



# Zoning Board | Agenda

Thursday, April 16, 2026 – 3:00 PM

*City Hall – Council Chambers*  
2309 15<sup>th</sup> 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. Zoning Board Meeting - 03-19-2026**

**G. Hearing of Cases**

**G1. Public Declaration of Appeal Process of Chairman**

Any person or any officer, department or agency of the City aggrieved by any decision of the Zoning Board of Adjustment and Appeals may, within fifteen (15) days thereafter appeal there from to the mayor and City Council by filing with the Planning Division a written notice of appeal specifying the decision from which the appeal is taken. In case of such appeal, the Zoning Board 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. Anyone speaking today is asked to complete a "Speaker's Card".**

Please provide the completed card at the time you speak to the Zoning Board. 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.

**G3. Routine Agenda**

**1. Variance 2604ZB048:**

Variance 2604ZB048, by agent Carl Hamilton, seeking approval for an additional wall sign, Tax Parcel 0808D-04-007.000, 12317 Hwy 49, Zoned B-4 (Highway Business), Ward 7

**2. Variance 2604ZB050:**

Variance 2604ZB050, by agent Terre Barnett, seeking approval for parking that backs out into the right-of-way, Tax Parcel 0910N-01-010.000, 215 Pass Road, Zoned B-2 (General Business), Ward 3

**3. Variance 2604ZB054:**

Variance 2604ZB054, by owner Hector Rojas, seeking approval for a 6-foot tall fence where the height limit is 4 feet, Tax Parcel 0710M-01-012.006, 5914 28th, Zoned R-2 (Single-family), Ward 1

**H. Adjournment**

**MINUTES**

**ZONING BOARD OF ADJUSTMENT AND APPEALS  
MEETING**

**Thursday, March 19, 2026, 3:00 P.M.**

**GULFPORT CITY COUNCIL CHAMBERS**

- A. **Prayer**: The Zoning Board led a prayer.
- B. **Pledge of Allegiance**: The Pledge of Allegiance was recited.
- C. **Call to Order**: The meeting of the Zoning Board was called to order at **3:15 P.M.**

**D. Determination of a Quorum:**

**BOARD MEMBERS PRESENT:**

ROBERT PHARR  
MACK MCCREE  
NATHAN BODDIE – (BY PHONE)  
MARY ANN WIGINTON

**BOARD MEMBERS ABSENT:**

HAL KAIGLER  
MICHAEL DANIELS

**STAFF MEMBERS PRESENT:**

MATILDA WELCH  
SAMUEL SMITH  
BRYCE CLUGH  
JACOB WILKERSON

**COURT REPORTER:**

NORMA SOROE

**E. Confirmation of Agenda:**

**F. Approval of Minutes:**

Motion by **Robert Pharr** and seconded by **Mack McCree** to approve Minutes of **February 19, 2026**, Zoning Board meetings was carried unanimously.

**G. Hearing of cases:**

**G1.** The declaration of appeal process was read by the Chairman of the Zoning Board: Any person or any officer, department, or agency of the city aggrieved by any decision of the Board of Adjustment and appeals may within fifteen (15) days thereafter appeal there from to the mayor and city council by filing with the Planning Division a written notice of appeal specifying the decision from which the appeal is taken. In case of such appeal, the Planning Division 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 transcript. 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 Chairman asked all individuals speaking at today’s meeting to complete a speaker’s card.

**G3. Routine Agenda:**

**1. Variance 2603ZB026:**

Variance 2603ZB026, by owner Norman Cook Jr. & Jamie Cook, seeking approval for 3,200 square foot accessory structure where 2,000 square feet is the size limit, Tax Parcel 0807K-01-013.002, 13317 Twin Drive, Zoned R-1-15 (Single-family), Ward 7

**Speaking for the Petition: Norman Cook Jr.**

**Speaking against the Petition: None**

**Motion: Robert Pharr – to approve applicant’s request.**

**Second: Nathan Boddie**

- Nathan Boddie - **Chairman** – Yea (By Phone)
- Mary Ann Wiginton - Yea
- Michael Daniels - Absent
- Robert Pharr - Yea
- Mack McCree - Nay
- Hal Kaigler - Absent

**Action: Motion carried 3 to 1.**

**2. Variance 2603ZB027:**

Variance 2603ZB027, by owner Ancillary Capital LLC, seeking approval for a 2-foot secondary frontage setback where 6 feet is required for a duplex use, Tax Parcel 0811L-03-032.000, Zoned T4L (General Urban Zone "Limited"), Ward 2

**Speaking for the Petition: Collin Bourgeois**

**Speaking against the Petition: None**

**Motion: Mack McCree – to approve applicant’s request.**

**Second: Robert Pharr**

- Nathan Boddie - **Chairman** – (By Phone)
- Mary Ann Wiginton - Yea
- Michael Daniels - Absent
- Robert Pharr - Yea
- Mack McCree - Yea
- Hal Kaigler - Absent

**Action: Motion carries unanimously.**

**3. Variance 2604ZB035:**

Variance 2604ZB035, by agent Christopher Walker, seeking approval for an additional 11,800 square feet for a proposed accessory structure where the size limit is 2,000 square feet, Tax Parcel 0707O-01-015.000, 13348 John Clark Road, Zoned R-1-15 (Single-family), Ward 7

**Speaking for the Petition: Chris Walker, C. T. Switzer**

**Speaking against the Petition: None**

**Other: Malcolm Jones**

**Motion: Robert Pharr – to approve applicant’s request based on the size of the property and with the understanding that the structure will not be used for any commercially related uses. The accessory structure will have no sides and will not be modified or converted to a storage building unless approved by the City of Gulfport upon a future application.**

**Second: Mack McCree**

Nathan Boddie	- Chairman (By Phone)
Mary Ann Wiginton	- Yea
Michael Daniels	- Absent
Robert Pharr	- Yea
Mack McCree	- Yea
Hal Kaigler	- Absent

**Action: Motion carried unanimously.**

**Adjournment:**

Motion by **Robert Pharr** to adjourn the meeting was seconded by **Mack McCree** and carried unanimously. The meeting adjourned **3:54 P.M.**

THESE MINUTES WERE APPROVED BY A VOTE OF THE ZONING BOARD OF ADJUSTMENT AND APPEALS.

\_\_\_\_\_  
Hal Kaigler, Secretary

Date: \_\_\_\_\_



URBAN DEVELOPMENT  
PLANNING & ZONING  
PO BOX 1780 | GULFPORT, MS | 1410 24<sup>TH</sup> AVENUE  
228.868.5710 | [PLANNERS@GULFPORT-MS.GOV](mailto:PLANNERS@GULFPORT-MS.GOV)

## ZONING BOARD OF ADJUSTMENT AND APPEALS

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**Hearing Date:** Thursday, April 16, 2026

**Public Declaration of Appeal Process of Chairman**



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## ZONING BOARD OF ADJUSTMENT AND APPEALS

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**Hearing Date:** Thursday, April 16, 2026

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



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## ZONING BOARD OF ADJUSTMENT AND APPEALS

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**Hearing Date:** Thursday, April 16, 2026

**Routine Agenda**



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## ZONING BOARD OF ADJUSTMENT AND APPEALS

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**Hearing Date:** Thursday, April 16, 2026

**Variance 2604ZB048:** Variance 2604ZB048, by agent Carl Hamilton, seeking approval for an additional wall sign, Tax Parcel 0808D-04-007.000, 12317 Hwy 49, Zoned B-4 (Highway Business), Ward 7

# Technical Report

## VARIANCE

### GENERAL INFORMATION

Case File Number: 2604ZB048

Hearing Date: April 16, 2026

Current Zoning/Use: T6 / Oil Change Service

Legal: Variance 2604ZB048, by agent Carl Hamilton, seeking approval for an additional wall sign, Tax Parcel 0808D-04-007.000, 12317 Hwy 49, Zoned B-4 (Highway Business), Ward 7

### TECHNICAL DETAILS

Variations involve special cases where unique factors contribute to justify a use of property that does not conform to the City's enforced ordinances. Therefore, variations should not be granted unless they are able to adequately meet the following conditions:

- (a) That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same district;
- (b) The special conditions and circumstances do not result from the actions of the applicant;
- (c) That an unnecessary hardship is created by the physical character of the property and is peculiar and unusual to such an extent that it is evidence that amendment of the zoning ordinance does not offer a reasonable solution;
- (d) That literal interpretation of the provisions of this ordinance would deprive the applicant of rights commonly enjoyed by properties in the same district under the terms of this ordinance;
- (e) That the granting of the variance will not confer on the applicant any special privilege that is denied by this ordinance to other lands, structures, or buildings in the same district, other than to permit the applicant to use their property in a manner as nearly equivalent to uses generally permitted in the district considering the conditions and circumstances involved and the hardship;
- (f) That the use proposed is permissible by right or with planning approval or by special exception.

(Ord. App. A Sec. VIII (B)(2)(c)(1))

# Technical Report

## VARIANCE

The applicant is seeking approval to allow for an additional wall sign. Currently, the ordinance allows for a wall sign along an elevation per each frontage the property has. The subject property currently has only one frontage.

- (a) The applicant notes that there is no special conditions related to the land. The need for the variance is directly caused due to wanting to adhere to the corporate standard of Express Oil Change.
- (b) The applicant states that they had not caused the need for the variance. As stated prior, the need for the variance is caused by the desire to adhere to the corporate standard of Express Oil Change.
- (c) The applicant does not address whether an unnecessary hardship is created by the physical character of the property. While an amendment to the wall sign ordinance would offer a solution, it would not be site specific.
- (d) The applicant states in their application that the signage to be placed on the rear of the building is necessary for public safety. Upon staff review of the area, while what is being requested would establish precedence, the intended wall signage to be added has the intention of being in the rear, out of sight from the street. This would be west elevation of the property where the parking is, towards the trees in the back.
- (e) The applicant claims in their application that granting the variance should not grant any special privileges that would be denied to others in the same district. Upon staff review, there are no nearby locations that went for any similar variance. If granted a variance for this location, this would technically establish a precedence. The surrounding properties include the plaza that houses businesses such as Planet Fitness and Cricket Wireless as well as the new restaurant Del Sol.
- (f) The property is zoned T6, and a wall sign is for a business is allowed by right.

### ***EXECUTIVE SUMMARY***

No criteria for hardship have been met. The applicant establishes that they want to have the wall signs in the rear to adhere to the corporate standard of Express Oil change. While there are no locations nearby that went for a similar variance, the request for this petition will have the wall signs placed in the rear and will not be seen from the street.

Any approval should consider these conditions:

- 1. Approval allows for an additional wall sign to be placed.
- 2. Must comply with all current Building Codes and City of Gulfport Ordinances

### ***DEPARTMENTAL CONDITIONS***

**Engineering:** No conditions. Memo dated 3/26/26.

**Public Works:** No comment as of 4/6/26.

**Traffic and Safety:** No conditions. Memo dated 3/25/26.

# Technical Report

## VARIANCE

- Building Code Services:** Must comply with all current Building Codes and City of Gulfport Ordinances. Memo dated 4/8/26.
- GIS:** No conditions. Memo dated 3/31/26.
- Police Department:** No comment as of 4/6/26.
- Fire Department:** No conditions. Memo dated 3/27/26.
- City Arborist:** No conditions. Memo dated 3/26/26.
- Landscape Manager:** No conditions. Memo dated 3/31/26.

### ***DIRECTOR APPROVAL***

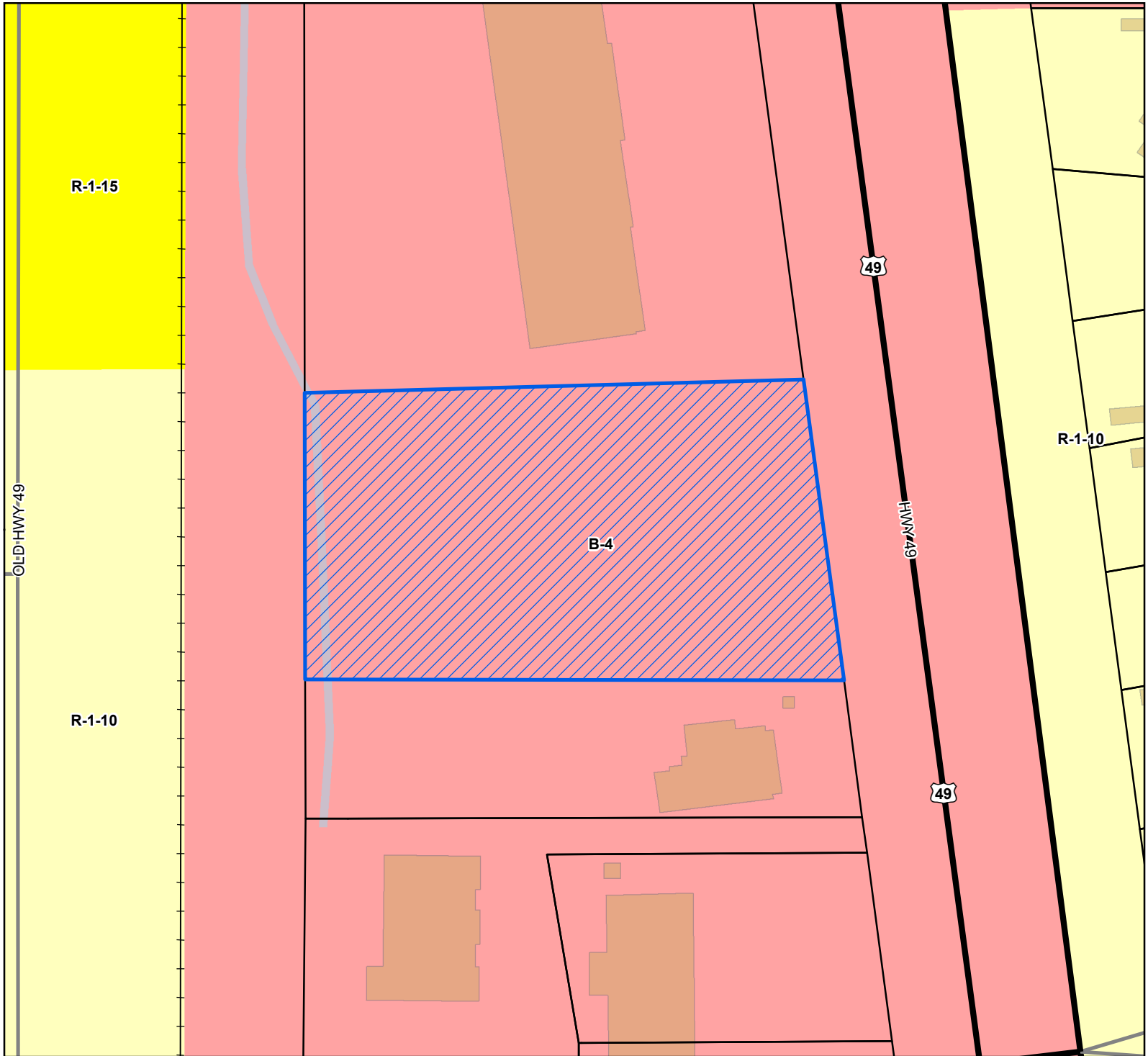
This report has been reviewed and approved by:



\_\_\_\_\_  
Greg Holmes  
Director of Urban Development Department

2604ZB048

# Variance

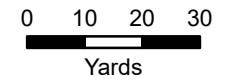


- Site
- US or State Highway
- Street
- Railroad
- Parcels
- Buildings
- Water Features
- City Limit

**Zoning**

- B-4 - Highway Business District
- R-1-10 - Single Family Residence (Low Density)
- R-1-15 - Single Family Residence District (Low Density)

**Site Information**  
 0808D-04-007.000  
 Zoning: B-4 (Highway Business)  
 Size: 1.8 acres  
 Flood: X



1 inch = 100 feet



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





**DESIGNATION OF AGENT**

12317 Hwy 49

~~1554 E. Adams Rd~~

I, R Kent Feazell  
Express Oil Change, LLC being property owner of 12317 Highway 49  
PRINT NAME PRIMARY ADDRESS OR PARCEL

which is the subject of this application hereby authorize Carl B Hamilton 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.

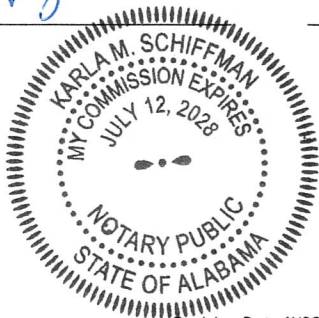
The petitioner understands and acknowledges that the City will rely upon the agent's representations in approval or denial or said petition.

[Signature] 12-1-25  
SIGNATURE DATE

Alabama Shelby  
**STATE OF ~~MISSISSIPPI~~ | COUNTY OF HARRISON**

Given under my hand and seal of office this the 1st day of December, 20 25

[Signature] 07.12.2025  
NOTARY PUBLIC COMMISSION EXPIRATION



Revision Date 11/02/2020



**Covenant Affidavit**

I, Carl Hamilton, being owner or agent of the property 12317 Hwy 49  
PRINT NAME PRIMARY ADDRESS OR PARCEL

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

Carl Hamilton 2/27/26  
Signature Date

**STATE OF MISSISSIPPI | COUNTY OF HARRISON**

Given under my hand and seal of office this the 27th day of February, 2026  
05/22/2027

Samuel Sweeting  
Notary Public Commission Expiration



# Unanimous Written Consent Of

The Members

Of

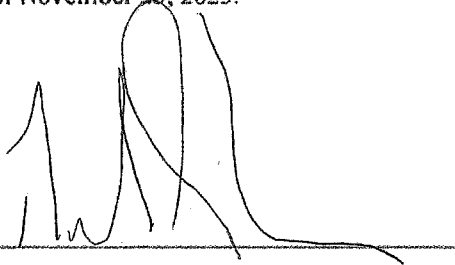
Express Oil Change, L.L.C.

The undersigned members' of Express Oil Change, L.L.C., a Delaware limited liability company ("Company"), being all the members' of the Company and acting by unanimous consent without a meeting pursuant to Section 18-302 of the Delaware Limited Liability Company Act, hereby adopts the following resolutions:

Resolved: Authorizes R. Kent Fezell to execute the "designation of agent" allowing Carl B Hamilton to act as representative for Express Oil Change, L.L.C. to make applications with the City of Gulfport's Zoning Board of Adjustment and Appeals, and/or Planning, ad/or City Council and /or permitting and licensing, as required by the city.

This consent may be executed in two or more counterparts, each of which shall be deemed an original and all of which shall be deemed one instrument.

