



Planning Commission | Agenda

Thursday, December 18, 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 - 11-20-2025

G. Announcements

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

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

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

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

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

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

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

H. Hearing of Cases

H1. Planning Commission Decision

1. Planning Commission Approval 2512PC144:

Planning Commission Approval 2512PC144, by Rushaine Williams Pullin, seeking approval for a mobile home, Tax Parcels 0907I-05-023.000, 0907I-05-023.001, Bonnie Street, Zoned R-1-5 (Single-family), Ward 5

2. Planning Commission Approval 2601PC002:

Planning Commission Approval 2601PC002, by agent John Dees, seeking approval for a funeral home, Tax Parcels 0811F-05-026.000, 0811F-05-027.000, 2100 24th Avenue, 2122 24th Avenue, Zoned T5 (Urban Center Zone), T4L (General Urban Zone "Limited") Ward 3

3. Planning Commission Approval 2601PC005:

Planning Commission Approval 2601PC005, by agent Debra Price, seeking approval for a warehouse use, Tax Parcel 0811C-05-005.000, 2700 26th Avenue, Zoned B-2 (General Business), Ward 3

4. Special Exception 2511SE126 (Postponed by Staff):

Special Exception 2511SE126, by agent Timmthy Wilks, seeking approval for an assisted living facility, Tax Parcel 0710H-03-006.000, 3601 Meadowlark Drive, Zoned R-1-5 (Single-Family), Ward 3

H2. Planning Commission Recommendation

1. Zoning Text Amendment 2511PC127:(Postponed to December meeting by applicant)

Zoning Text Amendment 2511PC127, by agent Schwartz, Orgler, Jordan, & Williams, PLLC, Amendments to the Comprehensive Zoning Ordinance, to amend Section III, District Regulations (K) Chart of Permitted Uses, to allow Medical Clinics to be allowed in I-1 zoning districts with Planning Commission Approval.

I. Reports

J. Unfinished Business

K. Other Business

K1. Other Business

General Plan 2503PC043, revision of approved General Plan to include future proposed development which will go before as a separate General Plan in the future, Tax Parcel 0911B-02-015.000, 30 E Beach Blvd, Zoned T6 (Urban Core Zone), Ward 2

L. Adjournment

MINUTES
GULFPORT CITY PLANNING COMMISSION
Thursday, November 20, 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 **4:31 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
VIRGINIA ADOLPH
TIM DAIGLE JR
CHRIS ROMANO
DOUG HANCOCK

BOARD MEMBERS ABSENT:

HAROLD SPANN
DANIEL KEATING
BRYAN JACOBS
BILL WILLIAMS

STAFF MEMBERS PRESENT:

GREG HOLMES
SAMUEL SWEETING
BRYCE CLUGH

COURT REPORTER:

NORMA JEAN SOROE

E. **Confirmation of Agenda**:

F. **Adoption of Minutes**:

Motion by **Virginia Adolph** and seconded by **WM. Prince Jones** to approve Minutes of the **October 23, 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 2511SE126:

Special Exception 2511SE126, by agent Timmithy Wilks, seeking approval for an assisted living facility, Tax Parcel 0710H-03-006.000, 3601 Meadowlark Drive, Zoned R-1-5 (Single-Family), Ward 3

Speaking for the Petition: Timmithy Wilks

Speaking against the Petition: None

Other: Debra Pittman

Motion: Tim Daigle Jr – to table to the next meeting to allow applicant to propose a new parking plan.

Second: Chris Romano

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	– Yea
CHRIS ROMANO	– Yea
HAROLD SPANN	– Absent
BILL WILLIAMS	– Absent

Action: Motion to approve unanimously.

2. Planning Commission Approval 2511PC128:

Planning Commission Approval 2511PC128, by owners Albert & Gwendolyn Dunlap, seeking approval for administrative office for a real estate management company as a home occupation, Tax Parcel 0711L-02-113.000, 1430 Lewis Avenue, Zoned R-1-7.5 (Single-Family), Ward 1

Speaking for the Petition: Keith Dunlap

Speaking against the Petition: None

Motion: WM. Prince Jones – to approve applicant’s request for an administrative office for a home occupation.

Second: Virginia 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	– Yea
CHRIS ROMANO	– Yea
HAROLD SPANN	– Absent
BILL WILLIAMS	– Absent

Action: Motion to approve unanimously.

3. General Plan 2512PC141:

General Plan 2512PC141, by agent Kim Savant, seeking approval for a 30-lot subdivision with 3 outparcels (Wrigleyville Subdivision), Tax Parcels 0710K-01-039.000, 0710K-01-034.001, 34th Street, Zoned R-2 (Single-family), Ward 1

Speaking for the Petition: Kim Savant, Aaron Harris

Speaking against the Petition: None

Motion: Tim Diagle Jr – to approve applicant’s request with stated conditions.

Second: WM. Prince 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 | – Yea |
| CHRIS ROMANO | – Yea |
| HAROLD SPANN | – Absent |
| BILL WILLIAMS | – Absent |

Action: Motion approved unanimously.

H2. Planning Commission Recommendation

4. Zoning Text Amendment 2511PC127: (Postponed to December meeting date)

Zoning Text Amendment 2511PC127, by agent Schwartz, Orgler, Jordan, & Williams, PLLC, Amendments to the Comprehensive Zoning Ordinance, to amend Section III, District Regulations (K) Chart of Permitted Uses, to allow Medical Clinics to be allowed in I-1 zoning districts with Planning Commission Approval.

Speaking for the Petition:

Speaking against the Petition:

Motion:

Second:

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

Action:

5. Zoning Text Amendment 2512PC145:

Zoning Text Amendment 2512PC145, by the City of Gulfport, amendments to the Comprehensive Zoning Ordinance, as amended, to amend Section I, Definitions to define Intermodal Shipping Container and Shipping Container Park (residential); Section III, District Regulations (C)(10), to include residential Shipping Container Parks and to add such use to subsection (K) of the Chart of Permitted Uses by Planning Commission Approval in R-B, Residence-Business Districts only; and Section IV, Supplementary Regulations, to create subsection 11C to provide for Shipping Container Park (residential) requirements.

Speaking for the Petition: Malcolm Jones, Frank Wilem, Robert Wiltshire

Speaking against the Petition: None

Motion: Tim Diagle Jr – to recommend approval and to revisit in six (6) months.

Second: Virginia 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	– Yea
CHRIS ROMANO	– Yea
HAROLD SPANN	– Absent
BILL WILLIAMS	– Absent

Action: Motion approved unanimously.

I. Adjournment

There being no further business , a Motion was made by **Charlie Hewes** to adjourn, seconded by **Virginia Adolph** and carried unanimously. The meeting adjourned at **5:51 P.M.**

William Prince Jones, Secretary

Date: _____



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

PLANNING COMMISSION

Hearing Date: Thursday, December 18, 2025

Planning Commission Decision



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

PLANNING COMMISSION

Hearing Date: Thursday, December 18, 2025

Planning Commission Approval 2512PC144: Planning Commission Approval 2512PC144, by Rushaine Williams Pullin, seeking approval for a mobile home, Tax Parcels 0907I-05-023.000, 0907I-05-023.001, Bonnie Street, Zoned R-1-5 (Single-family), Ward 5

Technical Report

PLANNING COMMISSION APPROVAL

GENERAL INFORMATION

Case File Number: 2512PC144

Hearing Date: December 18, 2025

Current Zoning/Use: R-1-5 / Single Family Home

Legal: Planning Commission Approval 2512PC144, by Rushaine Williams Pullin, seeking approval for a mobile home, Tax Parcels 09071-05-023.000, 09071-05-023.001, Bonnie Street, Zoned R-1-5 (Single-family), Ward 5

TECHNICAL DETAILS

The applicant requests Planning Commission approval for the placement of a 15' x 76' mobile home on a vacant lot zoned R-1-5 (Single-Family). Per our chart of permitted uses and City of Gulfport's Ordinances, a mobile home use requires Planning Commission approval in a R-1-5 zoning district with setback requirements; front yard setback of 15-feet, side yard setback of 6-feet, and rear yard setback of 8-feet. Bonnie Street is split between two different zoning districts, R-E (Residence estate (suburban) district and R-1-5 (Single-family residence district. In an R-E district, mobile homes are allowed by right. The R-E zoning district is approximately 2,580 feet long starting from O'Neal Road and there are about eleven (11) mobile homes in this section of Bonnie Street. In the R-1-5 zoning district of Bonnie Street there is one mobile home at 13264 Bonnie Street that has gone for Planning Commission Approval, case # 1908PC090 in August of 2019. In total there are 12 mobile homes present on Bonnie Street along with a couple of single-family homes. The neighboring streets also contain single-family homes and mobile homes. The lot is large enough such that the mobile home will adequately meet the required setbacks and parking requirements as is pointed out on the site plan.

EXECUTIVE SUMMARY

Upon staff review, the parcels are currently vacant. Parcel combination application has been submitted to staff, but the applicant will be required to submit the Harrison County Landroll Tax Form, showing proof that the parcels have been combined before placing the mobile home on the property. The applicant will also be required to either have a tree permit if protected trees are to be removed or a tree affidavit if no protected trees are to be removed. The applicant has presented a site plan that appears to meet the setback requirements for a mobile home dwelling in an R-1-5 zone, that includes off street parking for two vehicles (in asphalt or concrete). There are 12 mobile homes on Bonnie Street. The area is a mixed use of single-family homes and mobile homes. Upon review of the site plan submitted by the applicant, parking and all required setbacks have been met. If the request is approved, it would be in harmony with existing housing in the area.

Any approval should consider these conditions:

1. Approval would allow for a 15' x 76' mobile home use in an R-1-5 zone.

Technical Report
PLANNING COMMISSION APPROVAL

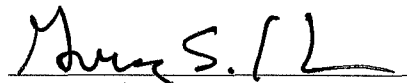
2. Applicants must present proof of parcel with the Harrison County Landroll Tax Form before permitting.

DEPARTMENTAL CONDITIONS

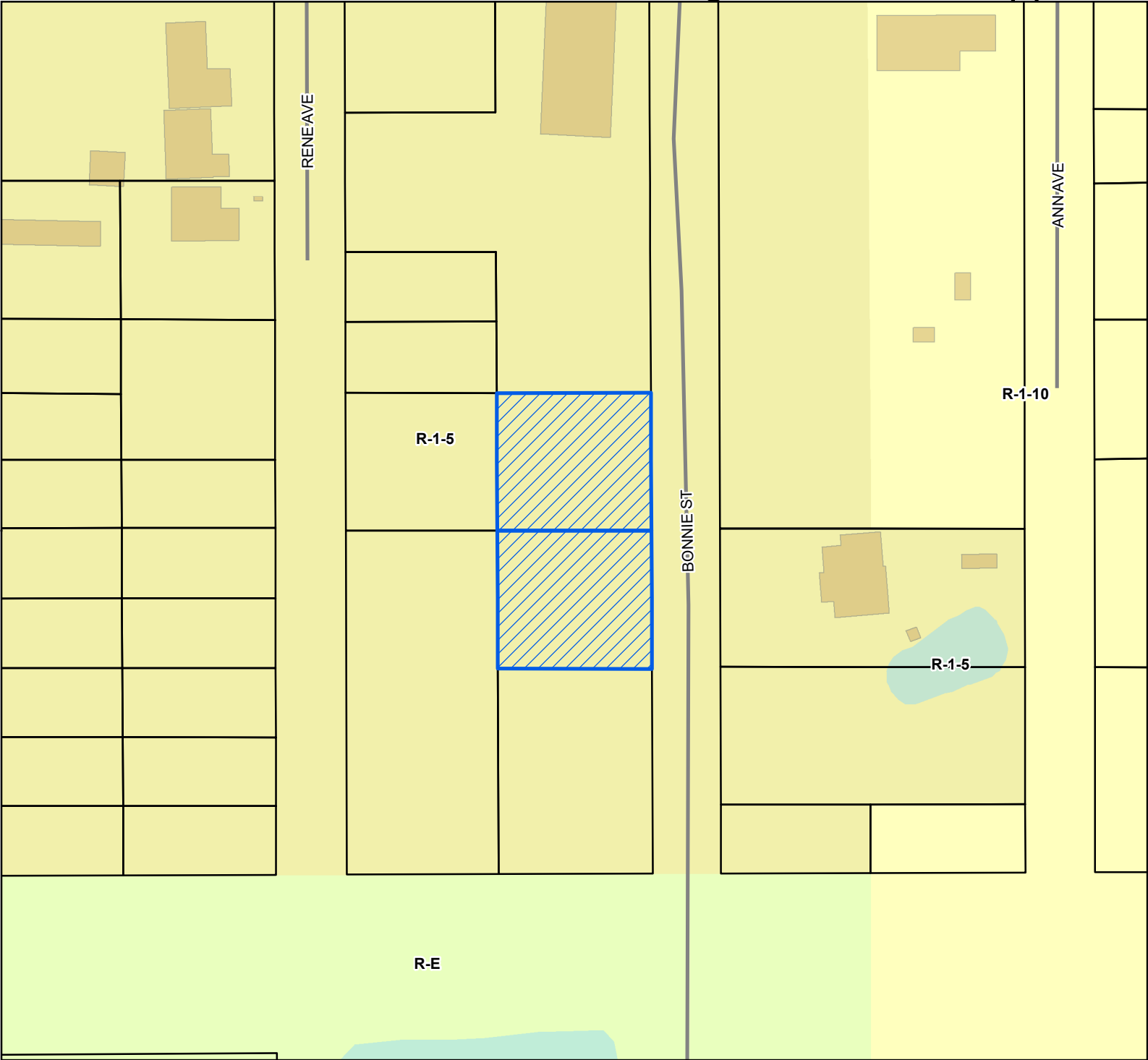
<u>Engineering:</u>	No conditions. Memo dated 12/8/25.
<u>Public Works:</u>	No conditions. Memo dated 12/8/25.
<u>Traffic and Safety:</u>	No conditions. Memo dated 12/8/25.
<u>Building Code Services:</u>	Must meet regulations for the Factory-Built Homes Law Regulation MH-5. If located in a high hazard flood area, must meet FEMA requirements for the installation of mobile homes. Memo dated 11/26/2025.
<u>GIS:</u>	No conditions. Memo dated 12/01/2025.
<u>Police Department:</u>	No comment as of 12/8/25.
<u>Fire Department:</u>	No conditions. Memo dated 11/26/2025.
<u>City Arborist:</u>	No comment as of 12/8/25.

DIRECTOR APPROVAL

This report has been reviewed and approved by:



Greg Holmes
Director of Urban Development Department



Site

Street

Parcels

Buildings

Water Features

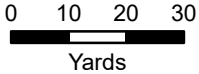
City Limit

Zoning

- R-1-10 - Single Family Residence (Low Density)
- R-1-5 - Single Family Residence District (Medium Density)
- R-E - Residence-Estate

Site Information

09071-05-023.000
09071-05-023.001
Zoning: R-1-5 (Single Family)
Size: 22070.71 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.



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

APPLICATION FOR PLANNING COMMISSION APPROVAL

For Staff Use Only

Case Number: 2512PL144Date Received: 11-3-24Receipt Number: 13555841Received By: SJSZoning: R-1-5Ward: 5 Flood: XSize: .5 Acres

Property Information

TAX PARCEL #

0	9	0	7	I	-	0	5	-	0	2	3	●	0	0	0
0	9	0	7	I	-	0	5	-	0	2	3	●	0	0	1
					-			-				●			

(If necessary, use separate sheet of paper)

Address of Property Involved: 13290 Bonnie St, Gulfport, MS 39503Lot(s) 9-12, Block(s) 19, Subdivision Biloxi River Estates unit #1General Location: Ward 6 between the roadway sof; Boles ave and O'neal Rd.

GENERAL DESCRIPTION OF REQUEST:

Requesting planning commission approval to allow for a mobile home placement.

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

Eva A. O'Blepias

Printed Name of Owner

224 Newberry Lane

Mailing Address

Durham NC 27703

City State Zip code

228-383-6277

Home Phone Work/Cell Phone

evaoblepias@yahoo.com

Email

Eva O'Blepias

Signature of Owner

dotloop verified
11/03/25 3:21 PM EST
FSRC-MGAO-FJBH-NMUN

AGENT

Rushaine Williams Pullin

Printed Name of Agent

2700 24th Avenue

Mailing Address

Gulfport MS 39501

City State Zip code

9703068553

Home Phone Work/Cell Phone

rushyourwayhome@gmail.com

Email

Rushaine W Pullin

Signature of Agent

dotloop verified
11/03/25 1:30 PM EST
A6L6-MECM-Q760-IN2N

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) Marianne M. O'Blepias

ADDRESS (STREET, CITY, STATE, ZIP CODE) 224 Newberry Lane, Durham, NC, 27703

PHONE # (H) 2283838607 (W) _____

TAX PARCEL NUMBER(S) OWNED 0907I-05-023.000

SIGNATURE: Marianne O'Blepias
detloop verified
11/02/25 1:51 PM EST
7YHR-UACO-GNYK-BQ9T

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: _____

[BACK TO SEARCH](#)

dotloop verification certificate for:
PZPlanningCommissionApprovalApp_with_updated_seal.pdf

Transaction ID: 64290615 - Document ID: 1395454769 - Document Pages: 4 - Signatures: 3 - Verification Code: LtSN-zObv-zVVe

[VIEW DOCUMENT](#)

[PRINT](#)

Rushaine W Pullin

dotloop verified
11/03/25 1:30 PM EST
A6L6-MECM-Q760-IN2N

Rushaine W Pullin

Date/Time: 11/03/25 1:30 PM EST
ID: 53658000619
IP Address: 24.116.30.26
Security Level: Password Provided
ESIGN Consumer Consent Disclosures: Accepted - [VIEW AGREEMENT](#)

Eva O'blepias

dotloop verified
11/02/25 3:21 PM EST
FSRC-MGAO-FJBH-NMUN

Eva O'blepias

Date/Time: 11/02/25 3:21 PM EST
ID: 53645277044
IP Address: 136.47.130.160
Security Level: Email Verified
ESIGN Consumer Consent Disclosures: Accepted - [VIEW AGREEMENT](#)

Marianne O'Blepias

dotloop verified
11/02/25 1:51 PM EST
TYHR-UACO-GIYK-BQ9T

Marianne O'Blepias

Date/Time: 11/02/25 1:51 PM EST
ID: 53644254108
IP Address: 172.58.251.99
Security Level: Email Verified
ESIGN Consumer Consent Disclosures: Accepted - [VIEW AGREEMENT](#)



J1 - GULFPORT DISTRICT
Instrument 2022-0003350-D-J1
Filed/Recorded 02/11/2022 10:24:01 AM
Total Fees 26.00
2 Pages Recorded

**PREPARED BY
&
RETURN TO:**

Alvin Chase, MS Bar No. 5968
CHASE CHASE & ASSOCIATES, PLLC
Post Office Box 7119
D'Iberville, MS 39540
Phone: 228-396-3300
Fax: 228-396-1494

INDEXING:

Lots 11 and 12, Block 19,
RESUBDIVISION UNIT
ONE, BILOXI RIVER
ESTATES, First Judicial
District, Harrison County,
Mississippi

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

EXECUTRIX'S DEED
(Title not Examined)

KNOW ALL MEN BY THESE PRESENTS: 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, that I, JESSICA WILLIAMS, Executrix of the Estate of Adolf Don O'Blepias, Deceased, (15536 Old Magnolia Court, Gulfport, Mississippi 39503, Phone: 228-223-8898) do hereby convey, grant, bargain, sell and warrant unto EVA O'BLEPIAS (12191 Gregory Avenue, Gulfport, Mississippi 39503, Phone: (228) 383-6277), the following described land, together with all improvements thereto belonging, situated in the First Judicial District of Harrison County, Mississippi, more particularly described as follows, to-wit:

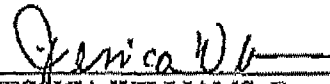
LEGAL DESCRIPTION: Lots 11 and 12, Block 19, RESUBDIVISION UNIT ONE, BILOXI RIVER ESTATES, a subdivision according to the official map or plat thereof on file and of record in the office of the Chancery Clerk, First Judicial District, Harrison County, Mississippi, in Plat Book 23 at Page 9 thereof.

Being the same Lots 11 and 12 described in that certain warranty deed recorded on July 26, 1995, in Records of Deeds Book 1310 Page 165 in the Office of the Chancery Clerk, First Judicial District, Harrison County, Mississippi.

THIS CONVEYANCE is subject to any and all recorded easements, rights-of-way, mineral reservations and restrictive covenants applicable to subject property.

This deed is executed pursuant to the authority of a decree of the Chancery Court of the First Judicial District, Harrison County, Mississippi, in the Estate of Adolf Don O'Blepias, Deceased, Cause Number 20-977-CB, and to carry out the terms of the Last Will and Testament of the decedent.

WITNESS my signature this the 8th day of February, 2022.


JESSICA WILLIAMS, Executrix
of the Estate of Adolf Don
O'Blepias, Deceased

ACKNOWLEDGMENT

STATE OF MISSISSIPPI
COUNTY OF Harrison

Personally appeared before me, the undersigned authority in and for the above styled jurisdiction, the within named Jessica Williams, personally known by me to be the Executrix of the Estate of Adolf Don O'Blepias, Deceased, who acknowledged before me that she signed, executed and delivered the above and foregoing instrument on the day and year therein stated for the purposes therein set forth as the act and deed of said Estate, having been first duly authorized to do so.

GIVEN UNDER MY HAND AND OFFICIAL SEAL on this the 8th day of
February, 2022.

My Commission Expires:

5/6/24


NOTARY PUBLIC





J. J. J. J1 - GULFPORT DISTRICT
Instrument 2022-0004471-D-J1
Filed/Recorded 02/25/2022 10:30:01 AM
Total Fees 26.00
2 Pages Recorded

**PREPARED BY
&
RETURN TO:**

Alvin Chase, MS Bar No. 5968
CHASE CHASE & ASSOCIATES, PLLC
Post Office Box 7119
D'Iberville, MS 39540
Phone: 228-396-3300
Fax: 228-396-1494

INDEXING:
Lots 9 and 10, Block 19,
RESUBDIVISION UNIT
ONE, BILOXI RIVER
ESTATES, First Judicial
District, Harrison County,
Mississippi

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

EXECUTRIX'S DEED
(Title not Examined)

KNOW ALL MEN BY THESE PRESENTS: 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, that I, JESSICA WILLIAMS, Executrix of the Estate of Adolf Don O'Blepias, Deceased, (15536 Old Magnolia Court, Gulfport, Mississippi 39503, Phone: 228-223-8898) do hereby convey, grant, bargain, sell and warrant unto MARIANNE O'BLEPIAS (12191 Gregory Avenue, Gulfport, Mississippi 39503, Phone: 228-383-8607), the following described land, together with all improvements thereto belonging, situated in the First Judicial District of Harrison County, Mississippi, more particularly described as follows, to-wit:

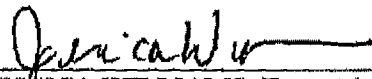
LEGAL DESCRIPTION: Lots 9 and 10, Block 19, RESUBDIVISION UNIT ONE, BILOXI RIVER ESTATES, a subdivision according to the official map or plat thereof on file and of record in the office of the Chancery Clerk, First Judicial District, Harrison County, Mississippi, in Plat Book 23 at Page 9 thereof.

