



Planning Commission | Agenda

Thursday, January 22, 2026 – 4:30 PM

City Hall – Council Chambers
2309 15th Street, Gulfport

A.
Prayer

B.
Pledge of Allegiance

C.
Call to Order

D.
Determination of a Quorum

E.
Confirmation of Agenda

F.
Adoption of Minutes

F1. Planning Commission Meeting - 12-18-25

G.
Announcements

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

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

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

other right of appeal exists as to action taken by the Planning Commission on a general subdivision plan. The City Council hearing is not limited to the record created before the Planning Commission.

RECOMMENDATION ITEMS: As to items listed on this agenda as “Recommendation Items”, the recommendation of the Planning Commission, whether to approve (with or without condition) or disapprove, will automatically be submitted to the City Council by the Department of Urban Development – Planning Division, and the item (except recommendations on Final Plats which are not so limited) will be considered by the City Council on the record created before the Planning Commission. It is not necessary to file anything with the Planning Commission in order to have the matter heard by the City Council.

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

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

**H.
Hearing of Cases**

H1. Planning Commission Decision

1. Planning Commission Approval 2511SE126: (Withdrawn by Planning Staff)

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

2. Planning Commission Approval 2601PC009:

Planning Commission Approval 2601PC009, by agents Jeffery and Fallon May, seeking approval for a mobile home use, Tax Parcel 0810B-03-003.002, 8363 Virginia Avenue, Zoned R-1-5 (Single-family), Ward 3

H2. Planning Commission Recommendation

1. Zoning Map Amendment 2601PC010:

Zoning Map Amendment 2601PC010, by agent Michael Collins, requesting to rezone parcel to R-2 (Single-Family), Tax Parcel 0810I-01-040.000, 1218 37th Street, Zoned I-1 (Light Industry), Ward 3

**I.
Reports**

**J.
Unfinished Business**

**K.
Other Business**

**L.
Adjournment**

MINUTES

GULFPORT CITY PLANNING COMMISSION

Thursday, December 18, 2025, 4:30 P.M.

City Hall Council Chambers

- A. **Prayer**: The Planning Commission led a prayer.
- B. **Pledge of Allegiance**: The Pledge of Allegiance was recited.
- C. **Call to Order**: The meeting of the Planning Commission was called to order at **4:32 P.M.**
- D. **Determination of a Quorum**: A roll call was performed and a quorum was determined.

BOARD MEMBERS PRESENT:

WM. PRINCE JONES
CHARLIE HEWES
KEITH WILLIAMS
TIM DAIGLE JR
CHRIS ROMANO
DOUG HANCOCK
DANIEL KEATING
BILL WILLIAMS

BOARD MEMBERS ABSENT:

BRYAN JACOBS
HAROLD SPANN
VIRGINIA ADOLPH

STAFF MEMBERS PRESENT:

GREG HOLMES
MATILDA WELCH
SAMUEL SMITH
WILLIAM DICKINSON

COURT REPORTER:

NORMA JEAN SOROE

E. Confirmation of Agenda:

F. Adoption of Minutes:

Motion by **Tim Diagle Jr** and seconded by **WM. Prince Jones** to approve Minutes of the **November 20, 2025** Planning Commission meetings was carried unanimously.

G. Hearing of Cases:

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

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

G3. Routine Agenda

H1. Planning Commission Decisions

1. Planning Commission Approval 2512PC144:

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

Speaking for the Petition: Brandi Scurto, Rushaine Pullin

Speaking against the Petition: None

Motion: Charlie Hewes – to approve applicant’s request.

Second: Tim Diagle Jr

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

Action: Motion carried unanimously.

2. Planning Commission Approval 2601PC002:

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

Speaking for the Petition: W. F. Holder, John Dees

Speaking against the Petition: None

Motion: Daniel Keating – to approve applicant’s with all conditions listed and to include revised parking plan.

Second: WM. Prince Jones

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

Action: Motion carried unanimously.

3. Planning Commission Approval 2601PC005:

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

Speaking for the Petition: Debra Price

Speaking against the Petition: None

Motion: Doug Hancock – to approve applicant’s request with all conditions listed.

Second: Bill Williams

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

Action: Motion carried unanimously.

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

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

Speaking for the Petition:

Speaking against the Petition:

Motion:

Second:

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

Action:

H2. Planning Commission Recommendation

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

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

Speaking for the Petition: Lenny Sawyer, Dean Martel, Joannie Evans, Megan Lockley

Speaking against the Petition: None

Motion: WM. Prince Jones – to accept the recommendation for approval.

Second: Bill Williams

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

Action: Motion carried unanimously.

K. Other Business

K1. Other Business

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

Speaking for the Petition: Bobby Kneasal

Speaking against the Petition: None

Motion: Charlie Hewes – to approve applicant’s revised site plan.

Second: Bill Williams

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

Action: Motion carried unanimously.

I. Adjournment

There being no further business , a Motion was made by **Charlie Hewes** to adjourn, seconded by **Tim Diagle Jr** and carried unanimously. The meeting adjourned at **5:05 P.M.**

William Prince Jones, Secretary

Date: _____



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

PLANNING COMMISSION

Hearing Date: Thursday, January 22, 2026

Planning Commission Decision



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

PLANNING COMMISSION

Hearing Date: Thursday, January 22, 2026

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



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PLANNING COMMISSION

Hearing Date: Thursday, January 22, 2026

Planning Commission Approval 2601PC009: Planning Commission Approval 2601PC009, by agents Jeffery and Fallon May, seeking approval for a mobile home use, Tax Parcel 0810B-03-003.002, 8363 Virginia Avenue, Zoned R-1-5 (Single-family), Ward 3

Technical Report

PLANNING COMMISSION APPROVAL

GENERAL INFORMATION

Case File Number: 2601PC009

Hearing Date: January 22, 2026

Current Zoning/Use: R-1-5 / Vacant Land

Legal: Planning Commission Approval 2601PC009, by agents Jeffery and Fallon May, seeking approval for a mobile home use, Tax Parcel 0810B-03-003.002, 8363 Virginia Avenue, Zoned R-1-5 (Single-family), Ward 3

TECHNICAL DETAILS

The applicant is requesting Planning Commission Approval for a 16-foot by 80-foot mobile home to be placed on a vacant property in an R-1-5 zoning district. The proposed site plan meets the setback requirements for the zoning district. Upon staff visit, it is clear that mobile home uses are common in the immediate area. There are approximately four mobile homes in the immediate surrounding area. The applicant states that the proposal will not create any undue traffic and that the mobile home would be in harmony with the area. It should be stated that the proposed mobile home already exists on site and no permit was pulled.

EXECUTIVE SUMMARY

The applicant requests approval to place a 16-foot by 80-foot mobile home on vacant property. The proposed site plan meets the setback requirements for the R-1-5 zoning district. The required setbacks in an R-1-5 district are 15 feet for the front setback, 8 feet for the rear, and 6 feet for the side yards. The proposed 18 feet by 21 feet driveway meets the minimum parking standard for a single family home. A singular dwelling unit requires room for two 9 feet by 18 feet parking spaces plus 3 feet for maneuverability. It should be noted that, upon staff visit, there are many mobile homes in the immediate area. The Planning Commission has approved mobile homes at 8344 North Carolina Avenue (2105PC087) and 8271 West Virginia Avenue (2211PC196). It is clear that there are also pre-existing mobile homes in the area that did not go through the Planning Commission. The proposed mobile home would be in harmony with the area but it should be noted that the mobile home was placed onto the property before planning commission approval or a permit being pulled. Also, our imagery of the mobile home's location does not match the proposed site plan. The home will most likely need to be moved to match proposed site plan.

Any approval should consider these conditions:

1. Approval would allow for a 16'x80' mobile home.
2. Must meet the rules and regulations for the Uniform Standards code for the Factory-Built Homes Law, Regulation MH-5. Minimum Wind Zone II

