



Architectural Review Committee | Agenda

Thursday, October 9, 2025 – 3:00 PM

City Hall – Council Chambers
2309 15th Street, Gulfport

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

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

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

F2. Speaker Card

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

G. Adoption of Minutes

G1. Architectural Review Committee - 9-4-25

H. Hearing of Cases

H1. Signs

1. Architectural Review Committee 2510ARC017:

Architectural Review Committee 2510ARC017, by agent Algernon Shaw, seeking approval for a new freestanding ground sign, Tax Parcel 0708H-02-009.001, 12217 Old Hwy 49, Zoned R-1-15 (Single-Family), Ward 7

2. Architectural Review Committee 2510ARC018:

Architectural Review Committee 2510ARC018, by owner LL 1426 Gulfport T5 LLC, seeking approval for a new freestanding ground sign, Tax Parcel 1008M-01-009.000, 11208 Lorraine Road, Zoned B-2 (General-Business), Ward 5

H2. Architectural Review Committee Permits

1. Architectural Review Committee 2510ARC016:

Architectural Review Committee 2510ARC016, by owners Robert Patten and Brittney Patten, seeking approval for metal siding for proposed accessory structure, Tax Parcel 0808D-03-052.000, 15297 Baywood Circle, Zoned R-1-10 (Single-Family), Ward 7

2. Architectural Review Committee 2510ARC019:

Architectural Review Committee 2510ARC019, by agent Michael Hollins, seeking approval for metal siding for proposed accessory structure, Tax Parcel 0808I-03-136.000, 1001 Michelle Drive, Zoned R-1-10 (Single-Family), Ward 6

I. Reports

J. Unfinished Business

K. Other Business

L. Adjournment

MINUTES

GULFPORT ARCHITECTURAL REVIEW COMMITTEE MEETING

Thursday, September 4, 2025, 3:00 P.M.

City Council Chambers

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

BOARD MEMBERS PRESENT:

JOHNNY OLSEN
BRENT FRENCH
LEE PALERMO
KENNY MCNAIR
DANIELLE COTTON

BOARD MEMBERS ABSENT:

STAFF MEMBERS PRESENT

GREG HOLMES
SAMUEL SWEETING
WILLIAM DICKINSON

COURT REPORTER:

E. Confirmation of Agenda:

F. Approval of Minutes:

Motion by **Mr. Olsen** and seconded by **Mrs. Cotton** to approve Minutes of the **August 14, 2025**, ARC meeting was carried unanimously.

G. Hearing of cases:

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

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

G3. Routine Agenda:

1. Adoption of the Bylaws by the Architectural Review Committee

Motion: Mr. McNair – to accept the Bylaws as presented.

Second: Mr. Olsen

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

Action: Motion carried unanimously

2. Architectural Review 2508ARC014:

Architectural Review Committee 2508ARC014, by agent Frank Wilem, seeking approval for metal siding for a proposed commercial structure, Tax Parcel 1010N-01-087.000, Cowan Road, Zoned T5 (Urban Center Zone), Ward 2

Speaking for the Petition: Donna Tindall, Frank Wilem

Speaking against the Petition: Chris Spear

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

Second: Mr. French

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

Action: Motion carried unanimously

Adjournment:

Motion by **Mrs. Cotton** to adjourn the meeting was seconded by **Mr. Olsen** and carried unanimously. The meeting adjourned at **3:18 P.M.**

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

Danielle Cotton, Secretary

Date: _____



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

ARCHITECTURAL REVIEW COMMITTEE

Hearing Date: Thursday, October 9, 2025

Signs



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PO BOX 1780 | GULFPORT, MS | 1410 24TH AVENUE
228.868.5710 | PLANNERS@GULFPORT-MS.GOV

ARCHITECTURAL REVIEW COMMITTEE

Hearing Date: Thursday, October 9, 2025

Architectural Review Committee 2510ARC017: Architectural Review Committee 2510ARC017, by agent Algernon Shaw, seeking approval for a new freestanding ground sign, Tax Parcel 0708H-02-009.001, 12217 Old Hwy 49, Zoned R-1-15 (Single-Family), Ward 7

Technical Report
ARCHITECTURAL REVIEW COMMITTEE

GENERAL INFORMATION

Case File Number: 2510ARC017

Hearing Date: October 9, 2025

Current Zoning/Use: R-1-15/ Church

Legal: Architectural Review Committee 2510ARC017, by agent Algernon Shaw, seeking approval for a new freestanding ground sign, Tax Parcel 0708H-02-009.001, 12217 Old Hwy 49, Zoned R-1-15 (Single-Family), Ward 7

TECHNICAL DETAILS

The applicant is seeking approval for a new ground sign for the Kenwood Baptist Church. Due to the previous sign being destroyed by being driven through, the applicant is replacing the sign as well as moving it to a location outside of the existing easement. The proposed sign meets setback requirements as well as the copy area requirements for freestanding ground signs in R-1-15 zoning districts. The applicant's sign also includes the decorative cap as well as decorative buttress.

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

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

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

EXECUTIVE SUMMARY

The applicant is seeking approval for their proposed freestanding ground sign. The proposed ground sign is replacing the previous ground sign that was located on that property, however the new sign will be placed outside of the existing easements. The proposed ground sign meets setback and copy area requirements as well as the required decorative buttress and cap.

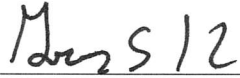
Technical Report
ARCHITECTURAL REVIEW COMMITTEE

DEPARTMENTAL CONDITIONS

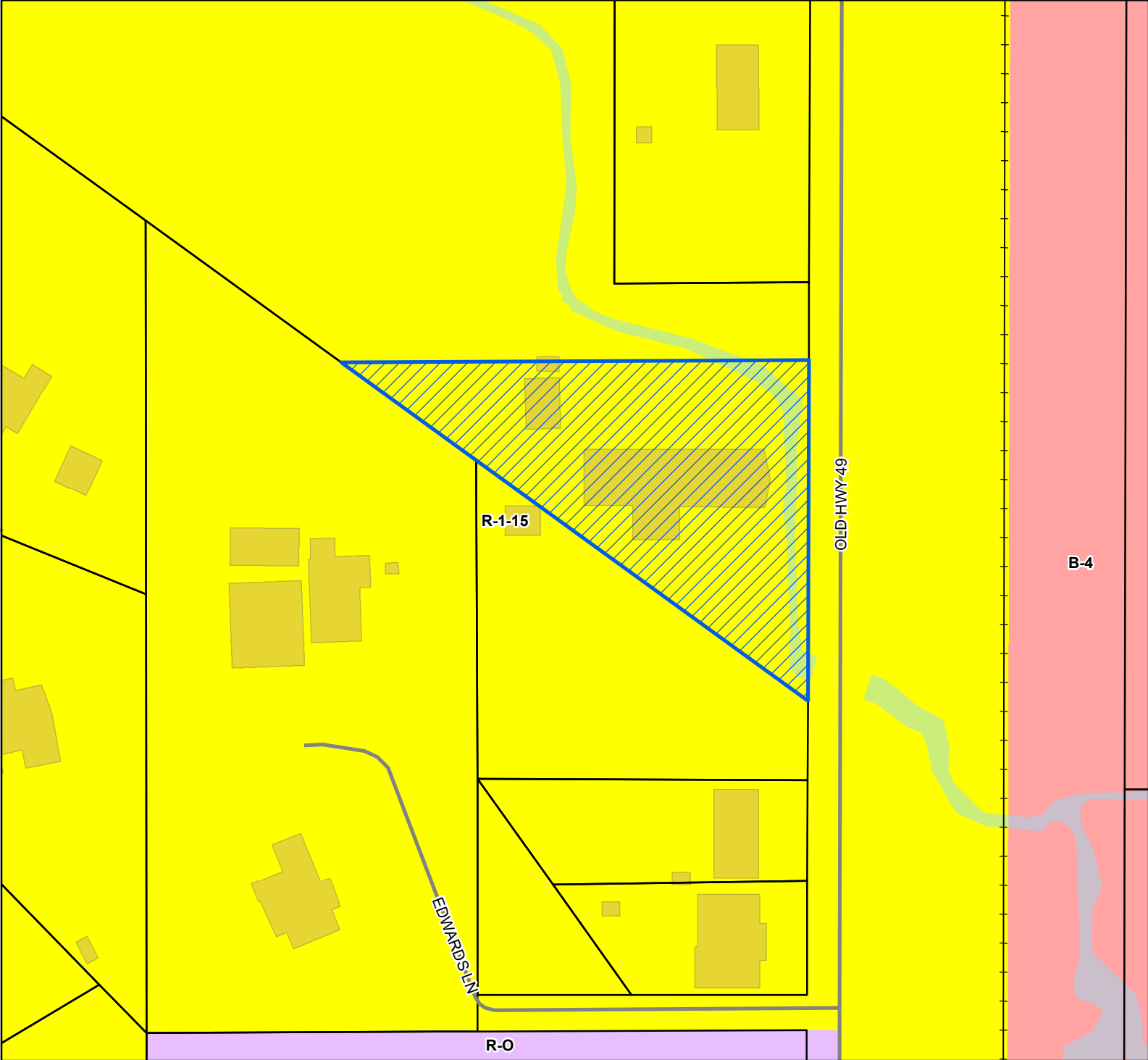
1. Approval allows for the new freestanding ground sign as proposed.

DIRECTOR APPROVAL

This report has been reviewed and approved by:

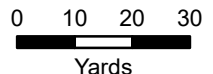


Greg Holmes
Director of Urban Development Department



- Site
 - Street
 - Railroad
 - Parcels
 - Buildings
 - Water Features
 - City Limit
- Zoning**
- B-4 - Highway Business District
 - R-1-15 - Single Family Residence District (Low Density)
 - R-O - Residence-Office

Site Information
 0708H-02-009.001
 Zoning: R-1-15 (Single Family)
 Size: 41182.16 sqft
 Flood: AE



1 inch = 100 feet



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OWNER:

Timothy Scott (On behalf of Kenwood Missionary Baptist Church)

Printed Name of Owner

12217 Old Hwy 49

Mailing Address

Gulfport MS 39503

City

State

Zip Code

Signature: T Scott

AGENT: Algernon Shaw

Printed Name of Agent

Algernon Shaw 228 224 4971 info@shawsonline.com

Mailing Address

P.O. Box 27 Saucier MS 39574

City

State

Zip Code

Signature: Algernon Shaw

Name of Owner (PRINT) Timothy Scott

Address (Street, City, State, Zip Code) 12217 Old Hwy 49

Phone (Home) _____ (Work) _____ (Cell) 228-343-1296

Tax Parcel Number(s) Owned: 0708H-02-009.001

Signature: T Scott

Name of Owner (PRINT) _____

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

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

Tax Parcel Number(s) Owned: _____

Signature: _____



12217 Old Hwy 49 Gulfport, MS 39503 | | Pastor JP Moreaux

09/26/2025

To Whom It May Concern:

Kenwood Baptist Church hereby designates Shaw Signs and its agents to act as agent on behalf of all matters supporting the replacement of our church sign.

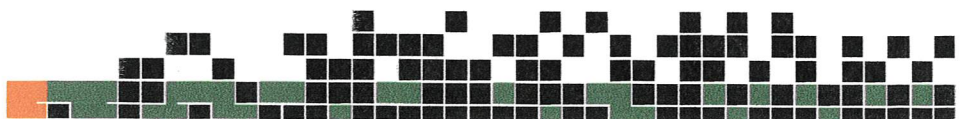
J.P. Moreaux

Pastor

Kenwood Baptist Church



My Commission expires March 4, 2026
Tywana Blackston





12217 Old Hwy 49 Gulfport, MS 39503 | | Pastor JP Moreaux

09/26/2025

To Whom It May Concern:

On 1/16/2022 Kenwood Baptist Church entered a business meeting to make changes to the way Kenwood Missionary Baptist Church DBA Kenwood Baptist Church conducts business matters. The proposed and subsequently approved changes are as follows:

Allow Timothy Scott, Associate Pastor, to act on behalf of Kenwood Baptist Church for all financial and business-related conduct with full signature authority on all matters.

The motion was passed by unanimous vote of all members present.

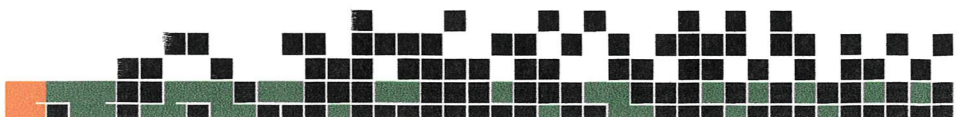
J.P. Moreaux

Pastor

Kenwood Baptist Church



My Commission expires March 4, 2026
Tywana Blackston





Covenant Affidavit

I, Algernon Shaw, being owner or agent of the property 12217 Old Hwy 49
PRINT NAME PRIMARY ADDRESS OR PARCEL