Being the same Lots 9 and 10 described in that certain warranty deed recorded on July 26, 1995, in Records of Deeds Book 1310 Page 163 in the Office of the Chancery Clerk, First Judicial District, Harrison County, Mississippi.

THIS CONVEYANCE is subject to any and all recorded easements, rights-of-way, mineral reservations and restrictive covenants applicable to subject property.

This deed is executed pursuant to the authority of a decree of the Chancery Court of the First Judicial District, Harrison County, Mississippi, in the Estate of Adolf Don O'Blepias, Deceased, Cause Number 20-977-CB, and to carry out the terms of the Last Will and Testament of the decedent.

WITNESS my signature this the 24th day of February, 2022.


JESSICA WILLIAMS, Executrix
of the Estate of Adolf Don
O'Blepias, Deceased

ACKNOWLEDGMENT

STATE OF MISSISSIPPI
COUNTY OF Harrison

Personally appeared before me, the undersigned authority in and for the above styled jurisdiction, the within named Jessica Williams, personally known by me to be the Executrix of the Estate of Adolf Don O'Blepias, Deceased, who acknowledged before me that she signed, executed and delivered the above and foregoing instrument on the day and year therein stated for the purposes therein set forth as the act and deed of said Estate, having been first duly authorized to do so.

GIVEN UNDER MY HAND AND OFFICIAL SEAL on this the 24th day of February, 2022.




NOTARY PUBLIC

My Commission Expires:
March 01, 2024



Covenant Affidavit

I, RUSHANE W PULLIN, being owner or agent of the property 13290 BONNIE ST, GULFPORT, MS
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.

[Signature]
Signature

OCTOBER 30, 2025
Date

STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 30th day of October, 20 25

[Signature]
Notary Public

05/22/2027
Commission Expiration





DESIGNATION OF AGENT

Eva O'Blepias
I, Marianne O'Blepias being property owner of 13290 Bonnie St. Gulfport MS 39503
PRINT NAME PRIMARY ADDRESS OR PARCEL

which is the subject of this application hereby authorize Rushaine Pullin 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]

Marianne O'Blepias

SIGNATURE

10/31/2025

DATE

STATE OF NORTH CAROLINA | COUNTY OF MECKLENBURG

Given under my hand and seal of office this the 31st day of October, 2025

[Signature]

NOTARY PUBLIC

10/31/2029

COMMISSION EXPIRATION





DESIGNATION OF AGENT

I, Marianne O'Blepias being property owner of 13290 Bonnie St. Gulfport MS 39503
PRINT NAME PRIMARY ADDRESS OR PARCEL
which is the subject of this application hereby authorize Rushaine Pullin 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.

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

Marianne O'Blepias
SIGNATURE

10/31/2025
DATE

STATE OF NORTH CAROLINA | COUNTY OF MECKLENBURG

Given under my hand and seal of office this 31st day of October, 20 25

C. Wright
NOTARY PUBLIC

10/31/2029
COMMISSION EXPIRATION





DESIGNATION OF AGENT

I, Eva O'Blepias being property owner of 13290 Bonnie St. Gulfport MS 39503
PRINT NAME PRIMARY ADDRESS OR PARCEL
which is the subject of this application hereby authorize Rushaine Pullin 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.

Eva O'Blepias
SIGNATURE

10/31/25
DATE

STATE OF NORTH CAROLINA | COUNTY OF MECKLENBURG

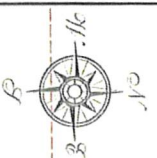
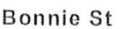
Given under my hand and seal of office this the 31st day of October, 20 25

C. Wright
NOTARY PUBLIC

10/31/2029
COMMISSION EXPIRATION

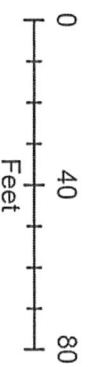


Structure H. 14 feet

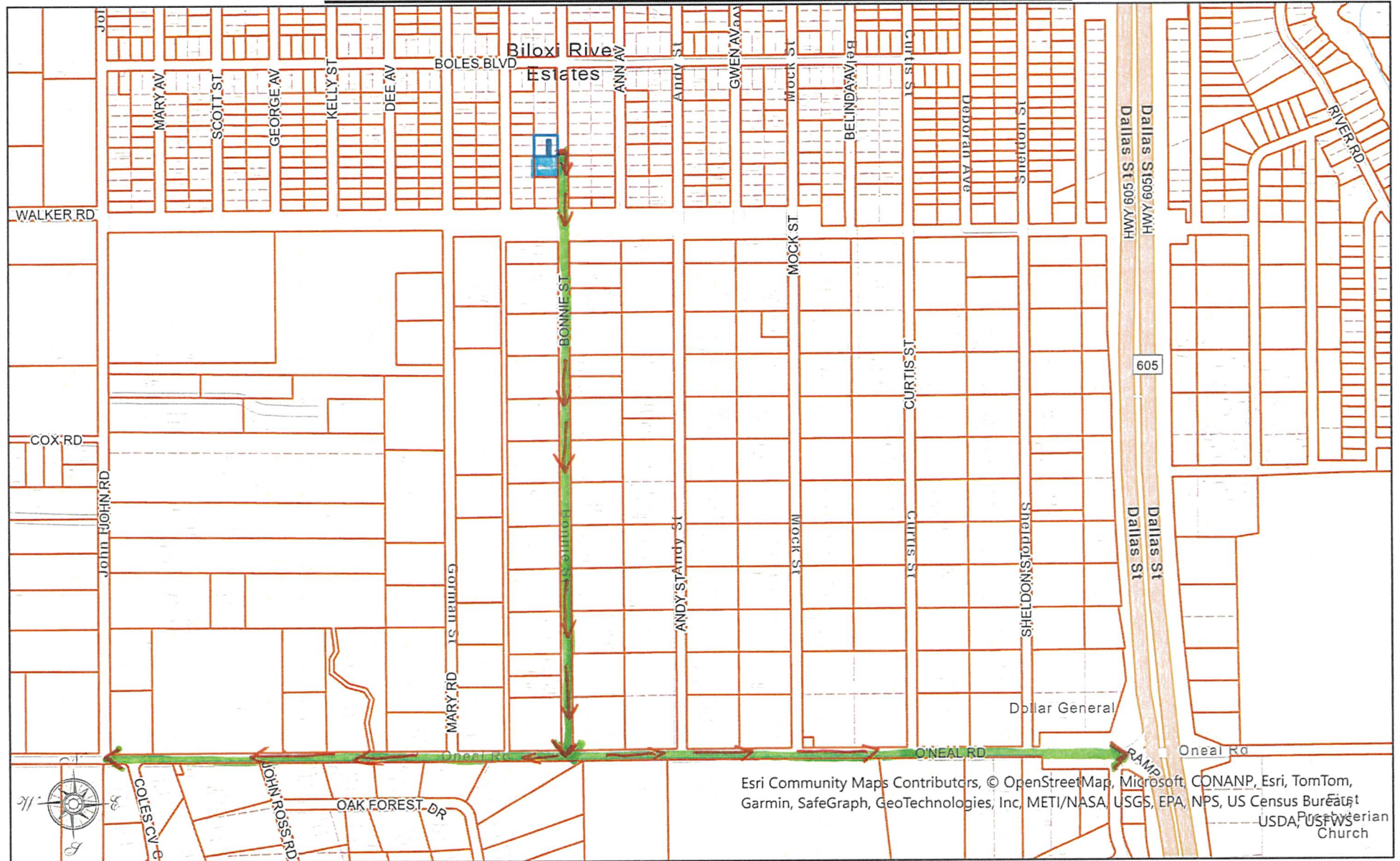


DISCLAIMER: THIS MAP IS FOR PROPERTY TAX ASSESSMENT PURPOSES ONLY. IT WAS CONSTRUCTED FROM PROPERTY INFORMATION RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS AND IS NOT CONCLUSIVE AS TO LOCATION OF PROPERTY OR LEGAL OWNERSHIP.

MAP DATE: October 30, 2025



★ Traffic Flow Bonnie St #0907I-05-023.000 & .001



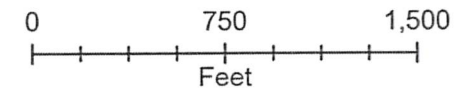
Esri Community Maps Contributors, © OpenStreetMap, Microsoft, CONANP, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS, Presbyterian Church



HARRISON COUNTY, MISSISSIPPI

DISCLAIMER: THIS MAP IS FOR PROPERTY TAX ASSESSMENT PURPOSES ONLY. IT WAS CONSTRUCTED FROM PROPERTY INFORMATION RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS AND IS NOT CONCLUSIVE AS TO LOCATION OF PROPERTY OR LEGAL OWNERSHIP. TAL FLURRY, TAX ASSESSOR.

MAP DATE: October 30, 2025



Case Number: _____

LAND USE REQUEST FOR:

MOBILE HOME PLACEMENT

Current Zoning: R-1-5

PHYSICAL LOCATION:

13290 Bonnie St. Gulfport MS 39503

PARCEL(S):

09071-05-023-000 and

09071-05-023-001

* Vacant land

**Transportation Open Routes, Roadways
and Ease of Access:**

Bonnie St, Andy St, Boles Ave, John Rd, Mock St,
Curtis St, Three River Rd, Oneal Rd, JohnRoss Rd,
Hwy 605

Utility Providers and Public Services:

- Water and Sewer -City of Gulfport
- Police and Fire Protection- City of Gulfport

Non-Flood Zone Area: ZONE X

Parking:

There will not be a parking issue or traffic congestion hazard caused by the mobile home placement. With planning ahead for adequate space allowance, the client will be purchasing two parcels of land, containing four lots, with a total equaling .51 acres. By doing so he will have plenty of yard, driveway and space for parking as needed. The client has two mid-sized cars and intends to park in the driveway, inside a gated yard.

Use Proposal in Harmony for the District:

The potential future residents are ready to make Gulfport their home; they have picked this area to be closer to their employment and to be homeowners. Their purchase of a mobile home is for affordability, readiness with availability in the desired location needed. The Bonnie St location is a diamond in the rough. They wish to improve and enhance the vacant land. They plan to clean up both lots to create an inviting appearance with landscaping and their new home and give the area a much-needed rejuvenation. This will benefit the surrounding neighbors and community and show pride in ownership. It may also encourage others to do the same.

Case Number: _____

LAND USE REQUEST FOR:

MOBILE HOME PLACEMENT

Current Zoning: R-1-5

PHYSICAL LOCATION:

13290 Bonnie St. Gulfport MS 39503

PARCEL(S):

09071-05-023-000 and

09071-05-023-001

* Vacant land

**Transportation Open Routes, Roadways
and Ease of Access:**

Bonnie St, Andy St, Boles Ave, John Rd, Mock St,
Curtis St, Three River Rd, Oneal Rd, JohnRoss Rd,
Hwy 605

Utility Providers and Public Services:

- Water and Sewer -City of Gulfport
- Police and Fire Protection- City of Gulfport

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2025 Landroll Information				
O'BLEPIAS EVA 12191 GREGORY AVE GULFPORT, MS 39503 Physical Street Address: 0 BONNIE ST				
Parcel #:	PPIN	Tax District	Homestead Exp.	Judicial Dist.
09071-05-023.001	149108	2GO		1
Supervisor District:		Subdivision:		
2		BILOXI RIVER EST UNIT 1 RESUBD		
Exemption Code				
Non-Exempt				
Section	Township	Range		
36	06	11		
Instrument Number(s)				
2022-0003350-D-J1				
Acres	Land Value	Improvements	Total Value	Assessed Value
0	4600	0	4600	691 0 / 690
Legal Description				
LOTS 11 & 12 BLK 19 RE-SUBD OF BILOXI RIVER ESTATES SUBD UNIT # 1				

I proposed new home



Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
Y		0907I-05-023.000	EVA A O'BLEPLAS (OWNER)	224 NEWBERRY LANE	DURHAM	NC	27703
			RUSHAINA WILLIAMS PULLIN (AGENT)	2700 24TH AVE	GULFPORT	MS	39501
			Adjacent Property Owners (2512PC144)				
N	44883	0907I-05-041.000	GULFPORT CITY OF	P O BOX 1780	GULFPORT	MS	4E+08
N	44884	0907I-05-042.000	GULFPORT CITY OF	P O BOX 1780	GULFPORT	MS	4E+08
	101751	0907I-05-027.001	LEX E MOHON SR REVOCABLE TRUST	DAVID W JONES TRUSTEE	GULFPORT	MS	39501
N	44882	0907I-05-040.000	GULFPORT CITY OF	P O BOX 1780	GULFPORT	MS	4E+08
	88236	0907I-05-010.000	FAVRE GERALD J -L/E-	13315 ANN AVENUE	GULFPORT	MS	39503
N	44839	0907I-05-015.000	GULFPORT CITY OF	P O BOX 1780	GULFPORT	MS	4E+08
	53982	0907P-01-023.000	BENEFIELD TIMOTHY J	13223 BONNIE ST	GULFPORT	MS	39503
N	88243	0907I-05-027.000	GULFPORT CITY OF	P O BOX 1780	GULFPORT	MS	4E+08
N	44885	0907I-05-043.000	GULFPORT CITY OF	P O BOX 1780	GULFPORT	MS	39502
N	44840	0907I-05-016.000	GULFPORT CITY OF	P O BOX 1780	GULFPORT	MS	4E+08
	53994	0907P-01-022.000	BABIN TODD J	617 CARMADELLE ST	MARRERO	LA	70072
N	44881	0907I-05-039.000	GULFPORT CITY OF	P O BOX 1780	GULFPORT	MS	4E+08
	44869	0907I-05-029.000	WINES RONALD J	12220 THOMAS BLVD	BILOXI	MS	39532
N	101750	0907I-05-027.002	WINES RONALD J	12220 THOME BLVD	BILOXI	MS	39532
N	44880	0907I-05-038.000	GULFPORT CITY OF	P O BOX 1780	GULFPORT	MS	39502
N	44868	0907I-05-028.000	WINES RONALD J	12220 THOMAS BLVD	BILOXI	MS	39532
N	149108	0907I-05-023.001	O'BLEPIAS EVA	12191 GREGORY AVE	GULFPORT	MS	39503
	44850	0907I-05-021.000	BILOXI RIVER BAPTIST CHURCH	P O BOX 2344	GULFPORT	MS	39505
	136332	0907I-05-034.001	FIELDS SAMANTHA	13289 RENE AVE	GULFPORT	MS	39503
	44835	0907I-05-011.000	ENDSLEY RONALD & JESSICA & DEBORAH	13276 BONNIE ST	GULFPORT	MS	39503
N	44844	0907I-05-020.000	ENDSLEY RONALD & JESSICA & DEBORAH	13276 BONNIE ST	GULFPORT	MS	39503
	44854	0907I-05-023.000	O'BLEPIAS MARIANNE	12191 GREGORY AVE	GULFPORT	MS	39503



Legend

- Site
- Street
- Buildings
- Water Features

0 30 60 90
Yards

1 inch = 200 feet

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

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
51445	IPL0294108	Legal Ad - IPL0294108		1.0	59.0L

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

LEGAL NOTICE PUBLIC HEARING

In conformance with Section VIII of the Comprehensive Zoning Ordinance of the City of Gulfport, Mississippi, 1979 as amended, notice is hereby given advising that the Gulfport City Planning Commission will hold a public hearing in the City of Gulfport, Mississippi at 4:30 P.M., Thursday, December 18, 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.

Planning Commission Approval 2512PC144, by Rushaine Williams Pullin, seeking approval for a mobile home, Tax Parcels 09071-05-023.000, 09071-05-023.001, Bonnie Street, Zoned R-1-5 (Single-family), Ward 5

Planning Commission Approval 2601PC002, by agent John Dees, seeking approval for a funeral home, Tax Parcels 0811F-05-026.000, 0811F-05-027.000, 2100 24th Avenue, 2122 24th Avenue, Zoned T5 (Urban Center Zone), T4L (General Urban Zone "Limited") Ward 3

Planning Commission Approval 2601PC005, by agent Debra Price, seeking approval for a warehouse use, Tax Parcel 0811C-05-005.000, 2700 26th Avenue, Zoned B-2 (General Business), Ward 3

Zoning Text Amendment 2511PC127, by agent Schwartz, Orgler, Jordan, & Williams, PLLC, Amendments to the Comprehensive Zoning Ordinance, to amend Section III, District Regulations (K) Chart of Permitted Uses, to allow Medical Clinics to be allowed in I-1 zoning districts with Planning Commission Approval.

This the 25th day of November 2025
Keith Williams, Chairman
City of Gulfport Planning Commission
IPL0294108
Dec 3 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:
12/03/25 Print

[Print Tearsheet Link](#)

[Marketplace Link](#)

Mary Castro



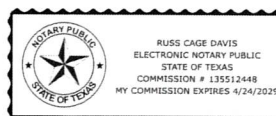
Mary Castro

Russ Cage Davis



Sworn to and subscribed before
me on

Dec 3, 2025, 11:21 AM EST



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, December 18, 2025

Planning Commission Approval 2601PC002: Planning Commission Approval 2601PC002, by agent John Dees, seeking approval for a funeral home, Tax Parcels 0811F-05-026.000, 0811F-05-027.000, 2100 24th Avenue, 2122 24th Avenue, Zoned T5 (Urban Center Zone), T4L (General Urban Zone "Limited") Ward 3

Technical Report

PLANNING COMMISSION APPROVAL

GENERAL INFORMATION

Case File Number: 2601PC002

Hearing Date: December 18, 2025

Current Zoning/Use: T4L & T5 / Commercial Building

Legal: Planning Commission Approval 2601PC002, by agent John Dees, seeking approval for a funeral home, Tax Parcels 0811F-05-026.000, 0811F-05-027.000, 2100 24th Avenue, 2122 24th Avenue, Zoned T5 (Urban Center Zone), T4L (General Urban Zone "Limited") Ward 3

TECHNICAL DETAILS

The applicant is seeking approval for a funeral home use at 2100 24th Avenue. This property went through a Zoning Map Amendment recently to rezone the property to be entirely T5 (Urban Center Zone), under case# 2511PC122. City Council approved the rezoning on November 18th, rezoning the property to be entirely T5. Per the Chart of Permitted uses, a funeral home use is allowed in T5 zoning districts per Planning Commission approval.

The applicant claims that they will not need any more water or waste services than are already provided by the City of Gulfport, and that the proposed use would be in harmony with the surrounding uses. The applicant also states, in regards to transportation and access to the site, that the site has "all access to city streets."

The subject site is surrounded by a mix of commercial and residential uses. Such active commercial uses include accounting offices, beauty salons, property management offices, restaurants, and a medical clinic.

Per the parking regulations stated in Appendix A, Sec VI, (A), (4), the requested use would require one (1) space per three (3) chapel seats. While the applicant has provided a sketch for their proposed parking, indicating 5 parking spaces and one marked as being reserved for handicapped parking and one being a loading and unloading zone, the parking plan does not address the parking dimensions nor the material for the proposed parking. Per Appendix A, Sec VI, (A), (2) & (a)(ii): parking spaces need to be 9 feet wide and 18 feet in depth and shall be located off the street right-of way. In addition, for parking in transect zones, view of parking lots and parking garages shall be masked from the primary frontage by a linear building, other building or streetscreen. Upon investigation of the subject site, currently it has multiple other pre-existing non-conforming businesses active which if where to remain active alongside the proposed new business could compound the issue regarding parking.

Any approval for the proposed use will need the to consider a condition that before any business license for the proposed funeral home use is to be issued, a revised parking plan is to be provided, and that permits to update the parking are to be applied for and pass final inspections, otherwise variances for the parking may be required.

Technical Report

PLANNING COMMISSION APPROVAL

EXECUTIVE SUMMARY

The applicant is seeking approval for the proposed funeral home use. The subject site was recently rezoned to be entirely T5 (Urban Center Zone), which the City of Gulfport's Chart of Permitted uses allows the funeral homes use per Planning Commission approval. The applicant notes in their application that the proposed use would not need any more water or waste services than what is already provided by the City of Gulfport, and that the proposed use would be in harmony with the surrounding uses. The applicant also states that the subject site has "all access to city streets." The parking ordinance requires one regular 9 foot wide by 18 feet in depth parking space for every three chapel seats, and minimum one van accessible ADA compliant handicap parking space. The parking plan provided by the applicant indicates five spaces, three of which appear to be regular parking spaces while the other two appear to be indicative of a handicap space and a loading and unloading zone. The parking plan provided does not address the dimensions of the parking spaces, nor the required streetscreening as stated in Appendix A, Sec VI, (A),(2),(a),(ii). Upon investigation of the subject site, it currently has multiple pre-existing non-conforming businesses active. If these businesses were to remain active alongside the proposed new funeral home use it could compound the issue regarding parking. Any approval for the proposed use will need to consider a condition of a revised parking plan is to be provided, and that permits to update the onsite parking are to be applied for and pass final inspection before a business license can be issued, alongside any listed department conditions listed below.

Any approval should consider these conditions:

1. Approval allows for a funeral home use in this T5 zoned property.
2. Before any business license can be issued, a revised parking plan will need to be provided and permits are to be applied for and pass final inspection.
3. Must comply with all current Building Codes and City of Gulfport Ordinances.
4. Engineering has no objections to the use. There appears to be an air conditioning unit and a pole sign in the right-of-way in 21st St that will need to be relocated. The applicant will need to provide a revised parking lot layout showing that they meet the required number of off-street parking spaces and all other City design requirements.
5. Public Works has no objection. Provide revised parking layout to meet city design requirements.
6. Approve use for a funeral home. However, are there enough parking spaces to meet city requirements.

DEPARTMENTAL CONDITIONS

Engineering:

Engineering has no objections to the use. There appears to be an air conditioning unit and a pole sign in the right-of-way in 21st St that will need to be relocated. The applicant will need to provide a revised parking lot layout showing that they meet the required number of off-street parking spaces and all other City design requirements. Memo dated 12/8/25.