DEPARTMENTAL CONDITIONS

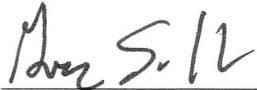
Technical Report

PLANNING COMMISSION APPROVAL

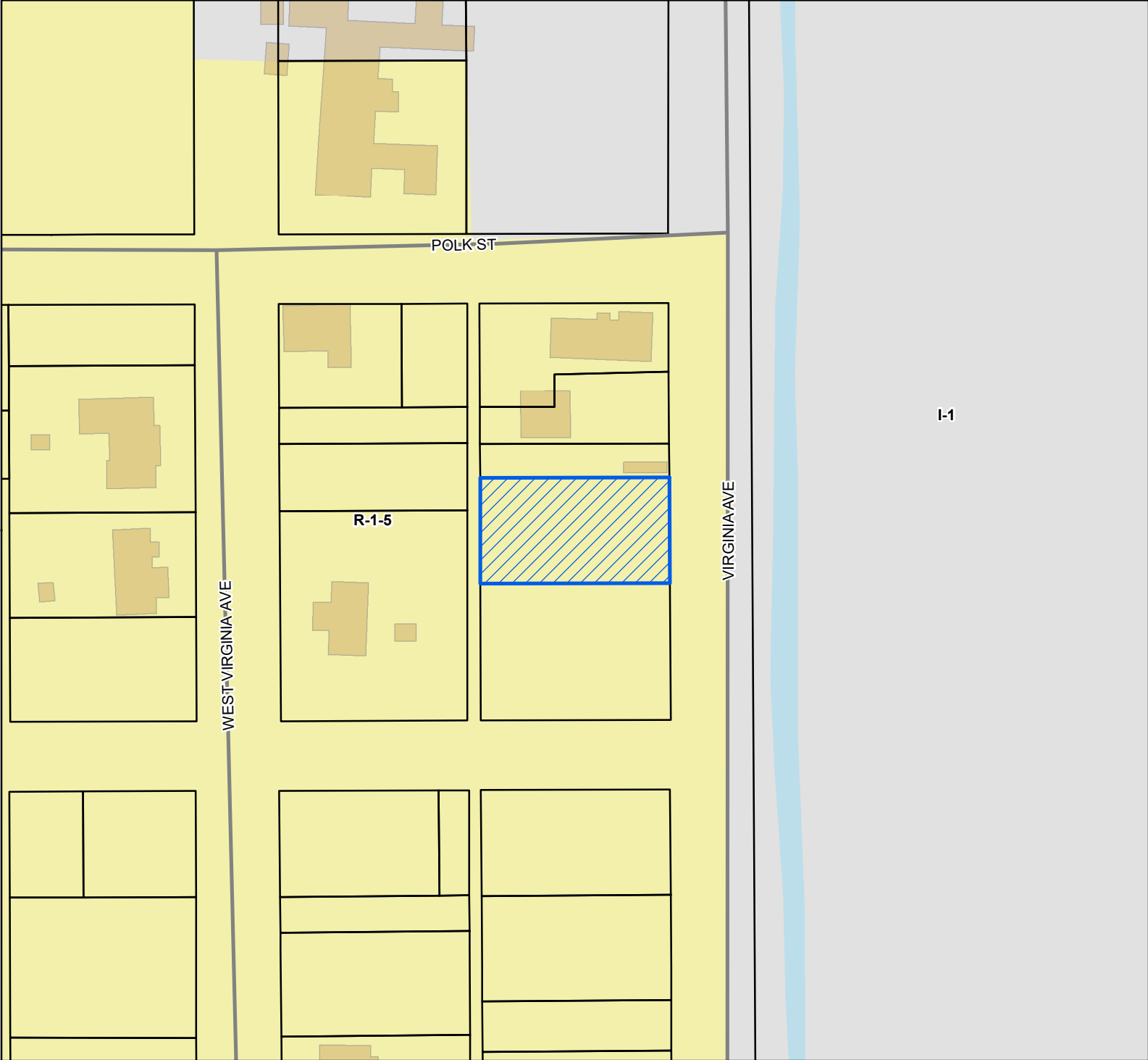
- Engineering:** No conditions. Memo dated 1/9/26.
- Public Works:** No comment as of 1/13/26
- Traffic and Safety:** No conditions. Memo dated 1/5/26.
- Building Code Services:** Must meet the rules and regulations for the Uniform Standards code for the Factory-Built Homes Law, Regulation MH-5. Minimum Wind Zone II. Memo dated 12/29/25.
- GIS:** No conditions. Memo dated 1/6/26.
- Police Department:** No comment as of 1/13/26.
- Fire Department:** No conditions. Memo dated 12/30/25.
- City Arborist:** No comment as of 1/13/26.
- Landscape Manager:** No conditions. Memo dated 12/29/25.










DIRECTOR APPROVAL

This report has been reviewed and approved by:

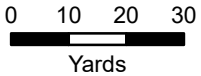


Greg Holmes
Director of Urban Development Department



-  Site
 -  Street
 -  Parcels
 -  Buildings
 -  Water Features
 -  City Limit
- Zoning**
-  I-1 - Light Industry District
 -  R-1-5 - Single Family
 -  Residence District (Medium Density)

Site Information
 0810B-03-003.002
 Zoning: R-1-5 (Single Family)
 Size: 10372.83 sqft
 Flood: X



1 inch = 100 feet



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



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

For Staff Use Only

APPLICATION FOR PLANNING COMMISSION APPROVAL

Case Number: 2001PC009

Date Received: 12/01/2025

Receipt Number: 13595080

Received By: bc

Zoning: R-1-5

Ward: 3 Flood: X

Size: 10372.83 sq ft

Property Information

TAX PARCEL #

0	8	1	0	B	-	0	3	-	0	0	3	.	0	0	2
					-			-				.			
					-			-				.			

(If necessary, use separate sheet of paper)

Address of Property Involved: 8363 Virginia Ave, Gulfport, MS 39503

Lot(s) 3, Block(s) _____, Subdivision _____

General Location: _____

GENERAL DESCRIPTION OF REQUEST:

Approve 1994 16x80 single wide zone 2 residential mobile home.

OWNERSHIP AND CERTIFICATION:

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

OWNER

Steve WARD
Printed Name of Owner

25429 Pecan Rd
Mailing Address

PASS CHRISTIAN MS 39571
City State Zip code

AGENT

Jeffery & Fallon May
Printed Name of Agent

15520 Daniel Blvd Ste 145E
Mailing Address

Gulfport MS 39503
City State Zip code

Home Phone _____ Work/Cell Phone _____

Home Phone _____ Work/Cell Phone _____

Email Steve Ward
Signature of Owner

Email Jeff
Signature of Agent

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

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



Designation of Agent

I, Steve WARD, being property owner of Parcel# 0810 B-03-003.002
PRINT NAME PRIMARY ADDRESS OR PARCEL
which is the subject of this application hereby authorize Jeff or Fallon MAY 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.

Steve Ward
Signature

10/7/2025
Da

STATE OF MISSISSIPPI | COUNTY OF HARRISON

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

Hannah Blackwell
Notary Public



04/27/2026
Commission Expiration

CUE COLUMN

NOTES

(F.)

- Transportation & Access : Driveway off Virginia Avenue.
- Water Supply : City of Gulfport water department
- Waste Disposal : Waste Management
- Fire & Police Protection : City of Gulfport
- Other public facilities :
- Why the proposal will not cause undue traffic congestion or create traffic hazard: This is a residential single family home.
- Why the proposal is in harmony with the orderly and appropriate development of the district in which the use is located.

SUMMARY

DATE _____

PURPOSE _____

CUE COLUMN

NOTES

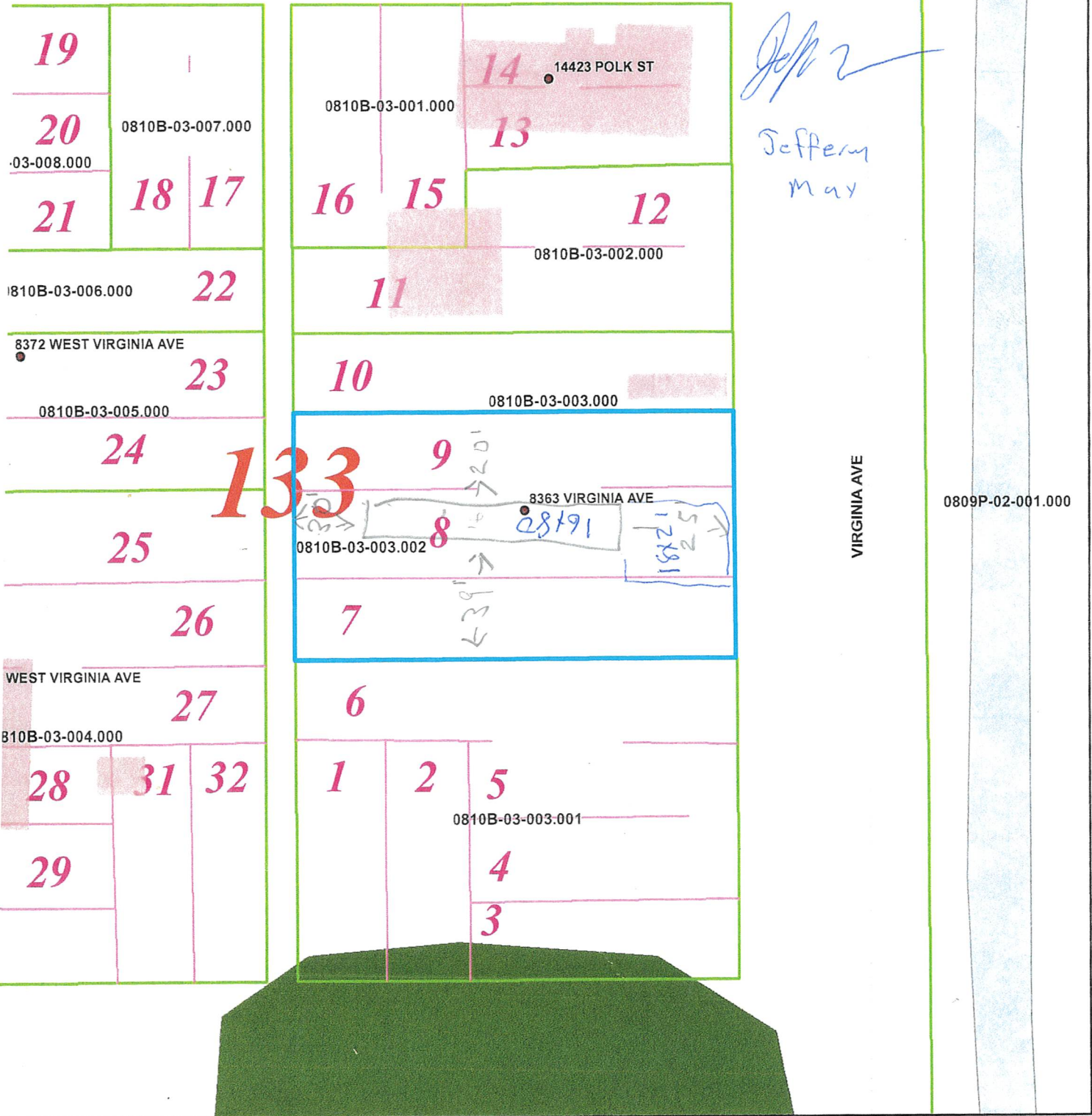
This home is in line with the
comp properties in the area
and will be a step up as
the home and property will be
modernized, and bring a beautiful
affordable home to an area that
much needs such.

