



Architectural Review Committee | Agenda

Thursday, January 8, 2026 – 3:00 PM

City Hall – Council Chambers
2309 15th Street, Gulfport

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

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

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

F2. Speaker Card

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

G. Adoption of Minutes

G1. Architectural Review Committee - 11/13/25 and 12/11/25

H. Hearing of Cases

H1. Signs

1. Architectural Review Committee 2601ARC001:

Architectural Review Committee 2601ARC001, by agent Munn Enterprises, seeking approval for a new freestanding ground sign, Tax Parcel 1008L-01-002.000, 11560 Northpark Drive, Zoned B-2 (General Business), Ward 5

2. Architectural Review Committee 2601ARC003:

Architectural Review Committee 2601ARC003, by agent Apex Construction, seeking approval for a new freestanding ground sign, Tax Parcel 1010L-01-008.000, 1100 E Pass Road, Zoned T4+ (General Urban Zone "Plus"), Ward 4

3. Architectural Review Committee 2601ARC004:

Architectural Review Committee 2601ARC004, by owner KMS Business Marketing Solutions LLC, seeking approval for a new freestanding ground sign, Tax Parcel 0910I-01-067.000, 706 E Pass Road, Zoned T4+ (General Urban Zone "Plus"), Ward 4

H2. Architectural Review Committee Permits

1. Architectural Review Committee 2601ARC002:

Architectural Review Committee 2601ARC002, by agent Mark Talley, seeking approval for metal siding on proposed commercial structures, Tax Parcel 0707I-01-001.002, Hwy 49, Zoned B-4 (Highway Business), Ward 7

I. Reports

J. Unfinished Business

K. Other Business

L. Adjournment

MINUTES

GULFPORT ARCHITECTURAL REVIEW COMMITTEE MEETING

Thursday, November 13, 2025, 3:00 P.M.

City Council Chambers

- A. Prayer:** The ARC Board led a prayer.
- B. Pledge of Allegiance:** The Pledge of Allegiance was recited.
- C. Call to Order:** The meeting of the ARC board was called to order at **3:04 P.M.**
- D. Determination of a Quorum:** A Roll Call was conducted, and a quorum was determined.

BOARD MEMBERS PRESENT:

JOHNNY OLSEN
BRENT FRENCH
LEE PALERMO
KENNY MCNAIR
DANIELLE COTTON

BOARD MEMBERS ABSENT:

None

STAFF MEMBERS PRESENT

GREGORY HOLMES
ROY "BUDDY" SHERIFF
MATILDA WELCH
SAMUEL SMITH
BRYCE CLUGH

COURT REPORTER:

E. Confirmation of Agenda:

F. Approval of Minutes:

Motion by **Mrs. Cotton** and seconded by **Mr. Olsen** to approve Minutes of the **October 9, 2025**, ARC meeting was carried unanimously.

G. Hearing of cases:

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

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

G3. Routine Agenda:

1. Architectural Review 2511ARC020:

Architectural Review Committee 2511ARC020, by owner Shree Kabir Hospitality, LLC, seeking approval for proposed freestanding ground sign, Tax Parcel 0911A-02-101.000, 400 Beach Dr, Zoned T5 (Urban Center Zone), Ward 2

Speaking for the Petition: Harsh Joshi

Speaking against the Petition: None

Motion: Mr. Olsen – to approve on the condition that landscaping to be provided at the base of the sign to match the hotel’s landscaping.

Second: Mrs. Cotton

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

Action: Motion carried unanimously.

Adjournment:

Motion by **Mrs. Cotton** to adjourn the meeting was seconded by **Mr. Olsen** and carried unanimously. The meeting adjourned at **3:12 P.M.**

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

Danielle Cotton, Secretary

Date: _____

MINUTES

GULFPORT ARCHITECTURAL REVIEW COMMITTEE MEETING

Thursday, December 11, 2025, 3:00 P.M.

City Council Chambers

No meeting was held on this date due to no cases being submitted to be heard by the Architectural Review Committee.

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

Danielle Cotton, Secretary

Date: _____



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

ARCHITECTURAL REVIEW COMMITTEE

Hearing Date: Thursday, January 8, 2026

Signs



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

ARCHITECTURAL REVIEW COMMITTEE

Hearing Date: Thursday, January 8, 2026

Architectural Review Committee 2601ARC001: Architectural Review Committee 2601ARC001, by agent Munn Enterprises, seeking approval for a new freestanding ground sign, Tax Parcel 1008L-01-002.000, 11560 Northpark Drive, Zoned B-2 (General Business), Ward 5

Technical Report
ARCHITECTURAL REVIEW COMMITTEE

GENERAL INFORMATION

Case File Number: 2601ARC001

Hearing Date: January 8, 2026

Current Zoning/Use: B-2 / Commercial Structure

Legal: Architectural Review Committee 2601ARC001, by agent Munn Enterprises, seeking approval for a new freestanding ground sign, Tax Parcel 1008L-01-002.000, 11560 Northpark Drive, Zoned B-2 (General Business), Ward 5

TECHNICAL DETAILS

The applicant is seeking approval for a new freestanding ground sign. The copy area requirements for freestanding ground signs for this zoning district shall not exceed two (2) square feet of sign area for each linear footage of street frontage abutting the portion of said parcel having frontage on a public right-of-way. In addition, with parcels exceeding 200 feet of street frontage, the sign area shall not exceed a total equal to one (1) square foot of sign area for each linear foot of street frontage. The portion of the property abutting Northpark Drive is noted as being approximately 246.76 feet long. The proposed sign's copy area of 63 square feet is well under the maximum allowable copy area. The sign ordinance requires separation of 10 feet from the front property line, 5 feet from the side property lines, and 5 feet from the primary structure. The proposed setbacks exceed the minimum setback requirements stated in the sign ordinance. The applicant's proposed sign incorporates the design standards stated in Chapter 9, Article IV. Sec 9-103 by utilizing a decorative cap on the sign's top, a decorative buttress at the sign base with a planter for landscaping, and a vinyl wrap around the sign's support poles.

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

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

Technical Report
ARCHITECTURAL REVIEW COMMITTEE

EXECUTIVE SUMMARY

The applicant is seeking approval for a new freestanding ground sign that meets the sign ordinance's copy area and setback requirements. The proposed sign also meets the design standards for the decorative cap, the decorative buttress along with a landscape planter, and a vinyl wrap around the sign's support poles.

DEPARTMENTAL CONDITIONS

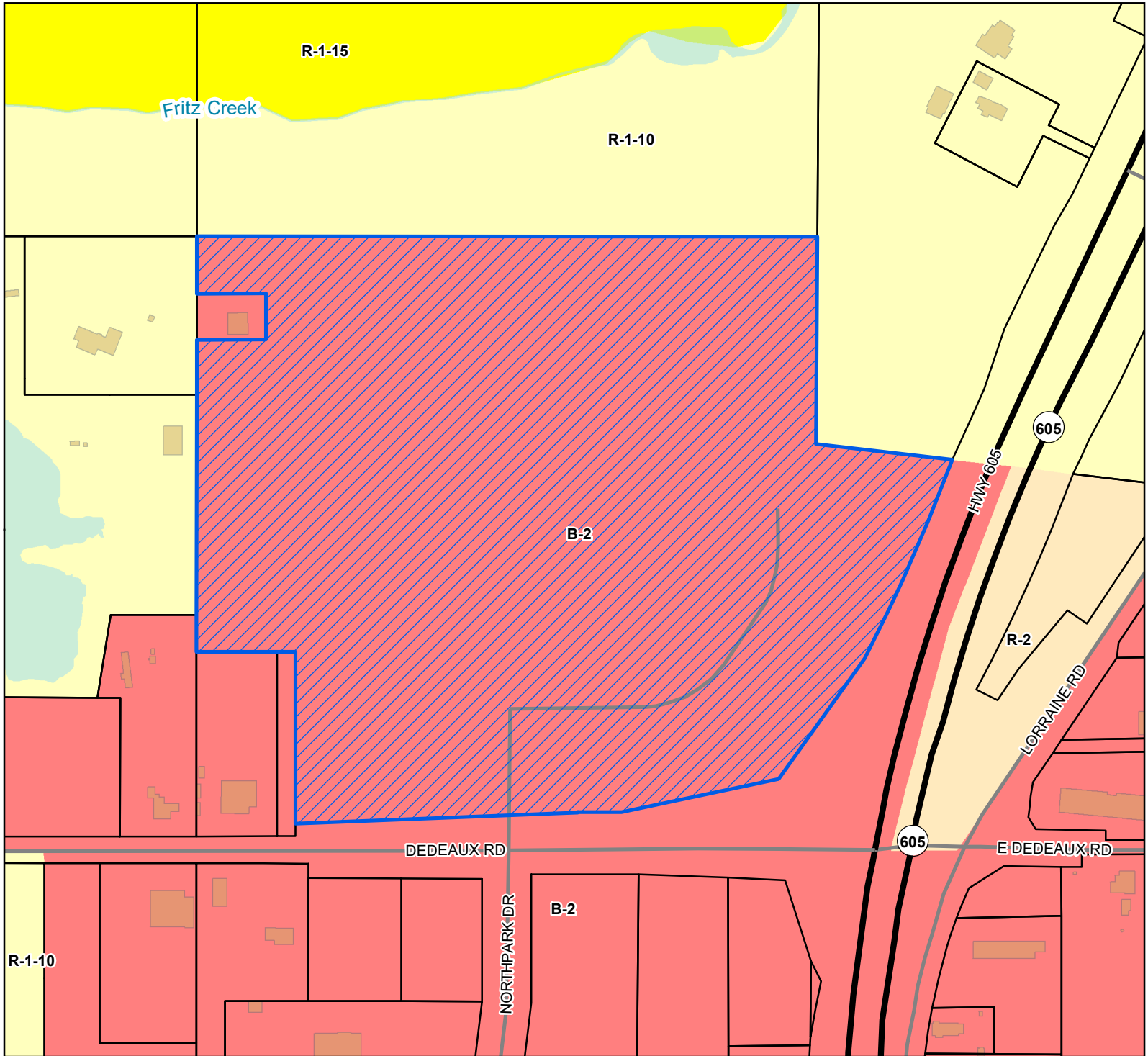
1. Approval allows for the sign as proposed.

DIRECTOR APPROVAL

This report has been reviewed and approved by:

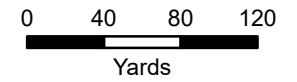


Greg Holmes
Director of Urban Development Department



- Site
 - US or State Highway
 - Street
 - Parcels
 - Buildings
 - Water Features
 - City Limit
- Zoning**
- B-2 - General Business District
 - R-1-10 - Single Family Residence (Low Density)
 - R-1-15 - Single Family Residence District (Low Density)
 - R-2 - Single Family Residence District (Medium Density)

Site Information
 1008L-01-002.000
 Zoning: B-2 (General Business)
 Size: 38.5 acres
 Flood: X,AE



1 inch = 300 feet



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

IMPORTANT NOTICE:

1. Please be advised that failure to submit a complete application, with all supporting documents, could delay your hearing date. The Architectural Review Committee will not consider a request until all information is submitted and accurate.
2. Please be advised that the application deadline dates posted are designed to allow the staff time to review the application and receive required comments from coordinating agencies. The application is not considered complete until all required information from the applicant is available for review by the staff and coordinating agencies.
3. All boxes will need to be initialed by applicant with required documentation before application can be accepted.

Submission Requirements:

Page one of this application, completed and signed.

Site plan. Please note that approval of your request, in part, is based on your 11" by 17" site plan.

- The property lines and dimensions have been provided on the drawing.
- All buildings and structures located on the property have been identified.
- All dimensions of buildings and structures have been noted on the site plan.
- All distances from the property lines to all the buildings and structures have been identified and noted on the site plan.
- Street names have been provided which abut the property.
- Traffic flow, parking and driveways have been identified.
- If required buffer strips have been identified
- Other pertinent information as needed to pictorially demonstrate the proposed development/use.

Proof of ownership (Copy of deed i.e., Warranty Deed or Quitclaim Deed)

If applicable, notarized proof of authority to act as agent for owner (board resolution, etc.)

The City of Gulfport Planning Division Staff will notify, by letter, property owners adjacent to the requested action identified in this application using the Land Roll database from the County Tax Office. If you would like to have additional persons or property owners notified, please provide a list of additional persons to be notified.

An affidavit stating the request is not in violation of restrictive or protective covenants.

State hardship of why design standards cannot be met individually and thoroughly as a separate attachment

I the owner/agent acknowledge this is a complete application



Cross Development
4317 Marsh Ridge Rd
Carrollton, TX 75010

September 29, 2025

To Whom It May Concern:

I hereby authorize: Munn Enterprises, Inc.
7712 Highway 49 North
Hattiesburg, MS 39402
601.264.7446

To act as the agent on our behalf for sign permits, variances, ARC representation, and sign installation at the address below:

Caliber Collision
11560 NorthPark Drive
Gulfport, MS 39503

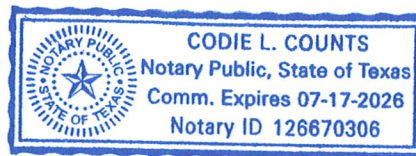
We acknowledge that Munn Enterprises, Inc. will be the sign installer for the business above at the address listed by our ownership as well as the authorized agent to apply for and pull permits.

Sincerely,

A handwritten signature in blue ink that reads "Joe Dell".

Joe Dell
CEO
Cross Development

County of: Denton
Notary Public: Codie L Counts
My Commission Expires: July 17, 2026



A handwritten signature in blue ink that reads "Codie L Counts".



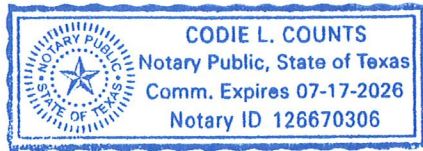
Covenant Affidavit

I, Joe Dell, being owner or agent of the property 3100 25th Ave, Gulfport, MS 39402
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.

Joe Dell
Signature

9/3/25
Codie L Counts Date



STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the _____ day of _____, 20_____

Notary Public

Commission Expiration

RESOLUTION

RESOLVED, Cross Heritage RMS, LLC, a Texas limited liability company as the sole member of Cross Development CC Gulfport, LLC, a Texas limited liability company (the "Company"), and Cross Heritage Partners, LLC, as the Manager of the Company, hereby authorizes Joe Dell, as Executive Vice President of the Company to: (1) execute any and all documents necessary to transact business on such terms and conditions as such officer deems necessary, desirable, or appropriate; including, but not limited to, the authority to execute and deliver any and all easements contracts, guarantees, applications, and agreements, and (2) do and perform all other acts and things deemed by such officer as necessary, convenient or proper to carry out any of the foregoing and the business of the Company.

Dated this 1st day of April, 2025.

Member:

Cross Heritage RMS, LLC,
a Texas limited liability company

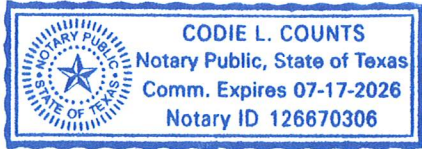
By: [Signature]
Steve Rumsey, Managing Member

By: [Signature]
Casey Shires, Manager Member

By: [Signature]
Deno Maggi, Managing Member

STATE OF TEXAS §
 §
COUNTY OF DENTON §

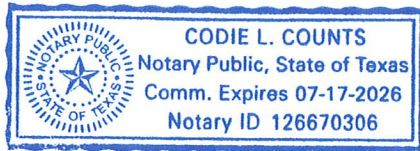
This instrument was ACKNOWLEDGED before me on this 1st day of April, 2025, by Steven Rumsey, as Managing Member of Cross Heritage RMS, LLC, a Texas limited liability company, on behalf of said limited liability company.



[Signature]
Notary Public in and for the State of Texas

STATE OF TEXAS §
 §
COUNTY OF DENTON §

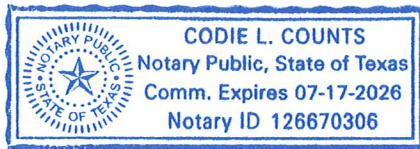
This instrument was ACKNOWLEDGED before me on this 1st day of April, 2025, by Casey Shires, as Managing Member of Cross Heritage RMS, LLC, a Texas limited liability company, on behalf of said limited liability company.



Codie L Counts
Notary Public in and for the State of Texas

STATE OF TEXAS §
 §
COUNTY OF DENTON §

This instrument was ACKNOWLEDGED before me on this 1st day of April, 2025, by Deno Maggi, as Managing Member of Cross Heritage RMS, LLC, a Texas limited liability company, on behalf of said limited liability company.



Codie L Counts
Notary Public in and for the State of Texas

Manager:

Cross Heritage Partners, LLC,
a Texas limited liability company

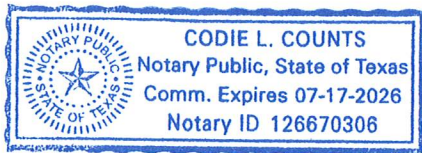
By: [Signature]
Steve Rumsey, Managing Member

By: [Signature]
Casey Shires, Manager Member

By: [Signature]
Deno Maggi, Managing Member

STATE OF TEXAS §
 §
COUNTY OF DENTON §

This instrument was ACKNOWLEDGED before me on this 1st day of April, 2025, by Steven Rumsey, as Managing Member of Cross Heritage Partners, LLC, a Texas limited liability company, on behalf of said limited liability company.



[Signature]
Notary Public in and for the State of Texas

RESOLUTION

RESOLVED, Cross Heritage RMS, LLC, a Texas limited liability company as the sole member of Cross Development CC Gulfport, LLC, a Texas limited liability company (the "Company"), hereby authorizes Joe Dell, as Executive Vice President of the Company to: (1) execute any and all documents necessary to transact business on such terms and conditions as such officer deems necessary, desirable, or appropriate; including, but not limited to, the authority to execute and deliver any and all easements contracts, guarantees, applications, and agreements, and (2) do and perform all other acts and things deemed by such officer as necessary, convenient or proper to carry out any of the foregoing and the business of the Company.

Dated this 31st day of March, 2025.

Member:

Cross Heritage RMS, LLC,
a Texas limited liability company

By: 

Steve Rumsey, Manager

By: 

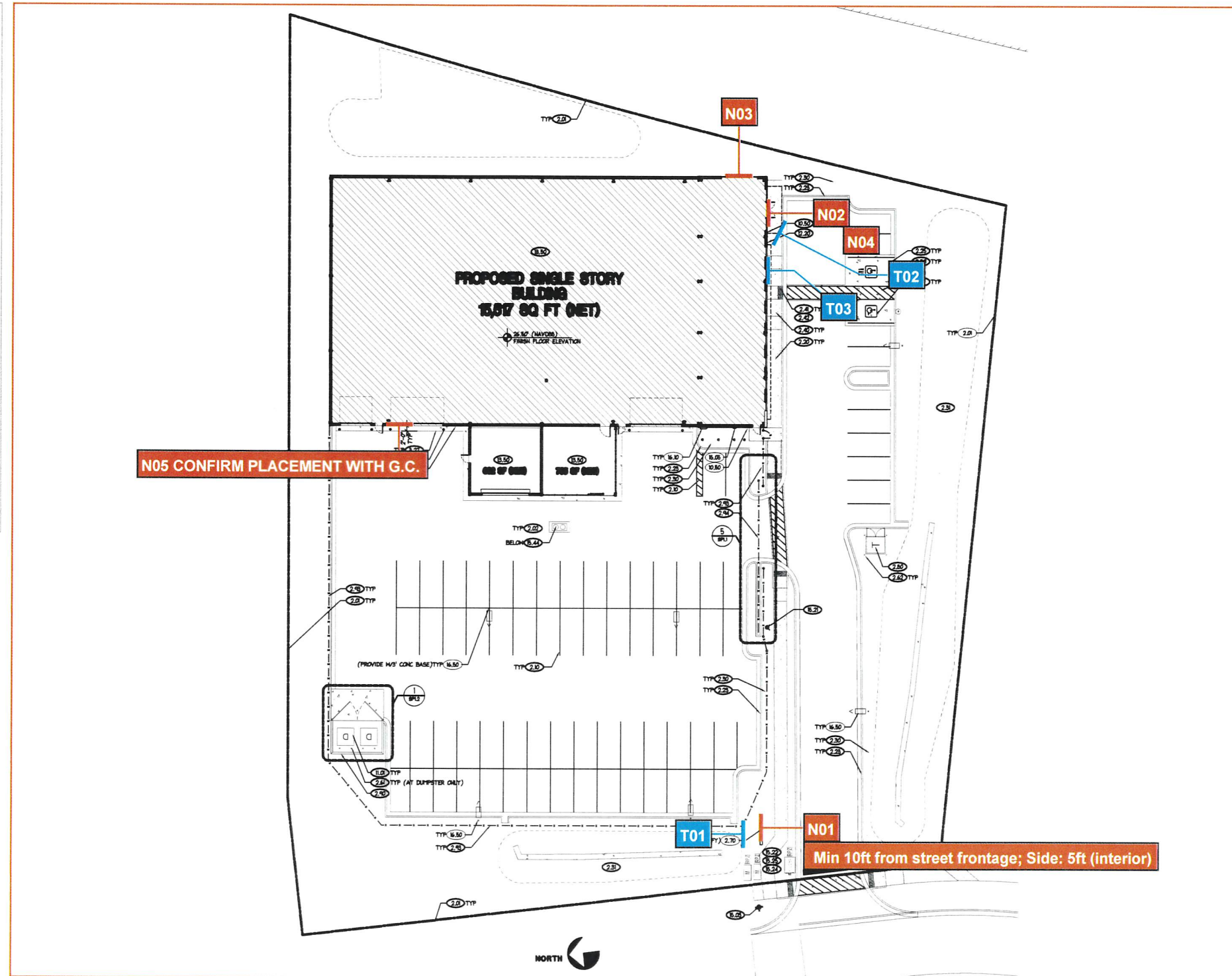
Casey Shires, Manager

By: 

Deno Maggi, Manager

Signage

- T01** Post & Panel COMING SOON
- T02** Banner NOW OPEN
- T03** Sandwich Board NOW OPEN
- N01** Custom Pylon Sign
- N02** Channel Letters
- N03** Channel Letters
- N04** Key Drop Panel
- N05** Parts Delivery Panel



Information Required for Production

Customer Approval

Signature _____

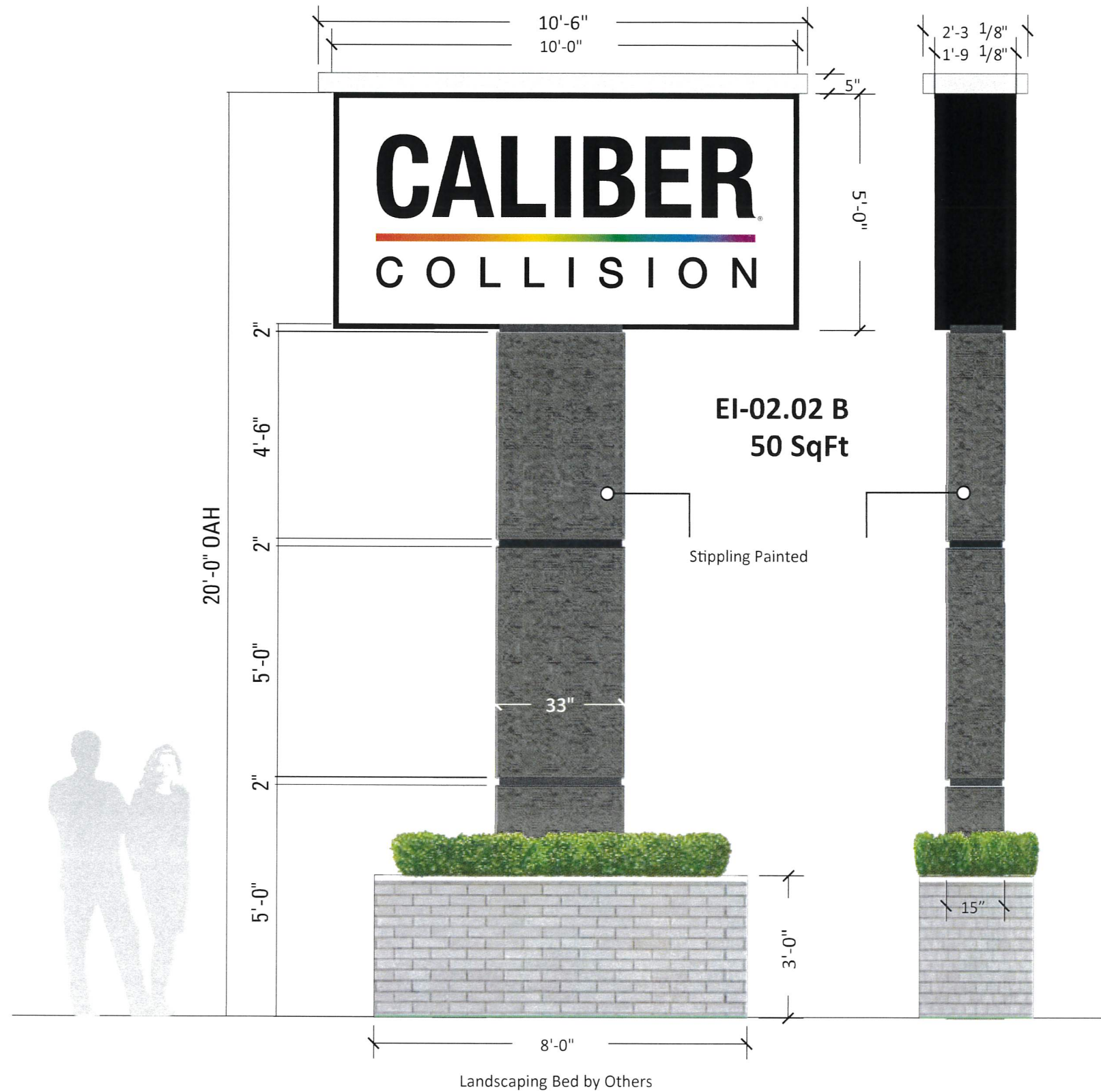
MM/DD/YYYY _____

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It is the Customer's responsibility to ensure that the sign installation location is suitable to accept and support the installation of the signs being ordered. Notify Pattison ID immediately if further details are required.

N01 - Pylon Sign

Replace with 5ft x 10 Caliber sign head
 Stacked Stone Cream Frost to represent stone base
 Decorative topper – Steely grey



Specifications

White LEDs.
 Flex face
 Vinyl
 Digital Print

Colors

- PAINT: BLACK
- PAINT: S/W 7664 STEELY GRAY
- PAINT: Smooth Ride Gray
- VINYL: 3M 3630-10 WHITE
- VINYL: 3M 3635-70 DIFFUSER
- RAINBOW BAR DIGITAL PRINT
- .750 CLEAR ACRYLIC

Project ID
 GL1-65498

Caliber Collision Centers
 11560 Northpark Drive
 Gulfport MS, 39503

Sign Item
 N01

Date: 05-08-2025
 Scale: Noted
 Contact: G. Lesniak
 Designer: H. Charles

Revision Note
 R1 HC - 05-09-2025

Information Required for Production

Customer Approval

Signature

MM/DD/YYYY

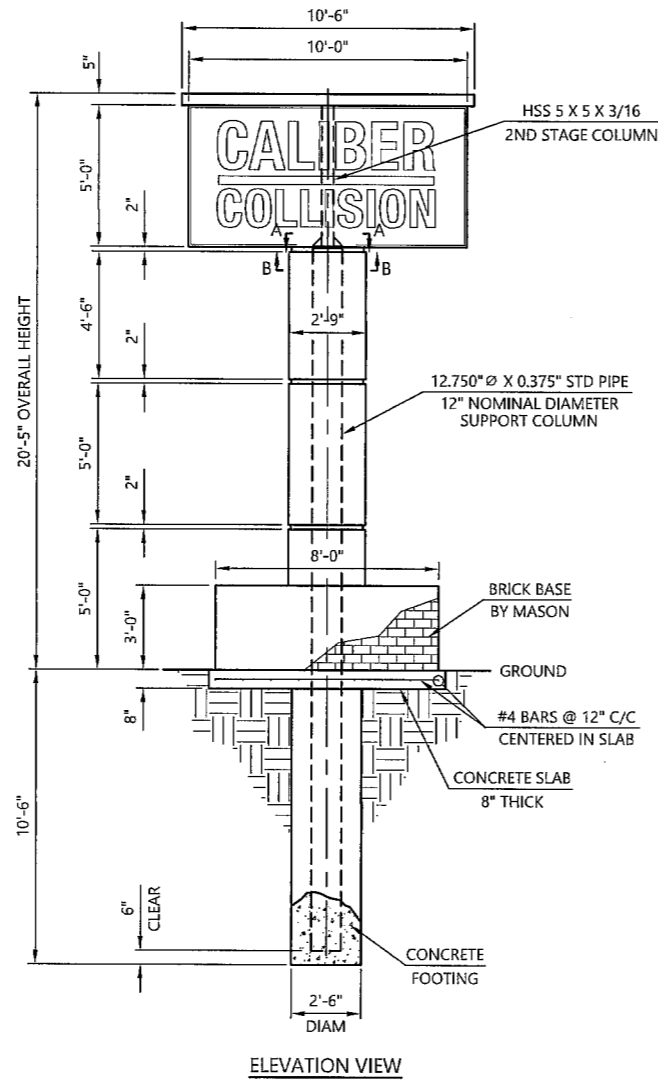
All rights reserved. The artwork depicted herein are copyrighted and are the exclusive property of Pattison ID and as such cannot be reproduced and/or distributed, in whole or in part, without written permission of Pattison ID.

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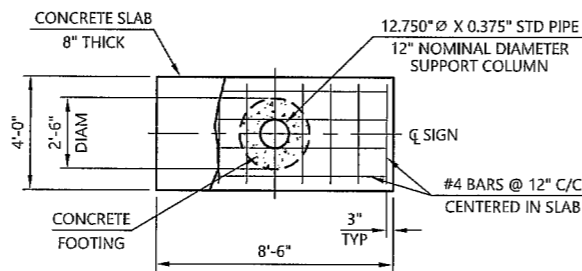
Pattison
 1.866.635.1110
 pattisonid.com

GENERAL NOTES:

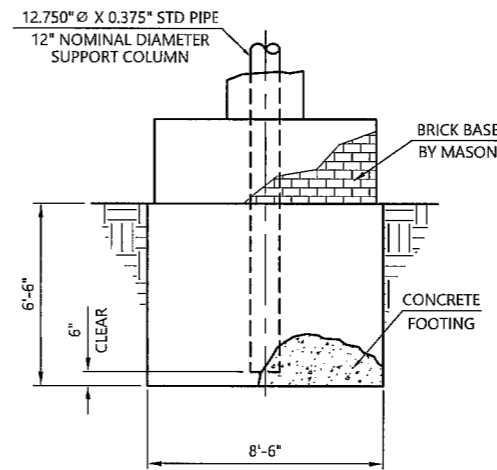
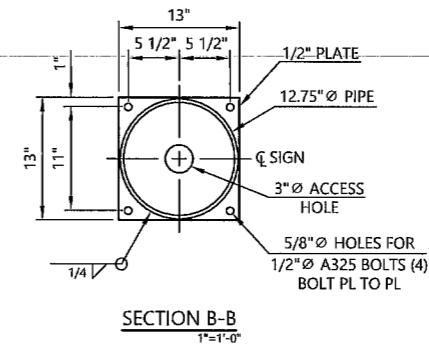
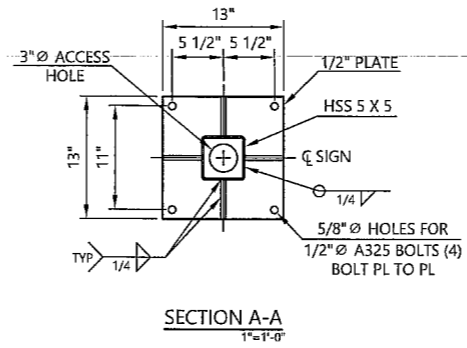
- All design, fabrication, installation and construction shall conform to the following specifications, unless specifically noted otherwise on the drawing:
 - The 2018 International Building Code
 - American Concrete Institute Building Code Requirements for Reinforced Concrete (318-14)
 - American Institute of Steel Construction, Inc Manual of Steel Construction (360-16)
 - American Welding Society ANSI/AWS D1.1 Structural Welding Code - Steel
- All steel components shall be as listed below, unless noted otherwise:
 - All rolled shapes, plates and bars shall be ASTM A36, or equal.
 - All pipe shall meet the requirements of ASTM A53, Type S or E, Gr B, or ASTM A500, Gr B.
 - All structural tubing shall be ASTM A500, Grade B, or equal.
 - All bolted connections shall be made with ASTM A325 Bolts and shall be installed as per AISC Specifications
 - All exposed materials shall be properly protected from weathering and/or corrosion.
- All field welds shall be made by a welder certified in the specified position.
 - All welds shall be made with E70XX electrode, or equal.
 - All welds shall be made in a sequence that will balance the applied heat of welding while the welding progresses.
- All concrete shall have a minimum compressive strength at 28 days of 3000 psi.
 - Signage may be installed on the structure after a minimum curing time of 3 days, provided the curing process has been properly maintained in accordance with ACI 318-14.
- All reinforcement steel shall have a minimum yield strength of 60,000 psi and shall conform to ASTM A615. All reinforcement steel shall be placed in accordance with ACI 318-14.
 - All reinforcement steel shall be provided with a minimum concrete cover of 3" when concrete is cast against earth.
 - Reinforcement steel shall not be "back" welded at crossing points.
 - No steel reinforcement is required in cube or auger style footings where the support column is embedded directly to the bottom of the footing.
- The structure has been designed to withstand a 165 mph (3-sec gust) design wind speed with a maximum design pressure of 81.7 psf according to ASCE 7-16. (Exposure C, Risk Cat II)
 - Seismic design was considered as per ASCE 7-16 assuming $S_d=0.10$, $I=1.0$, and Site Class D-default.
- The foundation has been designed assuming the following average soil conditions:
 - Allowable Lateral Bearing Pressure of 150 psf/ft (This value is used for cube and auger footings.)
 - The soil allowable is multiplied by two for isolated footings as per IBC 1806.3.4.
 - 150 psf/ft corresponds to sand, silty sand, clayey sand, silty gravel, clayey gravel or equal.
 - If soil conditions other than those assumed are encountered (including soft soils, unstable or collapsing soils, expansive soils, organic materials, groundwater, adjacent utilities, or any other condition of potential concern) cease excavation immediately and contact Cornerstone so that the foundation design can be re-evaluated.
 - If the structure is to be located in the proximity of a building or any other structure, Cornerstone shall be contacted prior to installation to evaluate any potential impact on the adjacent footings.
 - If the structure is located on the side or top of a slope in excess of 3:1, the installer shall contact Cornerstone for re-evaluation. The foundation shall not be placed in or near a fill slope without Cornerstone's approval.
 - All concrete shall be placed in direct contact with undisturbed soil. There shall be no backfilled soil placed in or around the foundation without written approval from Cornerstone.
- Cornerstone is in no way responsible for the safety of the work site during installation. The installer shall take appropriate measures to make sure that the installation of the foundation and the erection of the structure is performed using methods in compliance with applicable OSHA regulations.
- If existing and proposed conditions are not as detailed in this design drawing the installer shall cease work and notify Cornerstone immediately.
 - Cornerstone will not be performing on-site inspections or verification of conditions. It is the responsibility of the installer, the structure owner, and the property owner to identify the on-site conditions and to contact Cornerstone with any discrepancies or concerns. It is the owner's responsibility to locate and mark all underground utilities.
- Any deviation from these plans or non-compliance with the general notes without written approval from Cornerstone will render the entire design to be void.



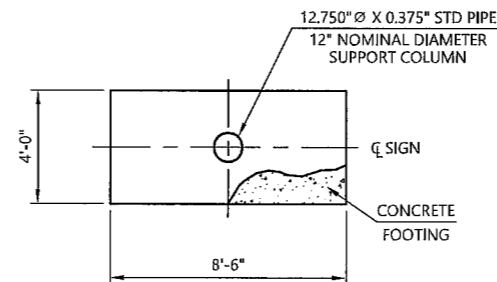
ELEVATION VIEW



FOUNDATION PLAN VIEW



OPTIONAL WEDGE FOOTING ELEVATION VIEW



OPTIONAL WEDGE FOOTING PLAN VIEW

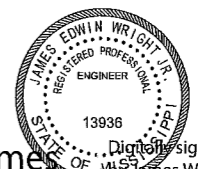
NOTICE:
CORNERSTONE ENGINEERING, INC IS RESPONSIBLE FOR COLUMN AND FOOTING DESIGN ONLY. SIGN CABINET COMPONENTS AND ATTACHMENT ARE THE RESPONSIBILITY OF THE SIGN MANUFACTURER.

