



# Zoning Board | Agenda

Thursday, May 21, 2026 – 3:30 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 - April 16, 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 2604ZB054:(Tabled to the May meeting due to the applicant not being present at meeting)**

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

**2. Variance 2605ZB060:**

Variance 2605ZB060, by agent Brent Hearn, seeking approval for a zero-foot side yard setback where 6 feet is required for an attached lean-to style carport, Tax Parcel 0808O-02-103.000, 11062 Klein Rd, Zoned R-1-5 (Single-family), Ward 4

**3. Variance 2605ZB062:**

Variance 2605ZB062, seeking approval for parking that backs out into the right-of-way for multiple-family dwelling uses, Tax Parcels 1010G-03-016.002, 1010G-03-016.003, 1010G-03-015.003, Cotton Drive, Ward 2

**4. Variance 2605ZB065:**

Variance 2605ZB065, by agent Megan Runkel, seeking approval for zero regular parking spaces where 8 are required, Tax Parcel 0811F-05-017.000, 1916 24th Ave, Zoned T4L (General Urban Zone "Limited"), Ward 3

**5. Special Exception 2606SE071:**

Special Exception 2606SE071, by agent Kelli Bell, seeking approval for a lounge use, Tax Parcel 0811K-04-001.000, 1429 25th Avenue, Zoned T6 (Urban Core Zone), Ward 2

**6. Variance 2606ZB074:**

Variance 2606ZB074, by owner Metal Properties MS LLC, seeking approval for an 8-foot tall fence where the height limit is 4 feet, Tax Parcel 0909H-01-003.018, 12186 Glascock Drive, Zoned I-2 (Heavy Industry), Ward 4

**H. Adjournment**

**MINUTES**

**ZONING BOARD OF ADJUSTMENT AND APPEALS  
MEETING**

**Thursday, April 16, 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 **3:06 P.M.**
- D. **Determination of a Quorum**:

**BOARD MEMBERS PRESENT:**

ROBERT PHARR  
MACK MCCREE  
NATHAN BODDIE  
HAL KAIGLER  
MICHAEL DANIELS

**BOARD MEMBERS ABSENT:**

MARY ANN WIGINTON

**STAFF MEMBERS PRESENT:**

MATILDA WELCH  
SAMUEL SMITH  
BRYCE CLUGH

**COURT REPORTER:**

NORMA SOROE

**E. Confirmation of Agenda:**

**F. Approval of Minutes:**

Motion by **Mr. Kaigler** and seconded by **Mr. McCree** to approve Minutes of **March 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 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

**Speaking for the Petition: Carl Hamilton**

**Speaking against the Petition: None**

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

**Second: Mr. Pharr**

Nathan Boddie	- <b>Chairman</b>
Mary Ann Wiginton	- <b>Absent</b>
Michael Daniels	- Yea
Robert Pharr	- Yea
Mack McCree	- Yea
Hal Kaigler	- Yea

**Action: Motion Carries Unanimously.**

**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

**Speaking for the Petition: Terre Barnett**

**Speaking against the Petition: None**

**Motion: Mr. Daniels - to approve the applicant’s request.**

**Second: Mr. McCree**

Nathan Boddie	- <b>Chairman</b>
Mary Ann Wiginton	- <b>Absent</b>
Michael Daniels	- Yea
Robert Pharr	- Yea
Mack McCree	- Yea
Hal Kaigler	- Yea

**Action: Motion Carries Unanimously.**

**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

**Speaking for the Petition: None**

**Speaking against the Petition: None**

**Motion: Mr. Daniels – to table this case until the May meeting due to the applicant not being present at the meeting.**

**Second: Mr. McCree**

Nathan Boddie	- <b>Chairman</b>
Mary Ann Wiginton	- <b>Absent</b>
Michael Daniels	- Yea
Robert Pharr	- Yea
Mack McCree	- Yea
Hal Kaigler	- Yea

**Action: Motion Carries Unanimously.**

**Adjournment:**

Motion by Mr. Pharr to adjourn the meeting was seconded by Mr. McCree and carried unanimously. The meeting adjourned 3:20 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

---

**Hearing Date:** Thursday, May 21, 2026

**Public Declaration of Appeal Process of Chairman**



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, May 21, 2026

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



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, May 21, 2026

**Routine Agenda**



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, May 21, 2026

**Variance 2604ZB054:(Tabled to the May meeting due to the applicant not being present at meeting)** 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: May 21 , 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

Variances involve special cases where unique factors contribute to justify a use of property that does not conform to the City's enforced ordinances. Therefore, variances 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.

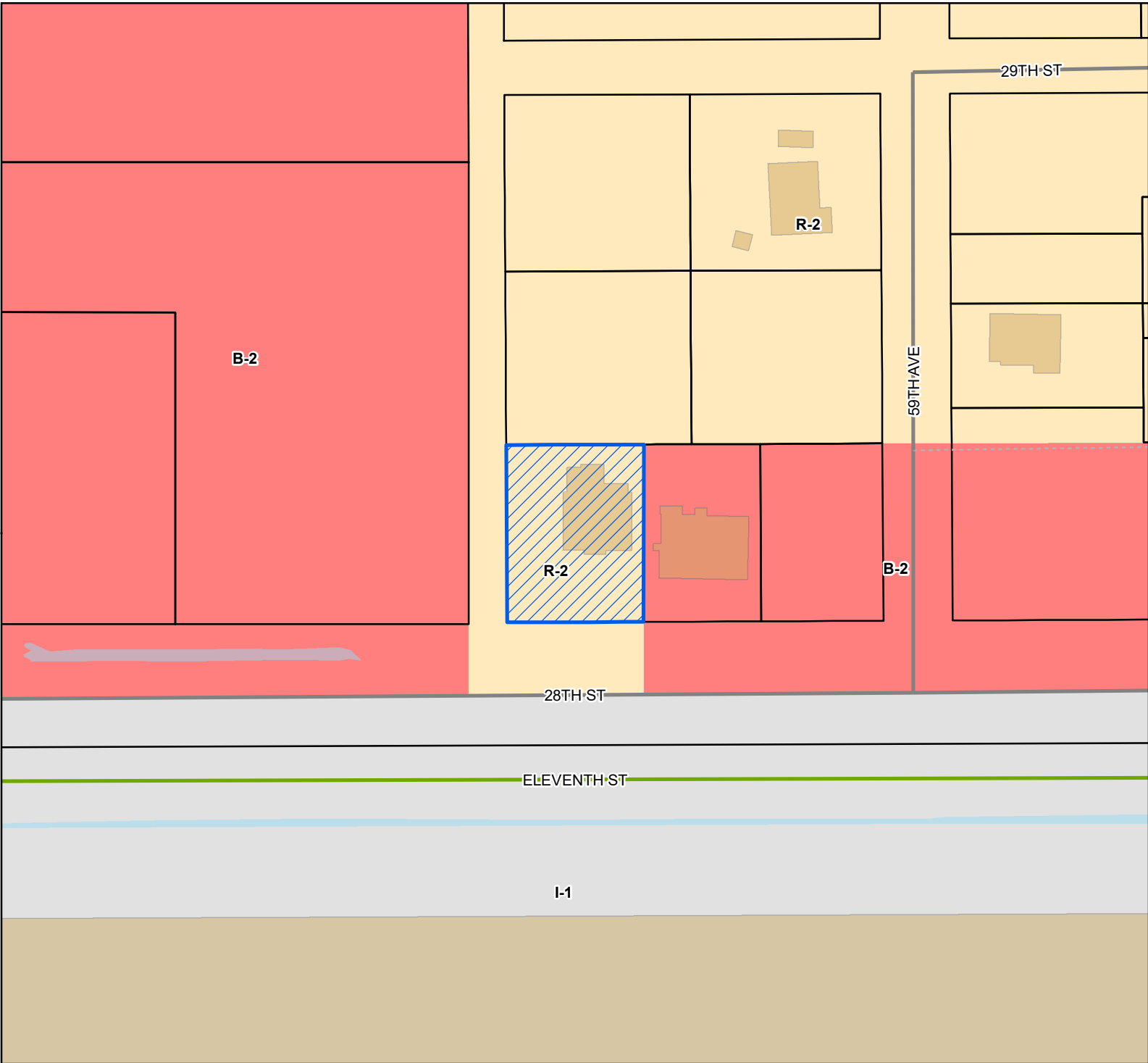
**Landscape Manager:** No conditions. Memo dated 3/31/26.

### ***DIRECTOR APPROVAL***

This report has been reviewed and approved by:

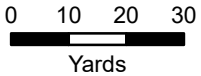


\_\_\_\_\_  
Greg Holmes  
Director of Urban Development Department



- 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



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.



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, 2026

[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 Applicable:
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



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.

# Area Map

Parcels

Printed 3/2/2026





*J1* 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: 

*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**

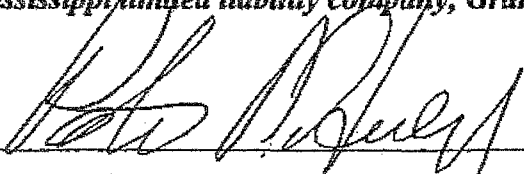
WHEREAS, GRAND SOUTHERN VENTURES, LLC, a Mississippi limited liability company (hereinafter referred to as "the company"), as Seller, desires to sell unto HECTOR ROJAS, as Buyer, the real property and improvements addressed as 5914 28<sup>th</sup> Street, Gulfport, MS 39501, and further identified by 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.

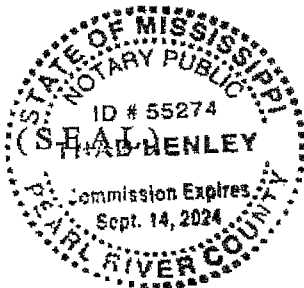
**GRAND SOUTHERN VENTURES, LLC,**  
*a Mississippi limited liability company, Grantor*

BY:   
**PATRICK D. HUEY, 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.



  
\_\_\_\_\_  
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.*  
Hubert H. May, Jr.

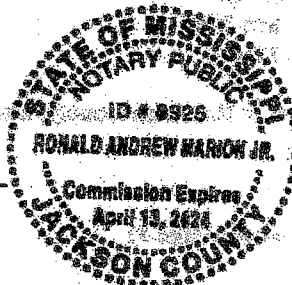
STATE OF MISSISSIPPI

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

*Ronald Andrew March Jr.*

**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
49732	IPL0335917	Legal Ad - IPL0335917	ZB May 21 meeting	1.0	71.0L

ATTENTION: GULFPORT CITY HALL IP  
 1410 24 TH AVENUE  
 GULFPORT, MS 39501  
 rbell@gulfport-ms.gov, jversiga@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:  
 05/06/26 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, May 21st, 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 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

**Variance 2605ZB060**, by agent Brent Hearn, seeking approval for a zero-foot side yard setback where 6 feet is required for an attached lean-to style carport, Tax Parcel 0808O-02-103.000, 11062 Klein Rd, Zoned R-1-5 (Single-family), Ward 4

**Variance 2605ZB062**, seeking approval for parking that backs out into the right-of-way for multiple-family dwelling uses, Tax Parcels 1010G-03-016.002, 1010G-03-016.003, 1010G-03-015.003, Cotton Drive, Ward 2

**Variance 2605ZB065**, by agent Megan Runkel, seeking approval for zero regular parking spaces where 8 are required, Tax Parcel 0811F-05-017.000, 1916 24th Ave, Zoned T4L (General Urban Zone "Limited"), Ward 3

**Special Exception 2606SE071**, by agent Kelli Bell, seeking approval for a lounge use, Tax Parcel 0811K-04-001.000, 1429 25th Avenue, Zoned T6 (Urban Core Zone), Ward 2

**Variance 2606ZB074**, by owner Metal Properties MS LLC, seeking approval for an 8-foot tall fence where the height limit is 4 feet, Tax Parcel 0909H-01-003.018, 12186 Glascock Drive, Zoned I-2 (Heavy Industry), Ward 4

This the 29th day of April 2026  
 Nathan Boddie, Chairman  
 City of Gulfport Zoning Board of Adjustment and Appeals  
 IPL0335917  
 May 6 2026

[Print Tearsheet Link](#)

[Marketplace Link](#)

*Mary Castro*



Mary Castro

*Sherry J Chasteen*



Sworn to and subscribed before me on May 6, 2026, 10:26 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, May 21, 2026

**Variance 2605ZB060:** Variance 2605ZB060, by agent Brent Hearn, seeking approval for a zero-foot side yard setback where 6 feet is required for an attached lean-to style carport, Tax Parcel 08080-02-103.000, 11062 Klein Rd, Zoned R-1-5 (Single-family), Ward 4

# Technical Report

## VARIANCE

### GENERAL INFORMATION

Case File Number: 2605ZB060

Hearing Date: May 21, 2026

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

Legal: Variance 2605ZB060, by agent Brent Hearn, seeking approval for a zero-foot side yard setback where 6 feet is required for an attached lean-to style carport, Tax Parcel 0808O-02-103.000, 11062 Klein Rd, Zoned R-1-5 (Single-family), Ward 4

### 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 0-foot side-yard setback for an attached carport where 6 feet is the minimum.

- (a) The applicant states that the existing driveway leads to a closed-in garage, which was closed by the prior owner and as such, this makes it infeasible to place a carport or garage. This does demonstrate that the issue is unique to the circumstance of the building prior to the applicant purchasing the location.
- (b) The applicant states that the existing garage was closed in by the previous owners. As stated prior, the need for the variance is caused by the fact that the garage had been closed in by the prior owners.
- (c) The applicant does not address whether an unnecessary hardship is created by the physical character of the property. While an amendment to the side setback ordinance would offer a solution, it would not be site specific.
- (d) The applicant states in their application that the carport is for long-term protection of a car. 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. While granting this variance would establish precedence, there are some pre-existing non-conforming properties in the neighborhood that do appear to be encroaching into the setback.
- (f) The property is zoned R-1-5 and a carport would be allowed by right.

### ***EXECUTIVE SUMMARY***

Criteria for hardship have been met. The applicant establishes that they want an attached carport intention of this request is to have a carport for the long-term protection of a car. At present, no other variances in the area have been done for setbacks in this area, and as such, approval of this petition would establish precedence. It should be noted that there are some pre-existing locations in this area that appear to be encroaching into the minimum setback.

Any approval should consider these conditions:

1. Approval allows for a side-yard setback of 0 feet where 6 feet is the minimum.
2. Must comply with all current Building Code rules and City of Gulfport ordinances.

### ***DEPARTMENTAL CONDITIONS***

**Engineering:** No conditions. Memo dated 5/7/26.

**Public Works:** No comment as of 5/11/2026.

**Traffic and Safety:** No conditions. Memo dated 4/29/26.

**Building Code Services:** Must comply with all current Building Code rules and City of Gulfport ordinances. Memo dated 4/29/26.

**Technical Report**  
*VARIANCE*

**GIS:** No conditions. Memo dated 5/8/26.

**Police Department:** No comment as of 5/11/2026.

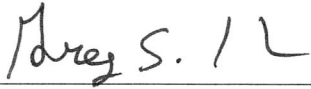
**Fire Department:** No conditions. Memo dated 4/30/26.

**City Arborist:** No comment as of 5/11/2026.

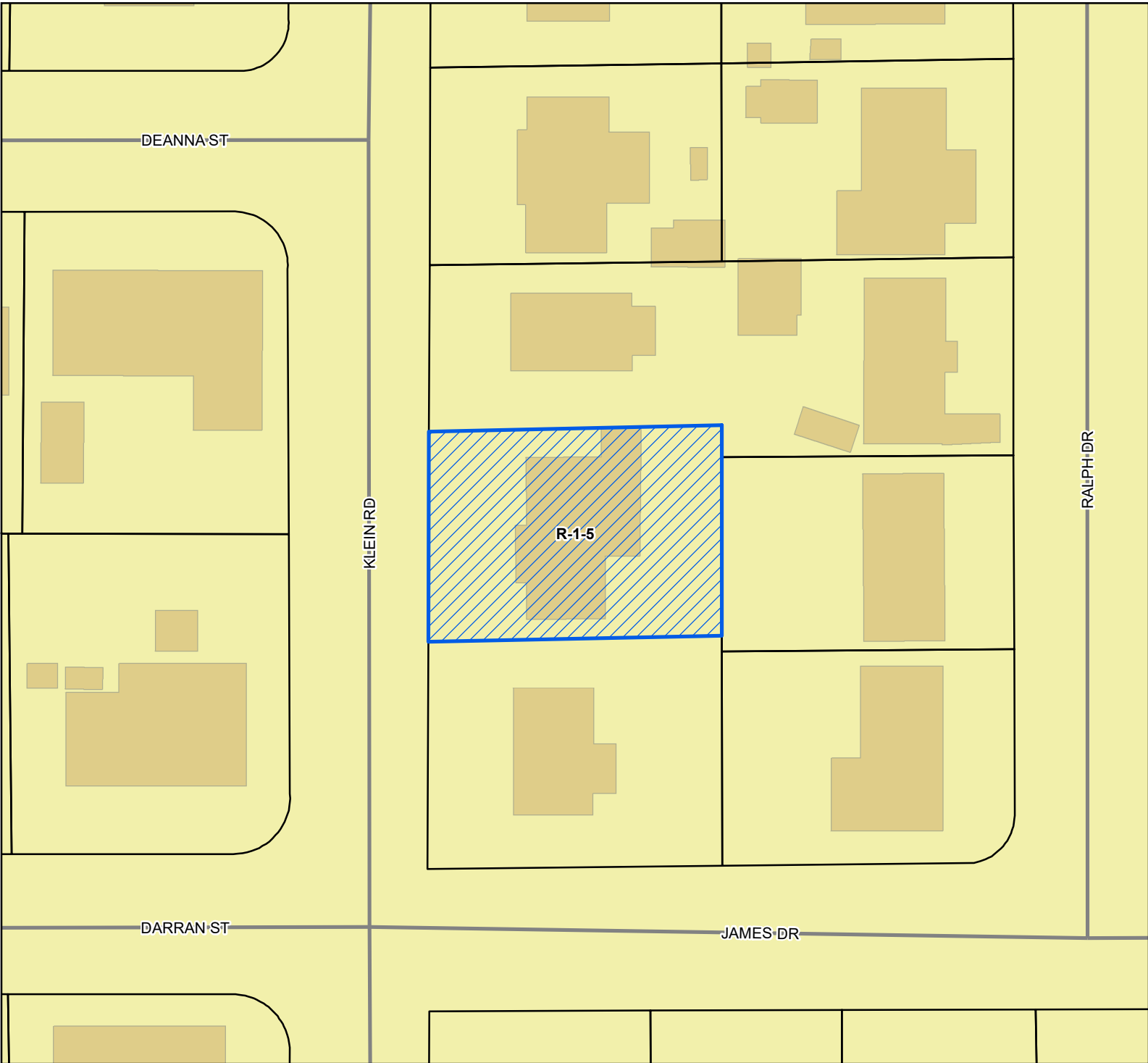
**Landscape Manager:** No conditions. Memo dated 4/30/26.





***DIRECTOR APPROVAL***

This report has been reviewed and approved by:




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

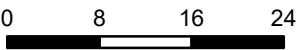


-  Site
-  Street
-  Parcels
-  Buildings

**Zoning**

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

**Site Information**  
 0808O-02-103.000  
 Zoning: R-1-5 (Single Family)  
 Size: 7970.5 sqft  
 Flood: X



1 inch = 50 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.





**Covenant Affidavit**

I, PERCELL ST THOMAS, being owner or agent of the property 11062 KLEIN RD, GPORT  
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.

*Percell Thomas*  
Signature

30 March 26  
Date

STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 30<sup>th</sup> day of March, 2026

*S. D. Smith, Jr.*  
Notary Public

Commission Expiration





**Designation of Agent**

I, PERCELL ST THOMAS, being property owner of 11062 KLEIN RD GPORT which is the subject of this application hereby authorize BRENT HEARN 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.