SUMMARY

12-1-2025

Jeffery May

Jeffery
May



VIRGINIA AVE

1 inch = 44 feet

Area Map

 Parcels

Printed 9/3/2025

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.





Angela Thrash 1st JUDICIAL DISTRICT

Instrument 2024-0020044-D-J1
Filed/Recorded 10/03/2024 11:53:01 AM
Total Fees 26.00
1 Pages Recorded

Chancery Clerk's Conveyance

Land Sold for Taxes

(Title 39, Div 10, Mississippi Code 1942. As Amended)

The State of Mississippi
Harrison County, Ms

183387

Be it known that SHARON NASH BARNETT, Tax Collector of said County of Harrison, MS, did on the 29TH day of AUGUST AD., 2022 according to law, sell the following described land, situation in said county and assessed to STAPLETON JERRY LEE ETAL to wit:

Description of Land:

DR: 1452/0439 05/20/1999- LOTS 7 TO 9 INC BLK 133 NORTH GPT SUBD SEC 27-7-11

Parcel No: 0810B-03-003.002 S-T-R: 27-07-11 PPIN 104004 YR 2021
Deed Book Page

For the taxes assessed thereon for the year, A.D., 2021, when WARD STEVE became the best bidder therefore, at and for the sum of 88.56 dollars and the same not having been redeemed I therefore sell and convey said above described land to the said WARD STEVE

25429 PECAN RD
PASS CHRISTIAN MS 39571
228-669-1732

Given under my hand and official seal of said office, this 3RD day of OCTOBER A.D., 2024

Angela Thrash

Chancery Clerk

The State of Mississippi
Harrison County, Ms

Personally appeared before me, the undersigned authority of law in and for the county and state aforesaid, the within named Angela Thrash, Chancery Clerk in and for the said county and state, who acknowledged that he signed and delivered the foregoing instrument on the day and year therein mentioned.

Given under my hand and official seal of office at my office at Gulfport, Mississippi, this 3RD day of OCTOBER A.D., 2024

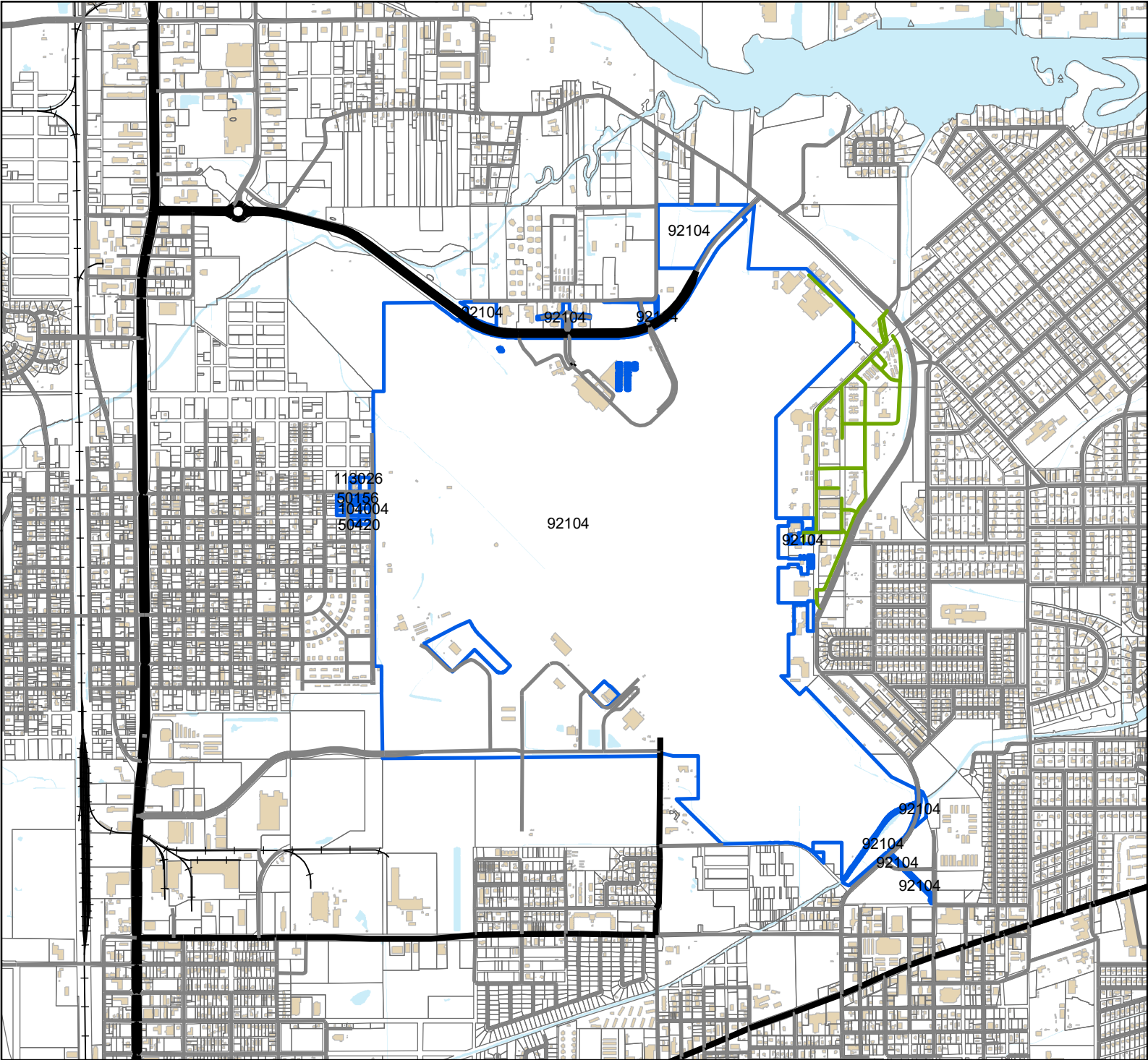
Rachel Mitchell

NOTARY








Harrison County, Ms, Mississippi

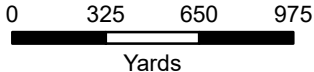


Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
Y		0810B-03-003.002	STEVE WARD (OWNER)	25429 PECAN RD	PASS CHRISTIAN	MS	39571
			JEFFERY & FALLON MAY (AGENTS)	15520 DANIEL BLVD STE 145E	GULFPORT	MS	39503
			Adjacent Property Owners (2601PC009)				
	50159	0810B-03-006.000	HERRON CARDILA ETAL	8360 WEST VIRGINIA AVE	GULFPORT	MS	39501
	50154	0810B-03-003.000	NORTH GULFPORT COMMUNITY LAND	CONSERVANCY INC	GULFPORT	MS	39501
104004		0810B-03-003.002	STAPLETON JERRY LEE ETAL	111 RIVER DR	BRAXTON	MS	39044
	50152	0810B-02-036.000	EVANS PRENTRIE & APPLEWHITE L	8255 FLORIDA AVE	GULFPORT	MS	39501
	50158	0810B-03-002.000	STAPLETON DANNY J & PALMAS A	14423 POLK STREET	GULFPORT	MS	39501
N	113026	0810B-02-037.001	STAPLETON RAY C	14442 POLK ST	GULFPORT	MS	39501
	50151	0810B-02-037.000	STAPLETON RAY C & SHARAY S MOORE	14442 POLK ST	GULFPORT	MS	39501
N	50155	0810B-03-001.000	STAPLETON DANNY J & PALMAS A	14423 POLK STREET	GULFPORT	MS	39501
	50156	0810B-03-007.000	JORDAN LISA Y	8378 W VIRGINIA AVE	GULFPORT	MS	39501
N	50157	0810B-03-008.000	JORDAN LISA Y	8378 W VIRGINIA AVE	GULFPORT	MS	39501
N	50164	0810B-03-009.000	HARVEY JULIETTE -EST-	8371 W VIRGINIA AVE	GULFPORT	MS	39501
	103076	0810B-03-003.001	MCCLAIN TRAVIS & CORINE	8424 WEST ST	OCEAN SPRINGS	MS	39564
	50421	0810B-03-052.000	NEW OPPORTUNITY MANAGEMENT LLC	13417 WATERS EDGE WAY	GULFPORT	MS	39503
	115207	0810B-03-009.004	HARVEY JULIETTE C -EST-	8371 W VIRGINIA AVE	GULFPORT	MS	39501
	50161	0810B-03-004.000	HERRON JAMES B JR & JANICE E	8360 W VIRGINIA AVE	GULFPORT	MS	39503
	50420	0810B-03-053.000	BENSON HELEN ETAL	2507 POLK ST	GULFPORT	MS	39501
	50163	0810B-03-010.000	SPEARS EARNESTINE -EST-	P O BOX 2502	GULFPORT	MS	39501
	50419	0810B-03-054.000	BOOSE ROGER SR	14536 MADISON ST	GULFPORT	MS	39501
N	50160	0810B-03-005.000	HERRON JAMES B JR & JANICE E	8360 WEST VIRGINIA AVE	GULFPORT	MS	39501
	50162	0810B-03-011.000	BANKS JESSIE R	2701 EAST DAVID DRIVE	GULFPORT	MS	39503
	92104	0809P-02-001.000	GPT-BILOXI REGIONAL AIRPORT AUTH	14035-L AIRPORT RD	GULFPORT	MS	39503



Legend

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



1 inch = 2,000 feet



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AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
51445	IPL0301898	Legal Ad - IPL0301898	2601PC009, 2601PC010	1.0	40.0L

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

STATE OF MISSISSIPPI
 COUNTY OF HARRISON

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

1.0 insertion(s) published on:
 01/07/26 Print

LEGAL NOTICE PUBLIC HEARING

In conformance with Section VIII of the Comprehensive Zoning Ordinance of the City of Gulfport, Mississippi, 1979 as amended, notice is hereby given advising that the Gulfport City Planning Commission will hold a public hearing in the City of Gulfport, Mississippi at 4:30 P.M., Thursday, January 22, 2026 in the Council Chambers of the Gulfport City Hall located at 2309 15th Street to consider the following requests. A copy of the requests will be available for public review at the office of the Department of Urban Development, Planning Division, located on first floor of the William H. Hardy Building, 1410 24th Avenue.