Technical Report

PLANNING COMMISSION APPROVAL

Public Works: Public Works has no objection. Provide revised parking layout to meet city design requirements. Memo dated 12/8/25.

Traffic and Safety: Approve use for a funeral home. However, are there enough parking spaces to meet city requirements. Memo dated 12/8/25.

Building Code Services: Must comply with all current Building Codes and City of Gulfport Ordinances. Memo dated 11/26/25.

GIS: No conditions. Memo dated 12/5/25.

Police Department: No comments as of 12/8/25.

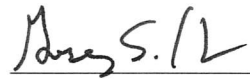
Fire Department: No conditions. Memo dated 11/26/25.

City Arborist: No comments as of 12/8/25.

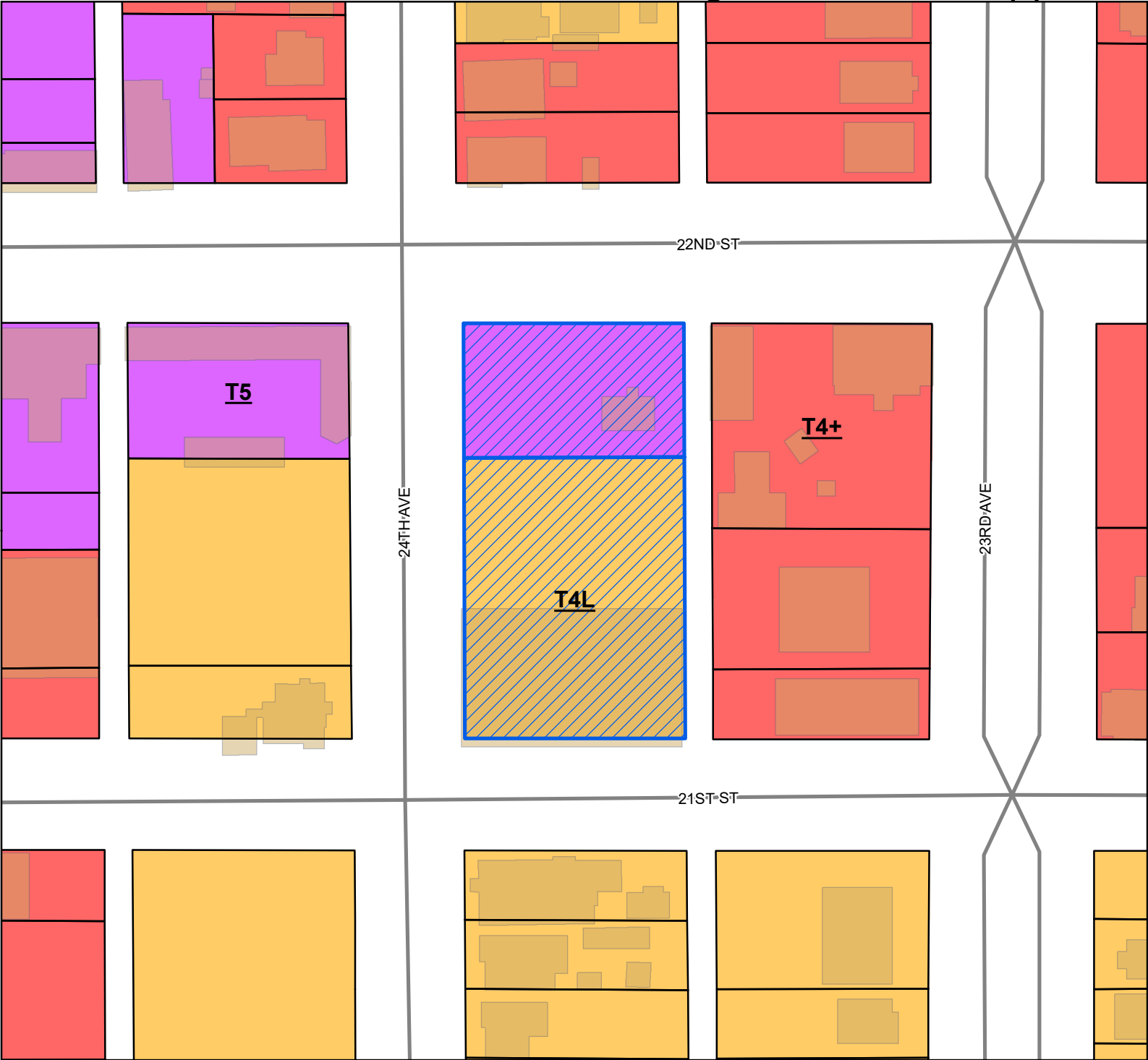
Landscape Manager: No conditions. Memo dated 12/2/25.

DIRECTOR APPROVAL

This report has been reviewed and approved by:

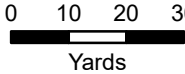


Greg Holmes
Director of Urban Development Department



- Site
- Street
- Parcels
- Buildings
- City Limit
- Smart Code**
 - T5
 - T4+
 - T4L

Site Information
0811F-05-027.000
0811F-05-026.000
Zoning: T5 (Urban Center Zone)
T4L (General Urban Zone "Limited")
Size: 1.1 Acres
Flood: X



1 inch = 100 feet



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APPLICATION FOR PLANNING COMMISSION APPROVAL

TAX PARCEL #

0	8	1	1	F
0	8	1	1	F

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0	5
0	5

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0	2	4
0	2	7

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0	0	0

Size: 1.09 Acres

Page 1 of 4

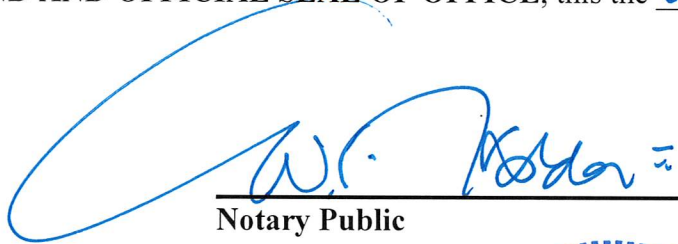
STATE OF MISSISSIPPI

COUNTY OF HARRISON

ACKNOWLEDGMENT OF SIGNATURE

THIS DAY PERSONALLY CAME AND APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, RUSSELL J. MORAN and JOHN DEES, who each acknowledged that they signed and delivered the Application for Planning Commission Approval form to which this acknowledgment is attached, Russell J. Moran signing as owner of as the subject property (2100 24th Avenue, Gulfport. Mississippi 39501) and John Dees signing as Agent of Russell J. Moran in the development, repair, remodeling, and other steps necessary to obtain approval of the property for its proposed use(s).

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 6th day of November, 2025.



Notary Public





HARRINGTON LIA STEVEN
0841F-05-03-000
10327.3 Sq FT

ROB LAMPS LLC
0841F-05-03-000
48937.3 Sq FT

PURA VIDA LLC
0841F-05-03-000
7933.7 Sq FT

EVIE PEEVA C
0841F-05-03-000
8000.0 Sq FT

QUINCY ROBERT L EIAL
0841F-05-03-000
14977.8 Sq FT

PALMS LLC
0841F-05-03-000
7783.8 Sq FT

WHITE JAMES NORMAN
0841F-01-03-000
8203.8 Sq FT

HAYLEY JOSHUA
0841F-01-03-000
8167.8 Sq FT

OAK PLACE LLC
0841F-01-03-000
8181.4 Sq FT

0841F-01-03-000

JAY HOLDINGS LLC
0841F-03-03-000
8029.0 Sq FT

MICHELSON REAL ESTATE III LLC
0841F-05-03-000
13237.7 Sq FT

KINSLEY LEWIS B & DARLA J
0841F-03-03-000
8477.9 Sq FT

OWEN LLC
0841F-03-03-000
18710.8 Sq FT

KEVIN MICHAEL S
0841F-03-03-000
32103.7 Sq FT

0841F-03-03-000

WASTLING ROBERT C
0841F-05-03-000
7013.7 Sq FT

FOYLER LAYELL
0841F-05-03-000
13003.8 Sq FT

PAYZONIE LLC
0841F-01-03-000
12342.3 Sq FT

0841F-01-03-000

WATKINS D GEORGE D SR
0841F-05-03-000
10374.4 Sq FT

KEVIN MICHAEL S
0841F-05-03-000
15067.7 Sq FT

WATKINS F MICHAEL
0841F-05-03-000
23333.8 Sq FT

0841F-05-03-000

0841F-05-03-000

0841F-05-03-000

MAGGIO LAM FIRM PS
0841G-03-03-000
57434.1 Sq FT

GRUTHES JERRY D
0841G-03-03-000
7933.8 Sq FT

LOGAN BERNDA E
0841G-03-03-000
5706.6 Sq FT

PIERRE SYLVIA MARIE
0841G-03-03-000
7634.5 Sq FT

WANNINGER DANIEL L NICHOLICH
0841G-03-03-000
8066.8 Sq FT

SWITZER VINCENT KENN
0841G-03-03-000
8477.8 Sq FT

VEAGER JAMES & CARO
0841G-03-03-000
16531.3 Sq FT

0841G-03-03-000

TAYLOR JAMES R
0841G-03-03-000
3300.3 Sq FT

TAYLOR JAMES R
0841G-03-03-000
8181.8 Sq FT

TAYLOR JAMES R
0841G-03-03-000
7937.4 Sq FT

OBALLES GERALD E JR
0841G-03-03-000
10441.1 Sq FT

LAWO JANA LYNN
0841G-03-03-000
6706.2 Sq FT

GRACE MEMORIAL BAPTIST CHURCH
0841G-03-03-000
24791.1 Sq FT

OAK PLACE LLC
0841G-03-03-000
6576.9 Sq FT

JOSEY MIKE & LINDA
0841G-03-03-000
7772.2 Sq FT

GOUTLET JEREMY
0841G-03-03-000
9232.2 Sq FT

ELLIOTT HOMES LLC
0841G-03-03-000
4363.4 Sq FT

DEERER WILLIAM W JR
0841G-03-03-000
7514.2 Sq FT

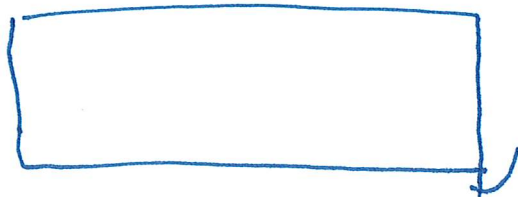
HURST ANDREW H
0841G-03-03-000
8212.2 Sq FT

0841G-03-03-000

0841G-03-03-000

0841G-03-03-000

0841G-03-03-000



5 spaces

STATE OF MISSISSIPPI)

COUNTY OF HARRISON)

DURABLE SPECIFIC POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS:

That I,

RUSSELL J. MORAN
2100 24th Avenue,
Gulfport, Mississippi 39501
(504)810-9645,

being competent to do so and with knowledge of the full effect and ramifications of same, do hereby make, constitute, and appoint

JOHN DEES
18053 Lake Breeze Drive
Saucier, Mississippi 39574,

my true and lawful Attorney to act in, manage, and conduct all necessary duties and affairs for me and in my name, place, and stead, for my use and benefit, and as my act and deed, to do and execute, or to concur with persons jointly interested with myself therein in the doing or executing of, all or any of the following acts, deeds, and things, to-wit:

To do any and all acts necessary for the application for and obtaining the approval of all zoning changes or modifications, all building code compliance measures needed or required by the City of Gulfport, Mississippi, and to apply for and obtain any privilege tax license or other certificate necessary for the operation of any business, including a certificate of occupancy, as well as negotiating any necessary contracts, leases, or other documents of any type or character to obtain the necessary private or governmental approval(s) for the repair, renovation, building, and/or restoration of the real property and improvements at 2100 24th Avenue, Gulfport, Mississippi, to qualify said property for any use intended, including but not limited to, a funeral home.

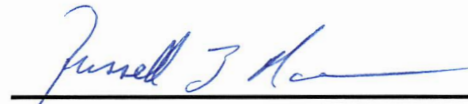
To execute in my name and deliver to the proper persons and authorities any and all documents, instruments, or other papers convenient or necessary to accomplish the foregoing.

I hereby ratify and confirm what my said Attorney shall lawfully do or cause to do in or on my behalf, by virtue of these presents.

This power of attorney shall not be nullified, voided, or otherwise affected by the subsequent disability or incompetence of the principal, RUSSELL J. MORAN, and shall be construed and interpreted as a durable power of attorney as established under the laws of the State of Mississippi.

This power of attorney shall remain in full force and effect until written notice of its revocation, signed by the Grantor/Principal, shall have been received by the Grantee, the Grantor/Principal hereby expressly reserving unto himself the right of revocation.

WITNESS MY SIGNATURE, this the 6th day of November, A. D., 2025.



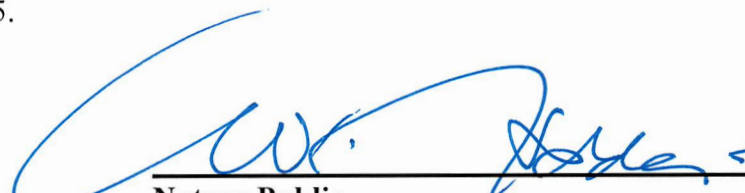
RUSSELL J. MORAN

STATE OF MISSISSIPPI

COUNTY OF HARRISON

THIS DAY PERSONALLY CAME AND APPEARED BEFORE ME, the undersigned authority in and for the above jurisdiction, the within named **RUSSELL J. MORAN**, who acknowledged to me that he signed and delivered the above and foregoing Durable Specific Power of Attorney on the day and in the year therein stated for the purposes therein shown, all while informed of the purposes of and the power/authority delegated by a power of attorney and while under no intimidation, coercion, duress, menace, or undue influence of any type or character.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 6th day of November, A. D., 2025.



Notary Public

SEAL



F

*Transport - All access to city streets

*Water - Gulfport City Water

*Waste - Gulfport Sewer and Drainage

*Fire & Police - Gulfport Police and Fire

*Public facilities - City of Gulfport facilities

*Proposed use - Not going to cause traffic hazards

*Proposed use - Is in harmony with surrounding uses

FILED
FEB 09 2024

ANGELA THRASH, CHANCERY CLERK

BY: A. Zarnowski D.C.

Prepared by:

Michael S. Arban
15520 Daniel Boulevard, Suite E,
Box 178
Gulfport, Mississippi 39503

Return to:

Russell J. Moran
2100 24th Avenue
Gulfport, Mississippi 39501

STATE OF MISSISSIPPI

COUNTY OF HARRISON

FIRST JUDICIAL DISTRICT

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, I, **MICHAEL S. ARBAN**, of 15520 Daniel Boulevard, Suite E, Box 178, Gulfport, Mississippi 39503, (601)433-4343, do hereby sell, transfer, and quitclaim unto **RUSSELL J. MORAN**, of 2100 24th Avenue, Gulfport, Mississippi 39501, (228)388-1384, those certain lots or parcels of real property situated and located in the City of Gulfport, First Judicial District of Harrison County, Mississippi, more particularly and certainly described as follows, to-wit:

Lots 13 through 24, inclusive, Block 82, **ORIGINAL GULFPORT**, a subdivision of the City of Gulfport, First Judicial District of Harrison County, Mississippi, as per the official map or plat thereof on file and in the office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi.

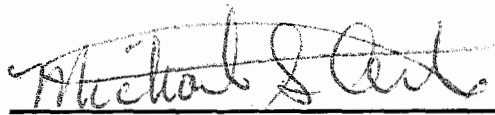
Indexing Instructions:

Lots 13 - 24, inc., **ORIGINAL GULFPORT**, First Judicial District of Harrison County, Mississippi.

That though this conveyance be done by quitclaim conveyance only, it is specifically noted that this conveyance is subject to all protective or restrictive covenants of record, as well as all easements, servitudes, prior oil, gas, and other mineral reservations or exceptions of record, and any and all persons in possession.

Ad valorem taxes as of the date hereof have been prorated between Grantor and Grantee and are assumed by Grantee.

WITNESS MY SIGNATURE, this the 4th day of Jan, A. D., 2024


MICHAEL S. ARBAN

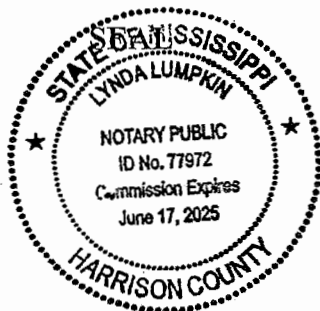
STATE OF MISSISSIPPI

COUNTY OF HARRISON

THIS DAY, PERSONALLY CAME AND APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, MICHAEL S. ARBAN, who acknowledged that he signed and delivered the above and foregoing Quitclaim Deed on the day and year therein shown.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 4th day of Jan, A. D., 2024


Notary Public

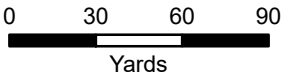


Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
Y		0811F-05-026.000	RUSSELL MORAN (OWNER)	2100 24TH AVE	GULFPORT	MS	39501
			JOHN DEES (AGENT)	18053 LAKE BREEZE DR	SAUCIER	MS	39574
			Adjacent Property Owners (2601PC002)				
	19402	0811F-01-091.000	POWER SOURCE CHRISTIAN CENTER INC	3714 AJAX ST	HOUSTON	TX	77022
	19327	0811C-03-046.000	SWITZER VINCENT KEITH	4464 KENDALL CIRCLE	GULFPORT	MS	39507
	19415	0811F-05-030.000	KINSEY LEWIS E & DARLA J	2101 24TH AVE	GULFPORT	MS	39501
	93631	0811C-03-085.000	TAYLOR JAMES R	2214 24TH AVE	GULFPORT	MS	39501
	19330	0811C-03-049.000	CATHOLIC DIOCESE OF BILOXI INC	1790 POPPS FERRY RD	BILOXI	MS	39532
	19408	0811F-05-003.000	EASTERLING ROBERT C	2608 EVERGREEN LANE	BILOXI	MS	39531
	19328	0811C-03-047.000	WENNINGER DARNELL NICOVICH	115 ALVERADO DR	LONG BEACH	MS	39560
	19403	0811F-01-092.000	PAYZONE LLC	2108- 23RD AVENUE	GULFPORT	MS	39501
	90803	0811F-05-002.000	FOWLER LAVELL	2107 23RD AVE UNIT A	GULFPORT	MS	39501
	19405	0811F-05-001.000	MATTHEWS F MICHAEL	109C MOLOAKI VILLAGE	DIAMONHEAD	MS	39525
	19404	0811F-01-093.000	TINDELL INVESTMENTS & PROPERTY LLC	2200 25TH AVE	GULFPORT	MS	39501
	19410	0811F-05-026.000	ARBAN MICHAEL S	15520 DANIEL BLVD STE E	GULFPORT	MS	39503
	19609	0811F-01-089.000	HALEY JOSHUA	2018 23RD AVE	GULFPORT	MS	39501
	19610	0811F-01-090.000	OAK PLACE LLC	1124 2ND STREET	GULFPORT	MS	39501
	19588	0811F-05-005.000	DOWDLE WAYNE JR	13616 TARA HILLS CIR	GULFPORT	MS	39503
N	19332	0811C-03-051.000	TAYLOR JAMES R	2214 24TH AVE	GULFPORT	MS	39501
	19316	0811C-03-087.000	CRUTHIRDS JEFFREY D	2410 22ND ST	GULFPORT	MS	39501
	19331	0811C-03-050.000	PIERRE SYLVIA MARIE	2210 24TH AVE	GULFPORT	MS	39501
	19329	0811C-03-048.000	SUMRALL WILLIAM R JR & LAURIE C	2200 24TH AVE	GULFPORT	MS	39501
	19315	0811C-03-086.000	MAGGIO LAW FIRM PC	2201 24TH AVE	GULFPORT	MS	39501
	19578	0811F-05-031.000	ROB-LANDS LLC	111 LUNDGREN LANE	GULFPORT	MS	39507
	19587	0811F-05-004.000	NICHOLSON REAL ESTATE III LLC	P O BOX 584	GULFPORT	MS	39502
	19589	0811F-05-006.000	PALMS LLC	16164 ORANGE GROVE RD	GULFPORT	MS	39503
	19593	0811F-05-022.000	SOMEWHERE IN TIME LLC	922 PORTER AVE	OCEAN SPRINGS	MS	39564
	19413	0811F-05-028.000	HARTFIELD GEORGE D SR	1325 28TH AVE	GULFPORT	MS	39501
N	19411	0811F-05-027.000	ARBAN MICHAEL S	15520 DANIEL BLVD STE E	GULFPORT	MS	39503
	19596	0811F-05-025.000	JAC HOLDINGS LLC	19157 CHAMPION CIRCLE	GULFPORT	MS	39503
	19594	0811F-05-023.000	GUTHRIE DEBRA G	13510 WHITE TAIL DR	TYLER	TX	75707
	19595	0811F-05-024.000	RUSHING SHERMAN JOSEPH SR	10166 WOODLANDS DR	BILOXI	MS	39532
	19326	0811C-03-045.000	POSSUM NECK ACQUISITIONS LLC	2103 5TH ST	MERIDIAN	MS	39301
	93626	0811C-03-086.001	LOGAN BERINDA E	129 HILLCREST CIR	PASS CHRISTIAN	MS	39571
	19608	0811F-01-088.000	MCKEE INVESTMENTS INC	1235 22ND ST	GULFPORT	MS	39501
	19414	0811F-05-029.000	GULF COAST COMM FED CREDIT UNION	12364 HWY 49	GULFPORT	MS	39503



Legend

- Site
- US or State Highway
- 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.

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
51445	IPL0294108	Legal Ad - IPL0294108		1.0	59.0L

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

LEGAL NOTICE PUBLIC HEARING

In conformance with Section VIII of the Comprehensive Zoning Ordinance of the City of Gulfport, Mississippi, 1979 as amended, notice is hereby given advising that the Gulfport City Planning Commission will hold a public hearing in the City of Gulfport, Mississippi at 4:30 P.M., Thursday, December 18, 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.