Percell St Thomas \_\_\_\_\_ 30 Mar 26 \_\_\_\_\_  
Signature Da

**STATE OF MISSISSIPPI | COUNTY OF HARRISON**

Given under my hand and seal of office this the 30<sup>th</sup> day of March, 2026

S. D. Smith, Jr.  
Notary Public



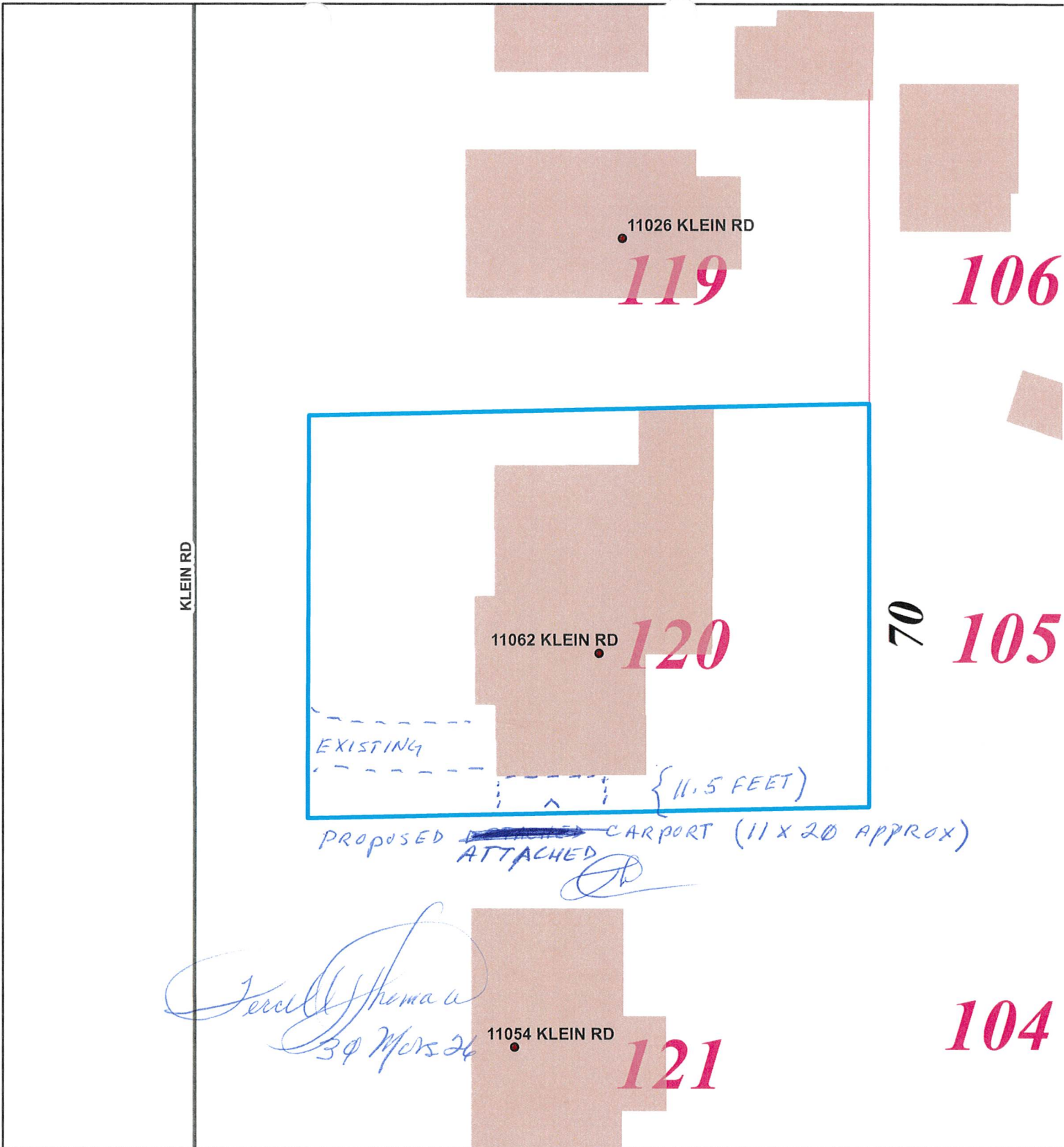
Commission Expiration

## VARIANCE SUBMISSIONS

1. THE EXISTING DRIVE (FROM STREET) IS APPROX 33' AND LEADS TO A CLOSED IN GARAGE (MADE INTO A BONUS BY PREVIOUS OWNERS. THIS MAKES PUTTING A CARPORT/GARAGE THERE IMPRACTICAL/IMPOSSIBLE.
2. GARAGE WAS CLOSED IN BY PREVIOUS OWNER/S.
3. A) THERE IS 'NO' OTHER PLACE TO OFFER COVERED PARKING  
B) FRONT - WILL BLOCK ENTRANCE TO THE HOUSE  
BACK - THERE IS NOT ENOUGH AREA BETWEEN THE SIDE FENCE AND AN APPROPRIATE PLACE FOR COVERED PARKING AND MANUEVERABILITY/TURNING FOR ENTRY/EGRESS OF A VEHICLE  
C) I WORK OUT OF STATE ON A ROTATING SCHEDULE (4 MONTHS AWAY ~ 2.5 MONTHS HERE). I MUST HAVE AT LEAST A CARPORT TO SHELTER MY VEHICLE WHILE I AM AWAY. EXPOSURE TO THE ELEMENTS HAS PREVIOUSLY CAUSED DAMAGE TO OTHER VEHICLES DESPITE BEING UNDER A CLOTH/CANVAS AAA-GRADE COVER.
4. CURRENT 'SET-BACK' RESTRICTIONS PROHIBIT PUTTING UP EVEN A TEMPORARY CARPORT ON THE SOUTH SIDE OF THE PROPERTY. THIS VARIANCE WILL (1) PROVIDE PROTECTION FOR THE VEHICLES, (2) PROVIDE A CARPORT IN-LINE WITH OTHER VEHICLES/HOUSES IN THE SUB-DIVISION, (3) PROTECT THE EXISTING FRONT/BACK LAWN AREAS, AND (4) WITH PROPER GUTTERS/DOWNSPOUTS, NOT DAMAGE THE PROPERTY LINE.

## VARIANCE SUBMISSIONS (PG 2)

- 5) THE VARIANCE WILL ALLOW FOR SIDE OF HOUSE PARKING IN-LINE WITH OTHER PROPERTIES IN THE NEIGHBORHOOD. THE PHYSICAL STRUCTURE OF THE PROPERTY WILL MATCH/COMPLY WITH OTHER SIMILAR HOUSES IN THE SUB-DIVISION. NO "SPECIAL" OR "UNREASONABLE" BENEFIT WILL BE GAINED.
- 6) I AM ASSUMING THAT THE REASON FOR THIS VARIANCE REQUEST IS THAT THE AREA IN QUESTION (11 FEET ON THE SOUTH SIDE OF THE HOUSE) IS NOT "PERMISSIBLE BY RIGHT", AND THE GRANTING OF THIS REQUEST WILL CORRECT THAT HARDSHIP.



*Jessie Thomas*  
30 March 26

1 inch = 25 ft

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.

Area Map

Parcels

Printed 3/30/202





*Angela Hines* 1st JUDICIAL DISTRICT  
Instrument 2025-0008801-D-J1  
Filed/Recorded 05/09/2025 11:47:01 AM  
Total Fees 26.00  
2 Pages Recorded

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

Grantor:  
**Beach Bayou Properties, LLC**  
**A Mississippi Limited Liability Company**  
3225 Smugglers Cove  
Ocean Springs, MS 39564  
(228) 382-6065

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

Grantee:  
**Percell St. Thomass**  
11062 Klein Road  
Gulfport, MS 39503  
(601) 329-5808

File No. Z-25-816

**INDEXING INSTRUCTIONS: Lot 120, Bel-Aire S/D, 7th ADD, 1st JD, Harrison County, MS**

STATE OF MISSISSIPPI  
COUNTY OF HARRISON  
FIRST JUDICIAL DISTRICT

**WARRANTY DEED**

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

**Lot 120, Bel-Aire Subdivision, 7th Addition, a subdivision according to a map or plat thereof which is on file of record in the Office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi, in Plat Book 28, at Page 10.**

This being the same property as that conveyed to Beach Bayou Properties, LLC, a Mississippi Limited Liability Company, by instrument recorded as Instrument No. 2023-12083-D-J1, Land Deed Records of Harrison County, Mississippi.

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

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

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

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

WITNESS OUR SIGNATURES, on this the 25<sup>th</sup> day of April, 2025.

Beach Bayou Properties, LLC  
A Mississippi Limited Liability Company

By: [Signature]  
Adam Glouner, Managing Member

By: [Signature]  
Lindsay Spurrier, Managing Member

**ACKNOWLEDGMENT**

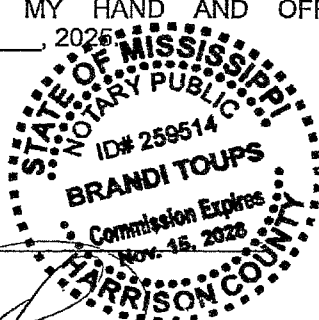
STATE OF MISSISSIPPI  
COUNTY OF HARRISON

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, the within named **Adam Glouner & Lindsay Spurrier**, the **Managing Members of Beach Bayou Properties, a Mississippi Limited Liability Company**, who acknowledged before me that they signed, executed and delivered the above and foregoing instrument on the day and year thereof, for the use and purposes therein mentioned, for and on behalf of the aforesaid entity, after first having been duly authorized so to do.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, on this the 25<sup>th</sup> day of

April, 2025

(AFFIX SEAL)

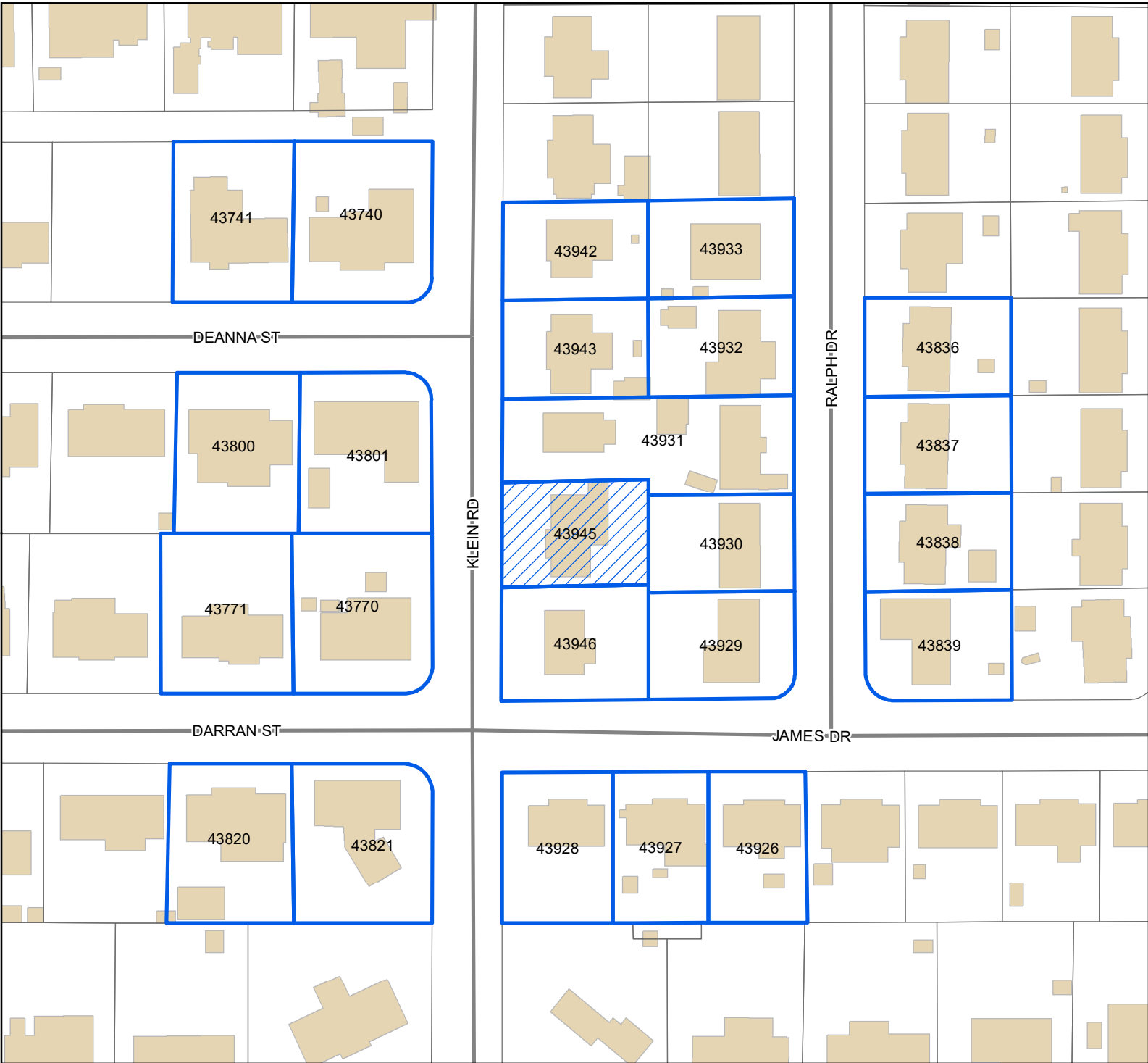


[Signature]  
NOTARY PUBLIC

My commission expires:

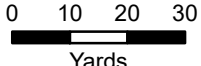
**DEED ACCEPTED BY:**

[Signature]  
Percell St. Thomass



**Legend**

-  Site
-  Street
-  Buildings



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

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
Y		0808O-02-183.000	PERCELL ST. THOMASS (OWNER)	11062 KLEIN ROAD	GULFPORT	MS	39503
			BRENT HEARN (AGENT)	2 PINE HAVEN	GULFPORT	MS	39507
			<b>Adjacent Property Owners (2605ZB060)</b>				
	43771	0808N-02-089.000	JENNINGS JEANINE B	102 DARRAN ST RT 4	GULFPORT	MS	39501
	43770	0808N-02-090.000	OWENS M R	100 DARRAN ST	GULFPORT	MS	39503
	43836	0808O-02-085.000	CORLETT TALICIA R & GLAISTER O'NEI	121 RALPH DRIVE	GULFPORT	MS	39507
	43932	0808O-02-098.000	NGUYEN VU & SHIRLEY	110 RALPH DR	GULFPORT	MS	39503
	43943	0808O-02-105.000	MURAO ROMANDO P	11076 KLEIN RD	GULFPORT	MS	39503
	43821	0808N-03-001.000	CLEMENTS PATSY H ETAL	101 DARREN ST RT 4	GULFPORT	MS	39501
	43945	0808O-02-103.000	BEACH BAYOU PROPERTIES LLC	7003 UTE COURT	OCEAN SPRINGS	MS	39564
	43929	0808O-02-101.000	HILLARD ROSHONDA WILFREDA	116 RALPH DR	GULFPORT	MS	39503
	43926	0808O-01-056.000	HALEY JOSEPH M & HILL FELICHA H	14662 DAWN CIRCLE	GULFPORT	MS	39503
	43946	0808O-02-102.000	CLIFT ALICIA M	11054 KLEIN RD	GULFPORT	MS	39503
	43933	0808O-02-097.000	DAILY WILLIAM L	108 RALPH DR	GULFPORT	MS	39503
	43741	0808N-02-057.000	CLARK BRUCE	102 DEANNA ST	GULFPORT	MS	39503
	43801	0808N-02-059.000	MANSFIELD MARK & MELISSA	101 DEANNA ST	GULFPORT	MS	39503
	43740	0808N-02-058.000	BEAL JAMES R & GAILYA S	100 DEANNA ST	GULFPORT	MS	39503
	43800	0808N-02-060.000	JOHNSON LESTER W & RAY J	103 DEANNA ST	GULFPORT	MS	39503
	43820	0808N-03-002.000	SEAGRAVES JAMES DWIGHT & PEGGY S	310 OLD NASHVILLE DIRT RD	SHELBYVILLE	TN	37160
	43928	0808O-01-058.000	HENSLEY APRIL J	PO BOX 3885	GULFPORT	MS	4E+08
	43838	0808O-02-083.000	RAY MARLENE L -ESTATE-	125 RALPH DR RT 4	GULFPORT	MS	39501
	43930	0808O-02-100.000	GATES ANGIE	3420 18TH ST	GULFPORT	MS	39501
	43942	0808O-02-106.000	COBB TERRY & MARGARET	PO BOX 831	SAUCIER	MS	39574
	43837	0808O-02-084.000	GARCIA FERDINAND & JOHN	123 RALPH DR	GULFPORT	MS	39503
	43931	0808O-02-099.000	RINNER SEAN & AMY	112 RALPH DR	GULFPORT	MS	39503
	43839	0808O-02-082.000	MILLER LORRAINE & DOROTHY R MYLES	PO BOX 8084	GULFPORT	MS	39506
	43927	0808O-01-057.000	ORGLER HOLDINGS LLC	P O BOX 2408	GULFPORT	MS	39505

## AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
49732	IPL0335917	Legal Ad - IPL0335917	ZB May 21 meeting	1.0	71.0L

ATTENTION: GULFPORT CITY HALL IP  
 1410 24 TH AVENUE  
 GULFPORT, MS 39501  
 rbell@gulfport-ms.gov, jversiga@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:  
 05/06/26 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, May 21st, 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 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

**Variance 2605ZB060** by agent Brent Hearn, seeking approval for a zero-foot side yard setback where 6 feet is required for an attached lean-to style carport, Tax Parcel 0808O-02-103.000, 11062 Klein Rd, Zoned R-1-5 (Single-family), Ward 4

**Variance 2605ZB062**, seeking approval for parking that backs out into the right-of-way for multiple-family dwelling uses, Tax Parcels 1010G-03-016.002, 1010G-03-016.003, 1010G-03-015.003, Cotton Drive, Ward 2

**Variance 2605ZB065**, by agent Megan Runkel, seeking approval for zero regular parking spaces where 8 are required, Tax Parcel 0811F-05-017.000, 1916 24th Ave, Zoned T4L (General Urban Zone "Limited"), Ward 3

**Special Exception 2606SE071**, by agent Kelli Bell, seeking approval for a lounge use, Tax Parcel 0811K-04-001.000, 1429 25th Avenue, Zoned T6 (Urban Core Zone), Ward 2

**Variance 2606ZB074**, by owner Metal Properties MS LLC, seeking approval for an 8-foot tall fence where the height limit is 4 feet, Tax Parcel 0909H-01-003.018, 12186 Glascock Drive, Zoned I-2 (Heavy Industry), Ward 4

This the 29th day of April 2026  
 Nathan Boddie, Chairman  
 City of Gulfport Zoning Board of Adjustment and Appeals  
 IPL0335917  
 May 6 2026

[Print Tearsheet Link](#)

[Marketplace Link](#)

*Mary Castro*



Mary Castro

*Sherry J Chasteen*



Sworn to and subscribed before  
 me on

May 6, 2026, 10:26 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, May 21, 2026

**Variance 2605ZB062:** Variance 2605ZB062, seeking approval for parking that backs out into the right-of-way for multiple-family dwelling uses, Tax Parcels 1010G-03-016.002, 1010G-03-016.003, 1010G-03-015.003, Cotton Drive, Ward 2

# Technical Report

## VARIANCE

### **GENERAL INFORMATION**

Case File Number: 2605ZB062

Hearing Date: May 21, 2026

Current Zoning/Use: T4+ / Vacant Lot

Legal: Variance 2605ZB062, seeking approval for parking that backs out into the right-of-way for multiple-family dwelling uses, Tax Parcels 1010G-03-016.002, 1010G-03-016.003, 1010G-03-015.003, Cotton Drive, Ward 2.

### **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 a variance to allow for parking that backs out into the right-of-way for the proposed multiple-family dwellings. The proposed development is subject to a potential Planned Building Group to allow for multiple multiple-family dwelling structures per Appendix A, Sec V (A)(1): "Under the regulations prescribed by this appendix for the various districts, a separate site is required for each structure other than an accessory structure. For the purpose of allowing and encouraging greater variety of design and flexibility of location for buildings comprising a planned group and occupying an area of two (2) or more acres for multiple-family, condominiums, industrial, or commercial developments, or an area of fifteen (15) or more acres for a duplex development when combined with multiple-family and/or commercial developments, the provisions of this section waive the requirement for a separate building site for each building and permit two (2) or more buildings to be erected and maintained on the same building site where the planning administrator finds that certain conditions hereinafter set forth are met. Examples of such building groups that might be erected under the provisions of this section are multiple-family dwelling projects, shopping centers and senior living facilities. This section is not applicable to one-family, townhomes, or zero lot line developments."

- (a) The applicant states in their application that "the subject property fronts an existing public street and is intended to be developed in a manner consistent with the surrounding neighborhood." The applicant also states that "most residences along this street and within the immediate area rely on backing out into the right-of-way due to the typical lot and driveway configurations. The condition requiring vehicles to back out into the right-of-way is therefore characteristic of the area and applicable to this property based on its location and frontage." Based on a site visit conducted by Planning Staff, the nearby residences in question are single-family homes. Per Appendix A, Sec VI (A)(2): "Each off-street parking space, which shall be at least nine (9) feet wide and eighteen (18) feet long, exclusive of access or maneuvering area, ramps and other appurtenances, shall be located off the street right-of-way, and except for one-family and two-family dwellings, facilities shall be so planned that vehicles do not back into the roadway. All required spaces and access thereto must be paved." The single-family home uses and the zero-lot line subdivision (Cotton Wood Subdivision) are allowed to back out into the right-of-way, per the current parking ordinance, where as for multiple-dwelling uses ordinance would require having on-site turn around. The applicant's statement is misconstruing their the reason they are seeking to deviate from the requirements of the current parking ordinance by claiming that the existing single-family homes in the nearby area would not be allowed to back out into the right-of-way despite the current parking ordinance allowing the parking for single-family dwellings and two-family dwellings (duplexes) to back out in the right-of-way. The project area is approximately 2.33 acres, or approximately 96,357 square feet, in size. While the district regulations for T4+ zoning districts the proposed project area would be allowed up to 42 dwelling units, pending that parking regulations are met, the proposed layout for the 18 unit multi-family development causes some issues regarding parking requirements. For multi-family dwellings the current parking ordinance requires 2 9-foot wide by 18-foot long parking spaces for each dwelling units and 2 visitor's parking spaces for each 8 units or fraction thereof, in addition to minimum one van accessible ADA complaint parking space. While the parking layout notes the number of regular parking spaces required for the dwelling units it does not include the 4 visitor's parking spaces or the van accessible ADA

# Technical Report

## VARIANCE

complaint parking space. An updated parking layout will be required addressing these remaining issues or a variance for the number of regular parking spaces (which includes the visitor's parking spaces) will be required before any permit for construction can be issued. Any requirement for ADA parking cannot be deviated from through the Zoning Board of Adjustments and Appeals.