Planning Commission Approval 2601PC009, by agents Jeffery and Fallon May, seeking approval for a mobile home use, Tax Parcel 0810B-03-003.002, 8363 Virginia Avenue, Zoned R-1-5 (Single-family), Ward 3

Zoning Map Amendment 2601PC010, by agent Michael Collins, requesting to rezone parcel to R-2 (Single-Family), Tax Parcel 0810I-01-040.000, 1218 37th Street, Zoned I-1 (Light Industry), Ward 3

This the 29th day of December 2025
 Keith Williams, Chairman
 City of Gulfport Planning Commission
 IPL0301898
 Jan 7 2026

[Print Tearsheet Link](#)

[Marketplace Link](#)

Mary Castro



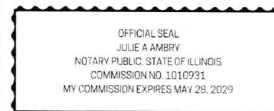
Mary Castro

Julie A Ambry



Sworn to and subscribed before
 me on

Jan 7, 2026, 10:06 AM EST



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



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

PLANNING COMMISSION

Hearing Date: Thursday, January 22, 2026

Planning Commission Recommendation



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

PLANNING COMMISSION

Hearing Date: Thursday, January 22, 2026

Zoning Map Amendment 2601PC010: Zoning Map Amendment 2601PC010, by agent Michael Collins, requesting to rezone parcel to R-2 (Single-Family), Tax Parcel 0810I-01-040.000, 1218 37th Street, Zoned I-1 (Light Industry), Ward 3

Technical Report

Zoning Map Amendment

GENERAL INFORMATION

Case File Number: 2601PC010

Hearing Date: January 22, 2026

Current Zoning/Use: I-1 / Multiple-Family Dwelling

Legal: Zoning Map Amendment 2601PC010, by agent Michael Collins, requesting to rezone parcel to R-2 (Single-Family Residence), Tax Parcel 0810I-01-040.000, 1218 37th Street, Zoned I-1 (Light Industry), Ward 3

TECHNICAL DETAILS

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

According to the Mississippi case law:

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

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

The applicant is requesting to rezone approximately 37,311 square feet of property from I-1 (Light Industry District) to R-2 (Single-Family Residence District). The applicant claims that there was a mistake in the original zoning due to the property being unproductive since the original zoning of the property. The applicant is seeking rezoning because "the neighborhood would improve by the modernization of the multi-family dwelling, as well as provide more housing for Gulfport Residents." No information other than a time schedule of 18 months has been provided concerning the remodeling of the complex to 3-bedroom and 2-bathroom dwellings. The Planning Commission can only offer recommendations; the City Council will have final decision for the rezoning before renovations can begin. The surrounding consistency of the neighborhood are areas containing residential properties of single- and two-family homes, with few commercial structures.

The applicant has chosen that the character of the neighborhood has changed as justification for the change of the current zoning.

1. The applicant states that the error or mistake is that the area has been improperly zoned for commercial use.

Technical Report

Zoning Map Amendment

EXECUTIVE SUMMARY

The applicant is requesting to rezone approximately 37,311 square feet of property from I-1 (Light Industry District) to R-2 (Single-Family Residence District). The applicant wishes to open doors to more opportunities to serve the neighbors and visitors that demand more single-family homes in the area. The applicant states in their application the request for the zoning change due to a lack of commercial sites that are needed. The surrounding consistency of the neighborhood contains residential properties of single- and two-family homes, with few commercial structures. The applicant would need to come up to code with the ordinance for off-street parking for multi-family dwelling. The off-street parking plan for multi-family dwellings is 2 parking spaces per dwelling unit plus 2 visitor parking spaces for each 8 units or fraction thereof. The applicant will need to provide 20 regular parking spaces, 3 visitor parking spaces, and 1 van accessible handicapped parking space. The applicant would also need to apply for a variance for backing out into city right of way.

Any approval should consider these conditions:

1. Approval would grant the applicant to rezone property from I-1 (Light Industry District) to R-2 (Single-Family Residence District). The Planning Commission can only offer recommendations; the City Council will have final decision for the rezoning.
2. Provide an updated parking for the multi-family dwelling, which will need 20 regular parking spaces, 3 visitor parking spaces, and one van accessible handicapped parking space.
3. Apply for a variance for backing out into city right of way.

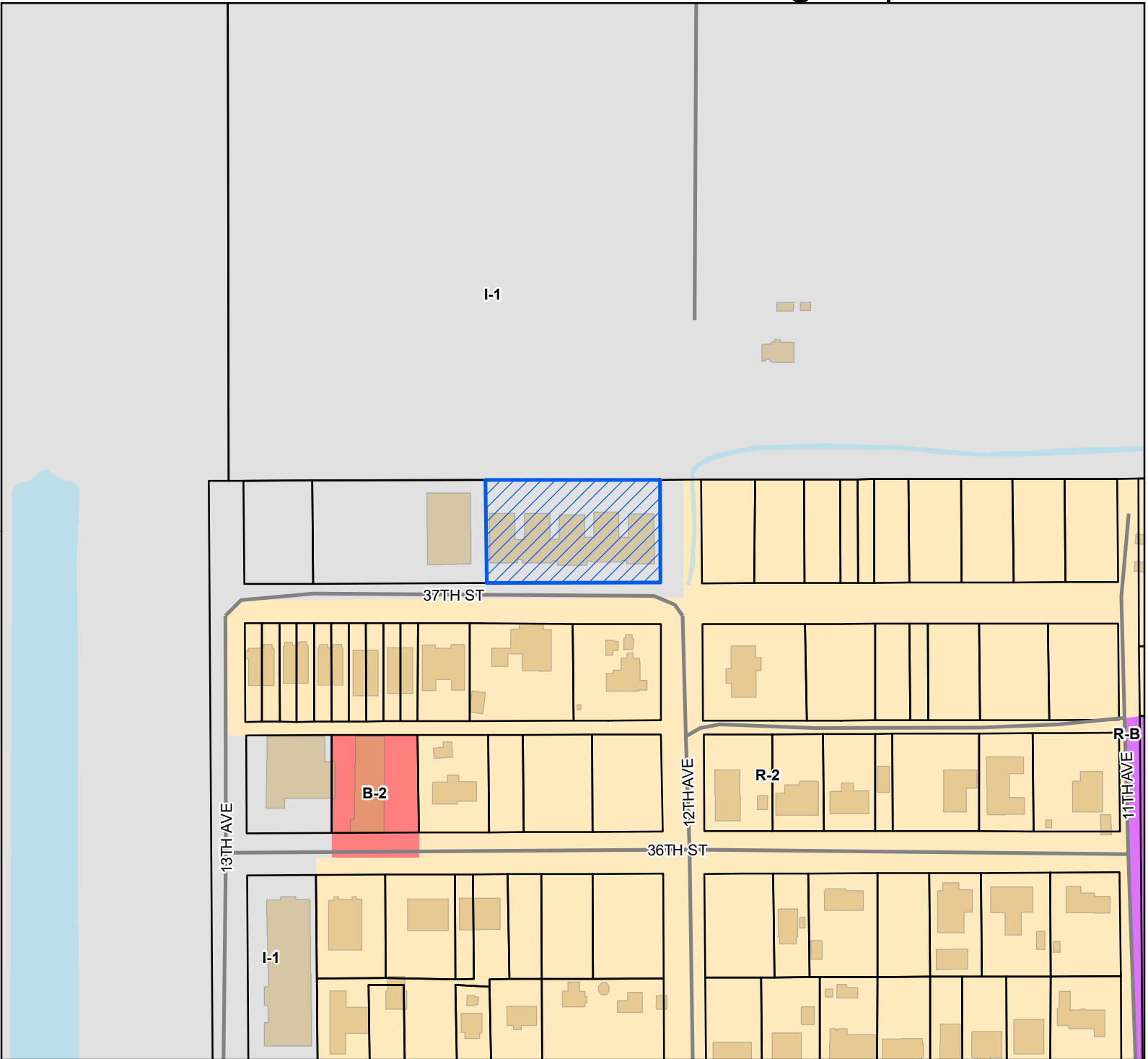
DIRECTOR APPROVAL











This report has been reviewed and approved by:



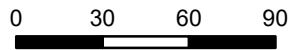
Greg Holmes

Director of Urban Development Department



-  Site
 -  Street
 -  Parcels
 -  Buildings
 -  Water Features
 -  City Limit
- Zoning**
-  B-2 - General Business District
 -  I-1 - Light Industry District
 -  R-2 - Single Family Residence District (Medium Density)
 -  R-B - Residence-Business District

Site Information
 0810I-01-040.000
 Zoning: I-1 (Light Industry)
 Size: 37311.1 sqft
 Flood: X



1 inch = 200 feet



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

For Staff Use Only

Case File #: 2601 PC010

Date Received: 12/2/25

Receipt #: 13596508

Received By: WD

Zoning: I-1

Ward: 3 Flood: _____

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

Property Information

TAX PARCEL #

0	8	1	0	I	-	0	1	-	0	4	0	•	0	0	0
					-			-				•			
					-			-				•			

(If necessary, use separate sheet of paper)

Address of Property Involved: 1218 37th STREET GULFPORT MS, 39501

Lot(s) 1-10, Block(s) (2), Subdivision CENTRAL PARK

General Location: HARRISON CANY, GULFPORT MS 39501

GENERAL DESCRIPTION OF REQUEST:

We are requesting to change from I-1 to R2 due to a mistaken error in the original zoning.