Planning Commission Approval 2512PC144, by Rushaine Williams Pullin, seeking approval for a mobile home, Tax Parcels 09071-05-023.000, 09071-05-023.001, Bonnie Street, Zoned R-1-5 (Single-family), Ward 5

Planning Commission Approval 2601PC002, by agent John Dees, seeking approval for a funeral home, Tax Parcels 0811F-05-026.000, 0811F-05-027.000, 2100 24th Avenue, 2122 24th Avenue, Zoned T5 (Urban Center Zone), T4L (General Urban Zone "Limited") Ward 3

Planning Commission Approval 2601PC005, by agent Debra Price, seeking approval for a warehouse use, Tax Parcel 0811C-05-005.000, 2700 26th Avenue, Zoned B-2 (General Business), Ward 3

Zoning Text Amendment 2511PC127, by agent Schwartz, Orgler, Jordan, & Williams, PLLC, Amendments to the Comprehensive Zoning Ordinance, to amend Section III, District Regulations (K) Chart of Permitted Uses, to allow Medical Clinics to be allowed in I-1 zoning districts with Planning Commission Approval.

This the 25th day of November 2025
Keith Williams, Chairman
City of Gulfport Planning Commission
IPL0294108
Dec 3 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:
12/03/25 Print

[Print Tearsheet Link](#)

[Marketplace Link](#)

Mary Castro



Mary Castro

Russ Cage Davis



Sworn to and subscribed before
me on

Dec 3, 2025, 11:21 AM EST



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, December 18, 2025

Planning Commission Approval 2601PC005: Planning Commission Approval 2601PC005, by agent Debra Price, seeking approval for a warehouse use, Tax Parcel 0811C-05-005.000, 2700 26th Avenue, Zoned B-2 (General Business), Ward 3

Technical Report

PLANNING COMMISSION APPROVAL

GENERAL INFORMATION

Case File Number: 2601PC005

Hearing Date: December 18, 2025

Current Zoning/Use: B-2 / Vacant Lot

Legal: Planning Commission Approval 2601PC005, by agent Debra Price, seeking approval for a warehouse use, Tax Parcel 0811C-05-005.000, 2700 26th Avenue, Zoned B-2 (General Business), Ward 3.

TECHNICAL DETAILS

The applicant is seeking approval for a warehouse use in a B-2 zoning district. The applicant notes that the proposed warehouse use will not require any more water or waste disposal services than what would already be provided by the City of Gulfport. While the applicant indicates that there was previously a warehouse on the subject site, Planning Staff could not locate any records of a structure being constructed on this parcel. The subject site is surrounded by some residential uses but is mostly surrounded by commercial uses. Uses such as Baudier's Flooring, the Mississippi Humane Society, Value Drug Mart, H2 Cutz, Dabbs Cannabis Dispensary, Hercules Tire Shop, and Blazin Cajun Seafood. The parking plan provided by the applicant indicates the site to accommodate one regular parking space, being 9 feet wide by 18 feet in depth, and one handicapped parking space. The applicant explains in their application that the proposed warehouse use would be tied to the existing Baudier's Flooring business on the neighboring property east of the subject site. The parking requirement for this use per the parking ordinance would be one regular parking space per 2 employees on the maximum shift. The applicant does not clarify in their application how many employees will be in the warehouse. In addition, a portion of the proposed paved area for traffic flow is proposed to be placed in the city right-of-way, this would fall under the jurisdiction of Public Works and Engineer and may result in changes to the layout of the proposed structure. The applicant has submitted applications for variances for both the front setbacks off of 26th Avenue and 27th Street, and for the proposed parking to pull out onto the city right of way. Any approval should consider the condition that the variances for both the front setbacks and the parking to out onto city right-of-way be approved, alongside any department condition listed below.

EXECUTIVE SUMMARY

The applicant is seeking approval for a proposed warehouse use on a B-2 zoned property. While the applicant indicates that there was previously a warehouse use on the subject site, Planning Staff could not locate any records of a structure being constructed on this parcel. While the subject has some pre-existing non-conforming residential uses nearby, the subject site is predominately surrounded by various commercial uses. Such commercial uses include Baudier's Flooring, Value Drug Mart, Dabbs Cannabis Dispensary, Hercules Tire Shop, and Blazin Cajun Seafood. The parking plan provided by the applicant indicates the site to accommodate one

Technical Report

PLANNING COMMISSION APPROVAL

regular parking space, being 9 foot wide by 18 feet in depth, and one handicapped parking space. The applicant explains in their application that the proposed warehouse use would be tied to the existing Baudier's Flooring business on the neighboring property east of the subject site. The parking requirement for this use per the parking ordinance would be one regular parking space per 2 employees on the maximum shift. The applicant does not clarify in their application how many employees will be in the warehouse. Currently the applicant has submitted applications for variances for both front setbacks and for the parking that pulls out onto the right-of-way. Any approval should consider the condition that the variances regarding the front setbacks and the parking pulling onto city right-of-way be approved, along with any department condition listed below.

Any approval should consider these conditions:

1. Approval allows for the warehouse use on the B-2 zoned property.
2. Variances for both the front setbacks and the parking pulling out onto city right-of-way being approved by the Zoning Board of Adjustments and Appeals.
3. Must comply with all current Building Codes and City of Gulfport Ordinances.

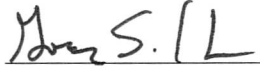
DEPARTMENTAL CONDITIONS

<u>Engineering:</u>	No conditions. Memo dated 12/8/25.
<u>Public Works:</u>	No conditions. Memo dated 12/8/25.
<u>Traffic and Safety:</u>	No conditions. Memo dated 12/8/25.
<u>Building Code Services:</u>	Must comply with all current Building Codes and City of Gulfport Ordinances. Memo dated 11/26/25.
<u>GIS:</u>	No conditions. Memo dated 12/5/25.
<u>Police Department:</u>	No comments as of 12/8/25.
<u>Fire Department:</u>	No conditions. Memo dated 11/26/25.
<u>City Arborist:</u>	No comments as of 12/8/25.
<u>Landscape Manager:</u>	No conditions. Memo dated 12/2/25.

Technical Report
PLANNING COMMISSION APPROVAL

DIRECTOR APPROVAL

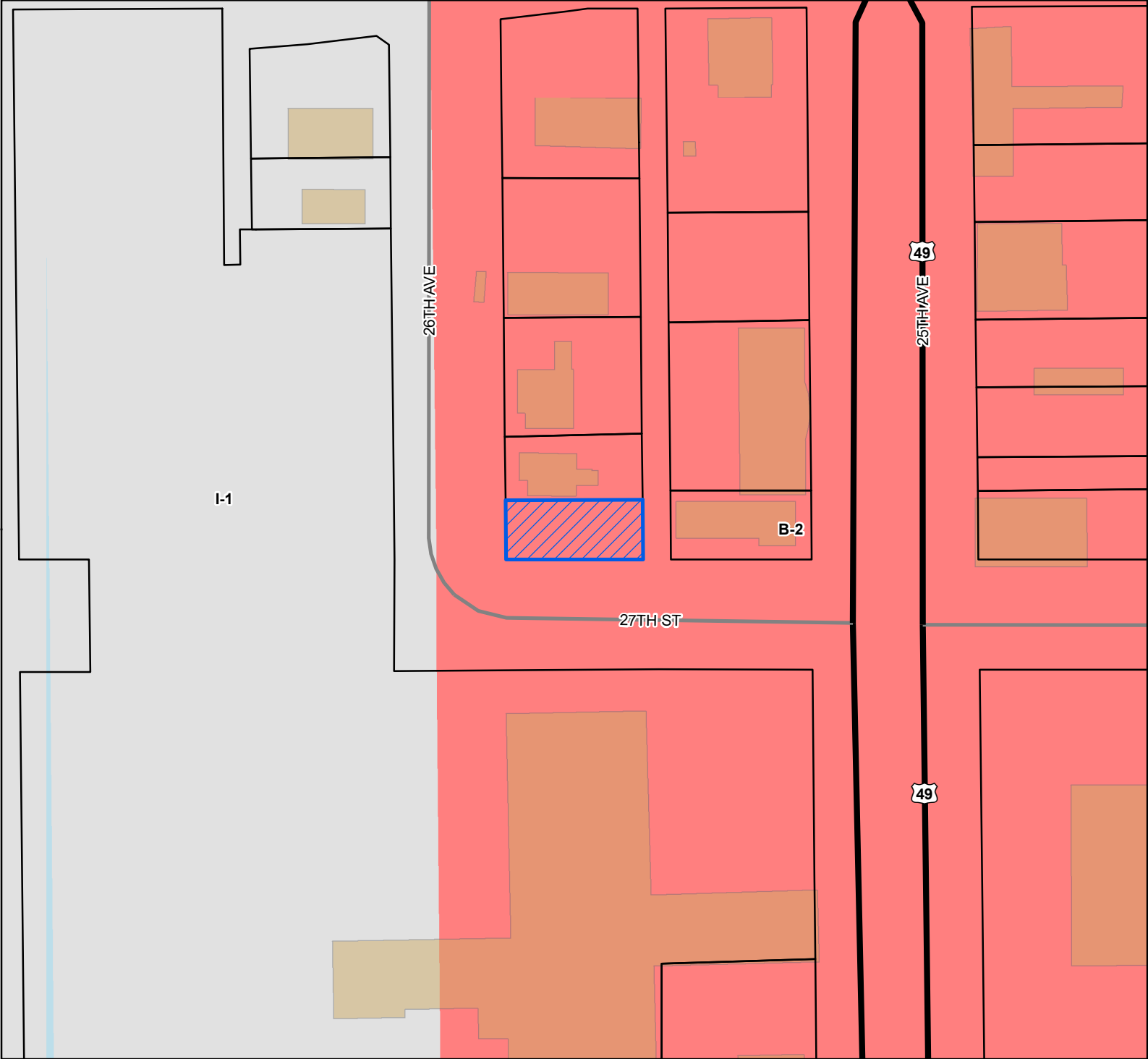
This report has been reviewed and approved by:

_____

Greg Holmes

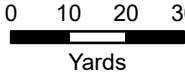
Director of Urban Development Department





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

Site Information
0811C-05-005.000
Zoning:B-2 (General Business)
Size: 4235 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.



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

APPLICATION FOR PLANNING COMMISSION APPROVAL

For Staff Use Only

Case Number: 2601PC005Date Received: 11/20/25Receipt Number: 13584260Received By: WJ*Zoning: B-2Ward: 3 Flood: XSize: 4,235.21 sqft

Property Information

TAX PARCEL #

0	8	1	1	0

 -

0	5

 -

0	0	5

 .

0	0	0

(If necessary, use separate sheet of paper)

Address of Property Involved: 2700-26th Ave Gulfport, MS 39501Lot(s) 16 & 17, Block(s) 6, Subdivision 25th Ave CommercialGeneral Location: CORNER of 27th St & 26th Ave Next to Baudiers Flooring

GENERAL DESCRIPTION OF REQUEST:

allow for warehouse use in a B2

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

Dennis W. Miller ^{for Louis H. Miller}

Printed Name of Owner

348 SAINT IVES DRIVE

Mailing Address

Madison

MS

39110

City

State

Zip code

Home Phone

Work/Cell Phone

Email

Dennis W. Miller

Signature of Owner

AGENT

Debra Ann Price

Printed Name of Agent

2701-25th Ave

Mailing Address

Gulfport

MS

39501

City

State

Zip code

Home Phone

Work/Cell Phone

Email

Debra Ann Price

Signature of Agent

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

☐

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



Designation of Agent

I, Dennis W. Miller, being property owner of 2700 26th Avenue, Gulfport, MS 39001
PRINT NAME PRIMARY ADDRESS OR PARCEL
which is the subject of this application hereby authorize Debra Price to act as my
PRINT NAME
representative with the City of Gulfport's Zoning Board of Adjustment and Appeals, and/or Planning
Commission, and/or City Council, and/or permitting and licensing, as required by the City.

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

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

Dennis W. Miller

Signature

November 7, 2025

Date

STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 7 day of November, 2025

[Signature]
Notary Public



Feb 9, 2026

Commission Expiration



Covenant Affidavit

I, Debra Price, being owner or agent of the property 2700-26th Ave. Gpt. MS 39501
PRINT NAME PRIMARY ADDRESS OR PARCEL

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

Debra Price 11/18/25
Signature Date

STATE OF MISSISSIPPI | COUNTY OF HARRISON

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

Tamye Sekul

Notary Public

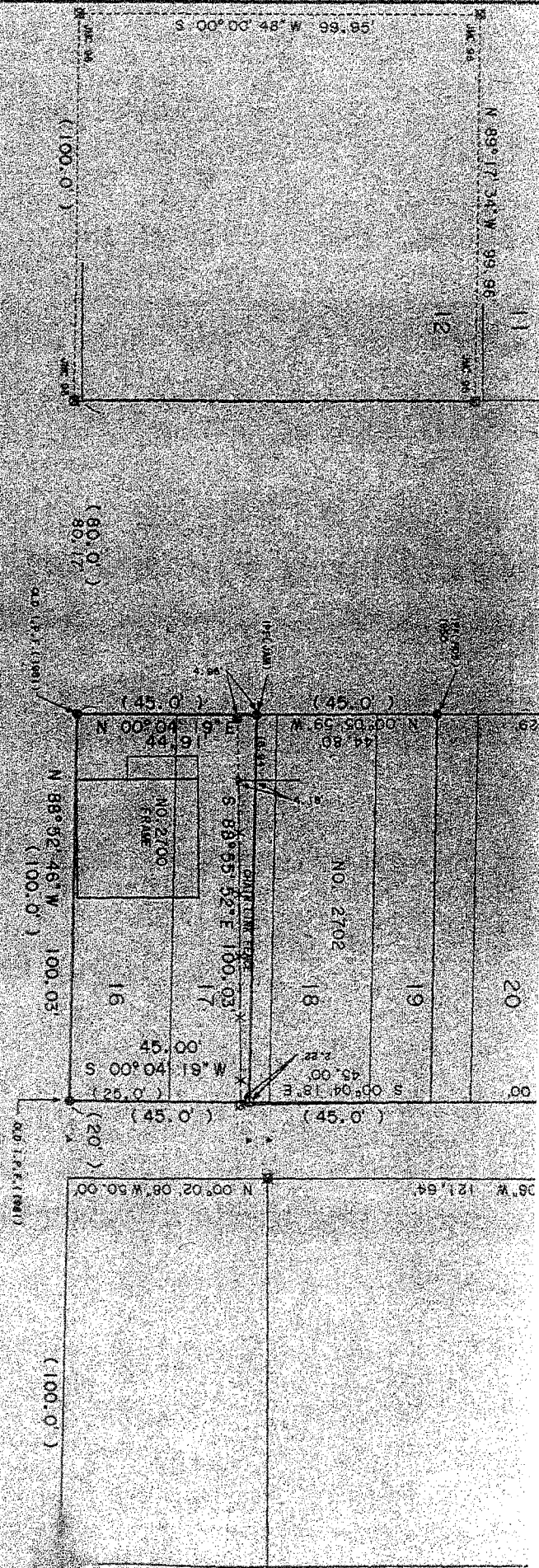


2025 Landroll Information

MILLER LOUIS H
348 SAINT IVES DR MADISON, MS 39110

Physical Street Address:
2700 26TH AVE

Parcel #:	PPIN	Tax District	Homestead Exp.	Judicial Dist.
0811C-05-005.000	18857	4G		1
Supervisor District:		Subdivision:		
4		GULFPORT CITY OF BLKS 1-64		
Exemption Code				
Non-Exempt				
Section	Township	Range		
04	08	11		
Instrument Number(s)				
345/42				
Acres	Land Value	Improvements	Total Value	Assessed Value
0	6521	0	6521	979 0 / 978.15
Legal Description				
LOT 16 & S 20 FT OF LOT 17 BLK. 6 ORIGINAL GULFPORT				



27TH. ST.

THIS IS TO CERTIFY THAT I HAVE SURVEYED LOT 16 AND THE CORNERS OF LOT 17, BLOCK 6, ORIGINAL GULFPORT, CITY OF GULFPORT, MS., AS SHOWN HEREON AND THAT ALL MEASUREMENTS AND OTHER DATA INDICATED HEREON ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

ATTENTION IS CALLED TO THE VARIANCE BETWEEN THE DEED AND PLATTED CALLS AND THE CORNERS RECOVERED.

ATTENTION IS CALLED TO THE OVERLAP OF THE RECENTLY SET CORNERS RECOVERED WITHIN THE WEST HALF OF THE BLOCK TO THE OLD ESTABLISHED CORNERS WHICH WERE IN PLACE OVER FORTY YEARS. IT APPEARS THAT THIS OVERLAP IS DUE TO THE ENCROACHMENT OF THE EXISTING SIDEWALK ALONG THE NORTH LINE OF THE BLOCK FORMED BETWEEN 1951 TO 1986 AND TO THE PLACEMENT OF OFFSET CORNERS AT THE SOUTH EDGE OF THE SIDEWALK.

ADDITIONALLY, ATTENTION IS CALLED TO THE ENCROACHMENT OF A CHAIN LINK FENCE ALONG THE NORTH PROPERTY LINE AND TO THE ROOF OVERHANG ALONG THE NORTH LINE.

THIS SURVEY WAS MADE FOR MRS. MILLER, JULY 11, 1998.

James R. Clarke
 JAMES R. CLARKE, REGISTERED
 P/O/ BOX 4106
 GULFPORT, MS. 39062
 MS. CL. 0
 No. 1653



SOUTH



- X — = FENCE LINE

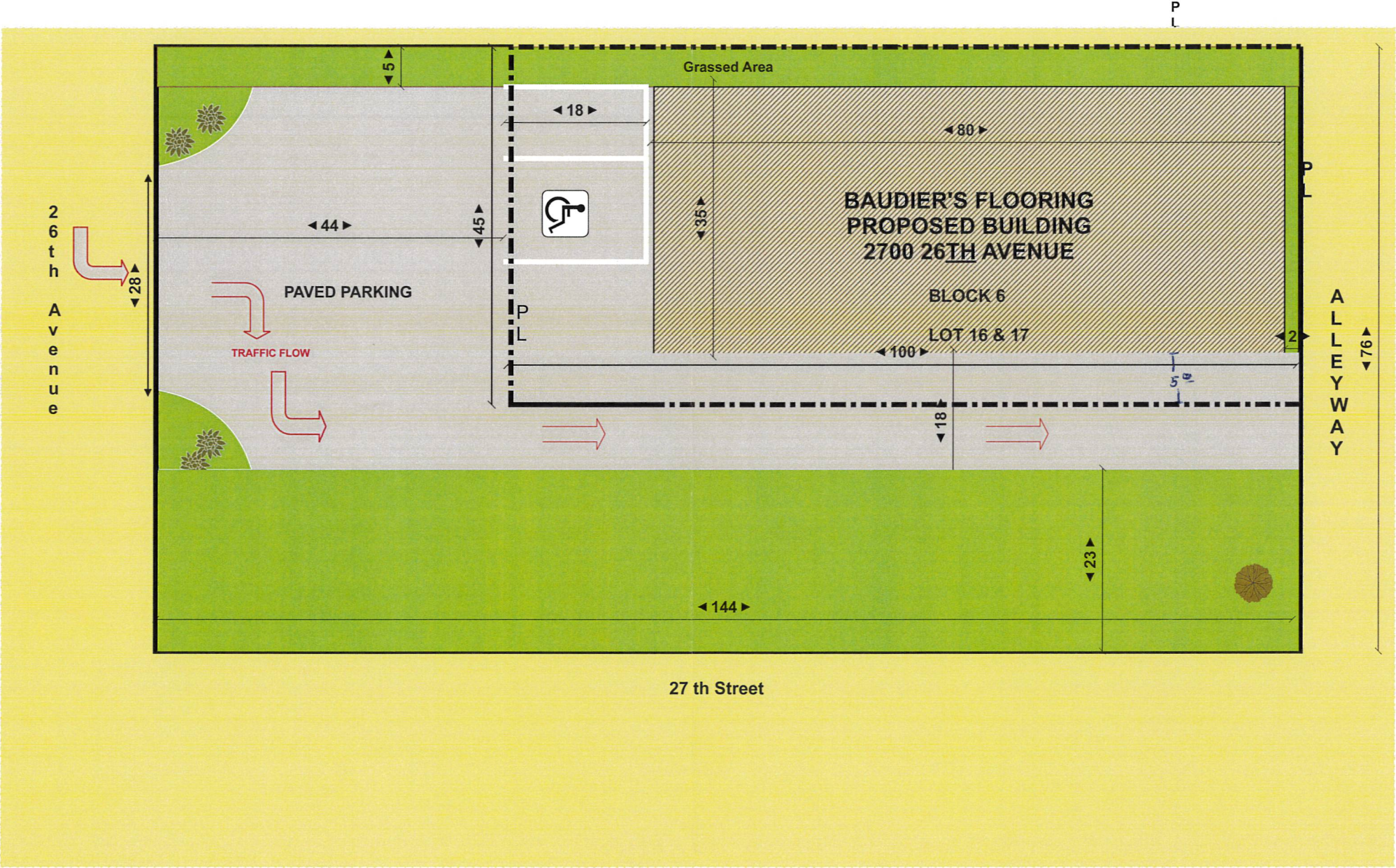


Scale: 1"=30'	Drawn By: JET	Job Number: 21048-15
Date: 05/05/15	Revised: --/--/--	Filename: 2104815.dwg

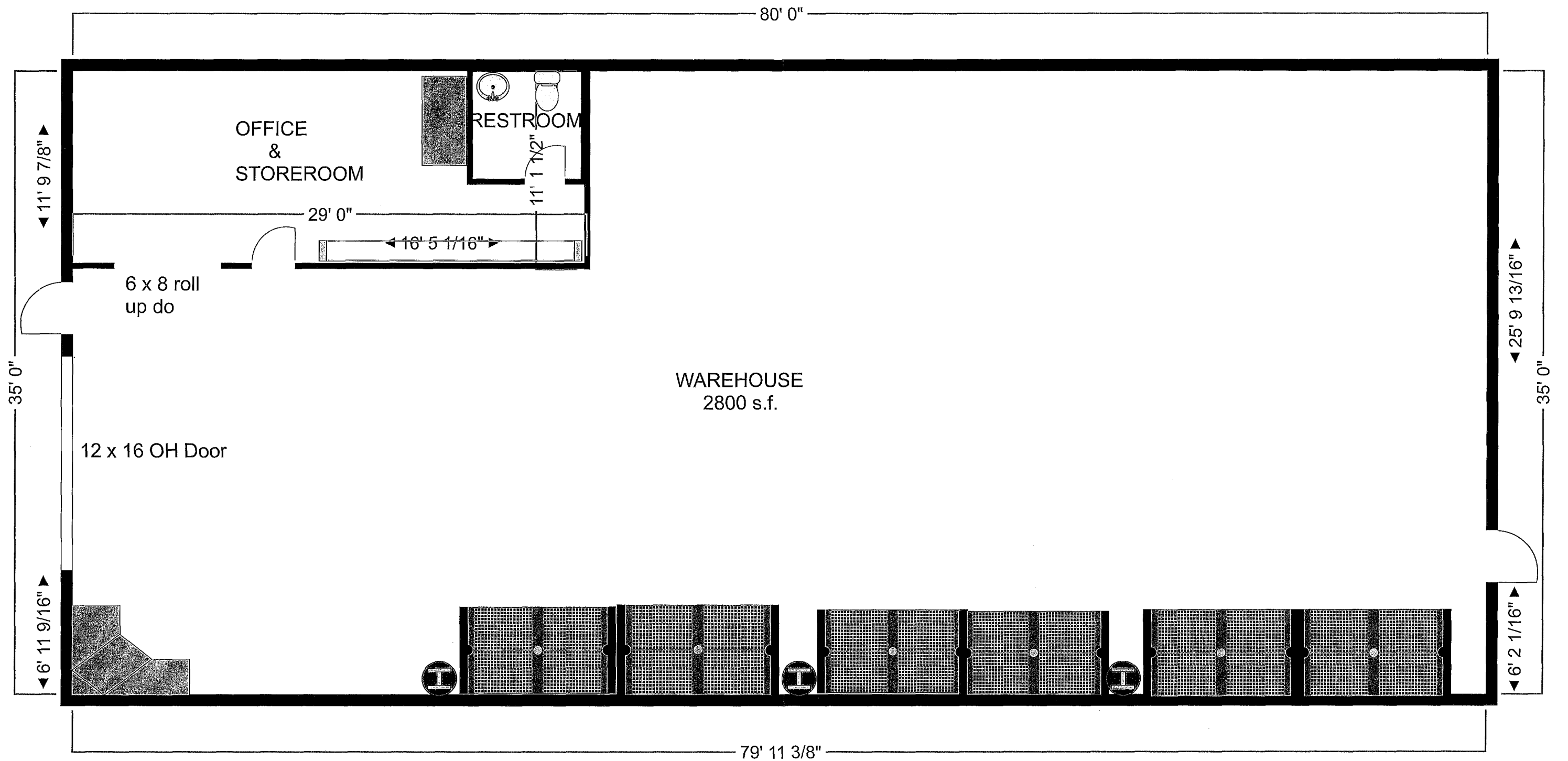
Application for Planning Commission Approval

- Transportation + access - 26th avenue + 27th street are both 2 way streets. My access is coming in 26 Ave + going out on 27th street like everyone else + will cause no disruption
- Water supply - City of Gulfport will supply water.
- Waste disposal - Waste Management
- Fire + Police protection - City of Gulfport will protect warehouse
- Other public facilities - City of Gulfport facilities will be used if needed.
- Baudier's Flooring has been serving Gulfport since 1989 with a warehouse from 1989-2018 on the adjacent property (2701-25th Ave + 27th St) Expanded the showroom in 2018 + moved warehouse to off site area. Bringing warehouse back next to showroom is needed to help business survive + grow.
- Bringing the warehouse back next to showroom is close to industrial + businesses all around, Warehouse is much needed for Baudiers employees to be back together working in harmony like it was 7 years ago. Humane Society has a warehouse + we have helped them on occasion when we had our forklift available.