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

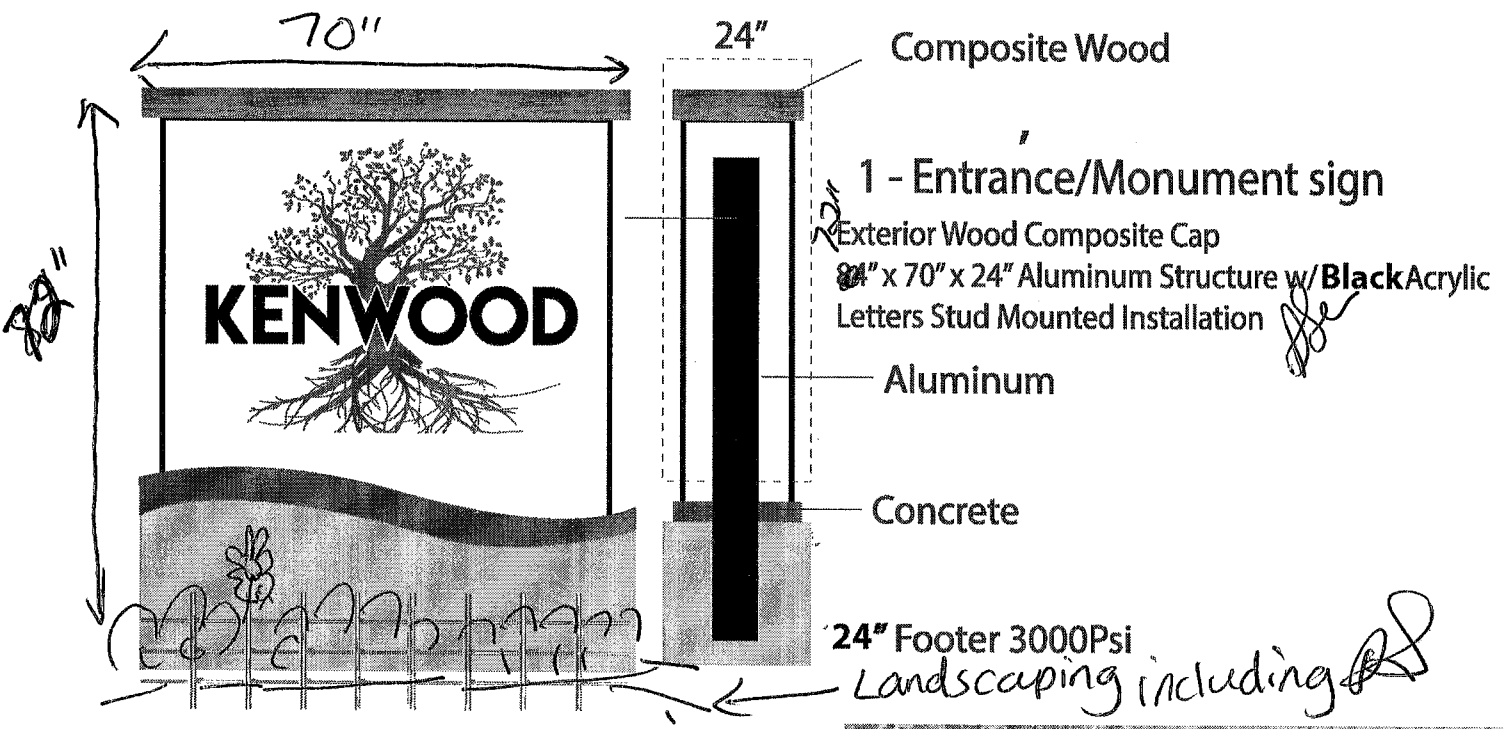
Algernon Shaw 9/29/25
Signature Date

STATE OF MISSISSIPPI | COUNTY OF HARRISON

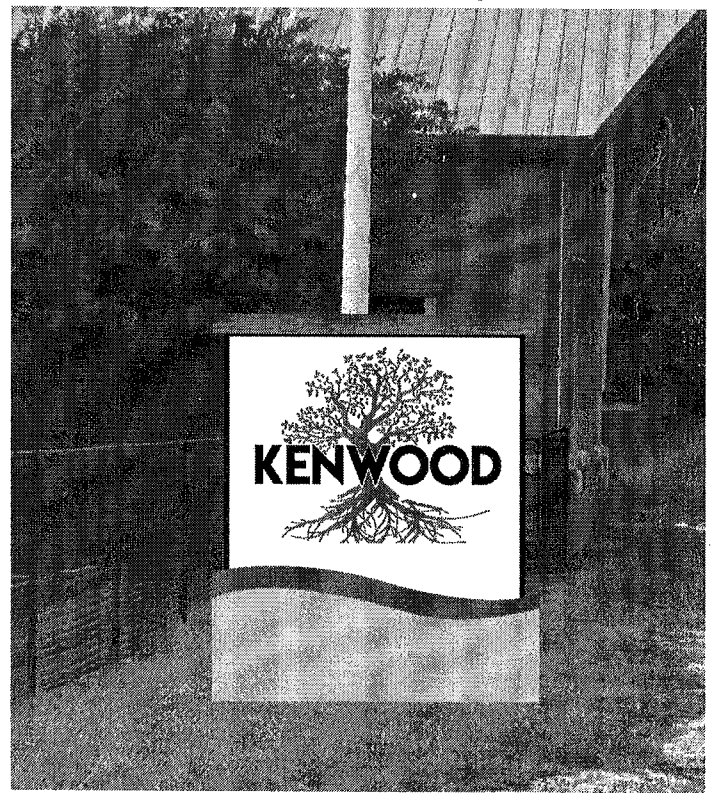
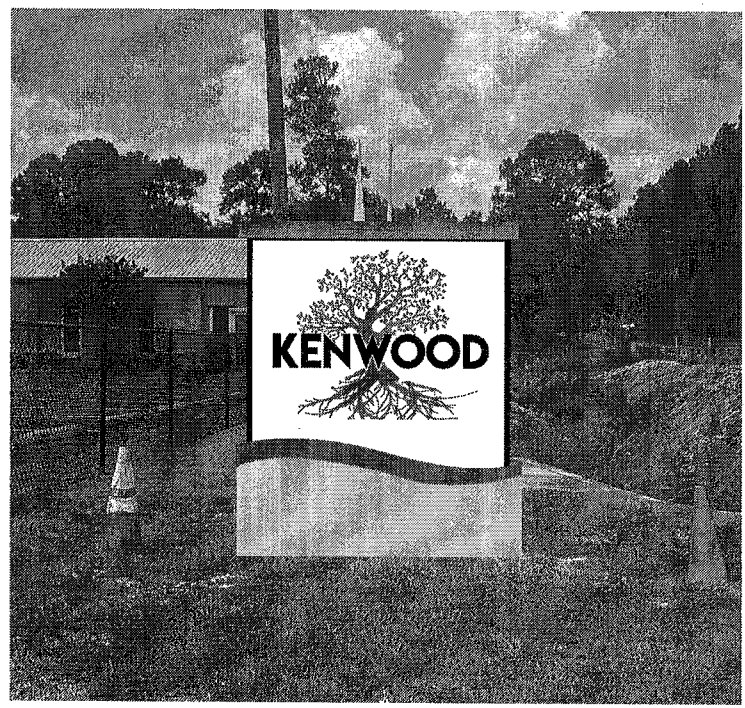
Given under my hand and seal of office this the 29th day of September, 20 25

Samuel Sweeting 05/22/2027
Notary Public Commission Expiration



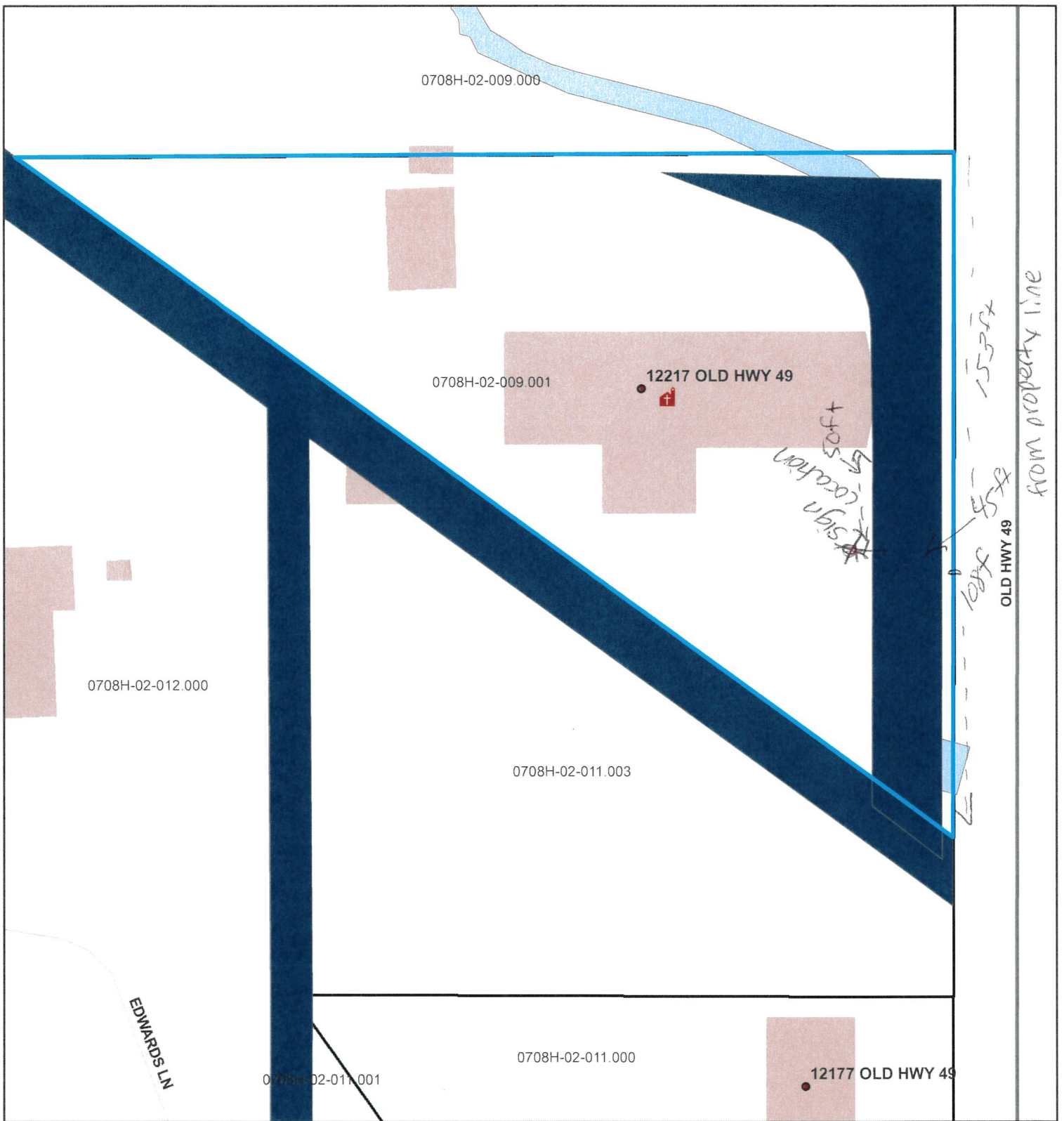


Footer w/ Rebar Cage No.4



0708H-02-009.001

5th stripe



1 inch = 46 feet



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Area Map

 Parcels

Printed 9/23/2025





1 inch = 46 feet



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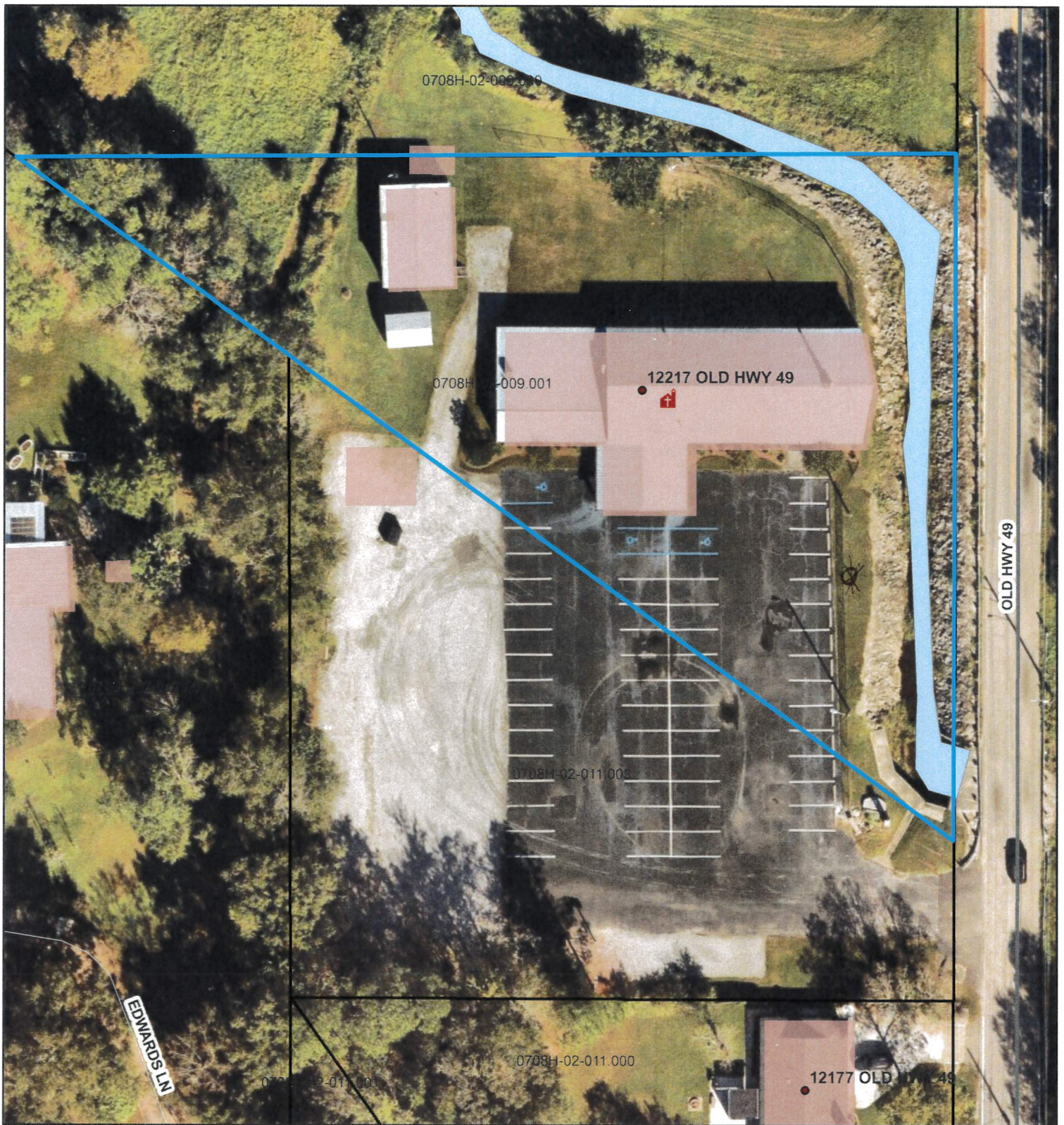
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Area Map

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Printed 9/23/2025



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Area Map

 Parcels



Printed 9/23/2025

WARRANTY DEED

BOOK 1004 PAGE 530

FOR and in consideration of the sum of TEN DOLLARS (\$10.00) cash in hand paid, the receipt of which is hereby acknowledged, JAMES M. OBERLIES does hereby sell, convey and warrant unto KENWOOD MISSIONARY BAPTIST CHURCH, the following described land situated and being in the First Judicial District of Harrison County, Mississippi, and being more particularly described as follows, to-wit:

Begin on the West R.O.W. line of Old Highway 49 at the Northeast corner of Parcel "E" Kenwood 1st addition, a subdivision the plat of which is recorded in the office of the Chancery Clerk of The First Judicial District of Harrison County, MS. in Plat Book 31, Page 18; run thence North 53 degrees 27 minutes West a distance of 417.75 feet to an iron pipe; run thence North 89 degrees forty five minutes thirty seconds East a distance of 335.8 feet to a point located on the West R.O.W. line of Old Highway 49; run thence South along said R.O.W. line zero degrees four minutes West a distance of 242.88 feet to the point of beginning.

Taxes for the current year have been pro-rated as of this date and are assumed by the Grantees herein.

This conveyance is subject to any restrictions, easements and mineral reservations of record.

WITNESS my signature, this the 14th day of February, 198⁵0.


JAMES M. OBERLIES

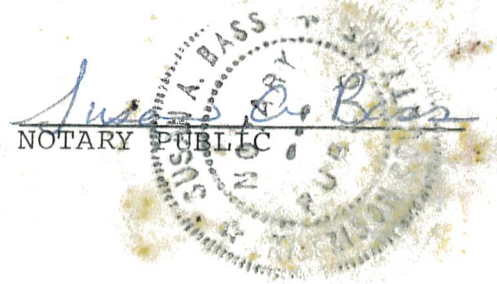
STATE OF MISSISSIPPI

COUNTY OF HARRISON

BOOK 1004 PAGE 531

Personally came and appeared before me, the undersigned Notary Public in and for the jurisdiction aforesaid, the within named JAMES N. OBERLIES, who acknowledged that he signed and delivered the foregoing instrument on the day and year herein mentioned, as his own voluntary act and deed.

GIVEN under my hand and official seal, this the 14th day of February, A.D., 1985.



MY COMMISSION EXPIRES:

MY COMMISSION EXPIRES
MARCH 19, 1988

1033

STATEMENT OF FEES

First Page	_____	\$2.00
Add. Page at \$1.00	1.00	
Abstracting Section at \$1.00	1.00	
Marginal Entry at .50		
Other		
Total Fees	4.00	

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

I hereby certify that this instrument was received and filed for record at 2 o'clock and 58 minutes P. M. on 21 day of Feb, A.D. 19 85 and recorded Feb. 22 19 85 in Records of Deeds Book 1004 Pages 50-531

By Darwin Dupret, D.C. G.N. CREEL, Chancery Clerk

WARRANTY DEED

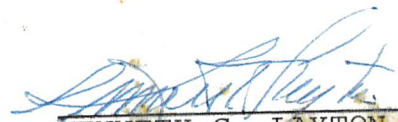
FOR and in consideration of the sum of TEN DOLLARS (\$10.00), cash in hand paid, the receipt of which is hereby acknowledged, KENNETH C. LAYTON, does hereby sell, convey, and warrant unto KENWOOD MISSIONARY BAPTIST CHURCH, the following described land situated and being in the First Judicial District of Harrison County, Mississippi, and being more particularly described as follows, to-wit:

The North Portion of Parcel "E" Kenwood Subdivision 1st Addition situated in Section 5, Township 7 South, Range 11, West, as per map or plat thereof on record in the office of the Chancery Clerk in Harrison County, Mississippi, in Plat Book 31 on Page 18 more particularly described as Commencing at the N. E. corner of said Parcel "E" for the Point of Beginning, run thence South 00° 4 minutes West a distance of 53.75 feet to an iron pipe, run thence West 235.19 feet to an iron pipe, thence North 00° 4 minutes East 233.80 feet to a point, thence South 53° 27 minutes East a distance of 292.54 feet to the point of beginning.