- (b) The applicant claims that the special conditions and circumstances result from the existing street layout and the development pattern predating the current ordinance. The applicant claims that the proposed development is consistent with the conditions of the surrounding area. Upon staff review of the surrounding area, staff noted that the residences in the surrounding area are single-family homes or zero-lot line homes which the current parking ordinance allows to back out into the right-of-way. The special conditions behind the need for this variance are a result of the applicant because of the proposed layout for their multi-family development conflicts with the current parking ordinance.
- (c) The applicant claims that by following the ordinance the property would be required to develop in a manner that is inconsistent with the surrounding neighborhood, and that such would create a hardship by imposing a design requirement that is not consistent with the surrounding neighborhood. Upon staff review of the surrounding area in comparison with the proposed layout, staff noted the that the proposed layout is inconsistent with the surrounding neighborhood as the neighboring residential uses consist of single-family homes and zero-lot line residences, which the current parking ordinance allows to back out into the right-of-way and have only one primary structure on each parcel. The applicant's proposed layout is for a multi-family dwelling development that contains multiple primary structures on the subject site, which current ordinance would require to allow for on-site turn around in order to prevent backing out into the right-of-way.
- (d) The applicant claims that the literal interpretation of this ordinance would deprive the applicant the development standards commonly enjoyed by other properties across the city, where backing out into the right-of-way is a standard and accepted condition. The applicant's claims are misinterpreting the literal interpretation of the ordinance in an attempt to claim that backing out into the right-of-way is generally allowed by the ordinance when the ordinance clearly states in Appendix A, Sec VI (A)(2): "Each off-street parking space, which shall be at least nine (9) feet wide and eighteen (18) feet long, exclusive of access or maneuvering area, ramps and other appurtenances, shall be located off the street right-of-way, and except for one-family and two-family dwellings, facilities shall be so planned that vehicles do not back into the roadway. All required spaces and access thereto must be paved." The proposed multi-family development does not fall under the exception that single-family dwellings and two-family dwellings in regards to and therefore must provide parking that is planned so that vehicles do not back out into the right-of-way by providing sufficient on-site turn-around.
- (e) The applicant claims that granting approval of this variance would not confer any special privileges but would allow the property to operate in the same manner as other properties along the same street and same district. Upon staff's review of the surrounding area in regards to the proposed development granting this variance would grant special privileges that others would not be permitted. As stated prior the residential uses in the surrounding area consist of single-family homes and zero-lot line residences which are allowed to back out into the right of way per the parking ordinance in Appendix A, Sec VI (A)(2).

# Technical Report

## VARIANCE

- (f) This property is zoned T4+, and a Multiple-Family Dwelling use is allowed by right.

### **EXECUTIVE SUMMARY**

The applicant is seeking a variance to allow for parking that backs out into the right-of-way for the proposed multiple-family dwellings. The proposed development is subject to a potential Planned Building Group to allow for multiple multiple-family dwelling structures per Appendix A, Sec V (A)(1). The applicant states in their application that "the subject property fronts an existing public street and is intended to be developed in a manner consistent with the surrounding neighborhood." The applicant also states that "most residences along this street and within the immediate area rely on backing out into the right-of-way due to the typical lot and driveway configurations. The condition requiring vehicles to back out into the right-of-way is therefore characteristic of the area and applicable to this property based on its location and frontage." Based on a site visit conducted by Planning Staff, the nearby residences in question are single-family homes. Per Appendix A, Sec VI (A)(2): "Each off-street parking space, which shall be at least nine (9) feet wide and eighteen (18) feet long, exclusive of access or maneuvering area, ramps and other appurtenances, shall be located off the street right-of-way, and except for one-family and two-family dwellings, facilities shall be so planned that vehicles do not back into the roadway. All required spaces and access thereto must be paved." The single-family home uses and the zero-lot line subdivision (Cotton Wood Subdivision) are allowed to back out into the right-of-way, per the current parking ordinance, where as for multiple-dwelling uses ordinance would require having on-site turn around. The applicant's statement is misconstruing their the reason they are seeking to deviate from the requirements of the current parking ordinance by claiming that the existing single-family homes in the nearby area would not be allowed to back out into the right-of-way despite the current parking ordinance allowing the parking for single-family dwellings and two-family dwellings (duplexes) to back out in the right-of-way. The applicant claims that the literal interpretation of this ordinance would deprive the applicant the development standards commonly enjoyed by other properties across the city, where backing out into the right-of-way is a standard and accepted condition. The applicant's statement is misinterpreting the literal interpretation of the ordinance in an attempt to claim that backing out into the right-of-way is generally allowed by the ordinance across the city when the ordinance clearly states in Appendix A, Sec VI (A)(2): "Each off-street parking space, which shall be at least nine (9) feet wide and eighteen (18) feet long, exclusive of access or maneuvering area, ramps and other appurtenances, shall be located off the street right-of-way, and except for one-family and two-family dwellings, facilities shall be so planned that vehicles do not back into the roadway. All required spaces and access thereto must be paved." The proposed multi-family development does not fall under the exception that single-family dwellings and two-family dwellings in regards to and therefore must provide parking that is planned so that vehicles do not back out into the right-of-way by providing sufficient on-site turn-around. The project area is approximately 2.33 acres, or approximately 96,357 square feet, in size. While the district regulations for T4+ zoning districts the proposed project area would be allowed up to 42 dwelling units, pending that parking regulations are met, the proposed layout for the 18-unit multi-family development causes some issues regarding parking requirements. For multi-family dwellings the current parking ordinance requires 2 9-foot wide by 18-foot long parking spaces for each dwelling units and 2 visitor's parking spaces for each 8 units or fraction thereof, in addition to minimum one van accessible ADA complaint parking space. While the

# Technical Report

## VARIANCE

parking layout notes the number of regular parking spaces required for the dwelling units it does not include the 4 visitor's parking spaces or the van accessible ADA compliant parking space. An updated parking layout will be required addressing these remaining issues or a variance for the number of regular parking spaces (which includes the visitor's parking spaces) will be required before any permit for construction can be issued. Any requirement for ADA parking cannot be deviated from through the Zoning Board of Adjustments and Appeals. In addition, in a Preliminary Design Review meeting the applicants were made aware by the Engineering Department that the northernmost private drive needed to be widened to be at least 25 feet wide. A revised site plan amending the width of the northernmost private drive to be at least 25 feet wide will need to be submitted before any permit for construction can be issued. Approval of this variance would set a precedence in this area for parking as the other nearby residential uses are compliant in regards to parking.

Any approval should consider these conditions:

1. A revised parking layout including 4 9-foot wide by 18-foot long visitor's parking spaces and at least one ADA compliant van accessible parking space before any permits may be issued. Or;
2. A variance for the number of regular parking spaces being applied for and approved by the Zoning Board of Adjustments and Appeals.
3. A revised site plan widening the northernmost private drive being widen to be at least 25 feet wide.

### ***DEPARTMENTAL CONDITIONS***

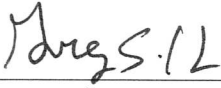
<b><u>Engineering:</u></b>	No conditions. Memo dated 5/7/26.
<b><u>Public Works:</u></b>	No comment as of 5/8/26.
<b><u>Traffic and Safety:</u></b>	No conditions. Memo dated 4/29/26.
<b><u>Building Code Services:</u></b>	No conditions. Memo dated 4/29/26.
<b><u>GIS:</u></b>	No conditions. Memo dated 5/8/26.
<b><u>Police Department:</u></b>	No comment as of 5/8/26.
<b><u>Fire Department:</u></b>	No conditions. Memo dated 4/30/26.
<b><u>City Arborist:</u></b>	No comment as of 5/8/26.
<b><u>Landscape Manager:</u></b>	No conditions. Memo dated 4/30/26.

### ***DIRECTOR APPROVAL***

# Technical Report

## VARIANCE

This report has been reviewed and approved by:

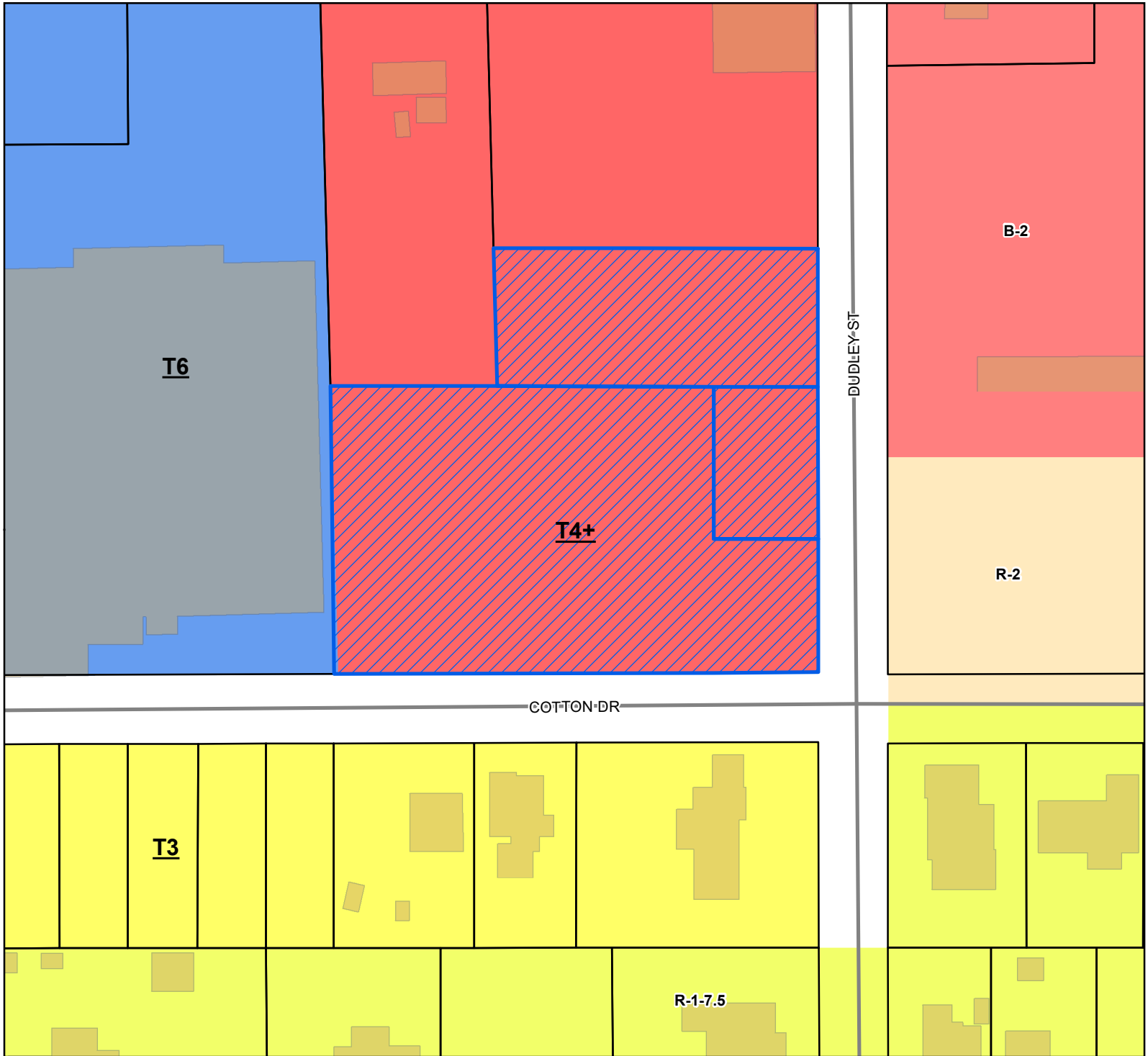


Greg Holmes

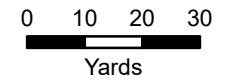
Director of Urban Development Department

2605ZB062

# Variance



- Site
- Street
- Parcels
- Buildings
- Smart Code**
- T6
- T4+
- T3
- Zoning**
- B-2 - General Business District
- R-1-7.5 - Single Family Residence District (Low Density)
- R-2 - Single Family Residence District (Medium Density)
- Site Information**
- 1010G-03-016.002, 1010G-03-016.003, 1010G-03-015.003
- Zoning: T4+ (General Urban Zone Plus)
- Size: 2.21 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.



## **Variance Request Narrative**

1. Demonstrate 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. (i.e., What is special about your property that you need to request a variance?)

The subject property fronts an existing public street and is intended to be developed in a manner consistent with the surrounding neighborhood. Most residences along this street and within the immediate area rely on backing out into the right-of-way due to the typical lot and driveway configurations. The condition requiring vehicles to back into the right-of-way is therefore characteristic of the area and applicable to this property based on its location and frontage.

2. Demonstrate that the special conditions and circumstances do not result from the actions of the applicant. (i.e., Show that you did not cause the need for the variance.)

The need for the variance is not the result of any action by the applicant. The existing street layout and development pattern predate the ordinance change that restricts backing into the right-of-way. The applicant is proposing development consistent with the established conditions of the area.

3. Demonstrate 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. (i.e., Explain what your hardship is and why the property cannot comply with the zoning ordinance. Further, explain why this hardship is not commonly found on other properties?)

By following the ordinance would require the property to be developed in a manner inconsistent with the surrounding neighborhood. This creates an unnecessary hardship by imposing a design requirement that is not consistent with the surrounding residences.

4. Demonstrate how the literal interpretation of the provisions of the zoning ordinance would deprive the applicant of rights commonly enjoyed by properties in the same district under the terms of the zoning ordinance. (i.e., Explain how the request meets the right of reasonable economic return and/or the right to reasonable development of your property which might generally be expected in your district.)

Literal enforcement of the ordinance would deprive the applicant of development standards commonly enjoyed by other properties throughout the City, where backing into the right-of-way is a standard and accepted condition. The variance allows the property to be developed in a manner consistent with surrounding residences.

5. Demonstrate 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 hardship. (i.e., Will you receive any special benefit that others who follow the Zoning Ordinance cannot receive?)

Granting this variance will not confer any special privilege. The request simply allows the property to operate in the same manner as other properties along the same street and within the same district. The variance does not expand the permitted use but allows consistency with existing development.

6. State whether the use proposed is permissible by right, with planning approval or by special exception with respect to uses of land or structures.

The proposed use is permissible by right within the zoning district. The variance request is limited solely to the driveway and vehicle maneuvering requirement and does not involve any change in land use.

**Marshall Holdings, LLC**

16 Riversbend Drive  
Gulfport, MS 39507

Date: October 6, 2025

To Whom It May Concern:

This letter is to confirm that Jonathan Marshall has full authority to act and sign on behalf of Marshall Holdings, LLC, a Mississippi limited liability company, in all matters relating to the zoning variance and condominium plat application for the property under ownership of the LLC.

Marshall Holdings, LLC is jointly owned by Jonathan Marshall (50%) and Rick Marshall (50%), and this authorization is provided with the consent of all members.

Should you require any further verification or documentation, please feel free to contact me directly.

Sincerely,

Signed by:

*Richard Marshall*

C0F5AADEBB36403...

Rick Marshall

Member, Marshall Holdings, LLC

DocuSigned by:

*Jonathan Marshall*



1EBAB782240A443

Jonathan Marshall

Member, Marshall Holdings, LLC



**Covenant Affidavit**

I, Jonathan Marshall, being owner or agent of the property

PRINT NAME

10106-03-016.002  
10106-03-016.003  
10106-03-015.003

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

3/27/26  
Date

**STATE OF MISSISSIPPI | COUNTY OF HARRISON**

Given under my hand and seal of office this the 27<sup>th</sup> day of March, 20 26

[Signature]  
Notary Public

May 9, 2028  
Commission Expiration



# MARSHALL HOLDINGS, LLC

57 53<sup>RD</sup> STREET  
GULFPORT, MS 39507

---

October 6, 2025

City of Gulfport  
1410 24<sup>th</sup> Avenue  
Gulfport, MS 39501


RE: AGENT LETTER  
TAX PARCEL#(s): **1010G-03-016.002 & 1010G-03-016.003 & 1010G-03-015.003**  
**Gulfport, Mississippi**

To Whom It May Concern:

Please allow this letter to serve as official notice that Freddie & Nick Fountain of Fountain & Associates, LLC, is authorized to act as agent on behalf of Marshall Holdings, LLC, on any Planning Commission or City Council matters regarding the above referenced tax parcels.

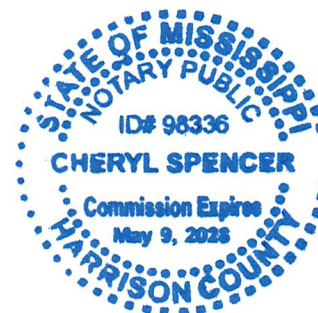
Should you have any questions, please call me at (228) 697-7104.

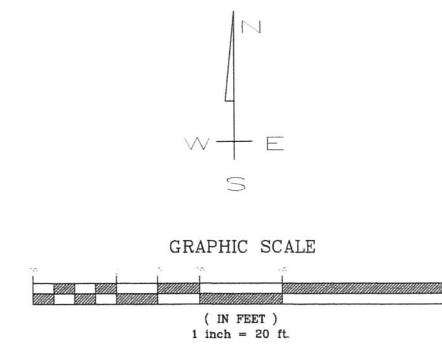
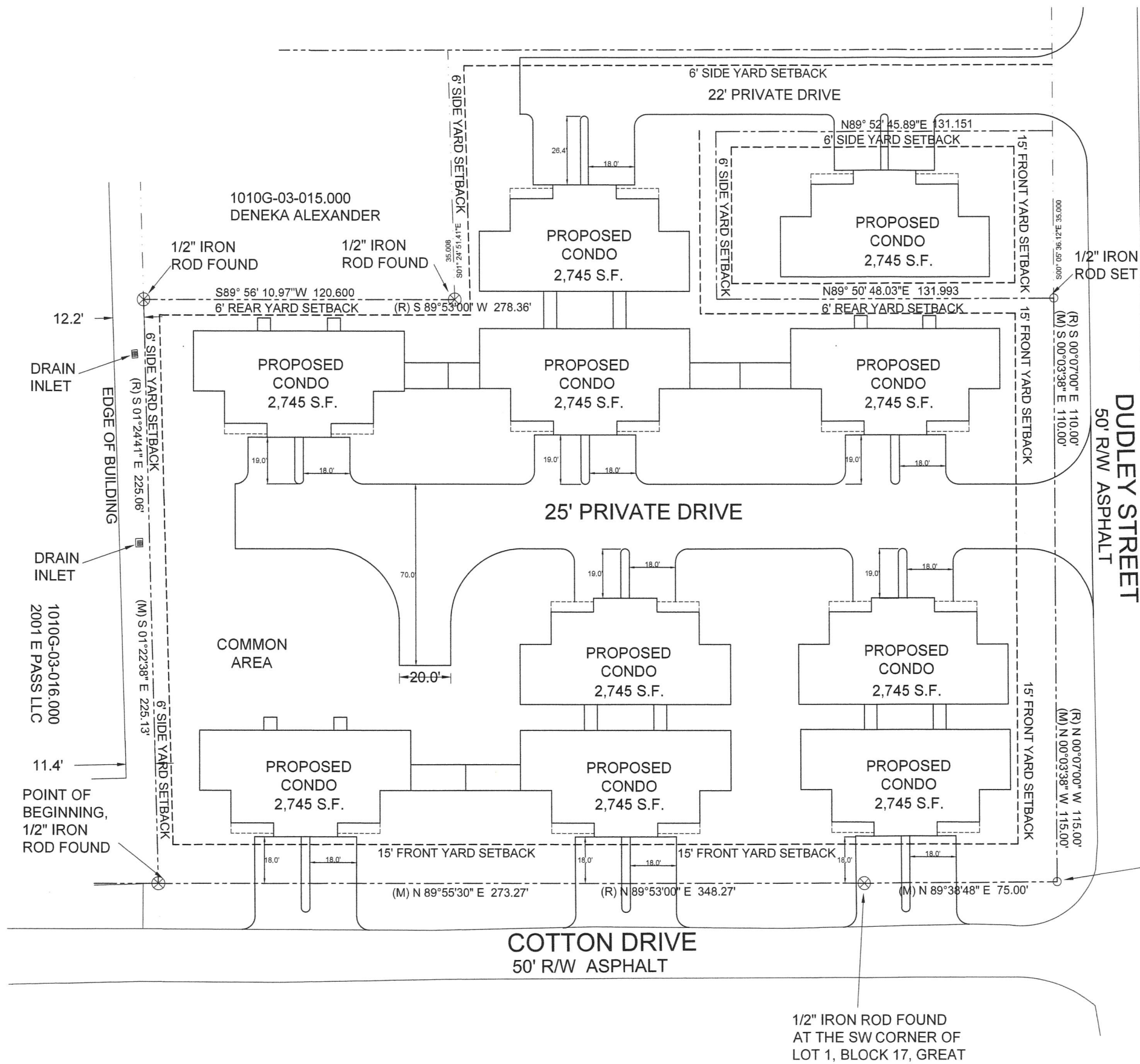
Sincerely,

  
Jonathan Marshall for Marhsall Holdings, LLC

  
Notary

My Commission Expires:





BOUNDARY BASED ON SURVEY BY CROSBY SURVEYING  
 SUBJECT PROPERTY LIES WITHIN "X" FLOOD ZONES  
 PER FEMA PANEL 28047C0269G DATED JUNE 16, 2009

**SITE DATA TABLE**

ACREAGE: 2.135 +/- AC;
ZONING: T4+
SETBACKS:
FYSB - 15 FT
SYSB - 6 FT
RYSB - 6 FT
PARKING REQ'D: 2 SPACES PER DWELLING; 36 SPACES REQ'D
PARKING PROVIDED: 3 SPACES PER DWELLING; 54 SPACES TOTAL
UNIT SIZE: 1,372.50 S.F.