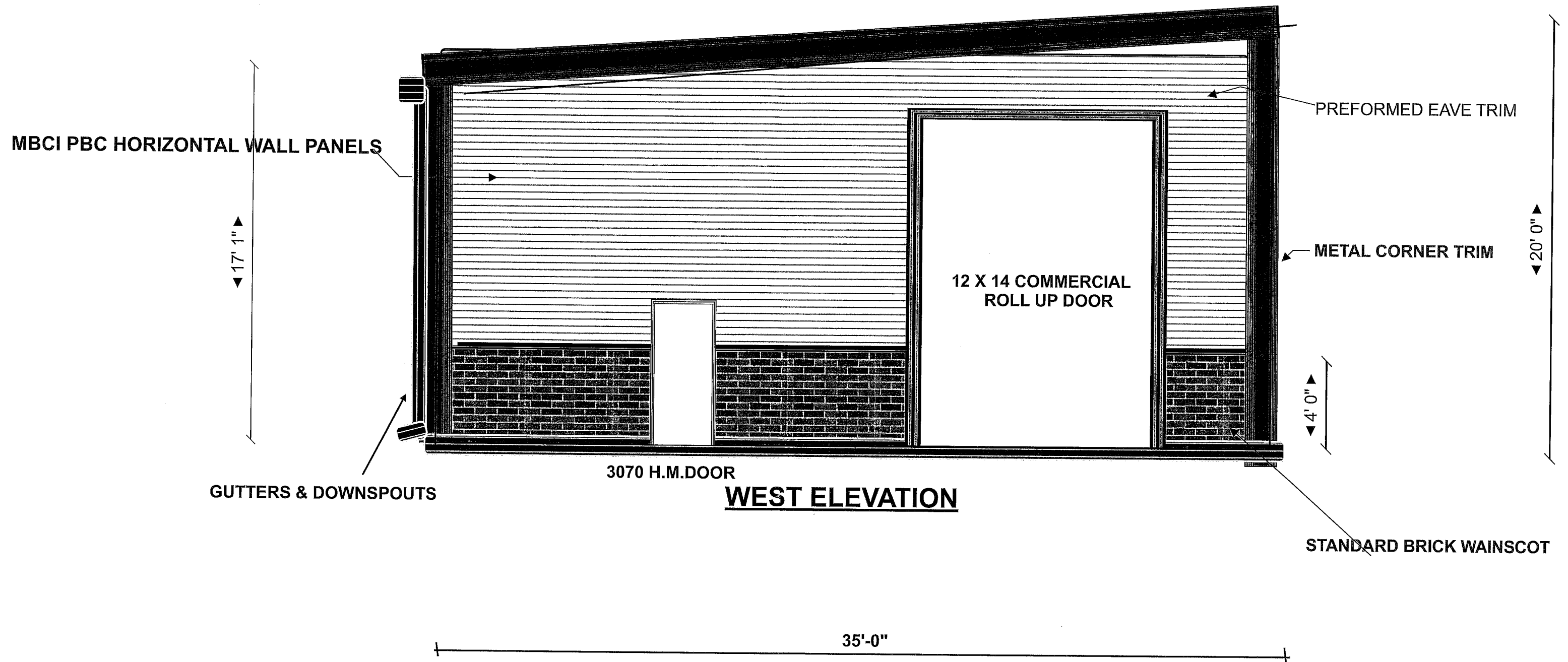
2700-26th Ave
Gpt, Ms 39501



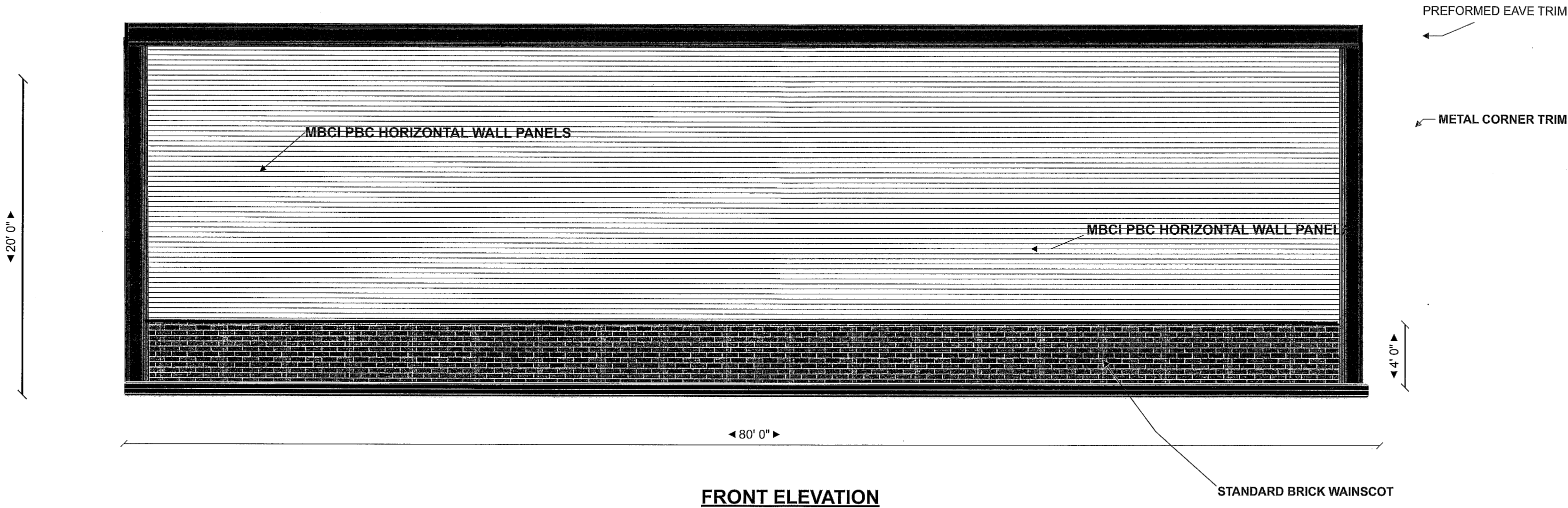
Site:	2700 26th Avenue	Drawing:	801506	Project:	0000416	Drawn:	DRM	Notes:		BAUDIER'S FLOORING
Title:	Baudier's Flooring Warehouse			Date:	10/17/2005	Rev:	A			



Baudier's Flooring Floor Plan



**PROPOSED WAREHOUSE FOR
BAUDIER'S FLOORING
2700 26TH AVENUE**



PROPOSED WAREHOUSE FOR
BAUDIER'S FLOORING
2700 26TH AVENUE

STATE OF MISSISSIPPI
COUNTY OF HARRISON

FILED
NOV 21 2025
ANGELA THRASH, CHANCERY CLERK
BY: A. Laster D.C.

AFFIDAVIT OF DEATH AND HEIRSHIP

Personally appeared before me the undersigned authority for the aforesaid jurisdiction,

Gregory S. Haney, who after first being duly sworn, states as follows:

1. That he/she was personally well acquainted with Louis H. Miller during his lifetime, having known him for 5 years, and was also well acquainted with his family and near relatives and with all of those under the laws of the State of Mississippi would be his heirs at law, and the following statements are based upon my personal knowledge and true and correct as therein stated.
2. Louis H. Miller died intestate in Gulfport, Harrison County, MS, 1JD, on August 9, 1986. To the best of my knowledge and belief, no Estate was opened on his behalf or is pending, and the decedent left no unpaid debts or such debts, if any, have long since been paid in full.
3. Louis H. Miller was survived by his wife, Maudie B. Miller, who also died in Gulfport, Harrison County, MS, 1JD, on February 12, 2013, and his five adult children as his sole heirs at law under the laws of descent and distribution, are listed as follows:

Jack B. Miller, Gallatin, TN

Sue M. Sturdivant, Gulfport, MS

William "Pat" Miller, Gulfport, MS

Dennis W. Miller, Madison, MS

Martha M. Hackney, Atlanta, GA

Richard L. Miller (Deceased)

The decedent did not have any other children with any other person and did not adopt any children.

4. At the time of his death, Louis H. Miller, owned a parcel of land (among other properties) situated at 2700 26TH Avenue, Gulfport, MS, more particularly described as follows:
LOT 16 & S 20 FT OF LOT 17, Block 6, ORIGINAL GULFPORT SUBDIVISION,
according to the map or plat thereof on file in the Office of the Chancery Clerk of
Harrison County, MS, 1JD.
5. The value of the entire estate of the decedent, wherever located, excluding all liens and encumbrances thereon, does not exceed One Hundred Thousand Dollars (\$100,000.00).
6. To the best of my knowledge and belief no application or petition for the appointment of a personal representative of the decedent is pending, nor has a personal representative of the decedent been appointed in any jurisdiction.
7. The decedent died more than thirty (30) days prior to the execution of this Small Estate Affidavit.
8. The affiant is not an heir of the decedent or entitled to any assets of his Estate.
9. This affidavit is being executed and filed for record in the land records of Harrison County, MS. 1 JD pursuant to MCA Section 89-5-8(1), as amended.

Witness my signature on this the 21 day of NOV., 2025.

Gregory L. Hanes

SWORN TO AND SUBSCRIBED BEFORE ME on this the 21 day of November, 2025.

[Signature]
NOTARY PUBLIC

My Commission Expires

September 30, 2029



Indexing: LOT 16 & S. 20 FT OF LOT 17, Block 6, ORIGINAL GULFPORT SUBDIVISION,
Harrison County, MS.

Prepared by:

Malcolm F. Jones
MSB #3222
Asst. City Attorney
City of Gulfport
P. O. Box 1780
Gulfport, MS 39502
(228)868-5811
Email - mfjones@gulfport-ms.gov

Un-Official

Deed Of Conveyance

FOR AND IN CONSIDERATION of Ten Dollars (\$ 10.00),
 cash in hand paid, and the execution concurrently herewith of a promissory note secured by a deed of trust
 no/100--
 on property herein for the sum of Three thousand five hundred fifteen and Dollars, (\$ 3515.00)
 The VETERANS' FARM AND HOME BOARD OF THE STATE OF MISSISSIPPI, does hereby sell and con-
 vey unto Louis H. Miller

the following described property located and being situated in the County of Harrison,
 State of Mississippi, and described as follows, to-wit:

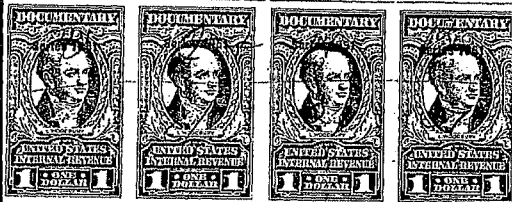
Lot 16 and the South 20 feet of Lot 17 in Block 6 of Original Gulfport, Mississippi, as shown by the official map or plat of said Original Gulfport on file and of record in the office of the Chancery Clerk of Harrison County, Mississippi.

The grantee herein agrees and obligates himself to pay all taxes now due and to become due on the above property.

This conveyance is made subject to all oil, gas and mineral rights and leases outstanding on this date.

Cancellation of the deed of trust above mentioned will also cancel and satisfy the implied vendor's lien herein.

WITNESS the signature of the Grantor, this the 2nd day of July, 1951.



THE VETERANS' FARM AND HOME BOARD,

State of Mississippi

By: B. B. Allen
Chairman

By: James P. Dale
Executive Director

STATE OF MISSISSIPPI
COUNTY OF HINDS

Personally appeared before me the undersigned authority in and for the State and County last aforesaid, B. B. Allen, Chairman, and James P. Dale, Executive Director of the Veterans' Farm and Home Board of the State of Mississippi, each of whom acknowledged that they signed and delivered the above and foregoing instrument for and on behalf of, and authorized by, said Board, on the day and year of its date.

GIVEN under my hand and official seal this, the 2nd day of July, 1951.

(SEAL)

My Commission Expires Jan. 31, 1955.

James P. Dale
Notary Public



STATE OF MISSISSIPPI, COUNTY OF HARRISON:

I, C. J. Darby, Clerk of the Chancery Court of said County and State, certify that the instrument of which the foregoing is a record was delivered to me to be recorded at 11:00 o'clock A.M. on the 16th day of July, 1951 and recorded July 23rd, 1951.

C. J. Darby, Clerk,

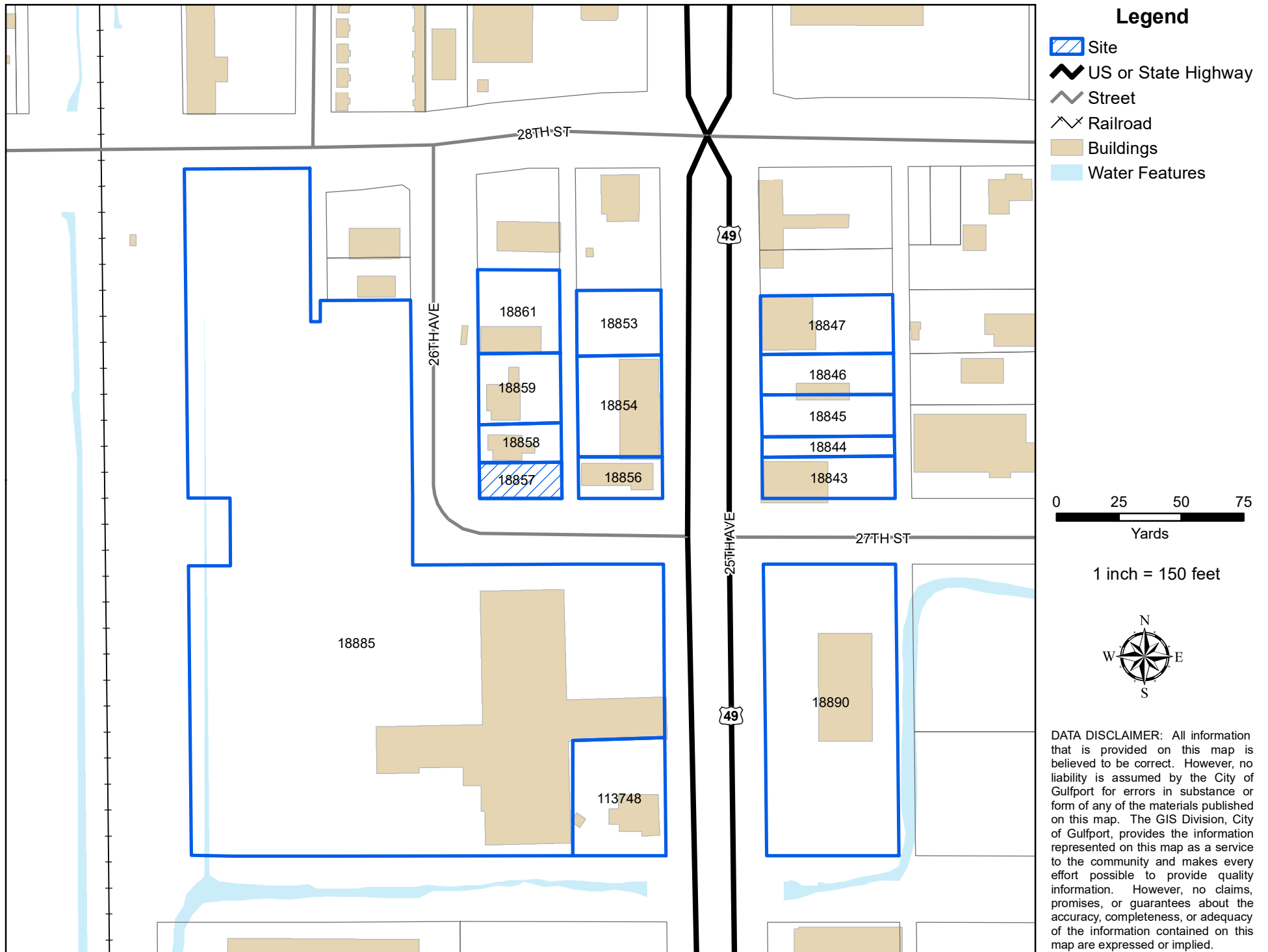
By: W. C. Strickland D. C.

Filing .05
200 words 45
Certificate .50
Indexing .30
1.30

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
Y		0811C-05-005.000	DENNIS MILLER (OWNER)	348 SAINT IVES DRIVE	MADISON	MS	39110
			DEBRA ANN PRICE (AGENT)	2701 25TH AVE	GULFPORT	MS	39501
			Adjacent Property Owners (2601PC005)				
	18856	0811C-05-004.000	PRICE MICHAEL T & DEBRA ANN	2701 25TH AVE	GULFPORT	MS	39501
	18844	0811C-04-044.000	WETZEL JAMES K & GARNETTE & GARNER	616 E BEACH BLVD	GULFPORT	MS	39501
	18857	0811C-05-005.000	MILLER LOUIS H	348 SAINT IVES DR	MADISON	MS	39110
	18890	0811C-04-042.000	AVRITT DAVID J	PO BOX 520	GULF BREEZE	FL	32562
	18853	0811C-05-002.000	TRAN THU THANH	150 W SECOND STREET	PASS CHRISTIAN	MS	39571
N	18843	0811C-04-043.000	WETZEL JAMES K & GARNETTE & GARNER	616 E BEACH BLVD	GULFPORT	MS	39501
	18846	0811C-04-046.000	SMALL PROPERTIES LLC	15384 5TH ST	GULFPORT	MS	39503
	18859	0811C-05-007.000	TOMOHAWK PROPERTIES LLC	P O BOX 420	KILN	MS	39556
	113748	0811C-05-017.001	2605 25TH AVENUE LLC	7492 BEATLINE RD	LONG BEACH	MS	39560
N	18845	0811C-04-045.000	SMALL PROPERTIES LLC	15384 5TH ST	GULFPORT	MS	39503
	18847	0811C-04-047.000	RICHBURG LARRY T & BETTY J	116 CLOWER AVE	LONG BEACH	MS	39560
	18854	0811C-05-003.000	BANA LLC	2015 MAGAZINE ST	NEW ORLEANS	LA	70130
	18858	0811C-05-006.000	VENABLE BONNIE MICHELLE	2704 26TH AVE	GULFPORT	MS	39501
	18885	0811C-05-018.000	HUMANE SOCIETY OF SOUTH MISS	2617 25TH AVE	GULFPORT	MS	39507
	18861	0811C-05-008.000	MOSS ALVIN E	2511 28TH ST	GULFPORT	MS	39501

2601PC005

Planning Commission Approval



AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
51445	IPL0294108	Legal Ad - IPL0294108		1.0	59.0L

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

LEGAL NOTICE PUBLIC HEARING

In conformance with Section VIII of the Comprehensive Zoning Ordinance of the City of Gulfport, Mississippi, 1979 as amended, notice is hereby given advising that the Gulfport City Planning Commission will hold a public hearing in the City of Gulfport, Mississippi at 4:30 P.M., Thursday, December 18, 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.

Planning Commission Approval 2512PC144, by Rushaine Williams Pullin, seeking approval for a mobile home, Tax Parcels 0907I-05-023.000, 0907I-05-023.001, Bonnie Street, Zoned R-1-5 (Single-family), Ward 5

Planning Commission Approval 2601PC002, by agent John Dees, seeking approval for a funeral home, Tax Parcels 0811F-05-026.000, 0811F-05-027.000, 2100 24th Avenue, 2122 24th Avenue, Zoned T5 (Urban Center Zone), T4L (General Urban Zone "Limited") Ward 3

Planning Commission Approval 2601PC005, by agent Debra Price, seeking approval for a warehouse use, Tax Parcel 0811C-05-005.000, 2700 26th Avenue, Zoned B-2 (General Business), Ward 3

Zoning Text Amendment 2511PC127, by agent Schwartz, Orgler, Jordan, & Williams, PLLC, Amendments to the Comprehensive Zoning Ordinance, to amend Section III, District Regulations (K) Chart of Permitted Uses, to allow Medical Clinics to be allowed in I-1 zoning districts with Planning Commission Approval.