Taxes for the current year have been pro-rated as of this date and are assumed by the Grantees herein.

This conveyance is subject to any restrictions, easements, and mineral reservations of record.

WITNESS my signature, this the 19th day of November, 1984.


KENNETH C. LAYTON

STATE OF MISSISSIPPI
COUNTY OF HARRISON

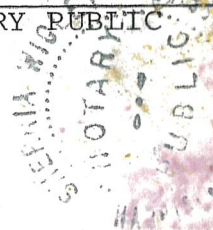
BOOK 1004 PAGE 533

Personally came and appeared before me, the undersigned Notary Public in and for the jurisdiction aforesaid, the within named KENNETH C. LAYTON, who acknowledged that he signed and delivered the foregoing instrument on the day and year mentioned, as his own voluntary act and deed.

GIVEN under my hand and official seal, this the 8th day of Nov, A.D., 1984.

Sherrie D. Higley
NOTARY PUBLIC

MY COMMISSION EXPIRES:
My Commission Expires 8-24-85



1034

STATEMENT OF FEES

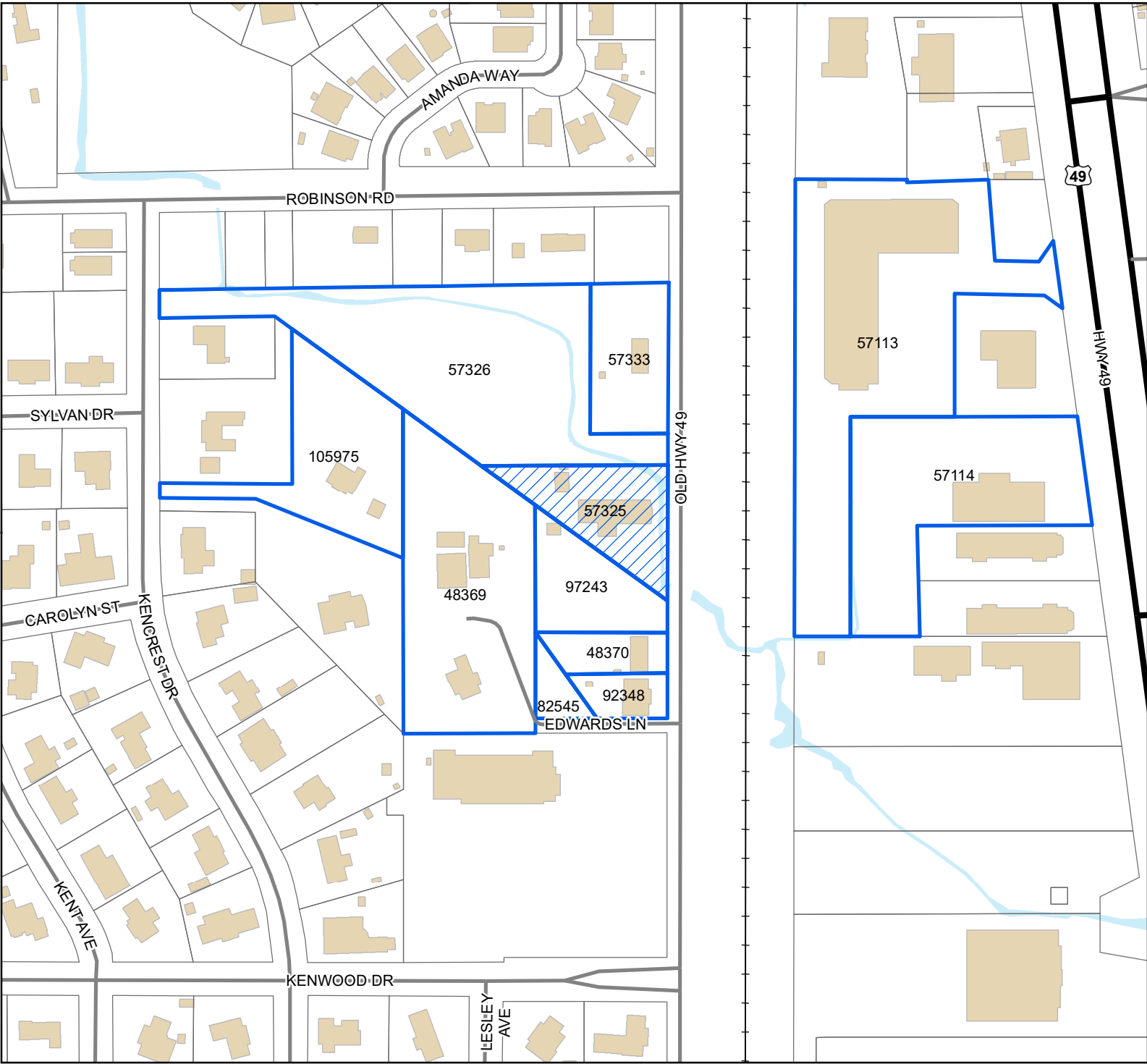
First Page	\$2.00
Add. Page at \$1.00	4.00
Abstracting/Section at \$1.00	1.00
Marginal Entry at .50	
Other	
Total Fees	4.00

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







I hereby certify that this instrument was received and filed for record at 2 o'clock and 59 minutes P. M. on 21 day of Feb, A.D. 19 85 and recorded Feb 22 85 in Records of Deeds

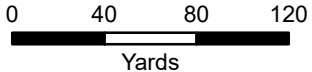
Book 1004 Pages 532-533

By *Carroll Creel* G.M. CREEL, Chancery Clerk D.C.



Legend

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



1 inch = 250 feet



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Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP	
Y		0708H-02-009.001	KENWOOD MISSIONARY BAPTIST CHURCH (OWNER) ALGERNON SHAW (AGENT)	12217 OLD HWY 49 P.O. BOX 27	GULFPORT SAUCIER	MS MS	39503 39574	
			Adjacent Property Owners (2510ARC017)					
	57114	0808E-04-002.000	STORE MASTER FUNDING II LLC	8501 E PRINCESS DR STE 1910	SCOTTSDALE	AZ	85255	
	48369	0708H-02-012.000	BOSTWICK LESA RACHELLE EDWARDS	12213 EDWARDS LN	GULFPORT	MS	39503	
	57325	0708H-02-009.001	KENWOOD MISSIONARY BAPTIST CHURCH	11432 KING ST	GULFPORT	MS	39503	
	92348	0708H-02-011.002	WARD DIDGRIE C & HYMAN NICOLE R	12325 CHARWOOD DR	GULFPORT	MS	39503	
	105975	0708H-02-013.000	BOYCE RAYMOND A & DONNA SUE	12220 KENCREST DR	GULFPORT	MS	39503	
	57326	0708H-02-009.000	DONALD CHESTER C	12237 OLD HWY 49	GULFPORT	MS	39503	
N	97243	0708H-02-011.003	KENWOOD MISSIONARY BAPTIST CHURCH	11432 KING ST	GULFPORT	MS	39503	
N	82545	0708H-02-011.001	BOSTWICK LESA RACHELLE EDWARDS	12213 EDWARDS LN	GULFPORT	MS	39503	
	48370	0708H-02-011.000	PHAN KEVIN	12177 OLD HWY 49	GULFPORT	MS	39503	
	57333	0708H-02-010.000	DONALD CHESTER CHARLES	16067 ROBINSON RD	GULFPORT	MS	39503	
	57113	0808E-04-001.000	FUDGE MICHAEL W	200 HWY 51 SOUTH	BATESVILLE	MS	38606	



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ARCHITECTURAL REVIEW COMMITTEE

Hearing Date: Thursday, October 9, 2025

Architectural Review Committee 2510ARC018: Architectural Review Committee 2510ARC018, by owner LL 1426 Gulfport T5 LLC, seeking approval for a new freestanding ground sign, Tax Parcel 1008M-01-009.000, 11208 Lorraine Road, Zoned B-2 (General-Business), Ward 5

Technical Report

ARCHITECTURAL REVIEW COMMITTEE

GENERAL INFORMATION

Case File Number: 2510ARC018

Hearing Date: October 09, 2025

Current Zoning/Use: B-2 / Commercial Structure

Legal: Architectural Review Committee 2510ARC018, by owner LL 1426 Gulfport T5 LLC, seeking approval for a new freestanding ground sign, Tax Parcel 1008M-01-009.000, 11208 Lorraine Road, Zoned B-2 (General-Business), Ward 5

TECHNICAL DETAILS

The applicant is seeking approval for a new freestanding ground sign for Take 5 Oil Change. The proposed sign meets the required setbacks from the property lines and is within the copy area limit for freestanding ground signs. The applicant wishes to deviate from the design standards regarding the decorative cap or crown and the decorative buttress. The applicant claims in their application that the proposed design is their brand standard set by its corporate office for each of its locations to follow. Upon researching other Take 5 Oil Change locations in Gulfport city limits, staff found the only other location in city limits has similar signage lacks the decorative buttress and decorative cap or crown. From researching the sign's history it was permitted prior to 2007, and noting from publicly available imagery, it has remained consistent to present day. Looking at existing signage for neighboring properties, staff noted existing signage for the neighboring commercial businesses lack the decorative cap or crown. The sign for Domino's pizza restaurant, according to available imagery, has been existing and established prior to 2007, long before this board was established. If this sign was to have gone before this board it would have to request approval for similar deviations from the design standards. One other sign for the Cheeky Monkey Carwash was approved by this board last year under case# 2405ARC031. This sign was approved by this board with landscaping being placed around the base of the sign, which was provided by the applicant for case 2405ARC031. In prior cases where applicants sought to deviate from the design standards pertaining to the decorative buttress, and were approved, this board had stated conditions of requiring landscaping around the base of the sign.

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

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

Technical Report
ARCHITECTURAL REVIEW COMMITTEE

(4) A decorative cap or crown shall be constructed at the top of the façade.

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

EXECUTIVE SUMMARY

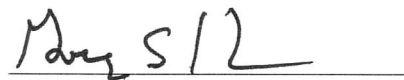
The applicant is seeking approval for a new freestanding ground sign for the proposed commercial business. While the proposed sign meets the setbacks requirements and is within the allowable copy area stated within the sign ordinance, the applicants are seeking to deviate from the design standards regarding the decorative cap or crown and the decorative buttress at the base of the sign. The applicant claims that the proposed sign is a corporate standard set for each of their locations to follow. Staff found the only other location in Gulfport city limits along Highway 49 has similar signage, lacking both the decorative cap or crown and decorative buttress. This existing signage was permitted prior to 2007, and according to publicly available imagery, has remained consistent since then. The two neighboring businesses by the subject site do not have the decorative cap or crown, and one of these signs was approved by this board last year under case# 2405ARC031. In prior cases where applicants sought to deviate from the design standards regarding the decorative buttress and were approved, this board had placed conditions that landscaping be provided around the base of the sign.

DEPARTMENTAL CONDITIONS

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

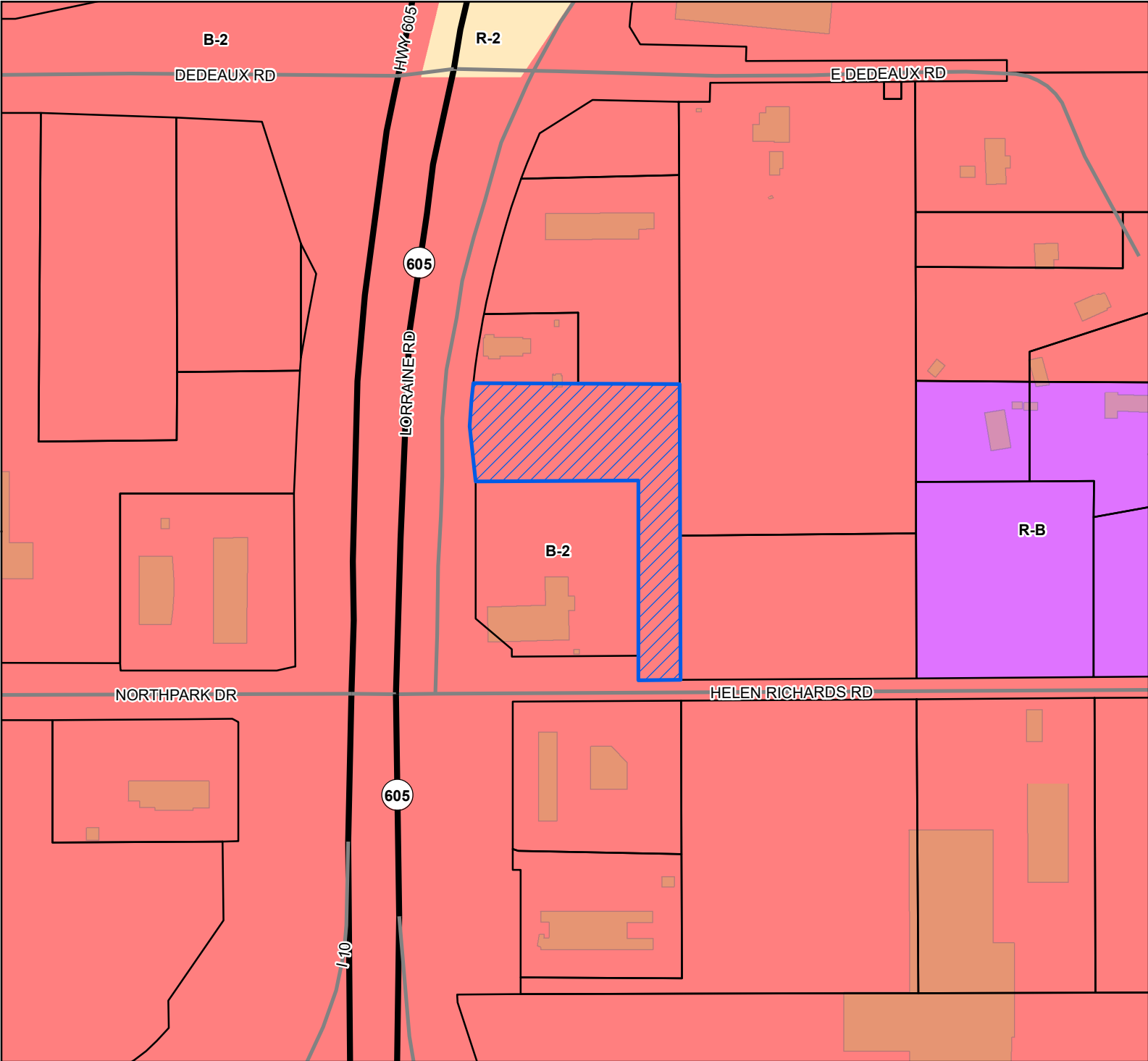
DIRECTOR APPROVAL

This report has been reviewed and approved by:



Greg Holmes

Director of Urban Development Department

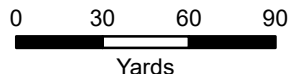


- Site
- US or State Highway
- Street
- Parcels
- Buildings
- City Limit

Zoning

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

Site Information
 1008M-01-009.000
 Zoning: B-2 (General Business)
 Size: 1.3 acres
 Flood: X



1 inch = 200 feet



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OWNER:

LL 1426 Gulfport TS LLC

Printed Name of Owner

114 M. Layfair Drive, Suite D

Mailing Address

Flowood

MS

39232

City

State

Zip Code

Signature:

Matthew J Smith

AGENT:

Matthew J Smith

Printed Name of Agent

114 M. Layfair Drive, Suite D

Mailing Address

Flowood

MS

39232

City

State

Zip Code

Signature:

Matthew J Smith

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, Matthew J. Smith, being owner or agent of the property 11208 Lorraine Rd. Gulfport, MS
PRINT NAME PRIMARY ADDRESS OR PARCEL 39503

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

Matthew J. Smith

Signature

9/25/25

Date

STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 25th day of September, 2025
9/24/2026

Molly S. Brown

Notary Public

Commission Expiration





To Whom It May Concern,

This letter is to show cause for the deviation from the sign ordinance. Take 5 Oil Change has a brand standard for all locations set by its corporate office. If you have any questions or concerns, please call me at 601.966.2052.