POINT OF BEGINNING,  
 1/2" IRON ROD SET AT  
 THE SE CORNER OF LOT  
 1, BLOCK 17, GREAT  
 SOUTHERN GOLF  
 ESTATES SUBDIVISION,  
 UNIT 3



**TERRY MORAN  
 ENGINEERING**  
 P.O. BOX 4075  
 BILOXI, MS 39535  
 PH 228.896.4733  
 TERRY MORAN,  
 P.E., P.L.S.

In Association With

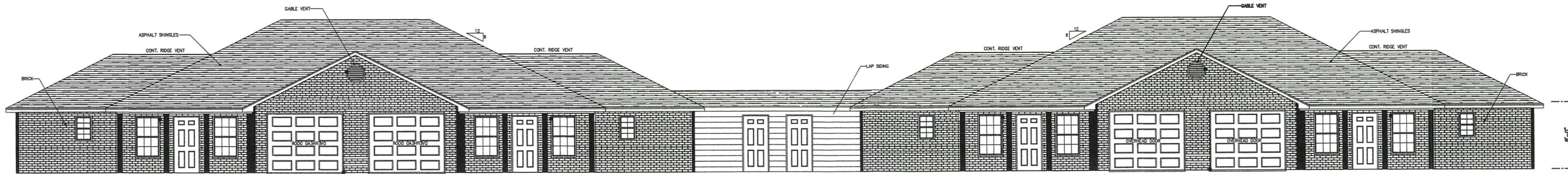
**FA FOUNTAIN & ASSOCIATES**  
 CIVIL AND COMMERCIAL DESIGN  
 13334 Seaway Road, Ste. 202  
 Gulfport, MS 39503  
 228-574-3659

Date: 09-30-2025  
 Drawn By: F.O.F.  
 Check By: T.J.M.  
 REV: \_\_\_\_\_

PROPOSED CONDO PROJECT  
 COTTON DRIVE  
 GULFPORT, MS

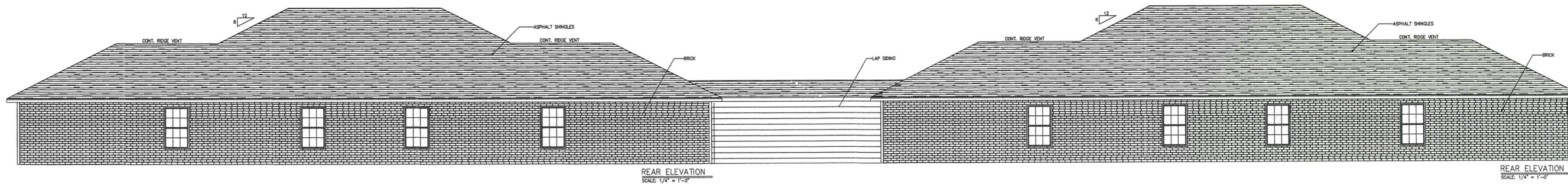
CONCEPTUAL SITE PLAN

SCALE: 1" = 20'-0"



FRONT ELEVATION

SCALE: 5/16" = 1'-0"



REAR ELEVATION

SCALE: 5/16" = 1'-0"

TERRY MORAN ENGINEERING

P.O. BOX 4075  
BILLOXI, MS 39535  
PH 228.866.4733

TERRY MORAN,  
P.E., P.L.S.

Date 02-02-2026  
Drawn By N.O.F.  
Check By \_\_\_\_\_  
REV \_\_\_\_\_



# Michael Watson

## SECRETARY OF STATE

This is not an official certificate of good standing.

### Name History

---

Name	Name Type
Marshall Holdings LLC	Legal

### Business Information

---

<b>Business Type:</b>	Limited Liability Company
<b>Business ID:</b>	1388850
<b>Status:</b>	Good Standing
<b>Effective Date:</b>	04/18/2023
<b>State of Incorporation:</b>	Mississippi
<b>Principal Office Address:</b>	16 Rivers Bend Drive Gulfport, MS 39507

### Registered Agent

---

**Name**  
Rick Marshall  
16 Rivers Bend Drive  
Gulfport, MS 39507

### Officers & Directors

---

Name	Title
Jonathan Marshall 16 Rivers Bend Drive Gulfport, MS 39507	Member
Richard V Marshall 16 Rivers Bend Drive Gulfport, MS 39507	Member



*Amelia Stone* 1st JUDICIAL DISTRICT  
Instrument 2024-0012028-D-11  
Filed/Recorded 06/27/2024 3:02:01 PM  
Total Fees 26.00  
3 Pages Recorded

Prepared by & return to:  
Schwartz, Orgler & Jordan, PLLC  
12206 Highway 49  
Gulfport, MS. 39503  
228-832-8550  
Our File: 241081

Index as follows:  
Pt of Lots 1 & 2, Blk 17, Great  
Southern Golf Estates S/D, Unit 3  
Harrison County, 1<sup>st</sup> JD, MS

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 consideration, the receipt and sufficiency of all of which is hereby acknowledged, the undersigned,

**COMMUNITY BANK OF MISSISSIPPI**  
As Successor By Merger To  
**COAST COMMUNITY BANK N/K/A**  
**COMMUNITY BANK, COAST**  
**2015 EAST PASS ROAD**  
**GULFPORT, MS 39506**  
**(228) 297-6083**

does hereby sell, convey and warrant unto

**MARSHALL HOLDINGS LLC**  
A MS Limited Liability Company  
**57 53rd STREET**  
**GULFPORT, MS 39507**  
**(228) 697-7104**

the following described land and property being located in Harrison County, Mississippi, being more particularly described as follows, to-wit:

**ATTACHED HERETO AS EXHIBIT "A"**

THIS CONVEYANCE is subject to any and all recorded restrictive covenants, rights-of-way and easements applicable to subject property, and subject to any and all prior recorded reservations, conveyances and leases of oil, gas and minerals by previous owners.

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

2

IN WITNESS WHEREOF, **COMMUNITY BANK OF MS** has caused this conveyance to be executed by its duly authorized officer, having first been duly authorized to do so, on this the 26th day of June, 2024.

**COMMUNITY BANK OF MISSISSIPPI**  
**As Successor By Merger To**  
**COMMUNITY BANK, COAST**

BY: *Michael R. Cooper*  
**MICHAEL R. COOPER, Senior Vice President**

STATE OF MISSISSIPPI

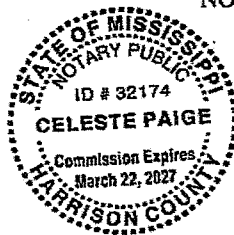
COUNTY OF HARRISON

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said County and State, on this the 26th day of June, 2024, within my jurisdiction, the within named **MICHAEL R. COOPER**, who acknowledged that he is the **SENIOR VICE PRESIDENT** of **COMMUNITY BANK OF MISSISSIPPI As Successor By Merger To COMMUNITY BANK, COAST**, and that for and on behalf of said company, and as its act and deed, he executed the above and foregoing instrument on the day and year therein stated, after first having been duly authorized by said company so to do.

*Celeste Paige*  
NOTARY PUBLIC

My Commission Expires:

\_\_\_\_\_



3

**EXHIBIT "A"**

A parcel of land situated and being located in a part of Lot One (1), Block Seventeen (17), GREAT SOUTHERN GOLF ESTATES SUBDIVISION, UNIT THREE (3), a subdivision according to the official map or plat thereof on file and of record in the Office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi, in Plat Book 20 at Page 32 thereof, reference to which is hereby made in aid of and as a part of this description and being more particularly described as follows, to-wit:

Commencing at the Southeast Corner of said Lot One (1), being the intersection of the Westerly margin of Dudley Street with the Northerly margin of Cotton Drive; thence run North 00 degrees 07 minutes 00 seconds West 115.00 feet along the Westerly margin of Dudley Street to the Point of Beginning of the parcel herein described; thence run from said Point of Beginning, South 89 degrees 53 minutes 00 seconds West 75.00 feet; thence run North 00 degrees 07 minutes 00 seconds West 110.00 feet; thence run North 89 degrees 53 minutes 00 seconds East 75.00 feet to the Westerly margin of Dudley Street; thence run South 00 degrees 07 minutes 00 seconds East 110.00 feet along the Westerly margin of Dudley Street to the Point of Beginning. Said parcel contains 8,250.0 square feet.

Tax Parcel Number: 1010G-03-016.003 AND ALSO

A parcel of land situated and being located in a part of Lots One (1) and Two (2), Block Seventeen (17), GREAT SOUTHERN GOLF ESTATES SUBDIVISION, UNIT THREE (3), a subdivision according to the official map or plat thereof on file and of record in the Office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi, in Plat Book 20 at Page 32 thereof, reference to which is hereby made in aid of and as a part of this description and being more particularly described as follows, to-wit:

Beginning at the Southeast Corner of aid Lot One (1), being the intersection of the Westerly margin of Dudley Street with the Northerly margin of Cotton Drive; thence run North 00 degrees 07 minutes 00 seconds West 115.00 feet along the Westerly margin of Dudley Street; thence run South 89 degrees 53 minutes 00 seconds West 75.00 feet; thence run North 00 degrees 07 minutes 00 seconds West 110.00 feet; thence run South 89 degrees 53 minutes 00 seconds West 278.36 feet; thence run South 01 degrees 24 minutes 41 seconds East 225.06 feet to the Northerly margin of Cotton Drive; thence run North 89 degrees 53 minute 00 seconds East 348.27 feet to the Point of Beginning. Said parcel contains 70,685 square feet or 1.62 acres, more or less.

Subject to the following described easement reserved by Community Bank, Coast for the purpose of ingress and egress as follows, to-wit:

25 ingress/egress easement:

A parcel of land situated and being located in a part of Lot One (1), Block Seventeen (17), GREAT SOUTHERN GOLF ESTATES SUBDIVISION, UNIT THREE (3), a subdivision according to the official map or plat thereof on file and of record in the Office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi, in Plat Book 20 at Page 32 thereof, reference to which is hereby made in aid of and as a part of this description and being more particularly described as follows, to-wit:

Commencing at the Southeast Corner of said Lot One (1), being the intersection of the Westerly margin of Dudley Street with the Northerly margin of Cotton Drive; thence run North 00 degrees 07 minutes 00 seconds West 115.00 feet along the Westerly margin of Dudley Street to the Point of Beginning of the parcel herein described; thence run from said Point of Beginning, South 89 degrees 53 minutes 00 seconds West 75.00 feet; thence run South 00 degrees 07 minutes 00 seconds East 25.00 feet; thence run North 89 degrees 53 minutes 00 seconds East 75.00 feet to the Westerly margin of Dudley Street; thence run North 00 degrees 07 minutes 00 seconds West 25.00 feet along the Westerly margin of Dudley Street to the Point of Beginning.

Tax Parcel Number: 1010G-03-016.002



*Angela Hines* 1st JUDICIAL DISTRICT  
Instrument 2025-0024930-D-J1  
Filed/Recorded 11/17/2025 3:21:01 PM  
Total Fees 26.00  
5 Pages Recorded

Prepared by & return to:  
Schwartz, Orgler & Jordan, PLLC  
12206 Highway 49  
Gulfport, MS. 39503  
228-832-8550  
Our File: 251729

Index as follows:  
**Part of Lot 2, Blk 17, Great Southern  
Golf Estates S/D, Unit 3, Harrison  
County, 1<sup>st</sup> JD, MS**

STATE OF MISSISSIPPI  
COUNTY OF HARRISON  
FIRST JUDICIAL DISTRICT

**SPECIAL WARRANTY DEED**

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

**COMMUNITY BANK, COAST by successor in merger to  
COMMUNITY BANK OF MS  
732 HOWARD AVENUE  
BILOXI, MS 39530  
(228) 374-7742**

does hereby sell, convey and specially warrant unto

**MARSHALL HOLDINGS, LLC  
A MS Limited Liability Company  
57 53rd STREET  
GULFPORT, MS 39507  
(228) 697-7104**

the following described land and property being located in Harrison County, Mississippi, being more particularly described as follows, to-wit:

**ATTACHED HERETO AS EXHIBIT "A"**

**The Grantor hereby covenants that the property described herein does not constitute as a part of their homestead, nor is it contiguous thereto.**

THIS CONVEYANCE is subject to any and all recorded restrictive covenants, rights-of-way and easements applicable to subject property, and subject to any and all prior recorded reservations, conveyances and leases of oil, gas and minerals by previous owners.

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

Grantee herein.

IN WITNESS WHEREOF, **COMMUNITY BANK, COAST**, by successor in merger to **COMMUNITY BANK OF MS** has caused this conveyance to be executed by its duly authorized officer, having first been duly authorized to do so, on this the 17th day of November, 2025.

**COMMUNITY BANK, COAST** by successor in merger to **COMMUNITY BANK OF MS**

BY: Marshall Eleuterius  
**MARSHALL ELEUTERIUS**  
President Mississippi Coast Division

STATE OF MISSISSIPPI

COUNTY OF HARRISON

THIS DAY PERSONALLY CAME AND APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, **MARSHALL ELEUTERIUS**, who acknowledge that he is the **President, Mississippi Coast Division of COMMUNITY BANK, COAST** by successor in merger to **COMMUNITY BANK OF MS**, and as its act and deed, he signed, sealed and delivered the above and foregoing instrument of writing on the day and in the year therein mentioned after having been first duly authorized to do so, in his full representative capacity.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 17th day of November, 2025.

C. Paige  
NOTARY PUBLIC

My Commission Expires:

\_\_\_\_\_



W

**EXHIBIT "A"**

**Plat showing Resubdivision of a 1.982 acre tract into Tract A and Tract B of the GREAT SOUTHERN GOLF ESTATES SUBDIVISION, UNIT THREE (3), located in Section 29, Township 7 South, Range 10 West, City of Gulfport, Harrison County, Mississippi.**

**The following described land designated as Tract B, being a portion of Parcels Two (2), Three (3) and Four (4) of the GREAT SOUTHERN GOLF ESTATES SUBDIVISION, UNIT THREE (3), containing 0.515 acres or 22,450 square feet, located in Section 29, Township 7 South, Range 10 West, located in Harrison County, Mississippi and more particularly described as follows:**

**Commencing at a point located along the Northerly Right-of-Way line of Cotton Drive and the Westerly Right-of-Way line of Dudley Street, said point being the "Point of Commencement", and labeled "P.O.C", then continuing along the Westerly Right-of-Way line of Dudley Street, North 00 degrees 07 minutes 00 seconds West a distance of 225.00 feet to a point, said point being the "Point of Beginning", and labeled "P.O.B.2".**

**Then departing said Right-of-Way, South 89 degrees 53 minutes 00 seconds West a distance of 232.76 feet to a point; then North 01 degrees 24 minutes 23 seconds West a distance of 96.02 feet to a point; then North 89 degrees 53 minutes 00 seconds East a distance of 234.93 feet to a point; then South 00 degrees 07 minutes 00 seconds East a distance of 96.00 feet to the "Point of Beginning".**

Return to:  
Schwartz, Orgler & Jordan, PLLC  
12206 Highway 49  
Gulfport, Ms. 39503  
228-832-8550  
Our File: 251729



## CERTIFICATION

As Secretary of the Board of Directors of Community Bank of Mississippi, I do hereby certify that the foregoing is a true and correct copy of a portion of the minutes of the meeting of the Board dated the 13<sup>th</sup> day of February, 2025. The below Resolutions were duly adopted, have not been rescinded or modified, and have been duly entered in the minute book of the Bank.

Mr. Martin, President & CEO, then presented a resolution authorizing the Chairman, the President and Chief Executive Officer (CEO), the Chief Banking Officer or the Chief Operating Officer (COO) to appoint officers to execute documents on behalf of Community Bank of Mississippi. Upon his motion, seconded by Chance Carter, and unanimously carried, the Board approved the below Certificate of Authority with attached Exhibit A.

**RESOLUTION AUTHORIZING CHAIRMAN, PRESIDENT AND CHIEF  
EXECUTIVE OFFICER, CHIEF BANKING OFFICER  
OR CHIEF OPERATING OFFICER TO  
APPOINT OTHER OFFICERS OF THE BANK TO EXECUTE  
DOCUMENTS ON BEHALF OF THE BANK**

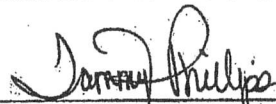
BE IT RESOLVED that the Chairman, the President and Chief Executive Officer (CEO), the Chief Banking Officer (CBO) or the Chief Operating Officer (COO) is hereby authorized to appoint individual officers in our company to execute on behalf of the bank such documents as the aforementioned officer determines necessary for the effective and orderly transaction of business of the bank; and

BE IT FURTHER RESOLVED that such appointment shall be accomplished by the execution of a Certificate of Authority in the form substantially as set forth on the attached Exhibit A by any one of the aforementioned officers.

In witness whereof, I have subscribed my name to this document and affixed the seal of the Corporation on the 13<sup>th</sup> day of February, 2025.

Bank Seal



  
Tammy Phillips, Secretary

5



**COMMUNITY BANK**

Exhibit A

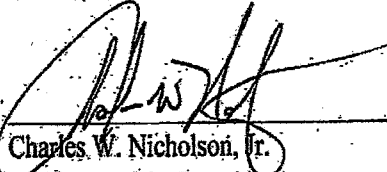
CERTIFICATE OF AUTHORITY

THIS IS TO CERTIFY that Marshall Eleuterius, President, Mississippi Coast Division, is vested with authority to execute the following document(s) for and on behalf of Community Bank of Mississippi as its act and deed:

Any and all documents related to the sell of the below listed property:


0 Dudley Street, Gulfport, MS 39507  
PT OF LOT 2, BLK 17, GREAT SOUTHERN GOLF ESTATES  
S/D, UNIT 3, HARRISON COUNTY, 1ST JD, MS.

SO CERTIFIED this the 17<sup>th</sup> day of November, 2025.



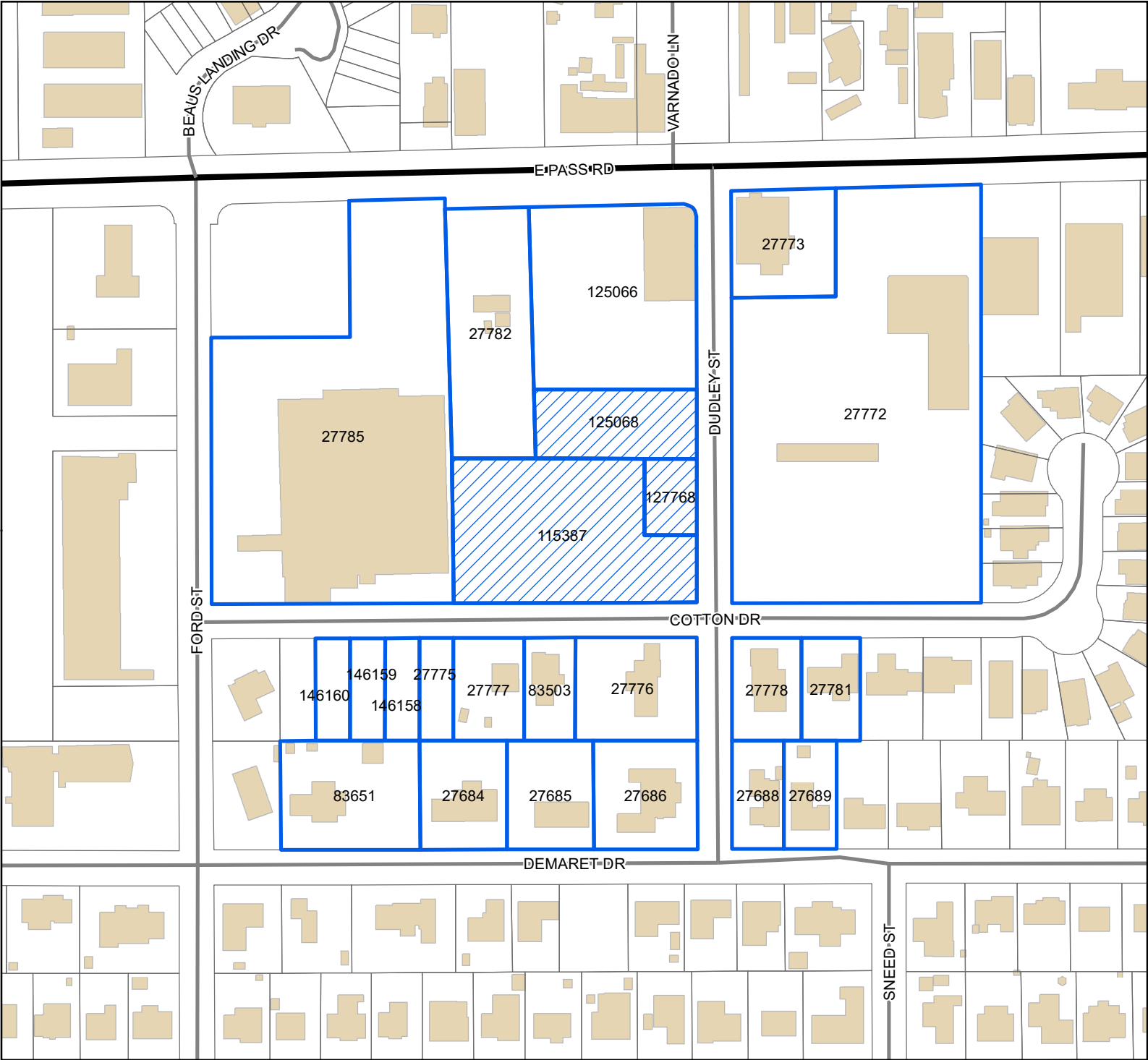
Charles W. Nicholson, Jr.  
Chairman of the Board

WITNESS:







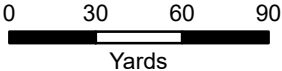
Tashia M. Harris, Executive Assistant





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

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
Y		1010G-03-016.002	MARSHALL HOLDINGS, LLC (OWNER)	57 53RD STREET	GULFPORT	MS	39507
			FOUNTAIN & ASSOCIATES (AGENT)	2318 PASS ROAD UNIT 3	BILOXI	MS	39531
			<b>Adjacent Property Owners (2605PC062)</b>				
	27772	1010G-03-004.000	MISSORAM LLC	106 VAIL	WATCHUNG	NJ	7060
	27689	1010J-01-008.000	PULLIS NANCY SUE -TRUSTEE-	2417 DEMARET DR	GULFPORT	MS	39507
	27686	1010J-01-010.000	BRICE DOROTHY A	927 DUDLEY ST	GULFPORT	MS	39507
	27785	1010G-03-016.000	2001 E PASS LLC	30530 MIDDLE CREEK CIR	SPANISH FORT	AL	36527
	27781	1010G-03-008.000	VASTERLING JOSEPH C & JANET K	2420 COTTON DR	GULFPORT	MS	39507
	27777	1010G-03-012.000	GARRIGA KLAIN W & LYNETTE W	4708 WASHINGTON AVE	GULFPORT	MS	39507
	27778	1010G-03-009.000	GEISELMAN JAMES & MARTHA -TRUSTEES-	GEISELMAN FAMILY IRREVOCABLE TRU	GULFPORT	MS	39501
146158		1010G-03-013.000	ROSE RICHARD	12238 ROSE POINT DR	GULFPORT	MS	39503
	27773	1010G-03-005.000	COAST COMMUNITY BANK	P O BOX 7588	GULFPORT	MS	39506
115387		1010G-03-016.002	COMMUNITY BANK COAST	P O BOX 1227	BILOXI	MS	39533
	27776	1010G-03-010.000	BRIDENBECK MARK A	805 DUDLEY ST	GULFPORT	MS	39507
	27684	1010J-01-012.000	SKINNER RAYMOND JOSEPH JR	2409 DEMARET DR	GULFPORT	MS	39507
	83503	1010G-03-011.000	MARTIN GARY	2414 COTTON DR	GULFPORT	MS	39507
	27688	1010J-01-009.000	LINKER GEORGE J JR & EUGENIA C	2415 DEMARET DR	GULFPORT	MS	39507
	27685	1010J-01-011.000	LOPEZ ELMER OSMIN MATAIS	2411 DEMARET DR	GULFPORT	MS	39507
	83651	1010J-01-013.000	MORGAN KELLEY	2402 BURKE ST	GULFPORT	MS	39507
	27782	1010G-03-015.000	ALEXANDER DENEKA	9060 RIVER BIRCH DR	BILOXI	MS	39532
125068		1010G-03-015.003	COMMUNITY BANK COAST	P O BOX 1227	BILOXI	MS	39533
127768		1010G-03-016.002	COAST COMMUNITY BANK	677 WASHINGTON LOOP	BILOXI	MS	39530
125066		1010G-03-015.001	LAKE WOODLAND PARTNERS LP	4499 LAKE CAROLINE DR	LAKE CHARLES	LA	70615
146160		1010G-03-013.000	ROSE RICHARD	12238 ROSE POINT DR	GULFPORT	MS	39503
146159		1010G-03-013.000	ROSE RICHARD	12238 ROSE POINT DR	GULFPORT	MS	39503
	27775	1010G-03-013.000	ROSE RICHARD	12238 ROSE POINT DR	GULFPORT	MS	39503

## AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
49732	IPL0335917	Legal Ad - IPL0335917	ZB May 21 meeting	1.0	71.0L

ATTENTION: GULFPORT CITY HALL IP  
 1410 24 TH AVENUE  
 GULFPORT, MS 39501  
 rbell@gulfport-ms.gov, jversiga@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:  
 05/06/26 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, May 21st, 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 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

**Variance 2605ZB060**, by agent Brent Hearn, seeking approval for a zero-foot side yard setback where 6 feet is required for an attached lean-to style carport, Tax Parcel 0808O-02-103.000, 11062 Klein Rd, Zoned R-1-5 (Single-family), Ward 4

**Variance 2605ZB062**, seeking approval for parking that backs out into the right-of-way for multiple-family dwelling uses, Tax Parcels 1010G-03-016.002, 1010G-03-016.003, 1010G-03-015.003, Cotton Drive, Ward 2

**Variance 2605ZB065**, by agent Megan Runkel, seeking approval for zero regular parking spaces where 8 are required, Tax Parcel 0811F-05-017.000, 1916 24th Ave, Zoned T4L (General Urban Zone "Limited"), Ward 3

**Special Exception 2606SE071**, by agent Kelli Bell, seeking approval for a lounge use, Tax Parcel 0811K-04-001.000, 1429 25th Avenue, Zoned T6 (Urban Core Zone), Ward 2

**Variance 2606ZB074**, by owner Metal Properties MS LLC, seeking approval for an 8-foot tall fence where the height limit is 4 feet, Tax Parcel 0909H-01-003.018, 12186 Glascock Drive, Zoned I-2 (Heavy Industry), Ward 4

This the 29th day of April 2026  
 Nathan Boddie, Chairman  
 City of Gulfport Zoning Board of Adjustment and Appeals  
 IPL0335917  
 May 6 2026

[Print Tearsheet Link](#)

[Marketplace Link](#)

*Mary Castro*



Mary Castro

*Sherry J Chasteen*



Sworn to and subscribed before  
 me on May 6, 2026, 10:26 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, May 21, 2026

**Variance 2605ZB065:** Variance 2605ZB065, by agent Megan Runkel, seeking approval for zero regular parking spaces where 8 are required, Tax Parcel 0811F-05-017.000, 1916 24th Ave, Zoned T4L (General Urban Zone "Limited"), Ward 3

# Technical Report

## VARIANCE

### **GENERAL INFORMATION**

Case File Number: 2605ZB065

Hearing Date: May 21, 2026

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

Legal: Variance 2605ZB065, by agent Megan Runkel, seeking approval for zero regular parking spaces where 8 are required, Tax Parcel 0811F-05-017.000, 1916 24th Ave, Zoned T4L (General Urban Zone "Limited"), Ward 3

### **TECHNICAL DETAILS**

Variances involve special cases where unique factors contribute to justify a use of property that does not conform to the City's enforced ordinances. Therefore, variances 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 0 parking spaces where 8 parking spaces are required for a massage therapy practice.

- (a) The applicant states that there is the existence of an abundance of public parking in the area. Upon staff review, that claim can be verified, as there is established public parking in the surrounding area.
- (b) The applicant states that when they purchased the property, they were not aware of the parking requirements for commercial use. This would not constitute a valid hardship as it could be expected for an individual to do the necessary research prior to the signing of the lease.
- (c) The applicant does not address whether an unnecessary hardship is created by the physical character of the property. An amendment to the nearby Central Business District Overlay could be a potential remedy to the parking requirement, as those encompassed in that location are exempt from meeting the parking requirement.
- (d) The applicant states in their application that many of the locations in the area do not have a required parking lot. Upon staff review of the area, there appears to be no requested variance for anything of a similar scope, however, it should be noted that many of the nearby properties are either pre-existing non-conforming or encompassed by the Central Business District Overlay.
- (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. While granting this variance would technically be establishing precedence, the property itself would be in line with the surrounding area.
- (f) The property is zoned T4L and a massage therapy practice would be allowed by right.

### ***EXECUTIVE SUMMARY***

While criteria for hardship have not been met, it has been shown that the property in question would not be abnormal for the surrounding area. The requirement for the proposed use of a massage therapy practice would require 8 parking spaces as well as an additional handicap space. The applicant can at least provide the required handicap space on the property. While it should be noted that no other variances in the area have been done for setbacks in this area, the property in question is located near the Central Business District Overlay and is surrounded by properties either located in that overlay or are pre-existing non-conforming. As such this location would be in line with the surrounding area.

Any approval should consider these conditions:

1. Approval allows 0 parking spaces where 8 parking spaces are required.
2. Must comply with all current Building Code rules and City of Gulfport ordinances.
3. Provide ADA accessibility to the business.

# Technical Report

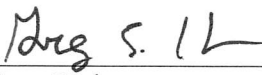
## VARIANCE

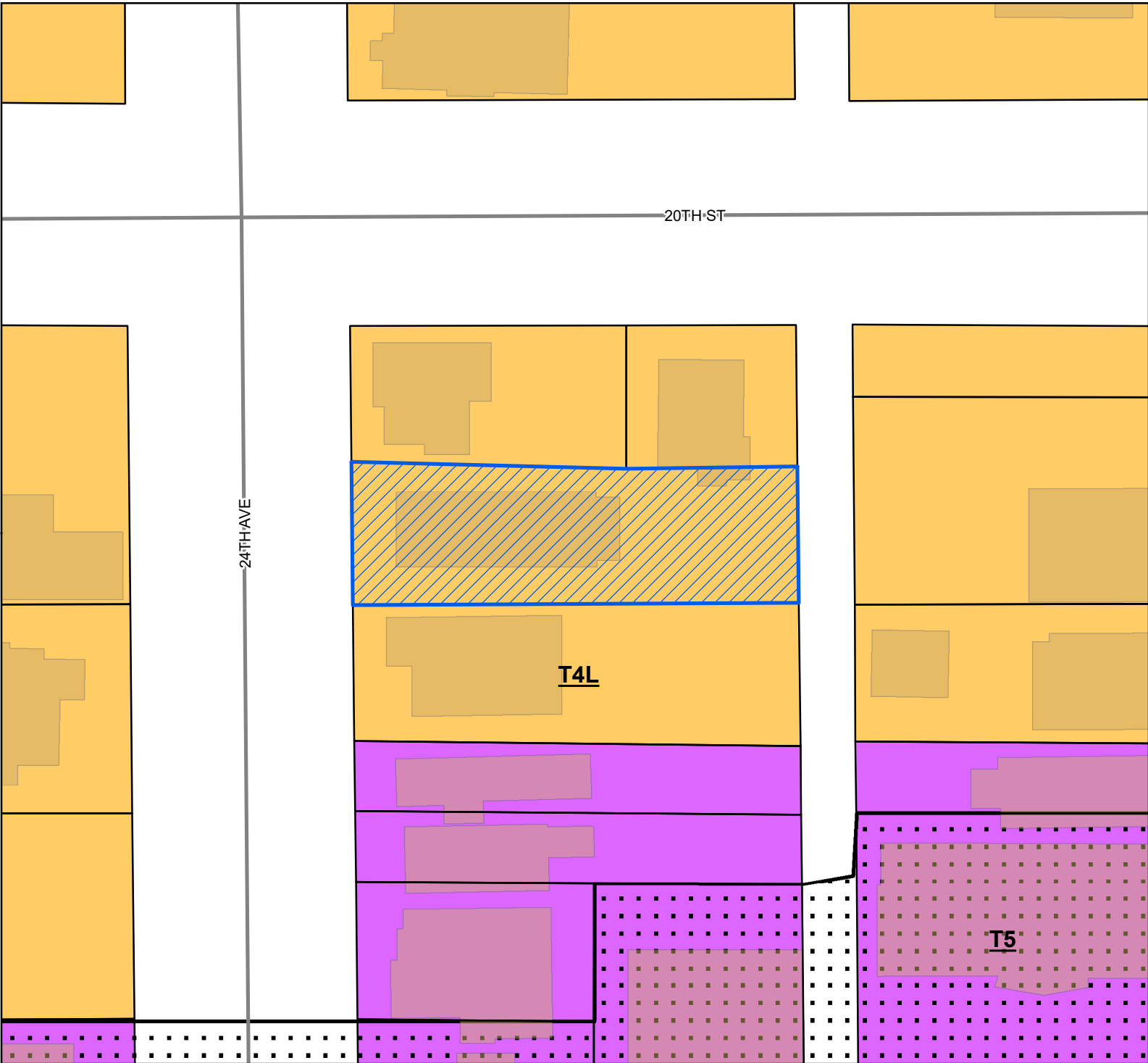
### *DEPARTMENTAL CONDITIONS*





- Engineering:** Provide ADA accessibility to the business. Memo dated 5/7/26.
- Public Works:** No comment as of 5/11/2026.
- Traffic and Safety:** No conditions. Memo dated 4/29/26.
- Building Code Services:** Must comply with all current Building Code rules and City of Gulfport ordinances. Memo dated 4/29/26.
- GIS:** No conditions. Memo dated 5/8/26.
- Police Department:** No comment as of 5/11/2026.
- Fire Department:** No conditions. Memo dated 4/30/26.
- City Arborist:** No comment as of 5/11/2026.
- Landscape Manager:** No conditions. Memo dated 4/30/26.

### *DIRECTOR APPROVAL*

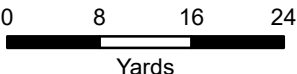
This report has been reviewed and approved by:

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



-  Site
-  Street
-  Parcels
-  Buildings
- Smart Code**
-  T5
-  T4L

**Site Information**  
 0811F-05-017.000  
 Zoning: T4L (General Urban Zone Limited)  
 Size: 7945.24  
 Flood: X



1 inch = 50 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.



R#13789098

CASE NUMBER

260528065

4/7/2026

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

0	8	1	1	F	-	0	5	-	0	1	7	.	0	0	0					-										
					-							.								-										
					-							.								-										

Property Address:

1916 24th Ave, Gulfport, MS 39501

Lot(s) 21 + 22 Block(s) \_\_\_\_\_ Subdivision \_\_\_\_\_

General Description of Request: Zero parking spaces on property. Clients will use street parking, therapists will park in backyard on existing gravel. We DO have 1 handicapped space on property with ramp.

### 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, Megan Runkel, being owner or agent of the property 1916 24th Ave  
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.

Megan Runkel 4/6/2026  
Signature Date

**STATE OF MISSISSIPPI | COUNTY OF HARRISON**

Given under my hand and seal of office this the 6<sup>th</sup> day of April, 2026  
June 9, 2026

Heather Hudgins  
Notary Public



Commission Expiration



**Designation of Agent**

I, Corey Chaney<sup>PRINT NAME</sup>, being property owner of 1916 24th Ave, Gulfport<sup>PRIMARY ADDRESS OR PARCEL</sup> which is the subject of this application hereby authorize Megan Runkel<sup>PRINT NAME</sup> 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.

[Handwritten Signature]

Signature

6 April 26

Date

STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 6<sup>th</sup> day of April, 2026

[Handwritten Signature]

Notary Public



June 9, 2026

Commission Expiration

Megan Runkel, CST-T, LMT #2645  
2224 22<sup>nd</sup> Ave, Gulfport, MS 39501

228-313-9208

sunshinehealingcst@gmail.com

04/01/2026

Re: Request for Variance — Waiver of On-Property Parking Requirement for 1916 24<sup>th</sup> Ave

Dear Members of the Gulfport Zoning Board:

I respectfully request a variance to waive the requirement for on-property parking at the property located at 1916 24<sup>th</sup> Ave. Our business is a small therapeutic massage practice with four treatment rooms; at peak we will have no more than eight people on site (therapists and clients). For the reasons below, allowing us to rely on street parking and our existing gravel area for staff parking is a practical, minimal alternative to paving the backyard.

#### Existing parking availability and operational plan

- There is abundant street parking on 24th Avenue directly in front of our building: two spaces immediately in front, four spaces across the street, two just north, and two just south. Nearby businesses also maintain dedicated parking, and neighbors on the block have verbally offered use of additional spaces; written support can be provided upon request.
- Clients will be directed to use street parking in front of the building. Therapists will park in the rear gravel area (gravel is present under the grass) or in available nearby spaces. We do NOT want clients parking in the back, even if it is paved. Clients' appointments are scheduled with at least 30 minutes between sessions, allowing turnover of on-street spaces so that typically no more than four client vehicles need to park at once.
- We have a driveway and an accessible ramp capable of accommodating a van for clients with disabilities. We will mark and paint the accessible space in accordance with local requirements.

#### Variance submissions

- 1) Maintaining the gravel and vegetation in the backyard preserves permeable surface, improves drainage, reduces runoff, and mitigates urban heat island

effects compared with additional pavement. The rear porch and garden serve as a tranquil, private break area where therapists ground and recharge between sessions. Given the emotional and energetic demands of our work, it is vital that our therapists have access to nearby natural green spaces to stay grounded, decompress, and recharge in between sessions.

- 2) We just leased the building as of 3/25/26 as commercial property. No one at the Realty company nor the owner were aware of the parking requirements for commercial property. Nothing has changed to the property since we have been here.
- 3) The zoning commission indicated that creating on-site parking would require paving the backyard. We were under the impression that the grandfathered zoning status applied to the building itself, not to the specific business operating within it. Most businesses on this block do not provide on-site parking and rely on street parking; permitting us to do the same is consistent with the neighborhood pattern and will not adversely affect traffic, public safety, parking availability or air quality.
- 4) Every other business on this street does not have its own parking lot with the exception of 1921 24<sup>th</sup> Ave. All other businesses utilize street parking and there is an abundance of places available. The business at 1920 24<sup>th</sup> Ave has a gravel parking space on the side of her house on 20<sup>th</sup> St, which tells me that gravel lots used to be OK with the city but laws have changed and she was grandfathered in.
- 5) Granting us this variance will not give us any special treatment. The neighbor is allowed to utilize gravel parking, and the owners that are building the new building at 1907 24<sup>th</sup> Ave were also granted a variance to not have dedicated parking for their newly built structure.
- 6) Proposed use is permissible by right. Right-of-way designated parking on the side of the street is already marked on 24<sup>th</sup> Ave.

For these reasons, granting a variance to permit zero formal on-property parking (with staff use of the existing gravel area and a properly marked accessible driveway space) is reasonable, minimal, and in keeping with neighborhood conditions. Enclosed are photos of the site from our porch and a site plan; I can provide written support letters upon request and any additional documentation the Board requires. I am available to appear at the hearing on May 21, 2026 and answer questions.

Thank you for your time and consideration.

Sincerely,



1 inch = 42 feet

# Area Map

 Parcels

Printed 4/6/2026

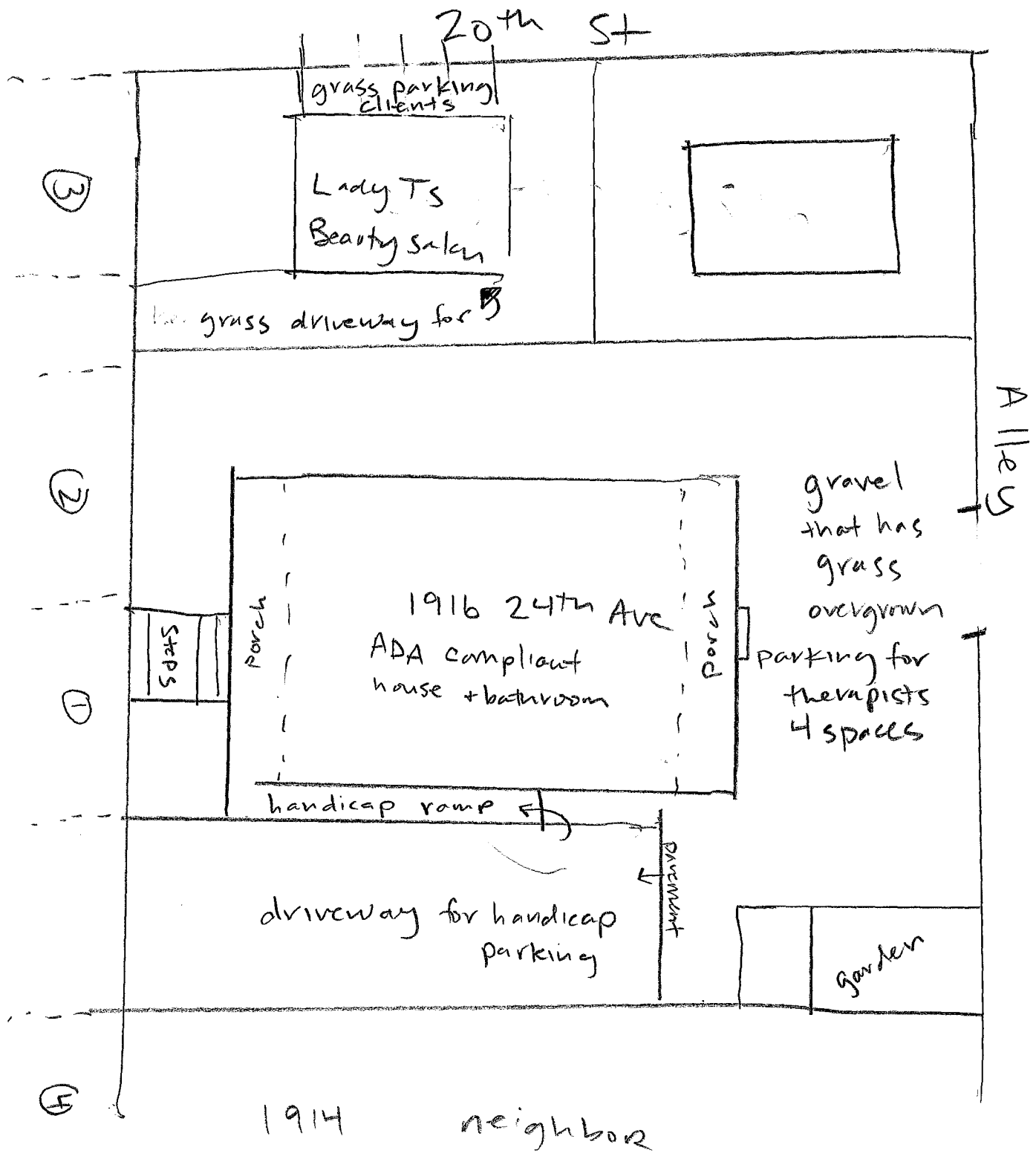
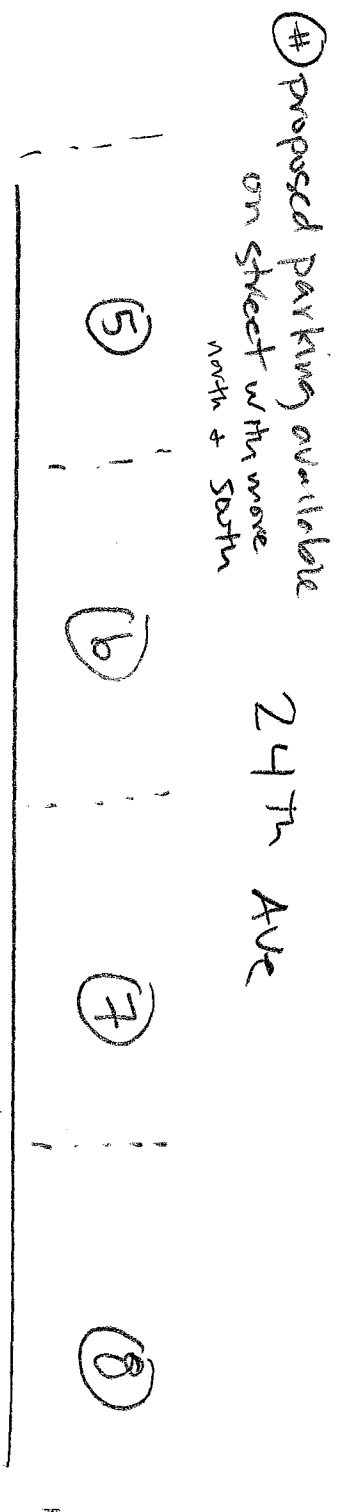
**DATA DISCLAIMER:**

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.