IN WITNESS WHEREOF, the undersigned members have duly executed this Unanimous Written Consent and is effective as of November 25, 2025.



Member DAVID Sorbaro

01/22/2026  
Date

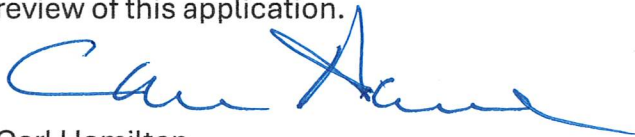
March 2, 2026

City of Gulfport

Planning Division

RE: 12317 Highway 49

The signage used by Express Oil for the property on Highway 49 must have signage on both front and back of the building. This facility has customer cars that enter the building on both sides for different types of service. The signage on the rear of the building is not visible from the run but is required for safety of the customers. Please consider this in your review of this application.

A handwritten signature in blue ink, appearing to read "Carl Hamilton", with a stylized flourish at the end.

Carl Hamilton

3/3/2026

To: Gulfport Zoning Board

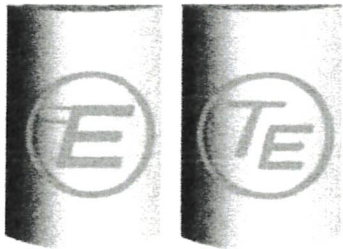
Re: 12317 Highway 49

6 Questions

1. LAND DOES NOT HAVE ANY SPECIAL CONDITIONS.  
NATIONAL DESIGN STANDARD FOR EXPRESS OIL CREATES THE NEED FOR INCREASED AMOUNT OF SIGNAGE ON BLDG.
2. WE HAVE NOT CAUSED THE NEED FOR THE VARIANCE.
3. SAME ANSWER AS #1.
4. SIGNAGE ON REAR OF BLDG IS NECESSARY FOR PUBLIC SAFETY.
5. THE NATURE OF THE BLDG DESIGN IS THE CAUSE OF THE NEED FOR THIS VARIANCE. NO SPECIAL BENEFIT WILL BE CONFERRED ON THE APPLICANT.
6. B2 ZONING. THE BUILDING IS IN COMPLIANCE.

  
AGENT FOR APPLICANT

**Front of Building**



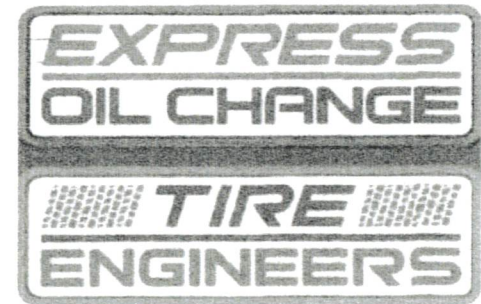
**DECORATIVE WALL PACK**

17" LED Illuminated Channel Letters  
 17" 10 MINUTE OIL CHANGE  
 217" 27 Sq Ft

17" LED Illuminated Channel Letters  
 17" EXPRESS OIL CHANGE  
 241" 30 Sq Ft

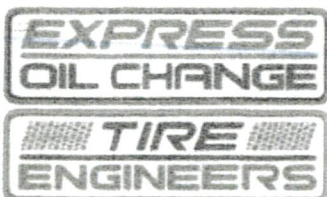
48  
 105

**6'x9' Illuminated Building Sign**



48 sq ft

Scale: 3/32" = 1'



Location:	Sales Rep: John Reynolds	This document is the sole property of Illuminated Signs & Lighting LLC THIS DRAWING IS AN ORIGINAL UNPUBLISHED DESIGN CREATED BY ILLUMINATED SIGNS & LIGHTING LLC. IT IS NOT TO BE REPRODUCED, CHANGED, OR EITHER FULLY OR PARTIALLY REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT WRITTEN PERMISSION FROM THE OWNER. ILLUMINATED SIGNS & LIGHTING MAY BE SUBJECT TO LEGAL ACTION IN A COURT OF LAW. © 1999-2024 ALL RIGHTS RESERVED
Address: biloxi miss	Job Name: Express Oil Change	
Date:	Design By: Nina Scheid	



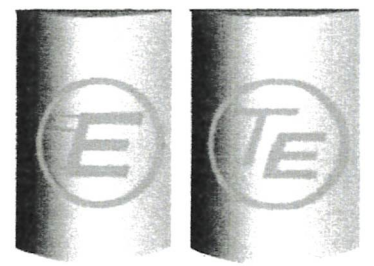
**Back of Building**

120'

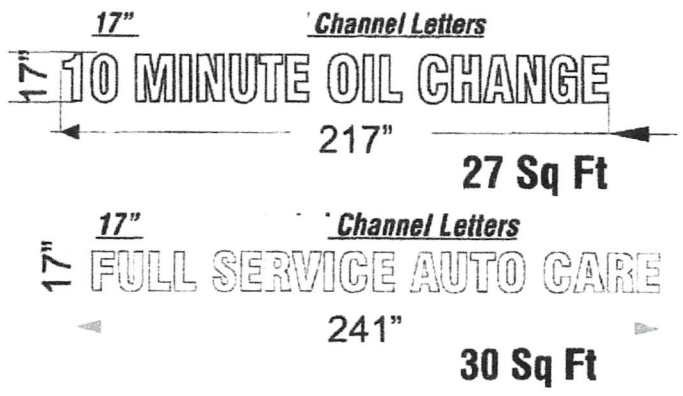


9'-5 1/4" 10'-0"

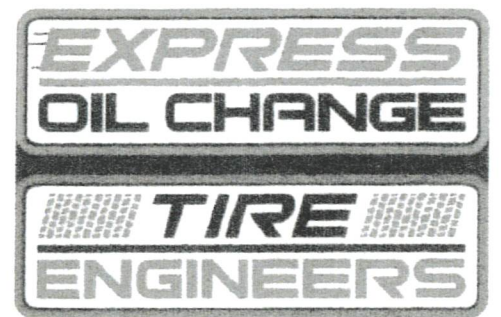
24'-8"



**DECORATIVE WALL PACK**



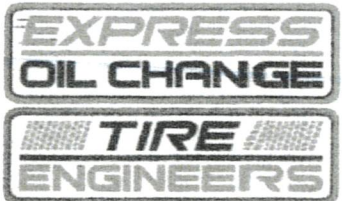
**6'x9' Illuminated Building Sign**



48 sq ft

48  
105

Scale: 3/32" = 1'



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Address:	Job Name: Express Oil Change	
Date:	Design By: Nina Scheid	



Back of Building

120'



9'-5 1/4"

10'-0"

24'-8"

17"

Channel Letters

10 MINUTE OIL CHANGE

217"

27 Sq Ft

17"

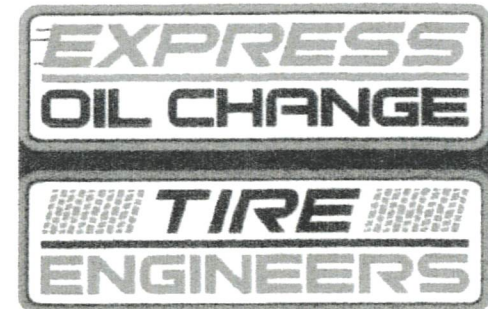
Channel Letters

FULL SERVICE AUTO CARE

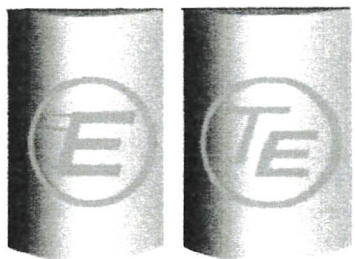
241"

30 Sq Ft

6'x9' Illuminated Building Sign

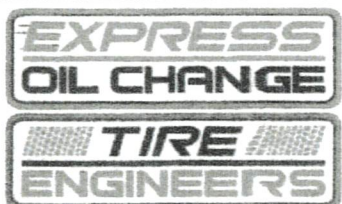


48  
105  
48 sq ft



DECORATIVE WALL PACK

Scale: 3/32" = 1'



Location:

Sales Rep: John Reynolds

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Address:

Job Name: Express Oil Change

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Date:

Design By: Nina Scheid

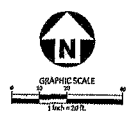
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ILLUMINATED  
SIGNS  
& LIGHTING  
TURN-KEY SIGN SOLUTIONS

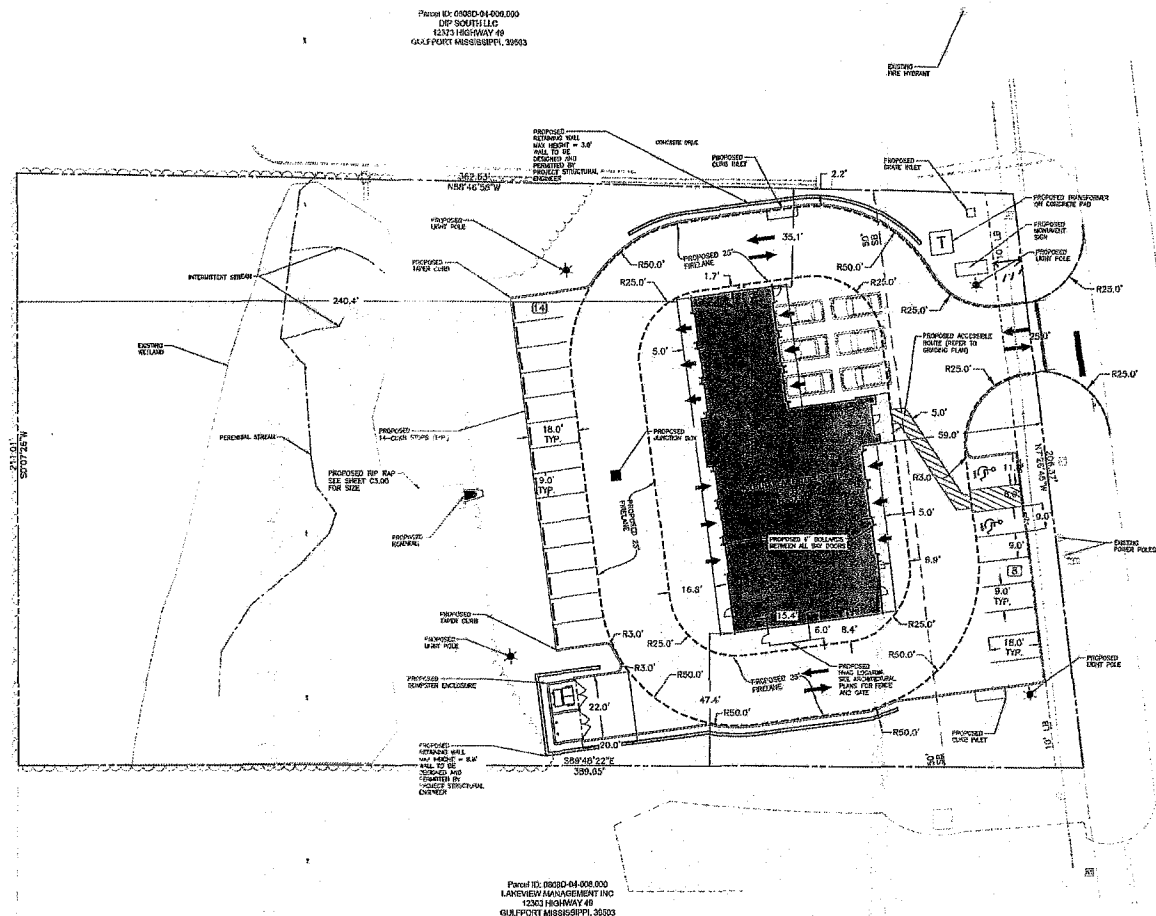
**SITE PLAN NOTES:**

1. ALL CONSTRUCTION SHALL CONFORM TO THE LATEST CITY OF NORTH GULFPORT AND/OR MOOT STANDARDS AND SPECIFICATIONS AS APPLICABLE.
2. ALL DIMENSIONS SHOWN ON SITE PLAN ARE MEASURED TO FACE OF CURB UNLESS OTHERWISE NOTED.
3. CONTRACTOR SHALL MAINTAIN "AS-BUILT" SET OF DRAWINGS TO RECORD THE EXACT LOCATION OF ALL PIPING PRIOR TO CONCEALMENT. DRAWINGS SHALL BE GIVEN TO THE ENGINEER UPON COMPLETION OF THE PROJECT WITH A COPY OF THE TRANSMITTAL LETTER TO THE OWNER.
4. EXISTING IMPROVEMENTS DAMAGED DURING CONSTRUCTION SHALL BE REPLACED/RESTORED TO THEIR ORIGINAL CONDITION AND TO THE SATISFACTION OF THE OWNER, BY THE CONTRACTOR RESPONSIBLE FOR THE DAMAGE.
5. THE CONTRACTOR SHALL NOTE THAT THE DRAWINGS MAY NOT SHOW EVERY CURB, TRANSITION, FITTING, ETC. THAT MAY BE REQUIRED. THE CONTRACTOR SHALL INSTALL SUCH STANDARD APPURTENANCES AS REQUIRED TO CLOSELY FOLLOW THE GRADES AND ALIGNMENTS SHOWN ON THE PLANS.
6. NO SUBSURFACE UTILITY SURVEY (SUS) HAS BEEN PERFORMED FOR THE PREPARATION OF THESE PLANS. ADDITIONAL UNDEGROUND UTILITIES MAY BE IN THE AREA. CONTRACTOR SHALL NOTIFY MISSISSIPPI (M) 843) AT LEAST 7 FULL BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR TO CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES INDEPENDENT OF MISSISSIPPI. REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.
7. CONTRACTOR IS RESPONSIBLE FOR COORDINATING CONSTRUCTION ACTIVITIES WITH THE APPROPRIATE UTILITY COMPANIES FOR ANY REQUIRED RELOCATIONS (E.G. POWER POLES, TELEPHONE, FIBER, WATER, METERS, ETC.).
8. PRIOR TO BEGINNING CONSTRUCTION BEYOND EROSION CONTROL MEASURES, THE GENERAL CONTRACTOR SHALL SCHEDULE AND ATTEND A PRE-CONSTRUCTION CONFERENCE WITH THE CITY OF NORTH GULFPORT PUBLIC WORKS DEPARTMENT AND A REPRESENTATIVE OF THE ENGINEER AND OWNER IF REQUIRED. THE PURPOSE OF THIS MEETING IS TO REVIEW THE SPECIFIC COMPONENTS OF THE PLAN AND OPERATION OF THE FACILITY DURING CONSTRUCTION.
9. ALL DIMENSIONS AND GRADES SHOWN ON THIS PLAN SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION. FOR NECESSARY PLAN OR GRADE CHANGES, NO EXTRA COMPENSATION SHALL BE PAID TO CONTRACTOR FOR ANY WORK DONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.

10. TYPICAL PAVEMENT SECTION DETAILS ARE SHOWN WITHIN THIS PLAN SET AND INTENDED TO BE A MINIMUM PAVEMENT SECTION REQUIREMENT. THE CURRENT GEOTECHNICAL REPORT SHALL OVER-RIDE ALL TYPICAL PAVEMENT SECTIONS SHOWN, IF THE GEOTECHNICAL ENGINEER DEEMS A HEAVIER SECTION IS REQUIRED.
11. EQUIPMENT AND PRODUCTS OTHER THAN THOSE SPECIFIED MAY BE USED PROVIDED APPROVAL HAS BEEN OBTAINED FROM THE OWNER IN WRITING PRIOR TO ORDERING OR INSTALLATION. THE CONTRACTOR SHALL WAIVE ANY CLAIM FOR ADDITIONAL COST RELATED TO SUBSTITUTION OF ALTERNATE EQUIPMENT.
12. IF UNUSUAL SEEN CONDITIONS DEVELOP DURING CONSTRUCTION, REFER TO THE LATEST VERSION OF CITY OF NORTH GULFPORT AND MOOT SPECIFICATIONS AND STANDARDS.
13. VERIFY ELECTRICAL REQUIREMENTS OF ABOVE GROUND HEATED ENCLOSURES, SITE LIGHTS, SIGNS THAT REQUIRE ELECTRICAL SERVICE WITH ELECTRICAL PLANS AND NOTIFY PROJECT ELECTRICAL ENGINEER OF MISSING INFORMATION.
14. CONTRACTOR TO CONFIRM LOCATION OF PROPOSED ELECTRICAL SERVICE, TRANSFORMER LOCATION, PAD CONSTRUCTION REQUIREMENTS AND CLEARANCES. LEAD TIMES WITH POWER COMPANY PRIOR TO CONSTRUCTION.
15. CONTRACTOR TO CONFIRM WITH OWNER AND CONSTRUCTION REQUIREMENTS OF GAS, TELEPHONE, COMMUNICATIONS WITH OWNER AND UTILITY PROVIDER NOT SHOWN ON PLANS PRIOR TO ANY CONSTRUCTION.
16. SIGNS TO BE PERMITTED SEPARATELY BY SIGN COMPANY.
17. WOTUS SHOWN ARE TAKEN FROM WOTUS DELINEATION REPORT PROJ. NO. 1184-283-20/PRO0001022 PREPARED BY SPECTRUM DATED 1/8/2020.
18. RETAINING WALLS TO BE DESIGNED AND PERMITTED BY PROJECT STRUCTURAL ENGINEER.