Rainbow Signs Inc.

John Conn

John Conn

601-966.2052

PYLON GROUND SIGN

TAKE 5

OIL CHANGE

11208 Lorraine Rd
Gulfport, MS 39503



Underwriters Laboratories Inc.
UL File #E225670

Copyright Notice ©

This drawing and all
reproductions thereof are the property
of Signs Unlimited, Inc. and
may not be reproduced, published,
changed or used in any way without
written consent.

INITIAL LAYOUT:

July 8, 2025

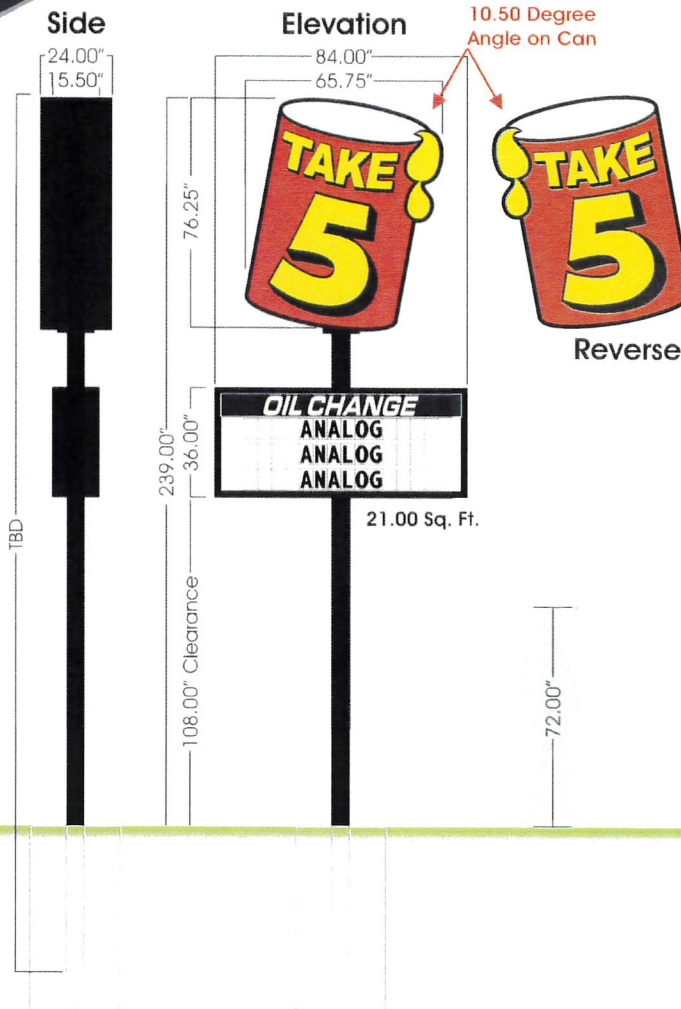
REVISIONS:

I
II
III
IV
V

OIL CAN
CALCULATION



28.78 Sq. Ft.
QTY: 1



PROOF

Sq. Ft. Signage:
49.78

Signage Allowance:

338.34 Sq. Ft.
(2 Sq. Ft. Per Li. Ft. of Street Frontage)
35 Ft. Max Height
10 Ft. Setback from ROW
5 Ft. Setback from Side/Rear
Zoned B-2
City of Gulfport

REQUIRES APPROVAL BY ARC

CHANGEABLE COPY CHARACTER COUNT
EXTRAS TO BE DETERMINED AND ORDERED WITH STANDARD SET
(CANNOT ORDER INDIVIDUAL LETTERS LATER)

200 Piece Set of 6" ADM Letters

E	14	F G H M B C D	6 Each
A I	12 Each	J K V W Y Z	4 Each
O U	10 Each	Q X \$ ¢ 0 1 2 3 4 5 6 7 8 9	2 Each
L N R S T P	8 Each		

SPECIFICATIONS

DOUBLE-SIDED ILLUMINATED
ALUMINUM CABINET &
CHANGEABLE COPY READER

Size:

As In Drawing

Face Color:

As In Drawing

Vinyl Colors:

As In Drawing

Face:

Flat

Cabinet Interior:

Gloss White

Cabinet Color:

Black

Retainer:

1.5" & 2.0"

Illumination:

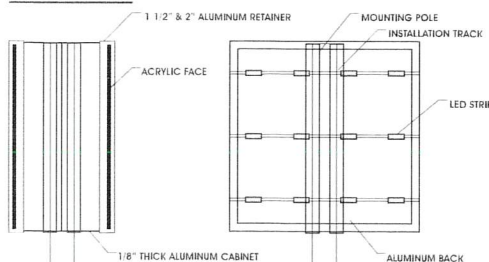
LED

Mounting:

Bolted to Pole & Into Ground

W/ Concrete Footer

DETAIL



NOTE:

- HOLE AND FOOTER DIMENSIONS/SPECIFICATIONS TO BE DETERMINED BASED ON ENGINEERING.
- ENGINEERING REQUIREMENTS MAY ALTER FOOTER, POLE AND PRICE
- INSTALLER TO MAKE FINAL CONNECTION IF POWER IS RUN AT TIME OF INSTALLATION. IF THE PERMANENT POWER IS NOT RUN BEFORE THE SIGNS ARE INSTALLED, IT IS THE ELECTRICIAN'S RESPONSIBILITY TO MAKE THE FINAL CONNECTIONS WHEN THEY RUN THE LINE. INSTALLER TO DROP ELECTRICAL LINE TO THE BASE OF THE POLE, DRILL HOLE AND LEAVE ACCESS TO THE LINE(S)

Owner/Landlord Approval _____

6801 Mount Hermon Church Rd, Ste C, Durham, NC 27705 • (P) 919-552-8689 • (F) 919-557-1322

SIGNS UNLIMITED
communicate your identity



Michael Watson

SECRETARY OF STATE

This is not an official certificate of good standing.

Name History

Name	Name Type
LL 1426 Gulfport T5 LLC	Legal

Business Information

Business Type:	Limited Liability Company
Business ID:	1489907
Status:	Good Standing
Effective Date:	05/14/2025
State of Incorporation:	Mississippi
Principal Office Address:	114 North Layfair Drive, Suite D Flowood, MS 39232

Registered Agent

Name
Sean Peter Doran 1905 Community Bank Way, Suite 200, P. O. Box 320159 Flowood, MS 39232

Officers & Directors

Name	Title
Sean Peter Doran 1905 Community Bank Way, Suite 200, P. O. Box 320159 Flowood, MS 39232	Organizer
Matthew J. Smith 116 Chippewa Circle Jackson, MS 39211	Manager



1st JUDICIAL DISTRICT
 INSTRUMENT 2025-0015309-D-J1
 FILED/RECORDED 7/18/2025 1:33:01 PM
 TOTAL FEES \$26.00
 4 PAGES RECORDED

<u>Document Prepared By and Return to:</u> Adam L. Dean (MSB 106796) Phelps Dunbar LLP 1905 Community Bank Way, Suite 200 Flowood, MS 39232 Telephone: (601) 360-9347	<u>Indexing Instructions:</u> NE ¼ of the SW ¼ of Section 7, Township 7 South, Range 10 West, City of Gulfport, First Judicial District of Harrison County, Mississippi
<u>Grantor's Name, Address & Tele. No.</u> Highway Development Company, Inc. 4450 Old Canton Road, Suite 203 Jackson, MS 39211 Telephone: (601) 594-0015	<u>Grantee's Name, Address & Tele. No.</u> LL 1426 Gulfport T5 LLC 114 N. Layfair Drive, Suite D Flowood, MS 39232 Telephone: (601) 906-4475

**STATE OF MISSISSIPPI
 COUNTY OF HARRISON**

WARRANTY DEED

For and in consideration of the sum of \$10.00 and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **HIGHWAY DEVELOPMENT COMPANY, INC.**, a Mississippi corporation (“*Grantor*”), does hereby grant, bargain, sell, convey and warrant unto **LL 1426 GULFPORT T5 LLC**, a Mississippi limited liability company (“*Grantee*”), that certain real property located in the First Judicial District of Harrison County, Mississippi and more particularly described on Exhibit A attached hereto and incorporated herein by reference (the “*Property*”), together with all improvements thereon and therein, and together with all easements, rights and rights of way appertaining thereto and all hereditaments and appurtenances belonging thereto and all oil, gas and other minerals therein.

The conveyance and warranty herein is subject to the following matters:

1. Current year ad valorem taxes, not yet due and payable.
2. Any prior reservation or conveyance of minerals of every kind and character, including, but not limited to, oil, gas and related minerals in, on and under the Property.
3. Matters shown on the map or plat attached to that certain Partition Deed dated June 3, 1931, and recorded in Book 190, Page 474.
4. Terms (including release of damages) contained in that certain Warranty Deed to State Highway Commission of Mississippi dated December 10, 1969, and recorded in Book 640, Page 218.

5. Order Granting Plaintiff Right of Immediate Title and Possession dated November 29, 2000, and recorded as Instrument No. 20009770D in Book 1522, Page 123.
6. Terms (including compelled conveyance and release of damages) contained in that certain Agreed Judgment and Order Directing Payment of Funds Deposited into Registry of Court dated May 23, 2001, and recorded as Instrument No. 20014025D in Book 1543, Page 277.
7. Terms (including release of damages) contained in that certain Warranty Deed to Mississippi Transportation Commission dated May 2, 2001, and recorded as Instrument No. 20014193D.
8. Easement in favor of City of Gulfport, Mississippi dated August 26, 2014, and recorded as Instrument No. 2015-1761-D-J1.

General and special ad valorem taxes for the current year 2025 have been prorated by and between the Grantor and Grantee as of the date of this conveyance and Grantee shall be responsible for payment of all ad valorem taxes and special assessments for 2025 and all subsequent years.

Grantor represents and warrants to Grantee that the Property is no part of any of Grantor's homestead.

Unless otherwise indicated, all recording data set forth herein refers to the land records of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi.

[Remainder of page intentionally left blank. Signature pages to follow.]

IN WITNESS WHEREOF, Grantor has executed this Warranty Deed on the date set forth in the acknowledgement below, but made effective as of July 17, 2025.

GRANTOR:

Highway Development Company, Inc.

By: *Robert G. Mounger*
Name: Robert G. Mounger
Title: President

STATE OF MISSISSIPPI
COUNTY OF Madison

Personally appeared before me, the undersigned authority in and for the said county and state, on this the 17 day of July, 2025, within my jurisdiction, the within named **Robert G. Mounger**, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed in the above and foregoing instrument and acknowledged that he executed the same in his representative capacity, and that by his signature, and as the act and deed of the entity upon behalf of which he acted, executed the above and foregoing instrument, after first having been duly authorized so to do.

H. M. Simpkins
NOTARY PUBLIC

My Commission Expires: 8/26/28

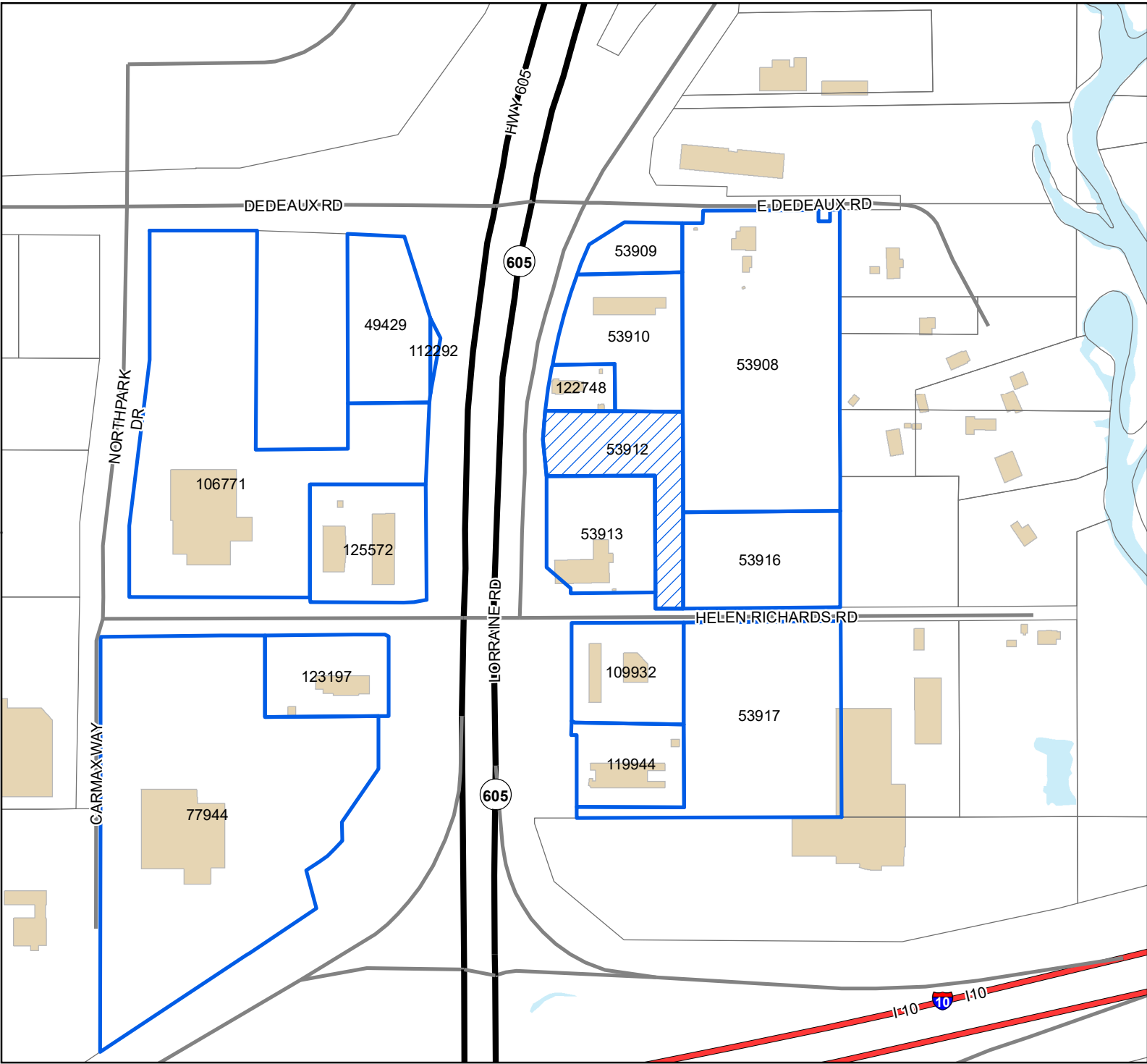


**EXHIBIT A
TO
WARRANTY DEED**







Description of Property

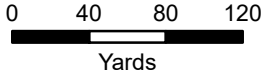
A parcel of land located being a part of Lot 6 of the Subdivision of Jessie Richard Property in Deed Book 190, Page 474 and being in the NE ¼ of the SW ¼ of Section 7, Township 7 South, Range 10 West, City of Gulfport, 1st Judicial District, Harrison County, Mississippi and being more particularly described using Mississippi State Plane Coordinate System, East Zone Grid, NAD 83 (2011), US Survey Feet, with a combined scale factor of 0.99995774 and a convergence angle of (minus) -00°05'58.40" at the NE Corner of said Lot 6:

Commence and Begin at an iron pin found marking the NE Corner of said Lot 6, said corner having a Grid Value of N-345002.14 feet and E-922345.72 feet on said East Zone Grid; thence South 00 degrees 16 minutes 16 seconds East along the east line of said Lot 6 for 220.21 feet to an axle found beside a fence corner marking the NW Corner of Lot 8 of said Subdivision; thence South 00 degrees 12 minutes 58 seconds West along said east line of said Lot 6 for 205.78 feet to an iron pin found on the northern right of way line of Helen Richard Drive; thence South 89 degrees 29 minutes 03 seconds West along said northern right of way line for 30.29 feet; thence North 00 degrees 10 minutes 11 seconds East for 334.26 feet; thence South 89 degrees 35 minutes 39 seconds West for 268.13 feet to the eastern right of way line of Lorraine Road, said corner having a Grid Value of N- 344908.24 feet and E-922048.57 feet; thence North 05 degrees 30 minutes 15 seconds West for 32.46 feet; thence along said eastern right of way line along a curve to the right for 59.67 feet to an iron pin found, said curve having a radius of 1,354.99 feet, an included angle of 02 degrees 31 minutes 23 seconds and a chord of North 04 degrees 15 minutes 58 seconds East for 59.66 feet; thence North 89 degrees 35 minutes 39 seconds East for 150.12 feet to an iron pin found; thence continue North 89 degrees 35 minutes 39 seconds East for 145.72 feet back to the Point of Beginning. Said parcel contains 0.86 acres, (37,513 square feet), more or less. Bearings in above description are based upon GPS Observation of Grid North.