CORNERSTONE ENGINEERING, INC.
1020 William Blount Drive - Maryville, TN 37801
(865) 273-2688 - www.cornerstoneTN.com

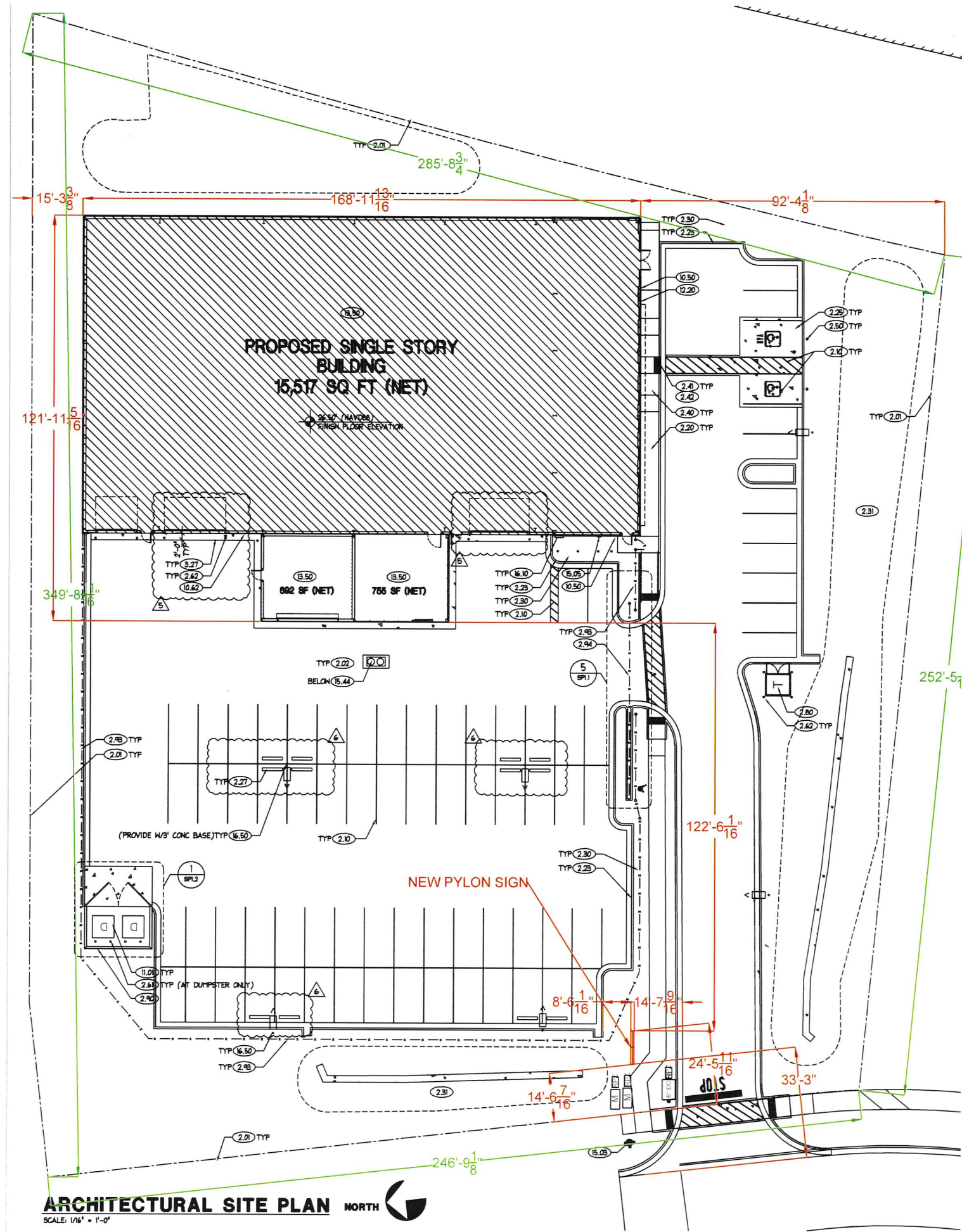
PREPARED FOR:
PATTISON ID
520 West Summit Hill Drive, Suite 702 - Knoxville, TN 37902
Caliber Collision Pylon Sign @ 20'-0" Overall Height
3100 25th Avenue - Gulfport, Mississippi

Project #: 240923
Dwg #: CA29861
Scale: 1/4"=1'-0"
Drawn By: mwm
Date: 12/06/2024
Sheet: 1 of 1

JAMES E. WRIGHT, JR.



James E. Wright
Digitally signed by James E. Wright
Date: 2024.12.06 15:24:29 -05'00'
MS P.E. # 13936



ARCHITECTURAL SITE PLAN NORTH
 SCALE: 1/16" = 1'-0"

GENERAL NOTES

THE ARCHITECTURAL SITE PLAN SHOWN ON THIS SHEET IS TO CONVEY THE BASIC SITE LAYOUT AND IS NOT TO BE USED TO CONSTRUCT THE FINAL LAYOUT. REFER TO PLANS BY THE CIVIL ENGINEER OF RECORD FOR SITE LAYOUT DOCUMENTS AND ALL ON SITE DIMENSIONING.

AT LEAST ONE ACCESSIBLE ROUTE SHALL BE PROVIDED WITHIN THE BOUNDARY OF THE SITE FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING SPACES & PASSENGER LOADING ZONES IF PROVIDED, & PUBLIC STREETS OR SIDEWALKS TO AN ACCESSIBLE BUILDING ENTRANCE. REFER TO CIVIL FOR ADDITIONAL INFORMATION.

SITE LIGHTING NOTES:
 THE SHELL GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE SUPPLY AND COMPLETE INSTALLATION OF POLE MOUNTED SITE LIGHTING FIXTURES, POLE BASE, POLE AND LIGHT FIXTURE SPECIFICATIONS SEE PHOTOMETRIC DRAWINGS FOR REQUIREMENTS.

- SEE REQUIREMENTS FOR EXTERIOR CONCRETE ON THIS SHEET
- AT THE BUILDING EXTERIOR, THE GC SHALL BE RESPONSIBLE FOR ALL SUB-GRADE ELECTRICAL CONDUIT AND FOUNDATIONS (AS APPLICABLE) FOR SITE LIGHTING. REFER TO ELECTRICAL DRAWINGS FOR SPECIFIC REQUIREMENTS FOR CONDUIT RUNS
- REFER TO CIVIL DRAWINGS FOR EXACT REQUIREMENTS FOR RAMPS, STRIPPING AND TACTILE SURFACE LAYOUT AND DIMENSIONS.
- SIGNAGE DEPICTED IN THESE DOCUMENTS ARE FOR COORDINATION PURPOSES ONLY. REFER TO ELECTRICAL DRAWINGS WHERE APPLICABLE. IT SHALL BE UNDERSTOOD THAT ALL EXTERIOR BUILDING MOUNTED AND SITE SIGNAGE WILL BE PERMITTED SEPARATELY BY THE SIGN VENDOR. AT THAT TIME, COMPLETE DETAILS INCLUDING, BUT NOT LIMITED TO, SIGN FABRICATION, SIGN INSTALLATION, SIGN AREA AND QUANTITIES, ETC. WILL BE SUBMITTED FOR PERMIT REVIEW AND APPROVAL PRIOR TO COMMENCEMENT OF WORK.

SITE PLAN KEYNOTES

TO THE FULLEST EXTENT POSSIBLE, BUILDING COMPONENTS WILL BE MARKED AS 'TYPICAL' (TYP.), WHERE SO, KEYED NOTES WILL NOT BE DUPLICATED FOR COMPONENTS OF LIKE KIND. SHOULD THE CONTRACTOR REQUIRE CLARIFICATION OF ANY SUCH COMPONENT, A REQUEST FOR INFORMATION (RFI) SHALL BE SUBMITTED TO THE ARCHITECT PRIOR TO BID.

- DIVISION 2 - SITE CONSTRUCTION**
- 2.01 PROPERTY OR LOT LINE, REFER TO CIVIL DRAWINGS
 - 2.02 FINISHED GRADE OR PAVEMENT, REFER TO CIVIL DRAWINGS
 - 2.03 REFER TO CIVIL DRAWINGS FOR ALL PAVEMENT/SURFACING BEYOND BUILDING AND SIDEWALK INCLUDING ALL PAVEMENT MARKINGS, PARKING STRIPPING, HC GRAPHICS, CROSSWALKS AND DIRECTIONAL ARROWS
 - 2.20 CONCRETE SIDEWALK, 4" THICK 3,000 PSI 1/4" X 6" X 6", W/4 X W/4 W/M. PROVIDE 1/2" DEEP X 8" WIDE TURNED DOWN EDGE WITH (1) #6 REBAR CONTINUOUS AT PERIMETER. REFER TO SIDEWALK PLAN ON SHEET SP1.0 FOR REQUIREMENTS
 - 2.22 CONCRETE CURB, REFER TO CIVIL DRAWINGS FOR REQUIREMENTS
 - 2.25 6" THICK CONCRETE WITH INTEGRAL COLOR (NUMBER CC50/6 AS MANUFACTURED BY INCRETE SYSTEMS) REQUIRED AT HC PARKING STALLS. REFER TO ARCHITECTURAL SITE PLAN AND CIVIL DRAWINGS FOR EXTENTS
 - 2.27 CONCRETE WHEEL STOP, REFER TO CIVIL DRAWINGS
 - 2.32 LANDSCAPE AREA, REFER TO CIVIL AND LANDSCAPE DRAWINGS
 - 2.33 STORMWATER RETENTION AREA, REFER TO CIVIL DRAWINGS
 - 2.34 DRYWELL, REFER TO CIVIL AND MECHANICAL PLANS
 - 2.40 HANDICAP RAMP WITH 1/2" MAXIMUM SLOPE, REFER TO CIVIL DRAWINGS
 - 2.41 FLUSH TRANSITION BETWEEN PARKING AND SIDEWALK FOR HANDICAP ACCESS. PROVIDE DETECTABLE WARNING SURFACE WHERE INDICATED
 - 2.42 PROPOSED AGGREGATE DETECTABLE WARNING SURFACE, LARGE AGGREGATE GRAVEL AASHTO #8 OR #57.50 HANDICAPPED PARKING SIGN, REFER TO CIVIL DRAWINGS
 - 2.50 HANDICAPPED PARKING SIGN, REFER TO CIVIL DRAWINGS
 - 2.61 STEEL PIPE BOLLARD, SCHEDULE 40 WITH GROUT FILL (SIZE AS INDICATED). STEEL TO BE RUST FREE PRIME AND PAINTED TRAFFIC YELLOW UNLESS OTHERWISE NOTED. REFER TO DETAIL ON SHEET SP1
 - 2.62 STEEL PIPE BOLLARD, SCHEDULE 40 WITH GROUT FILL (SIZE AS INDICATED). STEEL TO BE RUST FREE AND PRIME COATED. PROVIDE POLYETHYLENE BOLLARD COVER MANUFACTURED BY BOLLARDCOVERS.COM. STYLE: QUICK SWITCH. COLOR SHALL BE TRAFFIC YELLOW. CONTRACTOR SHALL CUT TO FIT. REFER TO DETAIL ON SHEET SP1
 - 2.70 ROAD SIGN, REFER TO CIVIL AND ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION
 - 2.80 TRANSFORMER ON CONCRETE PAD, REFER TO CIVIL AND ELECTRICAL DRAWINGS
 - 2.90 DUMPSTER ENCLOSURE, REFER TO DETAILS ON SHEET SP1.2. SEE ALSO EXTERIOR FINISH SCHEDULE
 - 2.98 CHAIN LINK PERIMETER FENCE WITH BLACK VINYL SLATS. REFER TO CIVIL PLANS FOR LOCATION AND ADDITIONAL INFORMATION
 - 2.94 CHAIN LINK SLIDING GATE WITH BLACK VINYL SLATS. REFER TO DETAIL ON SHEET SP1 FOR ADDITIONAL INFORMATION

- DIVISION 3 - CONCRETE**
- 3.27 CONCRETE APRON, PROVIDE 6" THICK, 3,000 PSI CONCRETE WITH 6" X 6", W/2.8 X W/2.8 W/M OVER COMPACTED FILL. PROVIDE 8" DEEP X 8" WIDE TURNED DOWN EDGE WITH (1) #6 BAR CONTINUOUS AT PERIMETER
- DIVISION 10 - SPECIALTIES**
- 10.50 KNOX BOX, RECESS MOUNTED. COORDINATE EXACT MODEL AND MOUNTING LOCATION WITH FIRE MARSHAL
 - 10.62 SURFACE MOUNTED EXTERIOR FIRE EXTINGUISHER CABINET, 10LB ABC TYPE, TO BE PROVIDED AT REAR OF BUILDING. MANUF. CATO, "THE CHIEF FIRE EXTINGUISHER CABINET" (WHITE) WITH INSPECTION TAG AS REQUIRED BY LOCAL CODES. VERIFY FINAL PLACEMENT AND QUANTITY WITH FIRE MARSHAL

- DIVISION 11 - EQUIPMENT**
- 11.01 REFUSE OR RECYCLE DUMPSTER, SEE CIVIL DRAWINGS FOR ADDITIONAL INFO. REFER TO STRUCTURAL FOR CONCRETE PAD REQUIREMENTS
- DIVISION 12 - FURNISHINGS**
- 12.20 PRE-FINISHED THRU WALL KEY DROPP WITH ADJUSTABLE GATE - KEY KEEPER W/8 THRU WALL MODEL. REF CONTACT: ROBERT WHITE (800) 644-1285. CHARLHINTERKEYKEEPER.NET. CONTRACTOR TO COORDINATE FINAL LOCATION IN FIELD WITH OWNER REPRESENTATIVE. REFER TO DETAIL ON SHEET AS.D FOR ADDITIONAL INFO. WHERE APPLICABLE

- DIVISION 13 - SPECIAL CONSTRUCTION**
- 13.50 PRE-ENGINEERED STEEL STRUCTURE BY PRE-ENGINEERED METAL BUILDING MANUFACTURER (PEMB). THE GENERAL CONTRACTOR SHALL SUBMIT FULLY ENGINEERED SHOP DRAWINGS WITH SIGNED AND SEALED DESIGN CALCULATIONS TO THE ARCHITECT OF RECORD FOR REVIEW AND APPROVAL PRIOR TO SUBMITTAL TO THE BUILDING DEPARTMENT

- DIVISION 15 - MECHANICAL**
- 15.05 FIRE HYDRANT LOCATION, REFER TO CIVIL DRAWINGS
 - 15.05 GAS METER, REFER TO CIVIL AND PLUMBING DRAWINGS. PAINT TO MATCH ADJACENT WALL IF ALLOWED BY GAS COMPANY
 - 15.21 FIRE DEPARTMENT CONNECTION, REFER TO CIVIL AND FIRE PROTECTION DRAWINGS
 - 15.22 FIRE LINE WITH GATE VALVE AND BACKFLOW PREVENTOR. REFER TO CIVIL AND FIRE PROTECTION DRAWINGS
 - 15.24 BACKFLOW PREVENTOR, REFER TO CIVIL AND PLUMBING DRAWINGS
 - 15.25 WATER METER, REFER TO CIVIL DRAWINGS
 - 15.44 SAND/OIL INTERCEPTOR, REFER TO CIVIL AND PLUMBING DRAWINGS

- DIVISION 16 - ELECTRICAL**
- 16.10 LOCATION OF ELECTRIC SERVICE, HOUSE PANEL, AND TELEPHONE/CABLE CABINETS. REFER TO ELECTRICAL DRAWINGS. WHERE APPLICABLE, PROVIDE 5/8" CDX PLYWOOD SHEATHING IN LIEU OF DENSGLASS SHEATHING. PAINT ALL EQUIPMENT AND CONDUIT TO MATCH ADJACENT WALL COLOR
 - 16.50 POLE MOUNTED SITE LIGHTING FIXTURE, REFER TO ELECTRICAL DRAWINGS. COORDINATE INSTALLATION WITH CIVIL DRAWINGS

REQUIREMENTS FOR EXTERIOR CONCRETE:
BUILDING APRON:
 SHALL BE MINIMUM 6" THICK, 3,000 PSI POURED CONCRETE REINFORCED WITH 6" X 6", W/2.8 X W/2.8 W/M. REFER TO CIVIL DRAWINGS FOR GRADING. CONCRETE TO RECEIVE INTEGRAL CONCRETE COLOR, "BLACK", NUMBER CC50/6 AS MANUFACTURED BY INCRETE SYSTEMS. INSTALL SAWCUT CONCRETE CONTROL JOINTS, 1/8" WIDE X 1' 1/2" DEEP, AT 15'-0" O.C. MAX. EACH WAY (AREA NOT TO EXCEED 225 SQ. FT.)

PERIMETER SIDEWALK: SHALL BE A MINIMUM OF 4" THICK, 3,000 PSI CONCRETE REINFORCED WITH 6" X 6", W/4 X W/4 W/M AND 1'-0" DEEP X 8" WIDE THICKENED SLAB EDGE, NATURAL GRAY COLOR. SURFACE TO RECEIVE MEDIUM BROOM FINISH. MEDIUM BROOM FINISH. RETOOL (WITH HAND EDGER) ALL CONTROL JOINTS AND EXPANSION JOINTS AFTER BROOM FINISHING TO ACHIEVE "PICTURE FRAME" IN CONCRETE. THIS SHALL INCLUDE ALL ABUTMENTS TO WALLS, CURBS, COLUMNS, ETC.

EXTERIOR CONCRETE FINISHES:
 U.O.N. ALL EXTERIOR CONCRETE SHALL RECEIVE MEDIUM BROOM FINISH.

SIDEWALK CONTROL JOINTS: SHALL BE SEPARATED BY NO MORE THAN 5'-0" IN EITHER DIRECTION WITH PRE-HOLDED EXPANSION JOINTS LOCATED EVERY 20'-0" MAXIMUM. HAND TOOL ALL SIDEWALK CONTROL JOINTS AND EXPANSION JOINTS. REFER TO CIVIL DRAWINGS FOR FINISH GRADE ELEVATIONS

HANDICAP PARKING AREA: SHALL BE MINIMUM 6" THICK, 3,000 PSI POURED CONCRETE REINFORCED WITH 6" X 6", W/2.8 X W/2.8 W/M. PROVIDE 1/2" SLOPE (2% MAX.). CONCRETE TO RECEIVE INTEGRAL CONCRETE COLOR, NUMBER CC50/6 AS MANUFACTURED BY INCRETE SYSTEMS. PROVIDE 18" X 18" CHAMFER AT CORNERS.

DOWNSPOUT REQUIREMENTS:
 WHERE APPLICABLE, IN LIEU OF CONCRETE SPLASHBLOCK, ALL DOWNSPOUTS AT SIDEWALK LOCATIONS (NOT CONNECTED UNDERGROUND) SHALL DISCHARGE INTO A TRENCH DRAIN SYSTEM SET INTO THE CONCRETE SIDEWALK. PROVIDE 6" WIDE TRENCH DRAIN, MODEL NO. Z864 AS MANUFACTURED BY ZURN WITH HIGH DENSITY POLYETHYLENE COMPOSITE DRAIN CHANNEL AND CAST IRON GRATE. THE TRENCH DRAIN SHALL EXTEND FROM DOWNSPOUT CONNECTION TO THE FACE OF CURB. GC TO VERIFY WITH DEVELOPER IF TRENCH DRAIN OVER SPLASHBLOCK IS PREFERRED PRIOR TO BID/CONSTRUCTION

ALL DOWNSPOUTS EXTENDING TO LANDSCAPE AREAS SHALL DISCHARGE ON A CONCRETE SPLASHBLOCK TO BE PROVIDED AND INSTALLED BY THE CONTRACTOR

WHERE APPLICABLE, THE GENERAL CONTRACTOR SHALL CLOSELY COORDINATE LOCATIONS OF UNDERGROUND PIPING TO PRECISELY ALIGN WITH DOWNSPOUTS

SITE INFORMATION

PHYSICAL ADDRESS	BWCI MS HWY 605 AND DEDEAUX RD, GULFPORT, MS
SITE AREA (PROJECT SITE AREA)	1.81 ACRES
TOTAL BUILDING AREA	15,517 SF ±1447 SF OF PARTS AND WASH BAY!
PARKING	
REQUIRED	18 SPACES
PROVIDED	75 SPACES 12 CUSTOMER / 63 STORAGE!
DESIRED SPACES	75-80 TOTAL 100 CAR STORAGE

NOTES:

- CONTRACTOR TO INQUIRE OF THE LOCAL U.S. POSTMASTER AS TO THE REQUIREMENTS OF A MAILBOX FOR MAIL DELIVERY. IF A MAILBOX IS REQUIRED, INSTALL STANLEY MODEL # ST200BAM OR EQUAL (MAILBOX SHALL MEET THE POSTMASTER'S MINIMUM REQUIREMENTS) POST MOUNT ON 1/4" GALVANIZED STEEL 4 X 4 POST TO SUIT MAILBOX IN A LOCATION DEEMED ACCEPTABLE BY THE POSTMASTER. MAILBOX (IF REQUIRED) MUST BE INSTALLED AS A CONDITION OF DELIVERY.



STEDMANN MCCOLLOUGH ARCHITECT
 4790 MAIN STREET, SUITE F-209
 ORANGE BEACH ALABAMA 36561
 PHONE 251.968.7222



REV.	DATE	DESCRIPTION
1	05/19/2025	REVISIONS PER BUILDING REVIEW/PROTO UPDATES
2	07/23/2025	REVISIONS PER ON DOOR OPENING MODIFICATIONS
3	10/01/2025	REVISIONS PER FIELD VISIT NOTES FROM OWNER

CALIBER COLLISION
 NEW STORE
 (NWC) MS HWY 605
 AND DEDEAUX RD
 GULFPORT, MISSISSIPPI
 CC-PROTO 161
 2024

PERMIT SET
 12.20.24
 date

23019
 job number

ARCHITECTURAL
 SITE PLAN AND
 NOTES

SP1.0
 3 UPDATED SITE BACKGROUND



SCANNED



Angela Sims 1st JUDICIAL DISTRICT
Instrument 2025-0000200-D-J1
Filed/Recorded 01/06/2025 1:29:01 PM
Total Fees 26.00
5 Pages Recorded

THIS INSTRUMENT PREPARED BY AND UPON RECORDING RETURNED TO:

Byrd Campbell, P.A.
180 Park Avenue, Suite 2A
Winter Park, Florida 32789
407-374-2549

REVIEWED FOR COMPLIANCE WITH MISSISSIPPI LAW BY:

GRANTOR'S ADDRESS AND TELEPHONE NUMBER:

Northpark Holdings, LLC
11515 Northpark Dr.
Gulfport, Mississippi 39503
Residence Phone No: NA
Business Phone No.: (228) 897-1995

GRANTEE'S ADDRESS AND TELEPHONE NUMBER:

Cross Development CC Gulfport, LLC
4317 Marsh Ridge Road
Carrollton, Texas 75010
Residence Phone No: NA
Business Phone No.: 817-992-5207

Indexing Instructions: A parcel of land situated and being located in the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) and the Southeast Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) of Section 7, Township 7 South, Range 10 West, City of Gulfport, First Judicial District of Harrison County, Mississippi.

SPECIAL WARRANTY DEED

NORTHPARK HOLDINGS, LLC, a Mississippi limited liability ("**Grantor**"), for and in consideration of the sum of Ten Dollars (\$10.00) paid to Grantor and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does hereby GRANT, BARGAIN, SELL, CONVEY AND SPECIALLY WARRANT unto **CROSS DEVELOPMENT CC GULFPORT, LLC**, a Texas limited liability company ("**Grantee**"), the real property located in Harrison County, Mississippi and more accurately described in **Exhibit A** attached hereto, together with the buildings and improvements thereon, and all right, title, and interest, if any, of Grantor in and to all appurtenances of said real property, including easements or rights-of-way relating thereto and land lying within any street or roadway adjoining

said real property or any vacated or hereafter vacated street or alley adjoining said real property (collectively, the "Property").

This conveyance is made and accepted subject to those matters set forth in Exhibit B attached hereto, but only to the extent that the same are validly existing and affect the Property (the "Permitted Exceptions").

TO HAVE AND TO HOLD the Property, subject to the Permitted Exceptions, unto Grantee and its successors and assigns forever; and, subject to the Permitted Exceptions, Grantor does hereby bind itself and its successors and assigns to warrant and forever defend the Property unto Grantee and its successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under Grantor, but not otherwise.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK; SIGNATURE ON FOLLOWING PAGE.]

IN WITNESS WHEREOF, this Special Warranty Deed has been executed to be effective as of December 31, 2024, although executed on the date set forth below.

NORTH PARK HOLDINGS, LLC,
a Mississippi limited liability company

By: [Signature]
John Boothby, its Manager

STATE OF MISSISSIPPI §
 §
COUNTY OF HARRISON §

Personally appeared before me, the undersigned authority in and for the said county and state, on this 27th day of December, 2024, within my jurisdiction, the within named John Boothby, who acknowledged that he is Manager of Northpark Holdings, LLC, a Mississippi limited liability company, and that for and on behalf of the said entity, and as its act and deed he executed the foregoing instrument, after first having been duly authorized by said entity so to do.

[Signature]
NOTARY PUBLIC

My commission expires: March 10, 2026



Exhibit A

Legal Description

A parcel of land situated and being located in the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) and the Southeast Quarter (SE 1/4) of the Northwest Quarter (NW 1/4) of Section 7, Township 7 South, Range 10 West, City of Gulfport, First Judicial District of Harrison County, Mississippi, being more particularly described as follows, to-wit:

COMMENCING at a 1/2-inch iron rod with cap at the northwest corner of the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) of Section 7, Township 7 South, Range 10 West; thence run South 89 degrees 59 minutes 51 seconds East along the North line of said Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) a distance of 1,347.35 feet to a 1-inch iron pipe at the Northeast corner of said Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4); thence run South 00 degrees 12 minutes 27 seconds West along the East line of said Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) a distance of 453.79 feet to a 1/2-inch iron rod at the POINT OF BEGINNING of the parcel herein described;

Thence continue from said POINT OF BEGINNING, South 83 degrees 28 minutes 13 seconds East a distance of 297.27 feet to a bent 2-inch iron pipe on the westerly margin of Highway 605 / Cowan-Lorraine Road; thence run generally southwesterly along the westerly margin of Highway 605 / Cowan-Lorraine Road on a curve concave to the southeast, having a radius of 4058.39 feet, a chord bearing of South 21 degrees 01 minutes 26 seconds West, a chord distance of 285.72 feet, and a curve distance of 285.78 feet to a 3/4-inch iron rod with cap; thence departing the westerly margin of Highway 605 / Cowan-Lorraine Road, run North 77 degrees 42 minutes 04 seconds West a distance of 252.42 feet to a 3/4-inch iron rod with cap; thence run generally northeasterly on a curve concave to the northwest, having a radius of 260.00 feet, a chord bearing of North 02 degrees 03 minutes 42 seconds East, a chord distance of 17.85 feet, and a curve distance of 17.85 feet to a 3/4-inch iron rod with cap; thence run North 00 degrees 05 minutes 40 seconds East a distance of 228.93 feet to a 3/4-inch iron rod with cap; thence run South 89 degrees 57 minutes 53 seconds East a distance of 52.77 feet to the POINT OF BEGINNING.

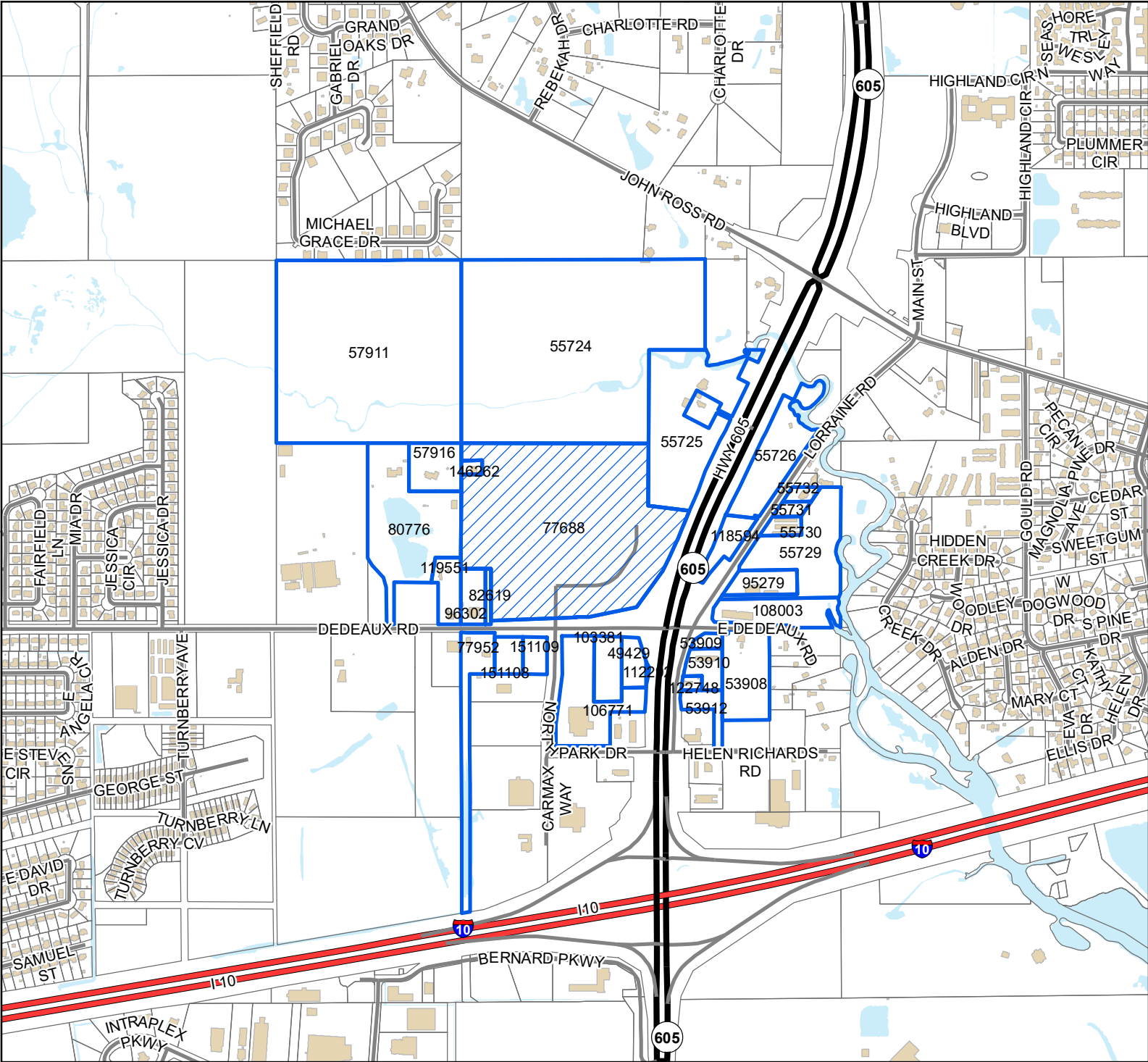
Said parcel contains 1.812 acres, more or less.

Exhibit B







Permitted Exceptions

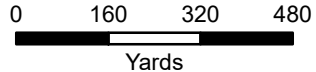
1. Real property taxes and assessments for the fiscal year 2025 and subsequent years, a lien not yet due and payable.
2. Easement to United Gas Pipe Line Company, recorded in Book 244 at Page 552.
3. Subject to that certain Public Utility Easement located on the North Boundary line of the within described property on that survey prepared by Cassidy-Acadia dated 10/31/24 as Job #24-02-148.
4. Subject to that No Objection Paved Road for Access to Subdivision and Two Sidewalks filed June 25, 2024, as Instrument #2024-11801-D-J1.

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
Y		1008L-01-002.000	CROSS DEVELOPMENT CC GULFPORT LLC (OWNER)	4317 MARSH RIDGE RD	CARROLTON	TX	75010
			MUNN ENTERPRISES INC (AGENT)	7712 HWY 49 N	HATTIESBURG	MS	39402
			Adjacent Property Owners(2601ARC001)				
	55731	1008L-02-003.000	G6 HOLDINGS LLC	11201 CREEK DR	GULFPORT	MS	39503
	103381	1008M-04-003.001	STOCK LLC	14014 MADISON CIR	OMAHA	NE	68137
	55730	1008L-02-004.000	JAYCO CAPITAL RESOURCES LLC	PO BOX 3630	BAY ST LOUIS	MS	39521
	57911	0908I-01-001.000	MURDOCK RUTH T -TRUSTEE-	11816 LORRAINE RD	GULFPORT	MS	39503
	96302	1008L-01-003.001	BOYETTE PROPERTIES LLC	11548 DEDEAUX RD	GULFPORT	MS	39503
N	82619	1008L-01-003.000	BOYETTE PROPERTIES LLC	11548 DEDEAUX RD	GULFPORT	MS	39503
	77952	1008M-04-004.000	GULF SOUTH PIPELINE COMPANY LP	ATTN: PROPERTY TAX DEPT	HOUSTON	TX	77046
	77688	1008L-01-002.000	NORTHPARK HOLDINGS LLC	PO BOX 7617	GULFPORT	MS	39506
	80776	0908I-01-002.001	JOHNSTON DAVID N & LESLIE R	12146 DEDEAUX RD	GULFPORT	MS	39503
	55729	1008L-02-005.000	PLAINSMAN TRADING COMPANY LLC	P O BOX 6181	GULFPORT	MS	39506
N	118594	1008L-01-002.001	STOCK LLC	C/O MERWYN PEARSON	OMAHA	NB	7E+08
	95279	1008L-02-005.001	PLAINSMAN TRADING COMPANY LLC	P O BOX 6181	GULFPORT	MS	39506
N	55724	1008L-01-001.000	MURDOCK RUTH T -TRUSTEE-	11816 LORRAINE RD	GULFPORT	MS	39503
	55732	1008L-02-002.000	FULTON DANIEL C	11414 LORRAINE RD	GULFPORT	MS	39503
	119551	0908I-01-002.004	JOHNSTON JERRY A & REBECCA J	12110 DEDEAUX RD	GULFPORT	MS	39503
	108003	1008L-02-005.002	HOOD CYNTHIA ANN WILLIAMS ETAL	12506 LORRAINE RD	BILOXI	MS	39532
	53909	1008M-01-007.000	PATEL PRASANT	1000 HWY 90	BAY ST LOUIS	MS	39520
	112292	1008M-04-010.000	MISS DEPT OF TRANSPORTATION	C/O RIGHT OF WAY DIVISION	JACKSON	MS	4E+08
	55726	1008L-01-005.000	FULTON YVONNE TURNER -ESTATE-	11439 LORRAINE RD	GULFPORT	MS	39503
	53908	1008M-01-006.000	MISS REGIONAL HOUSING AUTH # VIII	10430 THREE RIVERS RD	GULFPORT	MS	39503
	106771	1008M-04-003.002	MBH GPT REAL ESTATE LLC	328 NORTH COLUMBIA ST	COVINGTON	LA	70433
N	55725	1008L-01-004.000	FULTON YVONNE T -ESTATE-	11439 LORRAINE RD	GULFPORT	MS	39503
	53910	1008M-01-008.000	RIAN LLC	1887 COURTNEY LANE DR	BILOXI	MS	39532
	122748	1008M-01-008.001	WHITWORTH CAROL -TRUSTEE- ETAL	C/O WHITWORTH SCHOOL	PORTLAND	OR	97220
	53912	1008M-01-009.000	HIGHWAY DEVELOPMENT CO INC	4450 OLD CANTON RD STE 203	JACKSON	MS	4E+08
N	49429	1008M-04-002.000	STOCK LLC	C/O MERWYN PEARSON	OMAHA	NB	7E+08
	146262	1008L-01-002.003	GULFPORT CITY OF	P O BOX 1780	GULFPORT	MS	39502
	57916	0908I-01-002.000	JOHNSTON JERRY A & REBECCA J	12130 DEDEAUX RD	GULFPORT	MS	39503
	151108	1008M-04-006.005	NORTHPARK HOLDINGS LLC	PO BOX 7617	GULFPORT	MS	39506
N	151109	1008M-04-006.006	NORTHPARK HOLDINGS LLC	PO BOX 7617	GULFPORT	MS	39506



Legend

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



1 inch = 1,000 feet



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



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

ARCHITECTURAL REVIEW COMMITTEE

Hearing Date: Thursday, January 8, 2026

Architectural Review Committee 2601ARC003: Architectural Review Committee 2601ARC003, by agent Apex Construction, seeking approval for a new freestanding ground sign, Tax Parcel 1010L-01-008.000, 1100 E Pass Road, Zoned T4+ (General Urban Zone "Plus"), Ward 4

Technical Report
ARCHITECTURAL REVIEW COMMITTEE

GENERAL INFORMATION

Case File Number: 2601ARC003

Hearing Date: January 8, 2026

Current Zoning/Use: T4+ / Church

Legal: Architectural Review Committee 2601ARC003, by agent Apex Construction, seeking approval for a new freestanding ground sign, Tax Parcel 1010L-01-008.000, 1100 E Pass Road, Zoned T4+ (General Urban Zone "Plus"), Ward 4

TECHNICAL DETAILS

The applicant is seeking approval for a new freestanding ground sign, with an LED digital display. The proposed sign is noted as being 6 feet and 6.5 inches tall with a copy area of 24 square feet. The sign ordinance for this zoning district requires the copy area to not exceed 1 square foot for each lineal foot of street frontage abutting the parcel or premises with a maximum of 60 square feet. The property has street frontage of approximately 88 lineal feet along the south property line, approximately 285 feet of lineal street frontage along the west property line, and approximately 90 feet of lineal street frontage along the north property line. The proposed copy area of 24 square feet will be within the regulations required by the sign ordinance.

The City of Gulfport's sign ordinance also requires a minimum of 10 feet from property lines abutting street frontages, and 5 feet of separation from interior property lines and existing structures. The site plan provided by the applicant notes the sign is going to be 13 feet from the property line fronting East Pass Road, and 38.9 feet from the property line fronting Washington Avenue. The location for the proposed ground sign exceeds the minimum distance requirements stated by the sign ordinance.

The proposed sign will replace the existing ground sign in front of the church with an LED digital display. Due to the proposed sign having an LED digital display, a sign affidavit will need to be signed and notarized stating the sign will follow the regulations for Chapter 9, Article IV, Sec 9-93 regarding animated signs, intensely lighted signs, and digital display signs before a sign permit can be issued.