**BENCHMARKS:**  
 MAGNAIL: N: 351346.90 E: 895562.47 ELEV: 50.34  
 MAGNAIL: N: 351139.70 E: 895590.14 ELEV: 58.75



SITE DATA TABLE	
PHYSICAL ADDRESS	12317 HWY 49 GULFPORT, MS
UNDEVELOPED SITE AREA	1.25 ACRES
NET SITE AREA	1.85 ACRES
INSURABLE AREA	1.14 ACRES
ZONING	BUSINESS DISTRICT (B-4)
CURRENT USE	VACANT
PROPOSED USE	AUTOMOTIVE REPAIR AND MAINTENANCE
FRONT SETBACK	50'
REAR SETBACK	0'
REAR SETBACK	0'
LANDSCAPE BUFFER	10'
LOT COVERAGE DATA	
BUILDING COVERAGE	0.12 AC 6.5%
IMPERVIOUS AREA	0.128 AC 6.9%
PERVIOUS AREA	1.115 AC 60.3%
PARKING SUMMARY	
REQUIRED PARKING (1 SPACE PER 300 SF OF GROSS FLOOR AREA)	18 SPACES
REQUIRED ACCESSIBLE SPACES	1 SPACE
PROVIDED ACCESSIBLE SPACES	2 SPACES
TOTAL PROVIDED PARKING	22 SPACES
BUILDING DATA	
TOTAL BUILDING FOOTPRINT AREA	0.12 AC
NUMBER OF BUILDING STORIES	1 STORY
TOTAL BUILDING SQUARE FOOTAGE	5,333 SF

SITE LEGEND	
[Symbol]	SHRUBS
[Symbol]	TRANSFORMER PAD
[Symbol]	GAS METER
[Symbol]	BOLLARDS
[Symbol]	PROPOSED CURB INLET
[Symbol]	STORM SANITATION JOCK
[Symbol]	PROPOSED SANITARY SEWER CLEANOUT
[Symbol]	TRAFFIC DIRECTIONAL ARROW
[Symbol]	ACCESSIBLE PARKING RETAIL
[Symbol]	VAN ACCESSIBLE PARKING RETAIL
[Symbol]	PARKING SPACE CLOSET
[Symbol]	ACCESSIBLE MONITOR
[Symbol]	PROPERTY LINE
[Symbol]	RIGHT-OF-WAY LINE
[Symbol]	LOT LINE
[Symbol]	EASEMENT LINE
[Symbol]	CENTERLINE
[Symbol]	CURB
[Symbol]	BUILDING SETBACK
[Symbol]	LANDSCAPE BUFFER
[Symbol]	CURB STOP

**McADAMS**  
 The John R. McAdams Company, Inc.  
 4400 State Highway 121, Suite 800  
 Louisville, Texas 75056  
 phone 972.436.8712  
 fax 972.436.8715  
 TSP#: 19752 TSP#S: 1029440  
 www.mcadamsco.com

**CLIENT**  
 EXPRESS OIL CHANGE & TIRE ENGINEERS  
 3880 SOUTH PARK DRIVE  
 BIRMINGHAM, AL 35244  
 205-943-5770  
 ASHLEY BERNATSKI

**EXPRESS OIL - NORTH GULFPORT, MS CONSTRUCTION PLANS 12317 HIGHWAY 49 CITY OF GULFPORT, MISSISSIPPI, 39503**



**REVISIONS**

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		

**PLAN INFORMATION**

PROJECT NO. E0029610  
 FILENAME E0029610-01-SI.DWG  
 CHECKED BY RW  
 DRAWN BY BP  
 SCALE 1" = 20'  
 DATE 2023-02-03

**SHEET**

**SITE PLAN**  
**C2.00**

ISSUE FOR CONSTRUCTION



*Angela Hunt* 1st JUDICIAL DISTRICT  
Instrument 2025-0024237-D-J1  
Filed/Recorded 11/05/2025 2:49:04 PM  
Total Fees 26.00  
4 Pages Recorded

**PREPARED BY:**  
Michael J. Yentzen  
Esplanade Land & Title Co., LLC  
2205 John Hill Blvd, Bldg. 3, Ste. D  
Gulfport, MS 39501  
(228) 594-8860  
MS Bar # 100866

**RETURN TO:**  
Michael J. Yentzen  
Esplanade Land & Title Co., LLC  
2205 John Hill Blvd, Bldg. 3, Ste. D  
Gulfport, MS 39501  
(228) 594-8860

**TITLE NOT EXAMINED**

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

**QUITCLAIM DEED**

For and in consideration of the sum of TEN AND NO/100THS DOLLARS (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all which is hereby acknowledged, I

JACOB PAUL NITKIEWICZ  
24376 AIREY TOWER ROAD  
SAUCIER, MS 39574  
228.697.7423

do hereby release, convey, and forever quitclaim unto

EXPRESS OIL CHANGE, L.L.C.  
A DELAWARE LIMITED LIABILITY COMPANY  
1880 SOUTHPARK DRIVE  
BIRMINGHAM, AL 35244  
205.397.1159

Any and all of my interest in the following described land and property, lying and being situated in Harrison County, Mississippi, First Judicial District, more particularly and certainly described as follows:  
(See Exhibit A attached)(Page 3)

Indexing instructions: A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (SW ¼ OF THE NW ¼) OF SECTION 4, TOWNSHIP 7 SOUTH, RANGE 11 WEST, HARRISON COUNTY, MISSISSIPPI, FIRST JUDICIAL DISTRICT.

**PREPARED BY:**

**Michael J. Yentzen  
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**TITLE NOT EXAMINED**

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

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This conveyance is subject to all covenants, restrictions, easements, rights of way and other matters of record.

WITNESS the signature of the Grantor, on this the 28<sup>th</sup> day of October, 2025.

  
\_\_\_\_\_  
JACOB PAUL NITKIEWICZ – GRANTOR

**TITLE NOT EXAMINED**

STATE OF MISSISSIPPI

COUNTY OF HARRISON

PERSONALLY appeared before me, the undersigned authority in and for the said county and state, on this 28<sup>th</sup> day of October, 2025, within my jurisdiction, the within JACOB PAUL NITKIEWICZ, who acknowledged that he signed, executed and delivered the above and foregoing instrument.

GIVEN under my hand and official seal of office.

My Commission Expires:

*June 9, 2026*



  
\_\_\_\_\_  
NOTARY PUBLIC

**TITLE NOT EXAMINED**

**EXHIBIT "A"**

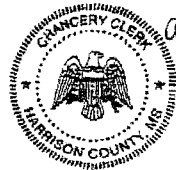
**LEGAL DESCRIPTION: A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (SW ¼ OF THE NW ¼) OF SECTION 4, TOWNSHIP 7 SOUTH, RANGE 11 WEST, HARRISON COUNTY, MISSISSIPPI, FIRST JUDICIAL DISTRICT, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:**

**A CERTAIN LOT OR PARCEL OF LAND BEGINNING AT A POINT IN THE WEST RIGHT-OF-WAY OF NEW U. S. HIGHWAY 49, WHICH POINT IS 505 FEET SOUTH OF THE NORTHEAST CORNER OF THAT PROPERTY ACQUIRED BY MRS. FANNIE QUAVE ROUSE, FROM THOMAS E. DUNCAN BY WARRANTY DEED DATED AUGUST 30, 1946, AND RECORDED IN BOOK 294, PAGE 336 OF THE DEED RECORDS OF HARRISON COUNTY, MISSISSIPPI, AND FROM SAID POINT OF BEGINNING RUNNING SOUTH ALONG SAID WEST RIGHT-OF-WAY OF NEW U. S. HIGHWAY 49 A DISTANCE OF 136 FEET TO A POINT IN SAID WEST RIGHT-OF-WAY; RUNNING THENCE WEST AND PARALLEL WITH THE SOUTHERN BOUNDARY OF SAID PROPERTY ACQUIRED BY MRS. FANNIE QUAVE ROUSE FROM SAID THOMAS E. DUNCAN A DISTANCE OF 375 FEET TO THE EAST RIGHT-OF-WAY OF THE G. & S.I. RAILROAD; RUNNING THENCE NORTH ALONG SAID EAST RIGHT-OF-WAY OF THE G. & S.I. RAILROAD A DISTANCE OF 136 FEET; RUNNING THENCE EAST A DISTANCE OF 375 FEET TO THE POINT OF BEGINNING, SAID PROPERTY BEING BOUNDED NORTH BY PROPERTY OF THE GRANTOR, WEST BY G. & S.I. RAILROAD, SOUTH BY PROPERTY NOW OR FORMERLY BELONGING TO MRS. IRIS RIGGS, AND EAST BY SAID NEW U. S. HIGHWAY 49, BEING THE SOUTH 136 FEET OF THE PROPERTY CONVEYED AS AFORESAID FROM THOMAS E. DUNCAN TO SAID MRS. FANNIE QUAVE ROUSE, SAID PARCEL OF LAND BEING IN THE SW 1/4 OF THE NW 1/4 OF SECTION 4, TOWNSHIP 7 SOUTH, RANGE 11 WEST, IN HARRISON COUNTY, MISSISSIPPI.**

**AND ALSO:**

**A CERTAIN LOT OR PARCEL OF LAND BEGINNING AT A POINT IN THE WEST RIGHT-OF-WAY OF NEW U. S. HIGHWAY 49, WHICH POINT IS 505 FEET SOUTH OF THE NORTHEAST CORNER OF THAT PROPERTY ACQUIRED BY THE GRANTOR, L. L. ROUSE AND HIS WIFE, FANNIE QUAVE ROUSE, FROM THOMAS E. DUNCAN BY WARRANTY DEED DATED AUGUST 30, 1946 AND RECORDED IN BOOK 294 AT PAGE 336 OF THE DEED RECORDS OF HARRISON COUNTY, MISSISSIPPI, AND FROM SAID POINT OF BEGINNING RUNNING NORTH ALONG SAID WEST RIGHT-OF-WAY OF NEW U. S. HIGHWAY 49 A DISTANCE OF 75 FEET TO A POINT IN SAID WEST RIGHT-OF-WAY; RUNNING THENCE WEST AND PARALLEL WITH THE SOUTHERN BOUNDARY OF SAID PROPERTY ACQUIRED BY MRS. FANNIE QUAVE ROUSE FROM SAID THOMAS E. DUNCAN A DISTANCE OF 375 FEET TO THE EAST RIGHT-OF-WAY OF THE G & S I RAILROAD; RUNNING THENCE SOUTH ALONG THE SAID EAST RIGHT- OF-WAY OF THE G & S I RAILROAD A DISTANCE OF 75 FEET; RUNNING**

THENCE EAST A DISTANCE OF 375 FEET TO A POINT OF BEGINNING, SAID PROPERTY BEING BOUNDED NORTH BY PROPERTY OF THE GRANTOR, WEST BY G & S I RAILROAD, SOUTH BY PROPERTY HERETOFORE CONVEYED BY GRANTORS TO GRANTEEES UNDER DATE OF JUNE 10, 1955 AND RECORDED IN BOOK 397, PAGES 176-177 OF THE DEED RECORDS OF HARRISON COUNTY, MISSISSIPPI; AND EAST BY SAID NEW U. S. HIGHWAY 49; BEING THE NORTH 75 FEET OF THE SOUTH 211 FEET OF THE PROPERTY CONVEYED AS AFORESAID FROM THOMAS E. DUNCAN TO SAID MRS. FANNIE QUAVE ROUSE, SAID PARCEL OF LAND BEING IN THE SW 1/4 OF THE NW1/4 OF SECTION 4, TOWNSHIP 7 SOUTH, RANGE 11 WEST IN HARRISON COUNTY, MISSISSIPPI. (TAX PARCEL NUMBER: 0808D-04-007.000).



*Amelia Hunt* 1st JUDICIAL DISTRICT  
Instrument 2025-0024236-D-J1  
Filed/Recorded 11/05/2025 2:49:03 PM  
Total Fees 26.00  
4 Pages Recorded

**PREPARED BY:**  
Michael J. Yentzen  
Esplanade Land & Title Co., LLC  
2205 John Hill Blvd., Bldg. 3, Ste. D  
Gulfport, MS 39501  
(228) 594-8860  
MS Bar # 100866

**RETURN TO:**  
Michael J. Yentzen  
Esplanade Land & Title Co., LLC  
2205 John Hill Blvd., Bldg. 3, Ste. D  
Gulfport, MS 39501  
(228) 594-8860

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

**WARRANTY DEED**

For and in consideration of the sum of TEN AND NO/100THS DOLLARS (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all which is hereby acknowledged, I

PATRICIA L. OHLIN  
403 NICKLAUS STREET  
BERWICK, LA 70342  
985.519.2958

do hereby sell, convey, and warrant unto

EXPRESS OIL CHANGE, L.L.C.  
A DELAWARE LIMITED LIABILITY COMPANY  
1880 SOUTHPARK DRIVE  
BIRMINGHAM, AL 35244  
205.397.1159

My one-fifths (1/5) interest each in the following described land and property, lying and being situated in Harrison County, Mississippi, First Judicial District, more particularly and certainly described as follows:

(See Exhibit A attached)(Page 3)

Indexing instructions: A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (SW ¼ OF THE NW ¼) OF SECTION 4, TOWNSHIP 7 SOUTH, RANGE 11 WEST, HARRISON COUNTY, MISSISSIPPI, FIRST JUDICIAL DISTRICT.

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

**WARRANTY DEED**

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PATRICIA L. OHLIN  
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This conveyance is subject to all covenants, restrictions, easements, rights of way and other matters of record. It is agreed and understood that the taxes for the current year have been prorated 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 Grantor agrees to pay said Grantee or its assigns any deficit on actual proration.

WITNESS the signature of the Grantor on this the 1<sup>st</sup> day of November, 2025.

  
PATRICIA L. OHLIN - GRANTOR

STATE OF LOUISIANA  
PARISH OF ST. MARY

PERSONALLY appeared before me, the undersigned authority in and for the said county and state, on this 1<sup>st</sup> day of November, 2025, within my jurisdiction, the within named PATRICIA L. OHLIN, who acknowledged that she signed, executed, and delivered the above and foregoing instrument.

GIVEN under my hand and official seal of office.

My Commission Expires: lifetime

  
NOTARY PUBLIC

EXHIBIT "A"

Legal Description: A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (SW ¼ OF THE NW ¼) OF SECTION 4, TOWNSHIP 7 SOUTH, RANGE 11 WEST, HARRISON COUNTY, MISSISSIPPI, FIRST JUDICIAL DISTRICT, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

A CERTAIN LOT OR PARCEL OF LAND BEGINNING AT A POINT IN THE WEST RIGHT-OF-WAY OF NEW U. S. HIGHWAY 49, WHICH POINT IS 505 FEET SOUTH OF THE NORTHEAST CORNER OF THAT PROPERTY ACQUIRED BY MRS. FANNIE QUAVE ROUSE, FROM THOMAS E. DUNCAN BY WARRANTY DEED DATED AUGUST 30, 1946, AND RECORDED IN BOOK 294, PAGE 336 OF THE DEED RECORDS OF HARRISON COUNTY, MISSISSIPPI, AND FROM SAID POINT OF BEGINNING RUNNING SOUTH ALONG SAID WEST RIGHT-OF-WAY OF NEW U. S. HIGHWAY 49 A DISTANCE OF 136 FEET TO A POINT IN SAID WEST RIGHT-OF-WAY; RUNNING THENCE WEST AND PARALLEL WITH THE SOUTHERN BOUNDARY OF SAID PROPERTY ACQUIRED BY MRS. FANNIE QUAVE ROUSE FROM SAID THOMAS E. DUNCAN A DISTANCE OF 375 FEET TO THE EAST RIGHT-OF-WAY OF THE G. & S.I. RAILROAD; RUNNING THENCE NORTH ALONG SAID EAST RIGHT-OF-WAY OF THE G. & S.I. RAILROAD A DISTANCE OF 136 FEET; RUNNING THENCE EAST A DISTANCE OF 375 FEET TO THE POINT OF BEGINNING, SAID PROPERTY BEING BOUNDED NORTH BY PROPERTY OF THE GRANTOR, WEST BY G. & S.I. RAILROAD, SOUTH BY PROPERTY NOW OR FORMERLY BELONGING TO MRS. IRIS RIGGS, AND EAST BY SAID NEW U. S. HIGHWAY 49, BEING THE SOUTH 136 FEET OF THE PROPERTY CONVEYED AS AFORESAID FROM THOMAS E. DUNCAN TO SAID MRS. FANNIE QUAVE ROUSE, SAID PARCEL OF LAND BEING IN THE SW 1/4 OF THE NW 1/4 OF SECTION 4, TOWNSHIP 7 SOUTH, RANGE 11 WEST, IN HARRISON COUNTY, MISSISSIPPI.

AND ALSO:

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*Angela Hunt* 1st JUDICIAL DISTRICT  
Instrument 2025-0024238-D-11  
Filed/Recorded 11/05/2025 2:49:05 PM  
Total Fees 26.00  
4 Pages Recorded

**PREPARED BY:**

Michael J. Yentzen  
Esplanade Land & Title Co., LLC  
2205 John Hill Blvd, Bldg. 3, Ste. D  
Gulfport, MS 39501  
(228) 594-8860  
MS Bar # 100866

**RETURN TO:**

Michael J. Yentzen  
Esplanade Land & Title Co., LLC  
2205 John Hill Blvd, Bldg. 3, Ste. D  
Gulfport, MS 39501  
(228) 594-8860

**TITLE NOT EXAMINED**

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

**QUITCLAIM DEED**

For and in consideration of the sum of TEN AND NO/100THS DOLLARS (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all which is hereby acknowledged, I

JERRY LEE NITKIEWICZ  
P.O BOX 312  
GAYLESVILLE, AL 35973  
PHONE: 662-403-7264

do hereby release, convey, and forever quitclaim unto

EXPRESS OIL CHANGE, L.L.C.  
A DELAWARE LIMITED LIABILITY COMPANY  
1880 SOUTHPARK DRIVE  
BIRMINGHAM, AL 35244  
205.397.1159

Any and all of my interest in the following described land and property, lying and being situated in Harrison County, Mississippi, First Judicial District, more particularly and certainly described as follows:  
(See Exhibit A attached)(Page 3)

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**PREPARED BY:**

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**TITLE NOT EXAMINED**

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

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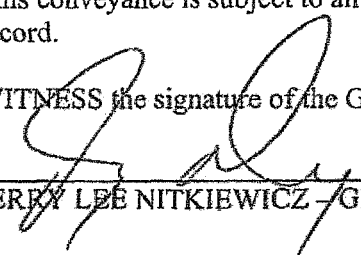
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This conveyance is subject to all covenants, restrictions, easements, rights of way and other matters of record.

WITNESS the signature of the Grantor, on this the 23 day of October, 2025.

  
\_\_\_\_\_  
JERRY LEE NITKIEWICZ - GRANTOR

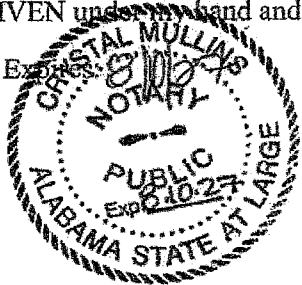
**TITLE NOT EXAMINED**

STATE OF ALABAMA  
COUNTY OF CHEROKEE

PERSONALLY appeared before me, the undersigned authority in and for the said county and state, on this \_\_\_\_ day of October, 2025, within my jurisdiction, the within Jerry Lee Nitkiewicz, who acknowledged that he signed, executed and delivered the above and foregoing instrument.

GIVEN under my hand and official seal of office.