Legend

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



1 inch = 300 feet



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Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
Y		1008M-01-009.000	LL 1426 GULFPORT T5 LLC (OWNER)	114 NORTH LAYFAIR DRIVE STE D	FLOWOOD	MS	39232
			MATTHEW J. SMITH (AGENT)	114 NORTH LAYFAIR DRIVE STE D	FLOWOOD	MS	39232
			Adjacent Property Owners (2510ARC018)				
	53916	1008M-01-011.000	FAYARD TANYA D	19 LAWRENCE PLACE	GULFPORT	MS	39507
	109932	1008M-01-015.001	CIRCLE K STORES INC	305 GREGSON DR	CARY	NC	27511
	53909	1008M-01-007.000	PATEL PRASANT	1000 HWY 90	BAY ST LOUIS	MS	39520
N	112292	1008M-04-010.000	MISS DEPT OF TRANSPORTATION	C/O RIGHT OF WAY DIVISION	JACKSON	MS	4E+08
	53913	1008M-01-010.000	CLARK OIL COMPANY INC	720 STATION ST	WAYNESBORO	MS	39367
	53908	1008M-01-006.000	MISS REGIONAL HOUSING AUTH # VIII	10430 THREE RIVERS RD	GULFPORT	MS	39503
N	77944	1008M-04-003.000	MS INTERSTATE PROPERTIES LLC	ATTEN: ROBERT WEINMANN	METAIRIE	LA	70009
	106771	1008M-04-003.002	MBH GPT REAL ESTATE LLC	328 NORTH COLUMBIA ST	COVINGTON	LA	70433
N	119944	1008M-01-015.002	AFN ABSPROP001 LLC	C/O AMERICAN FINANCE TRUST INC	CHARLOTTE	NC	28226
	53910	1008M-01-008.000	RIAN LLC	1887 COURTNEY LANE DR	BILOXI	MS	39532
N	122748	1008M-01-008.001	WHITWORTH CAROL -TRUSTEE- ETAL	C/O WHITWORTH SCHOOL	PORTLAND	OR	97220
	53917	1008M-01-014.000	TITAN PROPERTY GROUP LLC	11397 HELEN RICHARDS DR	GULFPORT	MS	39503
	53912	1008M-01-009.000	HIGHWAY DEVELOPMENT CO INC	4450 OLD CANTON RD STE 203	JACKSON	MS	4E+08
N	49429	1008M-04-002.000	STOCK LLC	C/O MERWYN PEARSON	OMAHA	NB	7E+08
	125572	1008M-04-006.002	11207 LORRAINE ROAD LLC	431 PORT TERMINAL CIRCLE	VICKSBURG	MS	39183
	123197	1008M-04-006.001	MCDONALD'S REAL ESTATE COMPANY	6520 SUNPLEX DRIVE	OCEAN SPRINGS	MS	39564



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

ARCHITECTURAL REVIEW COMMITTEE

Hearing Date: Thursday, October 9, 2025

Architectural Review Committee Permits



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

ARCHITECTURAL REVIEW COMMITTEE

Hearing Date: Thursday, October 9, 2025

Architectural Review Committee 2510ARC016: Architectural Review Committee 2510ARC016, by owners Robert Patten and Brittney Patten, seeking approval for metal siding for proposed accessory structure, Tax Parcel 0808D-03-052.000, 15297 Baywood Circle, Zoned R-1-10 (Single-Family), Ward 7

Technical Report

ARCHITECTURAL REVIEW COMMITTEE

GENERAL INFORMATION

Case File Number: 2510ARC016

Hearing Date: October 9, 2025

Current Zoning/Use: R-1-10 / Single-Family home

Legal: Architectural Review Committee 2510ARC016, by owners Robert Patten and Brittney Patten, seeking approval for metal siding for proposed accessory structure, Tax Parcel 0808D-03-052.000, 15297 Baywood Circle, Zoned R-1-10 (Single-Family), Ward 7

TECHNICAL DETAILS

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

(2) Accessory buildings.

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

(E) Supplementary design standards.

1. *Application & review process:* For projects subject to review as defined below, applicants will be required to submit proposed site plans, landscape plans, building elevations, photographs of adjacent and surrounding properties, and information regarding proposed building materials. Such information will be used as the basis for a determination of compliance or non-compliance with applicable design standards.

EXECUTIVE SUMMARY


The applicant is requesting a waiver from the design standards regarding the siding for their proposed accessory structure to allow for metal siding. The applicant is requesting the metal siding as they claim that it is due to the overall cost as well as the overall longevity of the structure. The proposed 900 square foot, 14-foot tall accessory structure meets the required setback distance requirements, the square footage requirements, and the height limit as stated in Appendix A, Sec IV, however the siding material would not be harmonious with the primary structure or the immediate surrounding area. The applicant noted to staff that the proposed structure is to replace the previously existing shed. From a site visit, staff noted the primary structure has a brick exterior. Staff also noted that most of the neighboring homes had their sheds blocked from view of the street by the main building, just like the subject site. From looking further into the surrounding area, staff noted one property nearby that had visible accessory structures with metal siding. However, while the property has accessory structures with such

Technical Report
ARCHITECTURAL REVIEW COMMITTEE

material, the earliest available imagery shows the metal shed existed and established prior to 2007, predating the current accessory structure ordinance.

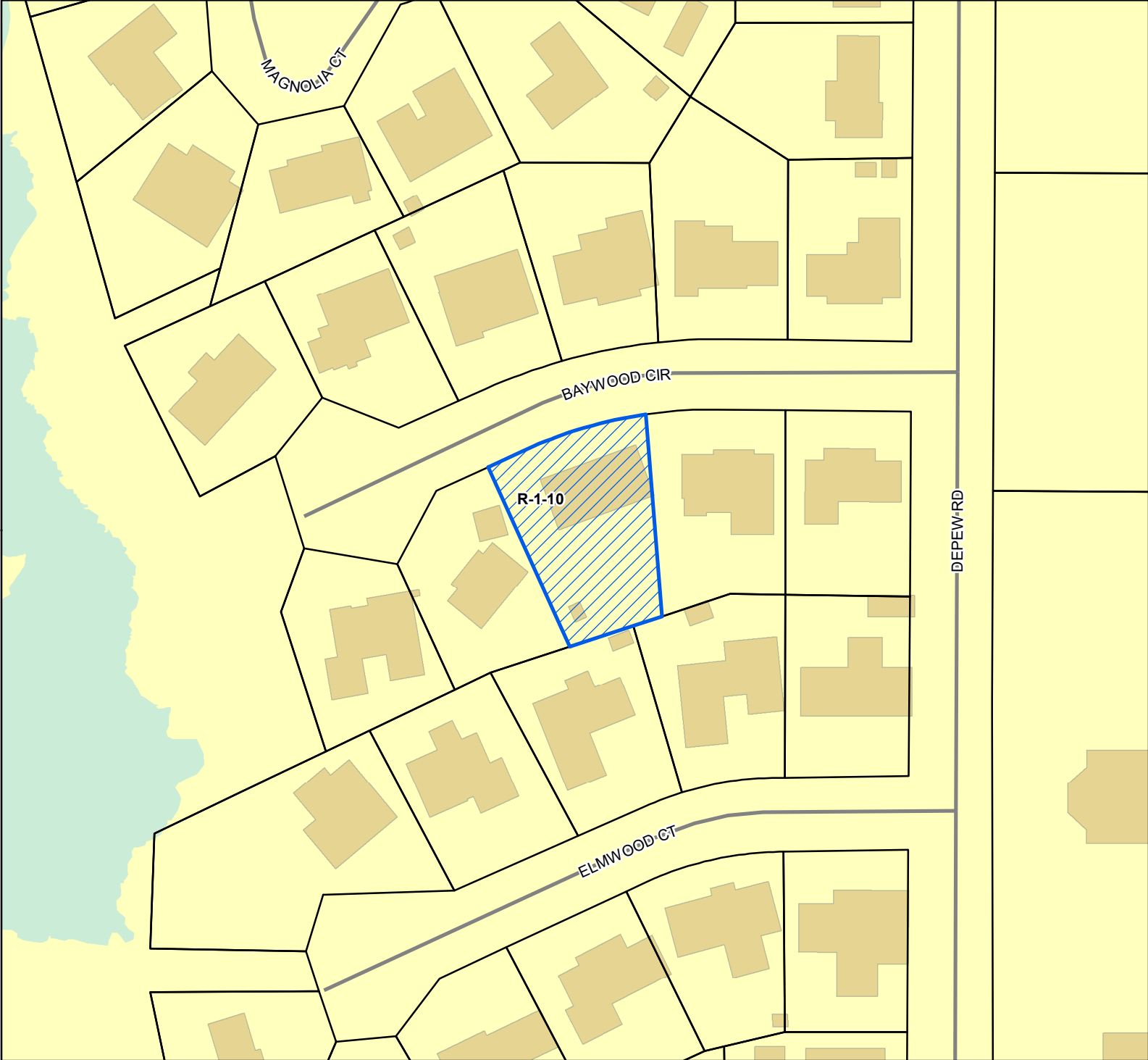
DIRECTOR APPROVAL








This report has been reviewed and approved by:



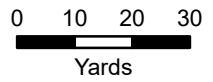
Greg Holmes
Director of Urban Development Department





-  Site
 -  Street
 -  Parcels
 -  Buildings
 -  Water Features
 -  City Limit
- Zoning**
-  R-1-10 - Single Family Residence (Low Density)

Site Information
 0808D-03-052.000
 Zoning: R-1-10 (Single Family)
 Size: 13776.35 sqft
 Flood: X



1 inch = 100 feet



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OWNER:

Robert Patten

Printed Name of Owner

15297 Baywood circle

Mailing Address

Gulfport MS 39503

City

State

Zip Code

Signature:

AGENT:

Printed Name of Agent

Mailing Address

City

State

Zip Code

Signature:

Name of Owner (PRINT) Brittney Patten

Address (Street, City, State, Zip Code) 15297 Baywood Circle

Phone (Home) 4173720116 (Work) (Cell)

Tax Parcel Number(s) Owned: 0808D-03-052.000

Signature: Brittney Patten

Name of Owner (PRINT)

Address (Street, City, State, Zip Code)

Phone (Home) (Work) (Cell)

Tax Parcel Number(s) Owned:

Signature:



Covenant Affidavit

I, Robert Patten, being owner or agent of the property 15297 Baywood Circle
PRINT NAME PRIMARY ADDRESS OR PARCEL

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

Robert Patten
Signature

9/24/25
Date

STATE OF MISSISSIPPI | COUNTY OF HARRISON

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

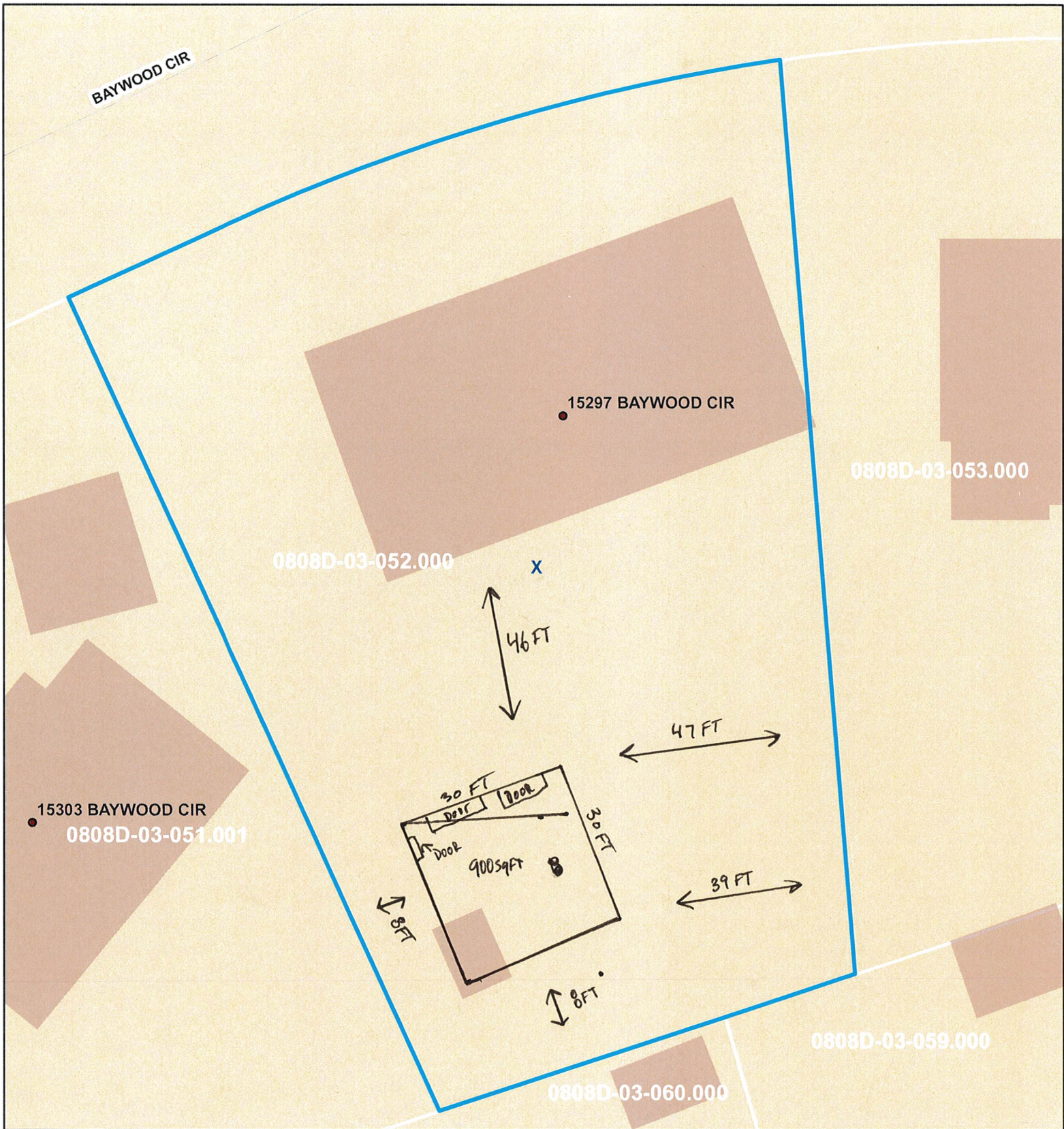
Samuel Sweeting
Notary Public

05/22/2027
Commission Expiration



My Reasoning for choosing metal siding is for Longevity as well as cost to Build

The Longevity of a metal structure is Better than stick Buildings and the cost Being a Prefab Building will Be Better