The proposed ground sign does incorporate a decorative cap at the top of the display and decorative buttress at the base of the sign, with a translucent vinyl covering over the digital display and polycarbonate siding. While the site plan does not show landscaping around the base of the ground sign, and while it is not explicitly stated in the ordinance for signs in this zoning district, this board has approved signs in the past with the condition of landscaping being provided around the base of the signs.

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

- b. All freestanding permanent signs, structures or poles shall be self-supporting structures erected on or permanently attached to concrete foundations or meet wind load requirements as specified in the building code, or any amendment thereto, adopted by the city.

Technical Report

ARCHITECTURAL REVIEW COMMITTEE

- (1) Sign structure support pole(s) shall be wrapped with a masonry, stucco, stone and/or a similar synthetic material, from the ground level to a height not to exceed ten (10) feet above said ground level.
- (2) A decorative buttress shall be constructed at the ground/base level of the façade.
- (3) A decorative cap or crown shall be constructed at the top of the façade.
- (4) Any portion of the sign structure's support pole(s) between the façade and the display of the sign that is greater than ten (10) feet above ground level shall be finished with a stucco wrap or a textured paint.

According to Chapter 9, Article IV. Sec 9-93

- a) No sign shall be permitted which is animated by means of flashing, scintillating, blinking or traveling lights.
- b) Digital display sign faces shall be allowed, subject to the following provisions:
 1. There shall be no effects of movement, animation, scrolling, flashing, scintillation or similar effects and shall display only static images.
 2. The static display time for each message shall be a minimum of eight (8) seconds.
 3. The time to completely change from one message to the next is a maximum of two (2) seconds and shall not use fading, rolling, window shading, dissolving, or similar effects as part of the change.
 4. All such signs shall have installed light monitors, and shall at all times allow such monitors to automatically adjust the brightness level of the sign based on ambient light conditions. In addition, maximum brightness levels for said sign shall not exceed five thousand five hundred (5,500) nits from dawn to dusk, during daylight hours, and one thousand (1,000) nits from dusk to dawn, nighttime hours.
 5. Any digital display sign face or similar such sign that malfunctions, fails, or ceases to operate in its usual or normal programmed manner, causing motion, movement, flashing or any similar effects, shall have a default mechanism freezing said sign if any such malfunction occurs.

EXECUTIVE SUMMARY

The applicant is seeking approval for a new freestanding ground sign with an LED digital display to replace the existing ground sign on the premises. The proposed ground sign meets setbacks requirements, and copy area requirements, outlined in the current sign ordinance. The proposed sign meets the design standards called out in Chapter 9, Article IV, Sec 9-103, however; it has been noted that this board has approved signs similar to what the applicant has proposed with the condition of landscaping being provided around the base of the sign. As the proposed sign will have a digital display, a notarized affidavit will need to be completed before issuance of a sign permit noting that the proposed ground sign will adhere to the regulations called out in Chapter 9, Article IV, Sec 9-93 regarding animated signs, intensely lighted signs, and digital display signs.

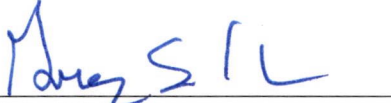
Technical Report
ARCHITECTURAL REVIEW COMMITTEE

DEPARTMENTAL CONDITIONS

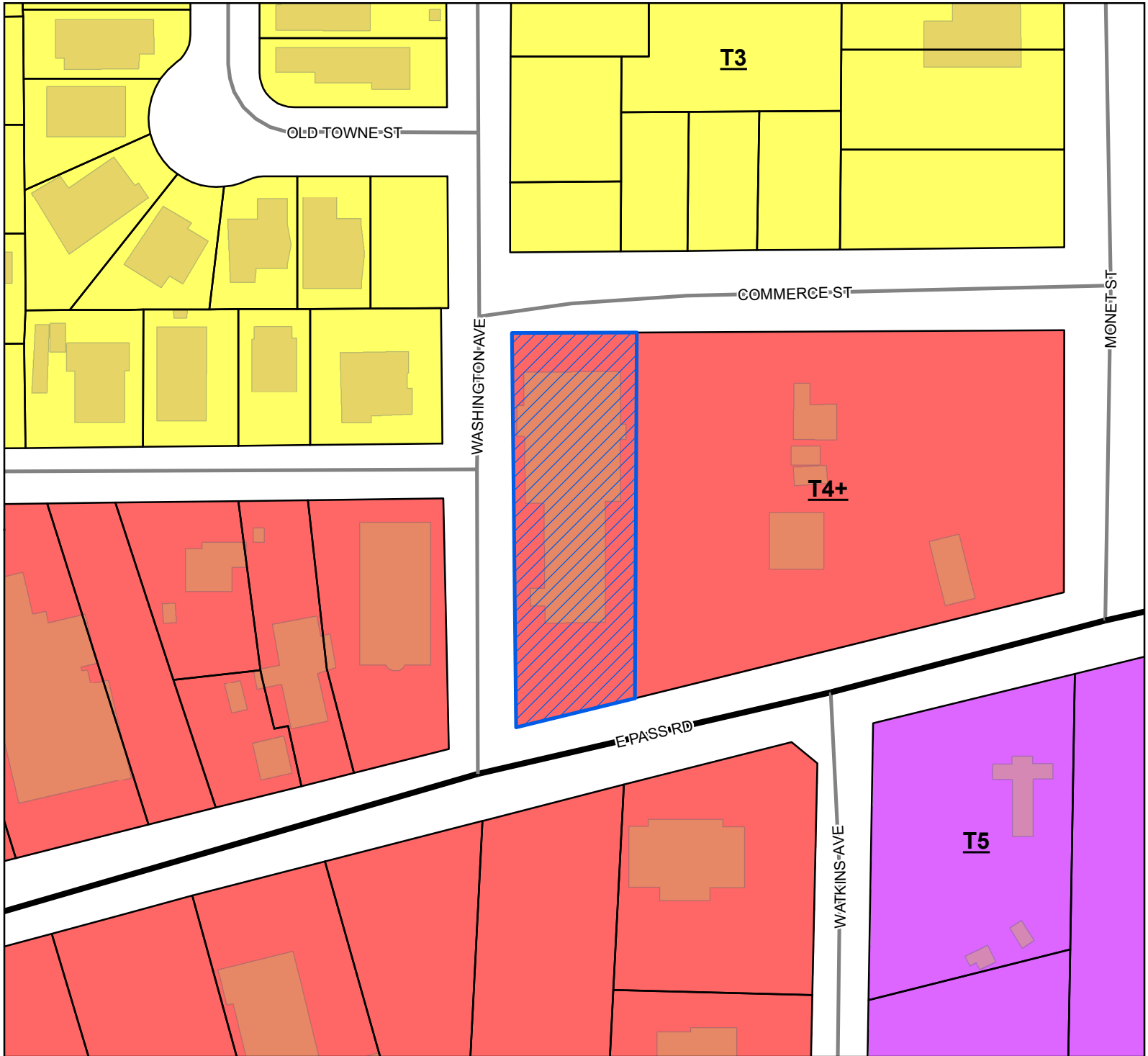
1. Approval allows for the ground sign as proposed.










DIRECTOR APPROVAL

This report has been reviewed and approved by:

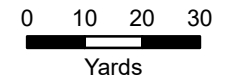
A handwritten signature in blue ink, appearing to read "Greg Holmes", written over a horizontal line.

Greg Holmes
Director of Urban Development Department



-  Site
-  US or State Highway
-  Street
-  Parcels
-  Buildings
-  City Limit
- Smart Code**
-  T5
-  T4+
-  T3

Site Information
 1010L-01-008.000
 Zoning: T4+ (General Urban Zone "Plus")
 Size: 24265.08 sqft
 Flood: X



1 inch = 100 feet



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



CASE NUMBER

2601 ARC 003
AJJ 12/15/2025

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

ARCHITECTURAL REVIEW

REQUESTED ACTION BY THE Architectural Review Committee
(A separate submission form is required for each request)

- Architectural Design Review
- Signs

TAX PARCEL NUMBERS

1 0 1 0 L - 0 1 - 0 0 8 . 0 0 0	

Property Address:

First Missionary Baptist Church - 1100 E. Pass Road, Gulfport, MS 39507

Property Address:

First Missionary Baptist Church - 1100 E. Pass Road, Gulfport, MS 39507

Lot(s) A **Block(s)** 1 / Census Group 17.01 **Subdivision** Handsboro

General Description of Request: Installation of (1) new sign on site for the First Missionary Baptist Church. Proposed signage is illuminated and has electronic message center screens to showcase church events, mass times, and other events of worship.

OWNERSHIP AND CERTIFICATION:

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



Designation of Agent

I, Joseph Brown, being property owner of 1100 E. Pass Rd. Gulfport, MS which is the subject of this application hereby authorize Agent to act as my representative with the City of Gulfport's Zoning Board of Adjustment and Appeals, and/or Planning Commission, and/or City Council, and/or permitting and licensing, as required by the City.

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

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

[Signature]
Signature

12/12/2025
Date

STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 12 day of December, 2025

[Signature]
Notary Public



10/17/2028
Commission Expiration



Covenant Affidavit

I, Joseph Brown, being owner or agent of the property 11000 E. Pass Rd. 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.

Joseph Brown
Signature

12/12/2025
Date

STATE OF MISSISSIPPI | COUNTY OF HARRISON

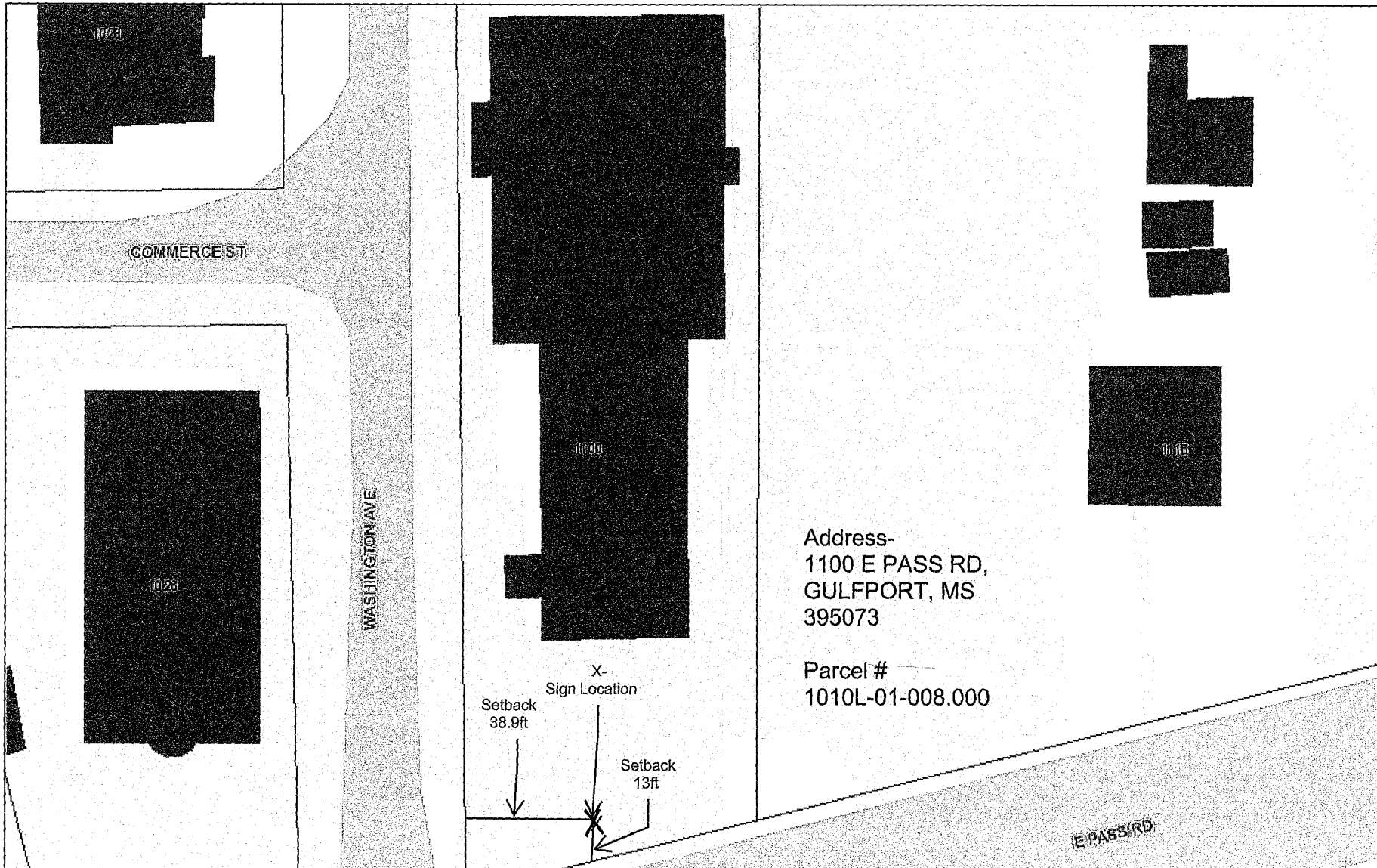


Given under my hand and seal of office this the 12 day of December

Jeffery Taylor Morse
Notary Public

10/18/2028
Commission Expiration

First Missionary Baptist Church Site Plan





1030823-4-s Vector Graphic
 Flat Surface Dimensions: 12.125" x 67.875"
 With Bleed: 12.625" x 68.375"



Original Sold Sketch

Stewart Signs
 ONE SIGN, ONE COMPANY

1-800-237-3928 stewartsigns.com

TekStar Color 10.66mm 60x150
 Cabinet size : 4'x6'
 Sk: 1030823-4-s Cust: 1142043
 12/23/2024 CW/tBeardsley SOLD
 Scale: 3/4"=1' Cabinet color: Black

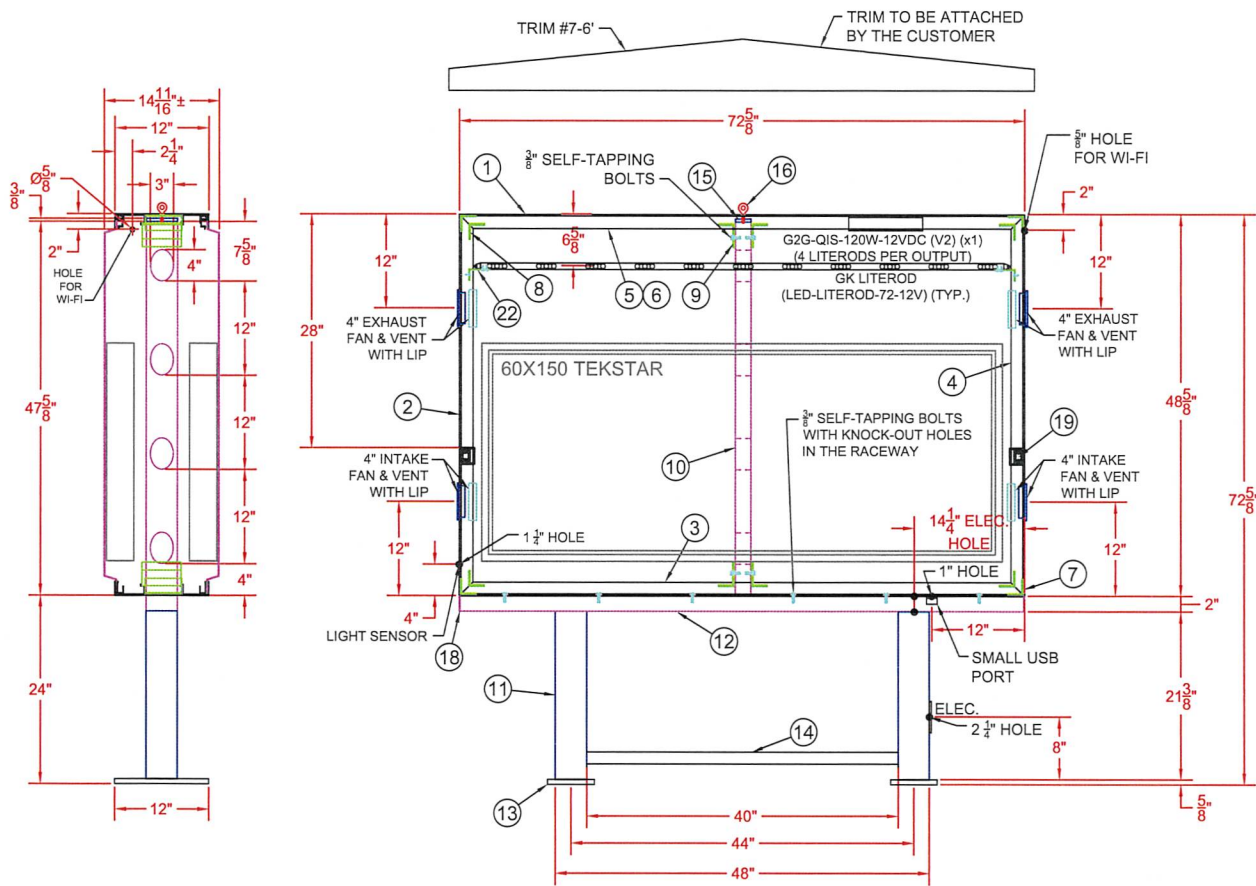
Signature _____

Date _____

Please confirm that all lettering, colors and graphics are correct before signing. Changes to artwork after signature is received will incur a \$500 art change fee.




This custom artwork is not intended to provide an exact match for ink, vinyl, paint, or LED color. Signs are designed for an illuminated graphic and art is based off of this premise. Non-illumination during daylight hours may result in graphics of varying appearance. Brickwork and masonry are not included in the proposal with the exception of Cornerstone products. Measurements shown are approximations; final product dimensions may vary. LED images shown are simulated to replicate optimum viewing distance. **Original design, do not duplicate.**

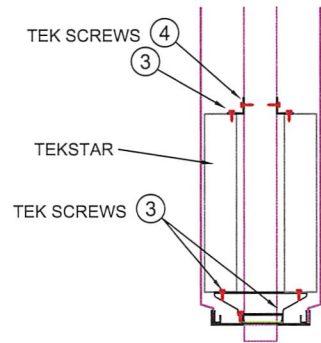


ITEM	QTY.	DESCRIPTION
①	2	12" HINGE EXTRUSION
②	2	12" HINGE EXTRUSION
③	2	1 1/2"X 1" "F" RETAINER
④	4	1 1/2"X 1" "F" RETAINER
⑤	2	1 1/2" HINGE RETAINER
⑥	6	HINGE BRACKET
⑦	4	1 3/4" X 1 3/4" X 1/8" ALUMINUM ANGLE
⑧	4	2" X 2" X 3/16" ALUMINUM ANGLE
⑨	4	2" X 3" X 3/16" ALUMINUM ANGLE
⑩	1	2" X 4" X 3/16" STEEL TUBE
⑪	2	4" X 4" X 3/16" STEEL SQUARE TUBE
⑫	1	2" X 4" X 3/16" STEEL TUBE
⑬	2	6" X 12" X 5/8" STEEL BASE PLATE
⑭	1	1 1/2" X 1 1/2" X 1/8" STEEL ANGLE
⑮	1	2" X 4" X 3/8" STEEL CAP
⑯	1	1/2" EYEBOLT
⑰	1	REPLACEMENT BOLT FOR EYEBOLT
⑱	2	2" X 4" X 1/8" STEEL CAP
⑲	6	1 1/2"X1 1/2"X1/8"X2" ALUMINUM PROP ROD BRACKET
⑳	4	1 1/2"X1 1/2"X1/8"X20" ALUMINUM PROP ROD BRACKET
㉑	2	1 1/2"X1 1/2"X1/8"X48" ALUMINUM PROP ROD BRACKET
㉒	4	CUSTOM MOUNTING BRACKET

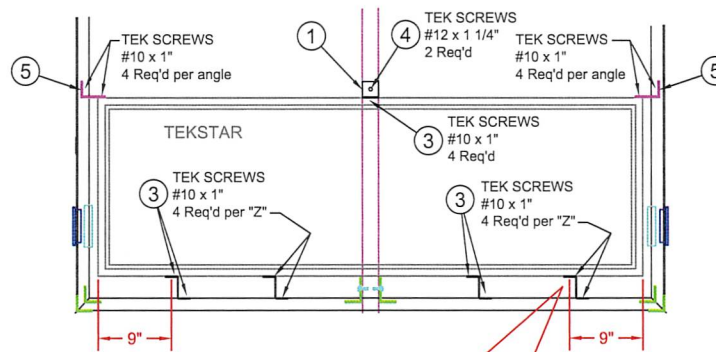
DRAWING DESIGNED TO BE PRINTED ON 8 1/2"X14" PAPER

 <small>2201 CANTU COURT, SUITE 215, SARASOTA, FL 34232 PH: 1-800-237-3928 FAX: 1-800-485-4280</small>	Date: 12-21-24 Drawn by: JRM	S.S. TEMPLATE MUST BE USED TO SET THREADED RODS INTO CONCRETE		Sign Model: TEKSTAR 46, 60x150	Page 1 OF 3								
	<table border="1"> <thead> <tr> <th>REVISION</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </tbody> </table>	REVISION	DESCRIPTION							Drawing #: TEK-10.66mm-C-60x150	Sketch #: 1030823-4	Customer #: 1142043	Customer Name: FIRST MISSIONARY BAPTIST CHURCH
REVISION	DESCRIPTION												

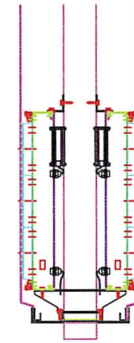
"LEFT VIEW"



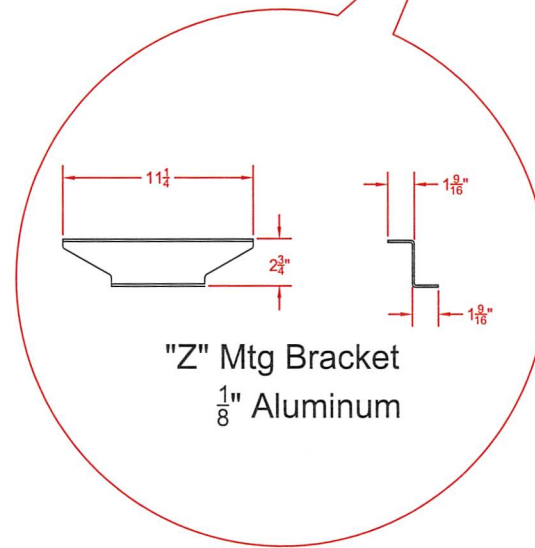
"FRONT VIEW"



"RIGHT VIEW"



BILL OF MATERIALS			
ITEM	QTY.	DESCRIPTION	LENGTH
(1)	2	2" X 2" x $\frac{1}{8}$ " Aluminum Angles	1 $\frac{1}{2}$ "
(2)	4	"Z" Aluminum bracket	11.25"
(3)	20	Tek Screws #10 x 1"	
(4)	2	Tek Screws #12 x 1 $\frac{1}{4}$ "	
(5)	2	2" X 3" x $\frac{3}{16}$ " Aluminum Angles	7 $\frac{7}{8}$ "



DRAWING DESIGNED TO BE PRINTED ON 8 1/2"X14" PAPER

StewartSigns

2201 CANTU COURT, SUITE 215 SARASOTA, FL 34232
 PH: 1-800-237-3928 FAX: 1-800-465-4285

Date: 12-21-24
 Drawn by: JRM

REVISION	DESCRIPTION

S.S. TEMPLATE MUST BE USED TO SET THREADED RODS INTO CONCRETE

Sign Model:

TEKSTAR 46, 60x150

Page

2 OF 3

Drawing #:

TEK-10.66mm-C-60x150

Sketch #:

1030823-4

Customer #:

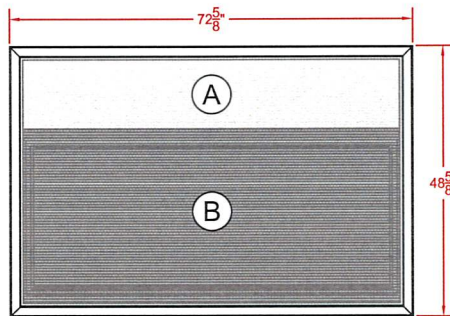
1142043

Customer Name:

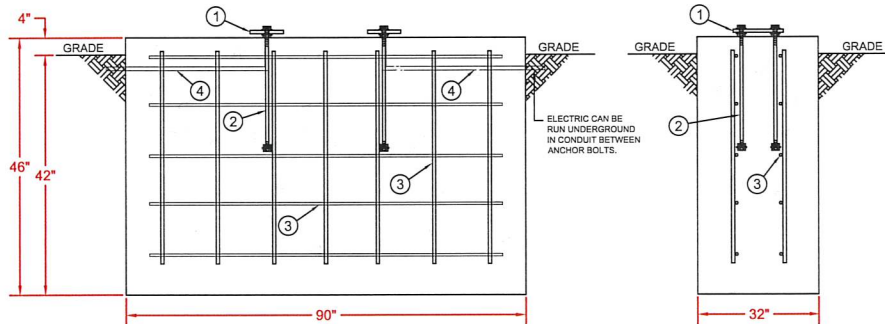
FIRST MISSIONARY BAPTIST CHURCH

Customer Address:

1100 E. PASS ROAD
 GULFPORT, MS 39507



FACE DETAIL
NOT TO SCALE



FOOTER - FRONT VIEW
NOT TO SCALE

FOOTER - SIDE VIEW
NOT TO SCALE

FACE DETAIL

- HEADER PANEL SECTION, $\frac{1}{8}$ " THERMO-FORMED UV RESISTANT MAKROLON SL POLYCARBONATE DECORATION PER STEWART SIGNS ARTWORK. DECORATED WITH 3M HIGH PERFORMANCE TRANSLUCENT VINYL.
- TEKSTAR LED, MOUNTED INSIDE SEAMLESS, SINGLE PIECE, FACE OF MAKROLON SL POLYCARBONATE

FOOTER DETAIL

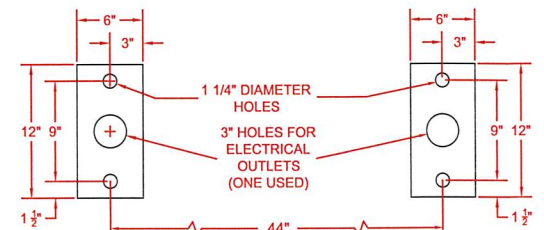
- 6"X12"X5/8" STEEL BASE PLATES, 2 REQUIRED
- 3/4"X30" ANCHOR ROD, 4 REQUIRED
TAPE THE EXPOSED TOP OF THE THREADED RODS FOR PROTECTION AGAINST CONCRETE.
- #5 REBAR OR BETTER, TIED AT EACH JOINT. SUPPLIED BY THE CUSTOMER
- CONDUIT, SUPPLIED BY THE CUSTOMER

NOTES

- THIS DESIGN IS PROTOTYPICAL AND SHOULD NOT BE USED FOR SITE SPECIFIC APPLICATIONS UNLESS REVIEWED AND DEEMED SUITABLE FOR USE AT THAT SITE BY A COMPETENT PROFESSIONAL ENGINEER.
- DESIGNED FACTOR MEETS OR EXCEEDS 150 MPH WIND LOAD, EXPOSURE C.
- 3,000 PSI CONCRETE - LESS THAN 3 CUBIC YARDS NECESSARY

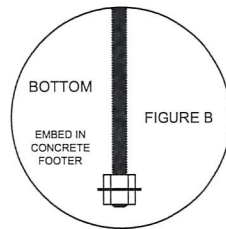
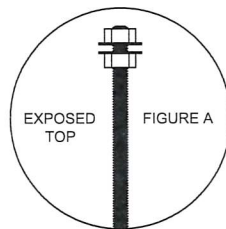
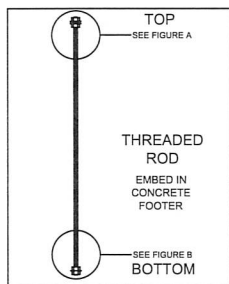
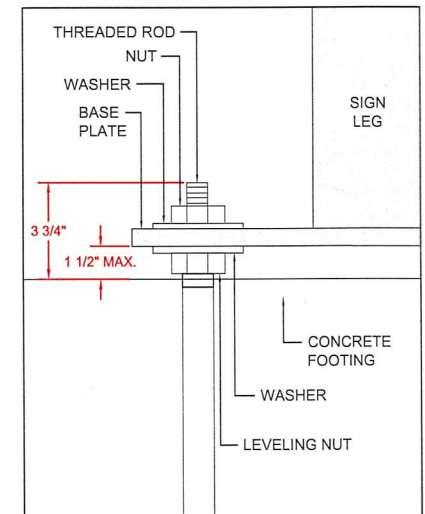
ELECTRICAL INFO

- (1) 20 AMP CIRCUIT, 120 VOLTS, MAX DRAW 9 AMPS
- UL LISTED - E50724
- SIGNS SHALL BE GROUNDED BY CONNECTION TO THE EQUIPMENT GROUNDING CONDUCTOR OF THE SUPPLY BRANCH CIRCUIT.
- LED COMMUNICATION METHOD: SHORT-RANGE WIRELESS



BASE PLATE DETAIL
NOT TO SCALE

DATA CABLE (IF APPLICABLE) MUST BE PLACED IN SEPARATE CONDUIT FROM ELECTRICAL



DRAWING DESIGNED TO BE PRINTED ON 8 1/2"X14" PAPER

StewartSigns

2201 CANTU COURT, SUITE 315, SARASOTA, FL, 34232
PH: 1-800-237-3928 FAX: 1-800-485-4262

Date: 12-21-24
Drawn by: JRM

REVISION	DESCRIPTION

S.S. TEMPLATE MUST BE USED TO SET THREADED RODS INTO CONCRETE

Sign Model:

TEKSTAR 46, 60x150

Page

3 OF 3

Drawing #:

TEK-10.66mm-C-60x150

Sketch #:

1030823-4

Customer #:

1142043

Customer Name:

FIRST MISSIONARY BAPTIST CHURCH

Customer Address:

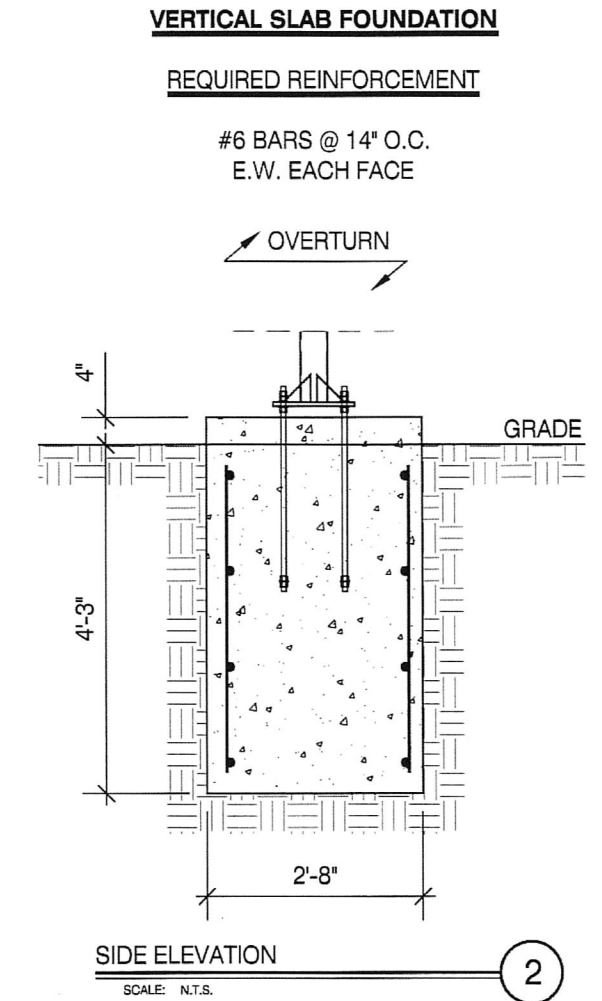
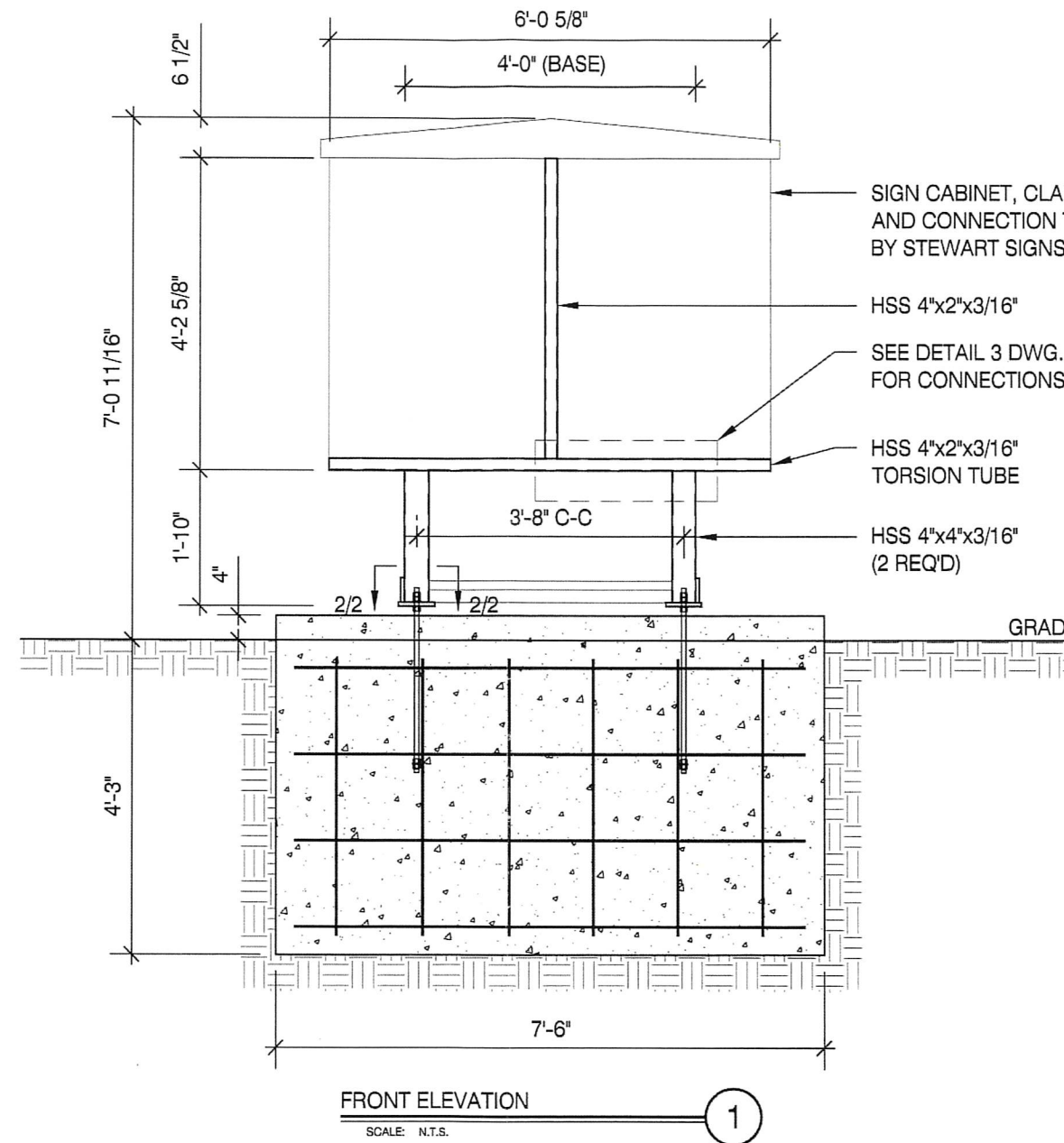
1100 E. PASS ROAD
GULFPORT, MS 39507

GROUND SIGN DESIGN SPECIFICATIONS:

- REFER TO SIGN COMPANY'S DRAWINGS FOR MORE DETAILS. ALL DESIGNS, DETAILING FABRICATION AND CONSTRUCTION SHALL CONFORM TO:
2024 IBC
ACI
AISC
AMERICAN WELDING SOCIETY
LOCAL BUILDING CODES & ORDINANCES
- CONCRETE: 2500 PSI @ 28 DAYS
- STD. STEEL PIPE SECTION: ASTM A53 GRADE B (Fy=35 KSI), U.N.O.
- STEEL PIPE SECTION (> 20" Ø): ASTM A252 GRADE 3 (Fy=42 KSI MIN.) U.N.O.
- HSS ROUND SECTION: ASTM A500 GRADE B (Fy=42 KSI) U.N.O.
- HSS SQUARE/RECTANGULAR SECTION: ASTM A500 GRADE B (Fy=46 KSI)
- W SHAPES: ASTM A992 (Fy = 50 KSI)
- ANCHOR BOLTS: ASTM F1554 GRADE 36 U.N.O. (ALTERNATES GRADE 55 & 105)
- CONNECTION BOLTS: ASTM A325
- THREADED RODS: ASTM A193 GRADE B7
- STEEL ANGLES, CHANNELS, STRUCTURAL SHAPES & PLATES ASTM A36
- REINFORCING: GRADE 60 ASTM A615
- PROVIDE A MINIMUM OF THREE INCHES OF CONCRETE COVER OVER EMBEDDED STEEL.
- THE CONTRACTOR (INSTALLER) IS RESPONSIBLE FOR THE MEANS & METHODS OF CONSTRUCTION IN REGARDS TO JOBSITE SAFETY.
- NO FIELD HEATING FOR BENDING OR CUTTING OF STEEL SHALL BE ALLOWED WITHOUT THE ENGINEER'S APPROVAL.
- WELDING ELECTRODES: E70XX
- ALLOWABLE SOIL BEARING PRESSURE ASSUMED: 2000 PSF
- ASSUMED HORIZONTAL (PASSIVE PRESSURE) ASSUMED AT 150 PSF/FT OF DEPTH. ISOLATED LATERAL BEARING FOUNDATIONS FOR SIGNS NOT ADVERSELY AFFECTED A 1/2" MOTION AT THE GROUND SURFACE DUE TO SHORT TERM LATERAL LOADS SHALL BE PERMITTED TO BE DESIGNED USING TWO TIMES THE TABULATED CODE VALUES.
- ALL FOOTINGS SHALL BEAR ON FIRM UNDISTURBED RESIDUAL SOIL AND/OR ENGINEERED EARTH.
- FILL COMPACTED TO 98% OF ITS MAXIMUM DRY DENSITY AS PER ASTM D 698-70 (STANDARD PROCTOR) UNLESS NOTED OTHERWISE. THE SOIL BEARING CAPACITY IS TO BE VERIFIED BY A GEOTECHNICAL ENGINEER PRIOR TO CONSTRUCTION. IF ALLOWABLE BEARING AND/OR LATERAL PRESSURE IS LESS THAN THE ABOVE ASSUMED AND/OR CALCULATED PRESSURES, THE ENGINEER SHOULD BE CONTACTED FOR RE-EVALUATION.
- EXCAVATION SHALL BE FREE OF LOOSE SOIL BEFORE POURING CONCRETE.
- WELDERS SHALL BE CERTIFIED FOR THE TYPE OF WELDING.
- ADEQUATELY BRACE POLE(S) UNTIL CONCRETE HAS SET UP FOR 14 DAYS.
- GROUT UNDER BASE PLATES WITH NON-SHRINK GROUT.
- THIS ENGINEER DOES NOT WARRANT THE ACCURACY OF DIMENSIONS FURNISHED BY OTHERS.
- ALL EXPOSED STEEL SHALL BE PAINTED WITH AN ENAMEL PAINT TO INHIBIT CORROSION.
- THIS DESIGN IS FOR THE INDICATED ADDRESS ONLY, AND SHOULD NOT BE USED AT OTHER LOCATIONS WITHOUT WRITTEN PERMISSION OF THE ENGINEER.
- DESIGN OF DETAILS AND STRUCTURAL MEMBERS NOT SHOWN, BY OTHERS.