My Commission Expires:



  
\_\_\_\_\_  
NOTARY PUBLIC

**TITLE NOT EXAMINED**

EXHIBIT "A"

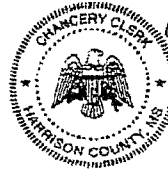
LEGAL DESCRIPTION: A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (SW ¼ OF THE NW ¼) OF SECTION 4, TOWNSHIP 7 SOUTH, RANGE 11 WEST, HARRISON COUNTY, MISSISSIPPI, FIRST JUDICIAL DISTRICT, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

A CERTAIN LOT OR PARCEL OF LAND BEGINNING AT A POINT IN THE WEST RIGHT-OF-WAY OF NEW U. S. HIGHWAY 49, WHICH POINT IS 505 FEET SOUTH OF THE NORTHEAST CORNER OF THAT PROPERTY ACQUIRED BY MRS. FANNIE QUAVE ROUSE, FROM THOMAS E. DUNCAN BY WARRANTY DEED DATED AUGUST 30, 1946, AND RECORDED IN BOOK 294, PAGE 336 OF THE DEED RECORDS OF HARRISON COUNTY, MISSISSIPPI, AND FROM SAID POINT OF BEGINNING RUNNING SOUTH ALONG SAID WEST RIGHT-OF-WAY OF NEW U. S. HIGHWAY 49 A DISTANCE OF 136 FEET TO A POINT IN SAID WEST RIGHT-OF-WAY; RUNNING THENCE WEST AND PARALLEL WITH THE SOUTHERN BOUNDARY OF SAID PROPERTY ACQUIRED BY MRS. FANNIE QUAVE ROUSE FROM SAID THOMAS E. DUNCAN A DISTANCE OF 375 FEET TO THE EAST RIGHT-OF-WAY OF THE G. & S.I. RAILROAD; RUNNING THENCE NORTH ALONG SAID EAST RIGHT-OF-WAY OF THE G. & S.I. RAILROAD A DISTANCE OF 136 FEET; RUNNING THENCE EAST A DISTANCE OF 375 FEET TO THE POINT OF BEGINNING, SAID PROPERTY BEING BOUNDED NORTH BY PROPERTY OF THE GRANTOR, WEST BY G. & S.I. RAILROAD, SOUTH BY PROPERTY NOW OR FORMERLY BELONGING TO MRS. IRIS RIGGS, AND EAST BY SAID NEW U. S. HIGHWAY 49, BEING THE SOUTH 136 FEET OF THE PROPERTY CONVEYED AS AFORESAID FROM THOMAS E. DUNCAN TO SAID MRS. FANNIE QUAVE ROUSE, SAID PARCEL OF LAND BEING IN THE SW 1/4 OF THE NW 1/4 OF SECTION 4, TOWNSHIP 7 SOUTH, RANGE 11 WEST, IN HARRISON COUNTY, MISSISSIPPI.

AND ALSO:

A CERTAIN LOT OR PARCEL OF LAND BEGINNING AT A POINT IN THE WEST RIGHT-OF-WAY OF NEW U. S. HIGHWAY 49, WHICH POINT IS 505 FEET SOUTH OF THE NORTHEAST CORNER OF THAT PROPERTY ACQUIRED BY THE GRANTOR, L. L. ROUSE AND HIS WIFE, FANNIE QUAVE ROUSE, FROM THOMAS E. DUNCAN BY WARRANTY DEED DATED AUGUST 30, 1946 AND RECORDED IN BOOK 294 AT PAGE 336 OF THE DEED RECORDS OF HARRISON COUNTY, MISSISSIPPI, AND FROM SAID POINT OF BEGINNING RUNNING NORTH ALONG SAID WEST RIGHT-OF-WAY OF NEW U. S. HIGHWAY 49 A DISTANCE OF 75 FEET TO A POINT IN SAID WEST RIGHT-OF-WAY; RUNNING THENCE WEST AND PARALLEL WITH THE SOUTHERN BOUNDARY OF SAID PROPERTY ACQUIRED BY MRS. FANNIE QUAVE ROUSE FROM SAID THOMAS E. DUNCAN A DISTANCE OF 375 FEET TO THE EAST RIGHT-OF-WAY OF THE G & S I RAILROAD; RUNNING THENCE SOUTH ALONG THE SAID EAST RIGHT- OF-WAY OF THE G & S I RAILROAD A DISTANCE OF 75 FEET; RUNNING THENCE EAST A DISTANCE OF 375 FEET TO A POINT OF BEGINNING, SAID PROPERTY BEING BOUNDED NORTH BY PROPERTY OF THE GRANTOR, WEST BY G & S I RAILROAD, SOUTH BY PROPERTY HERETOFORE CONVEYED BY GRANTORS

TO GRANTEEES UNDER DATE OF JUNE 10, 1955 AND RECORDED IN BOOK 397, PAGES 176-177 OF THE DEED RECORDS OF HARRISON COUNTY, MISSISSIPPI; AND EAST BY SAID NEW U. S. HIGHWAY 49; BEING THE NORTH 75 FEET OF THE SOUTH 211 FEET OF THE PROPERTY CONVEYED AS AFORESAID FROM THOMAS E. DUNCAN TO SAID MRS. FANNIE QUAVE ROUSE, SAID PARCEL OF LAND BEING IN THE SW 1/4 OF THE NW1/4 OF SECTION 4, TOWNSHIP 7 SOUTH, RANGE 11 WEST IN HARRISON COUNTY, MISSISSIPPI. (TAX PARCEL NUMBER: 0808D-04-007.000).



*Angela Hunt* 1st JUDICIAL DISTRICT  
Instrument 2025-0024239-D-J1  
Filed/Recorded 11/05/2025 2:49:06 PM  
Total Fees 26.00  
4 Pages Recorded

**PREPARED BY:**  
Michael J. Yentzen  
Esplanade Land & Title Co., LLC  
2205 John Hill Blvd, Bldg. 3, Ste. D  
Gulfport, MS 39501  
(228) 594-8860  
MS Bar # 100866

**RETURN TO:**  
Michael J. Yentzen  
Esplanade Land & Title Co., LLC  
2205 John Hill Blvd, Bldg. 3, Ste. D  
Gulfport, MS 39501  
(228) 594-8860

**TITLE NOT EXAMINED**

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

**QUITCLAIM DEED**

For and in consideration of the sum of TEN AND NO/100THS DOLLARS (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all which is hereby acknowledged, I

JILL MOSS  
1507 SUNSET DRIVE  
NORMAN, OK 73069  
228.697.7422

do hereby release, convey, and forever quitclaim unto

EXPRESS OIL CHANGE, L.L.C.  
A DELAWARE LIMITED LIABILITY COMPANY  
1880 SOUTHPARK DRIVE  
BIRMINGHAM, AL 35244  
205.397.1159

Any and all of my interest in the following described land and property, lying and being situated in Harrison County, Mississippi, First Judicial District, more particularly and certainly described as follows:

(See Exhibit A attached)(Page 3)

Indexing instructions: A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (SW ¼ OF THE NW ¼) OF SECTION 4, TOWNSHIP 7 SOUTH, RANGE 11 WEST, HARRISON COUNTY, MISSISSIPPI, FIRST JUDICIAL DISTRICT.

**PREPARED BY:**  
Michael J. Yentzen  
Esplanade Land & Title Co., LLC  
2205 John Hill Blvd, Bldg. 3, Ste. D  
Gulfport, MS 39501  
(228) 594-8860  
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Michael J. Yentzen  
Esplanade Land & Title Co., LLC  
2205 John Hill Blvd, Bldg. 3, Ste. D  
Gulfport, MS 39501  
(228) 594-8860

**TITLE NOT EXAMINED**

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

**QUITCLAIM DEED**

For and in consideration of the sum of TEN AND NO/100THS DOLLARS (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all which is hereby acknowledged, I

JILL MOSS  
1507 SUNSET DRIVE  
NORMAN, OK 73069  
228.697.7422

do hereby release, convey, and forever quitclaim unto

EXPRESS OIL CHANGE, L.L.C.  
A DELAWARE LIMITED LIABILITY COMPANY  
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(See Exhibit A attached)(Page 3)

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This conveyance is subject to all covenants, restrictions, easements, rights of way and other matters of record.

WITNESS the signature of the Grantor, on this the 19 day of October, 2025.

Jill Moss  
JILL MOSS – GRANTOR

**TITLE NOT EXAMINED**

STATE OF OKLAHOMA

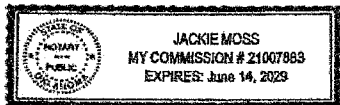
COUNTY OF CLEVELAND

PERSONALLY appeared before me, the undersigned authority in and for the said county and state, on this 19 day of October, 2025, within my jurisdiction, the within JILL MOSS, who acknowledged that she signed, executed and delivered the above and foregoing instrument.

GIVEN under my hand and official seal of office.

My Commission Expires:

[Signature]  
NOTARY PUBLIC



**TITLE NOT EXAMINED**

**EXHIBIT "A"**

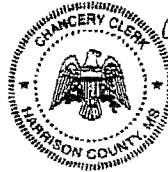
**LEGAL DESCRIPTION:** A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (SW ¼ OF THE NW ¼) OF SECTION 4, TOWNSHIP 7 SOUTH, RANGE 11 WEST, HARRISON COUNTY, MISSISSIPPI, FIRST JUDICIAL DISTRICT, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

A CERTAIN LOT OR PARCEL OF LAND BEGINNING AT A POINT IN THE WEST RIGHT-OF-WAY OF NEW U. S. HIGHWAY 49, WHICH POINT IS 505 FEET SOUTH OF THE NORTHEAST CORNER OF THAT PROPERTY ACQUIRED BY MRS. FANNIE QUAVE ROUSE, FROM THOMAS E. DUNCAN BY WARRANTY DEED DATED AUGUST 30, 1946, AND RECORDED IN BOOK 294, PAGE 336 OF THE DEED RECORDS OF HARRISON COUNTY, MISSISSIPPI, AND FROM SAID POINT OF BEGINNING RUNNING SOUTH ALONG SAID WEST RIGHT-OF-WAY OF NEW U. S. HIGHWAY 49 A DISTANCE OF 136 FEET TO A POINT IN SAID WEST RIGHT-OF-WAY; RUNNING THENCE WEST AND PARALLEL WITH THE SOUTHERN BOUNDARY OF SAID PROPERTY ACQUIRED BY MRS. FANNIE QUAVE ROUSE FROM SAID THOMAS E. DUNCAN A DISTANCE OF 375 FEET TO THE EAST RIGHT-OF-WAY OF THE G. & S.I. RAILROAD; RUNNING THENCE NORTH ALONG SAID EAST RIGHT-OF-WAY OF THE G. & S.I. RAILROAD A DISTANCE OF 136 FEET; RUNNING THENCE EAST A DISTANCE OF 375 FEET TO THE POINT OF BEGINNING, SAID PROPERTY BEING BOUNDED NORTH BY PROPERTY OF THE GRANTOR, WEST BY G. & S.I. RAILROAD, SOUTH BY PROPERTY NOW OR FORMERLY BELONGING TO MRS. IRIS RIGGS, AND EAST BY SAID NEW U. S. HIGHWAY 49, BEING THE SOUTH 136 FEET OF THE PROPERTY CONVEYED AS AFORESAID FROM THOMAS E. DUNCAN TO SAID MRS. FANNIE QUAVE ROUSE, SAID PARCEL OF LAND BEING IN THE SW 1/4 OF THE NW 1/4 OF SECTION 4, TOWNSHIP 7 SOUTH, RANGE 11 WEST, IN HARRISON COUNTY, MISSISSIPPI.

AND ALSO:

A CERTAIN LOT OR PARCEL OF LAND BEGINNING AT A POINT IN THE WEST RIGHT-OF-WAY OF NEW U. S. HIGHWAY 49, WHICH POINT IS 505 FEET SOUTH OF THE NORTHEAST CORNER OF THAT PROPERTY ACQUIRED BY THE GRANTOR, L. L. ROUSE AND HIS WIFE, FANNIE QUAVE ROUSE, FROM THOMAS E. DUNCAN BY WARRANTY DEED DATED AUGUST 30, 1946 AND RECORDED IN BOOK 294 AT PAGE 336 OF THE DEED RECORDS OF HARRISON COUNTY, MISSISSIPPI, AND FROM SAID POINT OF BEGINNING RUNNING NORTH ALONG SAID WEST RIGHT-OF-WAY OF NEW U. S. HIGHWAY 49 A DISTANCE OF 75 FEET TO A POINT IN SAID WEST RIGHT-OF-WAY; RUNNING THENCE WEST AND PARALLEL WITH THE SOUTHERN BOUNDARY OF SAID PROPERTY ACQUIRED BY MRS. FANNIE QUAVE ROUSE FROM SAID THOMAS E. DUNCAN A DISTANCE OF 375 FEET TO THE EAST RIGHT-OF-WAY OF THE G & S I RAILROAD; RUNNING THENCE SOUTH ALONG THE SAID EAST RIGHT- OF-WAY OF THE G & S I RAILROAD A DISTANCE OF 75 FEET; RUNNING

THENCE EAST A DISTANCE OF 375 FEET TO A POINT OF BEGINNING, SAID PROPERTY BEING BOUNDED NORTH BY PROPERTY OF THE GRANTOR, WEST BY G & S I RAILROAD, SOUTH BY PROPERTY HERETOFORE CONVEYED BY GRANTORS TO GRANTEEES UNDER DATE OF JUNE 10, 1955 AND RECORDED IN BOOK 397, PAGES 176-177 OF THE DEED RECORDS OF HARRISON COUNTY, MISSISSIPPI; AND EAST BY SAID NEW U. S. HIGHWAY 49; BEING THE NORTH 75 FEET OF THE SOUTH 211 FEET OF THE PROPERTY CONVEYED AS AFORESAID FROM THOMAS E. DUNCAN TO SAID MRS. FANNIE QUAVE ROUSE, SAID PARCEL OF LAND BEING IN THE SW 1/4 OF THE NW1/4 OF SECTION 4, TOWNSHIP 7 SOUTH, RANGE 11 WEST IN HARRISON COUNTY, MISSISSIPPI. (TAX PARCEL NUMBER: 0808D-04-007.000).



*Angela Shuck* 1st JUDICIAL DISTRICT  
 Instrument 2025-0024235-D-J1  
 Filed/Recorded 11/05/2025 2:49:02 PM  
 Total Fees 26.00  
 3 Pages Recorded

**PREPARED BY:**  
 Michael J. Yentzen  
 Esplanade Land & Title Co., LLC  
 2205 John Hill Blvd., Bldg. 3, Ste. D  
 Gulfport, MS 39501  
 (228) 594-8860  
 MS Bar # 100866

**RETURN TO:**  
 Michael J. Yentzen  
 Esplanade Land & Title Co., LLC  
 2205 John Hill Blvd., Bldg. 3, Ste. D  
 Gulfport, MS 39501  
 (228) 594-8860

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

**WARRANTY DEED**

For and in consideration of the sum of TEN AND NO/100THS DOLLARS (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all which is hereby acknowledged, We

ELLEN M. GUIDRY  
 24344 AIREY TOWER RD.  
 SAUCIER, MS 39574  
 228.326.0071

THOMAS LESLIE COMPTON, and JEREMY DEDEAUX  
 24348 AIREY TOWER RD. 18039 DARA HILLS RD.  
 SAUCIER, MS 39574 GULFPORT, MS 39503  
 228.861.8160 228.313.5713

do hereby sell, convey, and warrant unto

EXPRESS OIL CHANGE, L.L.C.  
 A DELAWARE LIMITED LIABILITY COMPANY  
 1880 SOUTHPARK DRIVE  
 BIRMINGHAM, AL 35244  
 205.397.1159

Our three-fifths (3/5) interest each in the following described land and property, lying and being situated in Harrison County, Mississippi, First Judicial District, more particularly and certainly described as follows:

(See Exhibit A attached)(Page 3)

Indexing instructions: A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (SW ¼ OF THE NW ¼) OF SECTION 4, TOWNSHIP 7 SOUTH, RANGE 11 WEST, HARRISON COUNTY, MISSISSIPPI, FIRST JUDICIAL DISTRICT.

This conveyance is subject to all covenants, restrictions, easements, rights of way and other matters of record. It is agreed and understood that the taxes for the current year have been prorated 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 Grantors agree to pay said Grantee or its assigns any deficit on actual proration.

WITNESS the signatures of the Grantors on this the 3<sup>rd</sup> day of November, 2025.

*Ellen M. Guidry*  
 ELLEN M. GUIDRY – GRANTOR

*Thomas S. Compton*  
 THOMAS LESLIE COMPTON – GRANTOR

*Jeremy DeDeaux*  
 JEREMY DEDEAUX – GRANTOR

**PREPARED BY:**  
Michael J. Yentzen  
Esplanade Land & Title Co., LLC  
2205 John Hill Blvd., Bldg. 3, Ste. D  
Gulfport, MS 39501  
(228) 594-8860  
MS Bar # 100866

**RETURN TO:**  
Michael J. Yentzen  
Esplanade Land & Title Co., LLC  
2205 John Hill Blvd., Bldg. 3, Ste. D  
Gulfport, MS 39501  
(228) 594-8860

STATE OF MISSISSIPPI  
COUNTY OF HARRISON  
FIRST JUDICIAL DISTRICT

**WARRANTY DEED**

For and in consideration of the sum of TEN AND NO/100THS DOLLARS (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all which is hereby acknowledged, We

ELLEN M. GUIDRY 24344 AIREY TOWER RD. SAUCIER, MS 39574 228.326.0071	THOMAS LESLIE COMPTON, and JEREMY DEDEAUX 24348 AIREY TOWER RD. SAUCIER, MS 39574 228.861.8160	18039 DARA HILLS RD. GULFPORT, MS 39503 228.313.5713
---	---	--

do hereby sell, convey, and warrant unto

EXPRESS OIL CHANGE, L.L.C.  
A DELAWARE LIMITED LIABILITY COMPANY  
1880 SOUTHPARK DRIVE  
BIRMINGHAM, AL 35244  
205.397.1159

Our three-fifths (3/5) interest each in the following described land and property, lying and being situated in Harrison County, Mississippi, First Judicial District, more particularly and certainly described as follows:


(See Exhibit A attached)(Page 3)

Indexing instructions: A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (SW ¼ OF THE NW ¼) OF SECTION 4, TOWNSHIP 7 SOUTH, RANGE 11 WEST, HARRISON COUNTY, MISSISSIPPI, FIRST JUDICIAL DISTRICT.

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WITNESS the signatures of the Grantors on this the 3<sup>rd</sup> day of November, 2025.