1 inch = 21 feet

Area Map

Parcels

Printed 9/24/2025



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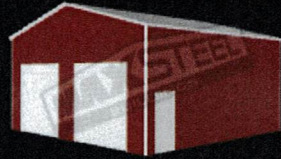


2:48

LTE 26



30' Wide x 30' Length x 14' Height



Delivery & Installation Information:

Robert Patten

Gulfport

MS 39503

(501)

Additional Information:

Installation Surface: Concrete

R & R Sales and Services, LLC

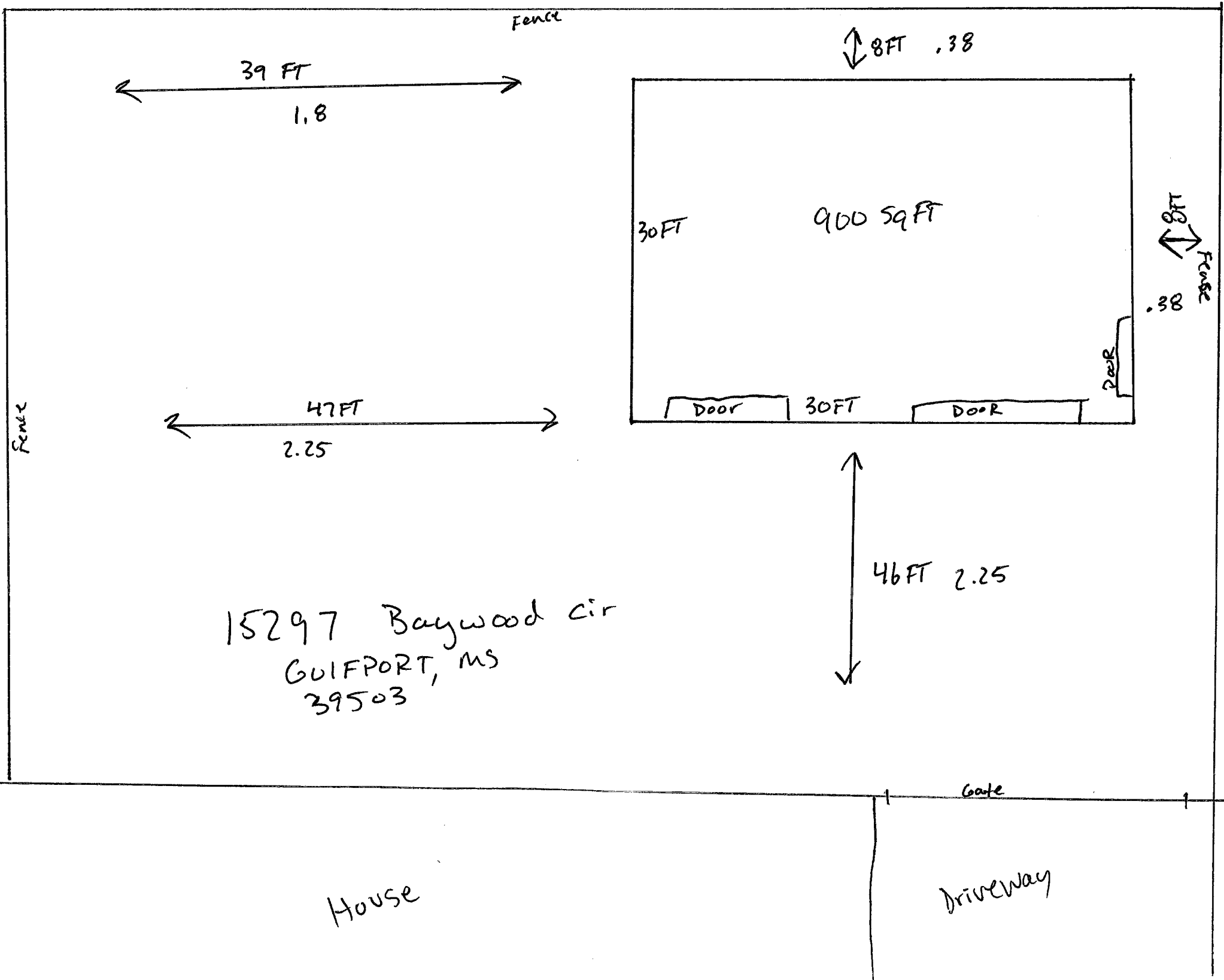


Reply



Forward





15297 Baywood Cir
GULFPORT, MS
39503

House

Driveway

Gate

46 FT 2.25

2.25

47 FT

1.8

39 FT

8 FT .38

30 FT
30 FT
30 FT

30 FT

900 Sq FT

DOOR

30 FT

DOOR

DOOR

Fence

Fence



J. K. ... 1st Judicial District
Instrument 2016 7062 D -J1
Filed/Recorded 10/10/2016 10:51 A
Total Fees \$ 12.00
2 Pages Recorded

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

Grantor:
MAD Properties, Inc.,
a Mississippi Incorporation
20581 Saucier Fairley Rd.
Saucier, MS 39574
Telephone: (228) 861-0498

Return To:
David B. Pilger
Attorney at Law
1406 Bienville Blvd., Suite 101
Ocean Springs, MS 39564
(228) 215-0011
File No. Z165170N

Grantees:
Robert C. Patten and
Brittney N. Patten
15297 Baywood Circle
Gulfport, MS 39503
Telephone: () 417-372-0114

INDEXING INSTRUCTIONS: Lot 3, Blk 9, Northwood Hills S/D, Harrison County, MS

STATE OF MISSISSIPPI
COUNTY OF HARRISON
FIRST JUDICIAL DISTRICT

WARRANTY DEED

FOR AND IN CONSIDERATION OF the price and sum of TEN AND NO/100 DOLLARS (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **MAD Properties, Inc., a Mississippi Incorporation** does hereby sell, convey and warrant unto **Robert C. Patten and Brittney N. Patten**, as joint tenants with right of survivorship and not as tenants in common, all of that certain tract, piece or parcel of land situated in Harrison County, Mississippi, together with all improvements, buildings, fixtures, and appurtenances thereunto belonging, and being more particularly described as follows, to-wit:

Lot Three (3), Block Nine (9), NORTHWOOD HILLS SUBDIVISION, a subdivision according to the official map or plat thereof on file and of record in the office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi, in Plat Book 26 at Page 19 thereof, reference to which is hereby made in aid of and as a part of this description.

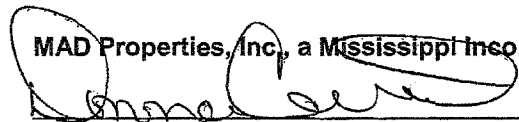
This being the same property as that conveyed to MAD Properties, Inc., by instrument recorded as Instrument No. 2016-2924-D-J1, Land Deed Records of Harrison County, Mississippi.

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

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

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

WITNESS MY SIGNATURE, on this the 23rd day of September, 2016.

MAD Properties, Inc., a Mississippi Incorporation

By: Donna Guthrie
Its: President

ACKNOWLEDGEMENT

STATE OF MISSISSIPPI
COUNTY OF Harrison

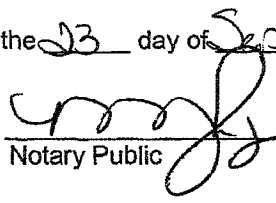
Personally appeared before me, the undersigned authority in and for said county and state, within my jurisdiction, the within named Donna Guthrie, who acknowledged that she is President of **MAD Properties, Inc., a Mississippi Incorporation**, and that for and on behalf of the said entity, and as its act and deed (he/she/they) executed the above and foregoing instrument, after first having been duly authorized by said entity so to do.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, on this the 23 day of September, A.D. 2016.


(Official Seal)

My Commission Expires:

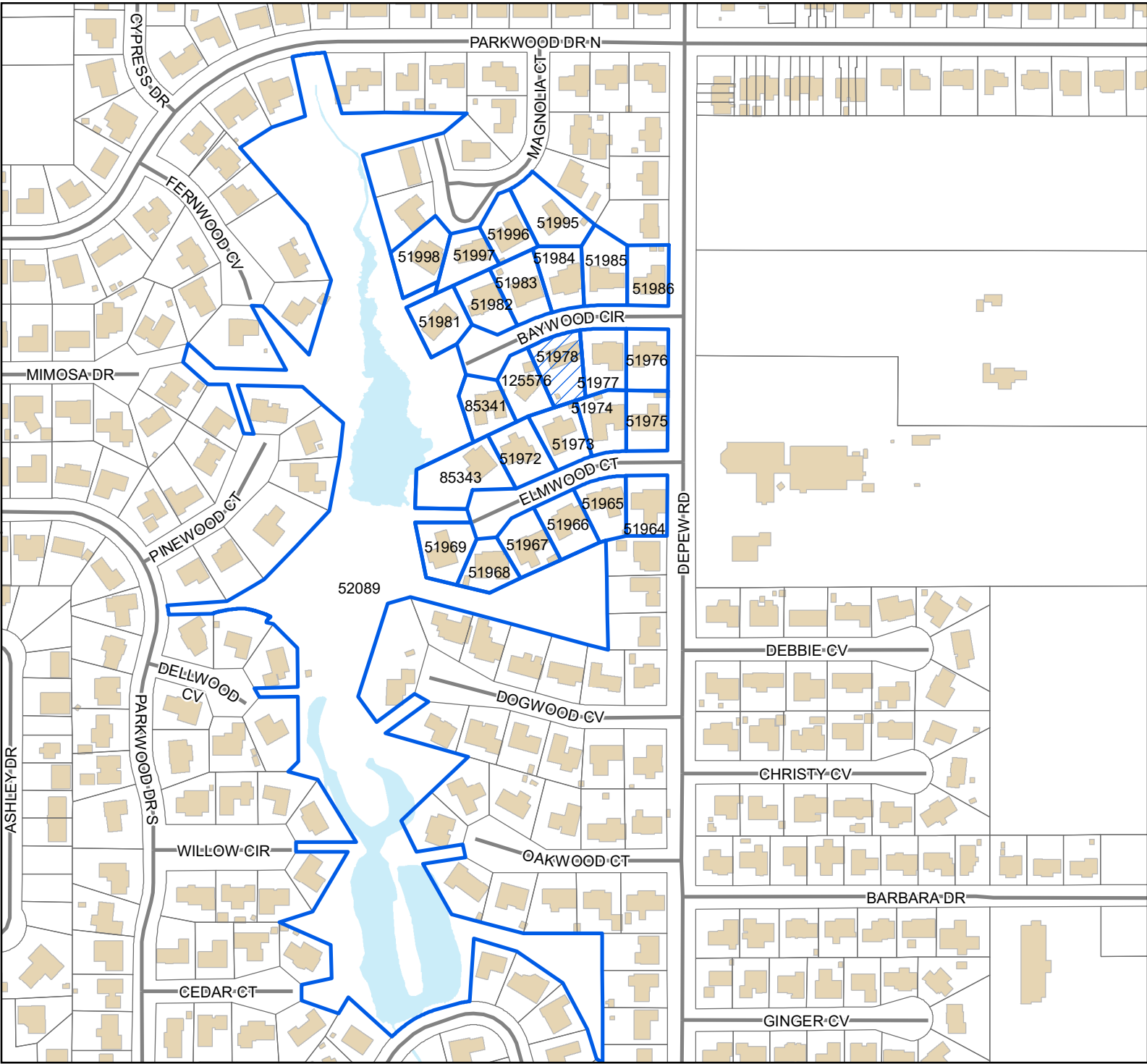



Notary Public





DEED ACCEPTED BY:

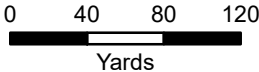

Robert C. Patten, Grantee


Brittney N. Patten, Grantee



Legend

-  Site
-  Street
-  Buildings
-  Water Features



1 inch = 300 feet



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Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
Y		0808D-03-052.000	ROBERT & BRITTNEY PATTEN (OWNERS) Adjacent Property Owners (2510ARC016)	15297 BAYWOOD CIRCLE	GULFPORT	MS	39503
	51995	0808D-03-039.000	BURNETT RUFUS SR & SARAH	12352 MAGNOLIA CT	GULFPORT	MS	39503
	51977	0808D-03-053.000	DANIELS CHARLES T	15281 BAYWOOD CIR	GULFPORT	MS	39503
	51982	0808D-03-049.000	TAYLOR CARL R JR	15306 BAYWOOD CIRCLE	GULFPORT	MS	39503
	51968	0808D-03-065.000	MILLER LARRY L	15313 ELMWOOD CT	GULFPORT	MS	39503
	85343	0808D-03-063.000	DALTON PATRICIA A	45 HARDY COURT, BOX 213	GULFPORT	MS	39507
	51964	0808D-03-056.000	GREEN ROBERT E	15273 ELMWOOD COURT	GULFPORT	MS	39503
	51965	0808D-03-058.000	BAUDOIN TONIA	15283 ELMWOOD CT	GULFPORT	MS	39503
	51981	0808D-03-050.000	CAMPBELL GRACE S & REBECCA	15314 BAYWOOD CIR	GULFPORT	MS	39503
	51986	0808D-03-045.000	WEBSTER BRYON QUINN & KIMBERLY RENE	15274 BAYWOOD CIR	GULFPORT	MS	39503
	51984	0808D-03-047.000	DUCOMB WAYNE JR & ELIZABETH-TRUSTEE	15290 BAYWOOD CIR	GULFPORT	MS	39503
	51972	0808D-03-062.000	SWACKHAMER NORMA	15298 ELMWOOD CT	GULFPORT	MS	39503
	51969	0808D-03-066.000	PATTON DOMINIQUE R & JOHNNY R	15321 ELMWOOD CT	GULFPORT	MS	39503
N	51978	0808D-03-052.000	PATTEN ROBERT C & BRITTNEY N	15297 BAYWOOD CIRCLE	GULFPORT	MS	39503
	51973	0808D-03-060.000	LAWSON COMALISA	15290 ELMWOOD CT	GULFPORT	MS	39503
	51996	0808D-03-038.000	FORD MADELYN E	12348 MAGNOLIA CT	GULFPORT	MS	39503
	51998	0808D-03-036.000	CRITTENDEN WILLIAM C	16 SPRINGRIDGE DR	LITTLE ROCK	AR	72211
	51983	0808D-03-048.000	ANDERSEN ROBERT W	15298 BAYWOOD CIR	GULFPORT	MS	39503
	51974	0808D-03-059.000	REED ROGER H & REBA N -TRUSTEES-	15280 ELMWOOD CT	GULFPORT	MS	39503
	51966	0808D-03-061.000	CROUCHER JEFFREY	15293 ELMWOOD CT	GULFPORT	MS	39503
	51985	0808D-03-046.000	ORR WILLIAM F	18401 STONE HOLLOW DR	GERMANTOWN	MD	20874
	51967	0808D-03-064.000	CARDENEZ ANGEL & MICHELE	15303 ELMWOOD CT	GULFPORT	MS	39503
	51976	0808D-03-054.000	FLAGGS ERNEST JAMES	15273 BAYWOOD CIR	GULFPORT	MS	39503
	51997	0808D-03-037.000	12344 MAGNOLIA CT LLC	P O BOX 10567	GULFPORT	MS	39505
	51975	0808D-03-055.000	COLLIER PRECIOUS U	15274 ELMWOOD CT	GULFPORT	MS	39503
	52089	0808E-01-036.000	NORTHWOOD HILLS HOME OWNERS ASSO	P O BOX 1862	GULFPORT	MS	39501
	125576	0808D-03-051.001	KING CHARLIE J & KASEY	15307 BAYWOOD CIRCLE	GULFPORT	MS	39503
	85341	0808D-03-051.000	FERRIS JONATHAN D & MEGAN JOY RINES	15313 BAYWOOD CIR	GULFPORT	MS	39503



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

ARCHITECTURAL REVIEW COMMITTEE

Hearing Date: Thursday, October 9, 2025

Architectural Review Committee 2510ARC019: Architectural Review Committee 2510ARC019, by agent Michael Hollins, seeking approval for metal siding for proposed accessory structure, Tax Parcel 0808I-03-136.000, 1001 Michelle Drive, Zoned R-1-10 (Single-Family), Ward 6

Technical Report
ARCHITECTURAL REVIEW COMMITTEE

GENERAL INFORMATION

Case File Number: 2510ARC019

Hearing Date: October 09, 2025

Current Zoning/Use: R-1-10 / Single-Family home

Legal: Architectural Review Committee 2510ARC019, by agent Michael Hollins, seeking approval for metal siding for proposed accessory structure, Tax Parcel 0808I-03-136.000, 1001 Michelle Drive, Zoned R-1-10 (Single-Family), Ward 6

TECHNICAL DETAILS

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

(2) Accessory buildings.