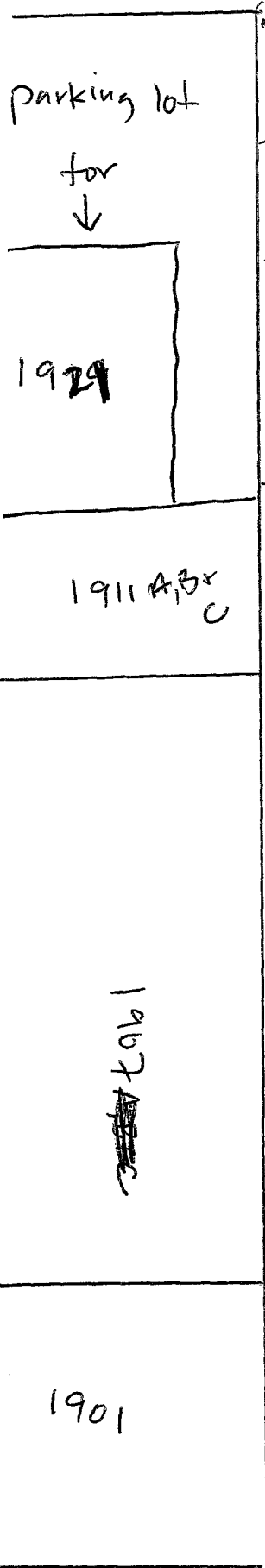


Parking Lot for 1919

1919



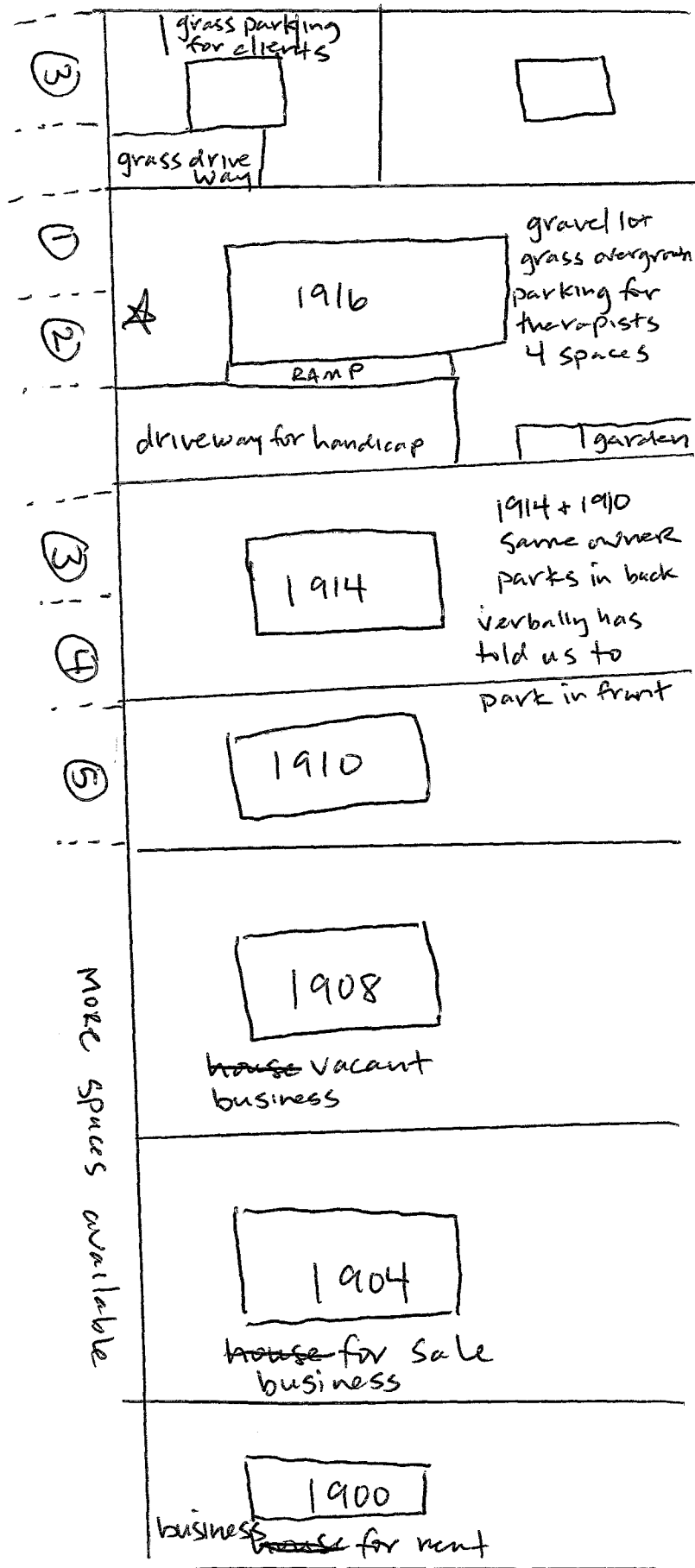
← 20th St →



- ⑥
- ⑦
- ⑧
- ⑨

# proposed street parking spaces available to us

24th Ave



← 19th St →



**STATE OF WYOMING \* SECRETARY OF STATE  
BUSINESS DIVISION**

Herschler Bldg East, Ste.100 & 101, Cheyenne, WY 82002-0020  
Phone: 307-777-7311 · Website: <https://sos.wyo.gov> · Email: [business@wyo.gov](mailto:business@wyo.gov)

**Filing Information**



**Please note that this form CANNOT be submitted in place of your Annual Report.**

<b>Name</b>	<b>SOUTHERN PCS LLC</b>		
<b>Filing ID</b>	<b>2022-001072361</b>		
<b>Type</b>	Limited Liability Company	<b>Status</b>	Active

---

**General Information**

Old Name		Sub Status	Current
Fictitious Name		Standing - Tax	Good
		Standing - RA	Good
Sub Type		Standing - Other	Good
Formed in	Wyoming	Filing Date	01/20/2022 4:50 PM
Term of Duration	Perpetual	Delayed Effective Date	
		Inactive Date	

**Principal Address**

---

5830 E 2ND ST, STE 7000 #4778  
CASPER, WY 82609

**Mailing Address**

---

5830 E 2ND ST, STE 7000 #4778  
CASPER, WY 82609

**Registered Agent Address**

---

REPUBLIC REGISTERED AGENT LLC  
5830 E 2nd St Ste 7000  
Casper, WY 82609

**Parties**

Type	Name / Organization / Address
Organizer	INCFILE.COM LLC 17350 STATE HWY 249 #220, HOUSTON, TX, 77064

**Notes**

Date	Recorded By	Note
------	-------------	------

---

## Filing Information



Please note that this form CANNOT be submitted in place of your Annual Report.

Name	<b>SOUTHERN PCS LLC</b>	Status	Active
Filing ID	<b>2022-001072361</b>		
Type	Limited Liability Company		

### Most Recent Annual Report Information

Type	Original	AR Year	2026
License Tax	\$60.00	AR Exempt	N
AR Date	4/6/2026 4:34 PM	AR ID	17048336
Web Filed	Y		

### Officers / Directors

Type	Name / Organization / Address
------	-------------------------------

#### Principal Address

5830 E 2ND ST, STE 7000 #4778  
CASPER, WY 82609

#### Mailing Address

5830 E 2ND ST, STE 7000 #4778  
CASPER, WY 82609

### Annual Report History

Num	Status	Date	Year	Tax
08017394	Original	12/31/2022	2023	\$60.00
09393490	Original	12/26/2023	2024	\$60.00
10800964	Original	12/30/2024	2025	\$60.00
17048336	Original	04/06/2026	2026	\$60.00

### Amendment History

ID	Description	Date
2026-006510544	Reinstatement - Tax	04/06/2026
	Filing Status Changed From: Inactive - Administratively Dissolved (Tax) To: Active	
2026-006443029	Dissolution / Revocation - Tax	03/11/2026
	Filing Status Changed From: Active To: Inactive - Administratively Dissolved (Tax)	
	Inactive Date Changed From: No Value To: 03/11/2026	
2026-006278792	Delinquency Notice - Tax	01/02/2026
2024-005335128	Change of Agent	10/09/2024
	Registered Agent # Changed From: 0195178 To: 0254321	
	Registered Agent Organization Name Changed From: LEGALINC CORPORATE SERVICES INC. To: REPUBLIC REGISTERED AGENT LLC	
	Registered Agent Physical Address 1 Changed From: 5830 E 2nd St Ste 8 To: 5830 E 2nd St Ste 7000	
See Filing ID	Initial Filing	01/20/2022

# EIN/ Tax ID Number

---

A nine-digit number that is assigned by the IRS and used to identify taxpayers in a business entity.





DEPARTMENT OF THE TREASURY  
INTERNAL REVENUE SERVICE  
CINCINNATI OH 45999-0023

Date of this notice: 01-21-2022

Employer Identification Number:  
87-4554319

Form: SS-4

Number of this notice: CP 575 G

For assistance you may call us at:  
1-800-829-4933

SOUTHERNPCSLLC  
COREY CHANEY SOLE MBR  
5830 E 2ND ST STE 7000-4778  
CASPER, WY 82609

IF YOU WRITE, ATTACH THE  
STUB AT THE END OF THIS NOTICE.

WE ASSIGNED YOU AN EMPLOYER IDENTIFICATION NUMBER

Thank you for applying for an Employer Identification Number (EIN). We assigned you EIN 87-4554319. This EIN will identify you, your business accounts, tax returns, and documents, even if you have no employees. Please keep this notice in your permanent records.

Taxpayers request an EIN for their business. Some taxpayers receive CP575 notices when another person has stolen their identity and are opening a business using their information. If you did **not** apply for this EIN, please contact us at the phone number or address listed on the top of this notice.

When filing tax documents, making payments, or replying to any related correspondence, it is very important that you use your EIN and complete name and address exactly as shown above. Any variation may cause a delay in processing, result in incorrect information in your account, or even cause you to be assigned more than one EIN. If the information is not correct as shown above, please make the correction using the attached tear-off stub and return it to us.

A limited liability company (LLC) may file Form 8832, *Entity Classification Election*, and elect to be classified as an association taxable as a corporation. If the LLC is eligible to be treated as a corporation that meets certain tests and it will be electing S corporation status, it must timely file Form 2553, *Election by a Small Business Corporation*. The LLC will be treated as a corporation as of the effective date of the S corporation election and does not need to file Form 8832.

To obtain tax forms and publications, including those referenced in this notice, visit our Web site at [www.irs.gov](http://www.irs.gov). If you do not have access to the Internet, call 1-800-829-3676 (TTY/TDD 1-800-829-4059) or visit your local IRS office.



*Angela Smith* 1st JUDICIAL DISTRICT  
 Instrument 2024-0013762-D-J1  
 Filed/Recorded 07/22/2024 3:50:02 PM  
 Total Fees 26.00  
 3 Pages Recorded

**PREPARED BY:**  
**Michael J. Yentzen**  
**Esplanade Land & Title Co., LLC**  
**1914 24<sup>th</sup> Avenue**  
**Gulfport, MS 39501**  
**(228) 594-8860**  
**MS Bar # 100866**

**RETURN TO:**  
**Michael J. Yentzen**  
**Esplanade Land & Title Co., LLC**  
**1914 24<sup>th</sup> Avenue**  
**Gulfport, MS 39507**  
**(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

JON C. THORNBURG AND MYRNA THORNBURG  
 16170 MORAGAS LANE  
 KILN, MS 39556  
 228.547.9212

do hereby sell, convey, and warrant unto

SOUTHERN PCS, LLC  
 A WYOMING LIMITED LIABILITY COMPANY  
 1914 24<sup>TH</sup> AVENUE  
 GULFPORT, MS 39501  
 228.297.8949

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

Indexing instructions: LOTS 21 AND 22, BLOCK 108, CITY OF GULFPORT, HARRISON COUNTY, MISSISSIPPI, FIRST JUDICAL 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 agrees to pay said Grantee or its assigns any deficit on the actual proration.

WITNESS the signatures of the Grantors on this the 19<sup>th</sup> day of July, 2024.

  
 \_\_\_\_\_  
 JON C. THORNBURG - GRANTOR

  
 \_\_\_\_\_  
 MYRNA THORNBURG - GRANTOR

STATE OF MISSISSIPPI  
COUNTY OF HARRISON

PERSONALLY appeared before me, the undersigned authority in and for the said county and state, on this 19<sup>th</sup> day of July, 2024, within my jurisdiction, the within JON C. THORNBURG and MYRNA THORNBURG, who acknowledged that they signed, executed, and delivered the above and foregoing instrument.

GIVEN under my hand and official seal of office.

My Commission Expires:

June 9, 2026

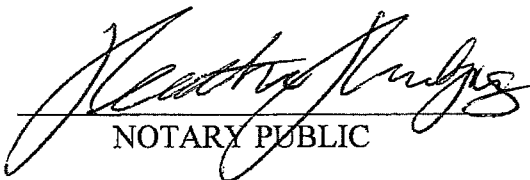
  
NOTARY PUBLIC







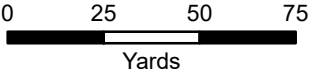
EXHIBIT "A"

LEGAL DESCRIPTION: LOTS TWENTY-ONE (21) AND TWENTY-TWO (22), BLOCK 108, ORIGINAL GULFPORT, CITY OF GULFPORT, AS PER THE OFFICIAL MAP OR PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE CHANCERY CLERK OF THE FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI, IN PLAT BOOK 11 AT PAGE 9 THEREOF, REFERENCE TO WHICH IS HEREBY MADE IN AID OF AND AS A PART OF THIS DESCRIPTION, TOGETHER WITH ALL THE RIGHTS, PRIVILEGES, IMPROVEMENTS AND APPURTENANCES TO THE SAME BELONGING OR IN ANY WISE APPERTAINING. (TAX PARCEL # 0811F-05-017.00)



Legend

-  Site
-  US or State Highway
-  Street
-  Buildings



1 inch = 150 feet



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

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
Y		0811F-05-017.000	SOUTHERN PCS, LLC (OWNER)	1914 24TH AVE	GULFPORT	MS	39501
			MEGAN RUNKEL (AGENT)	2224 22ND AVE	GULFPORT	MS	39501
			<b>Adjacent Property Owners (2605ZB065)</b>				
	19592	0811F-05-021.000	HOLLEMAN LAW FIRM PLLC	2004 24TH AVE	GULFPORT	MS	39501
	19675	0811F-05-010.000	HL RAYMOND HOLDINGS LLC	304 WASHINGTON ST	BAY ST LOUIS	MS	39520
	90809	0811F-05-036.000	JP SILVA PROPERTIES LLC ETAL	P O BOX 7379	GULFPORT	MS	39507
	96253	0811F-05-013.002	DAVIS JAMES L III & MARIA D	P O BOX 1839	GULFPORT	MS	39502
	19682	0811F-05-013.001	SEC HOLDINGS LLC	2310 19TH ST	GULFPORT	MS	39501
	90805	0811F-05-012.000	NORTHCOURT ONE LLC	P O BOX 836	GULFPORT	MS	39502
	19590	0811F-05-007.000	CULUMBER ROBERT L ETAL	2300 20TH ST	GULFPORT	MS	39501
	90804	0811F-05-009.000	MARION PROPERTY MANAGEMENT LLC	P O BOX 863	GULFPORT	MS	39502
	19684	0811F-05-015.000	CHANEY COREY JERMAINE & MARANDA L	1910 24TH AVE	GULFPORT	MS	39501
N	19676	0811F-05-011.000	NORTHCOURT ONE LLC	P O BOX 836	GULFPORT	MS	39502
	90808	0811F-05-035.000	BEARSS CASEY & MIRANDA HOLZBAUER	8932 HANALEI CIR	DIAMONDHEAD	MS	39525
	19672	0811F-05-008.000	BARRETT W E JR ETAL	P O BOX 6423	GULFPORT	MS	39506
	19685	0811F-05-016.000	SOUTHERN PCS LLC	1914 24TH AVE	GULFPORT	MS	39502
	19683	0811F-05-014.000	DEMING ROBERT L III	2280 SUNKIST COUNTRY CLUB RD	BILOXI	MS	39532
	19578	0811F-05-031.000	ROB-LANDS LLC	111 LUNDGREN LANE	GULFPORT	MS	39507
	19589	0811F-05-006.000	PALMS LLC	16164 ORANGE GROVE RD	GULFPORT	MS	39503
	19593	0811F-05-022.000	SOMEWHERE IN TIME LLC	922 PORTER AVE	OCEAN SPRINGS	MS	39564
	19700	0811F-05-043.000	WAREHOUSE 1928 LLC	1517 29TH AVE	GULFPORT	MS	39507
	19686	0811F-05-017.000	THORNBURG JON C & MYRNA	16170 MORAGAS LANE	KILN	MS	39556
	19591	0811F-05-020.000	PURA VIDA LLC	2000 24TH AVE	GULFPORT	MS	39501
	19681	0811F-05-013.000	GILLESPIE VIRGIL G & HELEN J	1900 24TH AVE	GULFPORT	MS	39501
	97760	0811F-05-038.001	WILLIAMS LAKEBA H & JEFFERIE COOK	P O BOX 888773	ATLANTA	GA	3E+08
	19688	0811F-05-018.000	EAGLE DAWG PROPERTIES LLC	P O BOX 2408	GULFPORT	MS	39505
	90810	0811F-05-038.000	GILLESPIE VIRGIL G & HELEN J	1901 24TH AVE	GULFPORT	MS	39501
	19701	0811F-05-044.000	E & K PROPERTIES LLC	P O BOX 1717	GULFPORT	MS	39502
	19693	0811F-05-037.000	NGUYEN HUYEN T	24650 OAK ISLAND DR	PASS CHRISTIAN	MS	39571
	19687	0811F-05-019.000	EVANS MARGARET T J	6 LEGGETT CIR	GULFPORT	MS	39503
	19699	0811F-05-042.000	PLATINUM PROPERTIES LLC	1912 25TH ST	GULFPORT	MS	39501

## AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
49732	IPL0335917	Legal Ad - IPL0335917	ZB May 21 meeting	1.0	71.0L

ATTENTION: GULFPORT CITY HALL IP  
 1410 24 TH AVENUE  
 GULFPORT, MS 39501  
 rbell@gulfport-ms.gov, jversiga@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:  
 05/06/26 Print

[Print Tearsheet Link](#)

[Marketplace Link](#)

*Mary Castro*



Mary Castro

*Sherry J Chasteen*



Sworn to and subscribed before  
 me on May 6, 2026, 10:26 AM EDT



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

### 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, May 21st, 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 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

**Variance 2605ZB060**, by agent Brent Hearn, seeking approval for a zero-foot side yard setback where 6 feet is required for an attached lean-to style carport, Tax Parcel 0808O-02-103.000, 11062 Klein Rd, Zoned R-1-5 (Single-family), Ward 4

**Variance 2605ZB062**, seeking approval for parking that backs out into the right-of-way for multiple-family dwelling uses, Tax Parcels 1010G-03-016.002, 1010G-03-016.003, 1010G-03-015.003, Cotton Drive, Ward 2

**Variance 2605ZB065**, by agent Megan Runkel, seeking approval for zero regular parking spaces where 8 are required, Tax Parcel 0811F-05-017.000, 1916 24th Ave, Zoned T4L (General Urban Zone "Limited"), Ward 3

**Special Exception 2606SE071**, by agent Kelli Bell, seeking approval for a lounge use, Tax Parcel 0811K-04-001.000, 1429 25th Avenue, Zoned T6 (Urban Core Zone), Ward 2

**Variance 2606ZB074**, by owner Metal Properties MS LLC, seeking approval for an 8-foot tall fence where the height limit is 4 feet, Tax Parcel 0909H-01-003.018, 12186 Glascock Drive, Zoned I-2 (Heavy Industry), Ward 4

This the 29th day of April 2026  
 Nathan Boddie, Chairman  
 City of Gulfport Zoning Board of Adjustment and Appeals  
 IPL0335917  
 May 6 2026



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, May 21, 2026

**Special Exception 2606SE071:** Special Exception 2606SE071, by agent Kelli Bell, seeking approval for a lounge use, Tax Parcel 0811K-04-001.000, 1429 25th Avenue, Zoned T6 (Urban Core Zone), Ward 2

# Technical Report

## SPECIAL EXCEPTION

### GENERAL INFORMATION

Case File Number: 2606SE071

Hearing Date: Zoning Board May 21, 2026  
Planning Commission May 28, 2026

Current Zoning/Use: T6 / Vacant Structure

Legal: Special Exception 2606SE071, by agent Kelli Bell, seeking approval for a lounge use, Tax Parcel 0811K-04-001.000, 1429 25th Avenue, Zoned T6 (Urban Core Zone), Ward 2

### TECHNICAL DETAILS

The applicant is requesting a Special Exception to be granted to open lounge use at 1429 25<sup>th</sup> Avenue. The property in this application is zoned T6 (Urban Core Zone), so the zoning requires for special exception of this use. Ordinance 3158 approved on August 3, 2022, eliminated the distance requirements required in the chart of permitted uses for these establishments, however the proposed lounge use is still required to go through Special Exception. The applicant has provided an affidavit that the state requires, that lets us know that the applicant is compliant with Mississippi Code 67-1-51. According to Mississippi Code 67-1-51 section (3) (a), " Except as otherwise provided in this subsection, no authority shall be granted to any person to manufacture, sell or store for sale any intoxicating liquor as specified in this article within four hundred (400) feet of any church, school (excluding any community college, junior college, college or university), kindergarten or funeral home. However, within an area zoned commercial or business, such minimum distance shall be not less than one hundred (100) feet." The closest active church use, St. John the Evangelist, is approximately 775 feet away from the subject property. It should be noted that St. John's school and Ovation Learning Center were located up the street, however, neither have active licenses but are approximately 426 from the subject site. Upon review, the area is surrounded by many commercial uses such as Rock-N-Roll Sushi, Coast Roast Coffee & Tea, Pop Brothers, and Hancock Bank. It should be noted that the site is located within the downtown area that lifts the parking requirements that would otherwise need to be met.