  
ELLEN M. GUIDRY - GRANTOR

  
THOMAS LESLIE COMPTON - GRANTOR

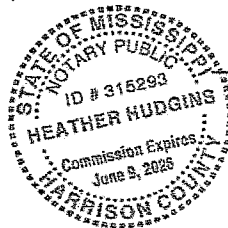
  
JEREMY DEDEAUX - GRANTOR

STATE OF MISSISSIPPI  
COUNTY OF HARRISON

PERSONALLY appeared before me, the undersigned authority in and for the said county and state, on this 3<sup>rd</sup> day of November, 2025, within my jurisdiction, the within named ELLEN M. GUIDRY, who acknowledged that she signed, executed, and delivered the above and foregoing instrument.

GIVEN under my hand and official seal of office.

My Commission Expires:  
*June 9, 2026*



*Heather Hudgins*  
NOTARY PUBLIC



STATE OF MISSISSIPPI  
COUNTY OF HARRISON

PERSONALLY appeared before me, the undersigned authority in and for the said county and state, on this 3<sup>rd</sup> day of November, 2025, within my jurisdiction, the within named THOMAS LESLIE COMPTON, who acknowledged that she signed, executed, and delivered the above and foregoing instrument.

GIVEN under my hand and official seal of office.

My Commission Expires:  
*Jun 9, 2026*



*Heather Hudgins*  
NOTARY PUBLIC

STATE OF MISSISSIPPI  
COUNTY OF HARRISON

PERSONALLY appeared before me, the undersigned authority in and for the said county and state, on this 3<sup>rd</sup> day of November, 2025, within my jurisdiction, the within named JEREMY DEDEAUX, who acknowledged that he signed, executed, and delivered the above and foregoing instrument.

GIVEN under my hand and official seal of office.

My Commission Expires:  
*June 9, 2026*



*Heather Hudgins*  
NOTARY PUBLIC

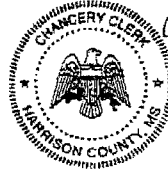
EXHIBIT "A"

Legal Description: A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (SW ¼ OF THE NW ¼) OF SECTION 4, TOWNSHIP 7 SOUTH, RANGE 11 WEST, HARRISON COUNTY, MISSISSIPPI, FIRST JUDICIAL DISTRICT, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

A CERTAIN LOT OR PARCEL OF LAND BEGINNING AT A POINT IN THE WEST RIGHT-OF-WAY OF NEW U. S. HIGHWAY 49, WHICH POINT IS 505 FEET SOUTH OF THE NORTHEAST CORNER OF THAT PROPERTY ACQUIRED BY MRS. FANNIE QUAVE ROUSE, FROM THOMAS E. DUNCAN BY WARRANTY DEED DATED AUGUST 30, 1946, AND RECORDED IN BOOK 294, PAGE 336 OF THE DEED RECORDS OF HARRISON COUNTY, MISSISSIPPI, AND FROM SAID POINT OF BEGINNING RUNNING SOUTH ALONG SAID WEST RIGHT-OF-WAY OF NEW U. S. HIGHWAY 49 A DISTANCE OF 136 FEET TO A POINT IN SAID WEST RIGHT-OF-WAY; RUNNING THENCE WEST AND PARALLEL WITH THE SOUTHERN BOUNDARY OF SAID PROPERTY ACQUIRED BY MRS. FANNIE QUAVE ROUSE FROM SAID THOMAS E. DUNCAN A DISTANCE OF 375 FEET TO THE EAST RIGHT-OF-WAY OF THE G. & S.I. RAILROAD; RUNNING THENCE NORTH ALONG SAID EAST RIGHT-OF-WAY OF THE G. & S.I. RAILROAD A DISTANCE OF 136 FEET; RUNNING THENCE EAST A DISTANCE OF 375 FEET TO THE POINT OF BEGINNING, SAID PROPERTY BEING BOUNDED NORTH BY PROPERTY OF THE GRANTOR, WEST BY G. & S.I. RAILROAD, SOUTH BY PROPERTY NOW OR FORMERLY BELONGING TO MRS. IRIS RIGGS, AND EAST BY SAID NEW U. S. HIGHWAY 49, BEING THE SOUTH 136 FEET OF THE PROPERTY CONVEYED AS AFORESAID FROM THOMAS E. DUNCAN TO SAID MRS. FANNIE QUAVE ROUSE, SAID PARCEL OF LAND BEING IN THE SW 1/4 OF THE NW 1/4 OF SECTION 4, TOWNSHIP 7 SOUTH, RANGE 11 WEST, IN HARRISON COUNTY, MISSISSIPPI.

AND ALSO:

A CERTAIN LOT OR PARCEL OF LAND BEGINNING AT A POINT IN THE WEST RIGHT-OF-WAY OF NEW U. S. HIGHWAY 49, WHICH POINT IS 505 FEET SOUTH OF THE NORTHEAST CORNER OF THAT PROPERTY ACQUIRED BY THE GRANTOR, L. L. ROUSE AND HIS WIFE, FANNIE QUAVE ROUSE, FROM THOMAS E. DUNCAN BY WARRANTY DEED DATED AUGUST 30, 1946 AND RECORDED IN BOOK 294 AT PAGE 336 OF THE DEED RECORDS OF HARRISON COUNTY, MISSISSIPPI, AND FROM SAID POINT OF BEGINNING RUNNING NORTH ALONG SAID WEST RIGHT-OF-WAY OF NEW U. S. HIGHWAY 49 A DISTANCE OF 75 FEET TO A POINT IN SAID WEST RIGHT-OF-WAY; RUNNING THENCE WEST AND PARALLEL WITH THE SOUTHERN BOUNDARY OF SAID PROPERTY ACQUIRED BY MRS. FANNIE QUAVE ROUSE FROM SAID THOMAS E. DUNCAN A DISTANCE OF 375 FEET TO THE EAST RIGHT-OF-WAY OF THE G & S I RAILROAD; RUNNING THENCE SOUTH ALONG THE SAID EAST RIGHT-OF-WAY OF THE G & S I RAILROAD A DISTANCE OF 75 FEET; RUNNING THENCE EAST A DISTANCE OF 375 FEET TO A POINT OF BEGINNING, SAID PROPERTY BEING BOUNDED NORTH BY PROPERTY OF THE GRANTOR, WEST BY G & S I RAILROAD, SOUTH BY PROPERTY HERETOFORE CONVEYED BY GRANTORS TO GRANTEEES UNDER DATE OF JUNE 10, 1955 AND RECORDED IN BOOK 397, PAGES 176-177 OF THE DEED RECORDS OF HARRISON COUNTY, MISSISSIPPI; AND EAST BY SAID NEW U. S. HIGHWAY 49; BEING THE NORTH 75 FEET OF THE SOUTH 211 FEET OF THE PROPERTY CONVEYED AS AFORESAID FROM THOMAS E. DUNCAN TO SAID MRS. FANNIE QUAVE ROUSE, SAID PARCEL OF LAND BEING IN THE SW 1/4 OF THE NW1/4 OF SECTION 4, TOWNSHIP 7 SOUTH, RANGE 11 WEST IN HARRISON COUNTY, MISSISSIPPI. (TAX PARCEL NUMBER: 0808D-04-007.000).



*Angela Hunt* 1st JUDICIAL DISTRICT  
Instrument 2025-0024234-D-J1  
Filed/Recorded 11/05/2025 2:49:01 PM  
Total Fees 28.00  
7 Pages Recorded

**PREPARED BY:**  
Michael J. Yentzen  
Esplanade Land & Title Co., LLC  
2205 John Hill Blvd., Bldg. 3, Ste. D  
Gulfport, MS 39501  
(228) 594-8860  
MS Bar # 100866

**RETURN TO:**  
Michael J. Yentzen  
Esplanade Land & Title Co., LLC  
2205 John Hill Blvd., Bldg. 3, Ste. D  
Gulfport, MS 39501  
(228) 594-8860

STATE OF MISSISSIPPI  
COUNTY OF HARRISON  
FIRST JUDICIAL DISTRICT

**ADMINISTRATOR'S DEED**

For and in consideration of the sum of TEN AND NO/100THS DOLLARS (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all which is hereby acknowledged,

PAUL NITKIEWICZ, ADMINISTRATOR  
THE ESTATE OF KAREN MELINDA NITKIEWICZ  
24376 AIREY TOWER ROAD,  
SAUCIER, MS 39574  
228.697.7421

does hereby sell, convey, and warrant unto

EXPRESS OIL CHANGE, L.L.C.  
A DELAWARE LIMITED LIABILITY COMPANY  
1880 SOUTHPARK DRIVE  
BIRMINGHAM, AL 35244  
205.397.1159

Its one-fifth (1/5) interest in the following described land and property, lying and being situated in Harrison County, Mississippi, First Judicial District, more particularly and certainly described as follows:

(See Exhibit A attached)(Page 3)

Indexing instructions: A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (SW ¼ OF THE NW ¼) OF SECTION 4, TOWNSHIP 7 SOUTH, RANGE 11 WEST, HARRISON COUNTY, MISSISSIPPI, FIRST JUDICIAL DISTRICT.

This conveyance is subject to all covenants, restrictions, easements, rights of way and other matters of record. It is agreed and understood that the taxes for the current year have been prorated 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 Grantor agrees to pay said Grantee or its assigns any deficit on actual proration.

WITNESS the signature of the Grantor on this the 3<sup>rd</sup> day of November, 2025.

THE ESTATE OF KAREN MELINDA NITKIEWICZ – GRANTOR

By: *Paul Nitkiewicz*  
PAUL NITKIEWICZ, ADMINISTRATOR

**PREPARED BY:**  
Michael J. Yentzen  
Esplanade Land & Title Co., LLC  
2205 John Hill Blvd., Bldg. 3, Ste. D  
Gulfport, MS 39501  
(228) 594-8860  
MS Bar # 100866

**RETURN TO:**  
Michael J. Yentzen  
Esplanade Land & Title Co., LLC  
2205 John Hill Blvd., Bldg. 3, Ste. D  
Gulfport, MS 39501  
(228) 594-8860

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

**ADMINISTRATOR'S DEED**

For and in consideration of the sum of TEN AND NO/100THS DOLLARS (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all which is hereby acknowledged,

PAUL NITKIEWICZ, ADMINISTRATOR  
THE ESTATE OF KAREN MELINDA NITKIEWICZ  
24376 AIREY TOWER ROAD,  
SAUCIER, MS 39574  
228.697.7421

does hereby sell, convey, and warrant unto

EXPRESS OIL CHANGE, L.L.C.  
A DELAWARE LIMITED LIABILITY COMPANY  
1880 SOUTHPARK DRIVE  
BIRMINGHAM, AL 35244  
205.397.1159

Its one-fifth (1/5) interest in the following described land and property, lying and being situated in Harrison County, Mississippi, First Judicial District, more particularly and certainly described as follows:

(See Exhibit A attached)(Page 3)

Indexing instructions: A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (SW ¼ OF THE NW ¼) OF SECTION 4, TOWNSHIP 7 SOUTH, RANGE 11 WEST, HARRISON COUNTY, MISSISSIPPI, FIRST JUDICIAL DISTRICT.

This conveyance is subject to all covenants, restrictions, easements, rights of way and other matters of record. It is agreed and understood that the taxes for the current year have been prorated 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 Grantor agrees to pay said Grantee or its assigns any deficit on actual proration.

WITNESS the signature of the Grantor on this the 3<sup>rd</sup> day of November, 2025.

THE ESTATE OF KAREN MELINDA NITKIEWICZ – GRANTOR

By:   
PAUL NITKIEWICZ, ADMINISTRATOR

STATE OF MISSISSIPPI  
COUNTY OF HARRISON

PERSONALLY appeared before me, the undersigned authority in and for the said county and state, on this 3<sup>rd</sup> day of November, 2025, within my jurisdiction, the within named PAUL NITKIEWICZ, who acknowledged that he signed, executed, and delivered the above and foregoing instrument as ADMINISTRATOR of the ESTATE OF KAREN MELINDA NITKIEWICZ, after being authorized to do so by Order of the Chancery Court of Harrison County, Mississippi, First Judicial District, under Cause Number 24-2344(2).

GIVEN under my hand and official seal of office.

My Commission Expires:  
June 9, 2026

  
NOTARY PUBLIC



EXHIBIT "A"

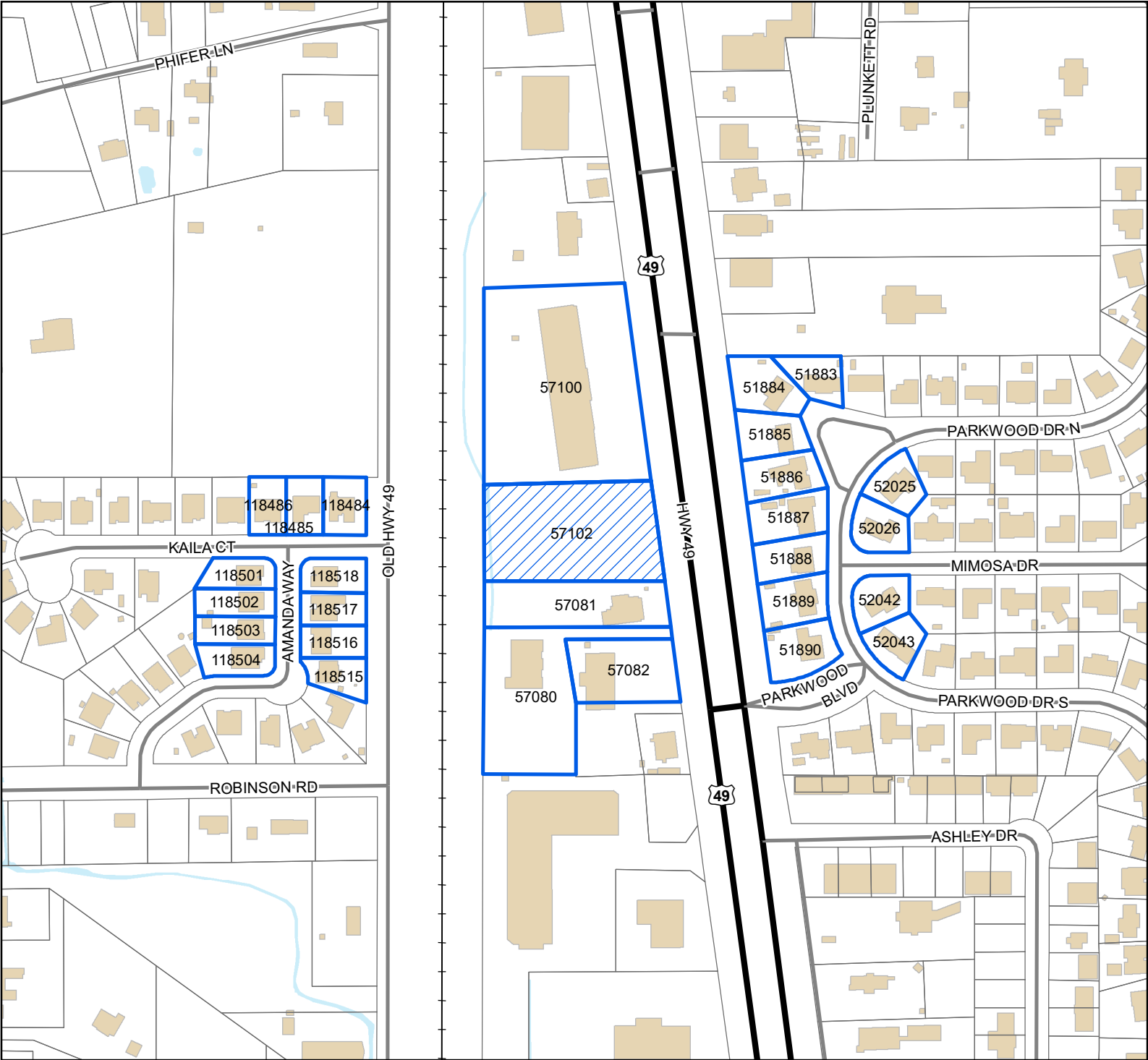
Legal Description: A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (SW ¼ OF THE NW ¼) OF SECTION 4, TOWNSHIP 7 SOUTH, RANGE 11 WEST, HARRISON COUNTY, MISSISSIPPI, FIRST JUDICIAL DISTRICT, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

A CERTAIN LOT OR PARCEL OF LAND BEGINNING AT A POINT IN THE WEST RIGHT-OF-WAY OF NEW U. S. HIGHWAY 49, WHICH POINT IS 505 FEET SOUTH OF THE NORTHEAST CORNER OF THAT PROPERTY ACQUIRED BY MRS. FANNIE QUAVE ROUSE, FROM THOMAS E. DUNCAN BY WARRANTY DEED DATED AUGUST 30, 1946, AND RECORDED IN BOOK 294, PAGE 336 OF THE DEED RECORDS OF HARRISON COUNTY, MISSISSIPPI, AND FROM SAID POINT OF BEGINNING RUNNING SOUTH ALONG SAID WEST RIGHT-OF-WAY OF NEW U. S. HIGHWAY 49 A DISTANCE OF 136 FEET TO A POINT IN SAID WEST RIGHT-OF-WAY; RUNNING THENCE WEST AND PARALLEL WITH THE SOUTHERN BOUNDARY OF SAID PROPERTY ACQUIRED BY MRS. FANNIE QUAVE ROUSE FROM SAID THOMAS E. DUNCAN A DISTANCE OF 375 FEET TO THE EAST RIGHT-OF-WAY OF THE G. & S.I. RAILROAD; RUNNING THENCE NORTH ALONG SAID EAST RIGHT-OF-WAY OF THE G. & S.I. RAILROAD A DISTANCE OF 136 FEET; RUNNING THENCE EAST A DISTANCE OF 375 FEET TO THE POINT OF BEGINNING, SAID PROPERTY BEING BOUNDED NORTH BY PROPERTY OF THE GRANTOR, WEST BY G. & S.I. RAILROAD, SOUTH BY PROPERTY NOW OR FORMERLY BELONGING TO MRS. IRIS RIGGS, AND EAST BY SAID NEW U. S. HIGHWAY 49, BEING THE SOUTH 136 FEET OF THE PROPERTY CONVEYED AS AFORESAID FROM THOMAS E. DUNCAN TO SAID MRS. FANNIE QUAVE ROUSE, SAID PARCEL OF LAND BEING IN THE SW 1/4 OF THE NW 1/4 OF SECTION 4, TOWNSHIP 7 SOUTH, RANGE 11 WEST, IN HARRISON COUNTY, MISSISSIPPI.