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

(E) Supplementary design standards.

1. *Application & review process:* For projects subject to review as defined below, applicants will be required to submit proposed site plans, landscape plans, building elevations, photographs of adjacent and surrounding properties, and information regarding proposed building materials. Such information will be used as the basis for a determination of compliance or non-compliance with applicable design standards.

EXECUTIVE SUMMARY

The applicant is requesting a waiver from the design standards regarding the siding for their proposed accessory structure in order to allow for metal siding. The proposed 20-foot by 20-foot accessory structure meets setback requirements from the property lines and the primary structure, and will be under the maximum size limit of 1000 square feet for properties under an acre. The applicant claims the reason for the metal siding is due to it being more cost effective. While planning staff cannot confirm the cost effectiveness of the proposed siding material, staff did find via site visit to the surrounding area other existing metal sheds as well as sheds with wood siding. The mentioned metal sheds are just west of the subject site, according to available imagery, they have existed prior to this board being established. Staff also noted in the site visit

Technical Report
ARCHITECTURAL REVIEW COMMITTEE

of an existing Pods container being placed on the subject site. In any case, whether the request for the waiver be approved or denied, staff will have a condition that the container be removed before any permit for the shed placement can be pulled.

DEPARTMENTAL CONDITIONS

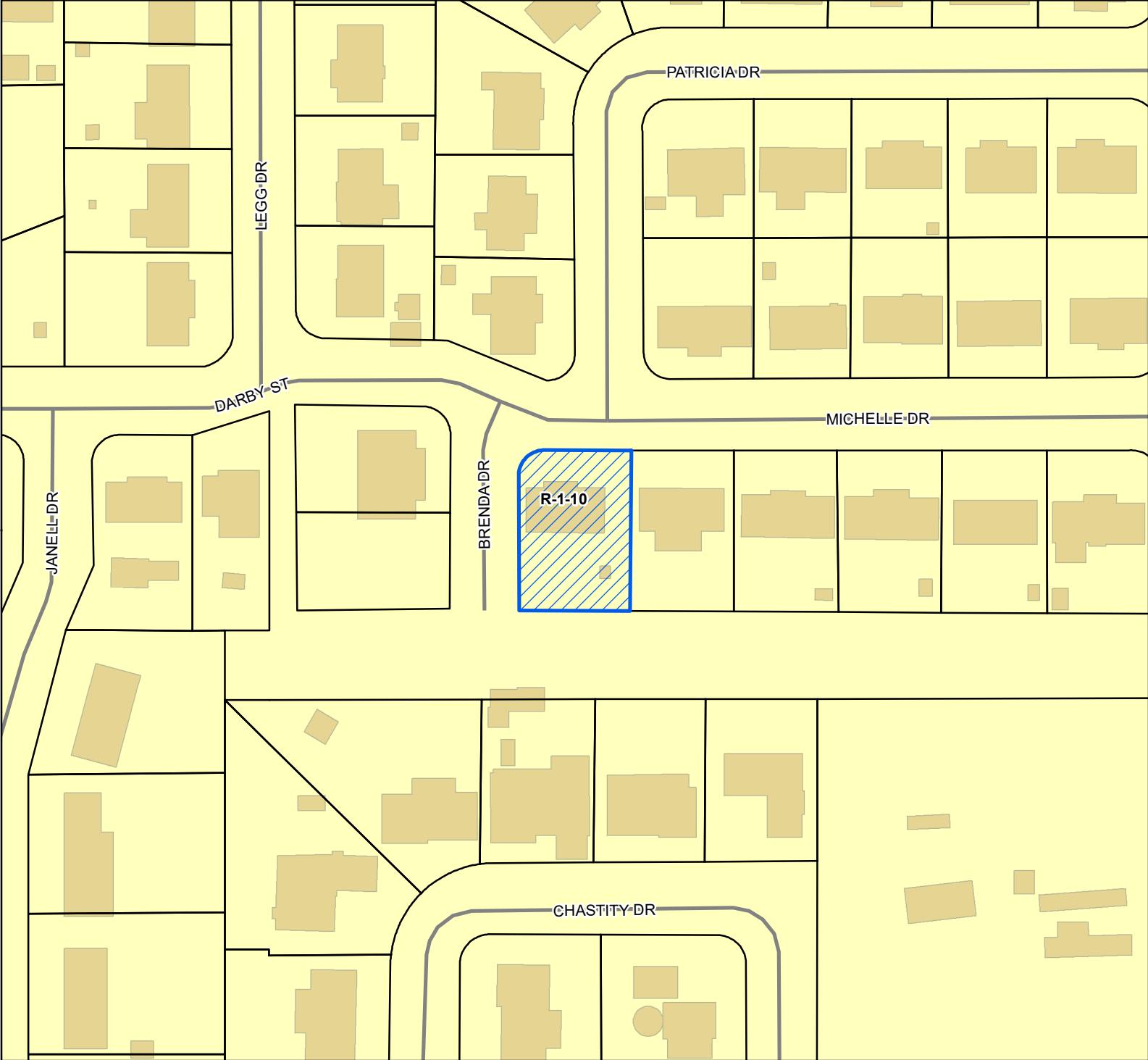
1. Approval allows for the metal siding.
2. The storage container will need to be removed from the subject property before a permit for shed placement can be pulled.






DIRECTOR APPROVAL

This report has been reviewed and approved by:




Greg Holmes
Director of Urban Development Department

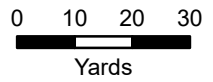


-  Site
-  Street
-  Parcels
-  Buildings
-  City Limit

Zoning

-  R-1-10 - Single Family Residence (Low Density)

Site Information
 08081-03-136.000
 Zoning: R-1-10 (Single Family)
 Size: 9212.94 sqft
 Flood: X



1 inch = 100 feet



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OWNER:

Joyce Hollins

Printed Name of Owner

1001 Michelle Drive

Mailing Address

Couffport

MS

39503

City

State

Zip Code

x Signature: Joyce Hollins

AGENT:

MICHAEL HOLLINS

Printed Name of Agent

1001 ~~Michelle~~ Michelle Drive (228) 313-7568

Mailing Address

Couffport

MS

39503

City

State

Zip Code

Signature: M. Hollins x

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, Joyce Hollins
PRINT NAME, being property owner of 1001 Michelle St
PRIMARY ADDRESS OR PARCEL
which is the subject of this application hereby authorize Michael Hollins
PRINT NAME to act as my representative with the City of Gulfport's Zoning Board of Adjustment and Appeals, and/or Planning Commission, and/or City Council, and/or permitting and licensing, as required by the City.

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

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

Joyce Hollins 9/29/2025
Signature Da

STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 29th day of September, 2025

Samuel Sweeting

Notary Public



05/22/2025

Commission Expiration



Covenant Affidavit

I, Soyce Hollins, being owner or agent of the property 1001 McHelle St.
PRINT NAME PRIMARY ADDRESS OR PARCEL

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

Soyce Hollins
Signature

9/29/2025
Date

STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 29th day of September, 2025
Samuel Sweeting
Commission Expiration 05/22/2027

Notary Public

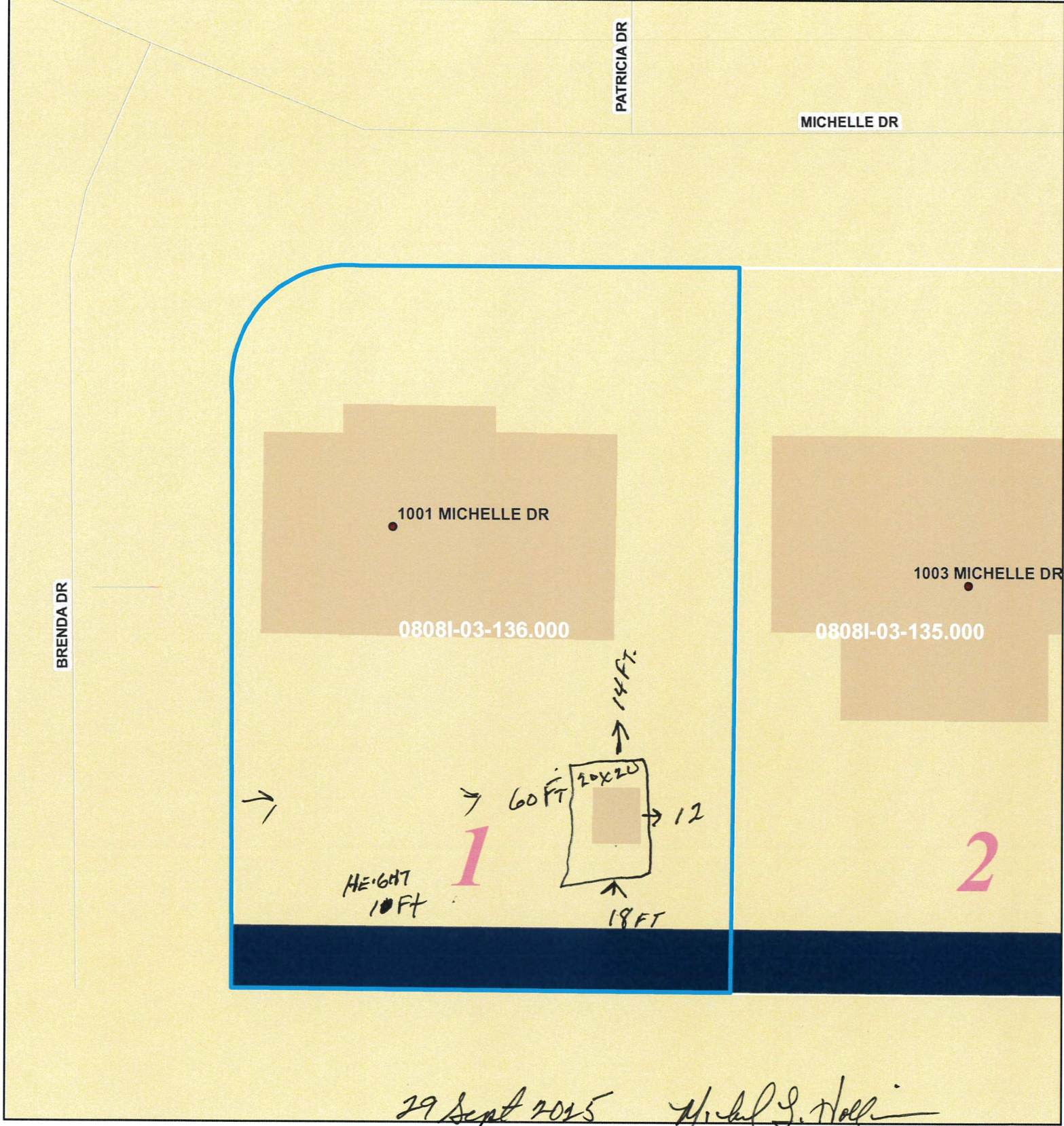


29 Sept, 2025

To whom it may concern, my mother and I are
Building this storage/Garage to store her vehicle as
well as hobby supplies for personal hobbies for
her church. Reason for Metal Building is
cost effective. ~~and~~ Retired Teacher and disabled
vet.

Michael J. Noel

28 Sept 2025



BRENDA DR

PATRICIA DR

MICHELLE DR

1001 MICHELLE DR

08081-03-136.000

1003 MICHELLE DR

08081-03-135.000

HEIGHT
10 FT

1

60 FT

20x20

12

18 FT

14 FT

2

29 Sept 2025 Michael J. Hall

1 inch = 21 feet



DATA DISCLAIMER:

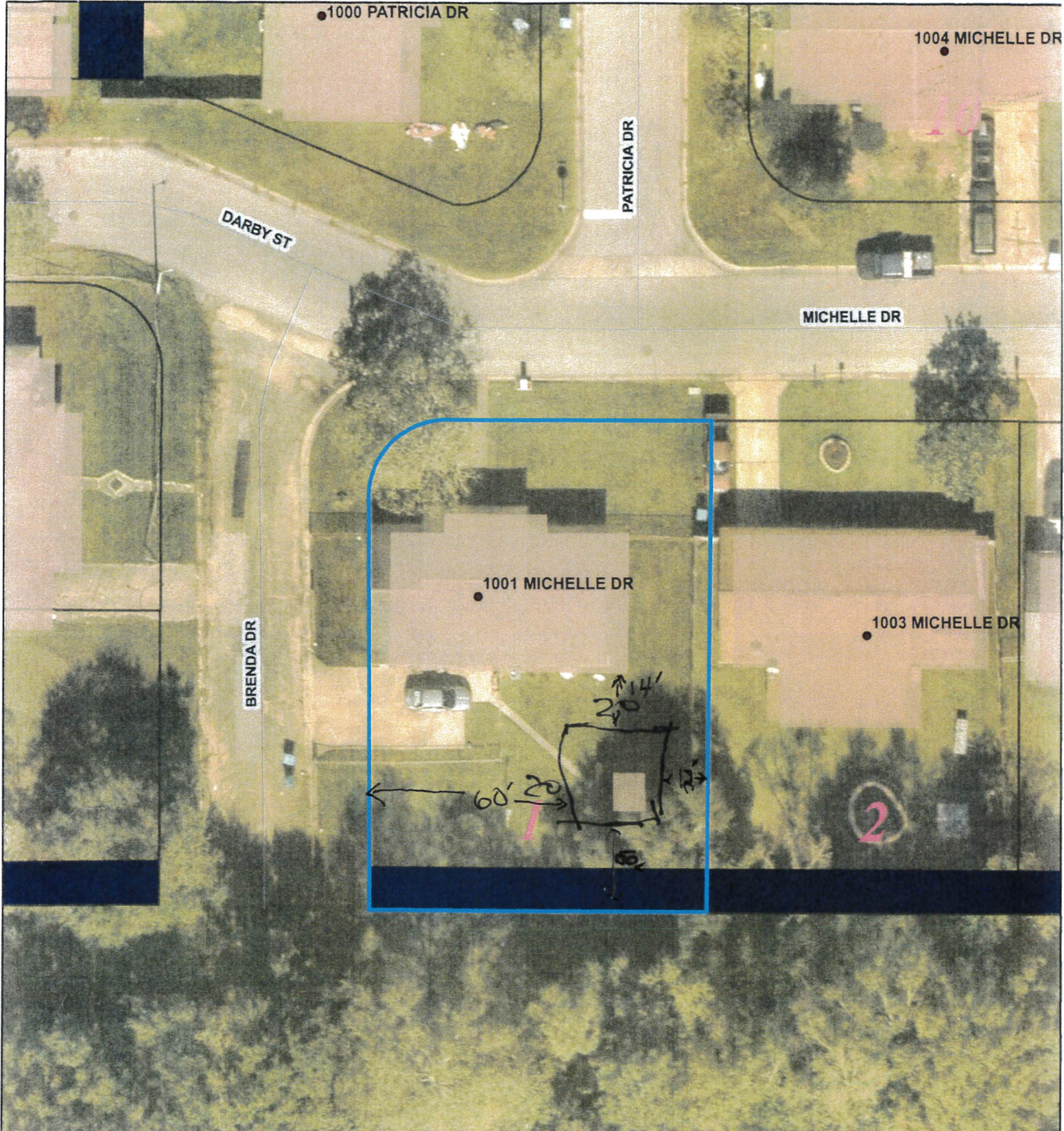
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Area Map