- * CLIENT - STEWART SIGNS
- * 2024 IBC
- * RISK CATEGORY II
- * 160 MPH WIND SPEED, EXP. C
- * (2) POLE, (1) FOOTING

NOTES
1.) SEE MANUFACTURERS DRAWINGS FOR ADDITIONAL DETAILS AND DIMENSIONS.
2.) SIGN CABINET AND CONNECTION BY STEWART SIGNS.



MBI COMPANIES INC.
299 N. WEISGARBER RD.
KNOXVILLE, TN 37919
PHONE 865.584.0999
SIGN-ENGINEER.COM

PROJECT:
1100 E. PASS RD, GULFPORT, MS 39507

DRAWING TITLE:

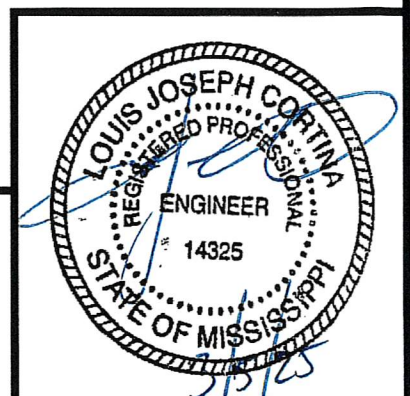
FIRST MISSIONARY BAPTIST CHURCH

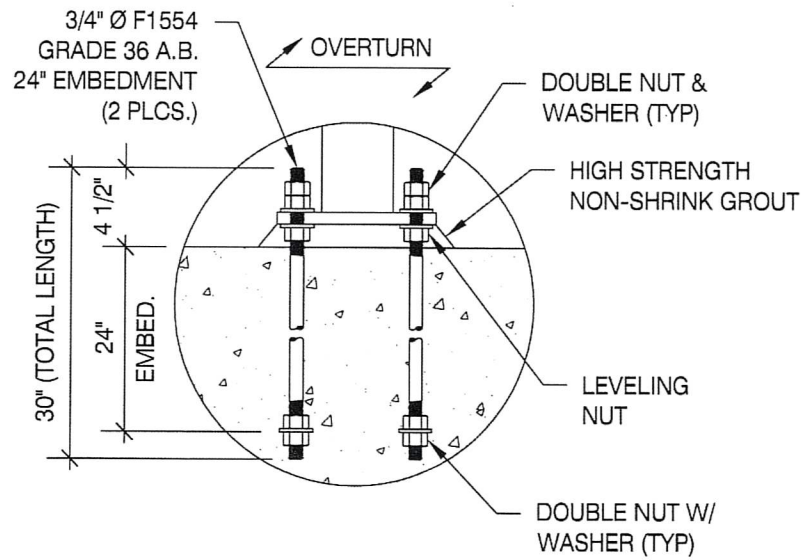
DRAWN BY: AMS
CHECKED BY: JBN
COMM. NO.: 250811-027-00

DATE:
03/05/25

REV #	DATE	DRAWN BY

DRAWING NO.
DWG.
1

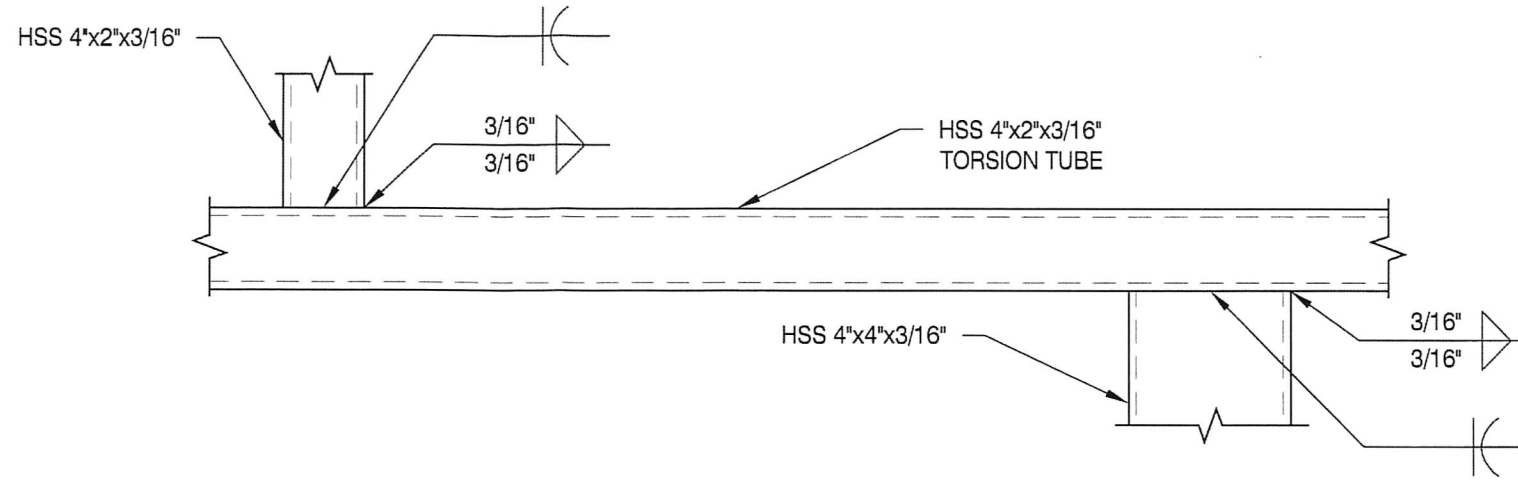




ANCHOR BOLT DETAIL

SCALE: N.T.S.

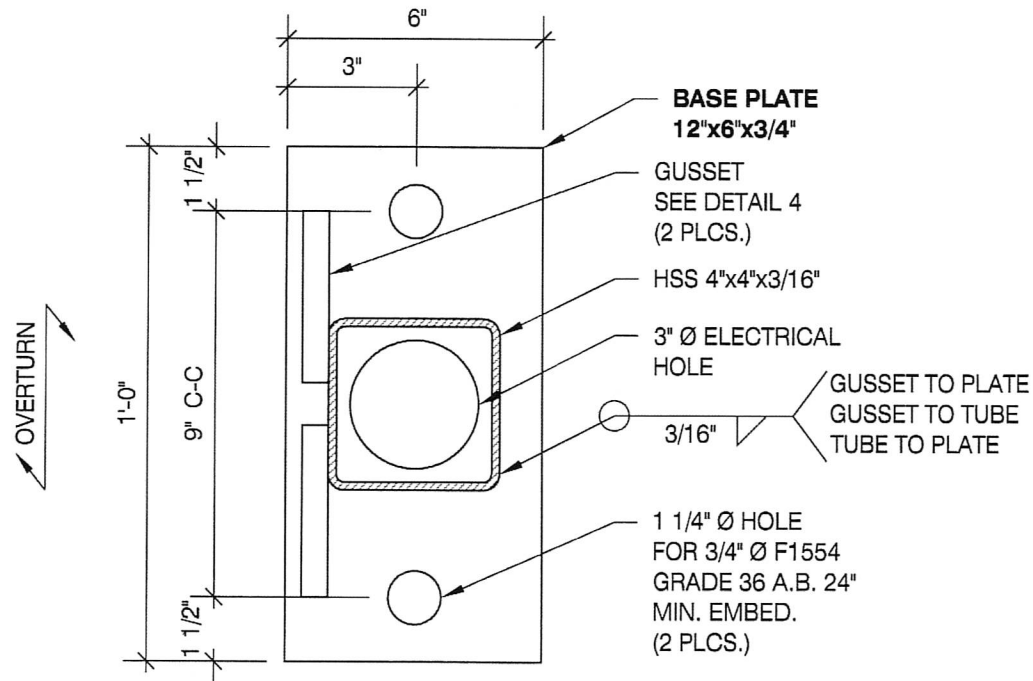
1



4"x4" TO 4"x2" CONNECTIONS

SCALE: N.T.S.

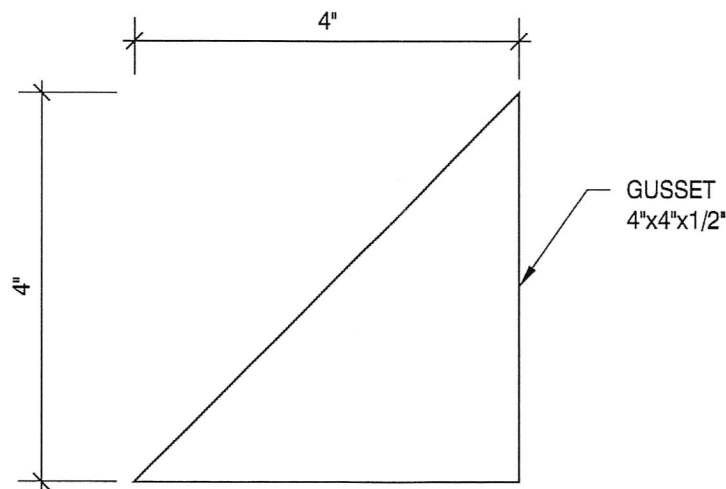
3



BASE PLATE DETAIL

SCALE: N.T.S.

2



GUSSET DETAIL

SCALE: N.T.S.

4

NOTES

- 1.) SEE MANUFACTURERS DRAWINGS FOR ADDITIONAL DETAILS AND DIMENSIONS.
- 2.) SIGN CABINET AND CONNECTION BY STEWART SIGNS.

- * CLIENT - STEWART SIGNS
- * 2024 IBC
- * RISK CATEGORY II
- * 160 MPH WIND SPEED, EXP. C
- * (2) POLE, (1) FOOTING

MBI

MBI COMPANIES INC.

299 N. WEISGARBER RD.
KNOXVILLE, TN 37919

PHONE 865.584.0999
SIGN-ENGINEER.COM

PROJECT:
1100 E. PASS RD, GULFPORT, MS 39507

DRAWING TITLE:

FIRST MISSIONARY BAPTIST CHURCH

DRAWN BY:
AMS

CHECKED BY:
JBN

COMM. NO.
250811-027-00

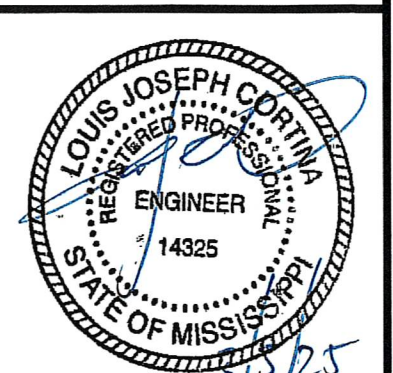
DATE:
03/05/25

DRAWING NO.

DWG.

2

REV #	DATE	DRAWN BY



NOTES
 1.) SEE MANUFACTURERS DRAWINGS FOR ADDITIONAL DETAILS AND DIMENSIONS.
 2.) SIGN CABINET AND CONNECTION BY STEWART SIGNS.

* CLIENT - STEWART SIGNS
 * 2024 IBC
 * RISK CATEGORY II
 * 160 MPH WIND SPEED, EXP. C
 * (2) POLE, (1) FOOTING

WIND DATA				DEFLECTION ANALYSIS			
Building Code	2024 IBC	Importance Factor, I	1.0	Damping Ratio, β	0.005		
Wind Load Criteria	ASCE 7-22	Directionality Factor, K_d (2)	0.85	Natural Frequency, n_1	4.24 Hz		
Wind Speed, V	160 mph	Topography Factor, K_{zt}	1.0	Gust Effect Factor, G	0.85		
Exposure Category	C	Base Pressure, $\gamma(q_z/K_z)$	33.4 psf	ASD Wind Load Factor, γ (3)	0.6		
Wind Pressure Override per Jurisdiction Requirement	0 psf	Notes: (1) Loading values in chart below are based upon average K_z values for each segment. Actual values are calculated on hidden sheet using derived V-M equations. Chart is provided for information purposes only.					

GEOMETRY INPUT (1)																	
Monument: Yes																	
No. of Poles		No. of Footings															
Section	Location	Type	Height	Width	Horiz. Offset	Area	Top Elev.	Centroid	K_1	C_r	Wind Press.	Support Pole Loads			Footing Loads		
			ft	ft	ft	sq ft	ft	ft	psf	Trib. Factor	Shear kips	Moment k-ft	Trib. Factor	Shear kips	Moment k-ft		
1	Base	Multiple Poles w/ Cabinet	0.33			0.0	0.3	0.2	0.85	1.46	35.3	0.8	0.0	0.0	1.0	0.0	0.0
2		Multiple Poles w/ Cabinet	1.96	4.00		7.9	2.3	1.4	0.85	1.51	36.4	0.8	0.2	0.3	1.0	0.3	0.4
3		Single Pole w/ Cabinet	4.76	6.00		28.6	7.1	4.9	0.85	1.64	39.6	1.0	1.1	5.6	2.0	2.3	11.1
4		None				0.0	7.1	7.1	0.85	1.46	35.3	0.0	0.0	0.0	0.0	0.0	0.0
5		None				0.0	7.1	7.1	0.85	1.46	35.3	0.0	0.0	0.0	0.0	0.0	0.0
6		None				0.0	7.1	7.1	0.85	1.46	35.3	0.0	0.0	0.0	0.0	0.0	0.0
7		None				0.0	7.1	7.1	0.85	1.46	35.3	0.0	0.0	0.0	0.0	0.0	0.0
8		None				0.0	7.1	7.1	0.85	1.46	35.3	0.0	0.0	0.0	0.0	0.0	0.0
9		None				0.0	7.1	7.1	0.85	1.46	35.3	0.0	0.0	0.0	0.0	0.0	0.0
10	Top	None				0.0	7.1	7.1	0.85	1.46	35.3	0.0	0.0	0.0	0.0	0.0	0.0
Overall Height:			7.06 ft			Summation based upon averages above:						1.4	5.9	2.5	11.5		
Column Spacing:			3.67 ft			Actual base reactions based upon V-M equations:						1.4	6.2	2.6	12.1		

SUPPORT POLE DESIGN SUMMARY																	
MATERIAL = STEEL																	
Base Elev. ft	Section	Axis	Required Strength Values (ASD)				Allowable Strength Values (ASD)				Unity Ratios				Interaction Ratios		Status
			V_r kips	M_r kip-ft	T_r kip-ft	P_r kips	V_c kips	M_c kip-ft	T_c kip-ft	P_c kips	V_r/V_c	M_r/M_c	T_r/T_c	P_r/P_c	P-M	P-M-V-T	
0.00	HSS4X4X3/16	Strong	1.4	6.2	0.0	0.4	22.3	8.4	7.0	15.3	6.2%	73.2%	0.0%	2.6%	75.8%	0.0%	✓
2.46	HSS4X2X3/16	Strong	1.1	2.8	0.0	0.3	22.3	5.4	3.3	25.3	4.9%	52.0%	0.0%	1.2%	53.2%	0.0%	✓
0.00	None	Strong	1.4	6.2	0.0	0.4	0.0	0.0	0.0	0.0	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	✓
0.00	None	Strong	1.4	6.2	0.0	0.4	0.0	0.0	0.0	0.0	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	✓
0.00	None	Strong	1.4	6.2	0.0	0.4	0.0	0.0	0.0	0.0	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	✓
0.00	None	Strong	1.4	6.2	0.0	0.4	0.0	0.0	0.0	0.0	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	✓
0.00	None	Strong	1.4	6.2	0.0	0.4	0.0	0.0	0.0	0.0	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	✓
0.00	None	Strong	1.4	6.2	0.0	0.4	0.0	0.0	0.0	0.0	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	✓
0.00	None	Strong	1.4	6.2	0.0	0.4	0.0	0.0	0.0	0.0	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	✓
0.00	None	Strong	1.4	6.2	0.0	0.4	0.0	0.0	0.0	0.0	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	✓

ELEMENT DESIGN LOCATIONS, LOADS AND DISPLACEMENTS																	
Element	Elev. ft	Type	V_r kips	M_r kip-ft	T_r kip-ft	P_r kips	$0.7^* \theta$ radians	$0.7^* \delta$ in	Element	Elev. ft	Type	V_c kips	M_c kip-ft	T_c kip-ft	P_c kips	$0.7^* \theta$ radians	$0.7^* \delta$ in
1	0.00	Base Plate	1.4	6.2	0.0	0.4	0.0	0.0	3	0.00	Match Plate 2	1.4	6.2	0.0	0.4	0.000	0.00
2	0.00	Match Plate 1	1.4	6.2	0.0	0.4	0.0	0.0	4	0.00	Torsion Tube	1.4	6.2	0.0	0.4	0.000	0.00

PLATE DESIGN SUMMARY															
Type	Plate Dimensions				Number	d_b in	N_{edge} in	B_{edge} in	Circle Diameter in	Material	Embed in Caisson / Vertical Slab in	Embed in in	Size in	Weld Gussets	Status
	N in	B in	D in	t in											
<input checked="" type="checkbox"/> Rectangular Base Plate	12	6	--	0.75	4	0.75	1.5	3	--	F1554 Grade 36	24	N/A	0.188	Yes	OK
<input type="checkbox"/> Circular Base Plate															
<input type="checkbox"/> Match Plate 1 (Lower)															
<input type="checkbox"/> Match Plate 1 (Upper)															
<input type="checkbox"/> Match Plate 2 (Lower)															
<input type="checkbox"/> Match Plate 2 (Upper)															

FOUNDATION DESIGN SUMMARY									
Type	Diameter ft	Width ft	Thickness ft	Length ft	Depth ft	Volume CY	Reinforcing	Status	Allowable Soil Pressure
<input type="checkbox"/> Caisson									
<input checked="" type="checkbox"/> Vertical Slab	--	7.50	2.67	--	4.25	3.15	#6 at 14 in o.c. E.W. E.F.	OK	300 psf/ft
<input type="checkbox"/> Spread									

MBI
 MBI COMPANIES INC.
 299 N. WEISGARBER RD.
 KNOXVILLE, TN 37919
 PHONE 865.584.0999
 SIGN-ENGINEER.COM

PROJECT:
 1100 E. PASS RD, GULFPORT, MS 39507
 DRAWING TITLE:
FIRST MISSIONARY BAPTIST CHURCH

DRAWN BY: AMS
 CHECKED BY: JBN
 COMM. NO. 250811-027-00
 DATE: 03/05/25

REV #	DATE	DRAWN BY

DRAWING NO.
 DWG. **3**

The State of Mississippi }
Warren County }

Know all men by these presents, That Rodrick Deal of said county and State party of the first part and Henry H. Comptons, Jefferson Darrel & Robert Adams party of the second part, Trustees of the First Baptist Church of Naudsborough in said county and State, the party of the first part for and in consideration of the sum of Ten dollars and to him in hand paid, by the party of the second part, the receipt whereof is hereby acknowledged & for the uses & trusts herein after set forth, have given, granted, bargained sold and delivered by these presents, the party of the first part give grant bargain sell & deliver unto the party of the second part & to their successors in office forever all that certain piece or parcel of land situate in said County & State & in the Town of Naudsborough which piece or parcel of land is bounded and described as follows, to wit: Having a front on Commerce Street & running from thence South between two parallel lines Eighty feet apart to Main Street, bounded North by Commerce Street, South by Main Street West by Washington Street, East by Street designated as B for 40 feet made by Julius L. Moore, Having a front of Eighty feet on Commerce Street & two hundred & seventy six feet, 276, on Washington Street & two hundred & fifty six feet on Street B. Together with all & singular the lands tenements & hereditaments, thereto belonging or in any way appertaining to have & to hold the above granted piece or parcel of land unto the said party of the second part and to their successors in office forever.

It is understood that they are to erect or build upon said lot of ground a House of worship, for the use of the preachers & ministers of said Church, according to the rules & discipline, which from time to time may be agreed upon & adopted by the ministers & preachers of said Church & the General conference or otherwise.

In testimony whereof the said R. Deal party of the first part has hereunto set his hand & affixed his seal on the 31 day of December 1879

R. Deal (Seal)

The State of Mississippi }
Warren County }

Personally appeared before me, J. S. Weaver, Clerk of the Chancery Court of the County of Warren, the within named R. Deal, who acknowledged that he signed, sealed and delivered the foregoing deed of conveyance, on the day and year therein mentioned as his act and deed.

Given under my hand and official seal, at Mississippi City, this 31st Decr. A. D. 1879.

J. S. Weaver Clerk

The State of Mississippi }
Warren County }

I, J. S. Weaver, Clerk of the Chancery Court of said County, hereby certify that the instrument of writing & the certificate of the acknowledgment thereof, of which the foregoing is a correct Record was filed in my office for record, at 5 O'clock P. M. on the 12th day of April A. D. 1880, and duly recorded in said office, on the day of the date hereof, in Record of Deeds Book No. 17, page 82.

Witness my hands & seal of said Court, at Mississippi City, this 13th April, A. D. 1880





(Seal)

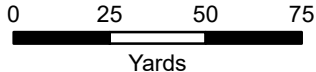
J. S. Weaver Clerk

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
Y		1010L-01-008.000	JOESPH BROWN (OWNER)	1100 E PASS ROAD	GULFPORT	MS	39507
			GABRIELLA SHARMAN (AGENT)	P.O. BOX 695	ROSS	OH	45061
			Adjacent Property Owners (2601ARC003)				
	20984	1010L-06-030.000	HAGE PHILIP J	400 PASS RD	GULFPORT	MS	39507
	20767	1010E-02-054.000	FIRST MISSIONARY BAPTIST CHURCH	P O BOX 6175	GULFPORT	MS	39506
	20763	1010E-02-050.000	LINDSEY JOSEPHINE	23918 BRECKRIDGE FORREST DR	SPRING	TX	77373
N	20766	1010E-02-049.000	FIRST MISSIONARY BAPTIST CHURCH	P O BOX 6175	GULFPORT	MS	39506
	100965	1010L-06-001.001	BMJ HOLDING LLC	292 HANCOCK SQUARE	BAY ST LOUIS	MS	39520
	20950	1010L-06-031.000	HAGE PHILIP J	640 E BEACH BLVD	GULFPORT	MS	39501
N	20941	1010L-01-006.000	FIRST MISSIONARY BAPTIST CHURCH	P O BOX 6175	GULFPORT	MS	39506
N	20944	1010L-01-008.000	FIRST MISSIONARY BAPTIST CHURCH				0
	116909	1010L-01-028.000	JACOBS ANITA L	1028 COMMERCE ST	GULFPORT	MS	39507
N	20769	1010E-02-056.000	FIRST MISSIONARY BAPTIST CHURCH	OF GULFPORT	GULFPORT	MS	39502
	20965	1010L-01-009.000	BOYETTE PROPERTIES LLC	11548 DEDEAUX RD	GULFPORT	MS	39503
N	20966	1010L-01-010.000	BOYETTE PROPERTIES LLC	11548 DEDEAUX RD	GULFPORT	MS	39503
N	20762	1010E-02-047.000	LINDSEY JOSEPHINE	23918 BRECKRIDGE FORREST DR	SPRING	TX	77373
N	20764	1010E-02-048.000	FIRST MISSIONARY BAPTIST CHURCH	P O BOX 6175	GULFPORT	MS	39506
	116908	1010L-01-027.000	EAGLE DAWG PROPERTIES LLC	P O BOX 2408	GULFPORT	MS	39505
N	103094	1010L-01-010.001	BOYETTE PROPERTIES LLC	11548 DEDEAUX RD	GULFPORT	MS	39503
N	20758	1010E-02-046.000	FIRST MISSIONARY BAPTIST CHURCH	P O BOX 6175	GULFPORT	MS	4E+08
N	106838	1010L-01-010.002	BOYETTE PROPERTIES LLC	11548 DEDEAUX RD	GULFPORT	MS	39503
	128442	1010E-03-007.017	SOE AUNG T & HAN YIN M & TUN Z TUN	919 OLD TOWNE ST	GULFPORT	MS	39507
	128444	1010E-03-007.019	BETTER QUALITY BUILDERS LLC	P O BOX 8391	GULFPORT	MS	39506
	128443	1010E-03-007.018	PFLANZ BRIAN & KACI MARTIN	915 OLD TOWNE STREET	GULFPORT	MS	39507



Legend

-  Site
-  US or State Highway
-  Street
-  Buildings



1 inch = 150 feet



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



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

ARCHITECTURAL REVIEW COMMITTEE

Hearing Date: Thursday, January 8, 2026

Architectural Review Committee 2601ARC004: Architectural Review Committee 2601ARC004, by owner KMS Business Marketing Solutions LLC, seeking approval for a new freestanding ground sign, Tax Parcel 0910I-01-067.000, 706 E Pass Road, Zoned T4+ (General Urban Zone "Plus"), Ward 4

Technical Report
ARCHITECTURAL REVIEW COMMITTEE

GENERAL INFORMATION

Case File Number: 2601ARC004

Hearing Date: January 8, 2026

Current Zoning/Use: T4+ / Commercial Building

Legal: Architectural Review Committee 2601ARC004, by owner KMS Business Marketing Solutions LLC, seeking approval for a new freestanding ground sign, Tax Parcel 0910I-01-067.000, 706 E Pass Road, Zoned T4+ (General Urban Zone "Plus"), Ward 4

TECHNICAL DETAILS

The applicant is seeking approval for a new freestanding ground sign for their commercial location. The applicant's provided site plan shows the proposed sign being placed 11 feet from the front property line, 31 feet from the west side property line, 48 feet from the east side property line, and 14 feet from the primary structure, exceeding the required minimum setbacks of 10 feet from the front property line, 5 feet from the side property lines, and 5 feet from the primary structure.

The proposed sign's copy area consists of 6 sign partitions for the proposed on-site offices, which are noted as being 18 inches tall by 72 inches wide, for a combined copy area of 54 square feet. The copy area requirement for this zoning district requires the copy area to not exceed 1 square foot for each lineal foot of street frontage abutting the parcel or premises with a maximum of 60 square feet. The property has a street frontage of approximately 82 linear feet, meaning the maximum copy area they would be allowed for would be 60 square feet.

Upon inspection of the provided plans for the proposed sign does have a decorative cap and decorative buttress at the base of the sign, with landscaping being illustrated within the decorative buttress. However; the site plan does not note the material for the support pole wrapping. Material for the support pole wrapping will need to be stated on the plans prior to any sign permit being issued, and meet design standards stated in Chapter 9, Article IV. Sec 9-103.

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

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

Technical Report
ARCHITECTURAL REVIEW COMMITTEE

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

EXECUTIVE SUMMARY

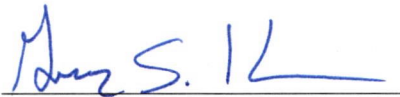
The applicant is seeking approval for a new proposed freestanding ground sign that meets the copy area requirements and setbacks required by the sign ordinance. However while the proposed sign does meet design standards for the decorative cap and the decorative buttress along with a flowerbed for landscaping, it does not note the material covering the support poles for the proposed sign. Before any sign permit can be issued, material for the support pole covering will need to be stated on the sign's plans and meet the design standards stated in Chapter 9, Article IV. Sec 9-103.

DEPARTMENTAL CONDITIONS

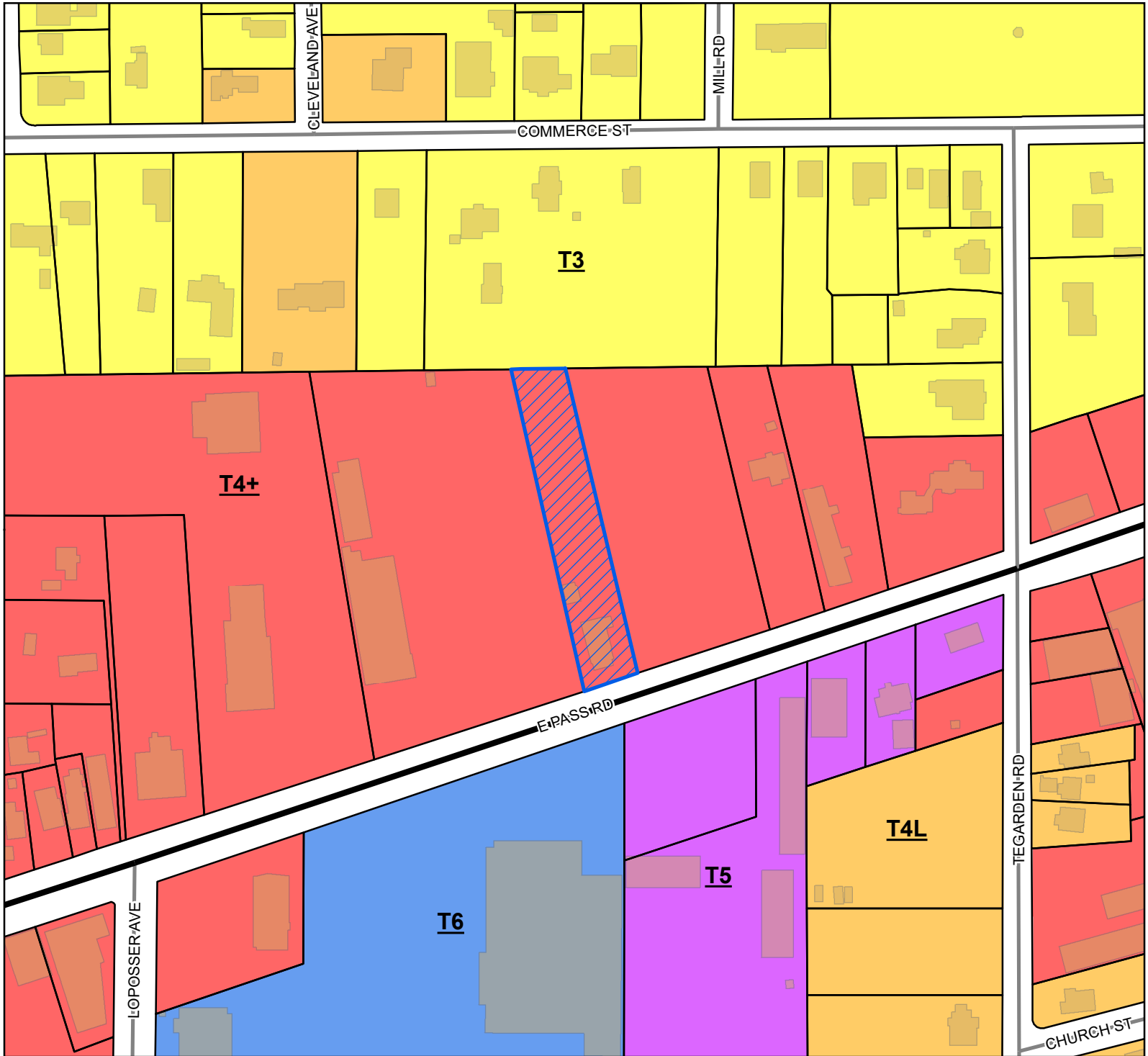
1. Approval allows for the sign as proposed.
2. Material for support pole covering being provided on the sign's plans before any sign permit can be issued.

DIRECTOR APPROVAL

This report has been reviewed and approved by:

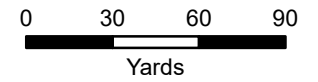


Greg Holmes
Director of Urban Development Department



- Site
- US or State Highway
- Street
- Parcels
- Buildings
- City Limit
- Smart Code**
- T6
- T5
- T4+
- T4L
- T3

Site Information
 0910I-01-067.000
 Zoning: T4+ (General Urban Zone "Plus")
 Size: 36893.89 sqft
 Flood: X



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.



CASE NUMBER

2601 ARCOOK
DD 12/22/25

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

ARCHITECTURAL REVIEW

REQUESTED ACTION BY THE Architectural Review Committee
(A separate submission form is required for each request)

- Architectural Design Review
- Signs

TAX PARCEL NUMBERS

0	9	1	0	:	-	0	1	-	0	6	7	.	0	0	0																	

Property Address:
 26 E Pass Rd
 Gulfport MS 39507

Property Address:

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

General Description of Request: Sign Approval
 for new free standing
 ground sign

OWNERSHIP AND CERTIFICATION:

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



Covenant Affidavit

I, Katherine Sutton

PRINT NAME

, being owner or agent of the property

0910E-01-067.000
706 E Pass Rd, Gulfport

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

12/18/2025

Date

STATE OF MISSISSIPPI | COUNTY OF HARRISON

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

Notary Public

08/10/29

Commission Expiration



7' WIDE - 84"

18x72" Signs - 1/2" MDO Wood printed both sides

13' TALL (156")

THE
Heart and Home
 COLLABORATIVE

 **MISSISSIPPI**
Heroes

Weichert
 REALTORS
 Gulf Properties

SPACE FOR LEASE
228-234-4649

PROMO/EVENT SPACE

PROMO/EVENT SPACE

192 in
156 in

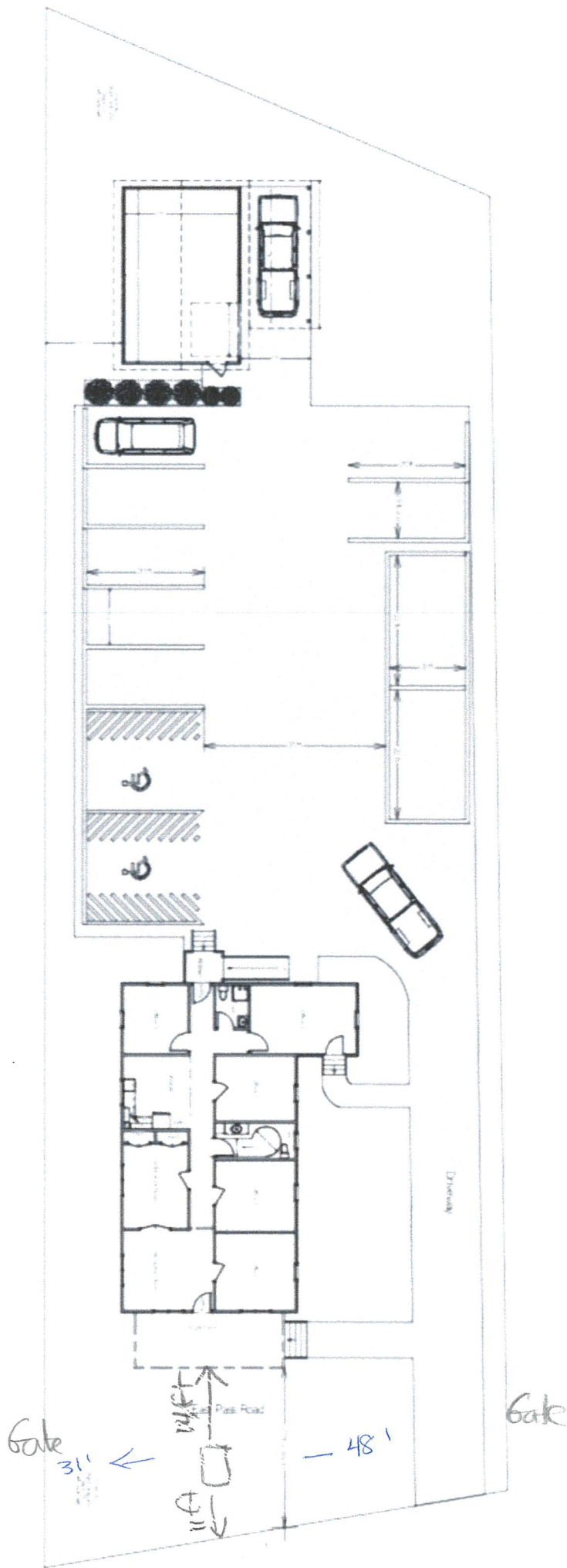
28 in



grass

36 in

706 E Pass Rd, GPT



Pass Rd →

706 E Bass Rd, GPT





Michael Watson

SECRETARY OF STATE

This is not an official certificate of good standing.