This the 25th day of November 2025
Keith Williams, Chairman
City of Gulfport Planning Commission
IPL0294108
Dec 3 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:
12/03/25 Print

[Print Tearsheet Link](#)

[Marketplace Link](#)

Mary Castro



Mary Castro

Russ Cage Davis



Sworn to and subscribed before
me on

Dec 3, 2025, 11:21 AM EST



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, December 18, 2025

Special Exception 2511SE126 (Postponed by Staff): Special Exception 2511SE126, by agent Timmthy Wilks, seeking approval for an assisted living facility, Tax Parcel 0710H-03-006.000, 3601 Meadowlark Drive, Zoned R-1-5 (Single-Family), Ward 3

Technical Report

SPECIAL EXCEPTION

GENERAL INFORMATION

Case File Number: 2511SE126

Hearing Date: Zoning Board November 20, 2025
Planning Commission December 18, 2025

Current Zoning/Use: R-1-5 / Single-Family

Legal: Special Exception 2511SE126, by agent Timmity Wilks, seeking approval for a assisted living facility, Tax Parcel 0710H-03-006.000, 3601 Meadowlark Drive, Zoned R-1-5 (Single-Family), Ward 3.

TECHNICAL DETAILS

The applicant requests a Special Exception to allow assisted living facility use located at 3601 Meadowlark Drive, zoned R-1-5 (Single-family). The applicant states, “that he will be living in the home with the clients to ensure they cared for 24 hours a day.” They will be carefully selecting individuals who require personal care services or individuals, 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 if needed. Further, it is implied that the living facility will have six or fewer clients. The home has three bedrooms and two bathrooms; two bedrooms will be shared by clients, and the third bedroom will be occupied by live-in 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 will provide an additional parking plan with 2 regular parking spaces and one handicapped van accessible parking space that will need to pull a permit for upon approval. The additional parking spaces should be concrete or asphalt and must be lined parking spaces. Upon visit, this single-family home is located just six houses down from the intersection of Meadowlark Drive and 34th Avenue on the left.

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. Parking shall not back out into the right-of-way. Parking lot shall meet City design standards. Handicap parking shown will not meet ADA standards. Revise the plan to provide an accessible door into the structure.

Technical Report

SPECIAL EXCEPTION

Any approval should consider these conditions:

1. Must comply with all current Building Codes and City of Gulfport Ordinances.
2. Parking shall not back out into the right-of-way.
3. Parking lot shall meet City design standards.
4. Handicap parking shown will not meet ADA standards. Revise the plan to provide an accessible route from the space to the accessible door into the structure.

DEPARTMENTAL CONDITIONS

<u>Engineering:</u>	Parking shall not back out into the right-of-way. Parking lot shall meet City design standards. Handicap parking shown will not meet ADA standards. Revise the plan to provide an accessible door into the structure. Memo dated 11-6-2025.
<u>Public Works:</u>	Parking shall not back out into the right-of-way. Parking lot shall meet City design standards. Handicap parking shown will not meet ADA standards. Revise the plan to provide an accessible door into the structure. Memo dated 11-6-2025.
<u>Traffic and Safety:</u>	Parking shall not back out into the right-of-way. Parking lot shall meet City design standards. Handicap parking shown will not meet ADA standards. Revise the plan to provide an accessible door into the structure. Memo dated 11-6-2025.
<u>Building Code Services:</u>	Must comply with all current Building Codes and City of Gulfport Ordinances. Memo dated 10/30/2025.
<u>GIS:</u>	No conditions. Memo dated 11/6/2025.
<u>Police Department:</u>	No comment as of 11/7/2025.
<u>Fire Department:</u>	No conditions. Memo dated 10/30/2025.
<u>City Arborist:</u>	No conditions. Memo dated 10/31/2025.

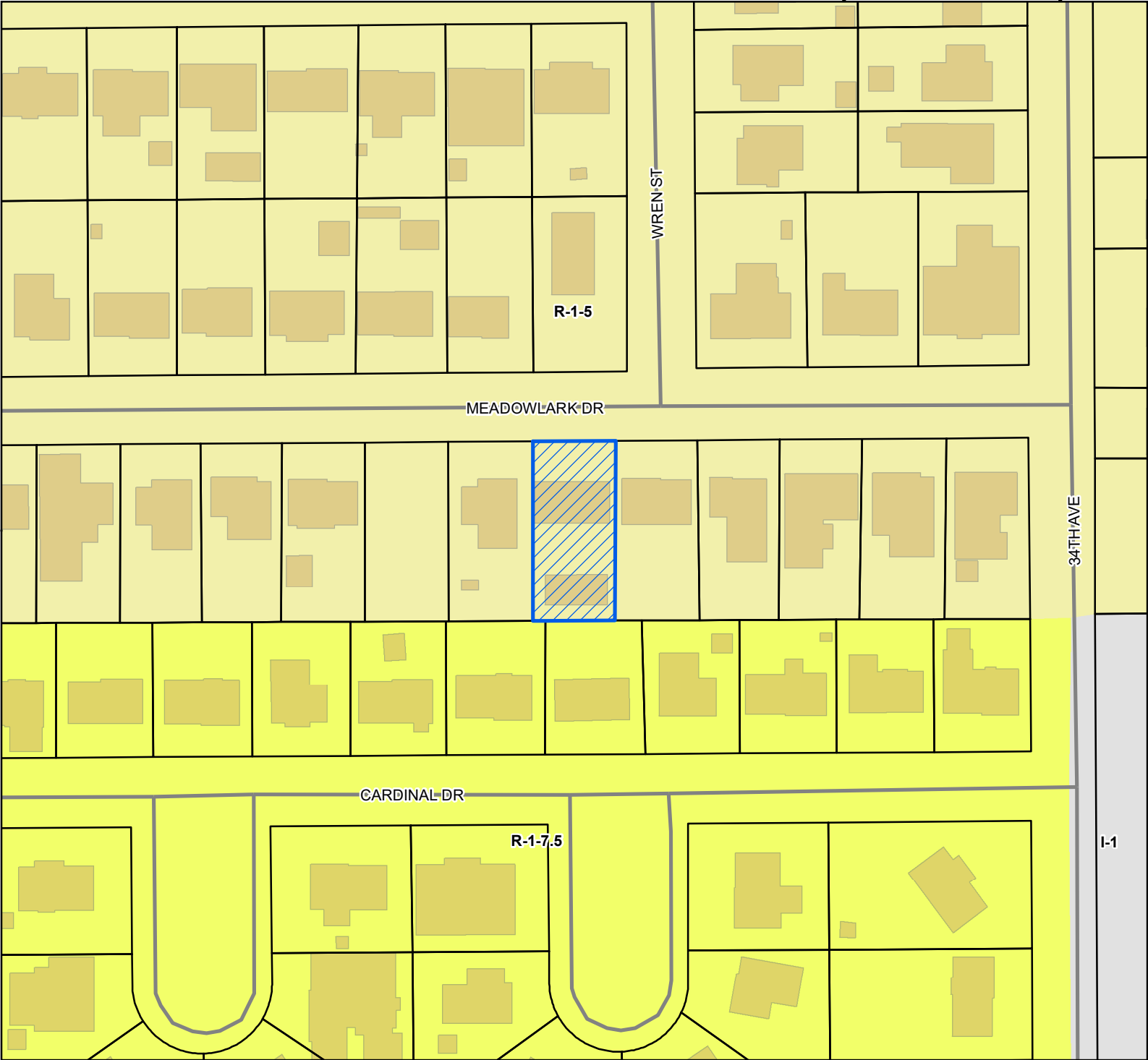
DIRECTOR APPROVAL

This report has been reviewed and approved by:

Greg Holmes
Director of Urban Development Department

2511SE126

Special Exception



Site

Street

Parcels

Buildings

City Limit

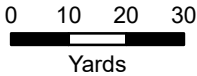
Zoning

I-1 - Light Industry District

R-1-5 - Single Family Residence District (Medium Density)

R-1-7.5 - Single Family Residence District (Low Density)

Site Information
0710H-03-006.000
Zoning: R-1-5 (Single Family)
Size: 7666 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.



Designation of Agent

I, Gregory Pittman, being property owner of 3601 MEADOWLARK DR which is the subject of this application hereby authorize Timothy Wilks 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.

Gregory Pittman
Signature

10-3-2025
Date

STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 3rd day of October, 20 25

Autumn D. Zacharias

Notary Public

3-30-26

Commission Expiration





Covenant Affidavit

I, Timothy Wilks being owner or agent of the property 3601 meadowlark
PRINT NAME PROPERTY ADDRESS OF PARCEL

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

Timothy Wilks 10/3/25
Signature Date

STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 3rd day of October, 2025
3-30-26

Autumn D. Zacharias

Notary Public

Commission Expiration



Written Statement for Zoning Board

1 Ingress and egress to property and proposed structures thereon with particular reference to automotive and pedestrian safety and covariance , traffic flow and control and access in case of fire or catastrophe.

Response- The property already has fire and safety in place as well as a certificate of occupancy due to housing tenants. It was used as a single family dwelling so everything is up to code as far as fire safety or catastrophe. The traffic flow will be similar to that of a standard single family dwelling. The parking spaces at the home will be for the staff that will be overseeing the clients. The clients will not have their own transportation.

2 Off street parking and loading areas where required, with particular attention to those items listed in the above bullet statement and the economic, noise, glare or odor effects of the special exception on adjoining properties and properties generally in the district

Response- The building and its offsets will not be altered in any way. This will be an adult foster care facility. It will have no impact on the adjoining properties and properties generally in the district.

3 Refuse and service areas, with reference to the two items in the above

Response- We have waste and recycling containers provided by the City of Gulfport

4 Utilities with reference to the location, availability, and compatibility.

Response- Utilities will be provided by Mississippi Power

5 Screening and buffering with reference to type, dimensions and character.

Response- NA

6 Signs, if any, and proposed exterior lighting with reference to glare, traffic safety, economic effect, and compatibility and harmony with properties in the district.

Response- NA

7 Required yards and other open space.

Response- We have enough yards and open space to operate the facility.

8 General compatibility with adjacent properties and other properties in the district.

Response- The structure will not be altered in any way.

9 Overview of why the special exception will be in harmony with the general purpose and intent of the zoning ordinance.

Response- There is a strong need for adult foster care facilities in the local area.

Written Statement for Planning Commission

1 Transportation and access –

Response- We will provide transportation for our clients. We will also use CTA when needed.

2 Water Supply and Disposal-

Response- Water supply and disposal will be provided by the city of Gulfport.

3 Fire, police, protection and other public facilities.

Response- Fire, police, protection and other public facilities will be provided by the city of Gulfport. We also have our own security company.

Not causing undue traffic congestion for creating a traffic hazard as being in harmony with the orderly and appropriate development of the district in which the use is located.

Response- our security team will ensure that traffic flow is kept to a minimum. They will also prevent traffic congestion and traffic hazards. No unauthorized personal will be allowed on the premises outside of scheduled visitations from family and guardians who are on the visitation/ pick up list.

24 Hour Care Plan

I will be living with the clients to ensure they are cared for 24 hours a day. I will provide the food , transportation, and activities. I will also make sure that our nurses provide medication to the clients as needed.

The Care schedule will go as follows:

6:30 AM- Beginning of 1st shift.

7:00 AM- Clients will be woken up, showered, and provided with dental and hygiene care as well as dressing them.

8:00 AM- Breakfast will be served to clients.

9:00 AM- Medication will be provided by the nurse to the appropriate clients.

10:00 AM – Games and activities and snacks

11:00 AM- Games and activities

12:00 PM- Lunch will be provided by staff.

1:00. PM- Medication will be provided as needed by nurse .

2:00- 3:00 PM- Games and activities. They will be indoors or outdoors depending on weather conditions. Twice a week this will consist of going out into the community, shopping, and other events that are appropriate for the clients to enjoy. Snacks will also be provided by staff.

4:00 PM- Dinner will be served by staff.

5:00 PM- Medication will be provided by nurse as needed.

6:00 PM- Wind down time. TV, Games, lounging ect.

6:30 PM- End of first shift Start of second shift

7:00 PM Showers, hygiene care.

8:00 PM – Snacks

9:00 PM- Bedtime

10:00 PM Make rounds and check on clients.

11:00 PM - Sweep, mop, and disinfect living area and kitchen. Make rounds and check on clients.

12:00 -400 AM- Laundry. Make rounds and check on clients every hour on the hour.

5:00 – 6:00 AM Complete logs and any other paperwork from shift. Make final rounds and check on clients.

6:30 AM. End of second shift. Start of first Shift.

MEADOWLARK DR

0710H-03-007.000

3603 MEADOWLARK DR

3601 MEADOWLARK DR

3509 MEADOWLARK DR



Brenny Pittman 10-3-2025
DATA DISCLAIMER:

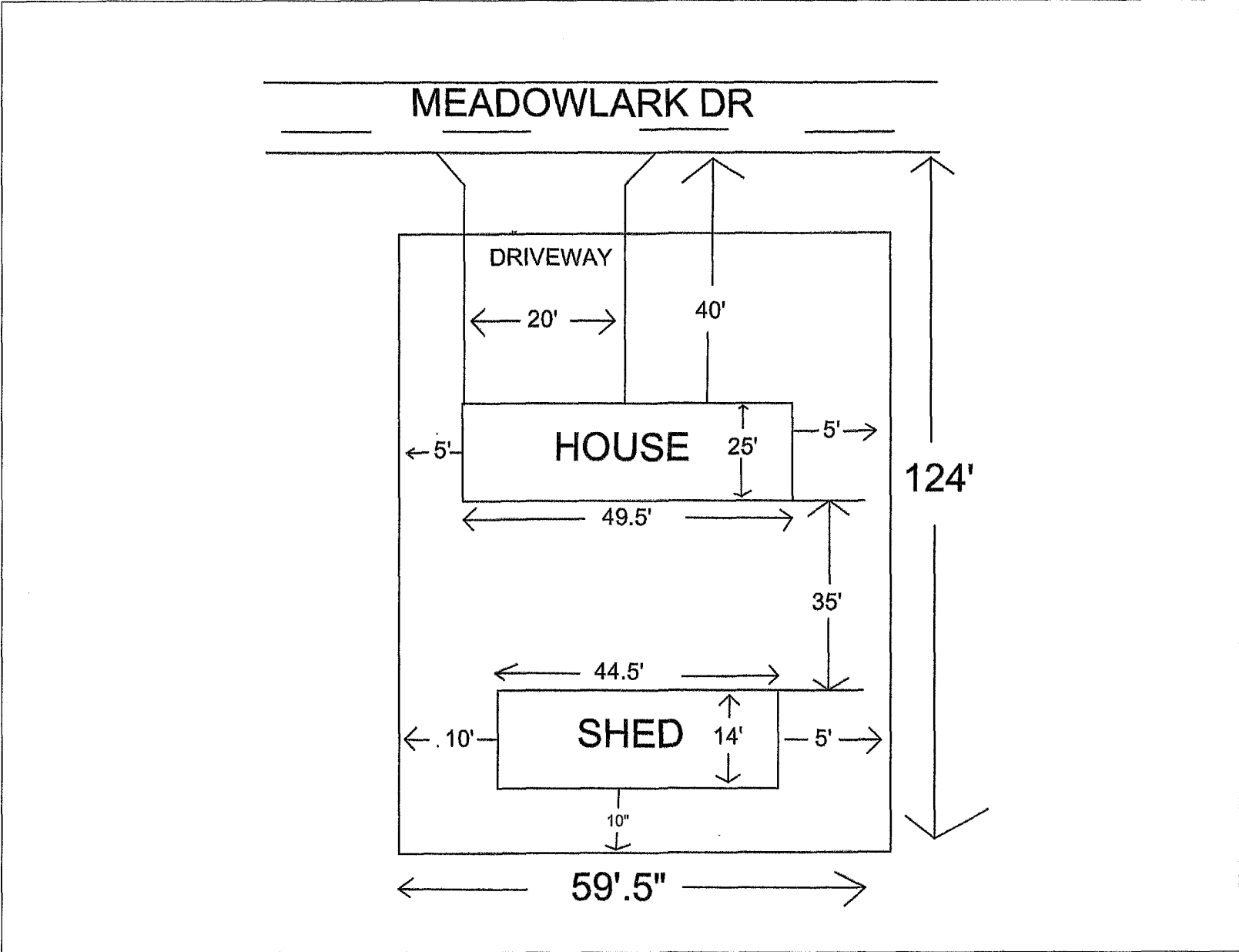
1 inch = 21 feet

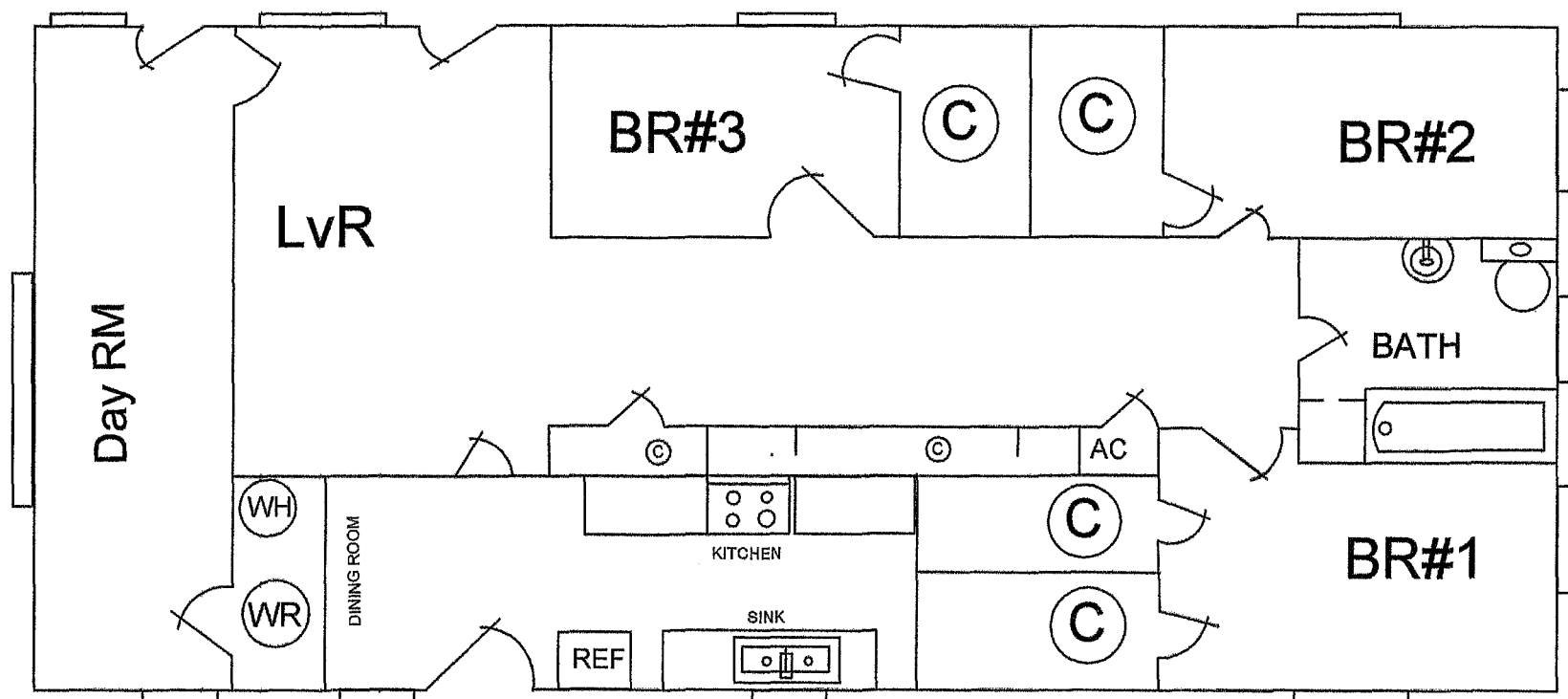
Area Map

Parcels

Printed 10/3/2025







STATE OF MISSISSIPPI
COUNTY OF HARRISON

BOOK 1010 PAGE 418

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 Irma L.
Peyton do(es) hereby sell convey and warrant unto Gregory Pittman a single
person the following land and property located and situated in the County of
Harrison State of Mississippi and being more particularly described as
follows to-wit:

Lot 5 ROLLING MEADOWS Unit I to the County of Harrison State of Mississippi
as per map or plat thereof on file and of record in Plat Book 25 Page 3 of the
Plat Records of Harrison County Mississippi

THIS CONVEYANCE is subject to any and all recorded restrictive coven-
ants rights of way easements and prior reservation of any oil gas minerals
and other rights

TAXES for the current year are prorated as of this date and assumed
by the Grantee(s) herein

EXECUTED this the 14th day of May 1985

Irma L. Peyton
Irma L. Peyton

STATE OF MISSISSIPPI
COUNTY OF HARRISON

PERSONALLY appeared before me the undersigned authority in and for the
aforesaid jurisdiction the within-named Irma L. Peyton who acknowledged to
and before me that she signed and delivered the foregoing instrument of writing
on the day and in the year therein mentioned

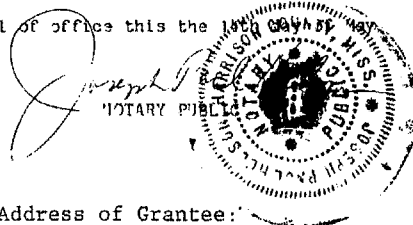
GIVEN under my hand and official seal of office this the 14th day of May
1985

My Commission Expires:

My Commission Expires March 14, 1988

Address of Grantor:
IRMA L. PEYTON
3504 Meadowlark Drive
North Gulfport, MS. 39501

Address of Grantee:
GREGORY PITTMAN
3601 Meadowlark Drive
North Gulfport, MS. 39501



CITY
FILE NO.

I CERTIFY THAT THE ABOVE IS A TRUE AND CORRECT COPY OF A CERTIFICATE
DULY REGISTERED WITH THE LOUISIANA HEALTH AND HUMAN RESOURCES ADMIN-
ISTRATION, DIVISION OF HEALTH, OFFICE OF VITAL RECORDS.