AND ALSO:

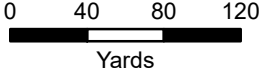
A CERTAIN LOT OR PARCEL OF LAND BEGINNING AT A POINT IN THE WEST RIGHT-OF-WAY OF NEW U. S. HIGHWAY 49, WHICH POINT IS 505 FEET SOUTH OF THE NORTHEAST CORNER OF THAT PROPERTY ACQUIRED BY THE GRANTOR, L. L. ROUSE AND HIS WIFE, FANNIE QUAVE ROUSE, FROM THOMAS E. DUNCAN BY WARRANTY DEED DATED AUGUST 30, 1946 AND RECORDED IN BOOK 294 AT PAGE 336 OF THE DEED RECORDS OF HARRISON COUNTY, MISSISSIPPI, AND FROM SAID POINT OF BEGINNING RUNNING NORTH ALONG SAID WEST RIGHT-OF-WAY OF NEW U. S. HIGHWAY 49 A DISTANCE OF 75 FEET TO A POINT IN SAID WEST RIGHT-OF-WAY; RUNNING THENCE WEST AND PARALLEL WITH THE SOUTHERN BOUNDARY OF SAID PROPERTY ACQUIRED BY MRS. FANNIE QUAVE ROUSE FROM SAID THOMAS E. DUNCAN A DISTANCE OF 375 FEET TO THE EAST RIGHT-OF-WAY OF THE G & S I RAILROAD; RUNNING THENCE SOUTH ALONG THE SAID EAST RIGHT-OF-WAY OF THE G & S I RAILROAD A DISTANCE OF 75 FEET; RUNNING THENCE EAST A DISTANCE OF 375 FEET TO A POINT OF BEGINNING, SAID PROPERTY BEING BOUNDED NORTH BY PROPERTY OF THE GRANTOR, WEST BY G & S I RAILROAD, SOUTH BY PROPERTY HERETOFORE CONVEYED BY GRANTORS TO GRANTEES UNDER DATE OF JUNE 10, 1955 AND RECORDED IN BOOK 397, PAGES 176-177 OF THE DEED RECORDS OF HARRISON COUNTY, MISSISSIPPI; AND EAST BY SAID NEW U. S. HIGHWAY 49; BEING THE NORTH 75 FEET OF THE SOUTH 211 FEET OF THE PROPERTY CONVEYED AS AFORESAID FROM THOMAS E. DUNCAN TO SAID MRS. FANNIE QUAVE ROUSE, SAID PARCEL OF LAND BEING IN THE SW 1/4 OF THE NW1/4 OF SECTION 4, TOWNSHIP 7 SOUTH, RANGE 11 WEST IN HARRISON COUNTY, MISSISSIPPI. (TAX PARCEL NUMBER: 0808D-04-007.000).

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
Y		1010F-02-022.000	EXPRESS OIL CHANGE, LLC (OWNER)	1880 SOUTH PARK DR	BIRMINGHAM	AL	35244
			CARL B HAMILTON (AGENT)	1603 KESINGTON ST	OCEAN SPRINGS	MS	39564
			<b>Adjacent Property Owners (2604PC048)</b>				
	51883	0808D-02-033.000	CASTIGLIA MICHAEL A & KAREN E	15464 PARKWOOD DR N	GULFPORT	MS	39503
	118518	0708A-01-007.035	TAYLOR DERICK & EBONY	12310 AMANDA WAY	GULFPORT	MS	39503
	57081	0808D-04-008.000	LAKEVIEW MANAGEMENT INC	12303 HWY 49	GULFPORT	MS	39503
	51890	0808D-02-032.000	COGGINS JAN L	15506 PARKWOOD DR N	GULFPORT	MS	39503
	118515	0708A-01-007.032	SALVAGGIO REGINA S	12280 AMANDA WAY	GULFPORT	MS	39503
	52043	0808D-03-085.000	VACATION BEACH CONDOS LLC	3163 SKYPARK DR	HOUSTON	TN	77082
	52025	0808D-03-018.000	HOSMER MARY T -TRUSTEE-	15465 N PARKWOOD DR	GULFPORT	MS	39503
	51886	0808D-02-028.000	HARRELL MICHAEL A & SHALISA D CARY	15470 PARKWOOD DR N	GULFPORT	MS	39503
	118502	0708A-01-007.019	CUEVAS ALEXANDRA DAWN	12301 AMANDA WAY	GULFPORT	MS	39503
	57100	0808D-04-006.000	DIP SOUTH LLC	P O BOX 3226	GULFPORT	MS	39505
	51889	0808D-02-031.000	SAUCIER MARY ANN	15496 N PARKWOOD DR	GULFPORT	MS	39503
	51887	0808D-02-029.000	ELLIS BRYAN B	15478 N PARKWOOD DR	GULFPORT	MS	39503
	118503	0708A-01-007.020	PALMER BENJAMIN & CATHERINE	12291 AMANDA WAY	GULFPORT	MS	39503
	51884	0808D-02-026.000	MESHREKI HANAA	15468 PARKWOOD DRIVE NORTH	GULFPORT	MS	39503
	118501	0708A-01-007.018	KOSTNER BRENTEN R	12311 AMANDA WAY	GULFPORT	MS	39503
	52042	0808D-03-084.000	RODRIGUEZ NESTOR	15449 MIMOSA DRIVE	GULFPORT	MS	39503
	118485	0708A-01-007.002	NGUYEN KEVIN QUOC DUONG & JULIE	16010 KAILA CT	GULFPORT	MS	39503
	118484	0708A-01-007.001	GRIZZARD CHRIS & KIM	16000 KAILA COURT	GULFPORT	MS	39503
	118517	0708A-01-007.034	WARE TIFFANY R & FELICIA A KEYHEA	12300 AMANDA WAY	GULFPORT	MS	39503
	118504	0708A-01-007.021	MEDINA JOSE	12281 AMANDA WAY	GULFPORT	MS	39503
	51888	0808D-02-030.000	CUNNINGHAM CHARLES C	15488 PARKWOOD DR	GULFPORT	MS	39503
	57102	0808D-04-007.000	COMPTON FRANCES LOURETTE ROUSE-EST	C/O ELLEN GUIDRY	SAUCIER	MS	39574
	52026	0808D-03-019.000	GMC ENTERPRISES LLC	205 BARTLETT AVE	WOODLAND	CA	95695
	118516	0708A-01-007.033	ANDERSON CHARITY & JUSTIN	12290 AMANDA WAY	GULFPORT	MS	39503
	51885	0808D-02-027.000	BOTROS MAGDY ADIEB & MESHREKI H	15468 PARKWOOD DR N	GULFPORT	MS	4E+08
	118486	0708A-01-007.003	HOANG ON -L/E-	16020 KAILA CT	GULFPORT	MS	39503
	57080	0808D-04-010.000	TDL OFFICE LLC	PO BOX 3630	BAY ST LOUIS	MS	39521
	57082	0808D-04-009.000	ANTHONY'S INVESTMENTS LLC	13386 ROAD 513	SAUCIER	MS	39571



Legend

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



1 inch = 300 feet



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## AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
51445	IPL0326167	Legal Ad - IPL0326167	ZB Legal	2.0	58.0L

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

### LEGAL NOTICE PUBLIC HEARING

In conformance with Section VIII of the Comprehensive Zoning Ordinance of the City of Gulfport, Mississippi, 1979, as amended, notice is hereby given advising that the Zoning Board of Adjustment and Appeals will hold a public hearing in the City of Gulfport, Mississippi at 3:00 PM., Thursday, April 16th, 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.

**Variance 2604ZB048**, by agent Carl Hamilton, seeking approval for an additional wall sign, Tax Parcel 0808D-04-007.000, 12317 Hwy 49, Zoned B-4 (Highway Business), Ward 7

**Variance 2604ZB050**, by agent Terre Barnett, seeking approval for parking that backs out into the right-of-way, Tax Parcel 0910N-01-010.000, 215 Pass Road, Zoned B-2 (General Business), Ward 3

**Variance 2604ZB054**, by owner Hector Rojas, seeking approval for a 6-foot tall fence where the height limit is 4 feet, Tax Parcel 0710M-01-012.006, 5914 28th, Zoned R-2 (Single-family), Ward 1

This the 26th day of March 2026  
 Nathan Boddie, Chairman  
 City of Gulfport Zoning Board of Adjustment and Appeals  
 IPL0326167  
 Apr 1 2026

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:  
 04/01/26 Print

[Print Tearsheet Link](#)

[Marketplace Link](#)

*Julie Ambry*



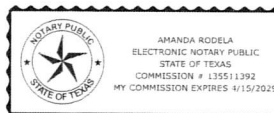
Julie Ambry

*Amanda Rodela*



Sworn to and subscribed before  
 me on

Apr 1, 2026, 10:31 AM EDT



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



URBAN DEVELOPMENT  
PLANNING & ZONING  
PO BOX 1780 | GULFPORT, MS | 1410 24<sup>TH</sup> AVENUE  
228.868.5710 | [PLANNERS@GULFPORT-MS.GOV](mailto:PLANNERS@GULFPORT-MS.GOV)

## ZONING BOARD OF ADJUSTMENT AND APPEALS

---

**Hearing Date:** Thursday, April 16, 2026

**Variance 2604ZB050:** Variance 2604ZB050, by agent Terre Barnett, seeking approval for parking that backs out into the right-of-way, Tax Parcel 0910N-01-010.000, 215 Pass Road, Zoned B-2 (General Business), Ward 3

# Technical Report

## VARIANCE

### **GENERAL INFORMATION**

Case File Number: 2604ZB050

Hearing Date: April 16, 2026

Current Zoning/Use: B-2 / Commercial Structure

Legal: Variance 2604ZB050, by agent Terre Barnett, seeking approval for parking that back out into the right-of-way, Tax Parcel 0910N-01-010.000, 215 Pass Road, Zoned B-2 (General Business), Ward 3

### **TECHNICAL DETAILS**

Variations involve special cases where unique factors contribute to justify a use of property that does not conform to the City's enforced ordinances. Therefore, variations should not be granted unless they are able to adequately meet the following conditions:

- (a) That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same district;
- (b) The special conditions and circumstances do not result from the actions of the applicant;
- (c) That an unnecessary hardship is created by the physical character of the property and is peculiar and unusual to such an extent that it is evidence that amendment of the zoning ordinance does not offer a reasonable solution;
- (d) That literal interpretation of the provisions of this ordinance would deprive the applicant of rights commonly enjoyed by properties in the same district under the terms of this ordinance;
- (e) That the granting of the variance will not confer on the applicant any special privilege that is denied by this ordinance to other lands, structures, or buildings in the same district, other than to permit the applicant to use their property in a manner as nearly equivalent to uses generally permitted in the district considering the conditions and circumstances involved and the hardship;
- (f) That the use proposed is permissible by right or with planning approval or by special exception.

(Ord. App. A Sec. VIII (B)(2)(c)(1))

# Technical Report

## VARIANCE

The applicant requests a variance to allow parking that backs out into city right-of-way on F Avenue for commercial use. This property fronts Pass Road and properties along Pass Road within the City of Gulfport no longer require a variance, but in this case a variance is required for backing out into the right way on F Ave. The required parking must be 9' by 18' and any commercial use is to provide a 25-foot aisle width for perpendicular parking. The site in question cannot provide the required aisle width, as that would require major renovations to the footprint of the existing building to comply with the current ordinance without a variance. There are several properties in the area that have come before the board a similar request such as in case 2405ZB060 and 2410ZB164.

- (a) The applicant states that “the building already existed”. Due to the preexisting building, the lot does not have the suitable turnaround to avoid backing out into city right-of-way, a trait common to the area along Pass Road.
- (b) In the application, the applicant cites that “they are leasing the property in its current condition, and the request is based solely on the pre-existing design and site configuration established”. The hardship has been directly caused by these factors as well as the building being considered pre-existing.
- (c) The applicant cites “the hardship is the limited parking space”. The hardship is ultimately caused by the size of the preexisting building in conjunction with the lack of available space to back out into city right-of-way.
- (d) The applicant notes that granting this variance will allow reasonable use of the property consistent with what is generally expected within the district. Upon staff review, the surrounding area has several properties that back out into city right-of-way. Furthermore, many of these properties have gone before the board for variances to do so. Denial of this application would be depriving the applicant of rights that these properties enjoy.
- (e) Granting this variance will not confer any special privilege. Upon staff review, there are several properties that have been approved for variances for similar requests. An approval of this request would be in line with that area, and therefore, would not be conferring any special rights upon the applicant.
- (f) This property is zoned B-2, and certain commercial uses are allowed by right.

### ***EXECUTIVE SUMMARY***

The applicant does display genuine hardship at this property. The property presently does not have the suitable space to have proper on-site turnaround to avoid backing out into city right-of-way. The building has existed since 1973, and thus, the applicant is not the cause of this hardship. Furthermore, the area along Pass Road has several properties that do not have suitable turnaround. Several of these properties have obtained similar variances to allow for backing out into city right-of-way, and as such, an approval of this petition would be in line with the area.

Any approval should consider these conditions:

- 1. Must comply with all zoning rules and regulations.
- 2. Approval would allow for parking that backs out into the city right of way.

# Technical Report

VARIANCE

## *DEPARTMENTAL CONDITIONS*

**Engineering:** No conditions. Memo dated 3/27/2026.

**Public Works:** No comment as of 4/2/2026.

**Traffic and Safety:** No conditions. Memo dated 3/25/2026.

**Building Code Services:** No conditions. Memo dated 4/8/2026.

**GIS:** No conditions. Memo dated 3/31/2026.

**Police Department:** No comment as of 4/2/2026.

**Fire Department:** No conditions. Memo dated 3/27/2026.

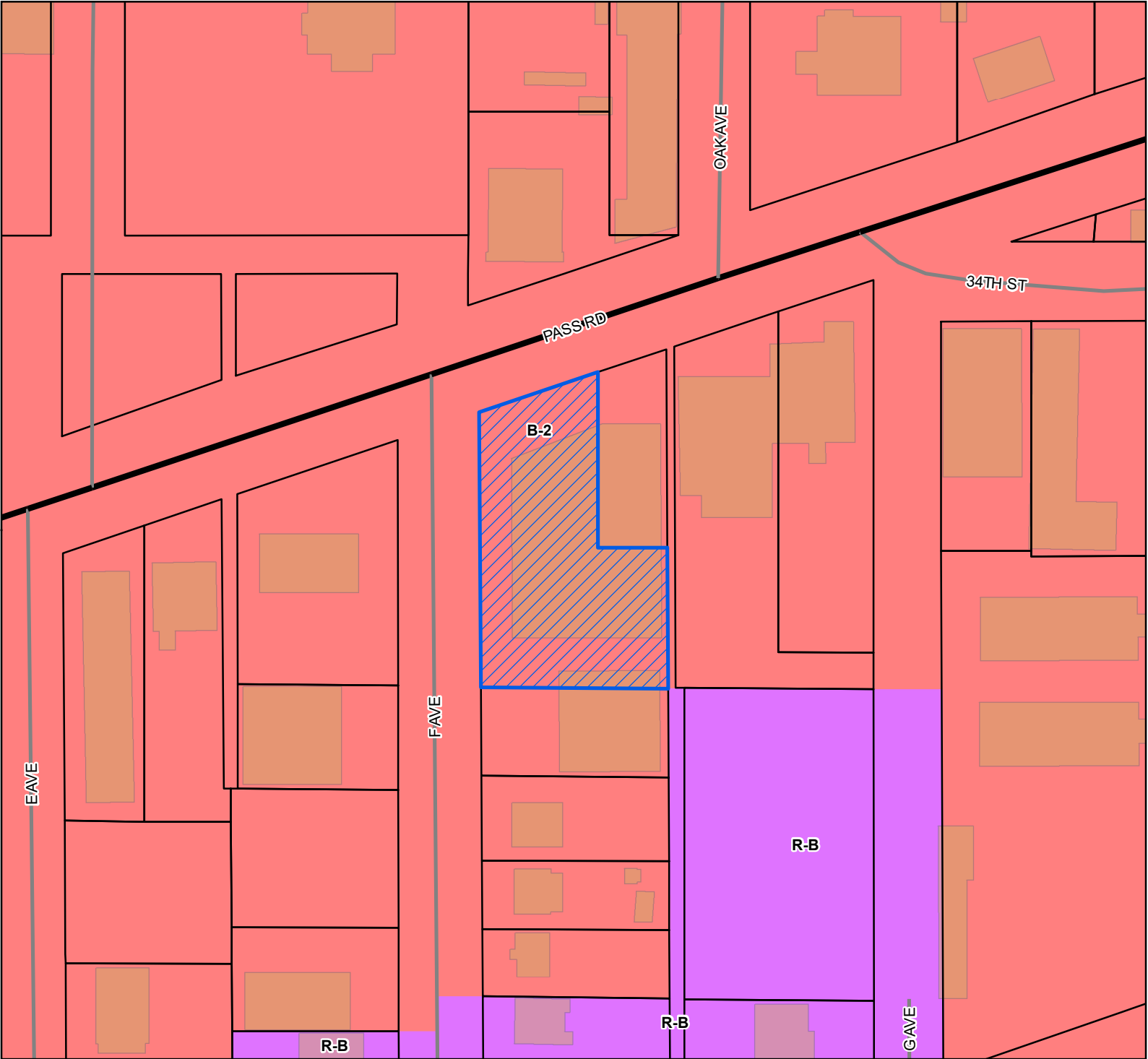
**City Arborist:** No conditions. Memo dated 3/26/2026.