Name History

Name	Name Type
KMS Business Marketing Solutions LLC	Legal

Business Information

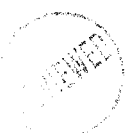
Business Type:	Limited Liability Company
Business ID:	1152012
Status:	Good Standing
Effective Date:	07/17/2018
State of Incorporation:	Mississippi
Principal Office Address:	11294 River Bend Drive GULFPORT, MS 39503

Registered Agent

Name
Katherine Sutton
11294 River Bend Drive
Gulfport, MS 39503

Officers & Directors

Name	Title
Morgan Noble 270 Trace Colony Park, STE B Ridgeland, MS 39157	Organizer
Katherine M Sutton 11294 River Bend Drive Gulfport, MS 39503	Manager



SCANNED



Angela Shaw 1st JUDICIAL DISTRICT
Instrument 2024-0020253-D-J1
Filed/Recorded 10/07/2024 10:44:01 AM
Total Fees 26.00
3 Pages Recorded

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

Grantor:
Carolyn M. Carden
2581 Brighton Circle *cmc*
Biloxi, MS 39531
(228) 388-5295

Return To:
Pilger Title Co.
1406 Bienville Blvd.
Ocean Springs, MS 39564
(228) 215-0011

Grantee:
KMS Business Marketing Solutions, LLC
A Mississippi Limited Liability Company
11294 River Bend Drive
Gulfport, MS 39503
(228) 234-4649 *KS*

File No. T-24-214

INDEXING INSTRUCTIONS: A parcel of land situated in Sec. 36, T07S, R11W, 1ststJD, Harrison County, MS

STATE OF MISSISSIPPI
COUNTY OF HARRISON
FIRST JUDICIAL DISTRICT

WARRANTY DEED

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

Legal Description attached hereto as Exhibit "A"

This being the same property as that conveyed to Carolyn M. Carden by Executrix Deed from Estate of J.D. Martinolich dated 07/22/2020 and recorded with Harrison County Chancery Clerk as Instrument #2020-8879-D-J1.

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

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

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

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

This conveyance is not part of the Grantor's homestead.

WITNESS MY SIGNATURE, on this the 30th day of September, 2024.

Carolyn M. Carden
Carolyn M. Carden

ACKNOWLEDGMENT

STATE OF MISSISSIPPI
COUNTY OF HARRISON

Personally appeared before me, the undersigned authority in and for the said county and state, on this 30th day of September, 2024, within my jurisdiction, the within named Carolyn M. Carden, who acknowledged that she executed the above and foregoing instrument.

[Signature]
Notary Public

(AFFIX SEAL)



My commission expires

DEED ACCEPTED BY:

KMS Business Marketing Solutions, LLC, a
Mississippi Limited Liability Company

By: [Signature]
Katherine Sutton,
Sole Member and Manager

Exhibit "A"

Legal Description

Beginning at a Point on the Range line between Range Ten (10) and Range Eleven (11), Nine hundred and fifty-four (954) feet South of the Northeast corner of Section Thirty-six (36), Township seven (7) South, Range Eleven (11) West: at the intersection of Tea Garden Road and the Pass Christian Road, and running South seventy-one (71) degrees and fifteen (15) minutes West five hundred and seventy-six (576) feet and three (3) inches along the North side of the Pass Christian Road to the starting Point; thence North fourteen (14) degrees and thirty minutes (30) West five hundred and fifteen (515) feet to the property of A. W. Loposser; thence westwardly eighty (80) feet along the Southern boundary of the land formerly owned by A. W. Loposser, and now occupied by Martin, to a stake, thence South Fourteen degrees and 30 minutes East 525 feet more or less, to the Pass Christian Road, thence East along the Pass Christian Road, eighty (80) feet to the Point of Beginning,

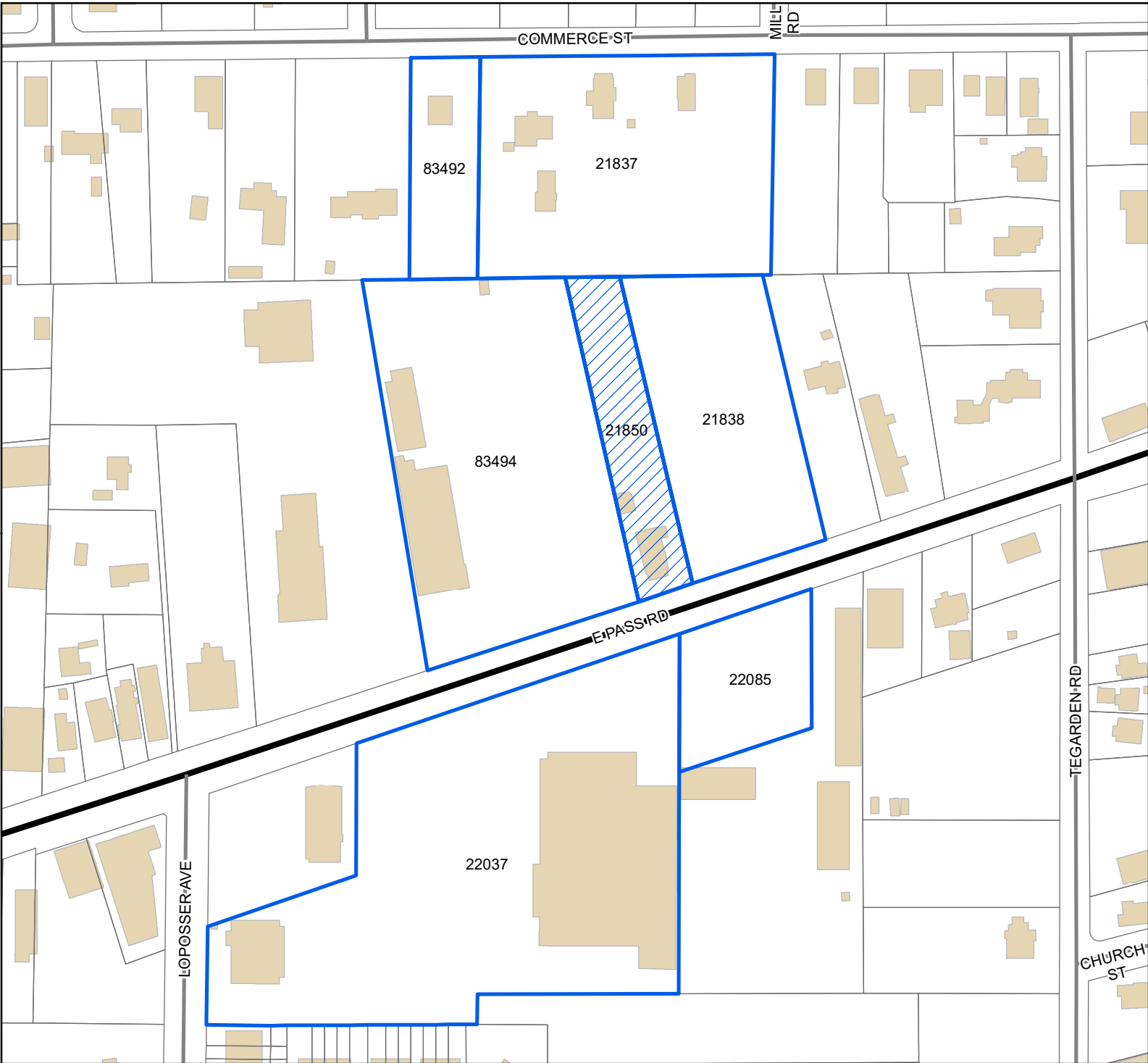
**KMS Business Marketing Solutions, LLC, a
Mississippi Limited Liability Company**

By: 





**Katherine Sutton, Sole Member and
Manager**

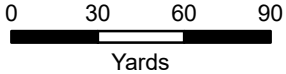
9/30/24
Date

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
Y		0910I-01-067.000	KATHERINE SUTTON (OWNER)	706 E PASS ROAD	GULFPORT	MS	39507
			Adjacent Property Owners (2601ARC004)				
	83494	0910I-01-068.000	MBH GPT REAL ESTATE LLC	328 N COLUMBIA ST	COVINGTON	LA	70433
	21837	0910I-01-053.000	FANT RICHARD W	P O BOX 7444	GULFPORT	MS	39506
	21838	0910I-01-066.000	FULLHOUSE VENTURE CO LP	P O BOX 1139	GULFPORT	MS	39502
	21850	0910I-01-067.000	CARDEN CAROLYN M	2581 BRIGHTON CIRCLE	BILOXI	MS	39531
	83492	0910I-01-051.000	GRIFFIN'S PROPERTIES LLC & HARPER T	14946 EAST SHADOW CREEK RD	BILOXI	MS	39532
	22085	0910I-02-008.000	JKA PROPERTIES LLC	1200 COLLEGE ST	GULFPORT	MS	39507
	22037	0910I-02-009.000	CHILIMIGRAS JOHN J & ERIN M -ETAL-	109 RANCH ST	BAY ST LOUIS	MS	39520



Legend

-  Site
-  US or State Highway
-  Street
-  Buildings



1 inch = 200 feet



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

ARCHITECTURAL REVIEW COMMITTEE

Hearing Date: Thursday, January 8, 2026

Architectural Review Committee Permits



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

ARCHITECTURAL REVIEW COMMITTEE

Hearing Date: Thursday, January 8, 2026

Architectural Review Committee 2601ARC002: Architectural Review Committee 2601ARC002, by agent Mark Talley, seeking approval for metal siding on proposed commercial structures, Tax Parcel 07071-01-001.002, Hwy 49, Zoned B-4 (Highway Business), Ward 7

Technical Report
ARCHITECTURAL REVIEW COMMITTEE

GENERAL INFORMATION

Case File Number: 2601ARC002

Hearing Date: January 8, 2026

Current Zoning/Use: B-4 / Vacant land

Legal: Architectural Review Committee 2601ARC002, by agent Mark Talley, seeking approval for metal siding on proposed commercial structures, Tax Parcel 0707I-01-001.002, Hwy 49, Zoned B-4 (Highway Business), Ward 7

TECHNICAL DETAILS

The applicant requests a waiver not to meet the required design standard for Appendix A, Sec. IV Supplementary Regulations (E)(3)(a)(2.7)(ii)

Design Standards

2.7

Building orientation and entries.

- i. Predominant exterior building material surfaces should be high quality materials, including, but not limited to, architectural block, brick, concrete with an architectural finish, stucco, glass, wood, sandstone, or other native stone and tinted/textured concrete masonry units. Exterior building materials should not include unfinished or unpainted concrete panels, metal panels or smooth face concrete block.

EXECUTIVE SUMMARY

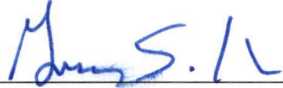
The applicant is seeking approval for deviation from the commercial design standards in order to utilize metal panels for the rear (eastern) elevation of their proposed commercial buildings. As stated in the ordinance in Appendix A, Sec. IV Supplementary Regulations (E)(3)(a)(2.7)(ii), exterior building materials should not include unfinished or unpainted concrete panels, metal panels or smooth face concrete block, but they should be high quality materials such as architectural block, brick, concrete with an architectural finish, stucco, glass, wood, sandstone, or other native stone and tinted/textured concrete masonry units. The applicant has noted in their application and their provided plans that the other three elevations will have a white brick façade with rubbed-bronze commercial storefront windows and the rear metal panels will be white to match the other three elevations. The applicant explains that the reasoning for this deviation is due to the utilization of white brick on all for sides would place a financial hardship on the proposed development. Upon Planning Staff's review of the subject site and the existing commercial structures in the surrounding area, there are existing commercial structures in the immediate area that utilize a mixture of brick and metal panels along their exterior in view of the public right-of-way. That being said, these existing commercial buildings were either constructed prior to this board being established or prior to annexation. While the applicant's request would set a precedent in the immediate area, should this board had been established prior to the

Technical Report
ARCHITECTURAL REVIEW COMMITTEE

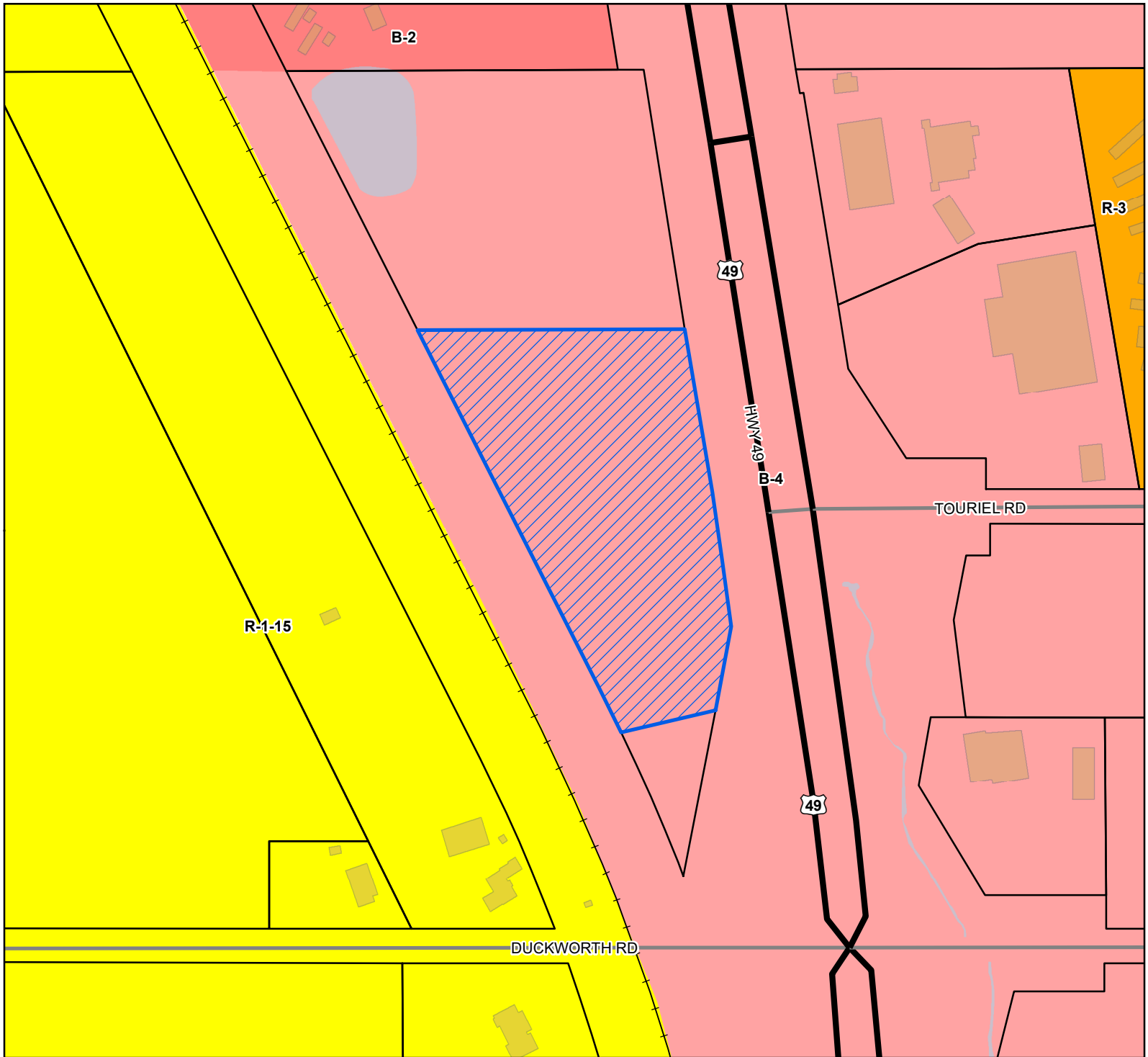
construction of these commercial buildings, post annexation, they would have also needed to seek similar deviation.

DIRECTOR APPROVAL

This report has been reviewed and approved by:

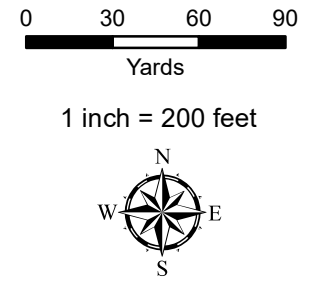


Greg Holmes
Director of Urban Development Department



- Site
 - US or State Highway
 - Street
 - Railroad
 - Parcels
 - Buildings
 - Water Features
 - City Limit
- Zoning**
- B-2 - General Business District
 - B-4 - Highway Business District
 - R-1-15 - Single Family Residence District (Low Density)
 - R-3 - General Residence (High Density)

Site Information
 07071-01-001.002
 Zoning: B-4 (Highway Business)
 Size: 3.6 acres
 Flood: X



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Covenant Affidavit

I, Kelly Hopkins
Marty Hopkins, being owner or agent of the property 0707-01-001.002
PRINT NAME PROPERTY ADDRESS OF PARCEL

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

Marty Hopkins
Signature

K Hopkins
Date

STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 10th day of December, 2025
12-30-28

Janel Harrison
Notary Public

Commission Expiration





Designation of Agent

I, Kelly Hopkins
Marty Hopkins, being property owner of 0707-01-001-002
PRINT NAME PRIMARY ADDRESS OR PARCEL
which is the subject of this application hereby authorize Mark Talley 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.

Marty Hopkins

Signature

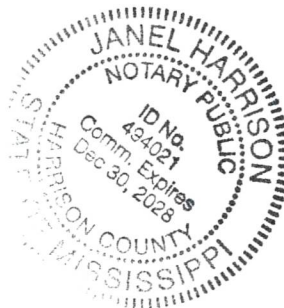
L Hopkins

Date

STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 10th day of December, 2025

Janel Harrison
Notary Public



12-30-28

Commission Expiration



December 09, 2025

The City of Gulfport, Mississippi
Urban Development – Planning Division
Architectural Review Committee

Re: Request for Hardship Approval – Use of White Architectural Metal Panels on Rear Façades

Dear Architectural Review Committee,

We are submitting this letter to request a hardship exception related to the use of white architectural metal panels on the rear façades of three buildings in the retail development located at Highway 49 and Duckworth Road, facing the train tracks.

The rear façades of the buildings are not publicly visible from the primary street frontage or pedestrian areas. However, due to functional and economic constraints, the use of high-end brick on these rear façades would impose a significant financial burden while providing minimal visual benefit to the public realm. The installation of white architectural metal panels allows us to maintain a durable, high-quality material that is visually compatible with the overall design of the development, while managing construction costs responsibly.

The three primary façades facing North, East, and South will feature high-end white brick with intricate patterning and rubbed-bronze commercial storefront windows. The white metal panels on the rear will match the color of the brick and coordinate with other architectural trim and accents, creating a cohesive and visually harmonious design.

We respectfully request that the Committee recognize this financial and functional hardship and approve the use of the white architectural metal panels on the rear façades.

Sincerely,

Marty Hopkins, Owner

Kelly Hopkins, Owner

Mark Talley, Tall Architects, Designated Agent

TALLstudio Architecture,
PLLC; DBA:
Tall Architects

1012 Government St.
Ocean Springs, MS
39564

hello@tallarch.com

228 424 8147



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HOPKINS RETAIL

ADDRESS HWY 49 GULFPORT, MS 39503 PARCEL # 07071-01-001.002
OWNER MARTY + KELLY HOPKINS
ARCHITECTURAL TALLSTUDIO ARCHITECTURE, PLLC DBA - TALL ARCHITECTS 1012 GOVERNMENT ST. OCEAN SPRINGS, MS 39564
MADISON TALLEY, NCARB, AIA - PRINCIPAL ARCHITECT
MARK TALLEY, NCARB, AIA - PRINCIPAL ARCHITECT
MORGAN WARMATH, NCARB, AIA - PROJECT ARCHITECT (PERSON OF CONTACT - 228.596.4091)
BOB TIBBS - ARCHITECTURAL DESIGNER
STRUCTURAL + CIVIL TERRY MORAN ENGINEERING P.O. BOX 4075 BILOXI, MS 39535
CRAIG HITTNER (PERSON OF CONTACT - 228.223.8593)
MECHANICAL RBR ENGINEERING, LLC 142 CENTRAL BLVD.
BLAKE REECE FLORA, MS 39071 (PERSON OF CONTACT - 662.571.4848)
ELECTRICAL WELCON ELECTRICAL CONSULTANTS, PLLC 14116 CUSTOMS BLVD, SUITE #111 GULFPORT, MS 39503
GREG WYROSDICK, P.E. (PERSON OF CONTACT - 228.822.8000)

135 - HOPKINS RETAIL
MARTY + KELLY HOPKINS
HWY 49 GULFPORT, MS 39503 PARCEL #07071-01-001.002

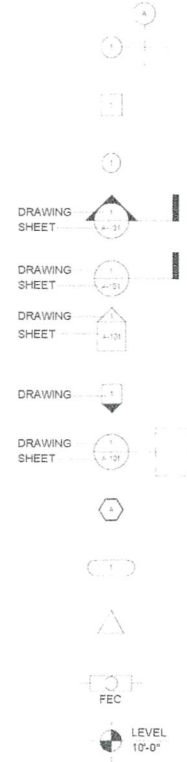
GENERAL NOTES

ALL WORK INCLUDED HEREIN SHALL CONFORM WITH ALL FEDERAL, STATE, AND LOCAL CODES, ORDINANCES, AND REGULATIONS AND THEIR RELATIVE AMENDMENTS. IT IS THE OWNER'S RESPONSIBILITY TO CONSULT WITH THE SELECTED CONTRACTOR AND THE LOCAL BUILDING DEPARTMENT TO DETERMINE THAT THESE DOCUMENTS ADHERE TO ALL CURRENT FEDERAL, STATE, AND LOCAL CODES AND ARE APPROPRIATE FOR THE SPECIFIC SITE CONDITIONS, INCLUDING BUT NOT LIMITED TO CLIMATE, SOILS, FLOOD LEVELS, ENERGY EFFICIENCY, AND WIND RATINGS.
THE CONTRACTOR SHALL TAKE FIELD MEASUREMENTS AND VERIFY FIELD CONDITIONS AND SHALL CAREFULLY COMPARE SUCH FIELD MEASUREMENTS AND CONDITIONS AND OTHER INFORMATION KNOWN TO THE CONTRACTOR WITH THE CONTRACT DOCUMENTS BEFORE COMMENCING ACTIVITIES.
THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK, USING THE CONTRACTOR'S BEST SKILL AND ATTENTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR AND HAVE CONTROL OVER CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES, AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT.
THE CONTRACTOR SHALL COORDINATE THE LOCATION AND INSTALLATION OF BUILDING SYSTEMS AND EQUIPMENT AND VERIFY THAT REQUIRED CLEARANCES FOR INSTALLATION AND MAINTENANCE OF THE EQUIPMENT AND ASSOCIATED WORK ARE PROVIDED. THIS INCLUDES BUT IS NOT LIMITED TO THE FOLLOWING SYSTEMS: MECHANICAL, ELECTRICAL, LIGHTING, PLUMBING, AND TELEPHONE.
THE CONTRACTOR SHALL COORDINATE WITH ALL BUILDING TRADES INVOLVED IN THE PROJECT FOR PREPARATION OF SHOP DRAWINGS TO ENSURE PROPER CLEARANCES SO AS TO MAINTAIN THE SPECIFIED DIMENSIONS NOTED ON THE DRAWINGS.
INSTALL ALL MANUFACTURED ITEMS, MATERIALS AND EQUIPMENT IN STRICT ACCORDANCE WITH MANUFACTURER'S RECOMMENDED SPECIFICATIONS, EXCEPT WHERE THEY DIFFER FROM SPECIFICATIONS HEREIN. THE MORE STRINGENT SPECIFICATION SHALL BE THE BASIS FOR THE WORK.
DASHED-IN EQUIPMENT SHOWN AND NOTED SHALL BE FURNISHED BY THE OWNER, RECEIVED, STORED AND INSTALLED BY THE GENERAL CONTRACTOR, UNLESS DETERMINED OTHERWISE BETWEEN THE OWNER AND CONTRACTOR.

DATE 12/10/2025
PHASE CD
ISSUED FOR
REV. BY 135

COVER SHEET

- ACT ADAAG
- AFB AMERICAN WITH DISABILITIES
- ALLUM ABOVE FINISH FLOOR
- CJ CONTROL JOINT
- CL CENTER LINE
- CMU CONCRETE MASONRY UNIT
- CO CLEAN OUT
- CONC CONCRETE
- CONT CONTINUOUS
- CT CERAMIC TILE
- DS DOWNSPOUT
- DWG DRAWING
- EHD ELECTRIC HAND DRYER
- EJ EXPANSION JOINT
- ELEV ELEVATION
- EQ EQUAL
- EXP EXPANSION
- EXT EXTERIOR
- FD FLOOR DRAIN
- FE FIRE EXTINGUISHER
- FEC FIRE EXTINGUISHER CABINET
- FFE FINISHED FLOOR ELEVATION
- FOB FACE OF BRICK
- FOS FACE OF STUD
- GALV GALVANIZED
- GWB GYPSUM WALL BOARD
- HC DOOR HOLLOW CORE DOOR
- HM HOLLOW METAL
- HR HANDRAIL
- HW HAND WASH
- MECH MECHANICAL
- MTL METAL
- NIC NOT IN CONTRACT
- NTS NOT TO SCALE
- OC ON CENTER
- OFI OWNER FURNISHED
- PL PLASTER
- PT PACKAGED TERMINAL AIR CONDITIONER
- PTD PAINTED
- SC SOLID CORE
- SS STAINLESS STEEL
- SSM SOLID SURFACING MATERIAL
- SUSP SUSPENDED
- TG TEMPERED GLASS
- TOA TOP OF ASPHALT
- TOC TOP OF CONCRETE
- TOS TOP OF STEEL
- TP TOILET PAPER DISPENSER
- UNO UNLESS NOTED OTHERWISE
- VCT VINYL COMPOSITION TILE
- WD WOOD
- WH WATER HEATER
- VWA VERIFY WITH ARCHITECT
- VOJ VERIFY OF JOB
- WWF WELDED WIRE FABRIC



STRUCTURAL GRID

PARTITION TYPE

KEYNOTE

SECTION

DETAIL SECTION

ELEVATION

INTERIOR ELEVATION

DETAIL CALLOUT

WINDOW

DOOR

REVISION NUMBER

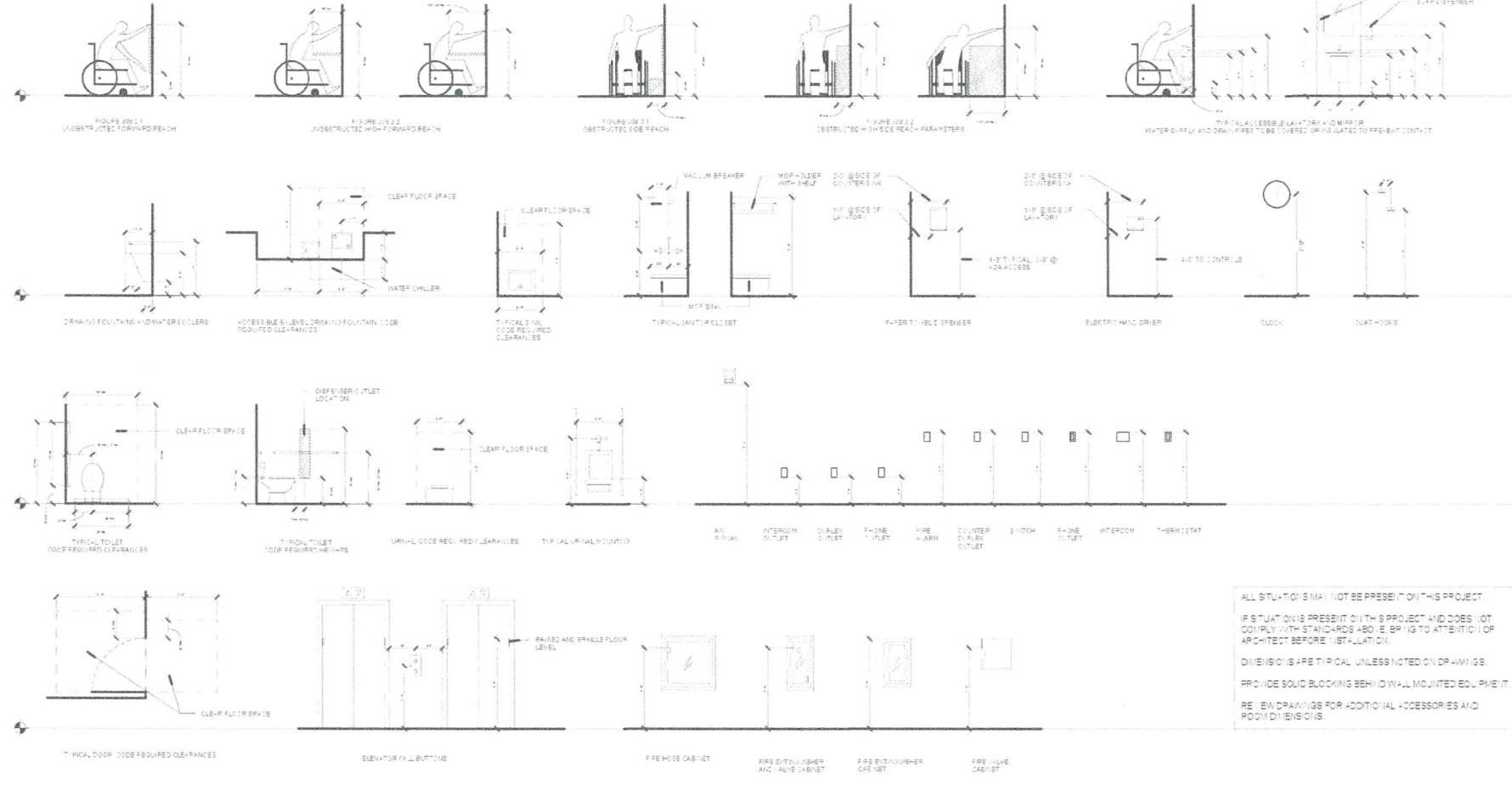
SEMI-RECESSED FIRE EXTINGUISHER

LEVEL LINE
10'-0"

ROOM NAME, ROOM NUMBER, AREA
LOBBY
101
100 SF

EXISTING CONTOUR TO REMAIN

NEW CONTOUR



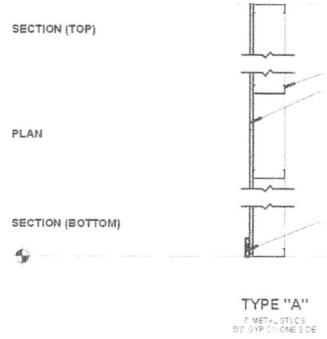
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DIMENSIONS ARE TYPICAL UNLESS NOTED ON DRAWINGS.
PROVIDE SOLID BLOCKING BEHIND WALL MOUNTED EQUIPMENT.
REFER DRAWINGS FOR ADDITIONAL ACCESSORIES AND ROOM DIMENSIONS.

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TALLARCH.COM

ABBREVIATION

SYMBOL LEGEND

3 MOUNTING HEIGHTS
1/4" = 1'-0"



INTERIOR WALL TYPES
3/4" = 1'-0"



135 - HOPKINS RETAIL

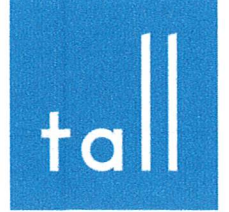
MARTY + KELLY HOPKINS

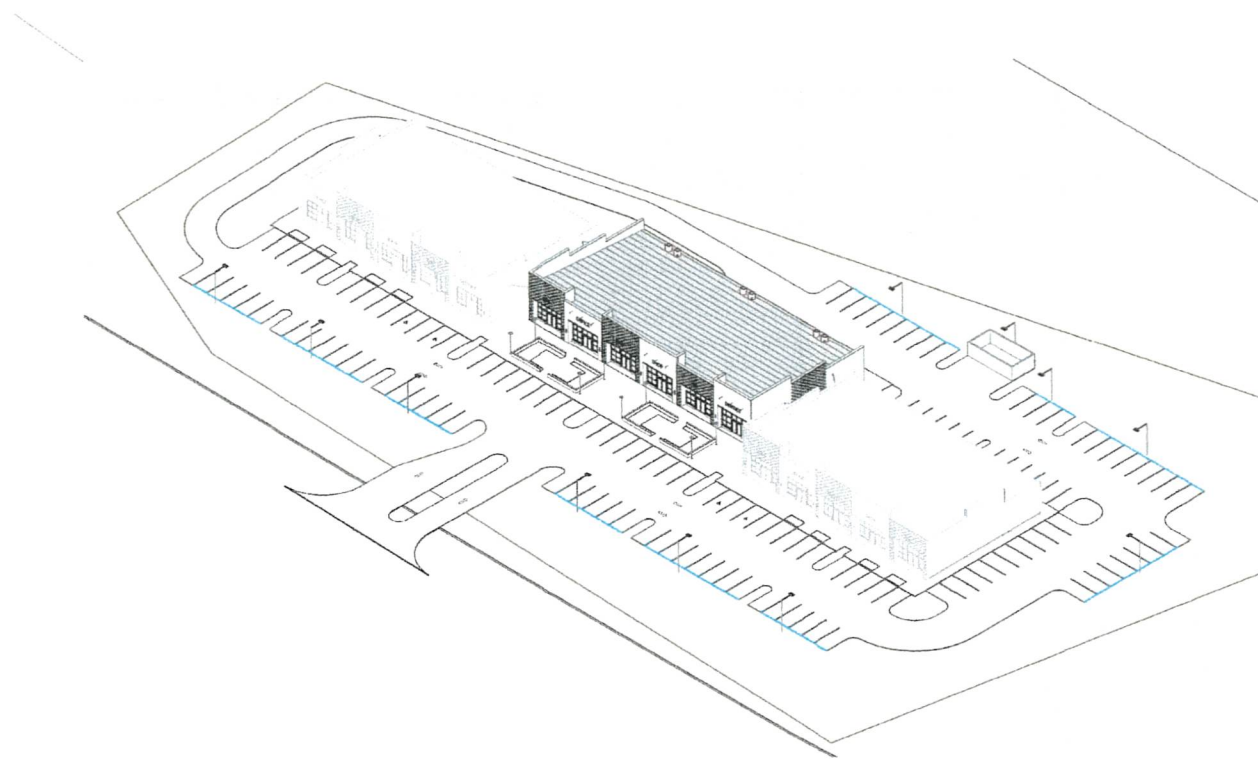
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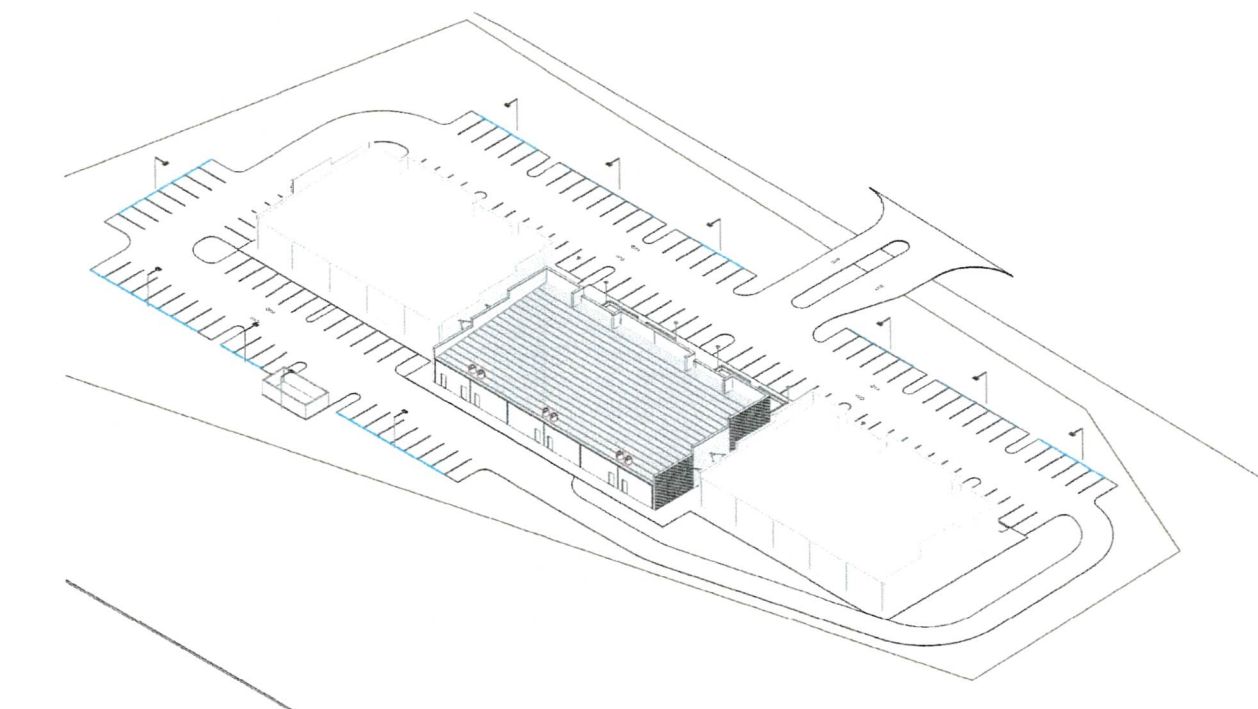
GENERAL INFORMATION