OWNERSHIP AND CERTIFICATION:

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

OWNER

HMS bldg, LLC (Kaiser Construction)
Printed Name of Owner

4701 Lake Shore Rd

Mailing Address

GULFPORT MS 39501

City State Zip code

Home Phone Work/Cell Phone

Email

(Signature)

Signature of Owner

AGENT

Michael Collins
Printed Name of Agent

4002 Haines Ave

Mailing Address

Gulfport MS 39507

City State Zip code

Home Phone Work/Cell Phone

Email

(Signature)

Signature of Agent

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

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



DESIGNATION OF AGENT

I, Kristine Carter being property owner of 08101-01-040.000
PRINT NAME PRIMARY ADDRESS OR PARCEL
which is the subject of this application hereby authorize Michael Collins to act as
PRINT NAME
my representative with the City of Gulfport's Zoning Board of Adjustment and Appeals, and/or Planning
Commission, and/or City Council, and/or permitting and licensing, as required by the City.

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

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

[Signature]
SIGNATURE

12/2/25
DATE

STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 2nd day of December, 20 25

[Signature]
NOTARY PUBLIC

05/22/2027
COMMISSION EXPIRATION



There is a mistake in zoning on said apartment complex.

Rezoning from industrial to residential ^{I1} ~~R1~~ to R2.

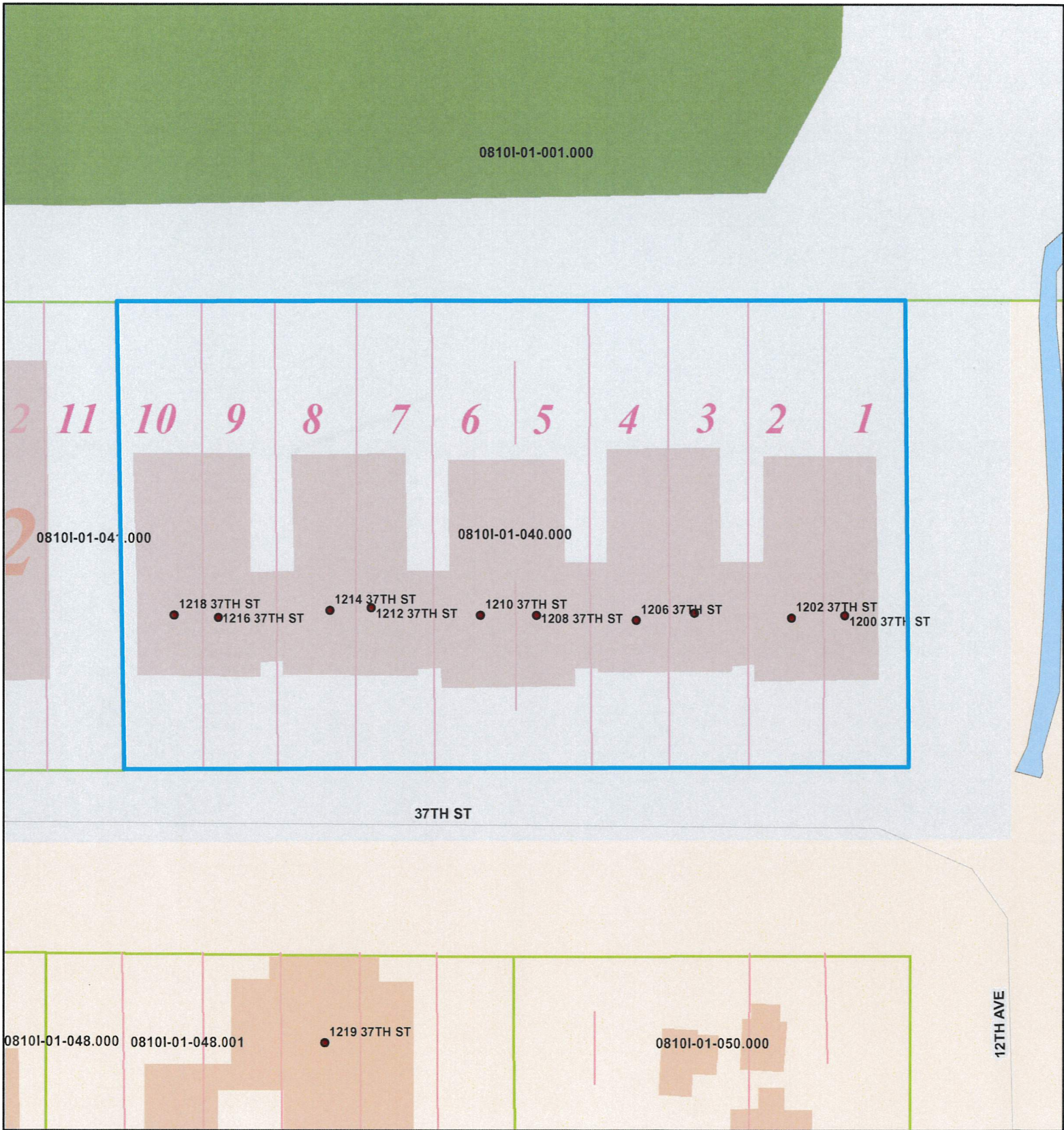
• Apartments will be remodeled to 3 bed, 2 Baths.

• Once rezoned, a work schedule will be set and permits will be requested.

• So we request the rezoning be issued & this property be released for updates.

1-continued -

This complex was previously zoned for residential. When purchased, these apartments were a primary reason for purchase. All the adjacent property is zoned residential. The request would allow for repairs to be made. We would be able to improve the neighborhood by modernizing these units, as well as providing housing for some Gulfport residents.




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1 inch = 42 feet

Area Map

 Parcels

Printed 12/2/2025



L. SETTLEMENT CHARGES:		File Number: 131743	PAID FROM BORROWER'S FUNDS AT SETTLEMENT	PAID FROM SELLER'S FUNDS AT SETTLEMENT
700.	TOTAL SALES/BROKER'S COMMISSION based on price \$	95,000.00 @ 10.00 =	9,500.00	
Division of commission (line 700) as follows:				
701.	\$ 9,500.00 to COLDWELL BANKER ALFONSO REALTY			
702.	\$ to			
703.	Commission paid at Settlement			9,500.00
704.				
800.	ITEMS PAYABLE IN CONNECTION WITH LOAN	P.O.C.		
801.	1st Mtg. Loan Origination Fee %			
802.	Loan Discount Fee %			
803.	Appraisal to			
804.	Credit Report to			
805.	Lender's Inspection Fee to			
806.	Flood Certification to			
807.	Doc. Admin Fee to			
808.				
809.				
810.				
811.				
812.				
813.				
814.				
815.				
900.	ITEMS REQUIRED BY LENDER TO BE PAID IN ADVANCE			
901.	Interest from to @\$ /day			
902.	Mortgage Insurance Premium to			
903.	Hazard Insurance Premium yrs. to			
904.				
905.				
1000.	RESERVES DEPOSITED WITH LENDER FOR			
1001.	Hazard Insurance mo. @\$ / mo.			
1002.	Mortgage Insurance mo. @\$ / mo.			
1003.	City property taxes mo. @\$ / mo.			
1004.	County property taxes mo. @\$ / mo.			
1005.	Annual Assessments mo. @\$ / mo.			
1006.	mo. @\$ / mo.			
1007.	mo. @\$ / mo.			
1008.	Aggregate Reserve for Hazard/Flood Ins, City/Count			
1100.	TITLE CHARGES			
1101.	Settlement or closing fee to SCHWARTZ, ORGLER & JORDAN, PLLC		175.00	175.00
1102.	Abstract or title search to			
1103.	Title Examination to SCHWARTZ, ORGLER & JORDAN, PLLC		255.00	
1104.	Title Insurance Binder to SCHWARTZ, ORGLER & JORDAN, PLLC		65.00	
1105.	Document preparation to			
1106.	Notary fees to			
1107.	Attorney's fees to			
	(includes above item No:)			
1108.	Title insurance to SCHWARTZ, ORGLER & JORDAN, PLLC		380.00	
	(includes above item No:)			
1109.	Lender's coverage			
1110.	Owner's coverage 95,000.00 --- 380.00			
1111.	Title Exam/Abstract Fee			
1112.	Title Insurance Binder Fee			
1113.	Overnight/Courier Charges			
1200.	GOVERNMENT RECORDING AND TRANSFER CHARGES			
1201.	Recording fees Deed \$ 21.00 ; Mortgage \$; Releases \$			21.00
1202.	City/county/stamps Deed \$; Mortgage \$			
1203.	State tax/stamps Deed \$; Mortgage \$			
1204.				
1205.				
1300.	ADDITIONAL SETTLEMENT CHARGES			
1301.	Survey to			
1302.	Pest Inspection to			
1303.				
1304.	2013 Taxes POC seller Harrison County Tax Collector	1269.15S		POC
1305.				
1306.				
1307.				
1308.				
1400.	TOTAL SETTLEMENT CHARGES (enter on lines 103 and 502, Sections J and K)		875.00	9,696.00

I have carefully reviewed the HUD-1 Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in the transaction. I further certify that I have received a copy of the HUD-1 Settlement Statement.