Walter Parker
STATE REGISTRAR

MAR - 9 1977

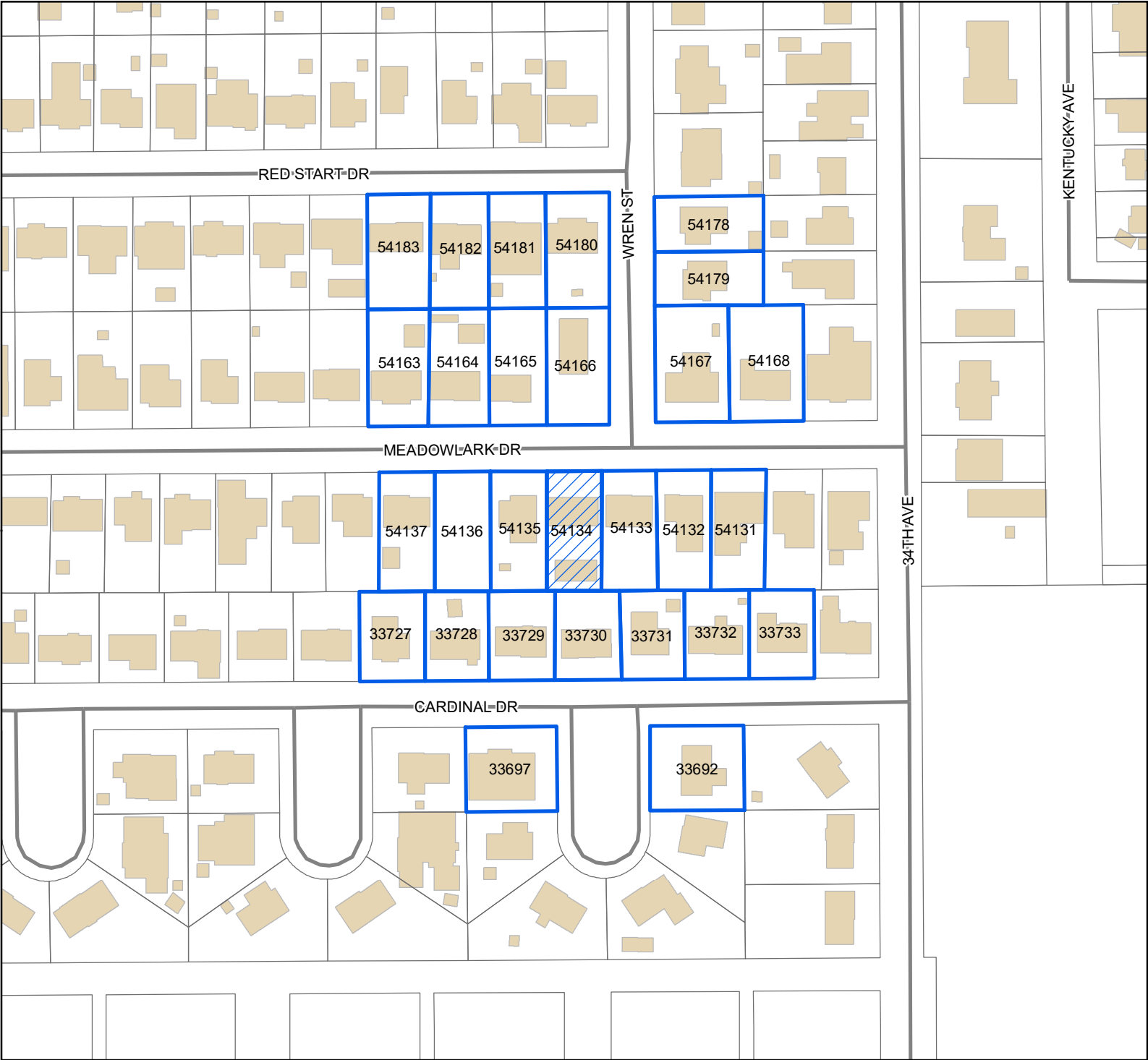
STATE REGISTRAR

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

I hereby certify that this instrument was received and filed for record at 3 o'clock
and 27 minutes PM on 15 day of May, A.D. 19 85
and recorded May 16, 1985 in Records of Deeds

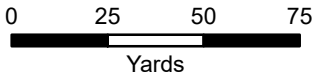
Book 1010 Pages 48-49

By G.N. CREEL, Chancery Clerk 10 Pages 10



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.

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
Y		0710H-03-006.000	GREGORY PITTMAN (OWNER)	3601 MEADOWLARK DR	GULFPORT	MS	39501
			TIMMITHY WILKS (AGENT)	3601 MEADOWLARK DR	GULFPORT	MS	39501
			Adjacent Property Owners (2511SE126)				
	54179	0710H-02-083.000	RATLIFF JESSE J & GWENDOLYN	196 WILSON RD	LUDEDALE	MS	39452
	54182	0710H-02-157.000	TOWNER GREGORY	4605 RED START DR	GULFPORT	MS	39501
	54183	0710H-02-156.000	EVANS MELISSA	4607 RED START DR	GULFPORT	MS	39501
	54165	0710H-02-161.000	BROTHERN GAIL L	3602 MEADOWLARK DRIVE	GULFPORT	MS	39501
	54164	0710H-02-162.000	MARSHALL PAUL & ARRIETTA	5114 14TH ST	GULFPORT	MS	39501
	54132	0710H-03-004.000	GRIFFIN CLARA CORDELIA & AMOS	3507 MEADOWLARK DR	GULFPORT	MS	39501
N	54134	0710H-03-006.000	PITTMAN GREGORY	3601 MEADOWLARK DR	GULFPORT	MS	39501
	33731	0710I-01-004.000	SANDERS OTIS & BETTIE	102 ROBIN COURT	GULFPORT	MS	39501
	33729	0710I-01-006.000	OCAMPO ROSA ELIA NUNEZ	2925 25TH AVE	GULFPORT	MS	39501
	54167	0710H-02-082.000	HOLLOWAY ANDRIA	3504 MEADOWLARK DR	GULFPORT	MS	39501
	54137	0710H-03-009.000	NUNNALLY CAROLYN -ESTATE-	3607 MEADOWLARK DRIVE	GULFPORT	MS	39501
	33732	0710I-01-003.000	TILLMAN BRIAN -ESTATE-	8191 TEXAS AVE	GULFPORT	MS	39501
	54166	0710H-02-160.000	JENSEN JAMIE	15300 DISMUKE AVE UNIT 14D	BILOXI	MS	39532
	54163	0710H-02-163.000	MARSHALL PAUL & PAULA	5114 14TH STREET	GULFPORT	MS	39501
	54136	0710H-03-008.000	WASHINGTON MARILYN	8051 34TH AVE	GULFPORT	MS	39501
	54180	0710H-02-159.000	KUREK HENRYKA -TRUSTEE-	738 FILBERT WAY	CAMPBELL	CA	95008
	54181	0710H-02-158.000	BANKS MAE D MRS	4603 REDSTART DR	GULFPORT	MS	39501
	54131	0710H-03-003.000	MCCLELLAND REGINALD & ZIVA M JAMES	16150 SYLVAN DRIVE	GULFPORT	MS	39503
	33733	0710I-01-002.000	GILL LAKETTA	4702 CARDINAL DR	GULFPORT	MS	39503
	33692	0710I-01-043.000	CLAYTON MARTHA B	4701 CARDINAL DR	GULFPORT	MS	39501
	33727	0710I-01-008.000	SCIPIONE NANCY HOPE W	1447 EAST PASS RD	GULFPORT	MS	39507
	33697	0710I-01-038.000	WILLIAMS LILLIAN	4711 CARDINAL DR	GULFPORT	MS	39501
	54168	0710H-02-081.000	CHAMP EVELYN L -TOD-	3502 MEADOW LARK DR	GULFPORT	MS	39501
	54133	0710H-03-005.000	JOHNSON ERICA G	4625 RED START DR	GULFPORT	MS	39501
	54135	0710H-03-007.000	RAYMOND HAZEL L	3603 MEADOWLARK DR	GULFPORT	MS	39501
	33728	0710I-01-007.000	POWELL TIMOTHY DEVON	3603 LAVENDER ST	GULFPORT	MS	39501
	54178	0710H-02-084.000	JAMES MICHAEL LEE	4502 WREN ST	GULFPORT	MS	39501
	33730	0710I-01-005.000	ROBERTS LAN THI & GRACE LINDA	4708 CARDINAL DR	GULFPORT	MS	39501



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

PLANNING COMMISSION

Hearing Date: Thursday, December 18, 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, December 18, 2025

Zoning Text Amendment 2511PC127:(Postponed to December meeting by applicant) Zoning Text Amendment 2511PC127, by agent Schwartz, Orgler, Jordan, & Williams, PLLC, Amendments to the Comprehensive Zoning Ordinance, to amend Section III, District Regulations (K) Chart of Permitted Uses, to allow Medical Clinics to be allowed in I-1 zoning districts with Planning Commission Approval.

Technical Report

ZONING TEXT AMENDMENT

GENERAL INFORMATION

Case File Number: 2511PC127

Hearing Date: December 18, 2025

Legal: Zoning Text Amendment 2511PC127, by agent Schwartz, Orgler, Jordan, & Williams, PLLC, Amendments to the Comprehensive Zoning Ordinance, to amend Section III, District Regulations (K) Chart of Permitted Uses, to allow Medical Clinics to be allowed in I-1 zoning districts with Planning Commission Approval.

TECHNICAL DETAILS

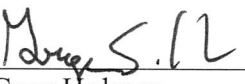
The applicant requests to amend the text to the zoning ordinance to allow for a Medical Clinic to be allowed within I-1 (Light Industry) zoning districts. Specifically, the applicant requests the Medical Clinic use to be allowed by Planning Commission Approval within I-1 (Light Industry) zoning districts.

By allowing a citywide change and not just a site specific, this would further dilute intent for the industrial zoning districts. The intention of the industrial zones are that these districts are placed in areas suitable for manufacturing and related activities and are separated from residential areas by commercial business or natural barriers.

As per the Chart of Permitted Uses, Medical Clinics are allowed in R-O, T4L, R-B, T4+, B-1, T5, B-2, T6, B-4, and I-3 zoning districts by right, and are more abundant (see maps). While the proposed I-1 zoning offers a minor addition of available areas for that would allow for a Medical Clinic use, a more site specific option would be for the property the applicant mentions in their application to be rezoned to allow for the proposed use. However, in order for that to be applicable the property would need either 4 continuous acres or directly abut a zoning that would allow for the proposed use. Upon review of the mentioned parcel, and the neighboring properties, staff noted that the parcel listed is approximately 1.6 acres and does not directly abut a zoning district that would allow for the proposed use. However, then neighboring parcel to the north does abut a B-2 (General-business) zoning district which would allow for the use by right (see maps). However, there is no guarantee that the applicant could get the neighboring parcel to go through a Zoning Map Amendment along with their subject parcel. Upon reading through the applicant's application they appear to have considered that option before the Text Amendment, as they mention about requesting a rezoning in their narrative, despite their listed request to allow for Medical Clinics within the I-1 zoning districts with Planning Commission Approval.

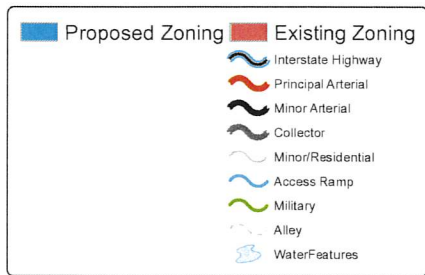
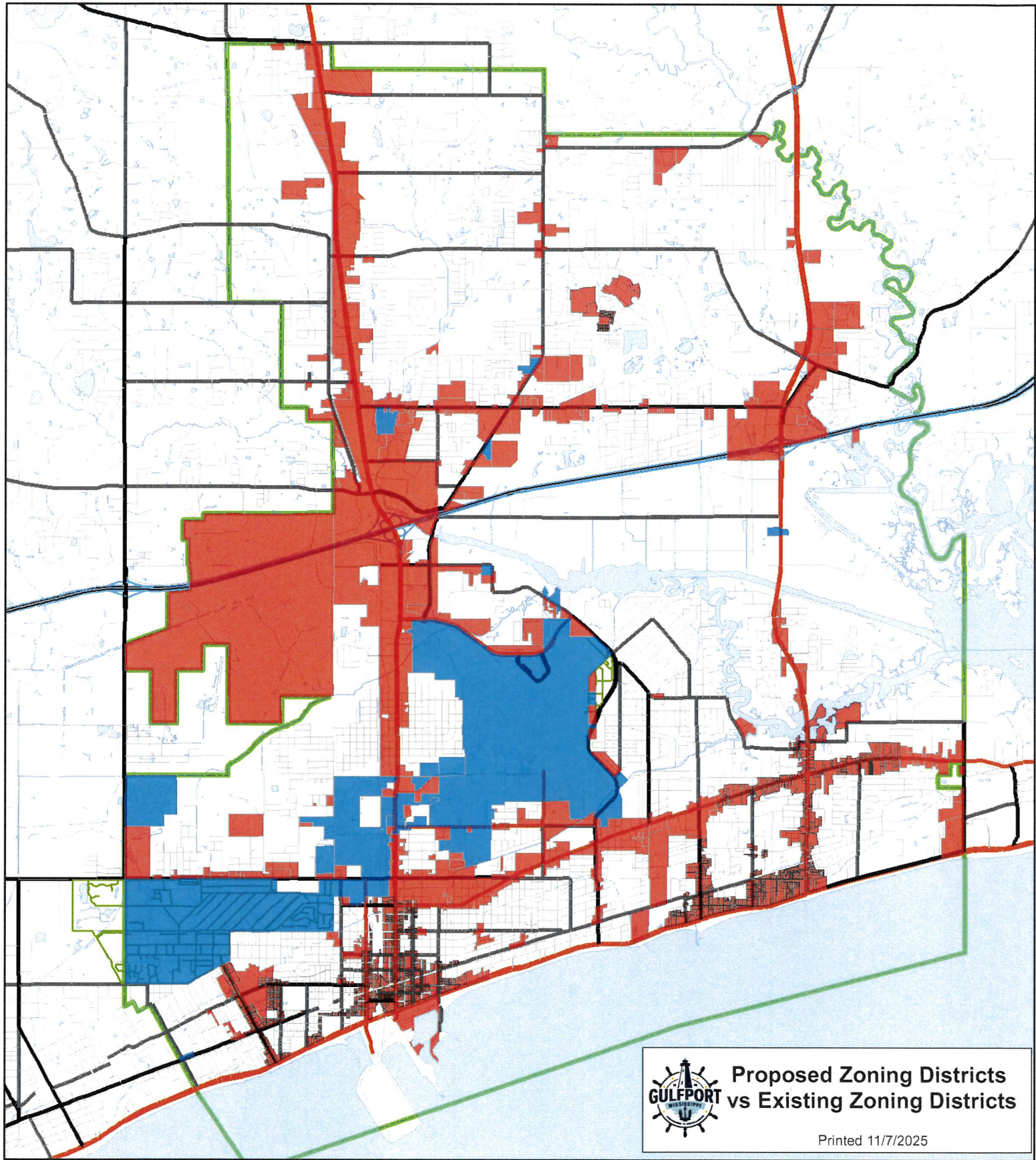
DIRECTOR APPROVAL

This report has been reviewed and approved by:



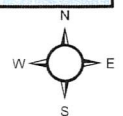
Greg Holmes

Director of Urban Development Department



Proposed Zoning Districts vs Existing Zoning Districts

Printed 11/7/2025



1 inch = 6,500 feet

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

APPLICATION FOR ZONING TEXT AMENDMENT

For Staff Use Only

Case File #: 2511 PC 127Date Received: 10-3-25Receipt #: 13512005Received By: Samuel SmithZoning: I-1Ward: 3 Flood: X

GENERAL DESCRIPTION OF REQUEST: (If necessary, attach a separate sheet of paper detailing the purpose of the request.)

Zoning text amendment to allow for medical
clinics to be allowed in I-1 zoned properties
with planning commission approval.

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

Floyd J. Smith

Printed Name Of Owner

Mailing Address

City

State

Zip code

Home Phone

Work/Cell Phone

Email

Signature Of Owner

AGENT

Schwartz, Orgler, Jordan & Williams, PLLC

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 H. MUST BE SUBMITTED FOR A COMPLETE APPLICATION.

STATE OF MISSISSIPPI
COUNTY OF HARRISON

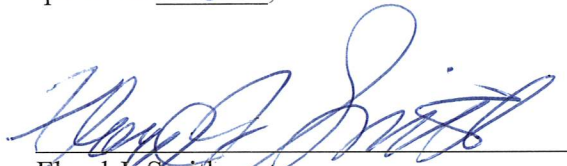
AFFIDAVIT OF AUTHORITY

PERSONALLY APPEARED BEFORE ME, Floyd J. Smith, who being
first duly sworn states as follows:

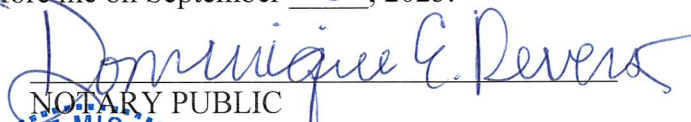
1. I am an adult resident citizen of Gulfport, MS, and am the owner of Tax Parcel No. 0810K-01-006.000.
2. I hereby nominate and appoint the firm, Schwartz, Orgler & Jordan, PLLC, and its attorneys, as my agent for all purposes related to the Application for Zoning Text Amendment, and any other applications which will need to be filed related to the real properties being commonly described as Tax Parcel No. 0810K-01-006.000.
3. Schwartz, Orgler, Jordan & Williams, PLLC hereby have authority to submit said application(s) and speak on behalf of Floyd J. Smith at any hearings related to the same as required by the City of Gulfport.
4. This Affidavit of Authority is executed for the specific purposes of satisfying the City of Gulfport's "Submission Requirements" of the Application for Zoning Text Amendment, as well as any other rules or regulations of the City of Gulfport which require this Affidavit of Authority.

Further affiant sayeth not.

WITNESS MY SIGNATURE, this ~~September~~^{October^{PR}} 3rd, 2025.

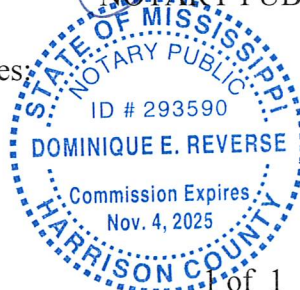

Floyd J. Smith

Sworn to and subscribed before me on ~~September~~^{October^{PR}} 3rd, 2025.


NOTARY PUBLIC

My commission expires:

(SEAL)



**CITY OF GULFPORT
APPLICATION FOR ZONING TEXT AMENDMENT**

Re: Parcel No. 0810K-01-006.000; Zoning Text Amendment

Floyd J. Smith (hereinafter referred to as "Smith" or "Owner"), is the owner of Harrison County Ad Valorem Tax Parcel No. 0810K-01-006.000 ("subject property"). Smith is the true and lawful fee simple owner of the subject property, which property is located in the First Judicial District of Harrison County, Mississippi, being more particularly described as follows:

A parcel of land being located in the Northeast Quarter of Section 33, Township 7 South, Range 11 West, Harrison County, Mississippi, better described as:

Commencing at the intersection of the east Line of said Section 33 and the North margin of 34th Street and run West along said North margin 1382.0 feet to the POINT OF BEGINNING. Thence continue West along said North margin 275.04 feet; thence North 0 degrees 34 minutes 40 seconds East 213.16 feet; thence South 89 degrees 20 minutes 20 seconds East 375.0 feet; thence South 0 degrees 33 minutes 40 seconds West 108.90 feet; thence West 100.0 feet; thence South 0 degrees 33 minutes 40 seconds West 100.0 feet to the POINT OF BEGINNING.

Smith is the owner of the subject property by virtue of that certain Warranty Deed recorded as Instrument Number 2007 1632 D-J1. A true and accurate copy of the same is attached hereto as Exhibit "A". The subject property is currently zoned I-1.

The owner respectfully requests a zoning text amendment to allow for a medical office/clinic to be allowed with planning commission approval in an I-1 zoned property. The subject property has been listed for sale, and the owner has received no offers to develop the same for industrial purposes. The owner has received an offer and is under contract to sell the same to a Purchaser who desires to develop the same as a medical office/clinic. Approval of the zoning text amendment would allow for stagnant industrial sites to open up for potential development.

Further, the property owners' request should be granted as there is a public need for the property to be rezoned. The City of Gulfport's population is growing, with a current population of 72,824. Furthermore, the post-pandemic trends suggest that communities like Gulfport, Mississippi could be the beneficiary of a migration away from more expensive, metropolitan areas.¹ "On the whole it is clear that people are moving from more expensive places to less expensive places, which was true before the shock of COVID, but accelerated post-pandemic and became a clearer broad trend." *Id.* "Different sets of factors appear to explain growth in areas that saw faster population growth. One theory is that vacation towns have seen significant growth in demand, as remote work allows year-round living in places with desirable amenities but fewer skilled job opportunities." *Id.* The increase in population in Gulfport has led to an

¹<https://eig.org/how-remote-work-is-shifting-population-growth-across-the-u-s/>

increased need for I-3 properties. Additionally, this area of Gulfport has experienced stagnation recently, so the amendment which would allow for new development is necessary and desirable.

There are no site plans available at this time, as the prospective purchaser does not want to incur unnecessary expenses if this is not approved. If approved, a separate application will be filed for planning commission approval of the specific development.

While I-1 sites are generally in highly industrial areas, there are I-1 zoned properties in the City in areas where it makes sense to have more uses than what I-1 allows. There exists public need for the zoning text amendment, and the proposed text amendment is not inconsistent with the City of Gulfport comprehensive plan.

Index as follows: NE 1/4 of Section 33, T7S, R11W, Harrison County, 1st JD, 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, **GILES CHEMICAL CORPORATION INC., A Mississippi corporation, successor in merger by S & T SERVICES, INC.,** do hereby grant, bargain, sell, convey and warrant, unto **FLOYD J. SMITH**, the following described property, together with the improvements, hereditaments and appurtenances thereunto situated and located in the First Judicial District of the County of Harrison, State of MS, and more particularly described as follows, to-wit:

A parcel of land being located in the Northeast Quarter of Section 33, Township 7 South, Range 11 West, Harrison County, Mississippi, better described as:

Commencing at the intersection of the East line of said Section 33 and the North margin of 34th Street and run West along said North margin 1382.0 feet to the POINT OF BEGINNING. Thence continue West along said North margin 275.04 feet; thence North 0 degrees 34 minutes 40 seconds East 213.16 feet; thence South 89 degrees 20 minutes 20 seconds East 375.0 feet; thence South 0 degrees 33 minutes 40 seconds West 108.90 feet; thence West 100.0 feet; thence South 0 degrees 33 minutes 40 seconds West 100.0 feet to the POINT OF BEGINNING.