G.102





1 AXON 01



3 AXON 03

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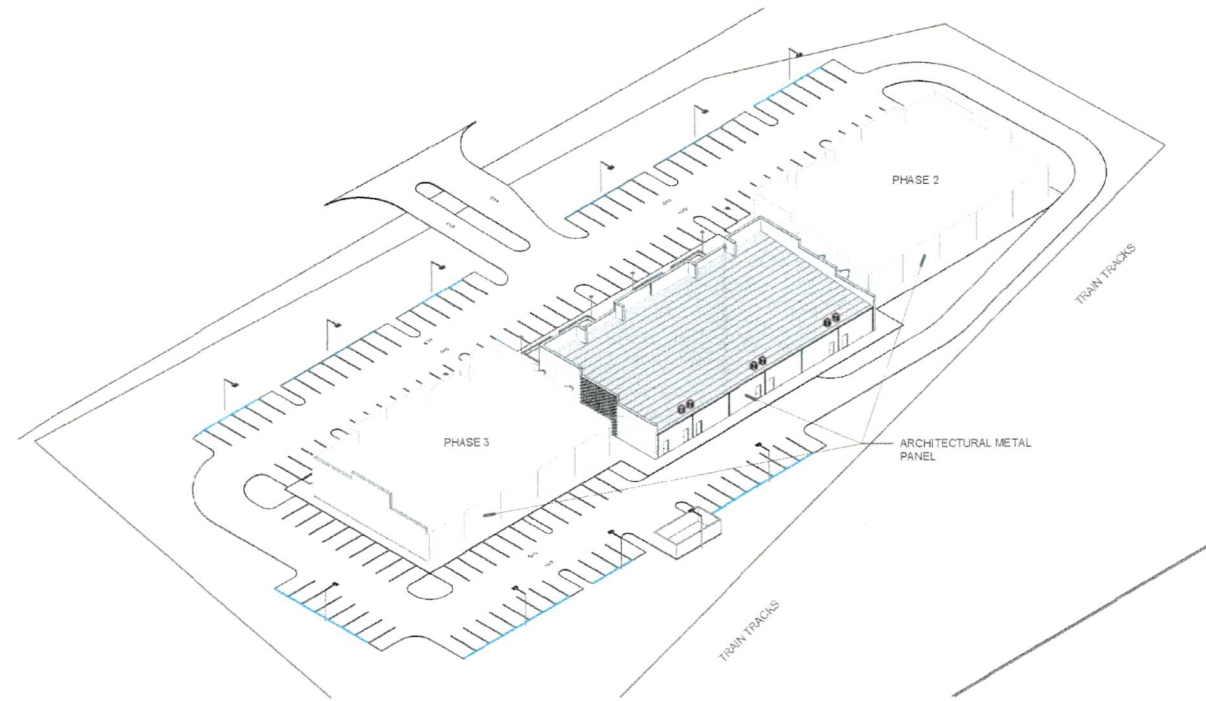
HWY 49 GULFPORT, MS 39503 PARCEL #07071-01-001.002

DATE 12/10/2025
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3D VIEWS

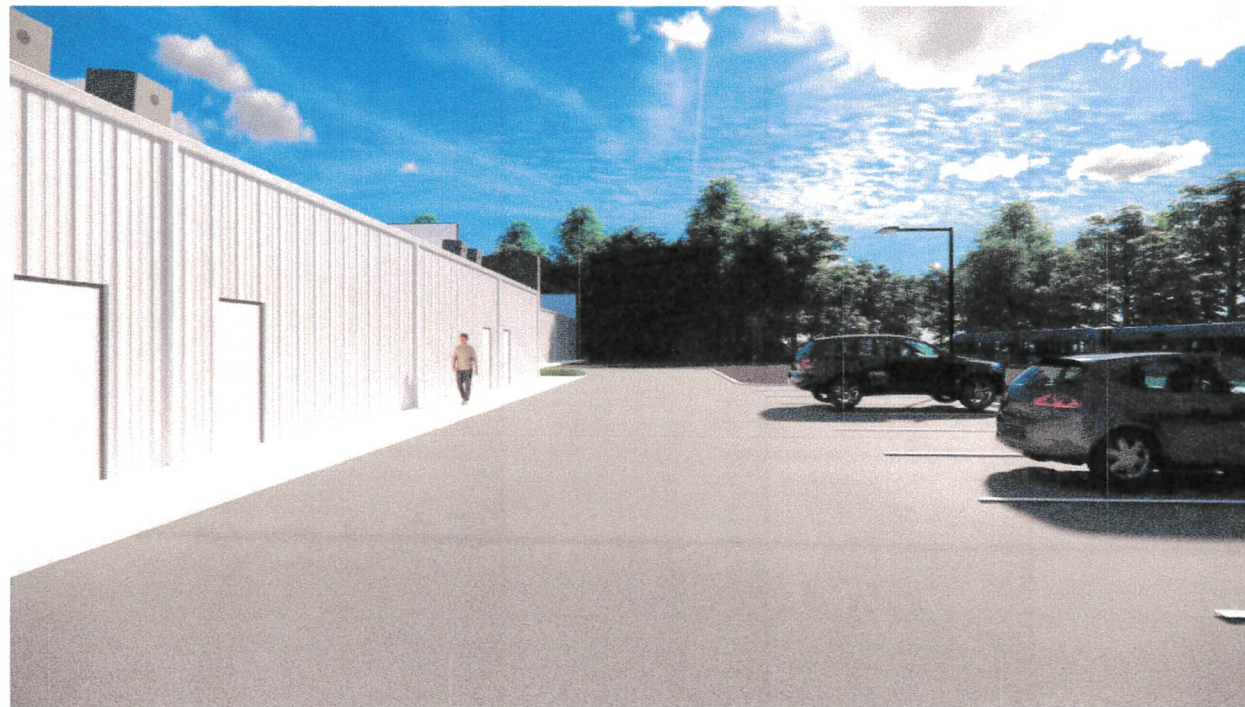


VIEW OF REAR / WEST FACADES OF BUILDINGS

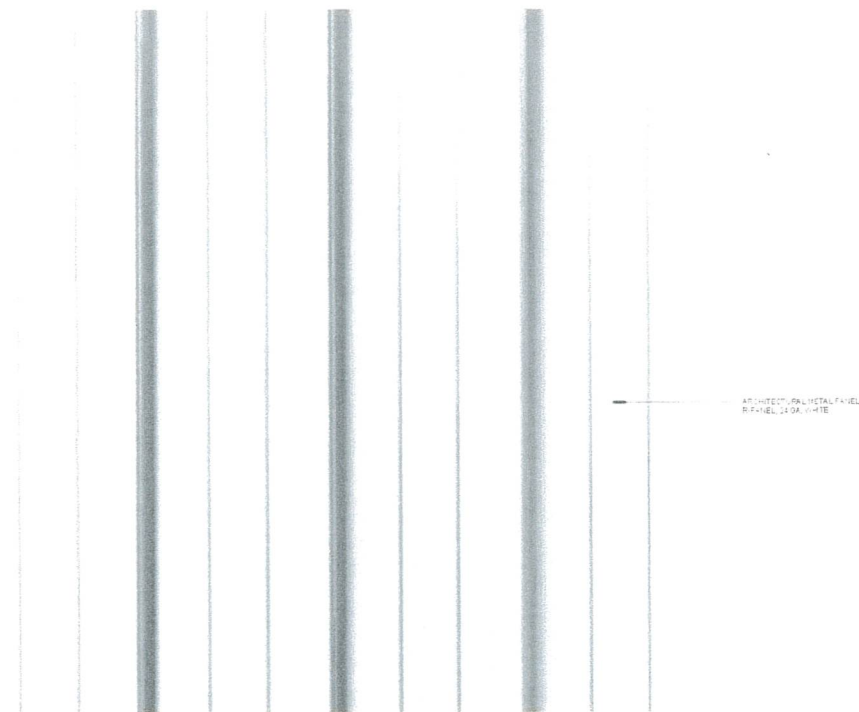


1 AXON 02

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VIEW OF REAR / WEST FACADES OF BUILDINGS SHOWING TRAIN



ARCHITECTURAL METAL PANEL

135 - HOPKINS RETAIL

MARTY + KELLY HOPKINS

HWY 49 GULFPORT, MS 39503 PARCEL #0707101-001.002

DATE 12/10/2025
PHASE CD
SHEETS FOR
PROJECT NO 135

3D VIEWS - METAL PANELS



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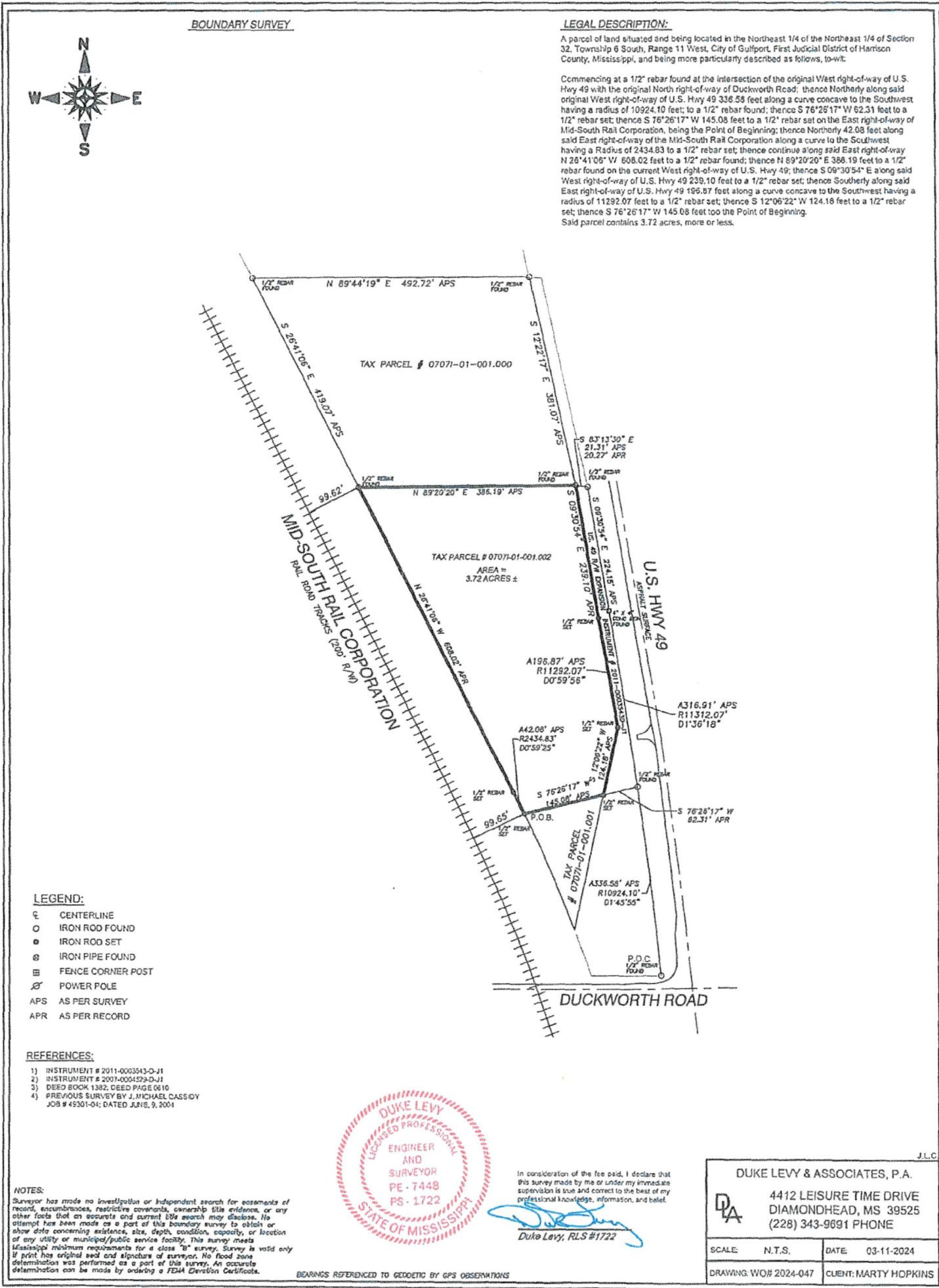
MARTY + KELLY HOPKINS

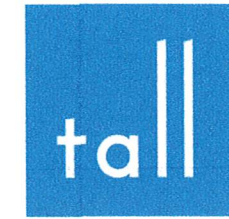
HWY 49 GULFPORT, MS 39503 PARCEL #07071-01-001.002

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SURVEY - BY OTHERS

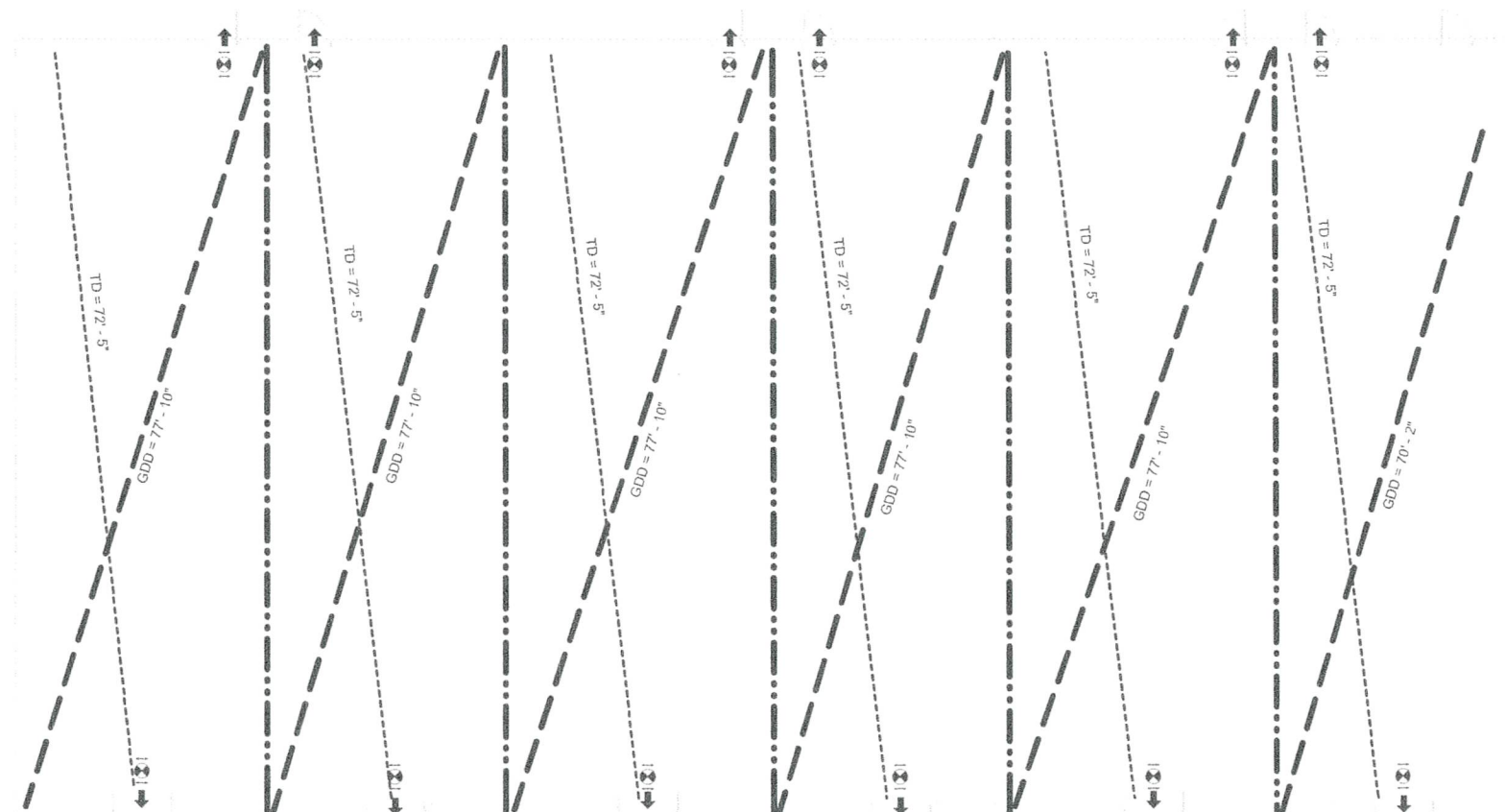
V.100





LEGEND	
	EXIT SIGN - SHADED SIDE DENOTES FACE, ARROW DENOTES DIRECTION TO EXIT
	FIRE EXTINGUISHER CABINET - EXTERIOR ALUMINUM 1 FOR EVERY 3000 S.F. MAX. TRAVEL TO F.E. = 75' COORDINATE EXACT LOCATION WITH ARCHITECT PRIOR TO INSTALLATION
	2 HOUR FIRE PARTITION
	1 HOUR FIRE PARTITION
	SMOKE PARTITION
	COMMON PATH OF TRAVEL
	TRAVEL DISTANCE
	GREATEST DIAGONAL DISTANCE (GDD)
	EXIT SEPARATION DISTANCE (ES) - MAX. 1/3 GDD
	EXIT

CODE SUMMARY										
APPLICABLE BUILDING CODES		BUILDING INFORMATION			OCCUPANT LOAD CALCULATIONS			PLUMBING FIXTURE CALCULATIONS		
INTERNATIONAL ENERGY CONSERVATION CODE - 2018 EDITION INTERNATIONAL FIRE CODE - 2018 EDITION INTERNATIONAL BUILDING CODE - 2018 EDITION INTERNATIONAL MECHANICAL CODE - 2018 EDITION NATIONAL ELECTRICAL CODE - 2018 EDITION INTERNATIONAL FUEL/GAS CODE, 2018 EDITION		OCCUPANCY TYPE	MIXED USE: GROUP M - MERCANTILE GROUP B - BUSINESS GROUP A-2 - ASSEMBLY	MAX. EXIT ACCESS TRAVEL DISTANCE MAX. COMMON PATH OF TRAVEL MAX. DEAD END CORRIDOR DISTANCE	250 FT 75 FT 50 FT	1ST FLOOR			TOTAL OCCUPANT LOAD: ---	
ENERGY CODE REQUIREMENTS		CONSTRUCTION TYPE	TYPE II-B	MIN. EGRESS WIDTH PER OCCUPANT MIN. EXIT WIDTH	0.15'	MERCANTILE (60 SF/OCC)	STORAGE (300 SF/OCC)		MALE OCCUPANTS	FEMALE OCCUPANTS
THERMAL ENVELOPE REQUIREMENTS		FIRE PROTECTION	SPRINKLERED YES	MIN. EGRESS STAIR WIDTH/OCCUPANT MIN. WIDTH OF STAIRS	0.2'	RETAIL (RM ---) TOTAL SF/OCC	STORAGE (RM ---) STORAGE (RM ---) STORAGE (RM ---) STORAGE (RM ---) STORAGE (RM ---) MECHELEC (RM ---)	100 SF 100 SF 100 SF 100 SF 100 SF 200 SF	WATER CLOSETS	-
CLIMATE ZONE: 2		FIRE ALARM ANNUNCIATION	YES	MIN. 2 MEANS OF EGRESS REQUIRED		RETAIL (RM ---) TOTAL SF/OCC	TOTAL SF/OCC	809 SF/3 OCC	LAVATORIES	-
ALLOWABLE BUILDING AREA ACTUAL BUILDING AREA		CONSTRUCTION RATINGS	37,500 SF/FLOOR 12,000 SF	PRIMARY STRUCTURAL FRAME BEARING WALLS	0 HRS	BUSINESS (150 SF/OCC)	TOTAL SF/OCC	--- SF/--- OCC	DRINKING FOUNTAINS	1 PER 500
HEIGHTS/STORIES ACTUAL BUILDING HEIGHTS/STORIES		EXTERIOR FIRE SEPARATION	75'-0" / 3 STORIES 20'-0" / 1 STORIES	INTERIOR EXTERIOR FLOOR CONSTRUCTION ROOF CONSTRUCTION	0 HRS 0 HRS 0 HRS 0 HRS	RETAIL (RM ---) TOTAL SF/OCC	TOTAL SF/OCC	--- SF/--- OCC	SERVICE SINK	1 SERVICE SINK
EXTERIOR FIRE SEPARATION		OCCUPANCY SEPARATION	10' x X ≤ 30' = 0 HR. A-2 = 1 HOUR			BUSINESS (150 SF/OCC)	TOTAL OCCUPANTS	--- OCCUPANTS		
U-FACTOR FIXED FENESTRATION ENTRANCE DOORS OPERABLE FENESTRATION		CORRIDOR FIRE RATING	0 HOURS			RETAIL (RM ---) TOTAL SF/OCC				
SHGC:						BUSINESS (150 SF/OCC)				
						RETAIL (RM ---) TOTAL SF/OCC				
						1,200 SF 1,200 SF/8 OCC				
						1,200 SF 1,200 SF/8 OCC				



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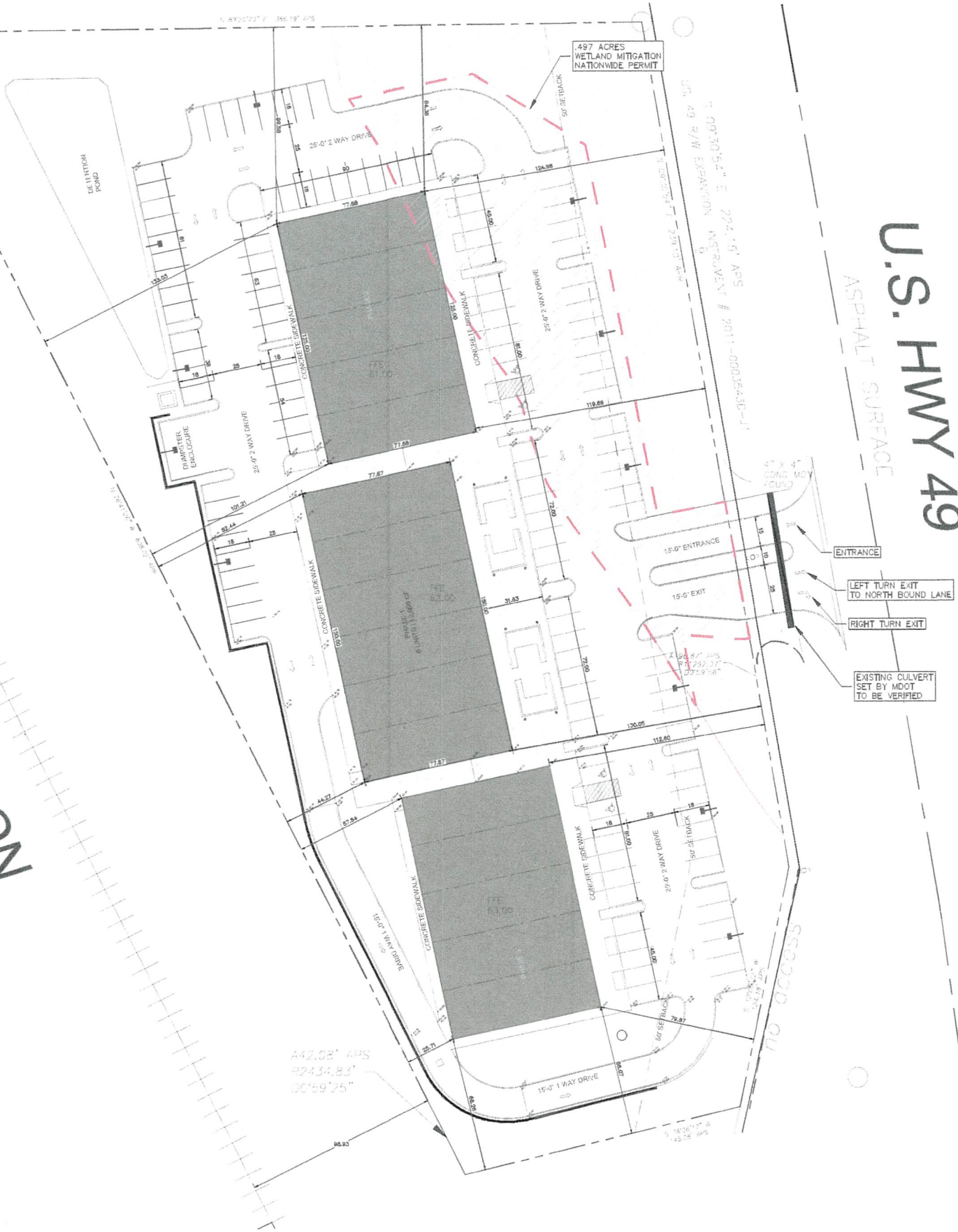
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HWY 49 GULFPORT, MS 39503 PARCEL #07071-01-001.002

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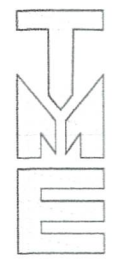
LIFE SAFETY PLAN
LS.101

MID-SOUTH RAIL CORPORATION



U.S. HWY 49
ASPHALT SURFACE

ENTRANCE
LEFT TURN EXIT TO NORTH BOUND LANE
RIGHT TURN EXIT
EXISTING CULVERT SET BY MDT TO BE VERIFIED



TERRY MORAN ENGINEERING
P.O. BOX 4275
BLOOMINGDALE, MS 38905
PH: 662-860-4733
FAX: 662-860-4765
TERRY MORAN, P.E., P.L.S.



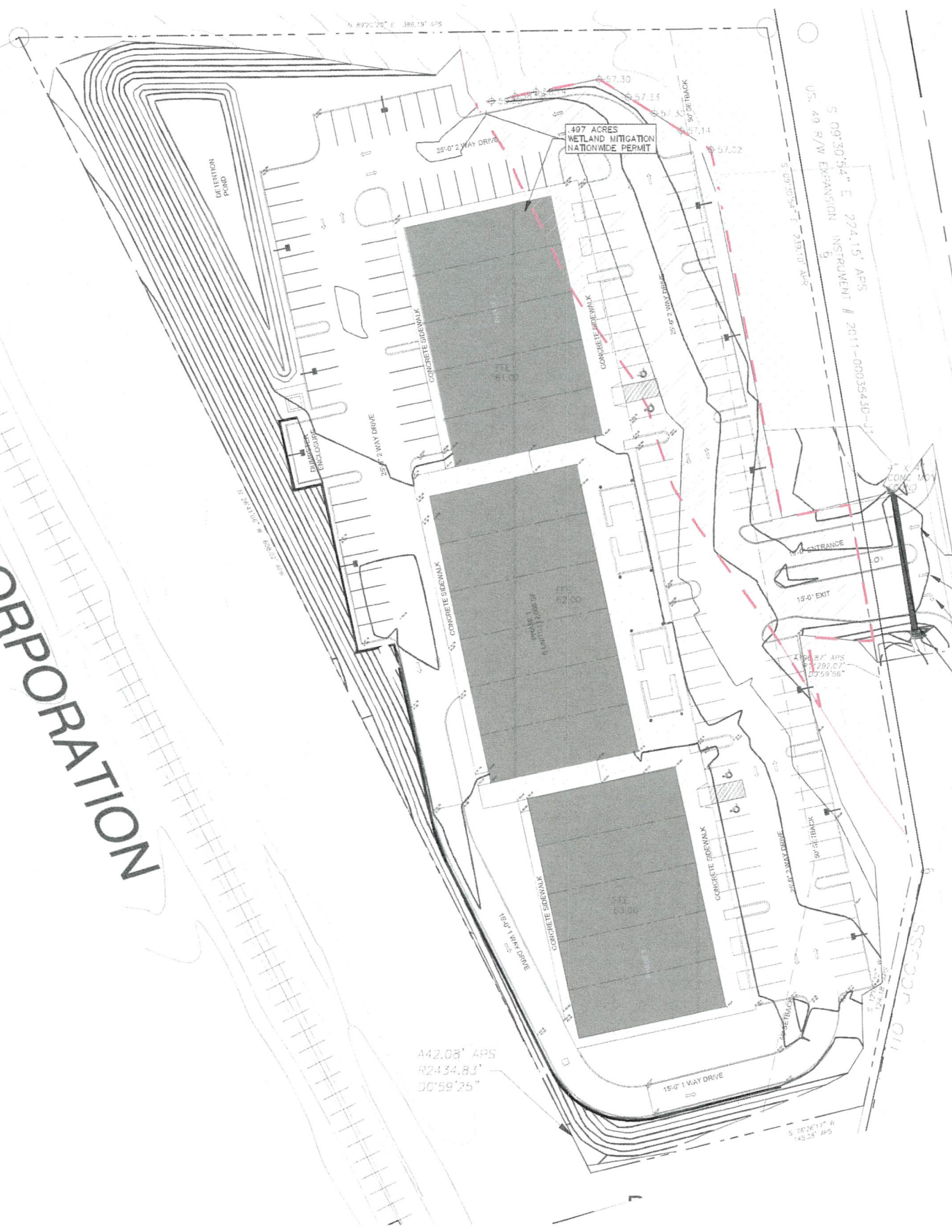
REV#	DATE	REVISION

Hopkins Retail
Marty and Kelly Hopkins - Hwy 49 Gulfport, MS

SITE PLAN

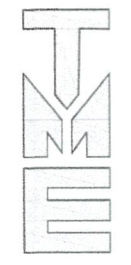
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MID-SOUTH RAIL CORPORATION



U.S. HWY 49
ASPHALT SURFACE

- ENTRANCE
- LEFT TURN EXIT TO NORTH BOUND LANE
- RIGHT TURN EXIT
- EXISTING CULVERT SET BY MOOT TO BE VERIFIED



TERRY MORAN ENGINEERING

P.O. BOX 4175
BLOOMING MS 39555
PH: 228-896-4733
FAX: 228-896-5768
TERRY MORAN
P.E., P.L.S.



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Hopkins Retail
Marty and Kelly Hopkins - Hwy 49 Gulfport, MS

GRADING AND DRAINAGE PLAN

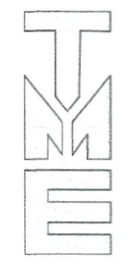
DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 DATE: [Signature]
C2.00

MID-SOUTH RAIL CORPORATION

U.S. HWY 49
ASPHALT SURFACE

CATCHMENT AREA LEGEND:

MARK	AREA
DA1.1	.07 AC
DA1.2	.34 AC
DA1.3	.50 AC
DA1.4	.56 AC
DA1.5	.20 AC
DA1.6	.43 AC
(DA1)TOTAL	2.1 AC
DA2	1.64 AC
TOTAL SITE:	APPROXIMATELY 3.74 AC



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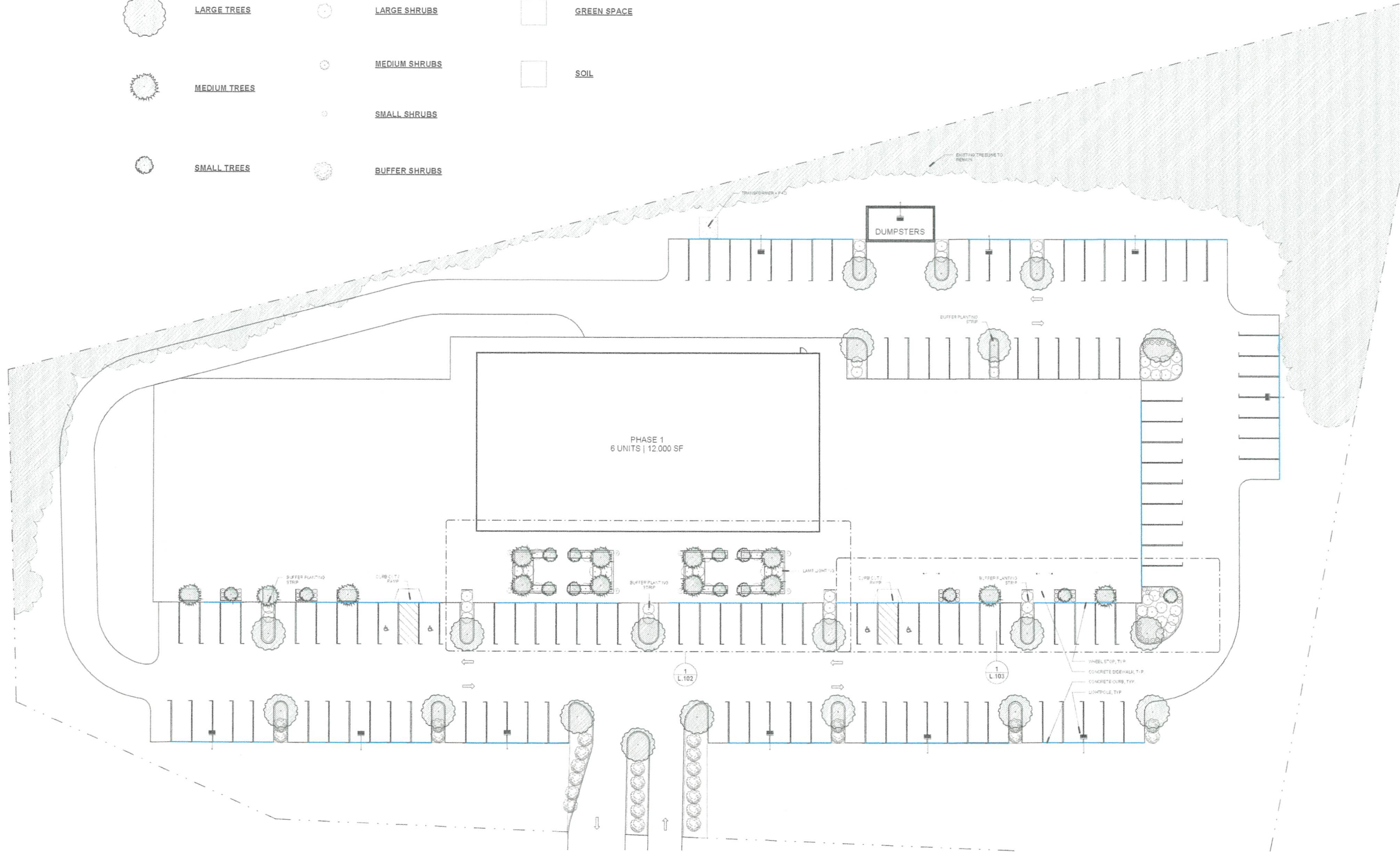
Hopkins Retail
Marty and Kelly Hopkins - Hwy 49 Gulfport, MS
DRAINAGE AREA MAP





LANDSCAPE SCHEDULE

	LARGE TREES		LARGE SHRUBS		GREEN SPACE
	MEDIUM TREES		MEDIUM SHRUBS		SOIL
	SMALL TREES		SMALL SHRUBS		
			BUFFER SHRUBS		



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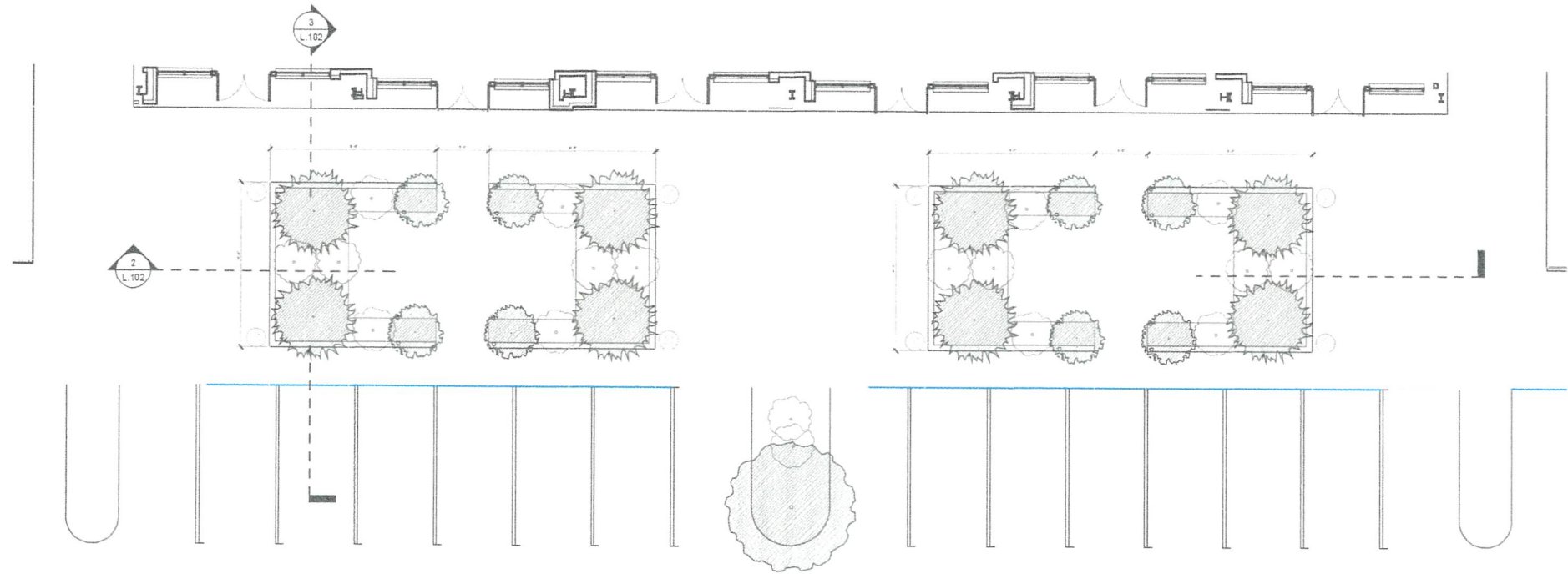
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1 LANDSCAPE PLAN
 1" = 20'-0"