Austin [Signature]
HMEM HOLDINGS, LLC

Patrick J. Lyons, Jr.
THE PEOPLES BANK

The HUD-1 Settlement Statement which I have prepared is a true and accurate account of this transaction. I have caused or will cause the funds to be disbursed in accordance with this statement.

SCHWARTZ, ORGLER & JORDAN, PLLC 01/17/14

WARNING: It is a crime to knowingly make false statements to the United States on this or any other similar form. Penalties upon conviction can include a fine or imprisonment. For details see: Title 18 U.S. Code Section 1001 and Section 1010.

DECLARATION OF ACCEPTANCE

PROPERTY ADDRESS: LOTS 1-10, BLK 2, CENTRAL PARK S/D
HARRISON COUNTY, MS.

0

I/We, the undersigned, do hereby declare that I/we have inspected the vacant land at the above reference address and/or location as of this date, and that without any reservations, I/we hereby accept the property as to its "as is" condition and have satisfied myself/ourselves that:

- (a) the property can be used for its intended use;
- (b) I/we have made all inquiries that I/we deem reasonable and necessary regarding permits, wetlands, tidelands and use of the property;
- (c) I/we do hereby accept that property in its "as is, where is" condition;
- (d) I/we have been given the opportunity to have the property surveyed to verify acreage and access to the property and am/are satisfied;
- (e) I/we are ready to proceed with the final closing of this transaction;
- (f) I/we hereby release the Seller(s) from any further obligation.

BY: 
KRISTINE CARTER, MANAGING MEMBER

DATE: January 17, 2014

A. Settlement Statement

U.S. Department of Housing
and Urban Development

OMB Approval No. 2502-0265



B. Type of Loan			
1. <input type="checkbox"/> FHA	2. <input type="checkbox"/> RHS	3. <input type="checkbox"/> Conv. Unins.	6. File Number 131743
4. <input type="checkbox"/> VA	5. <input type="checkbox"/> Conv. Ins.		7. Loan Number
			8. Mortgage Insurance Case Number
C. Note: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "(p.o.c.)" were paid outside the closing; they are shown here for information purposes and are not included in the totals.			
D. Name and Address of Borrower HMEM HOLDINGS, LLC 12208 PRESERVATION DRIVE GULFPORT, MS 39503		E. Name and Address of Seller THE PEOPLES BANK 155 LAMEUSE STREET BILOXI, MS 39530	
G. Property Location LOTS 1-10, BLK 2, CENTRAL PARK S/D HARRISON COUNTY, MS.		H. Settlement Agent SCHWARTZ, ORGLER & JORDAN, PLLC 12206 Highway 49, Gulfport, MS. 39503	
		Place of Settlement P. O. Box 2408 12206 HWY 49 Gulfport, MS 39505	I. Settlement Date 01/17/14 DD: 01/17/14
J. SUMMARY OF BORROWER'S TRANSACTION:		K. SUMMARY OF SELLER'S TRANSACTION:	
100. GROSS AMOUNT DUE FROM BORROWER		400. GROSS AMOUNT DUE TO SELLER	
101. Contract sales price	95,000.00	401. Contract sales price	95,000.00
102. Personal property		402. Personal property	
103. Settlement charges to borrower (line 1400)	875.00	403.	
104.		404.	
105.		405.	
Adjustments for items paid by seller in advance		Adjustments for items paid by seller in advance	
106. City/town taxes	to	406. City/town taxes	to
107. County taxes	to	407. County taxes	to
108. Assessments	to	408. Assessments	to
109.		409.	
110.		410.	
111.		411.	
112.		412.	
120. GROSS AMOUNT DUE FROM BORROWER	95,875.00	420. GROSS AMOUNT DUE TO SELLER	95,000.00
200. AMOUNTS PAID BY OR IN BEHALF OF BORROWER		500. REDUCTIONS IN AMOUNT TO SELLER	
201. Deposit or earnest money	5,000.00	501. Excess Deposit (see instructions)	
202. Principal amount of new loan(s)	0.00	502. Settlement charges to seller (line 1400)	9,696.00
203. Existing loan(s) taken subject to		503. Existing loans taken subject to	
204.		504. Payoff of first mortgage loan	
205.		505. Payoff of second mortgage loan	
206.		506.	
207.		507.	
208.		508.	
209.		509.	
Adjustments for items unpaid by seller		Adjustments for items unpaid by seller	
210. City/town taxes	to	510. City/town taxes	to
211. County taxes	01/01 to 01/17	511. County taxes	01/01 to 01/17
212. Assessments	to	512. Assessments	to
213.		513.	
214.		514.	
215.		515.	
216.		516.	
217.		517.	
218.		518.	
219.		519.	
220. TOTAL PAID BY / FOR BORROWER	5,059.11	520. TOTAL REDUCTION AMOUNT DUE SELLER	9,755.11
300. CASH AT SETTLEMENT FROM OR TO BORROWER		600. CASH AT SETTLEMENT TO OR FROM SELLER	
301. Gross amount due from borrower (line 120)	95,875.00	601. Gross amount due to seller (line 420)	95,000.00
302. Less amounts paid by/for borrower (line 220)	5,059.11	602. Less reduction amount due to seller (line 520)	9,755.11
303. CASH FROM BORROWER	90,815.89	603. CASH TO SELLER	85,244.89

SUBSTITUTE FORM 1099 SELLER STATEMENT: The information contained herein is important tax information and is being furnished to the Internal Revenue Service. If you are required to file a return, a negligence penalty or other sanction will be imposed on you if this item is required to be reported and the IRS determines that it has not been reported. The Contract Sales Price described on Line 401 above constitutes the Gross Proceeds of this transaction.

SELLER INSTRUCTIONS: To determine if you have to report the sale or exchange of your primary residence on your tax return, see the Schedule D (Form 1040) instructions. If the real estate was not your primary residence, complete the applicable parts of Form 4797, Form 6252, and/or Schedule D (Form 1040).

You are required by law to provide the settlement agent with your correct taxpayer identification number. If you do not provide your correct taxpayer identification number, you may be subject to civil or criminal penalties imposed by law. Under penalties of perjury, I certify that the number shown on this statement is my correct taxpayer identification number.

TIN#

THE PEOPLES BANK

Patrick J. Lyons, Jr.

L. SETTLEMENT CHARGES:		File Number: 131743	PAID FROM BORROWER'S FUNDS AT SETTLEMENT	PAID FROM SELLER'S FUNDS AT SETTLEMENT
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801.	1st Mtg. Loan Origination Fee %			
802.	Loan Discount Fee %			
803.	Appraisal to			
804.	Credit Report to			
805.	Lender's Inspection Fee to			
806.	Flood Certification to			
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1000.	RESERVES DEPOSITED WITH LENDER FOR			
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1003.	City property taxes mo. @\$ / mo.			
1004.	County property taxes mo. @\$ / mo.			
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1006.	mo. @\$ / mo.			
1007.	mo. @\$ / mo.			
1008.	Aggregate Reserve for Hazard/Flood Ins, City/Count			
1100.	TITLE CHARGES			
1101.	Settlement or closing fee to SCHWARTZ, ORGLER & JORDAN, PLLC		175.00	175.00
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1105.	Document preparation to			
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1107.	Attorney's fees to			
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1109.	Lender's coverage			
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1200.	GOVERNMENT RECORDING AND TRANSFER CHARGES			
1201.	Recording fees Deed \$ 21.00 ; Mortgage \$; Releases \$			21.00
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1203.	State tax/stamps Deed \$; Mortgage \$			
1204.				
1205.				
1300.	ADDITIONAL SETTLEMENT CHARGES			
1301.	Survey to			
1302.	Pest Inspection to			
1303.				
1304.	2013 Taxes POC seller Harrison County Tax Collector	1269.15S		POC
1305.				
1306.				
1307.				
1308.				
1400.	TOTAL SETTLEMENT CHARGES (enter on lines 103 and 502, Sections J and K)		875.00	9,696.00

I have carefully reviewed the HUD-1 Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in the transaction. I further certify that I have received a copy of the HUD-1 Settlement Statement.

HMEM HOLDINGS, LLC

THE PEOPLES BANK

The HUD-1 Settlement Statement which I have prepared is a true and accurate account of this transaction. I have caused or will cause the funds to be disbursed in accordance with this statement.

SCHWARTZ, ORGLER & JORDAN, PLLC

01/17/14

WARNING: It is a crime to knowingly make false statements to the United States on this or any other similar form. Penalties upon conviction can include a fine or imprisonment. For details see: Title 18 U.S. Code Section 1001 and Section 1010.