Parcels

Printed 9/29/2025






Now METAL wind load

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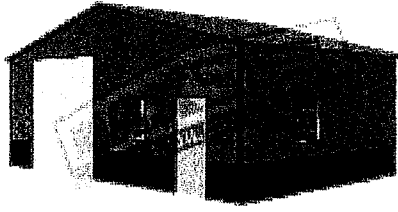
1 inch = 31 feet

Area Map

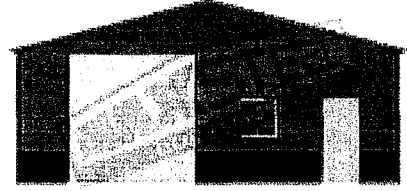
 Parcels



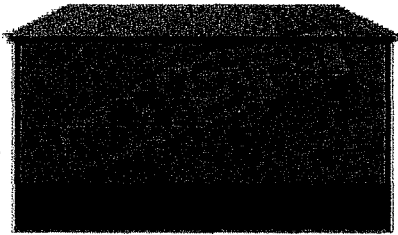
Printed 9/19/2025



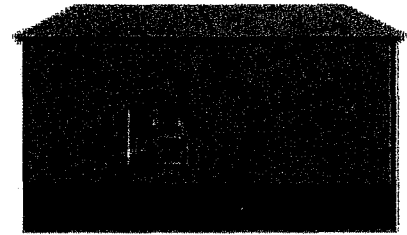
Perspective View



Front



Left Side



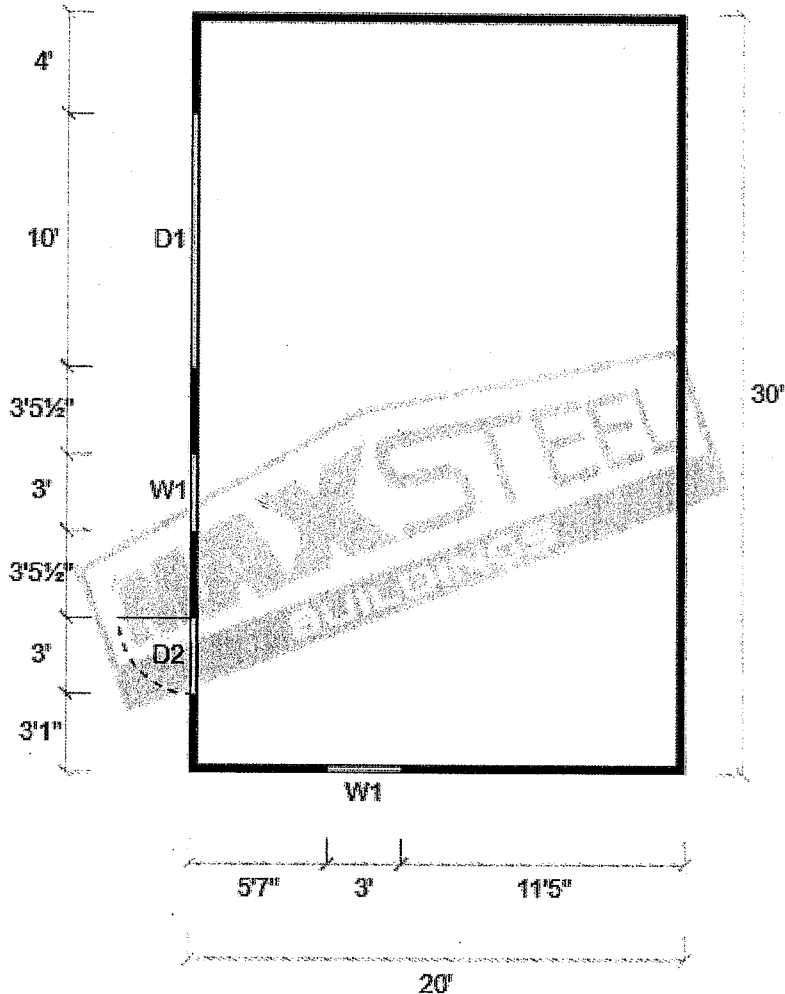
Right Side



Back

LEFT SIDE

FRONT



BACK

RIGHT SIDE

SYMBOL LEGEND

D1 10' x 10' Model 750 Rollup Door*

D2 Walk-in Door (36" x 80")

W1 36W x 36H Window

— Closed Wall

WARRANTY DEED

ENTER

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

EARL C. WHITTEMORE, JR. and EILEEN D. WHITTEMORE
17571 Old Highway 49, Saucier, MS 39574 (601) 832-1714

do hereby sell, convey and warrant unto

JOYCE LORRAINE HOLLINS
1001 Michelle Street, Gulfport, MS 39503 (601) 832-3869
the following described property, being located in the First
Judicial District of Harrison County, Mississippi, to-wit:

Lot 1, Block 5, NORWOOD SUBDIVISION, being a subdivision located in the First Judicial District of Harrison County, Mississippi as per map or plat thereof on file and of record in the office of the Chancery Clerk of the aforesaid county and state.

The balance of the purchase price in the amount of \$42,400.00 is payable according to the terms of a Note secured by a Wrap-around Deed of Trust this day executed. A Vendor's Lien is reserved to secure the payment of the balance of the purchase price and a Release of the Deed of Trust will be an automatic cancellation of this Vendor's Lien.

The above described property is subject to any easements, Restrictive Covenants and prior oil, gas and mineral reservations of record.

Ad valorem taxes for the current year will be prorated and assumed by the Buyer.

WITNESS our signatures on this the 10th day of

Jan, 1992.

Earl C. Whittemore Jr.
EARL C. WHITTEMORE, JR.

Eileen D. Whittemore
EILEEN D. WHITTEMORE

STATE OF MISSISSIPPI
COUNTY OF HARRISON

Personally appeared before me, the undersigned authority in and for the above mentioned county and state, on this 10th day of January, 1992, within my jurisdiction, the within named EARL C. WHITTEMORE, JR. and EILEEN D. WHITTEMORE, who acknowledged that they executed the above and foregoing instrument.

H. Annette Coleman
Notary Public

My Commission Expires: 4-8-97

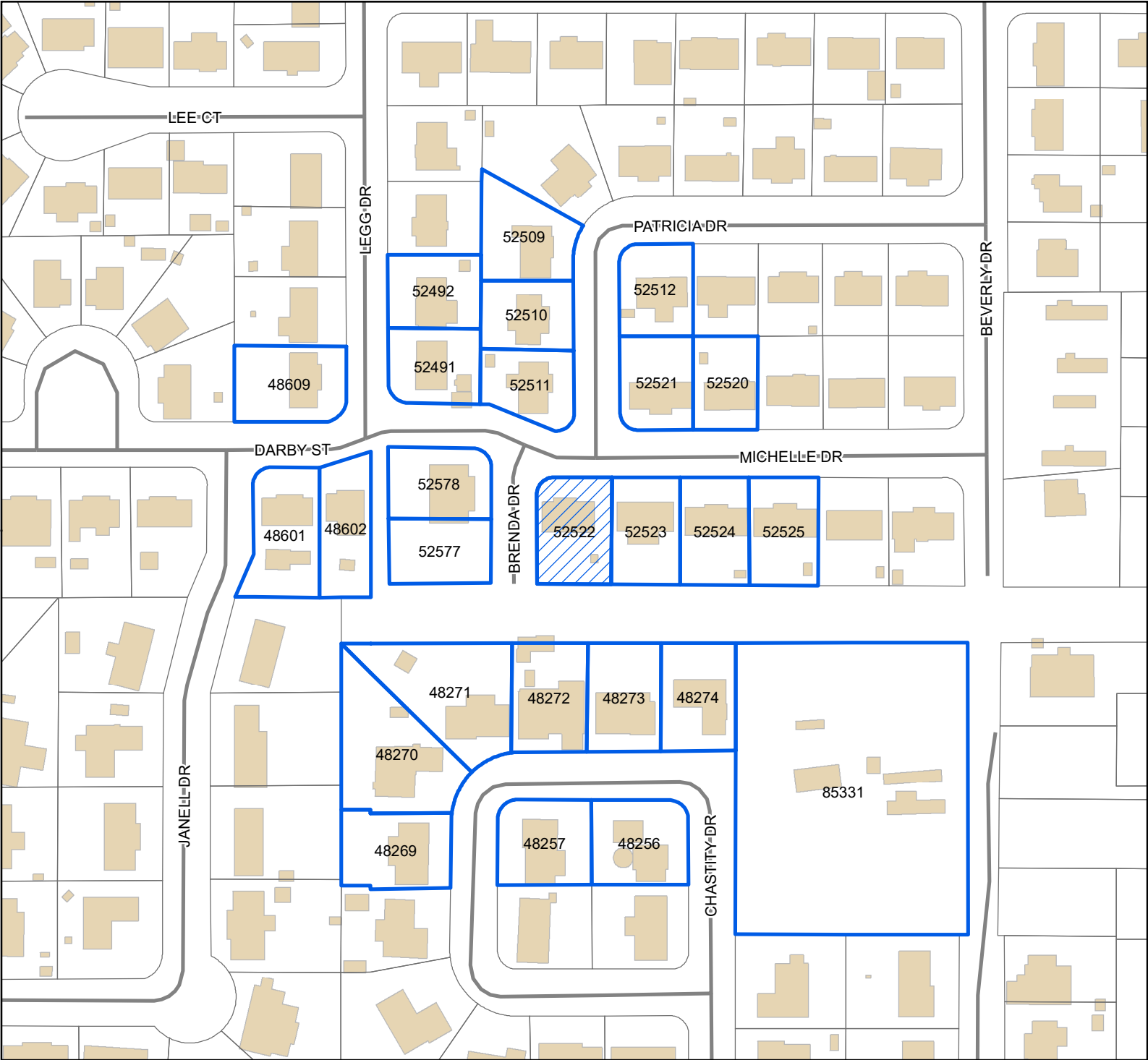
STATEMENT OF FEES

176
First Page _____ \$2.00
Add. Page at \$1.00 _____
Abstracting/Section _____
at \$1.00 _____ 4.00
Marginal Entry at .50 _____
Other _____
Total Fees _____ 3.00

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

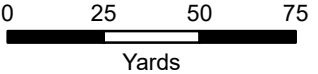
I hereby certify that this instrument was received and filed for record at 10 o'clock and 45 minutes 01 M. on 13th day of Jan., A.D. 19 92 and recorded Jan. 14, 19 92 in Records of Deeds _____ Book 1205 Pages 503.

G. N. Creel, Chancery Clerk
By Linda DuBose, D.C.



Legend

-  Site
-  Street
-  Buildings



1 inch = 150 feet



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Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
Y		08081-03-136.000	JOYCE HOLLINS (OWNER)	1001 MICHELLE DRIVE	GULFPORT	MS	39503
			MICHAEL HOLLNS (AGENT)	1001 MICHELLE DRIVE	GULFPORT	MS	39503
			Adjacent Property Owners (2510ARC019)				
	52577	08081-03-138.000	KIMBROUGH APRIL RENETTA	620 BRENDA DR	GULFPORT	MS	39503
	52512	08081-03-125.000	VASQUEZ FRANCISCO ALFREDO ALVAREZ	1007 PATRICIA DRIVE	GULFPORT	MS	39503
	52491	08081-03-111.000	JENNINGS JOHN	100 LEGG DR	GULFPORT	MS	39503
	52522	08081-03-136.000	HOLLINS JOYCE LORRAINE	1001 MICHELLE	GULFPORT	MS	39503
	48273	08081-02-012.000	HUNT LAWRENCE DOUGLAS & SANDRA SUE	119 CHASTITY DR	GULFPORT	MS	39503
	48256	08081-02-018.000	KYNG ALPHONZIA JEROME	108 CHASTITY DR	GULFPORT	MS	39503
	52492	08081-03-110.000	PACKARD SUZANNE M	102 LEGG DR	GULFPORT	MS	39501
	52509	08081-03-114.000	MCQUEEN ROBERT N	1004 PATRICIA DR	GULFPORT	MS	39503
	52520	08081-03-127.000	OTTIES NADS LLC	404 CARIBE PLACE	GULFPORT	MS	39507
	52521	08081-03-126.000	CALDERON MAGUADALUPE SANDOVAL -ETAL	1004 MICHELLE DR	GULFPORT	MS	39503
	48602	0808J-02-001.000	SUNFLOWER PROPERTIES LLC	8 BAYOU PLACE	GULFPORT	MS	39503
	48609	0808J-01-089.000	BELLAIS FRED W JR & STACEY F	101 LEGG DR	GULFPORT	MS	39503
	52511	08081-03-112.000	WOODS CHRISTOPHER D	1000 PATRICIA DR	GULFPORT	MS	39503
	52523	08081-03-135.000	WINNEGAN MARK STEVEN & BERTHA ELAIN	1003 MICHELLE DR	GULFPORT	MS	39503
	52525	08081-03-133.000	TATE SHEILA M & WILLIAM W JR	1007 MICHELLE DR	GULFPORT	MS	39503
	85331	08081-02-010.000	HEAD DAVID R	123 CHASTITY DR	GULFPORT	MS	39503
	48272	08081-02-013.000	BRADSHAW GARY & SALLY	117 CHASTITY DR	GULFPORT	MS	39503
N	48257	08081-02-017.000	KYNG ALPHONZIA JEROME	108 CHASTITY DR	GULFPORT	MS	39503
	52510	08081-03-113.000	MAX RENTALS LLC -L/E-	P O BOX 553	OCEAN SPRINGS	MS	39566
N	52578	08081-03-137.000	KIMBROUGH APRIL RENETTA	620 BRENDA DR	GULFPORT	MS	39503
	48601	0808J-02-002.000	BOLTON CHERYL A	419 DARBY ST	GULFPORT	MS	39503
	52524	08081-03-134.000	BELL LA TRESSA & JAMES W	1005 MICHELLE DRIVE	GULFPORT	MS	39503
	48274	08081-02-011.000	HOLT WILLIE & ZENOBIA ANN	13232 CHASAE LN	GULFPORT	MS	39503
	48270	08081-02-015.000	BRELAND MICKEY D & JACQULINE	113 CHASTITY DR	GULFPORT	MS	39503
	48269	08081-02-016.000	ANDERSEN JARL & VIRGINIA	111 CHASTITY DR	GULFPORT	MS	39503
N	48271	08081-02-014.000	HOLT WILLIE E & ZENOBIA	13232 CHASAE LN	GULFPORT	MS	39503