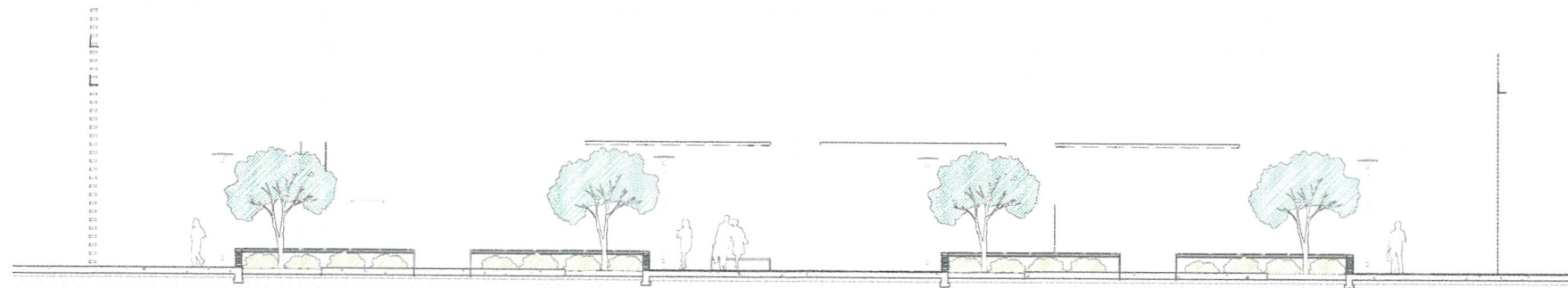


LANDSCAPE PLAN

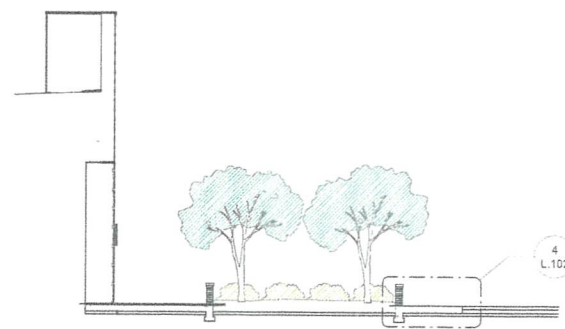
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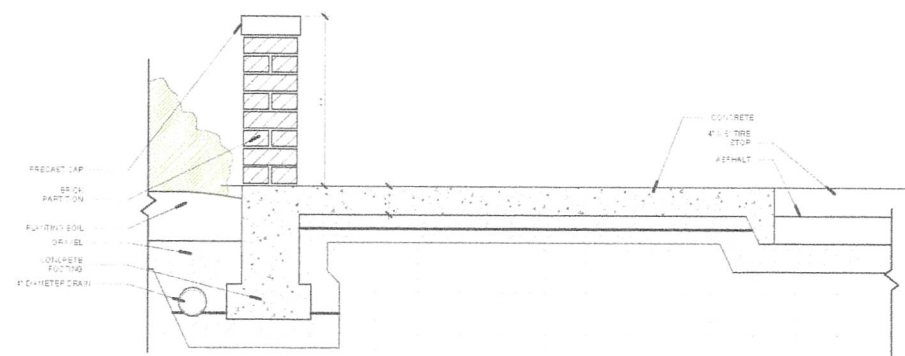
① PHASE 1 FRONTAGE
1/8" = 1'-0"



② PHASE 1 FRONTAGE LONGITUDINAL SECTION
1/8" = 1'-0"



③ PHASE 1 FRONTAGE SECTION
1/8" = 1'-0"



④ PHASE 1 FRONTAGE SECTION - PAVEMENT
1" = 1'-0"

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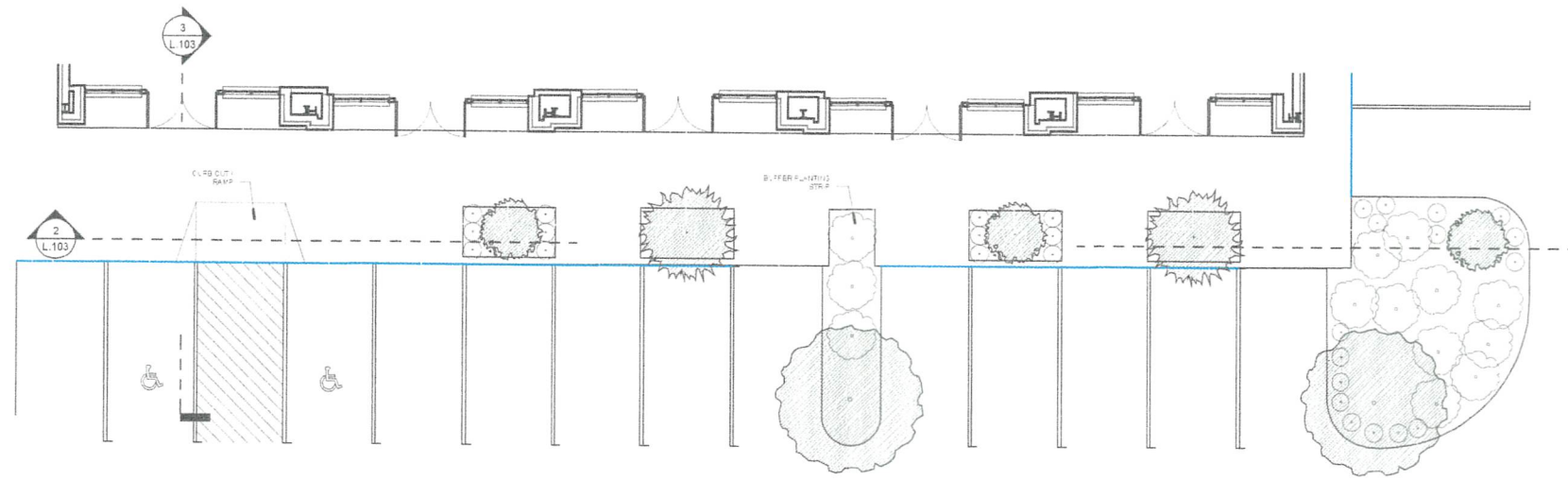
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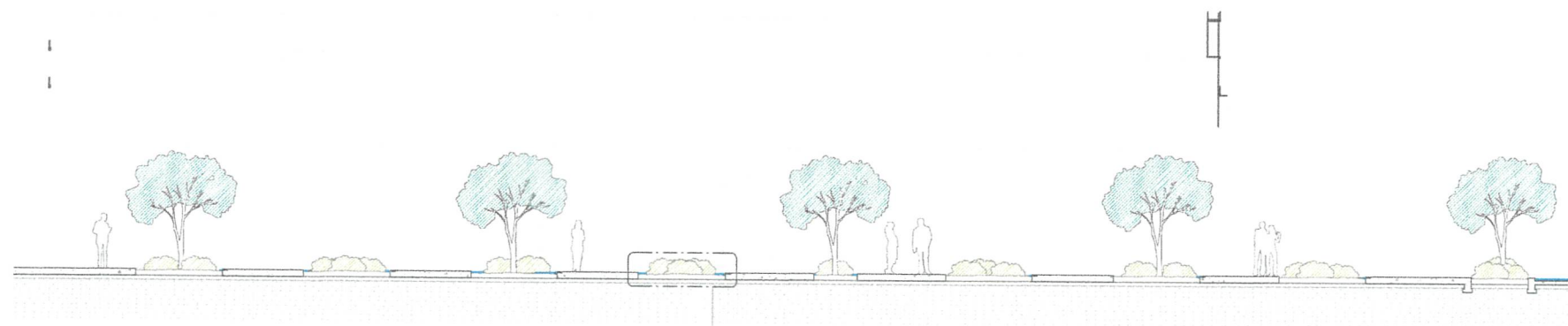
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LANDSCAPE DETAILS - PHASE 1

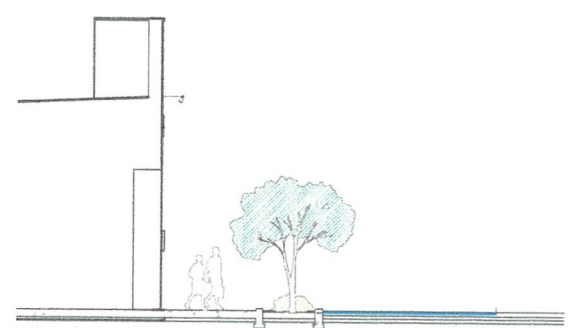
L.102



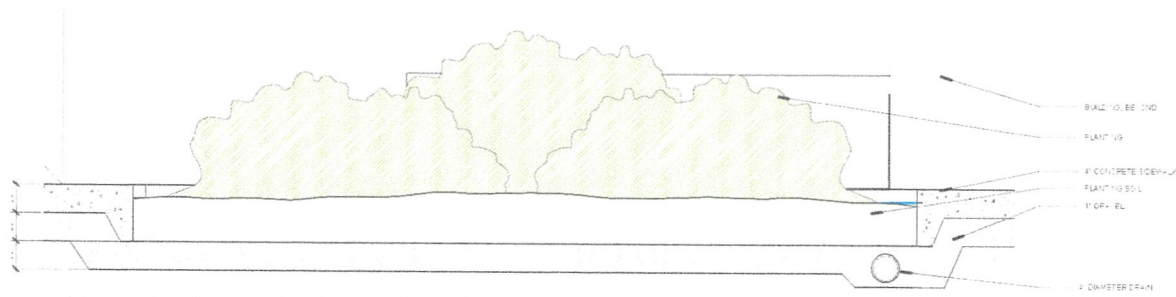
① PHASE 2 / 3 FRONTAGE
1/8" = 1'-0"



② PHASE 2 / 3 FRONTAGE LONGITUDINAL SECTION
1/8" = 1'-0"



③ PHASE 2 / 3 FRONTAGE SECTION
1/8" = 1'-0"



④ PHASE 2 / 3 FRONTAGE LONGITUDINAL SECTION - PLANTINGS
1" = 1'-0"

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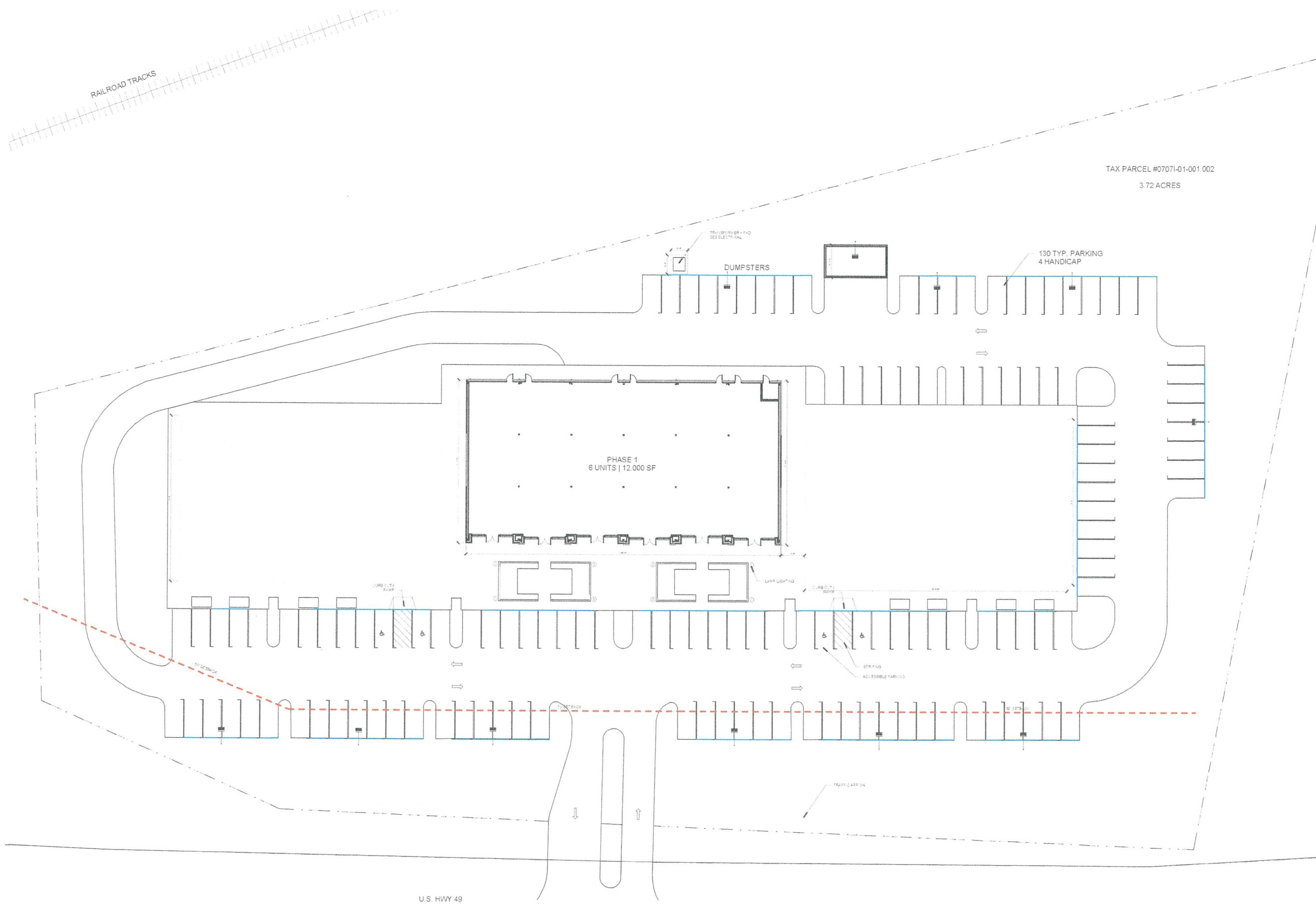
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LANDSCAPE DETAILS - PHASE 2 + 3

L.103



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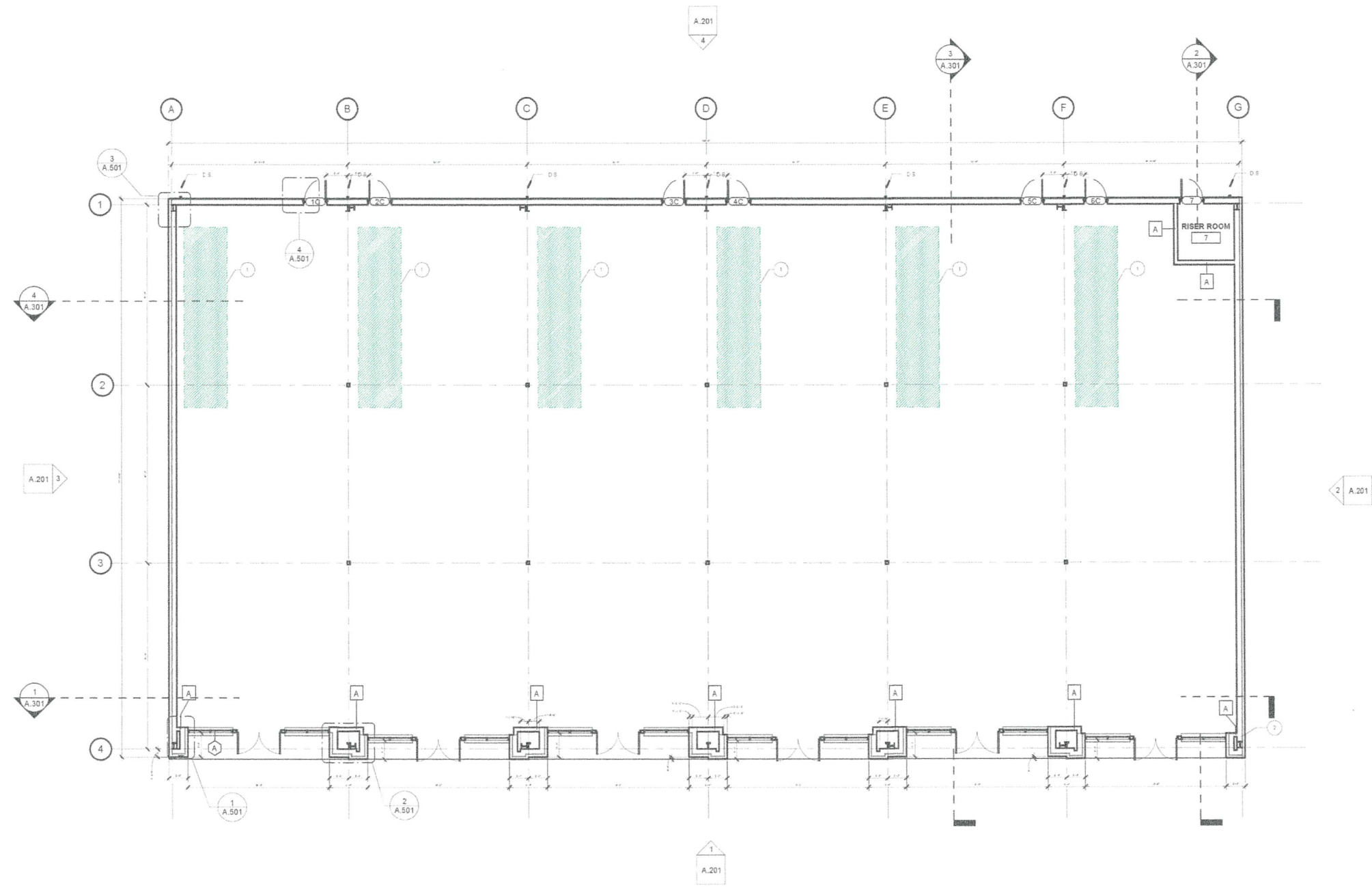
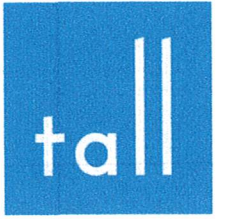
PLAN - SITE

1 SITE PLAN
1" = 20'-0"



A.100

KEYNOTES - FLOOR PLAN	
1	OPEN FOR TENANT DESIGNATION
2	PRE-ENGINEERED METAL BUILDING STRUCTURAL FRAMING



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MARTY + KELLY HOPKINS
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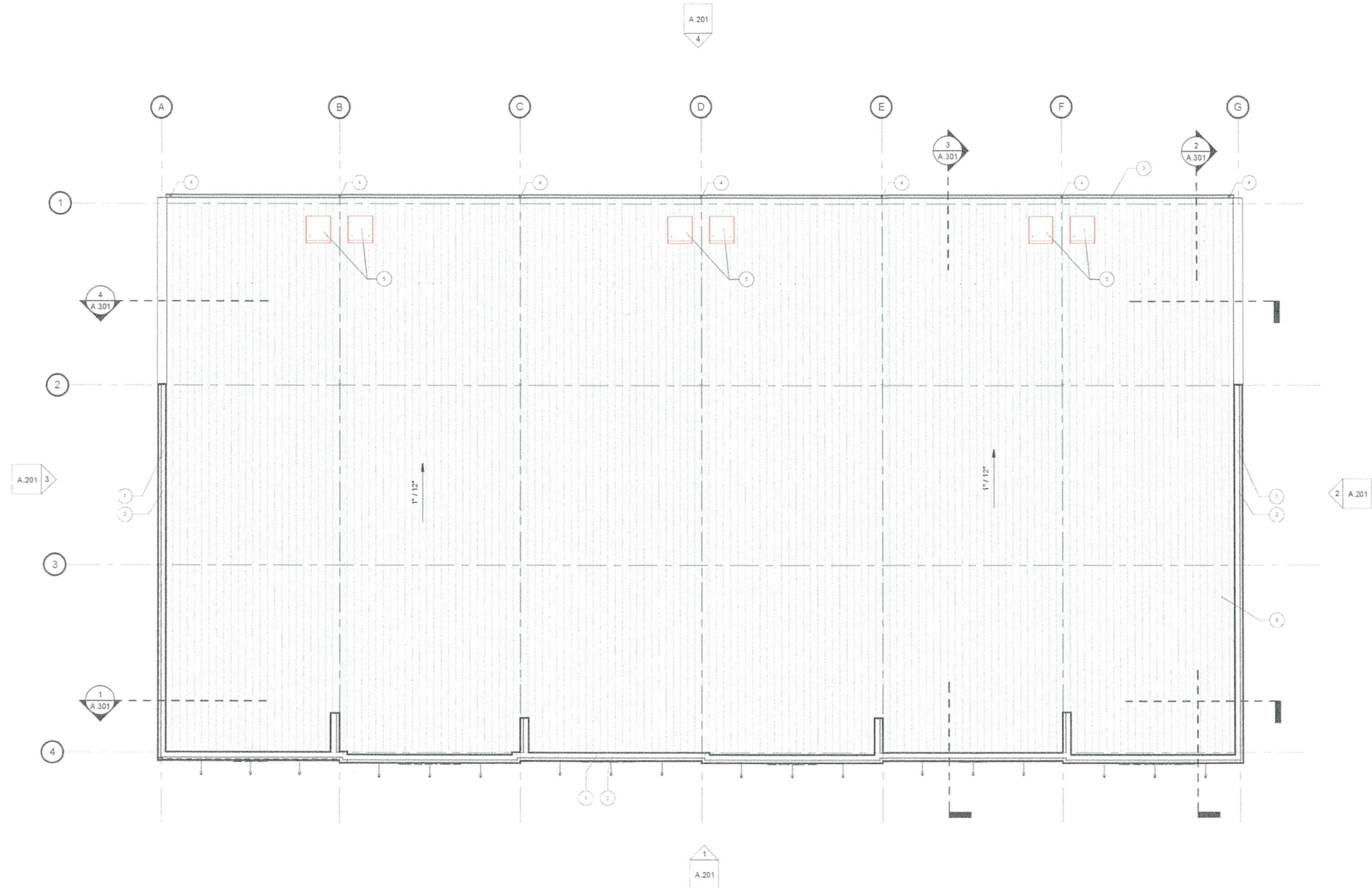
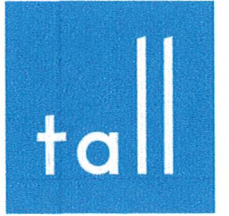
PLAN - FIRST FLOOR

1 1ST FLOOR PLAN
 1/8" = 1'-0"



A.101

KEYNOTES - ROOF PLAN	
1	PARAPET
2	COPING
3	GUTTER
4	DOWNSPOUT
5	PROPOSED CONDENSER LOCATION
6	SCREW-DOWN GALV METAL ROOF



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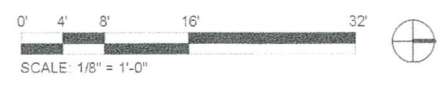
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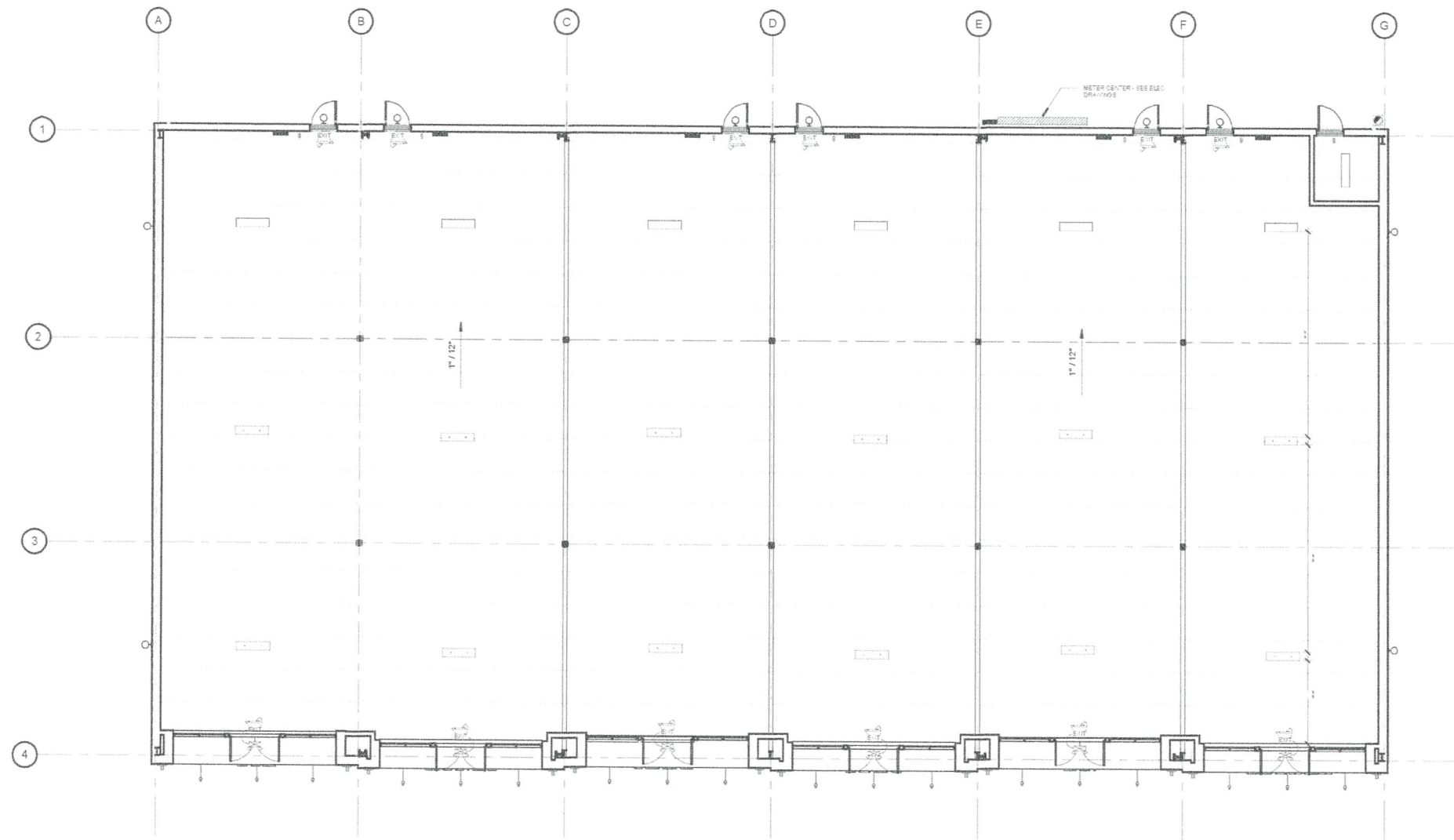
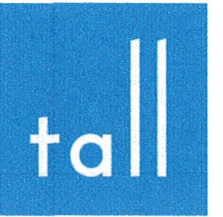
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1 ROOF PLAN
 1/8" = 1'-0"



PLAN - ROOF

A.110



LIGHTING LEGEND	
	PENDANT LIGHTING FIXTURE
	GOOSENECK SIGN LIGHT
	WALL MOUNTED FIXTURE
	WALL MOUNTED FIXTURE
	BATTERY BACKUP EMERGENCY / EGRESS FIXTURE
	BATTERY BACKUP EMERGENCY / EGRESS FIXTURE

ELECTRICAL LEGEND	
	METER BOX
	DUPLEX RECEPTACLE
	LIGHT SWITCH
	LIGHT AND POWER PANELBOARD
	PHOTO ELECTRIC CONTROL
	GFI DUPLEX RECEPTACLE

MECHANICAL LEGEND	
	SUPPLY
	RETURN

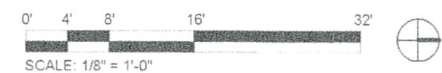
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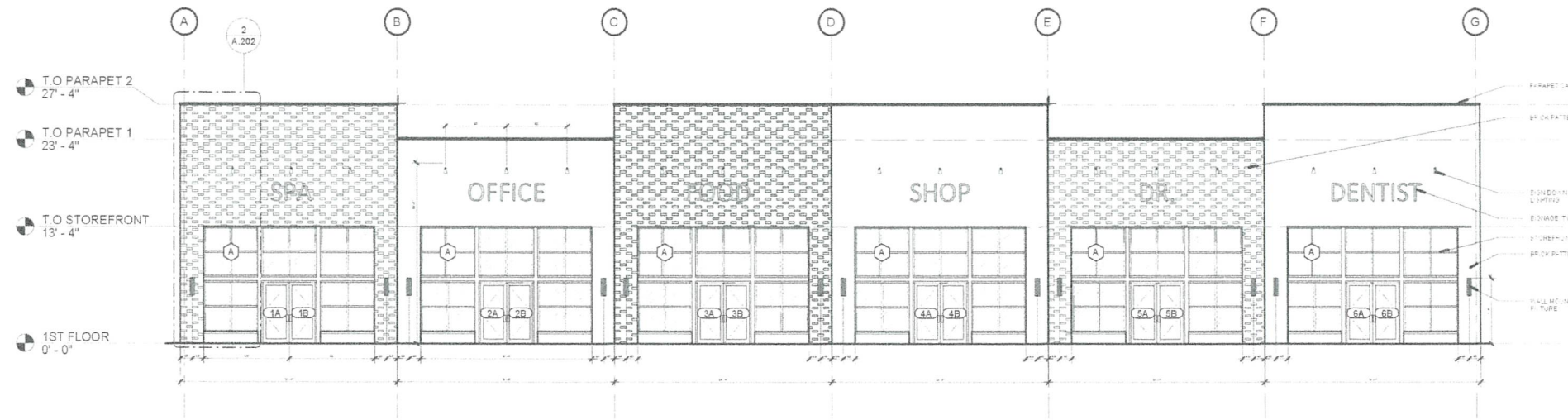
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① RCP PLAN - FIRST FLOOR
1/8" = 1'-0"

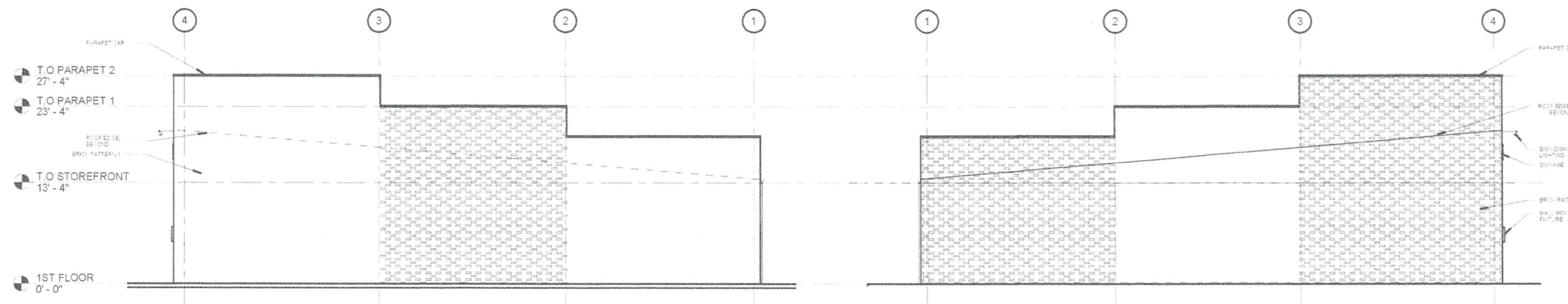


PLAN - RCP

A.120

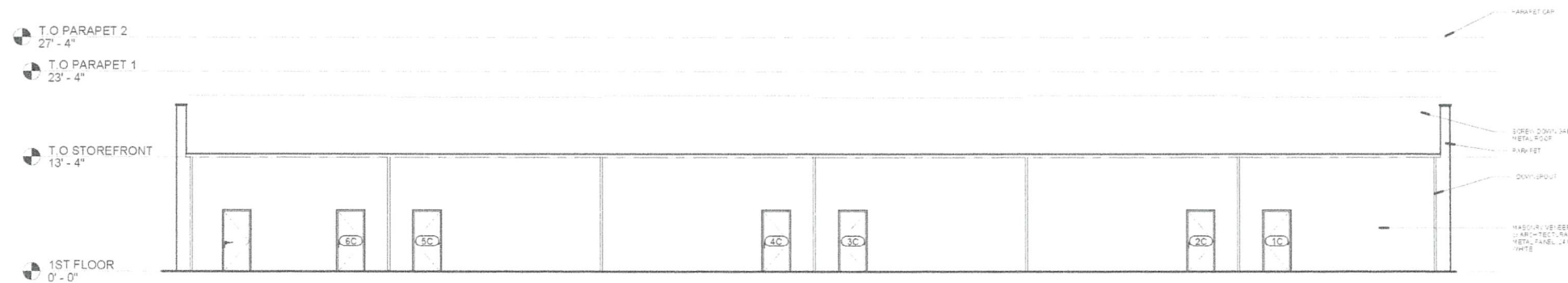


1 EAST ELEVATION
1/8" = 1'-0"



2 NORTH ELEVATION
1/8" = 1'-0"

3 SOUTH ELEVATION
1/8" = 1'-0"



4 WEST ELEVATION
1/8" = 1'-0"

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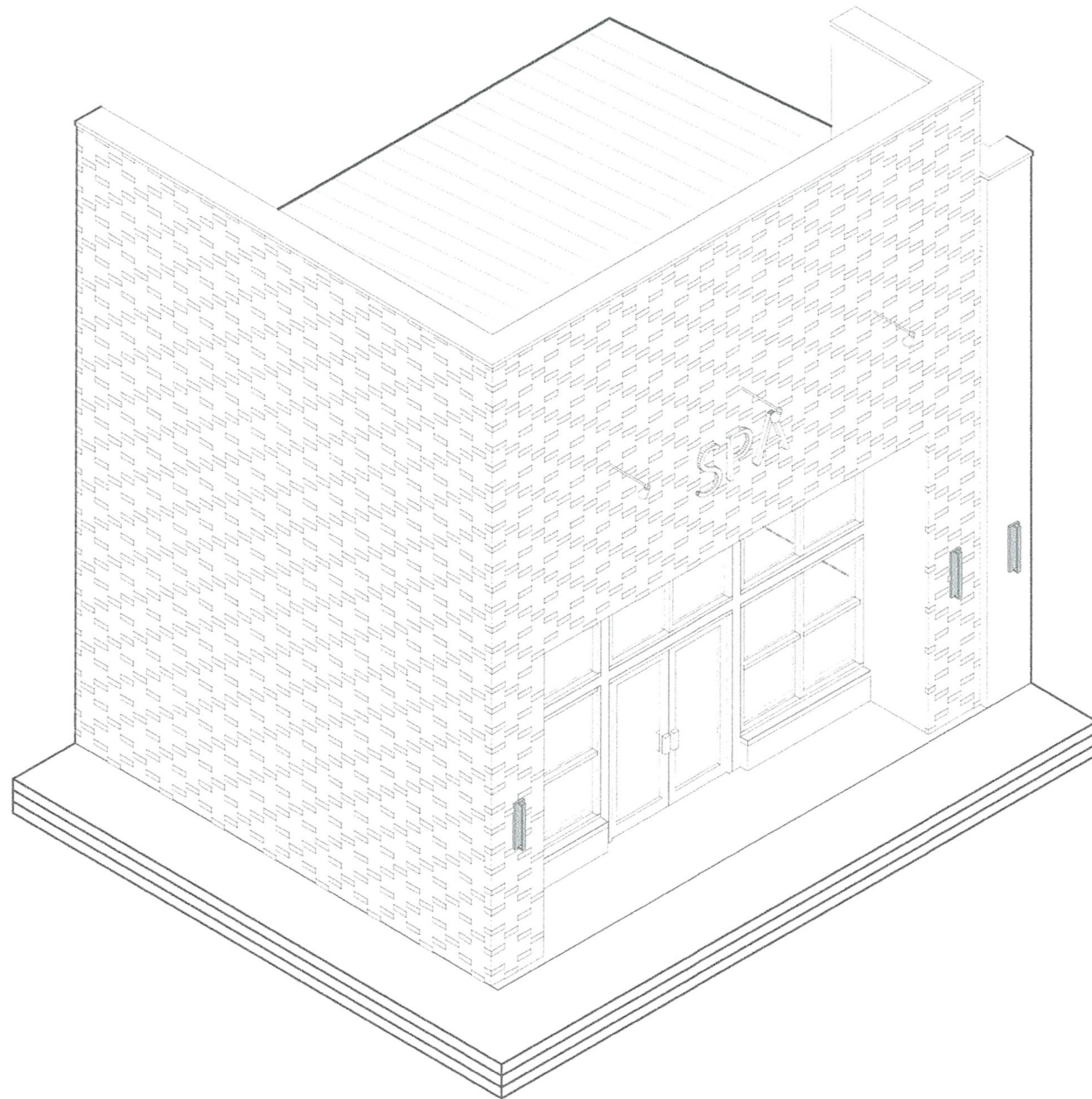
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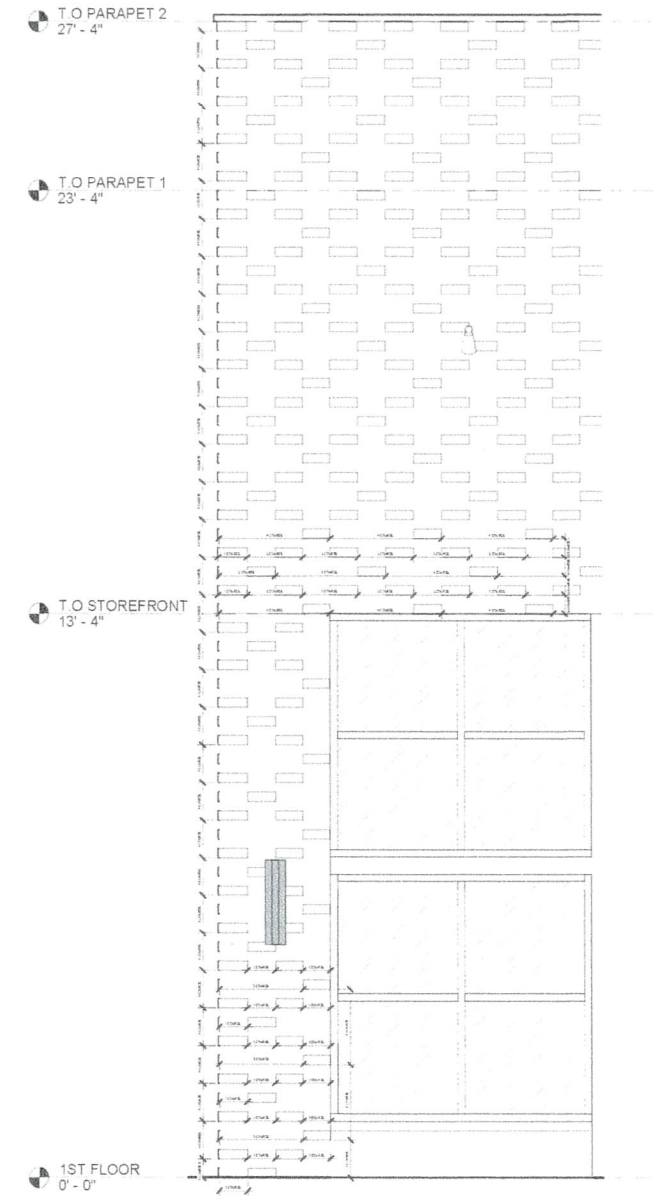
ELEVATIONS - BUILDING