## *DIRECTOR APPROVAL*

This report has been reviewed and approved by:

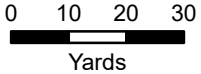


\_\_\_\_\_  
Greg Holmes  
Director of Urban Development Department



-  Site
-  US or State Highway
-  Street
-  Parcels
-  Buildings
-  City Limit
- Zoning**
-  B-2 - General Business District
-  R-B - Residence-Business District

**Site Information**  
 0910N-01-010.000  
 Zoning: B-2 (General Business)  
 Size: 23249.69 sqft  
 Flood: X



1 inch = 100 feet



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**Designation of Agent**

I, Laurence Hege, being property owner of 215 Pass Rd. which is the subject of this application hereby authorize Terre D. Barnett 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

3-3-26  
Date

**STATE OF MISSISSIPPI | COUNTY OF HARRISON**

Given under my hand and seal of office this the 3 day of March, 20 26

[Signature]  
Notary Public



April 9, 2029  
Commission Expiration



**Covenant Affidavit**

I, Terre D. Barnett, being owner or agent of the property 215 Pass Rd  
PRINT NAME PRIMARY ADDRESS OR PARCEL

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

[Signature]  
Signature

3/3/2026  
Date

**STATE OF MISSISSIPPI | COUNTY OF HARRISON**

Given under my hand and seal of office this the 3 day of March, 2026

[Signature]  
Notary Public

11/23/28  
Commission Expiration

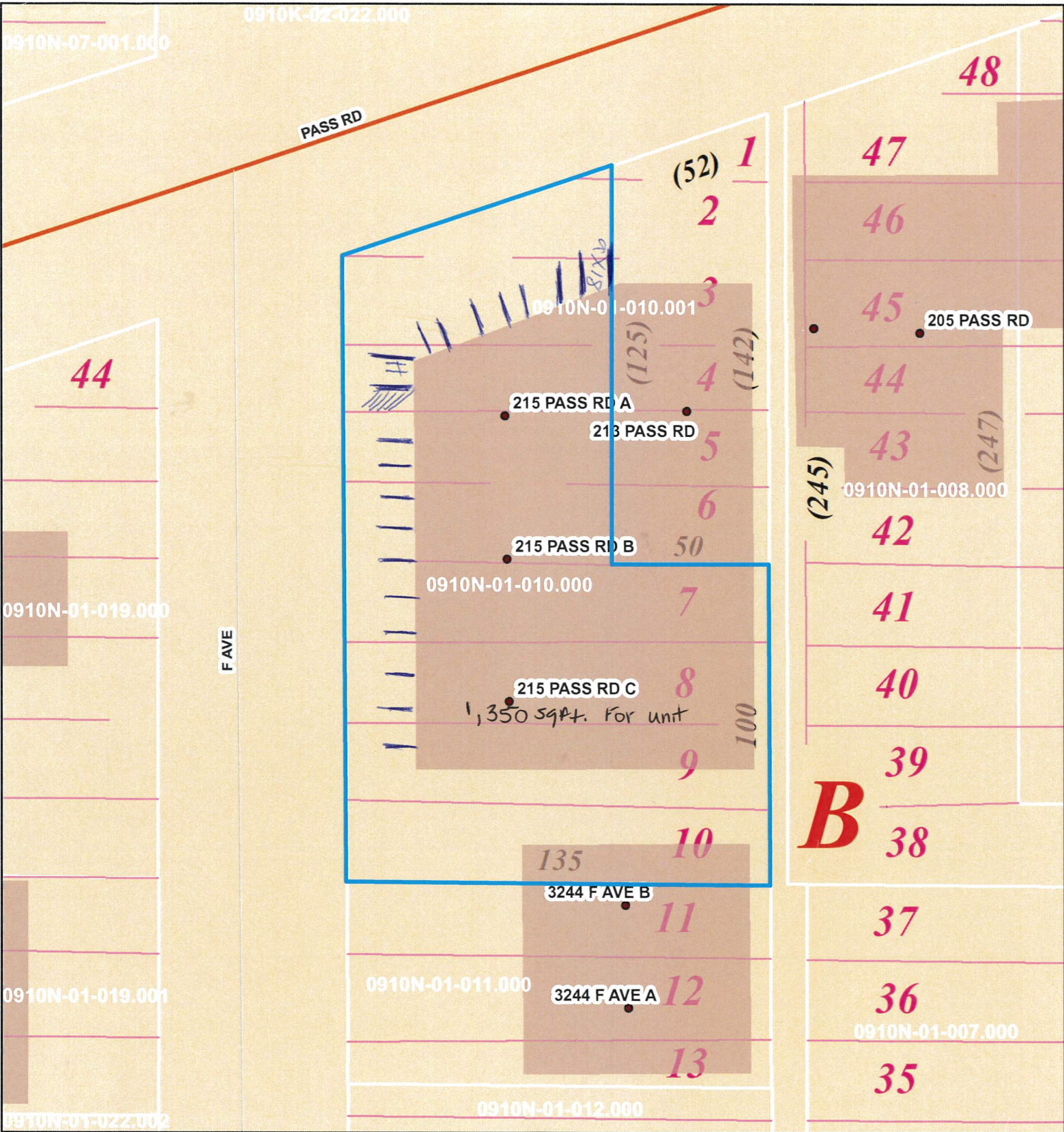


## Variance Submissions

3.3.2026

1. Building already existed, I need parking variance for the intended use of the building.
2. I am leasing the property in its current condition, and the request is based solely on the pre-existing design and site configuration established prior to my occupancy.
3. The hardship is the limited parking space. This hardship is not commonly found on other properties because other properties may have been designed or developed under more current standards.
4. Granting this variance will allow reasonable use of the property consistent with what is generally expected within the district. The request supports viable economic use of the existing building without altering its structure or character.
5. Granting this variance will not confer any special privilege. The request simply allows the property to be used in a manner consistent with uses generally permitted within the district. The variance addresses the unique physical limitations of this specific site and does not provide any advantage beyond enabling reasonable use under existing conditions.
6. The proposed use is permitted within the district subject to required approvals. This request pertains specifically to a parking variance and does not seek to establish a prohibited use, but rather to allow the property

to operate in compliance with applicable zoning procedures.



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1 inch = 42 feet

# Area Map

Parcels

Printed 11/18/2025





# Michael Watson

## SECRETARY OF STATE

This is not an official certificate of good standing.

### Name History

---

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

### Business Information

---

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

### Registered Agent

---

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

### Officers & Directors

---

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

STATE OF MISSISSIPPI  
COUNTY OF HARRISON/FIRST JUDICIAL DISTRICT

WARRANTY DEED



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

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

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

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

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

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

PHILIP J. HAGE

TITLE NOT EXAMINED

SADIE S. HAGE

INDEXING INSTS: LOTS 1 THROUGH 10 OF BLK. B OF JORDON & MCGUIRE S/D, FIRST JD. HARRISON COUNTY, MS

STATE OF Ms

BOOK 1436 PAGE 425

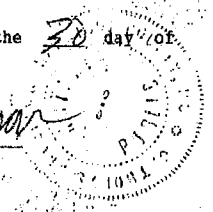
COUNTY/PARISH OF Harrison

Personally appeared before me, the undersigned authority, in and for the above named jurisdiction, the within named

PHILIP J. HAGE and wife, SADIE S. HAGE  
acknowledged that they signed and delivered the above and foregoing instrument on the day and date therein mentioned.

GIVEN under my hand and seal of office on this the 30 day of Dec, 1998.

*Notary Signature*  
NOTARY PUBLIC



My Commission Expires: 8/24/99

GRANTORS ADDRESS: 400 PASS ROAD, GULFPORT, MS 39507

GRANTORS TELEPHONE: 228-864-5437

GRANTEES ADDRESS: 400 PASS ROAD, GULFPORT, MS 39507

GRANTEES TELEPHONE: 228-864-543

Prepared by:  
C. Thomas Anderson  
918 Washington, Ave  
Ocean Springs, MS 39564  
875-0176

EXHIBIT "A"

The following described land situated and being in the City of Gulfport, in the First Judicial District of Harrison County, Mississippi, to-wit:

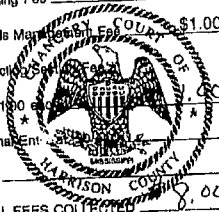
Lots 1 through 10 of Block B of Jordon & McGuire Subdivision, said Subdivision being a replat of Blocks 1, 2 and 3 of East Magnolia Grove Subdivision in the City of Gulfport, Harrison County, Mississippi, according to the official map or plat thereof on file in the Office of the Clerk of the Chancery Court of Harrison County, Mississippi, in Records of Plats, Book 10, Page 1, and which land is located in the SE 1/4 of Section 35, Township 7 South, Range 11 West, Harrison County, Mississippi.

LESS AND EXCEPT any portion thereof conveyed for Pass Road or for the widening of Pass Road.

Instrument No. 9819

STATEMENT OF FEES

Recording Fee	\$6.00
Records Maintenance Fee	\$1.00
Abstract	\$1.00
Marginal Ent.	
Other	
TOTAL FEES COLLECTED	8.00



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





I hereby certify that this instrument was received and filed for record at 10 o'clock and 49 minutes A. M. on 31 day of Dec, A.D. 19 98 and recorded Jan 4 19 99 in Records of Deeds Book 1436 Pages 424-426

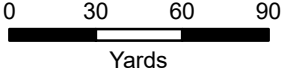
JOHN McADAMS, Chancery Clerk  
By Carlie Bull, D.C.  
LAWRENCE-GREENWOOD 00685

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
Y		0910N-01-010.000	HAGE PROPERTIES, LLC (OWNER)	400 PASS ROAD	GULFPORT	MS	39507
			TERRE D. BARNETT (AGENT)	2248 33RD STREET	GULFPORT	MS	39501
			<b>Adjacent Property Owners (2604ZB050)</b>				
N	83859	0910N-01-008.000	HAGE LIMITED PARTNERSHIP	400 PASS RD	GULFPORT	MS	39507
N	100184	0910N-01-010.001	HAGE LIMITED PARTNERSHIP	400 PASS RD	GULFPORT	MS	39507
	31232	0910N-01-004.000	BELLSOUTH TELECOMMUNICATIONS LLC	D/B/A AT & T MISSISSIPPI	BIRMINGHAM	AL	35201
	35503	0910K-02-022.000	GULFPORT VETERINARY HOSPITAL HOLDIN	204 PASS ROAD	GULFPORT	MS	39507
	35502	0910K-02-007.000	PASS ROAD BAPTIST CHURCH	1319 2ND ST	GULFPORT	MS	39501
	109531	0910K-02-022.001	PASS ROAD BAPTIST CHURCH	208 PASS RD	GULFPORT	MS	39507
N	31205	0910N-07-002.000	PASS ROAD BAPTIST CHURCH	208 PASS RD	GULFPORT	MS	39501
	31207	0910N-01-021.000	ADVANCE CAR AUDIO INC	315 PASS RD	GULFPORT	MS	39507
N	31217	0910N-01-011.000	HAGE LIMITED PARTNERSHIP	400 PASS RD	GULFPORT	MS	39507
	31225	0910N-01-007.000	SIMMONS KENNETH RAY JR & SHERRY ANN	2492 TANDY DR	GULFPORT	MS	39503
	31229	0910N-01-003.000	MISS GULF COAST YOUTH FOR CHRIST	111 EAST 34TH STREET	GULFPORT	MS	39507
N	31216	0910N-01-010.000	HAGE LIMITED PARTNERSHIP	400 PASS RD	GULFPORT	MS	39507
N	31214	0910N-01-019.000	HAGE LIMITED PARTNERSHIP	400 PASS RD	GULFPORT	MS	39507
N	31215	0910N-07-001.000	PASS ROAD BAPTIST CHURCH	208 PASS ROAD	GULFPORT	MS	39507
	31228	0910N-01-009.000	GATES NEVILLE JR	19 51ST STREET	GULFPORT	MS	39507
	31218	0910N-01-012.000	LADNER WALLACE & JEANETTE	P O BOX 6496	GULFPORT	MS	39506
	35508	0910K-02-024.000	HARVEY THOMAS CLEMENTS III	CAJUNS FABULOUS FRIED CHICKEN	GULFPORT	MS	39507
	31206	0910N-01-020.000	DUNNIGAN GARY L	311 PASS RD	GULFPORT	MS	39507
	134395	0910N-01-022.000	NEUMANN PROPERTIES LLC	14500 CANAL LOOP	GULFPORT	MS	39503
	134396	0910N-01-022.000	BLACKWATER REAL ESTATE LLC	9175 ASHBURY LANE	GULFPORT	MS	39503
N	144835	0910N-01-019.000	HAGE LIMITED PARTNERSHIP	400 PASS RD	GULFPORT	MS	39507
	35504	0910K-02-023.000	VU HONG NHUNG THI & MYLAN THI VU	347 RODENBERG AVE	BILOXI	MS	39531
	31219	0910N-01-013.000	MERTZ MANAGEMENT LLC	2817 17TH AVE	GULFPORT	MS	39501



Legend

-  Site
-  US or State Highway
-  Street
-  Buildings



1 inch = 200 feet



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

## AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
51445	IPL0326167	Legal Ad - IPL0326167	ZB Legal	2.0	58.0L

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:  
 04/01/26 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 Zoning Board of Adjustment and Appeals will hold a public hearing in the City of Gulfport, Mississippi at 3:00 PM., Thursday, April 16th, 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.

**Variance 2604ZB048**, by agent Carl Hamilton, seeking approval for an additional wall sign, Tax Parcel 0808D-04-007.000, 12317 Hwy 49, Zoned B-4 (Highway Business), Ward 7

**Variance 2604ZB050**, by agent Terre Barnett, seeking approval for parking that backs out into the right-of-way, Tax Parcel 0910N-01-010.000, 215 Pass Road, Zoned B-2 (General Business), Ward 3

**Variance 2604ZB054**, by owner Hector Rojas, seeking approval for a 6-foot tall fence where the height limit is 4 feet, Tax Parcel 0710M-01-012.006, 5914 28th, Zoned R-2 (Single-family), Ward 1

This the 26th day of March 2026  
 Nathan Boddie, Chairman  
 City of Gulfport Zoning Board of Adjustment and Appeals  
 IPL0326167  
 Apr 1 2026

[Print Tearsheet Link](#)

[Marketplace Link](#)

*Julie Ambry*



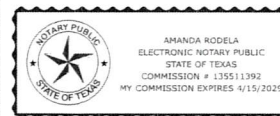
Julie Ambry

*Amanda Rodela*



Sworn to and subscribed before  
 me on

Apr 1, 2026, 10:31 AM EDT





URBAN DEVELOPMENT  
PLANNING & ZONING  
PO BOX 1780 | GULFPORT, MS | 1410 24<sup>TH</sup> AVENUE  
228.868.5710 | [PLANNERS@GULFPORT-MS.GOV](mailto:PLANNERS@GULFPORT-MS.GOV)

## ZONING BOARD OF ADJUSTMENT AND APPEALS

---

**Hearing Date:** Thursday, April 16, 2026

**Variance 2604ZB054:** Variance 2604ZB054, by owner Hector Rojas, seeking approval for a 6-foot tall fence where the height limit is 4 feet, Tax Parcel 0710M-01-012.006, 5914 28th, Zoned R-2 (Single-family), Ward 1

# Technical Report

## VARIANCE

### **GENERAL INFORMATION**

Case File Number: 2604ZB054

Hearing Date: April 16, 2026

Current Zoning/Use: R-2 / Vacant Building

Legal: Variance 2604ZB054, by owner Hector Rojas, seeking approval for a 6-foot tall fence where the height limit is 4 feet, Tax Parcel 0710M-01-012.006, 5914 28th, Zoned R-2 (Single-family), Ward 1

### **TECHNICAL DETAILS**

Variations involve special cases where unique factors contribute to justify a use of property that does not conform to the City's enforced ordinances. Therefore, variations should not be granted unless they are able to adequately meet the following conditions:

- (a) That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same district;
- (b) The special conditions and circumstances do not result from the actions of the applicant;
- (c) That an unnecessary hardship is created by the physical character of the property and is peculiar and unusual to such an extent that it is evidence that amendment of the zoning ordinance does not offer a reasonable solution;
- (d) That literal interpretation of the provisions of this ordinance would deprive the applicant of rights commonly enjoyed by properties in the same district under the terms of this ordinance;
- (e) That the granting of the variance will not confer on the applicant any special privilege that is denied by this ordinance to other lands, structures, or buildings in the same district, other than to permit the applicant to use their property in a manner as nearly equivalent to uses generally permitted in the district considering the conditions and circumstances involved and the hardship;
- (f) That the use proposed is permissible by right or with planning approval or by special exception.

(Ord. App. A Sec. VIII (B)(2)(c)(1))

# Technical Report

## VARIANCE

The applicant is seeking approval to allow for a 6-foot fence in the front of the property due to the intended use of car sales. Currently, the ordinance allows for fences to only be 4 feet in the front of the property.

- (a) The applicant states that this is for the sake of security for the sale of cars. This does not establish a hardship as this is caused by the applicant's desire for a 6-foot fence in the front.
- (b) The applicant states that they had not caused the need for the variance. As stated prior, the need for the variance is caused by the desire to have a 6 foot fence in the front of the property.
- (c) The applicant does not address whether an unnecessary hardship is created by the physical character of the property. While an amendment to the fence height ordinance would offer a solution, it would not be site specific.
- (d) The applicant states in their application that the fence being the height requested is for the sake of security. Upon staff review of the area, there appears to be no requested variance for anything of a similar scope. Approval of this petition would establish precedence.
- (e) The applicant claims in their application that granting the variance should not grant any special privileges that would be denied to others in the same district. Upon staff review, there are no nearby locations that went for any similar variance. If granted a variance for this location, this would technically establish a precedence.
- (f) The property is zoned R-2 and is currently going before Planning Commission to request to be rezoned to B-2. A fence is allowed by right

### ***EXECUTIVE SUMMARY***

No criteria for hardship have been met. The applicant establishes that they want the 6 foot fence. The intention of this request is to have a fence that high is for the sake of the safety of the cars that intend on being sold. At present, no other variances in the area have been done for fence height in the area, and as such, approval of this petition would establish precedence. This property is mostly surrounded by what appears to be residential uses, with the exception of a gas station to the west of this property and the military base to the south.

Any approval should consider these conditions:

- 1. Approval allows for a 6-foot fence in the front where 4 feet is the maximum.
- 2. Must not obstruct line of sight to traffic.

### ***DEPARTMENTAL CONDITIONS***

**Engineering:** No conditions. Memo dated 3/26/26.

**Public Works:** No comment as of 4/6/26.

**Traffic and Safety:** No conditions. Memo dated 3/25/26.

# Technical Report

## VARIANCE

**Building Code Services:** Must not obstruct line of sight to traffic. Memo dated 4/8/26.

**GIS:** No conditions. Memo dated 3/31/26.

**Police Department:** No comment as of 4/6/26.

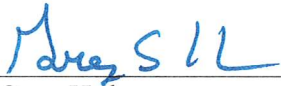
**Fire Department:** No conditions. Memo dated 3/27/26.