A. Settlement Statement

U.S. Department of Housing
and Urban Development

OMB Approval No. 2502-0265



B. Type of Loan			
1. <input type="checkbox"/> FHA	2. <input type="checkbox"/> RHS	3. <input type="checkbox"/> Conv. Unins.	6. File Number 131743
4. <input type="checkbox"/> VA	5. <input type="checkbox"/> Conv. Ins.		7. Loan Number
8. Mortgage Insurance Case Number			
C. Note: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "(p.o.c.)" were paid outside the closing; they are shown here for information purposes and are not included in the totals.			
D. Name and Address of Borrower HMEM HOLDINGS, LLC 12208 PRESERVATION DRIVE GULFPORT, MS 39503		E. Name and Address of Seller THE PEOPLES BANK 155 LAMEUSE STREET BILOXI, MS 39530	
F. Name and Address of Lender			
G. Property Location LOTS 1-10, BLK 2, CENTRAL PARK S/D HARRISON COUNTY, MS.		H. Settlement Agent SCHWARTZ, ORGLER & JORDAN, PLLC 12206 Highway 49, Gulfport, MS. 39503	
		Place of Settlement P. O. Box 2408 12206 HWY 49 Gulfport, MS 39505	I. Settlement Date 01/17/14 DD: 01/17/14
J. SUMMARY OF BORROWER'S TRANSACTION:		K. SUMMARY OF SELLER'S TRANSACTION:	
100. GROSS AMOUNT DUE FROM BORROWER		400. GROSS AMOUNT DUE TO SELLER	
101. Contract sales price	95,000.00	401. Contract sales price	95,000.00
102. Personal property		402. Personal property	
103. Settlement charges to borrower (line 1400)	875.00	403.	
104.		404.	
105.		405.	
Adjustments for items paid by seller in advance		Adjustments for items paid by seller in advance	
106. City/town taxes	to	406. City/town taxes	to
107. County taxes	to	407. County taxes	to
108. Assessments	to	408. Assessments	to
109.		409.	
110.		410.	
111.		411.	
112.		412.	
120. GROSS AMOUNT DUE FROM BORROWER	95,875.00	420. GROSS AMOUNT DUE TO SELLER	95,000.00
200. AMOUNTS PAID BY OR IN BEHALF OF BORROWER		500. REDUCTIONS IN AMOUNT TO SELLER	
201. Deposit or earnest money	5,000.00	501. Excess Deposit (see instructions)	
202. Principal amount of new loan(s)	0.00	502. Settlement charges to seller (line 1400)	9,696.00
203. Existing loan(s) taken subject to		503. Existing loans taken subject to	
204.		504. Payoff of first mortgage loan	
205.		505. Payoff of second mortgage loan	
206.		506.	
207.		507.	
208.		508.	
209.		509.	
Adjustments for items unpaid by seller		Adjustments for items unpaid by seller	
210. City/town taxes	to	510. City/town taxes	to
211. County taxes	01/01 to 01/17	511. County taxes	01/01 to 01/17
212. Assessments	to	512. Assessments	to
213.		513.	
214.		514.	
215.		515.	
216.		516.	
217.		517.	
218.		518.	
219.		519.	
220. TOTAL PAID BY / FOR BORROWER	5,059.11	520. TOTAL REDUCTION AMOUNT DUE SELLER	9,755.11
300. CASH AT SETTLEMENT FROM OR TO BORROWER		600. CASH AT SETTLEMENT TO OR FROM SELLER	
301. Gross amount due from borrower (line 120)	95,875.00	601. Gross amount due to seller (line 420)	95,000.00
302. Less amounts paid by/for borrower (line 220)	5,059.11	602. Less reduction amount due to seller (line 520)	9,755.11
303. CASH FROM BORROWER	90,815.89	603. CASH TO SELLER	85,244.89

SUBSTITUTE FORM 1099 SELLER STATEMENT: The information contained herein is important tax information and is being furnished to the Internal Revenue Service. If you are required to file a return, a negligence penalty or other sanction will be imposed on you if this item is required to be reported and the IRS determines that it has not been reported. The Contract Sales Price described on Line 401 above constitutes the Gross Proceeds of this transaction.

SELLER INSTRUCTIONS: To determine if you have to report the sale or exchange of your primary residence on your tax return, see the Schedule D (Form 1040) instructions. If the real estate was not your primary residence, complete the applicable parts of Form 4797, Form 6252, and /or Schedule D (Form 1040).

You are required by law to provide the settlement agent with your correct taxpayer identification number. If you do not provide your correct taxpayer identification number, you may be subject to civil or criminal penalties imposed by law. Under penalties of perjury, I certify that the number shown on this statement is my correct taxpayer identification number.

TIN#

THE PEOPLES BANK

Patrick J. Lyons, Jr.



Michael Watson

SECRETARY OF STATE

This is not an official certificate of good standing.

Name History

Name	Name Type
HMEM Holdings LLC	Legal

Business Information

Business Type:	Limited Liability Company
Business ID:	1015226
Status:	Good Standing
Effective Date:	02/05/2013
State of Incorporation:	Mississippi
Principal Office Address:	12208 Preservation Drive Gulfport, MS 39503

Registered Agent

Name
Carter, Kristine 12208 Preservation Drive Gulfport, MS 39503

Officers & Directors

Name	Title
Kristine Marie Carter 12208 Preservation Drive Gulfport, MS 39503	Manager
Mark C Orgler 12206 Highway 49	Other



J. Jordan 1st Judicial District
Instrument 2014 561 D - J1
Filed/Recorded 1/21/2014 01:35 P
Total Fees \$ 21.00
4 Pages Recorded

1

PREPARED BY AND RETURN TO: DAVID M. ALLEN, MSB #01355
c/o Schwartz, Orgler & Jordan, PLLC
File# 131743
PAGE, MANNINO, PERESICH & MCDERMOTT, P.L.L.C.
759 VIEUX MARCHE MALL
BILOXI, MS 39530
(228) 374-2100

GRANTOR: THE PEOPLES BANK, BILOXI, MISSISSIPPI
155 LAMEUSE STREET
BILOXI, MS 39530
(228) 435-5511

GRANTEE: HMEM HOLDINGS, LLC, a Mississippi limited liability
company
12208 PRESERVATION DRIVE
GULFPORT, MS. 39503
(228) 297-9293
Lots 1-10, Block 2, Central Park s/d, Harrison County, MS

INDEXING INSTRUCTIONS: Exempt pursuant to Section 89-5-33(3)(a), Mississippi
Code of 1972, as amended.

STATE OF MISSISSIPPI
COUNTY OF HARRISON
FIRST JUDICIAL DISTRICT

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, the undersigned, **THE PEOPLES BANK, BILOXI, MISSISSIPPI**, does hereby sell, convey, and specially warrant unto **HMEM HOLDINGS, LLC, a Mississippi limited liability company**, the following described real property, together with all improvements thereon and all appurtenances in any wise appertaining thereto, located in the First Judicial District of Harrison County, State of Mississippi, to-wit:

(See Exhibit "A" attached)

This conveyance is subject to all restrictions, reservations, easements, and rights of way affecting said property on file and of record in the Office of the Chancery Clerk in Harrison County, Mississippi.

Notwithstanding any provision herein to the contrary, Grantor makes no warranty of any nature or kind, whether statutory, express or implied, with respect to the physical condition of the property (including, without limitation, any and all improvements located thereon and/or comprising a part thereof), and Grantee, by its acceptance of this Deed, accepts the physical condition of the property "AS IS, WITH ALL FAULTS".

The above described property is not the Grantor's homestead or any part thereof.

Ad valorem taxes for the year 2014 have been prorated between the parties hereto, and the obligation to pay same is assumed by the Grantee herein, who will pay same when due.

WITNESS my signature on this the 15th day of January, 2014.

THE PEOPLES BANK BILOXI MISSISSIPPI

BY: *Chris C. Sweetman*
NAME: CHRIS C. SWEETMAN
ITS: PRESIDENT

STATE OF MISSISSIPPI
COUNTY OF HARRISON

PERSONALLY APPEARED BEFORE ME, the undersigned authority, a notary public in and for the aforesaid jurisdiction, the within named Chris C Sweetman, who acknowledged that he is President of The Peoples Bank, Biloxi, Mississippi, a Mississippi banking corporation, and that for and on behalf of the said corporation, and as its act and deed, he executed the above and foregoing instrument, after first having been duly authorized by said corporation so to do.

GIVEN UNDER MY HAND, and official seal of office, this 15th day of January, 2014.

My Commission Expires
(SEAL)



Martha Ann Walker
NOTARY PUBLIC

TITLE NOT EXAMINED

43

EXHIBIT "A"

Parcel #1: Lots 1 & 2, Block 2, Central Park Addition to the City of Gulfport, according to the official map or plat thereof on file and of record in the office of the Chancery Clerk of Harrison County, First Judicial District, Mississippi.

Parcel #2: Lots 3 & 4, Block 2, Central Park Addition to the City of Gulfport, according to the official map or plat thereof on file and of record in the office of the Chancery Clerk of Harrison County, First Judicial District, Mississippi.

Parcel #3: Lots 5 & 6, Block 2, Central Park Addition to the City of Gulfport, according to the official map or plat thereof on file and of record in the office of the Chancery Clerk of Harrison County, First Judicial District, Mississippi.

Parcel #4: Lots 7 & 8, Block 2, Central Park Addition to the City of Gulfport, according to the official map or plat thereof on file and of record in the office of the Chancery Clerk of Harrison County, First Judicial District, Mississippi.

Parcel #5: Lots 9 & 10, Block 2, Central Park Addition to the City of Gulfport, according to the official map or plat thereof on file and of record in the office of the Chancery Clerk of Harrison County, First Judicial District, Mississippi.

4

CORRECTED AFFIDAVIT OF PROOF OF PUBLICATION

STATE OF MISSISSIPPI
COUNTY OF HARRISON

Before me, the undersigned Notary of Harrison County, Mississippi, personally appeared CRISTA LAUX, who, being by me first duly sworn, did depose and say that she is a clerk of THE SUN HERALD, a newspaper published in the City of Gulfport, in Harrison County, Mississippi, and the publication of the notice has been made in said paper 4 times on the following dates of such paper, viz:

Vol. 126 No. 97 dated the 8th day of January, 2010.

Vol. 126 No. 104 dated the 15th day of January, 2010.

Vol. 126 No. 111 dated the 22nd day of January, 2010.