 BRICK: Mfg. Order: 2001-10001
 Product: 1001-10001
 Form: 400000001

 ACCENT BRICK: Mfg. Order: 2001-10001
 Product: 1001-10001
 Form: 400000001



1 Brick Wall Axon



2 EAST ELEVATION - BRICK DETAIL
1/2" = 1'-0"

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1812 GOVERNMENT ST., OCEAN SPRINGS, MS 38664
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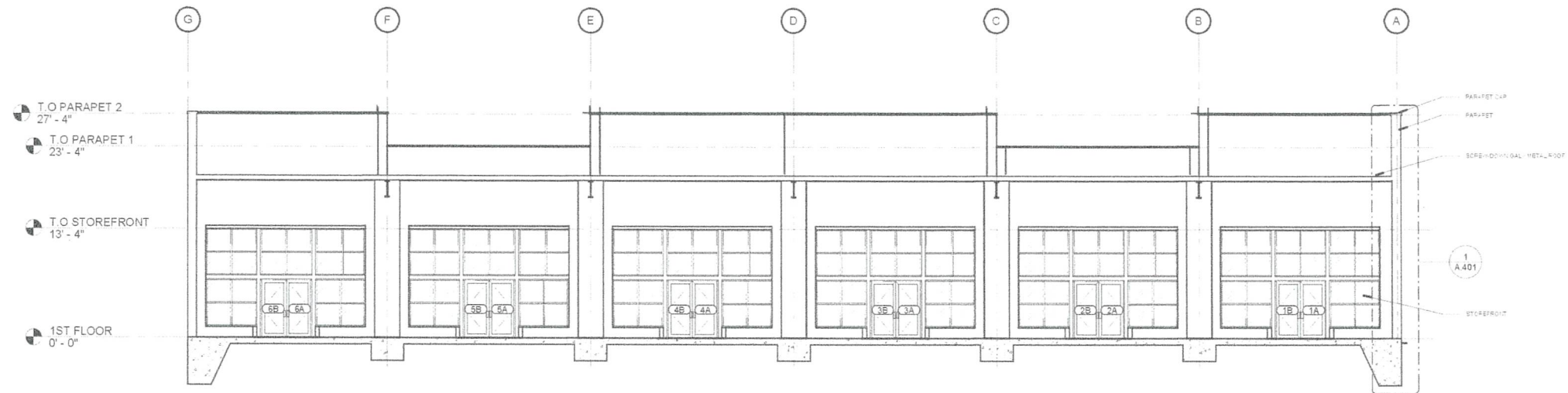
135 - HOPKINS RETAIL

MARTY + KELLY HOPKINS

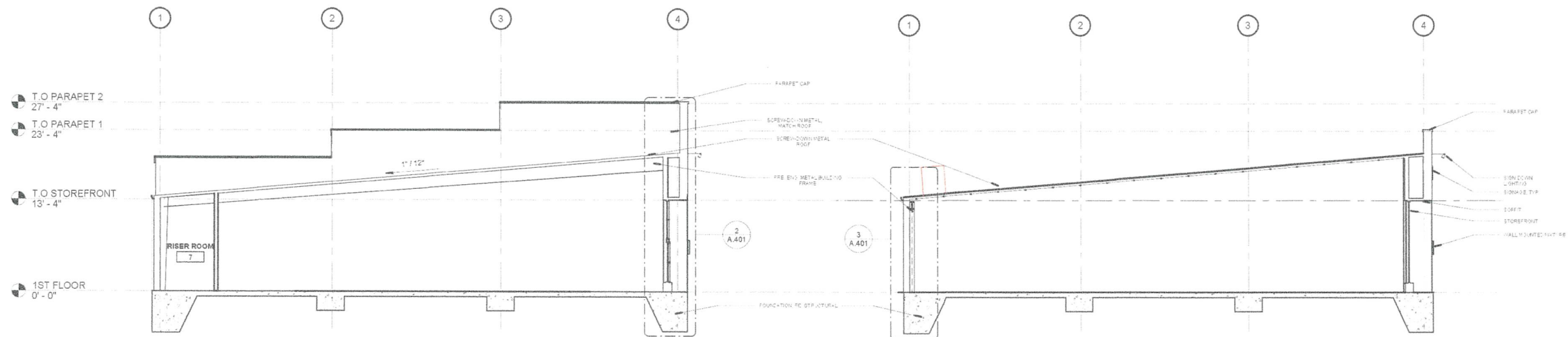
Hwy 49 Gulfport, MS 39503 PARCEL #07071-01-001.002

DATE: 12/10/2025
 PHASE: CD
 ISSUED FOR:
 PROJECT NO: 135

ELEVATIONS - BRICK DETAIL

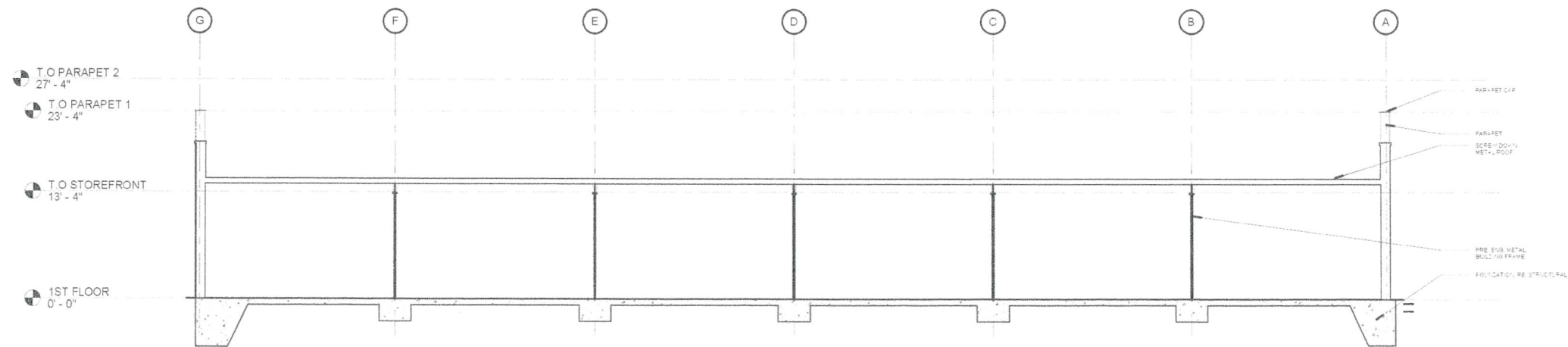


1 BUILDING SECTION 01
1/8" = 1'-0"



2 BUILDING SECTION 02
1/8" = 1'-0"

3 BUILDING SECTION 03
1/8" = 1'-0"



4 BUILDING SECTION 04
1/8" = 1'-0"

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1812 GOVERNMENT ST. OCEAN SPRINGS, MS 39564
TALLARCH.COM

135 - HOPKINS RETAIL

MARTY + KELLY HOPKINS

HWY 49 GULFPORT, MS 39503 PARCEL #07071401-001.002

DATE	12/10/2025
PHASE	CD
ISSUED FOR	
PROJECT NO.	135

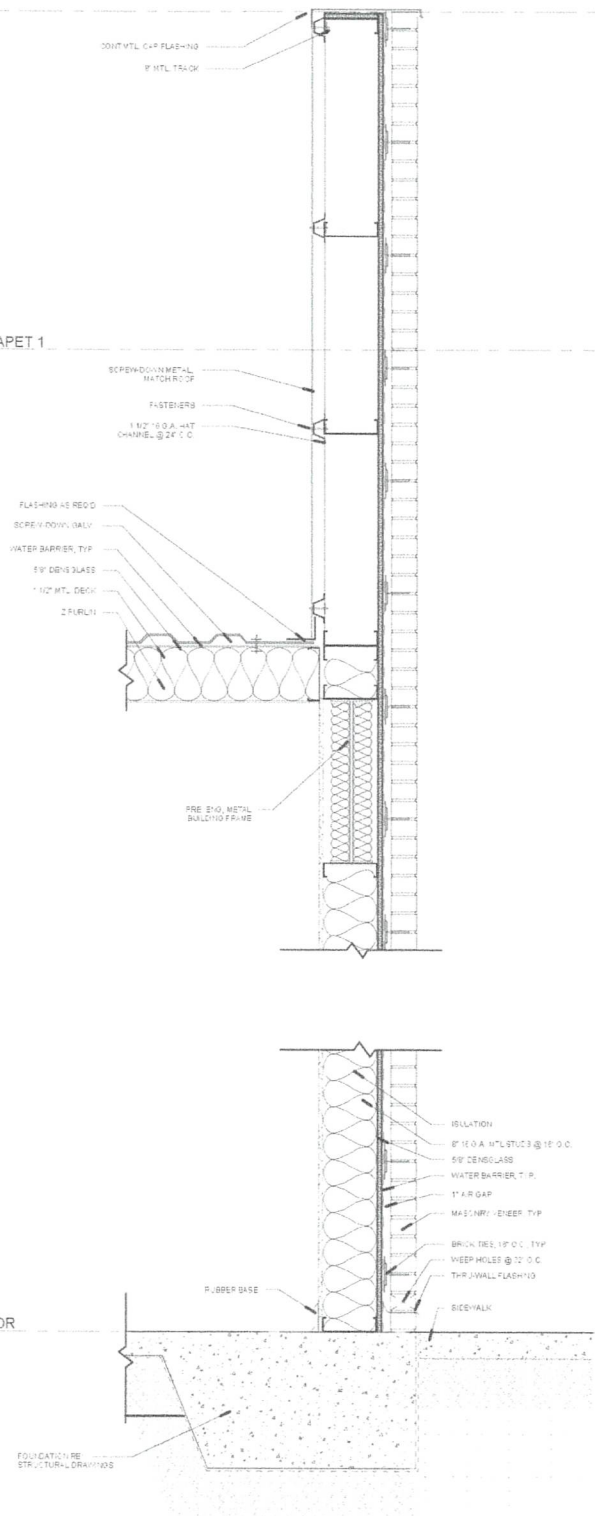
SECTIONS - BUILDING

A.301

T.O PARAPET 2
27'-4"

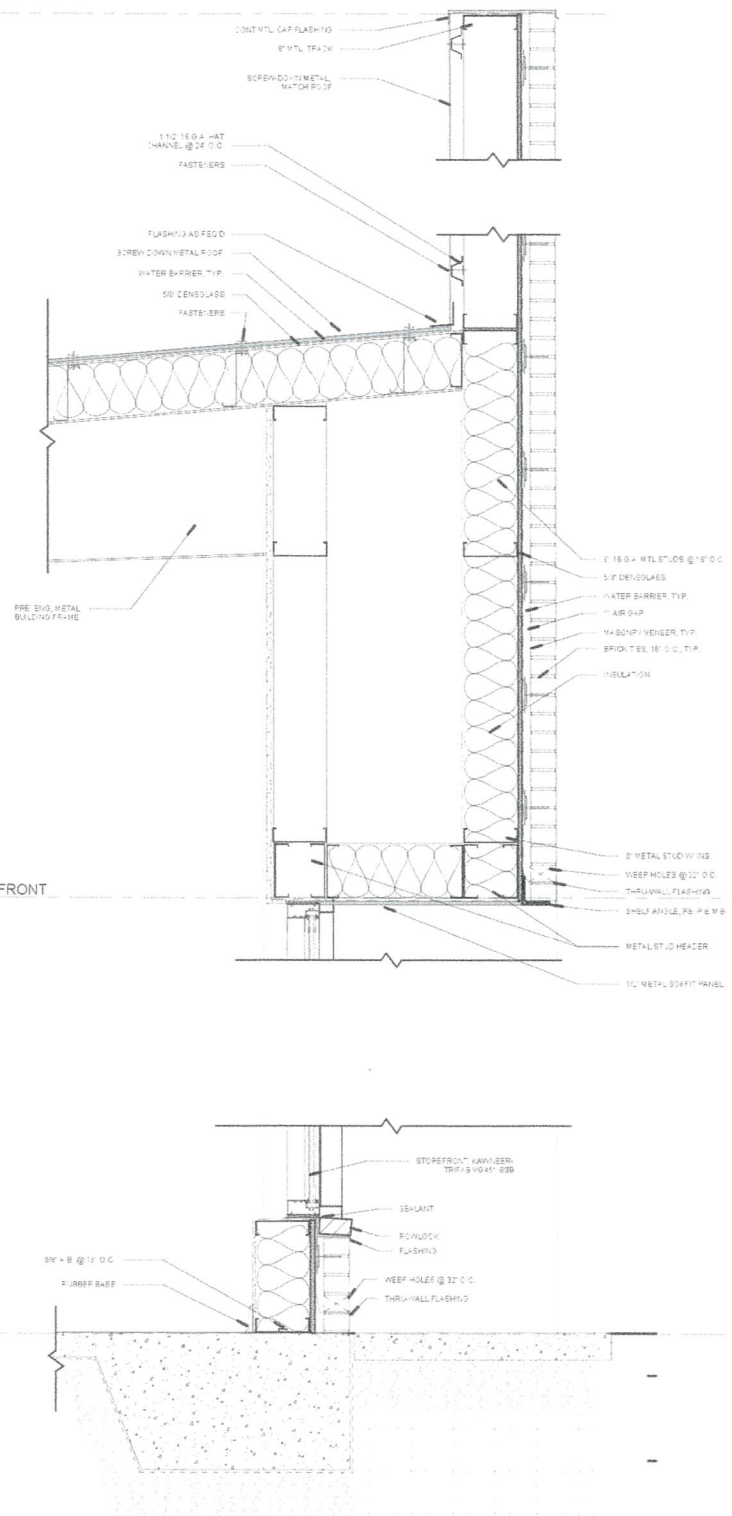
T.O PARAPET 1
23'-4"

1ST FLOOR
0'-0"

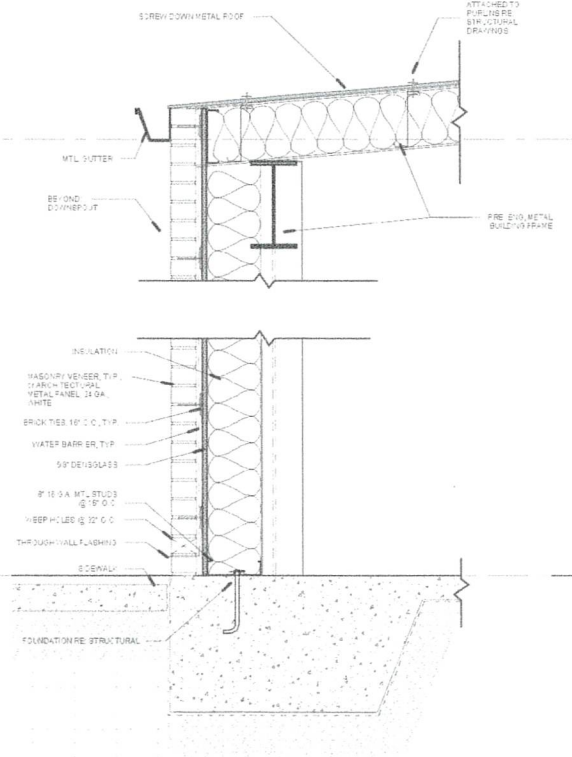


1 WALL SECTION 01 - SIDE
1" = 1'-0"

T.O STOREFRONT
13'-4"



2 WALL SECTION 02 - FRONT
1" = 1'-0"



3 WALL SECTION 03 - BACK
1" = 1'-0"

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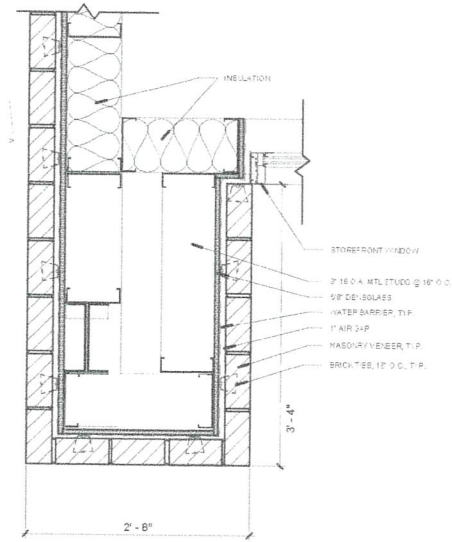
135 - HOPKINS RETAIL

MARTY + KELLY HOPKINS

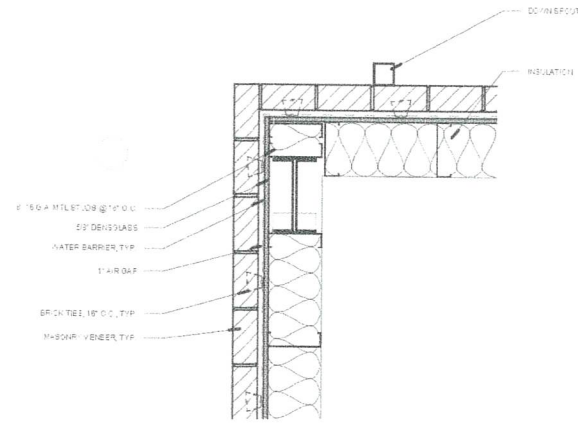
HWY 49 GULFPORT, MS 39503 PARCEL #0707-01-001.002

DATE 12/10/2025
 PHASE CD
 ISSUED FOR
 PROJECT NO 135

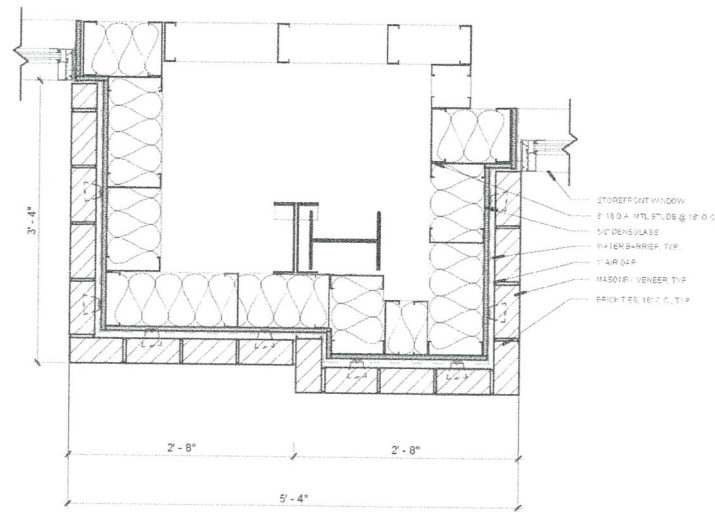
SECTIONS - WALL



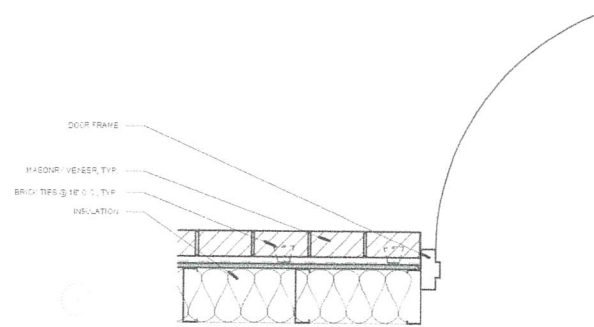
1 1ST FLOOR PLAN - 01
1" = 1'-0"



3 1ST FLOOR PLAN - 03
1" = 1'-0"



2 1ST FLOOR PLAN - 02
1" = 1'-0"



4 1ST FLOOR PLAN - 04
1" = 1'-0"

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1912 GOVERNMENT ST., OCEAN SPRINGS, MS 39564
TALLARCH.COM

135 - HOPKINS RETAIL

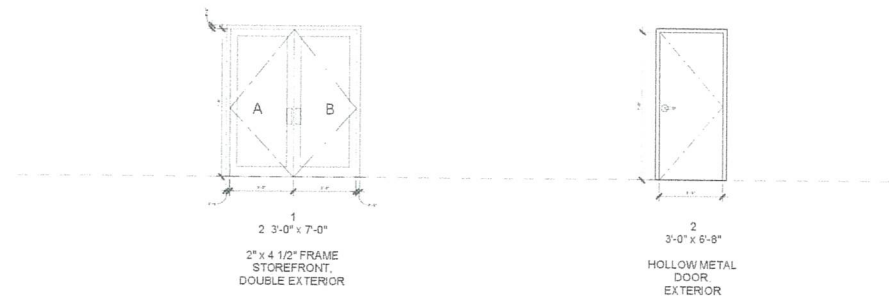
MARTY + KELLY HOPKINS

Hwy 49 Gulfport, MS 39563 Parcel #0707101-001.002

DATE 12/10/2025
PHASE CD
DESIGNED FOR
PROJECT NO. 135

DETAILS - PLAN

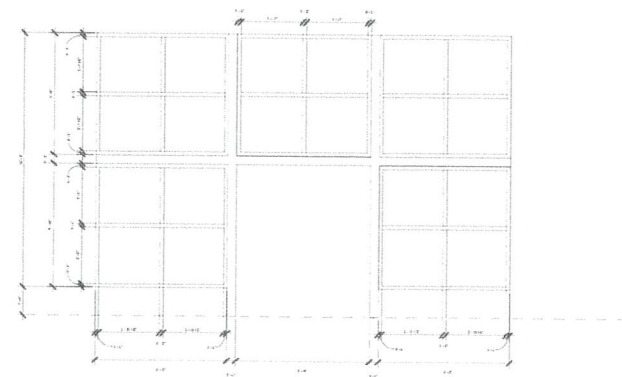
A.501



DOOR TYPES
1/4" = 1'-0"

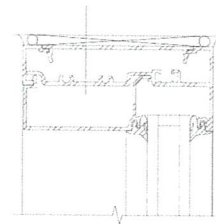
DOOR SCHEDULE											
NO.	TYPE	FINISH	WIDTH	HEIGHT	FRAME	FRAME FINISH	HEAD	JAMB	SILL	RATING	DESCRIPTION
1A	1	BLACK	3'-0"	7'-0"	STOREFRONT	BLACK	1/A.601	2/A.601	3/A.601		STOREFRONT DOOR
1B	1	BLACK	3'-0"	7'-0"	STOREFRONT	BLACK	1/A.601	2/A.601	3/A.601		STOREFRONT DOOR
1C	2	BLACK	3'-0"	7'-0"	HOLLOW METAL	PAINT	4/A.601	5/A.601	6/A.601	90 MIN	METAL DOOR
2A	1	BLACK	3'-0"	7'-0"	STOREFRONT	BLACK	1/A.601	2/A.601	3/A.601		STOREFRONT DOOR
2B	1	BLACK	3'-0"	7'-0"	STOREFRONT	BLACK	1/A.601	2/A.601	3/A.601		STOREFRONT DOOR
2C	2	BLACK	3'-0"	7'-0"	HOLLOW METAL	PAINT	4/A.601	5/A.601	6/A.601	90 MIN	METAL DOOR
3A	1	BLACK	3'-0"	7'-0"	STOREFRONT	BLACK	1/A.601	2/A.601	3/A.601		STOREFRONT DOOR
3B	1	BLACK	3'-0"	7'-0"	STOREFRONT	BLACK	1/A.601	2/A.601	3/A.601		STOREFRONT DOOR
3C	2	BLACK	3'-0"	7'-0"	HOLLOW METAL	PAINT	4/A.601	5/A.601	6/A.601	90 MIN	METAL DOOR
4A	1	BLACK	3'-0"	7'-0"	STOREFRONT	BLACK	1/A.601	2/A.601	3/A.601		STOREFRONT DOOR
4B	1	BLACK	3'-0"	7'-0"	STOREFRONT	BLACK	1/A.601	2/A.601	3/A.601		STOREFRONT DOOR
4C	2	BLACK	3'-0"	7'-0"	HOLLOW METAL	PAINT	4/A.601	5/A.601	6/A.601	90 MIN	METAL DOOR
5A	1	BLACK	3'-0"	7'-0"	STOREFRONT	BLACK	1/A.601	2/A.601	3/A.601		STOREFRONT DOOR
5B	1	BLACK	3'-0"	7'-0"	STOREFRONT	BLACK	1/A.601	2/A.601	3/A.601		STOREFRONT DOOR
5C	2	BLACK	3'-0"	7'-0"	HOLLOW METAL	PAINT	4/A.601	5/A.601	6/A.601	90 MIN	METAL DOOR
6A	1	BLACK	3'-0"	7'-0"	STOREFRONT	BLACK	1/A.601	2/A.601	3/A.601		STOREFRONT DOOR
6B	1	BLACK	3'-0"	7'-0"	STOREFRONT	BLACK	1/A.601	2/A.601	3/A.601		STOREFRONT DOOR
6C	2	BLACK	3'-0"	7'-0"	HOLLOW METAL	PAINT	4/A.601	5/A.601	6/A.601	90 MIN	METAL DOOR
7	2	BLACK	3'-0"	7'-0"	HOLLOW METAL	PAINT	4/A.601	5/A.601	6/A.601	90 MIN	METAL DOOR

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112 GOVERNMENT ST. DEAN SPRING, MS 39641
TALLARCH.COM

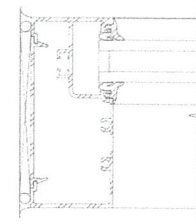


A
2" x 4 1/2"
ALUMINUM FRAMED,
STOREFRONT
5" x 4 1/2" STRUCTURAL
FRAME

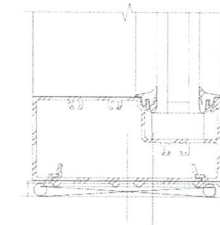
WINDOW TYPES
1/4" = 1'-0"



1 DOOR HEAD DETAIL
6" = 1'-0"



2 DOOR JAMB DETAIL
6" = 1'-0"



3 DOOR SILL DETAIL
6" = 1'-0"

135 - HOPKINS RETAIL

MARTY + KELLY HOPKINS
HWY 49 GULFPORT, MS 39503 PARCEL
#07071-01-001.002

DATE 12/10/2025
PHASE CD
ISSUED FOR
PROJECT NO 135

TYPES AND SCHEDULES
- WINDOW + DOOR

A.601



Michael Watson

SECRETARY OF STATE

This is not an official certificate of good standing.

Name History

Name	Name Type
Hopkins Coastal LLC	Legal

Business Information

Business Type:	Limited Liability Company
Business ID:	1381781
Status:	Good Standing
Effective Date:	03/04/2023
State of Incorporation:	Mississippi
Principal Office Address:	19197 Commission Rd Long Beach, MS 39560

Registered Agent

Name
Kelly D Hopkins 19197 Commission Rd. Long Beach, MS 39560

Officers & Directors

Name	Title
Marty L Hopkins 19197 Commission Rd. Long Beach, MS 39560	Member
Kelly Hopkins 19197 Commission Rd. Long Beach, MS 39560	Member



SCANNED



Angela Hunter 1st JUDICIAL DISTRICT
Instrument 2024-0006302-D-J1
Filed/Recorded 04/05/2024 10:18:01 AM
Total Fees 30.00
9 Pages Recorded

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

Grantor:
**Point Aux Chenes LLC, a Mississippi
Limited Liability Company**
P.O. Box 1078
Ocean Springs, MS 39566
(228) 365-8316

Return To:
Pilger Title Co.
1406 Bienville Blvd.
Ocean Springs, MS 39564
(228) 215-0011

Grantee:
**Hopkins Coastal LLC, a Mississippi
Limited Liability Company**
19197 Commission Rd.
Long Beach, MS 39560
(601) 940-2824

File No. Z243334S

INDEXING INSTRUCTIONS: A parcel of land situated in the NE 1/4 of the NE 1/4 of Sec 32, T6S, R11W, 1st JD, Harrison County, MS

STATE OF MISSISSIPPI
COUNTY OF HARRISON
FIRST JUDICIAL DISTRICT

WARRANTY DEED

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

Legal Description attached hereto as Exhibit "A"

This being the same property as that conveyed to Point Aux Chenes LLC, a Mississippi Limited Liability Company, by instrument recorded in Instrument No. 2007-4529-D-J1, Land Deed Records of Harrison County, Mississippi.

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

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

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

Survey attached as Exhibit "B"

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

WITNESS MY SIGNATURE, on this the 22 day of MARCH, 2024.

Point Aux Chenes LLC, a Mississippi Limited Liability Company

John S. Mavar, Sr.
By John S. Mavar, Sr., Managing Member

C O R P O R A T E A C K N O W L E D G M E N T

STATE OF North Carolina
COUNTY OF macon

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, the within named **John S. Mavar, Sr.**, the **Managing Member** of **Point Aux Chenes LLC, a Mississippi Limited Liability Company**, who acknowledged before me that he signed, executed and delivered the above and foregoing instrument on the day and year thereof, for the use and purposes therein mentioned, for and on behalf of the aforesaid entity, after first having been duly authorized so to do.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, on this the 22 day of March, 2024.

(AFFIX SEAL)

Leslie A. Cook Notary Public, North Carolina Macon County My Commission Expires October 04, 2028
--

Leslie A. Cook

NOTARY PUBLIC

My commission expires: October 4, 2028

Exhibit "A"

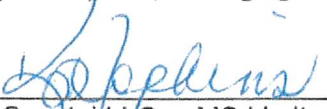
Legal Description

A parcel of land situated and being located in the Northeast 1/4 of the Northeast 1/4 of Section 32, Township 6 South, Range 11 West, City of Gulfport, First Judicial District of Harrison County, Mississippi, and being more particularly described as follows, to-wit:

Commencing at a 1/2" rebar found at the intersection of the original West right-of-way of U.S. Hwy 49 with the original North right-of-way of Duckworth Road; thence Northerly along said original West right-of-way of U.S. Hwy 49 336.58 feet along a curve concave to the Southwest having a radius of 10924.10 feet, to a 1/2" rebar found; thence S 76 degrees 26 minutes 17 seconds W 62.31 feet to a 1/2" rebar set; thence S 70 degrees 26 minutes 17 seconds W 145.08 feet to a 1/2" rebar set on the East right-of-way of Mid-South Rail Corporation, being the Point of Beginning; thence Northerly 42.08 feet along said East right-of-way of the Mid-South Rail Corporation along a curve to the Southwest having a Radius of 2434.83 to a 1/2" rebar set; thence Continue along said East right-of-way N 26 degrees 41 minutes 06 seconds W 608.02 feet to a 1/2" rebar found; thence N 89 degrees 20 minutes 20 seconds E 386.19 feet to a 1/2" rebar found on the current West right-of-way of U.S. Hwy 49; thence S 09 degrees 30 minutes 54 seconds E along said West right-of-way of U.S. Hwy 49 239.10 feet to a 1/2" rebar set; thence Southerly along said East right-of-way of U.S. Hwy 49 196.87 feet along a curve concave to the Southwest having a radius of 11292.07 feet to a 1/2" rebar set; thence S 12 degrees 06 minutes 22 seconds W 124.18 feet to a 1/2" rebar set; thence S 76 degrees 26 minutes 17 seconds W 145.08 feet to the Point of Beginning. Said parcel contains 3.72 acres, more or less.

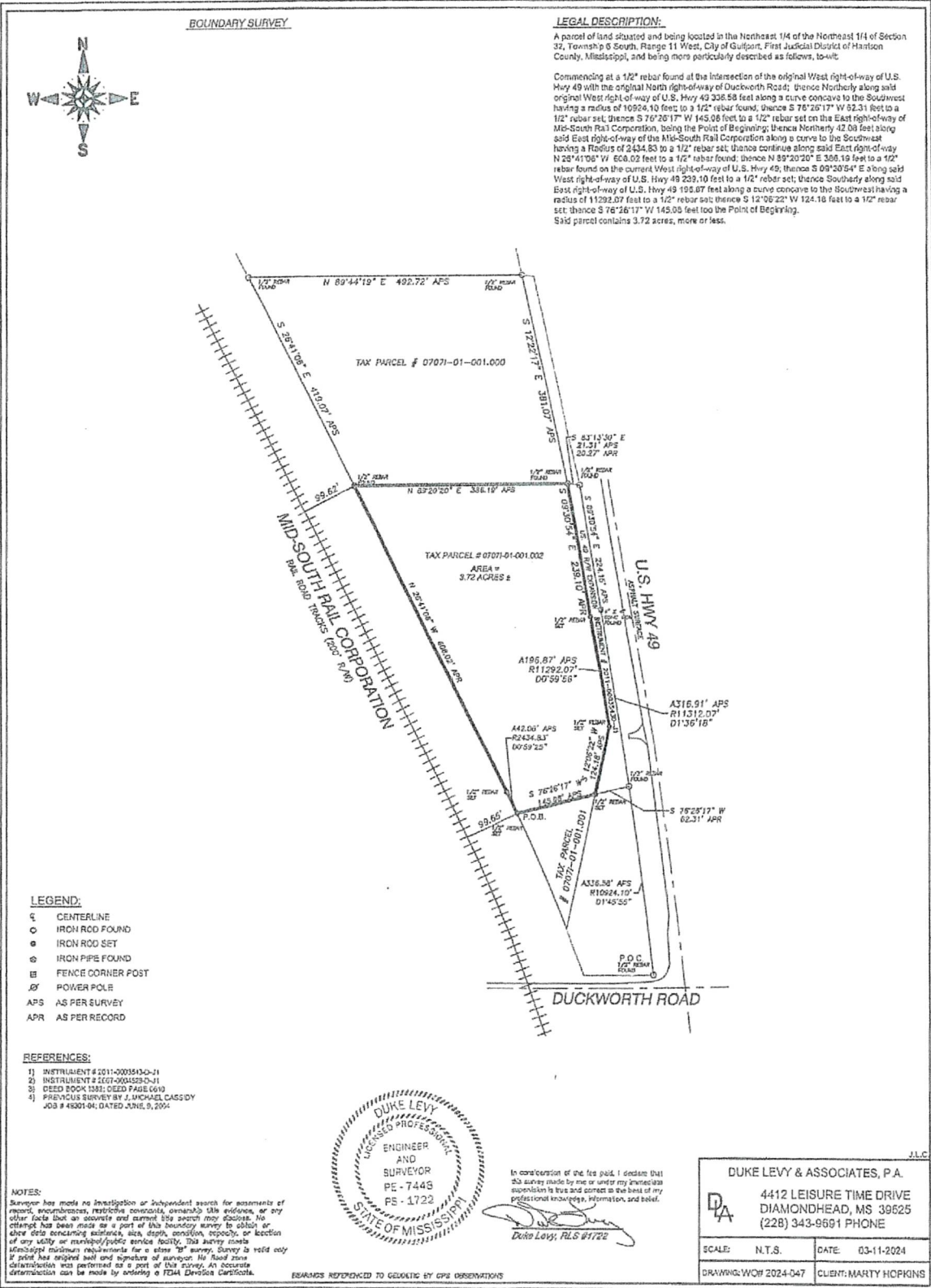

Hopkins Coastal LLC, a MS Limited Liability Company,
By: Marty L. Hopkins, Managing Member

3/28/24
Date


Hopkins Coastal LLC, a MS Limited Liability Company,
By: Kelly Hopkins, Managing Member

3/28/24
Date







Exhibit "B"

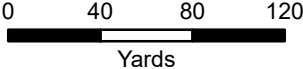


Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
Y		0707I-01-001.002	MARTY & KELLY HOPKINS (OWNERS)	19197 COMMISSION ROAD	LONG BEACH	MS	39560
			MARK TALLEY (AGENT)	1012 GOVERNMENT STREET	OCEAN SPRINGS	MS	39564
			Adjacent Property Owners (2601ARC002)				
	91849	0707I-01-002.000	EDWARDS ANTHONIE L	16048 DUCKWORTH RD	GULFPORT	MS	39503
N	110969	0707I-01-001.001	MISS TRANSPORTATION COMMISSION	C/O RIGHT OF WAY DIVISION	GULFPORT	MS	39502
	117477	0707I-01-001.002	POINT AUX CHENES LLC	PO BOX 1078	OCEAN SPRINGS	MS	39566
	81437	0807L-01-008.001	MAK INVESTMENTS LLC	28 MEADOW LAKE DR	ELLISVILLE	MS	39437
	56632	0807L-01-008.000	GULFPORT CITY OF	P O BOX 1780	GULFPORT	MS	39502
	56636	0807L-01-009.000	WEAVER DAVID W & SUSAN J -TRUSTEES-	21170 D'HERDE RD	GULFPORT	MS	39503
	91848	0707I-01-001.000	LEE DENNIS EUGENE	P O BOX 368	PICAYUNE	MS	39466
N	56633	0807L-01-005.000	AGREE LIMITED PARTNERSHIP	ATTN: TRACTOR SUPPLY CO. TAX TEAM	BRENTWOOD	TN	37027



Legend

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



1 inch = 250 feet



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