**City Arborist:** No conditions. Memo dated 3/26/26.

**Landscape Manager:** No conditions. Memo dated 3/31/26.

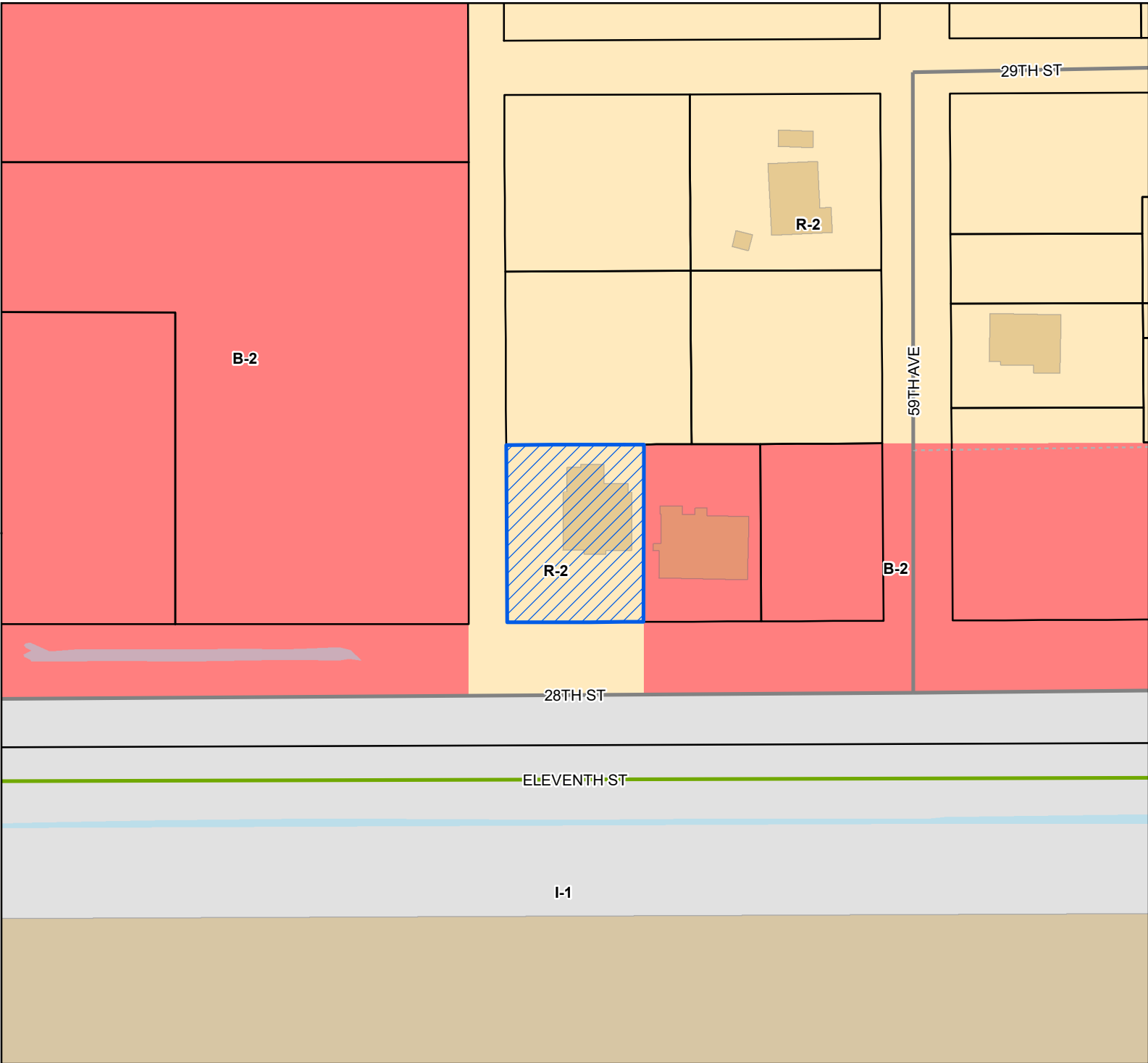
### ***DIRECTOR APPROVAL***

This report has been reviewed and approved by:



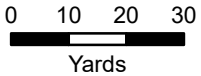
\_\_\_\_\_  
Greg Holmes

Director of Urban Development Department



- Site
  - Street
  - Military Street
  - Alley
  - 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)

**Site Information**  
 0710M-01-012.006  
 Zoning: R-2 (Single Family)  
 Size: 12566.66 sqft  
 Flood: X



1 inch = 100 feet



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R#13739801

CASE NUMBER

Z6042B054

BC 3/3/20

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

# ZONING BOARD OF ADJUSTMENTS AND APPEALS APPLICATION

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

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

## TAX PARCEL NUMBERS

0710m-01-012.006																			

Property Address:

5914 28th Street

Lot(s) \_\_\_\_\_ Block(s) \_\_\_\_\_ Subdivision \_\_\_\_\_

General Description of Request: Chain link fence in the front to be 6 ft. High for security purpose

### 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, Hector Rojas, being owner or agent of the property 5914 28th Street,  
PRINT NAME PRIMARY ADDRESS OR PARCEL

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

[Signature]  
Signature

3/3/26  
Date

STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 3 day of March, 20 26

[Signature]  
Notary Public

8/10/2024  
Commission Expiration



## Fence Variance.

1. Fence will have double gate in front for easy access
2. Fence will be chain link for visual impact.
3. All fencing around will be the same materials
4. None Applied:
5. None buffering able to view all inside
6. Same as any business in the Area.
7. This fence will serve as part of security for the Automobiles



1 inch = 33 feet



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# Area Map

Parcels

Printed 3/2/2026





*[Signature]* J1 - GULFPORT DISTRICT  
Instrument 2021-0026897-D-J1  
Filed/Recorded 09/20/2021 2:25:02 PM  
Total Fees 26.00  
4 Pages Recorded

Prepared by/return to:  
Henley Title Company LLC  
1706 22<sup>nd</sup> Avenue  
Gulfport, MS 39501  
Phone 228/324-9099

Index to:  
Township 7 South, Range 11 West  
Section 31 (part)  
Glen Terrace Subdivision, Block 21  
Lots 11, 12, 13, W 15 feet of Lot 14

STATE OF MISSISSIPPI  
COUNTY OF HARRISON  
FIRST JUDICIAL DISTRICT

**WARRANTY DEED**

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

**GRAND SOUTHERN VENTURES, LLC,**  
a Mississippi limited liability company  
(of 16520 West Main Street, Louisville, MS 39339 Phone 662/779-4130),  
as **GRANTOR,**

hereby grant, bargain, sell, convey and warrant unto

**HECTOR ROJAS**  
(of 27460 Road 310, Pass Christian, MS 39507 Phone: 228/864-3439),  
as **GRANTEE,**

all of that certain tract or parcel of land and real property, together with all improvements erected thereon, lying and being situated within the City of Gulfport in the First Judicial District of Harrison County, and the State of Mississippi, more particularly described as follows, to-wit:

Initials: *[Signature]*

*Grand Southern Ventures, LLC, a Mississippi limited liability company  
Warranty Deed [5914 28<sup>th</sup> Street, Gulfport, MS 39501] to Hector Rojas*

Page 2

**LOTS 11, 12, and 13, BLOCK 21, GLEN TERRACE SUBDIVISION, of the City of Gulfport, Mississippi, according to the official map or plat thereof on file and of record in the office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi, in Copy Plat Book 5A, at Page 464 thereof, reference to which is hereby made in aid of and as a part of this legal description,**

**AND**

**The West 15' (fifteen feet) of LOT 14, BLOCK 21, GLEN TERRACE SUBDIVISION, of the City of Gulfport, Mississippi, according to the official map or plat thereof on file and of record in the office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi, in Copy Plat Book 5A, at Page 464 thereof, reference to which is hereby made in aid of and as a part of this legal description.**

*Also sometimes identified by Tax Parcel No. 0710M-01-012.006, and its Municipal Address: 5914 28<sup>th</sup> Street, Gulfport, Mississippi 39501 (for information purposes)*

Said property includes all of those same lands and improvements conveyed to Grand Southern Ventures, LLC, a Mississippi limited liability company, by Warranty Deed dated November 4, 2010 heretofore filed among the First Judicial District land records of Harrison County, Mississippi as Instrument No. 2010 7441 D-J1.

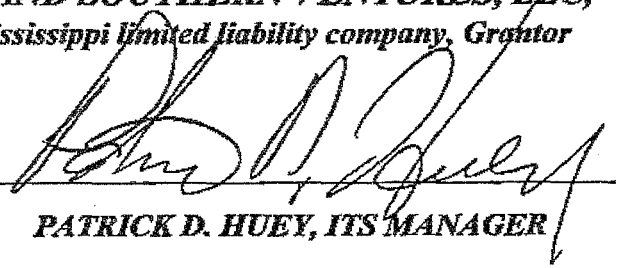
This conveyance is made subject to any and all regulations, ordinances, reservations, restrictions, easements, exceptions, covenants and conditions of record, including any reservations of oil, gas or other minerals affecting the above described land.

All ad valorem taxes assessed to said property for the year 2021 and thereafter are assumed by the Grantee.

WITNESS THE EXECUTION HEREOF, on the date of acknowledgment below, and effective as of the 20 day of September, 2021.

**GRAND SOUTHERN VENTURES, LLC,**  
*a Mississippi limited liability company, Grantor*

BY:

  
**PATRICK D. HUEY, ITS MANAGER**

*Grand Southern Ventures, LLC, a Mississippi limited liability company  
Warranty Deed [5914 28<sup>th</sup> Street, Gulfport, MS 39501] to Hector Rojas*

Page 3

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

Personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid, the within named *PATRICK D. HUEY*, who being by me first duly sworn, stated on oath that he is the duly appointed Managing Member of *GRAND SOUTHERN VENTURES, LLC, a Mississippi limited liability company*, and he acknowledged to me that in his capacity as said Managing Member, and for and on behalf of said enterprise, he signed, executed and delivered the above and foregoing Warranty Deed as of the day and in the year therein mentioned, as the free and voluntary act of said limited liability company, having been first duly authorized so to do.

GIVEN under my hand and official seal, this the 20<sup>th</sup> day of September, 2021.



*Thad Henley*  
\_\_\_\_\_  
Notary Public  
My Commission Expires:

Initials: *PH*  
\_\_\_\_\_

**CERTIFIED RESOLUTION**  
of  
**GRAND SOUTHERN VENTURES, LLC**

WHEREAS, GRAND SOUTHERN VENTURES, LLC, a Mississippi limited liability company (hereinafter referred to as "the company"), as Seller, desires to sell unto HECTOR ROJAS, as Buyer, the real property and improvements addressed as 5914 28<sup>th</sup> Street, Gulfport, MS 39501, and further identified by Harrison County, Mississippi Tax Parcel No. 0710M-01-012.006 pursuant to the terms of the Purchase Agreement and all Addendums relating thereto (collectively hereafter referred to as "the Contract") heretofore executed on behalf of the company and by the above named Buyer, and

WHEREAS, on or before the resolution execution date recited below, at a duly called regular or special meeting of the Members of the company attended by a full quorum of the members thereof, it was agreed and decided by the affirmative vote of a majority of said members as follows:

BE IT RESOLVED that company sell the real estate and improvements identified above unto Hector Rojas in accordance with the Purchase Agreement referenced above, as amended, and that Patrick D. Huey, as Managing Member of GRAND SOUTHERN VENTURES, LLC, is hereby authorized and directed to represent the company in executing the Warranty Deed and all other documentation required to perfect said sale, covering all of those lands and improvements referenced above, pursuant to the terms and conditions stated within the Purchase Agreement aforesaid.

SO CERTIFIED, effective the 20 day of September, 2021.

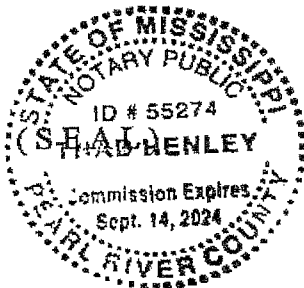
**GRAND SOUTHERN VENTURES, LLC,**  
*a Mississippi limited liability company, Grantor*

BY: *Patrick D. Huey*  
**PATRICK D. HUEY, ITS MANAGER**

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

Personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid, the within named **PATRICK D. HUEY**, who being by me first duly sworn, stated on oath that he is the duly appointed Managing Member of **GRAND SOUTHERN VENTURES, LLC, a Mississippi limited liability company**, and he acknowledged to me that in his capacity as said Managing Member, and for and on behalf of said enterprise, he signed, executed and delivered the above and foregoing Certified Resolution as of the day and in the year therein mentioned, as the free and voluntary act of said limited liability company, having been first duly authorized so to do.

GIVEN under my hand and official seal, this the 20<sup>th</sup> day of September, 2021.



*Seal Henley*  
Notary Public  
My Commission Expires:

HARRISON COUNTY, MS JOHN MCADAMS  
2021-20210026897-DEED BOOK - J1 - GULFPORT DISTRICT



*Andrew Marion* 1st JUDICIAL DISTRICT  
Instrument 2024-0004158-D-11  
Filed/Recorded 03/04/2024 3:20:01 PM  
Total Fees 25.00  
3 Pages Recorded

Prepared by:  
Andrew Marion, PLLC  
Attorney-at-Law  
1919 23<sup>rd</sup> Ave.  
P.O. Box 863  
Gulfport, MS 39502  
(228)-865-9047  
MS Bar No. 1866

Return to:  
Andrew Marion, PLLC  
Attorney-at-Law  
1919 23<sup>rd</sup> Ave.  
P.O. Box 863  
Gulfport, MS 39502  
(228)865-9047  
File No. 24-027

STATE OF MISSISSIPPI  
COUNTY OF HARRISON  
FIRST JUDICIAL DISTRICT

**WARRANTY DEED**

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, I

Hubert H. May, Jr.  
9300 Coconut Dr.  
Ocean Springs, MS 39564  
(228)-383-4641

do hereby sell, convey and warrant unto

Hector Rojas  
27460 Road 310  
Pass Christian, MS 39571  
(228)-731-7210

that certain tract, piece or parcel of land situated and being located in Harrison County, State of Mississippi, more particularly described as follows, to-wit:

(See Exhibit A attached, Page 3)

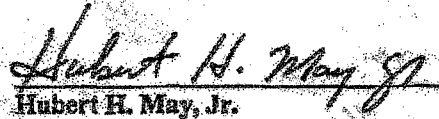
The subject property is not the homestead of the Grantor.

INDEXING INSTRUCTIONS: Exempt

THIS CONVEYANCE is subject to any prior reservation or conveyance of oil, gas and other mineral rights and subject to all restrictions, reservations and covenants of record.

IT IS AGREED and understood that the taxes for the current year have been pro-rated as of this date on an estimated basis. When said taxes are actually determined, if the proration as of the date is incorrect, then the Grantor(s) agrees to pay the Grantee(s), or its assigns, any deficit on an actual proration, and likewise, the Grantee(s) agrees to pay the Grantor(s), or its assigns, any amount overpaid by it.

WITNESS MY SIGNATURE, this the 4 day of March, 2024.

  
Hubert H. May, Jr.

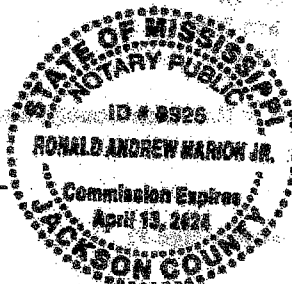
STATE OF MISSISSIPPI

COUNTY OF HARRISON

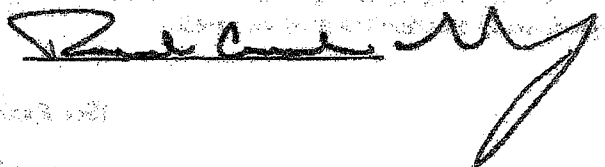
PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the above stated jurisdiction, the within named Hubert H. May, Jr. who acknowledged that he signed and delivered the foregoing Warranty Deed on the day and year therein written as his own free and voluntary act and deed.

GIVEN under my hand and official seal on this the 4 day of March, 2024.

MY COMMISSION EXPIRES:



NOTARY PUBLIC



**Exhibit "A"**

**Lots 6, 7, 8, 9 and 10, Block 21, Glenn Terrace Subdivision, Gulfport, First Judicial District of Harrison County, Mississippi.**

Un-Official

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
Y		0710M-01-012.006	HECTOR ROJAS (OWNER)	27460 ROAD 310	PASS CHRISTIAN	MS	39571
			<b>Adjacent Property Owners (2604ZB054)</b>				
	96071	0710M-01-012.003	MASON ELIZABETH A	506 BROCK ROAD	BOAZ	AL	35957
	105935	0710M-01-012.006	ROJAS HECTOR	27460 ROAD 310	PASS CHRISTIAN	MS	39571
	100178	0710M-01-012.004	BARTHOLOMEW JOSEPH A	19070 LANDON ROAD	GULFPORT	MS	39503
N	92287	0710M-01-012.002	BARTHOLOMEW JOSEPH A	19070 LANDON RD	GULFPORT	MS	39503
N	100996	0710M-01-012.005	BARTHOLOMEW JOSEPH A	19070 LANDON ROAD	GULFPORT	MS	39503
	92286	0710M-01-012.001	MAY HUBERT H JR	9300 COCONUT DR	OCEAN SPRINGS	MS	39564
	27159	0710M-01-012.000	MASON ELIZABETH	506 BROCK ROAD	BOAZ	AL	35957
	58640	0711F-01-001.000	U S GOVT	4802 JEFFERSON AVE	GULFPORT	MS	39501
	109629	0710M-01-053.003	ADVANCED CONTRACTING SERVICES LLC	24080 ANNO SAUCIER RD	GULFPORT	MS	39503
	136676	0710M-01-013.000	IOWA PROPERTY INVESTMENTS LLC	1715 21ST AVE	GULFPORT	MS	39501



## AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
51445	IPL0326167	Legal Ad - IPL0326167	ZB Legal	2.0	58.0L

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

1.0 insertion(s) published on:  
 04/01/26 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 Zoning Board of Adjustment and Appeals will hold a public hearing in the City of Gulfport, Mississippi at 3:00 P.M., Thursday, April 16th, 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.

**Variance 2604ZB048**, by agent Carl Hamilton, seeking approval for an additional wall sign, Tax Parcel 0808D-04-007.000, 12317 Hwy 49, Zoned B-4 (Highway Business), Ward 7

**Variance 2604ZB050**, by agent Terre Barnett, seeking approval for parking that backs out into the right-of-way, Tax Parcel 0910N-01-010.000, 215 Pass Road, Zoned B-2 (General Business), Ward 3

**Variance 2604ZB054**, by owner Hector Rojas, seeking approval for a 6-foot tall fence where the height limit is 4 feet, Tax Parcel 0710M-01-012.006, 5914 28th, Zoned R-2 (Single-family), Ward 1

This the 26th day of March 2026  
 Nathan Boddie, Chairman  
 City of Gulfport Zoning Board of Adjustment and Appeals  
 IPL0326167  
 Apr 1 2026

[Print Tearsheet Link](#)

[Marketplace Link](#)

*Julie Ambry*



Julie Ambry

*Amanda Rodela*



Sworn to and subscribed before  
 me on

Apr 1, 2026, 10:31 AM EDT



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