### EXECUTIVE SUMMARY

The applicant requests a special exception to establish a liquor store at 1429 25<sup>th</sup> Avenue, zoned T6 (Urban Core Zone). It should be noted that according to Appendix A, Section VI (A) (1), properties within the Central Business District of Gulfport are exempt from the off-street parking requirements. The site in question is located within the Central Business District according to the official zoning map. The applicant states that building will be aesthetically pleasing and that the business will be an asset to the downtown area. The immediate area has many commercial uses such as Rock-N-Roll Sushi, Coast Roast Coffee & Tea, Pop Brothers, and Hancock Bank. The closest church use, St. John the Evangelist, is approximately 775 feet away from the subject property. It should be noted that St. John's school and Ovation Learning Center were located

# Technical Report

## SPECIAL EXCEPTION

across the street, however, neither have active licenses but are approximately 426 feet from the subject site.

Any approval should consider these conditions:

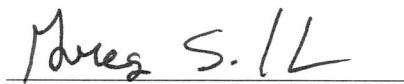
1. Approval from both Planning Commission and Zoning Board would allow for lounge use.
2. Must comply with all current Building Codes and City of Gulfport Ordinances.
3. Make sure landscaping is protected if any outside renovation is done.

### ***DEPARTMENTAL CONDITIONS***

<b><u>Engineering:</u></b>	No conditions. Memo dated 5/7/2026.
<b><u>Public Works:</u></b>	No comment as of 5/8/2026.
<b><u>Traffic and Safety:</u></b>	No conditions. Memo dated 4/29/2026.
<b><u>Building Code Services:</u></b>	Conditions. Must comply with all current Building Codes and City of Gulfport Ordinances. Memo dated 4/29/2026.
<b><u>GIS:</u></b>	No conditions. Memo dated 5/8/2026.
<b><u>Police Department:</u></b>	No comment as of 5/8/2026.
<b><u>Fire Department:</u></b>	No conditions. Memo dated 4/30/2026.
<b><u>City Arborist:</u></b>	No comment as of 5/8/2026.
<b><u>Leisure Services:</u></b>	Conditions. Make sure landscaping is protected if any outside renovation is done. Memo dated 4/30/2026.

### ***DIRECTOR APPROVAL***

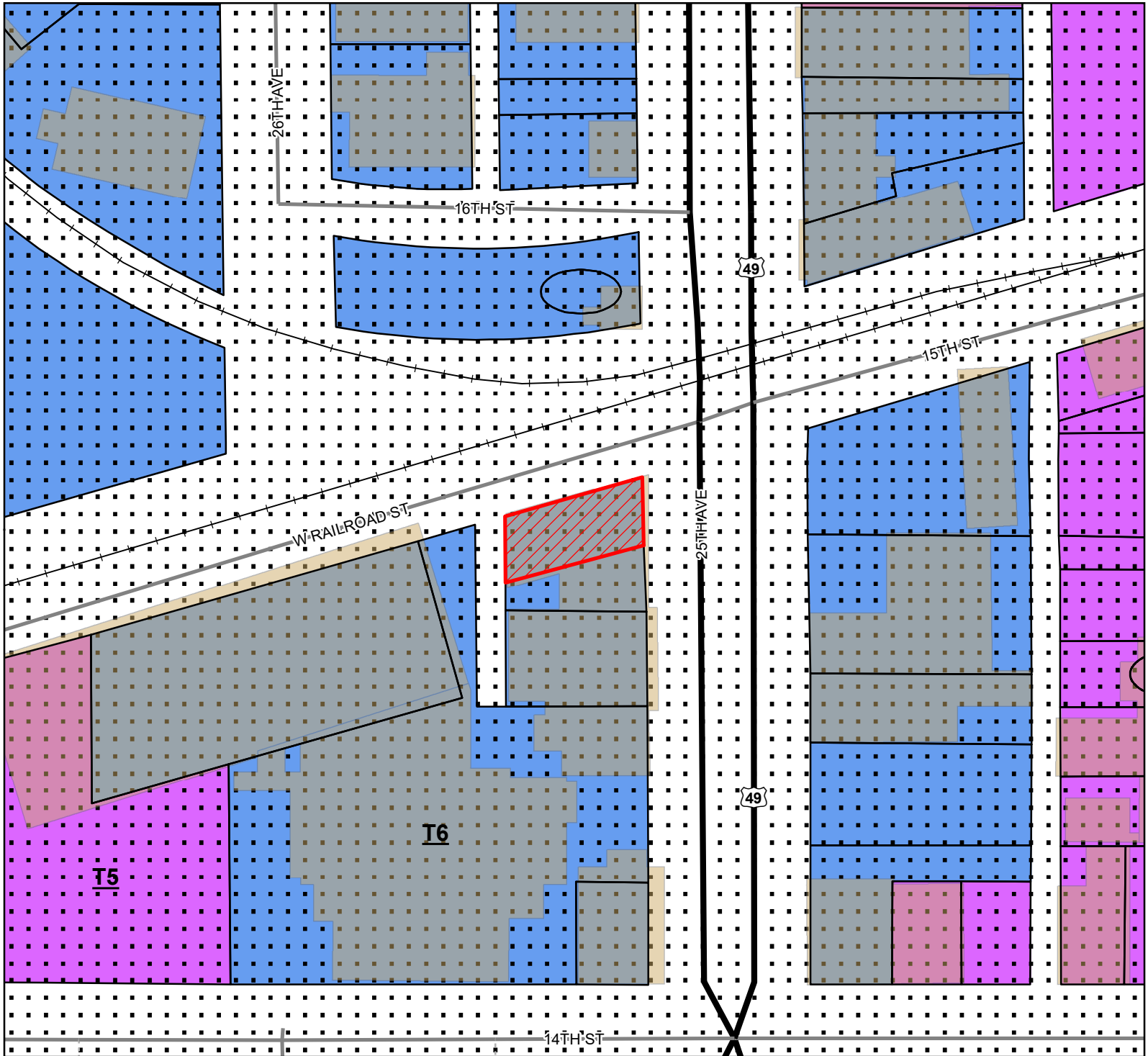
This report has been reviewed and approved by:



Greg Holmes  
Director of Urban Development Department

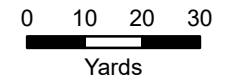
2606SE071

# Special Exception



- Site
- US or State Highway
- Street
- Alley
- Railroad
- Parcels
- Buildings
- Smart Code**
- T6
- T5

**Site Information**  
 0811K-04-001.000  
 Zoning: T6 (Urban Core Zone)  
 Size: 4874.17 sqft  
 Flood: X



1 inch = 100 feet



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



WO 4-8-26  
CASE NUMBER  
2606 SE 021  
R# 13792124

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

0811K-04-001.000																			

Property Address:

1429 25<sup>th</sup> Ave Gpt 39501

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

General Description of Request: serve alcoholic beverages at  
place of business located at property address,  
To be a bar and lounge.

### 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**.

**OWNER:**

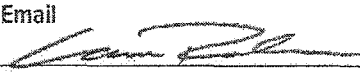

Anewsouth Properties, LLC

Printed Name of Owner  
2211 Government St

Mailing Address  
Ocean Springs, MS 39564

City State Zip Code  
228-215-1699

Home Phone Work/Cell Phone  
pam@croberdsgc.com

Email  
   
Signature of Owner

**AGENT:**

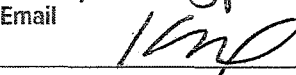
Kelli Bell

Printed Name of Agent  
1612 Cahill Dr.

Mailing Address  
Gpt MS 39567

City State Zip Code  
228-323-5318

Home Phone Work/Cell Phone  
fayes.gpt@gmail.com

Email  
  
Signature of Agent

This page must be completed if the property or properties involved have more than one owner. All persons listed as owners to the property or properties listed on page one must complete and sign this part of the application. We can only accept applications with original signatures.

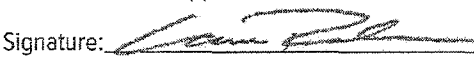

I hereby certify that I have read and understand this application and that all information and attachments are true and correct. I also certify that I agree to comply with all applicable city codes, ordinances and state laws. Finally, I certify that I am the owner of the property involved in this request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

Name of Owner (PRINT) Anewsouth Properties, LLC

Address (Street, City, State, Zip Code) 2211 Government St Ocean Springs, MS 39564

Phone (Home) \_\_\_\_\_ (Work) 228-215-1699 (Cell) \_\_\_\_\_

Tax Parcel Number(s) Owned: 0811K-04-001.000

Signature:  

Name of Owner (PRINT) Anewsouth Propertes, LLC

Address (Street, City, State, Zip Code) 2211 Government St Ocean Springs, MS 39564

Phone (Home) \_\_\_\_\_ (Work) 228-215-1699 (Cell) \_\_\_\_\_

Tax Parcel Number(s) Owned: 0811K-04-001.000

Signature: 

Name of Owner (PRINT) \_\_\_\_\_

Address (Street, City, State, Zip Code) \_\_\_\_\_

Phone (Home) \_\_\_\_\_ (Work) \_\_\_\_\_ (Cell) \_\_\_\_\_

Tax Parcel Number(s) Owned: \_\_\_\_\_

Signature: \_\_\_\_\_



**Covenant Affidavit**

I, Kelli Bell, being owner or agent of the property 1429 25th Ave, Gpt 39501  
PRINT NAME PRIMARY ADDRESS OR PARCEL

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

[Signature] 4/7/2026  
Signature Date

**STATE OF MISSISSIPPI | COUNTY OF HARRISON**

Given under my hand and seal of office this the 7<sup>th</sup> day of April, 2026

[Signature]  
Notary Public



9-6-29  
Commission Expiration



**Designation of Agent**

I, Cammack Roberds, being property owner of 1429 25th Ave. Gulfport, MS 39501 which is the subject of this application hereby authorize Kelli Bell 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]

04/02/2026

Signature **Anewsouth Properties**

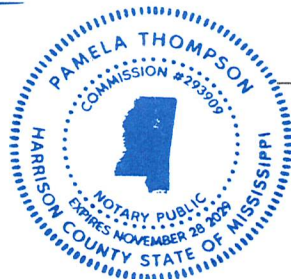
Da

**STATE OF MISSISSIPPI | COUNTY OF HARRISON**

Given under my hand and seal of office this the 2nd day of April, 20 26

[Signature]

Notary Public



11/28/2029

Commission Expiration

## **Special Exception Submissions**

NOTE: The criteria below outlines each Board's requirements. Each Board does not need to be addressed separately; you may consolidate these responses when appropriate. Keep in mind, however, each item must be thoroughly addressed.

### **A WRITTEN STATEMENT MUST BE SUBMITTED TO THE ZONING BOARD OF ADJUSTMENT AND APPEALS ADDRESSING THE FOLLOWING:**

#### **— The following, where applicable must be addressed:**

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

To ensure smooth traffic flow and minimize conflict points between vehicles and the public right-of-way, the streets are conducive to even traffic flow with separate north/south bound double lanes and adequate turning points on the main corridor. It includes public parking along the entire block, adjacent to the entry of the building and extending on all city blocks throughout the downtown area. All streets are appropriately marked for directional purposes. Wide dedicated sidewalks are adjacent to the building and on each block, directionally, throughout the downtown area. The venue design is a smaller, more intimate experience concept and will be easily accessible from any point in the downtown area, via public parking.

The building has one main entry point located at the main street and 2 additional egress points on the north side of the building that have easy, unencumbered access. The city of Gulfport is well equipped and prepared for emergencies with local fire stations and medical facilities strategically positioned near downtown. Access to the building in case of fire or catastrophe is unencumbered.

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

The loading area, if needed, will be adjacent / alongside to the north side of the building. There are no economic, noise, glare or odor effects that will impact adjoining properties.

- Refuse and service areas, with particular reference to the two items in the above.

Refuse and service areas will be located at the rear of the building. There is an existing area currently used for this purpose.

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

Mississippi Power and the City of Gulfport (water/sewer) are providers of required services. They are the sole providers for required services and are compatible with the downtown business district. Waste Pro is the management provider of waste services and provides weekly garbage pick-up, as required.

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

There is no screening or buffering needed onsite. The building is adjacent to one (1) business to the south side. The remaining three (3) sides are not attached to or within close proximity to any other building.

- Signs, if any, and proposed exterior lighting with reference to glare, traffic safety, economic effect, and compatibility and harmony with properites in the district.
- The proposed street signage shall be within the specifications of any/all city codes. Street lighting is

**provided by the city on the main streets. Any additional lighting will be in compliance with city codes.**

- Required yards and other open space.

**There will be no open yards or additional outdoor space in conjunction with the building.**

- General compatibility with adjacent properties and other property in the district.

**The existing area of the building has been adjacent to a property on the south side for an extended period of time with no compatibility issues or concerns. There are no foreseeable issues within the district.**

- Over view of why the special exception will be in harmony with the general purpose and intent of the Zoning Ordinance.

**The special exception will be in harmony with the general purpose and intent of the zoning ordinance because the proposed business plan enhances and benefits the financial and physical aspects of the city while also creating a more enticing and appealing downtown area for local residents and tourist alike. The business will offer high quality products and services, keeping in line with current downtown growth and options, while offering an appealing and exciting option which further enhances the customer's downtown experience.**

**The business is very appropriate, appealing and in line with the development of the downtown district. The target clientele includes retirees, parents, young professional local residents, and tourists looking for a cozy, trendy, curated and intimate experience.**

**A WRITTEN STATEMENT MUST BE SUBMITTED  
TO THE PLANNING COMMISSION ADDRESSING  
THE FOLLOWING:**

NOTE: The uses listed below are permitted upon approval of location and the site plan thereof by the Planning Commission as being appropriate.

**\_\_\_\_\_ The following, where applicable must be addressed:**

- Transportation and access

To ensure smooth traffic flow and minimize conflict points between vehicles and the public right-of-way, the main street has public parking along the entire block, adjacent to the entry of the building and extending on all city blocks throughout the downtown area. The streets are conducive to even traffic flow, with separate north/south bound double lanes and adequate turning points on the main road. All streets are appropriately marked for directional purposes. Wide dedicated sidewalks are adjacent to and in each block, directionally, throughout the downtown area.

- Water supply and waste disposal
- **Water and sewer are provided by the City of Gulfport and are compatible with the downtown business district. Waste Pro is the management provider of waste services and will provide weekly garbage pick-up, as required**
- Fire, police protection and other public facilities
- **The building has one main entry point located at the main street and 2 additional egress points on the north side of the building that have easy, unencumbered access. The city of Gulfport is well equipped and prepared for emergencies with local fire stations and healthcare facilities positioned near downtown. Access to the building in case of fire or catastrophe is unencumbered.**
- Not causing undue traffic congestion for creating a traffic hazard, as as being in harmony wit the orderly and appropriate development of the district in which the use is located.
- **The venue design is a smaller, more intimate experience concept and will be easily accessible from any point in the downtown area, via public parking. The business is very appropriate, appealing and in line with the development of the downtown district. The target clientele includes retirees, parents, young professional local residents, and tourists looking for a cozy, trendy, curated and intimate experience.**

The proposed business, Faye's, meets the required distance requirements for a bar or lounge.

Kulb

4/8/2026



Will D. \_\_\_\_\_



1 inch = 25 feet



**DATA DISCLAIMER:**

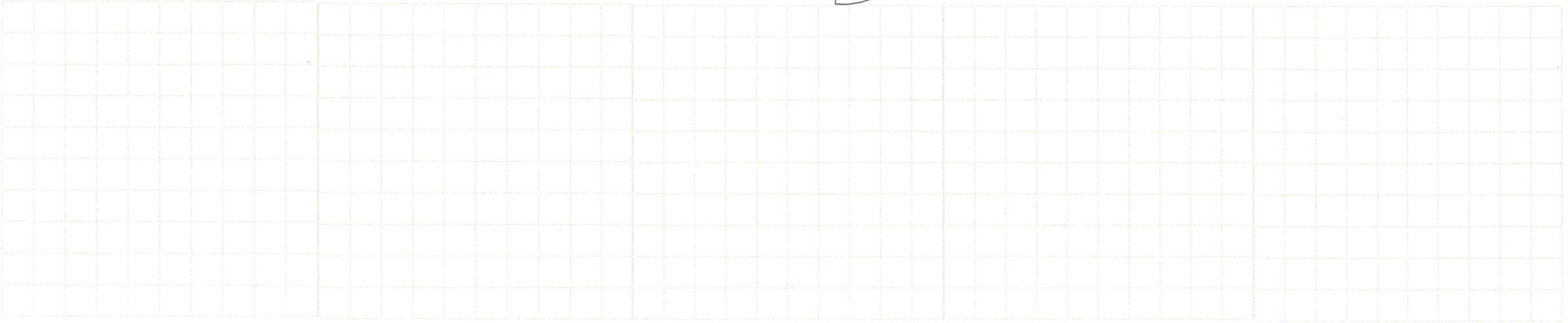
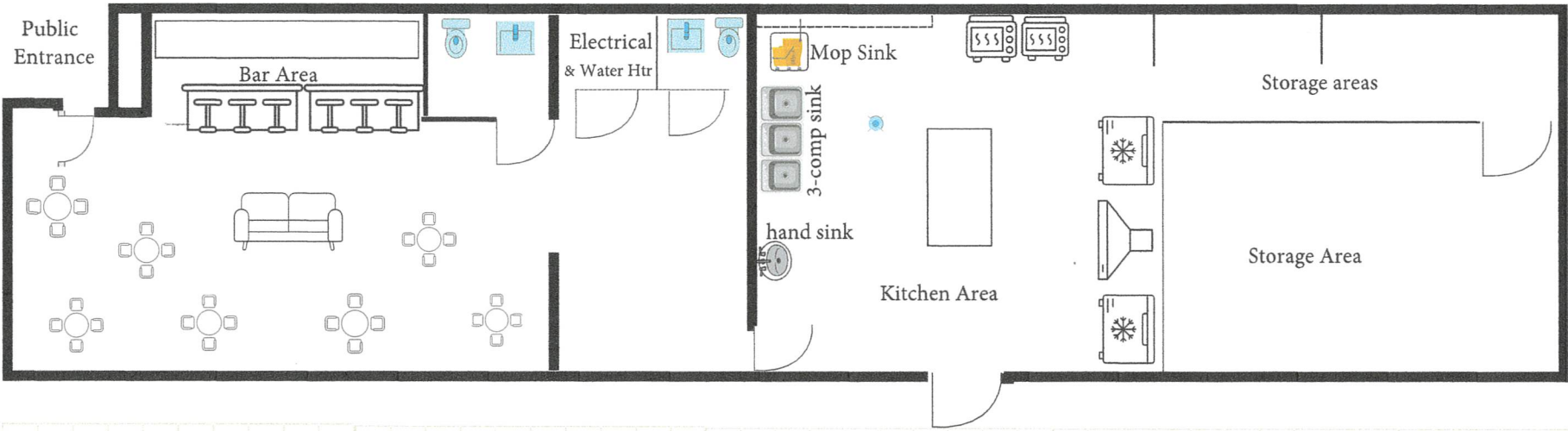
All information that is provided on this map is believed to be correct. However, no liability is assumed by the City of Gulfport for errors in substance or form of any of the materials published on this map. The GIS Division, City of Gulfport, provides the information represented on this map as a service 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.



