685	0911D-03-060.001	3RD STREET OR 17TH STREET LLC	6125 STAGECOACH ROAD	REX	GA	30273



Legend

-  Site
-  Street
-  Alley
-  Railroad
-  Buildings



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.



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	IPL0261349	Legal Ad - IPL0261349		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:
 08/13/25 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 Gulfport City Planning Commission will hold a public hearing in the City of Gulfport, Mississippi at 4:30 P.M., Thursday, August 28, 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.

Zoning Map Amendment 2508PC101, by owner Contracting 24-7 LLC, requesting to rezone to R-B (Residence-Business), Tax Parcels 0911D-03-032.001, 0911D-03-032.000, 0911D-03-055.000, 2213 Hewes Ave, 23rd Street, E Railroad Street, Zoned B-2 (General Business), Ward 3.

This the 6th day of August 2025
 Keith Williams, Chairman
 City of Gulfport Planning Commission
 IPL0261349
 Aug 13 2025

[Print Tearsheet Link](#)

[Marketplace Link](#)

Julie Ambry



Julie Ambry

Sherry J Chasteen



Sworn to and subscribed before me on

Aug 13, 2025, 10:03 AM ED



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