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.

TAXES for the current year have been pro-rated as of this date and are hereby assumed by the Grantee herein.

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



John H. Smith
1st Judicial District
Instrument 2007 1632 D -J1
Filed/Recorded 2 9 2007 2 48 P
Total Fees 12.00
8 Pages Recorded

WITNESS THE SIGNATURE of the Grantors on this the 8th day of February, 2007.

**GILES CHEMICAL CORPORATION,
INC., successor in merger by
S & T SERVICES, INC.**

Richard N. Wrenn, Jr.
**RICHARD N. WRENN, JR.,
VICE-PRESIDENT**

STATE OF NORTH CAROLINA
COUNTY OF MONTGOMERY

PERSONALLY appeared before me, the undersigned authority of law in and for this jurisdiction, the within named **RICHARD N. WRENN, JR.**, who acknowledged to me that he is the **VICE-PRESIDENT** of the corporation known as **GILES CHEMICAL CORPORATION, INC., successor in merger by S & T SERVICES, INC.**, and that for and on behalf of said corporation and as its act and deed he signed and delivered the foregoing instrument of writing on the day and year therein mentioned, he having been first duly authorized to do so.

GIVEN under my hand and official seal on this the 8 day of February, 2007.

Carrie Gero
NOTARY PUBLIC

(SEAL)

My Commission Expires:

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
CARRIE GERO, Notary Public
West Conshohocken Boro., Montgomery Co.
My Commission Expires July 20, 2010

ADDRESS OF GRANTORS:
P.O. BOX 370
WAYNESVILLE, NC 28786
(828)-452-4784

ADDRESS OF GRANTEE:
P.O. BOX 2009
GULFPORT, MS 39505
(228)-832-3881

PREPARED BY AND RETURN TO:

Schwartz, Orgler & Jordan, PLLC
15487 Oak Lane Drive, Suite 200-I
Gulfport, MS 39503
(228) 832-8550

FILE# 061923

ARTICLES OF MERGER OF S & T SERVICES, INC.
INTO GILES CHEMICAL CORPORATION

EXHIBIT A

FILED

The undersigned corporations hereby execute these Articles of Merger for the purpose of merging S & T Services, Inc. into Giles Chemical Corporation, both corporations organized and existing under the laws of the State of North Carolina.

SECRETARY OF STATE
NORTH CAROLINA

The following Agreement and Plan of Merger was duly unanimously approved and adopted by all of the shareholders and by the boards of directors of each of the undersigned corporations in the manner prescribed by law:

AGREEMENT AND PLAN OF MERGER

This Agreement and Plan of Merger is made and entered into by and between S & T Services, Inc. and Giles Chemical Corporation.

Whereas, it is desirable to merge S & T Services, Inc. into Giles Chemical Corporation.

Now, Therefore, in consideration of the premises and the mutual agreements contained herein, this Agreement and Plan is hereby entered into by the respective corporations, under their corporate seals:

1. The names of the merging corporations are S & T Services, Inc. and Giles Chemical Corporation, each corporation organized and existing under the laws of the State of North Carolina.

2. S & T Services, Inc. (hereinafter sometimes referred to as the "Merged Corporation") shall be merged into Giles Chemical Corporation, and the surviving corporation shall be Giles Chemical Corporation (hereinafter sometimes referred to as the "Surviving Corporation").

3. The name which the Surviving Corporation is to have after the merger shall be "Giles Chemical Corporation."

4. The authorized capital stock of the Surviving Corporation is currently 7,500 shares of stock, divided into 2,500 shares of no par value voting common stock ("Common Stock") and 5,000 shares of \$100 par value 6% non-cumulative voting preferred stock ("Preferred Stock"). From and after the merger, the authorized capital stock of the Surviving Corporation shall be 350,000 shares of no par value common stock (hereinafter called "Common Stock") and 650,000 shares of \$1.00 par value 6% non-cumulative voting preferred stock (hereinafter called "Preferred Stock").

5. The terms and conditions of the merger, and the mode of carrying the same into effect, are as follows:

(a) The officers and directors of the Merged Corporation and the Surviving Corporation, to effect the merger,

shall cause Articles of Merger to be filed with the Secretary of State of the State of North Carolina and shall cause all other documents and instruments necessary and desirable to be executed and filed as appropriate.

(b) The Surviving Corporation shall be a North Carolina corporation and shall be governed by the laws of the State of North Carolina.

(c) The Certificate of Incorporation of the Surviving Corporation as filed in the Office of the Secretary of State of North Carolina on July 22, 1968, and as amended by Articles of Amendment filed October 1, 1965, and June 28, 1978, shall continue to constitute the Charter of the Surviving Corporation, except that Article 4 of the Charter shall be rescinded and deleted, and the following shall be substituted as Article 4:

ARTICLE 4

" a. The total authorized capital stock of the corporation shall be (i) 350,000 shares of no par value common stock (hereinafter "Common Stock"), and (ii) 650,000 shares of \$1.00 par value 6% non-cumulative voting preferred stock (hereinafter "Preferred Stock"). All of said authorized capital stock, when issued, shall be fully paid and non-assessable, any may be paid for in cash or property, or by cash and property, real or personal, and the stock paid for in property, real or personal, shall be fully paid-up stock to the same extent and effect as if paid for in cash.

b. At all times, each holder of Common Stock shall be entitled to one vote for each share of such stock standing in the name of the holder on the books of the corporation, and (i) each holder of the Preferred Stock shall be entitled to .007692307 votes for each share of such stock standing in the name of the holder on the books of the Corporation.

c. The Preferred Stock shall be non-callable and non-convertible and shall have preference with respect to (i) dividends declared and paid by the Corporation, and (ii) the assets of the Corporation in the event of liquidation, as follows:

No dividends can be declared and paid on Common Stock in any fiscal year unless \$.06 in dividends have been declared and paid to the holders of Preferred Stock during such fiscal year. Upon liquidation of the Corporation, no liquidation dividends or other distributions

-3-5

in liquidation may be made to holders of Common Stock unless and until each holder of Preferred Stock has received a payment equal to the Preferred Stock's \$1.00 par value.

d. The corporation shall be authorized and empowered to increase, decrease or otherwise change its capital structure or issue stock with a preferential lien both on the earnings and property of the corporation, or the corporation may amend or change, supplement or delete, any of the limitations, restrictions and preferences on its capital stock, all as the corporation may designate in compliance with the applicable provisions of Chapter 55 of the General Statutes of North Carolina, and as heretofore or hereafter amended.

e. All Stockholders of the corporation shall have pre-emptive rights to acquire additional or treasury shares of the corporation."

(d) The By-Laws of the Surviving Corporation, as the same shall exist on the effective date of this merger, shall continue to constitute the By-Laws of the Surviving Corporation.

6. In the merger, the following shall occur as to the shares of stock of the corporations which are parties to this Agreement and Plan of Merger:

(a) The outstanding 1,340 shares of \$100.00 par value common capital stock of the Merged Corporation shall be exchanged for such number of shares of the no par value Common Stock of the Surviving Corporation whose book value net worth in the aggregate equals the aggregate book value net worth of the common shares of the Merged Corporation as determined as of 11:59 P.M., June 30, 1982 by the Certified Public Accountants of the Merged Corporation and the Surviving Corporation.

(b) Each one (1) outstanding share of \$100.00 par value preferred stock of the Merged Corporation shall be exchanged for one hundred ten (110) shares of \$1.00 Par Value Preferred Stock of the Surviving Corporation.

(c) Each one (1) outstanding share of \$100.00 par value preferred stock of the Surviving Corporation shall be exchanged for one hundred (100) shares of \$1.00 Par Value Preferred Stock of the Surviving Corporation.

(c) When this merger is completed, the certificates representing the presently outstanding shares of capital stock of the Merged Corporation shall be surrendered to the Surviving Corporation for cancellation, and in lieu thereof, there

shall be issued to said Shareholders certificates representing in the aggregate the number of shares of capital stock of the Surviving Corporation as determined herein. However, until so surrendered, each outstanding certificate that prior to the effective date and time of the merger represented stock of the Merged Corporation shall be deemed for all corporate purposes to evidence ownership of the number of shares of the capital stock of the Surviving Corporation into which such shares represented by such certificates shall have been converted as aforesaid.

7. The effective time and date of this merger shall be 11:59 P.M., June 30, 1983.

As to each of the undersigned corporations, the total number of shares voting for or against the Plan of Merger were as follows:

<u>Name of Corporation</u>	<u>Shares Outstanding Common Stock</u>	<u>Shares Outstanding Preferred Stock</u>
Giles Chem. Corp.	690	4452
S & T Services, Inc.	1340	871

<u>Name of Corporation</u>	<u>Total (Common and Preferred) Voted For</u>	<u>Total (Common and Preferred) Voted Against</u>
Giles Chem. Corp.	5142	-0-
S & T Services, Inc.	2211	-0-

The merger shall be effective at 11:59 P.M., June 30, 1983.

In Witness Whereof, Giles Chemical Corporation and S & T Services, Inc. have caused this Agreement and Plan of Merger to be executed in their names and on their behalf by their duly authorized Presidents and have caused their corporate seals to be affixed

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hereto and attested by their duly authorized Secretaries, this the
24 day of June, 1983.

Giles Chemical Corporation

By: Howard A. Splitt
Howard A. Splitt, President

Attest:

Genevieve S. Splitt
Genevieve S. Splitt, Secretary

Corporate Seal

S & T Services, Inc.

By: Howard A. Splitt
Howard A. Splitt, President

Attest:

Genevieve S. Splitt
Genevieve S. Splitt, Secretary

Corporate Seal

STATE OF NORTH CAROLINA

COUNTY OF HAYWOOD

Howard A. Splitt and Genevieve S. Splitt, each being first duly sworn, depose and say that Howard A. Splitt is the President and Genevieve S. Splitt is the Secretary of Giles Chemical Corporation and of S & T Services, Inc., that they have each read the foregoing Articles of Amendment to the Charter of said Corporations and that all statements and facts contained therein are true, that they signed said Articles of Amendment to the Charter as President and Secretary of said Corporations respectively, and that they each were authorized to so sign the same.

Howard A. Splitt (SEAL)
Howard A. Splitt, President

Genevieve S. Splitt (SEAL)
Genevieve S. Splitt, Secretary

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Sworn to and subscribed before me, this 24th day of
June, 1983.

Linda B. Sheehan (Holecomb)
Notary Public

My Commission Expires:

3/25/84

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
51445	IPL0294108	Legal Ad - IPL0294108		1.0	59.0L

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

LEGAL NOTICE PUBLIC HEARING

In conformance with Section VIII of the Comprehensive Zoning Ordinance of the City of Gulfport, Mississippi, 1979 as amended, notice is hereby given advising that the Gulfport City Planning Commission will hold a public hearing in the City of Gulfport, Mississippi at 4:30 P.M., Thursday, December 18, 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.

Planning Commission Approval 2512PC144, by Rushaine Williams Pullin, seeking approval for a mobile home, Tax Parcels 09071-05-023.000, 09071-05-023.001, Bonnie Street, Zoned R-1-5 (Single-family), Ward 5

Planning Commission Approval 2601PC002, by agent John Dees, seeking approval for a funeral home, Tax Parcels 0811F-05-026.000, 0811F-05-027.000, 2100 24th Avenue, 2122 24th Avenue, Zoned T5 (Urban Center Zone), T4L (General Urban Zone "Limited") Ward 3

Planning Commission Approval 2601PC005, by agent Debra Price, seeking approval for a warehouse use, Tax Parcel 0811C-05-005.000, 2700 26th Avenue, Zoned B-2 (General Business), Ward 3

Zoning Text Amendment 2511PC127, by agent Schwartz, Orgler, Jordan, & Williams, PLLC, Amendments to the Comprehensive Zoning Ordinance, to amend Section III, District Regulations (K) Chart of Permitted Uses, to allow Medical Clinics to be allowed in I-1 zoning districts with Planning Commission Approval.

This the 25th day of November 2025
Keith Williams, Chairman
City of Gulfport Planning Commission
IPL0294108
Dec 3 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:
12/03/25 Print

[Print Tearsheet Link](#)

[Marketplace Link](#)

Mary Castro



Mary Castro

Russ Cage Davis

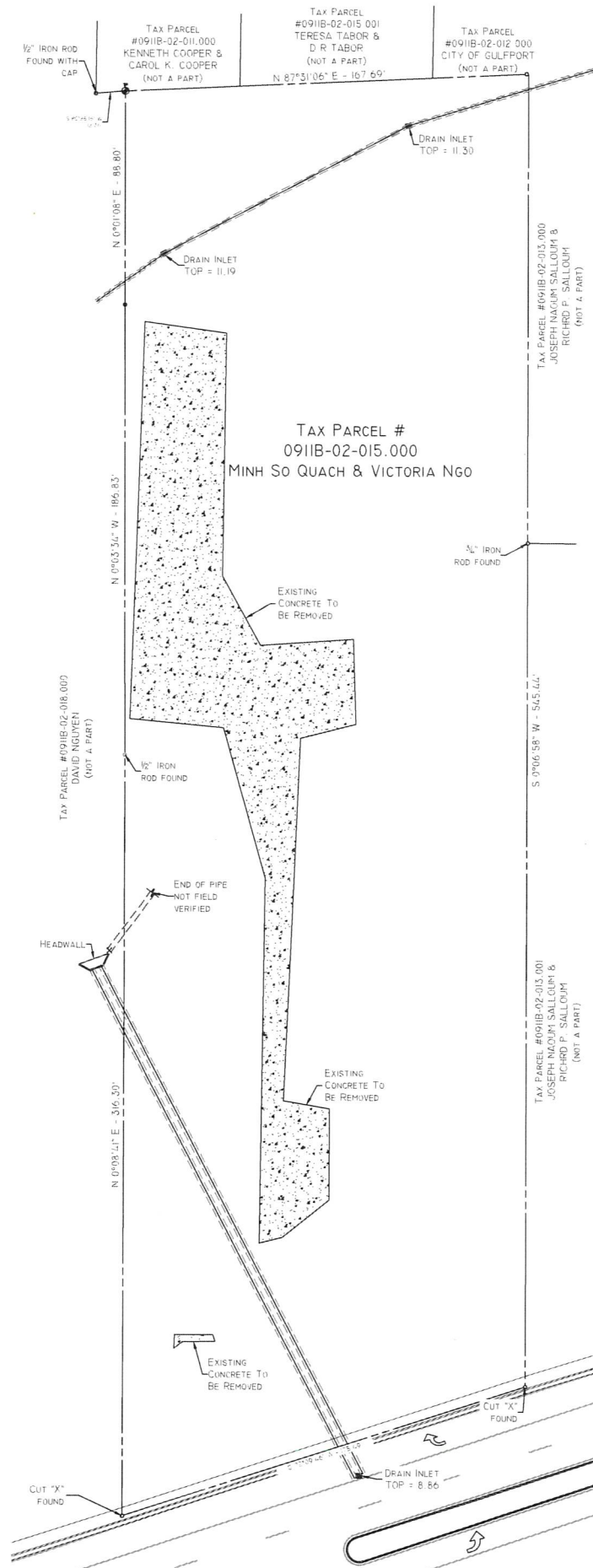


Sworn to and subscribed before
me on

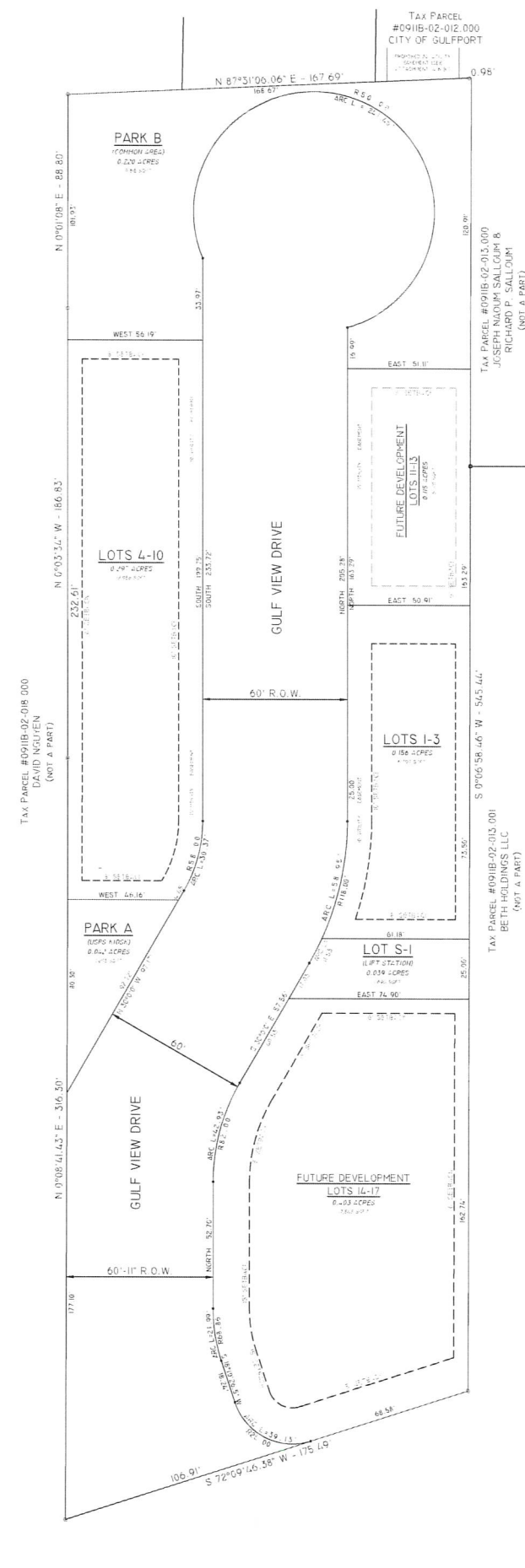
Dec 3, 2025, 11:21 AM EST



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

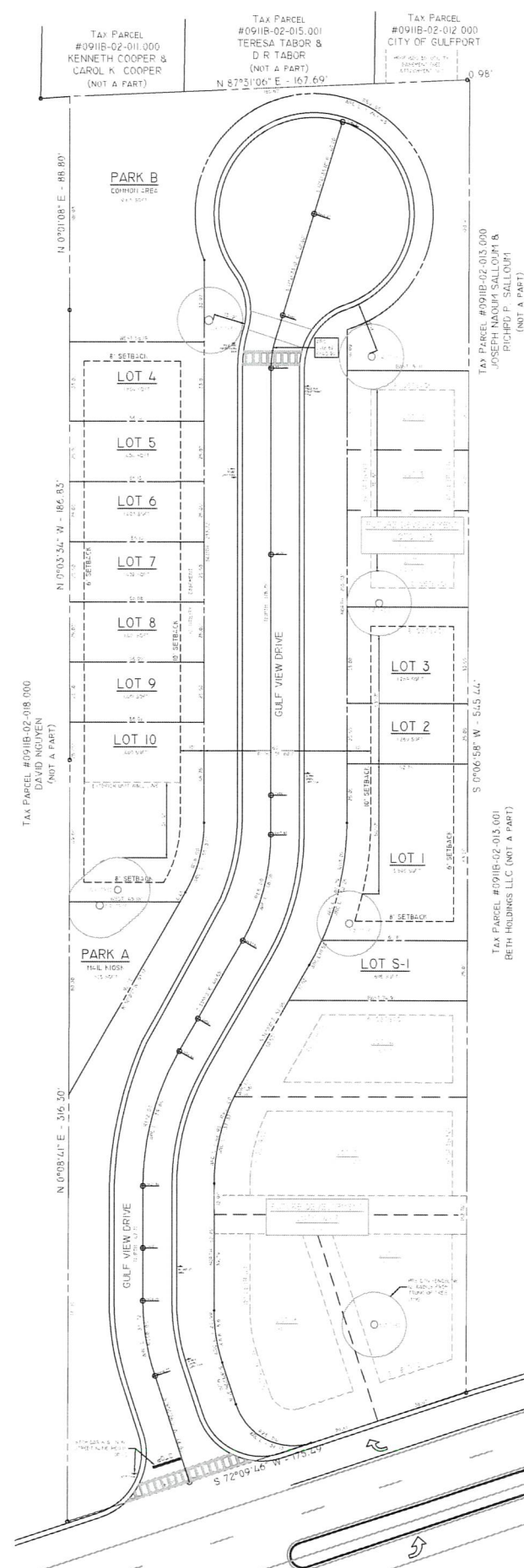


EXISTING SITE + DEMO PLAN
SCALE: 1" = 30'



PRELIMINARY PLAT
SCALE: 1" = 30'

Tax Parcel # 0911B-02-015.000 MINH SO QUACH & VICTORIA NGO ZONE T6	
ID	LOT SUMMARY & PURPOSE
I-10	DESIGNATED FOR RESIDENTIAL USE
S-1	LIFT STATION DEDICATED TO CITY
PARK A	COMMON AREA (USPS KIOSK)
PARK B	COMMON AREA



STREET & LOT LAYOUT
SCALE: 1" = 30'

GNARLY
DESIGNS + DRAFTING
C. JARROD KNESAL
1111 WHITE RD
GULFPORT, MS 39503
828-669-2854

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SHEET #	DESCRIPTION
1	EXISTING SITE, PRELIM. LOT LAYOUT
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3	EXISTING SITE, PRELIM. LOT LAYOUT
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5	EXISTING SITE, PRELIM. LOT LAYOUT
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19	EXISTING SITE, PRELIM. LOT LAYOUT
20	EXISTING SITE, PRELIM. LOT LAYOUT

SEAL

ENGINEER
ROBERT J. KNESAL, P.E.
2 GOLDEN DR
GULFPORT, MS 39507
228-669-5318

GNARLY
DESIGNS + DRAFTING

OWNER & ADDRESS: MINH SO QUACH & VICTORIA NGO 30 E BEACH BLVD GULFPORT, MS 39507	PROJECT TITLE: QUEEN VICTORIA SUBDIVISION	SHEET TITLE: EXISTING SITE PLAN + DEMO PLAN, LOT BOUNDARY & EROSION PLAN
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DRAWN BY: CJK
REVIEWED BY: ROBERT J. KNESAL
COMP. DATE: NOVEMBER 13, 2025
REV. DATE: DECEMBER 10, 2025
SCALE: AS NOTED
JOB #: 102 C
SHEET: EXISTING SITE PLAN + DEMO, PRELIMINARY PLAT & STREET & LOT LAYOUT
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