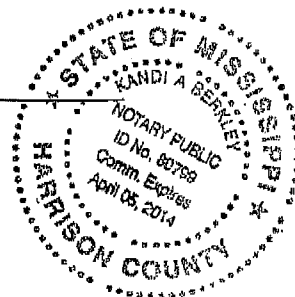
Vol. 126 No. 118 dated the 29th day of January, 2010.

Affiant further states on oath that said newspaper has been established and published continuously in said county for a period of more than twelve months next prior to the first publication of said notice.

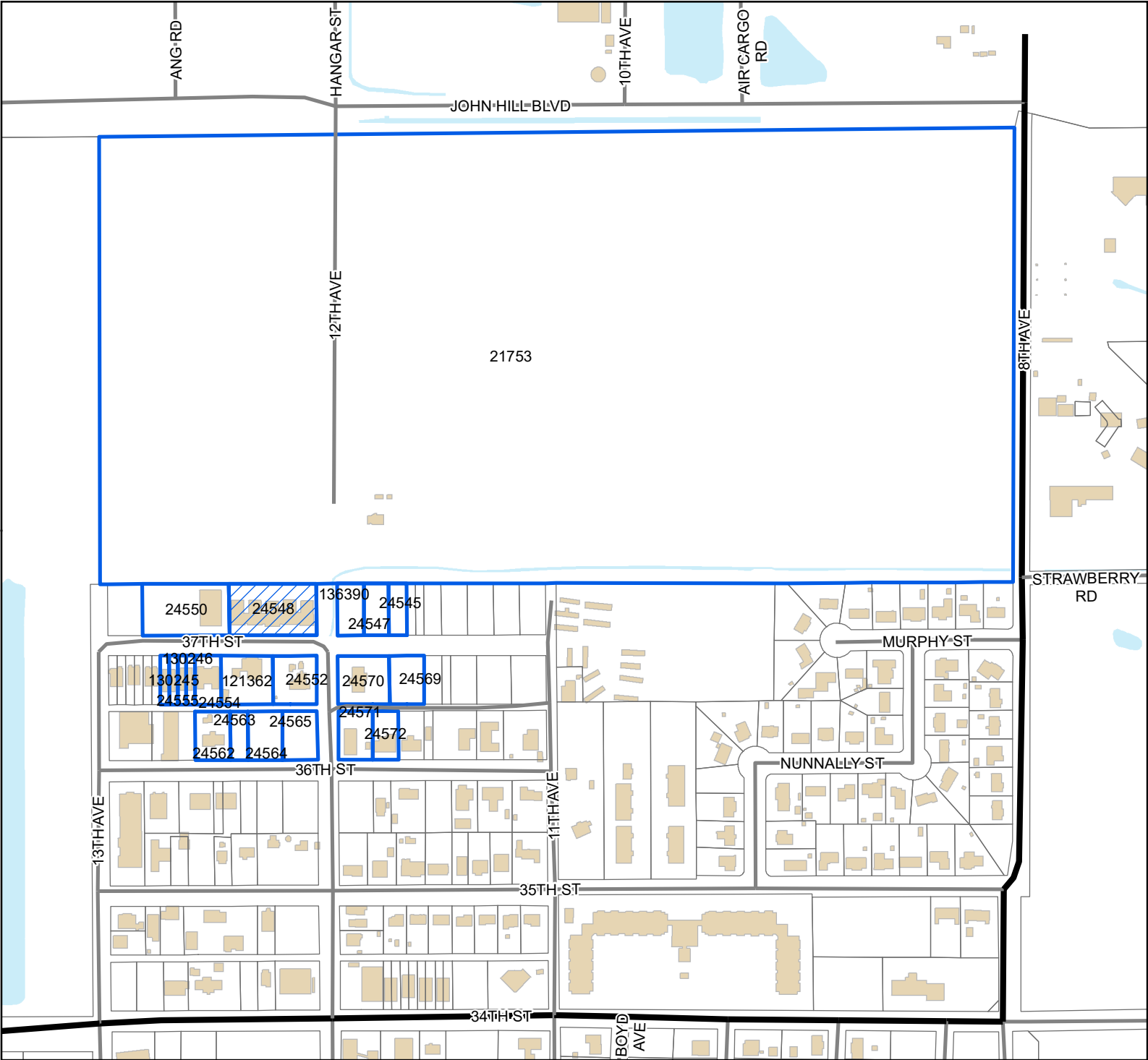
Crista Laux
CLERK

Sworn to and subscribed before me this the 7 day of Jan, 2014.


Kandi A. Berry
NOTARY PUBLIC

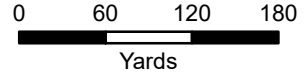


Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
Y		0810I-01-040.000	HMEM HOLDINGS LLC (OWNER)	13081 LAKE FLORENCE RD	GULFPORT	MS	39503
			MICHAEL COLLINS (AGENT)	4002 HEWES AVE	GULFPORT	MS	39507
			Adjacent Property Owners (2601PC010)				
	24562	0810I-01-065.000	MARTIN DON & ARMONTINE	1220 36TH ST	GULFPORT	MS	39501
	24565	0810I-01-062.000	KENT GERRY W	161 WOODS CROSSING BLVD	MADISON	MS	39110
	24564	0810I-01-063.000	CARNEY MARLA L	2366 PARK PLACE DR	GULFPORT	MS	39507
	24563	0810I-01-064.000	GPT-BILOXI REGIONAL AIRPORT AUTH	14035-L AIRPORT RD	GULFPORT	MS	39503
	24548	0810I-01-040.000	HMEM HOLDINGS LLC	12208 PRESERVATION DR	GULFPORT	MS	39503
N	24550	0810I-01-041.000	HMEM HOLDINGS LLC	12208 PRESERVATION DRIVE	GULFPORT	MS	39503
	24569	0810I-01-051.000	SELAH INC	PO BOX 7799	DIBERVILLE	MS	39540
	24552	0810I-01-050.000	CRAWFORD WILLIE A SR	3611 12TH AVE	GULFPORT	MS	39501
	24571	0810I-01-061.000	GIBBS DYLAN J	3600 12TH AVE	GULFPORT	MS	39501
	24555	0810I-01-047.000	SUTHERLAND TRAVERS C & VASHON	1929 JONAHS RIDGE DR	NOLENSVILLE	TN	37135
	136390	0810I-01-039.001	CHRISMAN MICHAEL L	1506 BRISCO LN	HAMMOND	LA	70403
N	24556	0810I-01-046.000	SUTHERLAND TRAVERS C & VASHON	1929 JONAHS RIDGE DR	NOLENSVILLE	TN	37135
	24570	0810I-01-051.001	MCALLISTER MARITZA JAMES & JAMES L	826 E EWING AVE	SOUTH BEND	IN	46613
	24572	0810I-01-060.000	VAUGHT JASON M & YAOVANART	1124 -36TH STREET	GULFPORT	MS	39501
	121362	0810I-01-048.001	DUNNING MICHAEL J & GINA	1115 35TH ST	GULFPORT	MS	39501
N	130245	0810I-01-046.001	SUTHERLAND TRAVERS C & VASHON	1929 JONAHS RIDGE DR	NOLENSVILLE	TN	37135
N	130246	0810I-01-047.001	SUTHERLAND TRAVERS C & VASHON	1929 JONAHS RIDGE DR	NOLENSVILLE	TN	37135
	24554	0810I-01-048.000	PALMER VIC	P O BOX 354	FOLSOM	LA	70437
	24547	0810I-01-039.000	CHRISMAN MICHAEL L	1506 BARISCO LANE	HAMMOND	LA	70403
	24545	0810I-01-038.000	BABIN TODD	617 CARMADELLE ST	MARRERO	LA	70072
N	21753	0810I-01-001.000	GPT-BILOXI REGIONAL AIRPORT AUTH	14035-L AIRPOT RD	GULFPORT	MS	39503



Legend

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



1 inch = 400 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.

McClatchy

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

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

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

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
51445	IPL0301898	Legal Ad - IPL0301898	2601PC009, 2601PC010	1.0	40.0L

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

STATE OF MISSISSIPPI
 COUNTY OF HARRISON

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

1.0 insertion(s) published on:
 01/07/26 Print

LEGAL NOTICE PUBLIC HEARING

In conformance with Section VIII of the Comprehensive Zoning Ordinance of the City of Gulfport, Mississippi, 1979 as amended, notice is hereby given advising that the Gulfport City Planning Commission will hold a public hearing in the City of Gulfport, Mississippi at 4:30 P.M., Thursday, January 22, 2026 in the Council Chambers of the Gulfport City Hall located at 2309 15th Street to consider the following requests. A copy of the requests will be available for public review at the office of the Department of Urban Development, Planning Division, located on first floor of the William H. Hardy Building, 1410 24th Avenue.

Planning Commission Approval 2601PC009, by agents Jeffery and Fallon May, seeking approval for a mobile home use, Tax Parcel 0810B-03-003.002, 8363 Virginia Avenue, Zoned R-1-5 (Single-family), Ward 3

Zoning Map Amendment 2601PC010, by agent Michael Collins, requesting to rezone parcel to R-2 (Single-Family), Tax Parcel 0810I-01-040.000, 1218 37th Street, Zoned I-1 (Light Industry), Ward 3

This the 29th day of December 2025
 Keith Williams, Chairman
 City of Gulfport Planning Commission
 IPL0301898
 Jan 7 2026

[Print Tearsheet Link](#)

[Marketplace Link](#)

Mary Castro



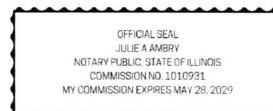
Mary Castro

Julie A Ambry



Sworn to and subscribed before me on

Jan 7, 2026, 10:06 AM EST



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