# Area Map

Parcels

Printed 4/8/2026

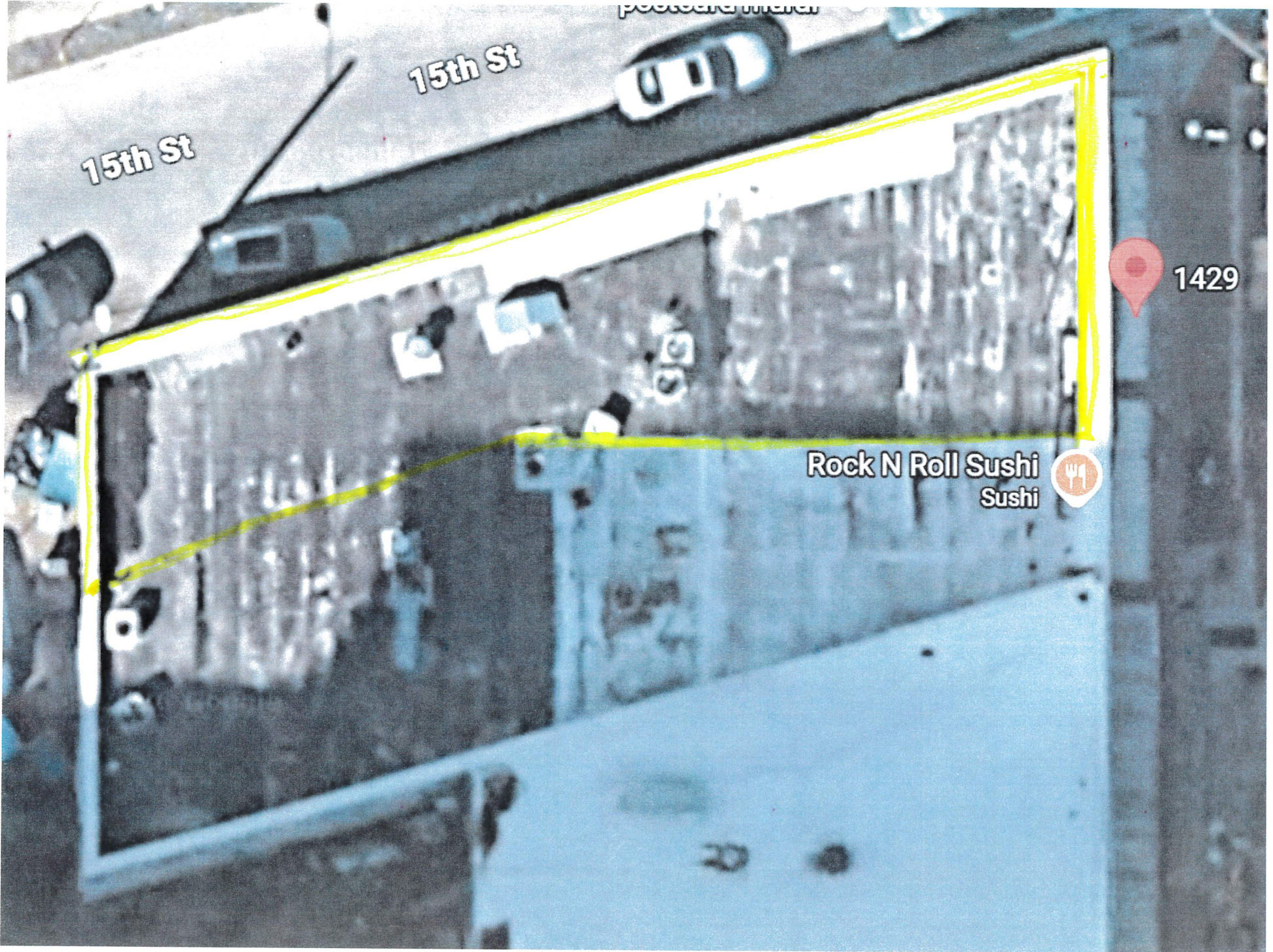


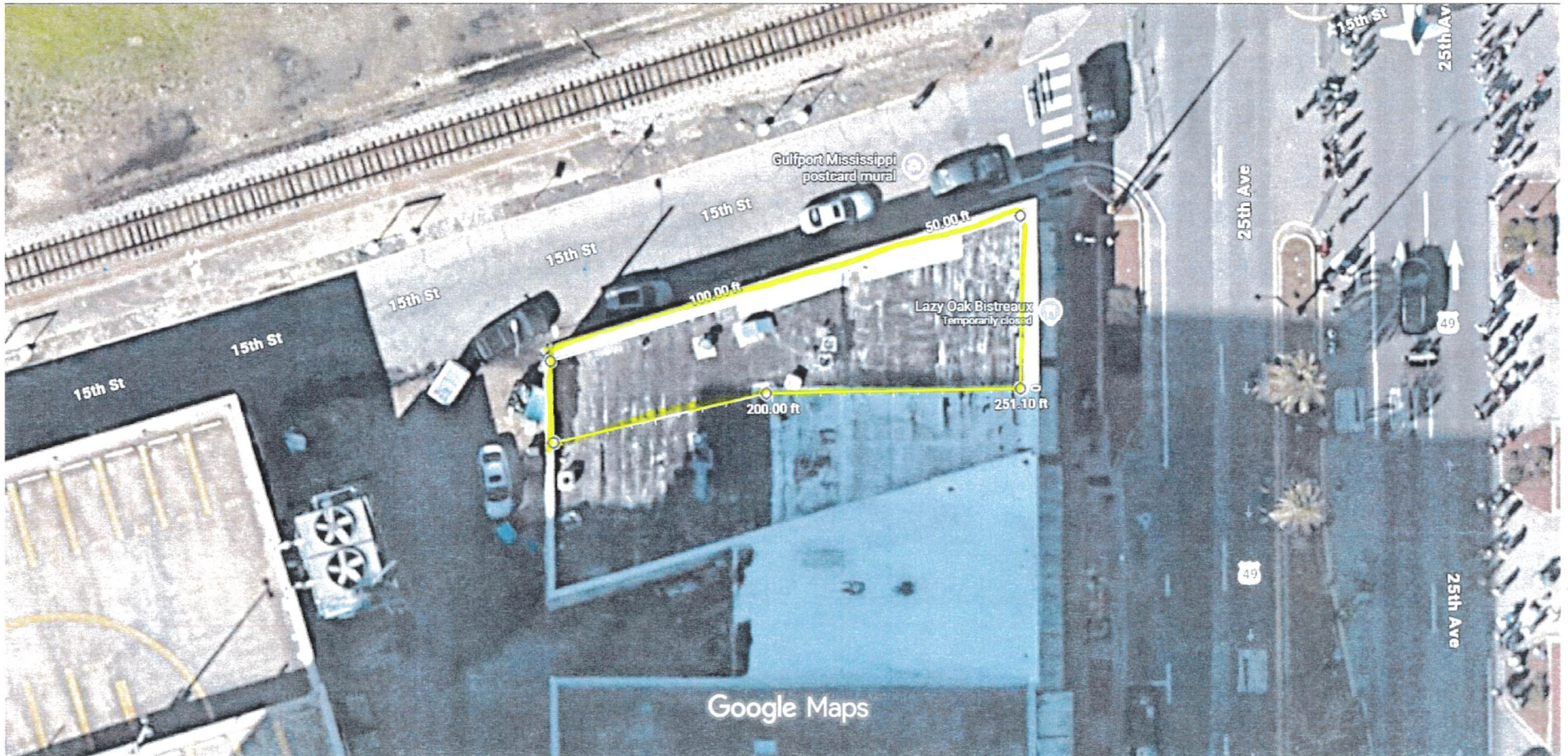
15th St

15th St

1429

Rock N Roll Sushi  
Sushi





Imagery ©2026, Map data ©2026 Google 20 ft

Measure distance  
Total area: 2,276.91 ft<sup>2</sup> (211.53 m<sup>2</sup>)  
Total distance: 251.10 ft (76.53 m)



# Michael Watson

## SECRETARY OF STATE

This is not an official certificate of good standing.

### Name History

Name	Name Type
ANewSouth Properties LLC	Legal

### Business Information

<b>Business Type:</b>	Limited Liability Company
<b>Business ID:</b>	1038773
<b>Status:</b>	Good Standing
<b>Effective Date:</b>	03/28/2014
<b>State of Incorporation:</b>	Mississippi
<b>Principal Office Address:</b>	2211 Government St, 10051 Lorraine Rd Ste A Ocean Springs, MS 39564

### Registered Agent

Name
Patel, Anupan 110 Asbury Park Dr. Pearl , MS 39208

### Officers & Directors

Name	Title
Jason O Rosetti 2500 13TH STREET, SUITE 3 GULFPORT, MS 39501	Member
Roberds Bros., LLC 2211 Government Street Ocean Springs, MS 39564	Member
Cam Roberds 2211 Government Street Ocean Springs, MS 39564	Secretary



*J. Jordan* 1st Judicial District  
Instrument 2014 4067 D -J1  
Filed/Recorded 6/17/2014 09:37 A  
Total Fees \$ 12.00  
2 Pages Recorded

PREPARED BY & RETURN TO:  
Schwartz, Orgler & Jordan, PLLC  
PO BOX 4682  
BILOXI MS 39535  
228-388-7441

STATE OF MISSISSIPPI  
COUNTY OF HARRISON

**WARRANTY DEED**

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

NINA J. CARVER, HAROLD M. CARVER AND JENNIFER J. CARVER,  
200 Main St, Bay St Louis, MS 39520, 228- 216-4109,

do hereby sell, convey and warrant unto

ANEWSOUTH PROPERTIES, LLC,  
110 Asbury Park Dr, Pearl, MS 39208, 228- 219-0182,

the following described land and property being located in the First Judicial District of Harrison County, Mississippi, being more particularly described as follows, to-wit:

Lot One (1), Block 161, ORIGINAL GULFPORT, a subdivision according to the official map or plat thereof on file and of record in the office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi, in Plat Book 11 at page 9 (Copy Book 4A at page 368) thereof, reference to which is hereby made in aid of and as a part of this description.

The above described property is no part of the homestead of the Grantor(s) herein.

THIS CONVEYANCE is subject to any and all recorded restrictive covenants, rights-of-way and easements applicable to subject property, and subject to any and all prior recorded reservations, conveyances and leases of oil, gas and minerals by previous owners.

AD VALOREM TAXES for the current year have been pro-rated and are hereby assumed by the

Grantee herein.

WITNESS OUR SIGNATURES, on this the 3rd day of June, 2014.

Nina J. Carver  
Nina J. Carver

Harold M. Carver  
Harold M. Carver

<sup>ec 0311013</sup>  
Jennifer J. Carver  
Jennifer J. Carver

STATE OF MISSISSIPPI

COUNTY OF HARRISON

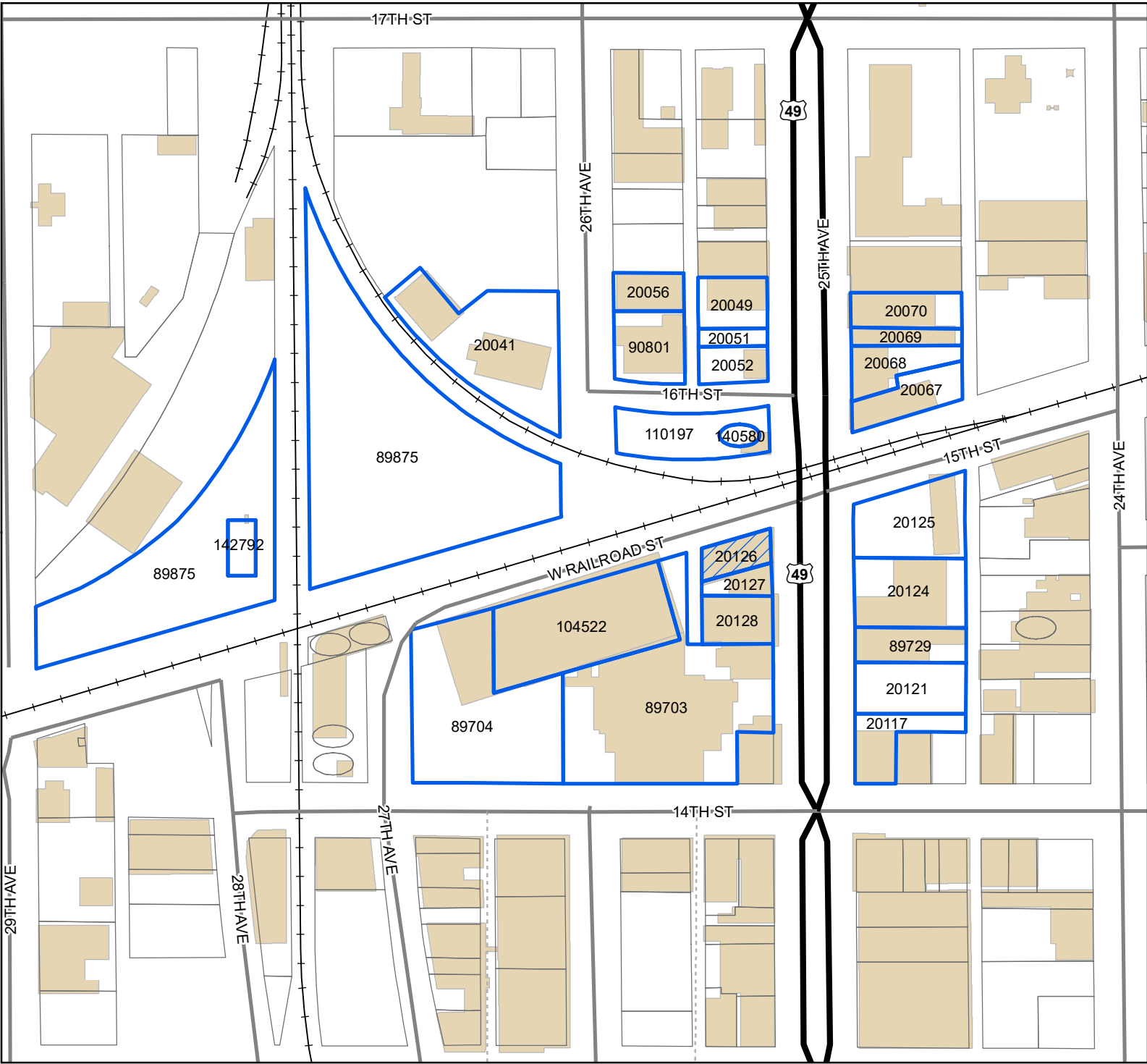
THIS DAY PERSONALLY CAME AND APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, Nina J. Carver , Harold M. Carver, and Jennifer J. Carver , who acknowledged that the above and foregoing instrument was signed and delivered as the free and voluntary act and deed of the Grantors on the day and in the year therein mentioned.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 3rd day of June, 2014.







[Signature]  
NOTARY PUBLIC ID # 64132  
KASEY ANN GANNON  
Commission Expires  
Sept. 27, 2017  
HARRISON COUNTY  
STATE OF MISSISSIPPI  
NOTARY PUBLIC

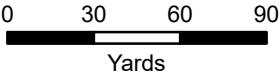
My Commission Expires:

\_\_\_\_\_



Legend

-  Site
-  US or State Highway
-  Street
-  Alley
-  Railroad
-  Buildings



1 inch = 200 feet



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

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
Y		0811K-04-001.000	ANEWSOUTH PROPERTIES, LLC (OWNER)	2211 GOVERNMENT STREET	OCEAN SPRINGS	MS	39564
			KELLI BELL (AGENT)	1612 CAHILL DRIVE	GULFPORT	MS	39507
			<b>Adjacent Property Owners(2606SE071)</b>				
	20056	0811F-04-063.000	WETZEL JAMES K & GARNETTE ANN ETAL	P O DRAWER 1	GULFPORT	MS	39502
	20068	0811F-04-039.000	GULF PINES GIRL SCOUT COUNCIL IN	500 HUTCHINSON AVE	HATTIESBURG	MS	4E+08
	20126	0811K-04-001.000	ANEWSOUTH PROPERTIES LLC	2211 GOVERNMENT STREET	OCEAN SPRINGS	MS	39564
N	89703	0811K-04-004.000	HANCOCK BANK	C/O VEE SERVICES, INC.	DALLAS	TX	75230
	20124	0811K-03-022.000	BFS RETAIL & COMMERCIAL OPERATIONS	200 4TH AVE SOUTH	NASHVILLE	TN	37201
	20121	0811K-03-020.000	LEVI JOEL M ETAL	1508 KENSINGTON AVE	OCEAN SPRINGS	MS	39564
	20049	0811F-04-044.000	MARIE TRAVIS & COMPANY LLC	9163 ASHBURN LN	GULFPORT	MS	39503
	90801	0811F-04-064.000	NECAISE LOIS ANN	P O BOX 717	GULFPORT	MS	39502
	20069	0811F-04-038.000	MOSES DEPARTMENT STORE	1612 25TH AVE	GULFPORT	MS	39501
	20051	0811F-04-042.000	MONTELLA PROPERTIES LLC	126 JEFF DAVIS AVE	LONG BEACH	MS	39560
	20070	0811F-04-037.000	TINDELL INVESTMENTS & PROPERTY LLC	20 MOCKINGBIRD LANE	GULFPORT	MS	39507
	20128	0811K-04-003.000	GRIFFIN MARY BRASH ETAL	C/O P O BOX 146	GULFPORT	MS	39502
	20067	0811F-04-040.000	1600 25TH AVENUE LLC	1600 25TH AVE	GULFPORT	MS	39501
	20127	0811K-04-002.000	ICONIC BUILDINGS LLC	12321 PRESERVATION DR	GULFPORT	MS	39503
	20052	0811F-04-041.000	MONTELLA PROPERTIES LLC	126 JEFF DAVIS AVE	LONG BEACH	MS	39560
N	20125	0811F-03-017.000	HANCOCK BANK	C/O VEE SERVICES INC	DALLAS	TX	75230
N	104522	0811K-04-007.000	HANCOCK BANK	11700 PRESTON ROAD	DALLAS	TX	75230
	89704	0811K-04-006.000	HANCOCK BANK	11700 PRESTON ROAD SUITE 660-#19:	DALLAS	TX	75230
N	20117	0811K-03-019.000	LEVI JOEL ETAL	1508 KENSINGTON AVE	OCEAN SPRINGS	MS	39564
	20041	0811F-04-066.000	COS INC D/B/A CLAY'S OFFICE SUPPLY	1601 26TH AVE	GULFPORT	MS	39501
N	89875	0811L-01-001.000	GULFPORT CITY OF				0
	89729	0811K-03-021.000	OWEN JOE SAM	P O BOX 673	GULFPORT	MS	39502
N	110197	0811F-04-075.000	GULFPORT CITY OF	P O BOX 59	GULFPORT	MS	39502
N	140580	0811F-04-075.000	POP BROTHERS LLC -LESSEE-	C/O GULFORT CITY OF -LESSOR-	GULFPORT	MS	39501
N	142792	0811L-01-001.000	ALLTEL COMM WIRELESS OF LA -LESSEE-	D/B/A VERIZON WIRELESS	BASKING RIDGE	NJ	7920

## AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
49732	IPL0335917	Legal Ad - IPL0335917	ZB May 21 meeting	1.0	71.0L

ATTENTION: GULFPORT CITY HALL IP  
 1410 24 TH AVENUE  
 GULFPORT, MS 39501  
 rbell@gulfport-ms.gov, jversiga@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:  
 05/06/26 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, May 21st, 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 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

**Variance 2605ZB060**, by agent Brent Hearn, seeking approval for a zero-foot side yard setback where 6 feet is required for an attached lean-to style carport, Tax Parcel 0808O-02-103.000, 11062 Klein Rd, Zoned R-1-5 (Single-family), Ward 4

**Variance 2605ZB062**, seeking approval for parking that backs out into the right-of-way for multiple-family dwelling uses, Tax Parcels 1010G-03-016.002, 1010G-03-016.003, 1010G-03-015.003, Cotton Drive, Ward 2

**Variance 2605ZB065**, by agent Megan Runkel, seeking approval for zero regular parking spaces where 8 are required, Tax Parcel 0811F-05-017.000, 1916 24th Ave, Zoned T4L (General Urban Zone "Limited"), Ward 3

**Special Exception 2606SE071**, by agent Kelli Bell, seeking approval for a lounge use, Tax Parcel 0811K-04-001.000, 1429 25th Avenue, Zoned T6 (Urban Core Zone), Ward 2

**Variance 2606ZB074**, by owner Metal Properties MS LLC, seeking approval for an 8-foot tall fence where the height limit is 4 feet, Tax Parcel 0909H-01-003.018, 12186 Glascock Drive, Zoned I-2 (Heavy Industry), Ward 4

This the 29th day of April 2026  
 Nathan Boddie, Chairman  
 City of Gulfport Zoning Board of Adjustment and Appeals  
 IPL0335917  
 May 6 2026

[Print Tearsheet Link](#)

[Marketplace Link](#)

*Mary Castro*



Mary Castro

*Sherry J Chasteen*



Sworn to and subscribed before me on

May 6, 2026, 10:26 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, May 21, 2026

**Variance 2606ZB074:** Variance 2606ZB074, by owner Metal Properties MS LLC, seeking approval for an 8-foot tall fence where the height limit is 4 feet, Tax Parcel 0909H-01-003.018, 12186 Glascock Drive, Zoned I-2 (Heavy Industry), Ward 4

# Technical Report

## VARIANCE

### GENERAL INFORMATION

Case File Number: 2606ZB074

Hearing Date: May 21, 2026

Current Zoning/Use: I-2 / Commercial Building

Legal: Variance 2606ZB074, by owner Metal Properties MS LLC, seeking approval for an 8-foot tall fence where the height limit is 4 feet, Tax Parcel 0909H-01-003.018, 12186 Glascock Drive, Zoned I-2 (Heavy Industry), Ward 4

### 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 for an eight-foot-tall fence between the front property line and six feet in front façade line of the primary structure, where the height limit is four feet.

- (a) The applicant only addressed the fence variance question regarding safety and ingress and egress, stating that there will be no adverse issues to safety or ingress and egress. The applicant does not state any special conditions or circumstances that are peculiar to the land.
- (b) The applicant does not address the question regarding the cause of a hardship, or whether a hardship was the result of the applicant's actions. The applicant is seeking approval for an eight-foot-tall fence where ordinance requires the height limit to be 4 feet, and staff have noted from a site visit, the construction of said fence has already started. The special conditions result from the actions of the applicant.
- (c) The applicant does not address the question regarding how unnecessary hardship has resulted from the physical character of the property, instead noting how the design will be like all other industrial properties in the industrial park. As noted from the site visit conducted by staff, the applicant has already begun construction of the proposed fence.
- (d) The applicant does not address the question regarding the literal interpretation of the ordinance. From the staff visit to the nearby area, staff noted other fences between the front façade line of the primary structure and front property line that were greater than four feet in height. From staff research, staff noted that some fences were not permitted, while most were existing prior to the current fence ordinance. The literal interpretations of the current fence ordinance would deprive the applicant of rights commonly enjoyed in this same district.
- (e) The applicant does address the question regarding any special privileges that may be conferred should the variance be granted. As noted from the prior statement staff noted that within the nearby area, there are fences that exceed the four-foot height limit between the front property line and the front façade line of the primary structure. While some of these fences were not permitted, most existed prior to both the current fence ordinance. Granting the variance would not confer any special privileges.
- (f) This property is zoned I-2, and a fence is allowed by right.

### ***EXECUTIVE SUMMARY***

The applicant is seeking approval for an eight-foot-tall fence between the front façade line of the primary structure and six feet in the front property line, where the height limit is four feet. The applicant does not address how any hardship resulting from the character of the land is preventing them from meeting the requirements of the current fence ordinance. From a staff visit to the subject site, staff noted that construction of the proposed fence had already begun. Staff also noted other fences east of the subject site with fences within the front of the primary structure that exceeded the four-foot height limit. From staff research, staff noted that some of these fences had no permits that predated the current fence ordinance. While the applicant has caused their own hardship, granting of the variance would not confer any special privileges that other properties in the same district do not enjoy.

Any approval should consider these conditions:

# Technical Report

## VARIANCE

1. Approval allows for an eight-foot-tall fence between the front property line and six feet in the front faced line of the primary structure, where the height limit is four feet.
2. Must comply with all current Building Codes and City of Gulfport Ordinances.

### ***DEPARTMENTAL CONDITIONS***

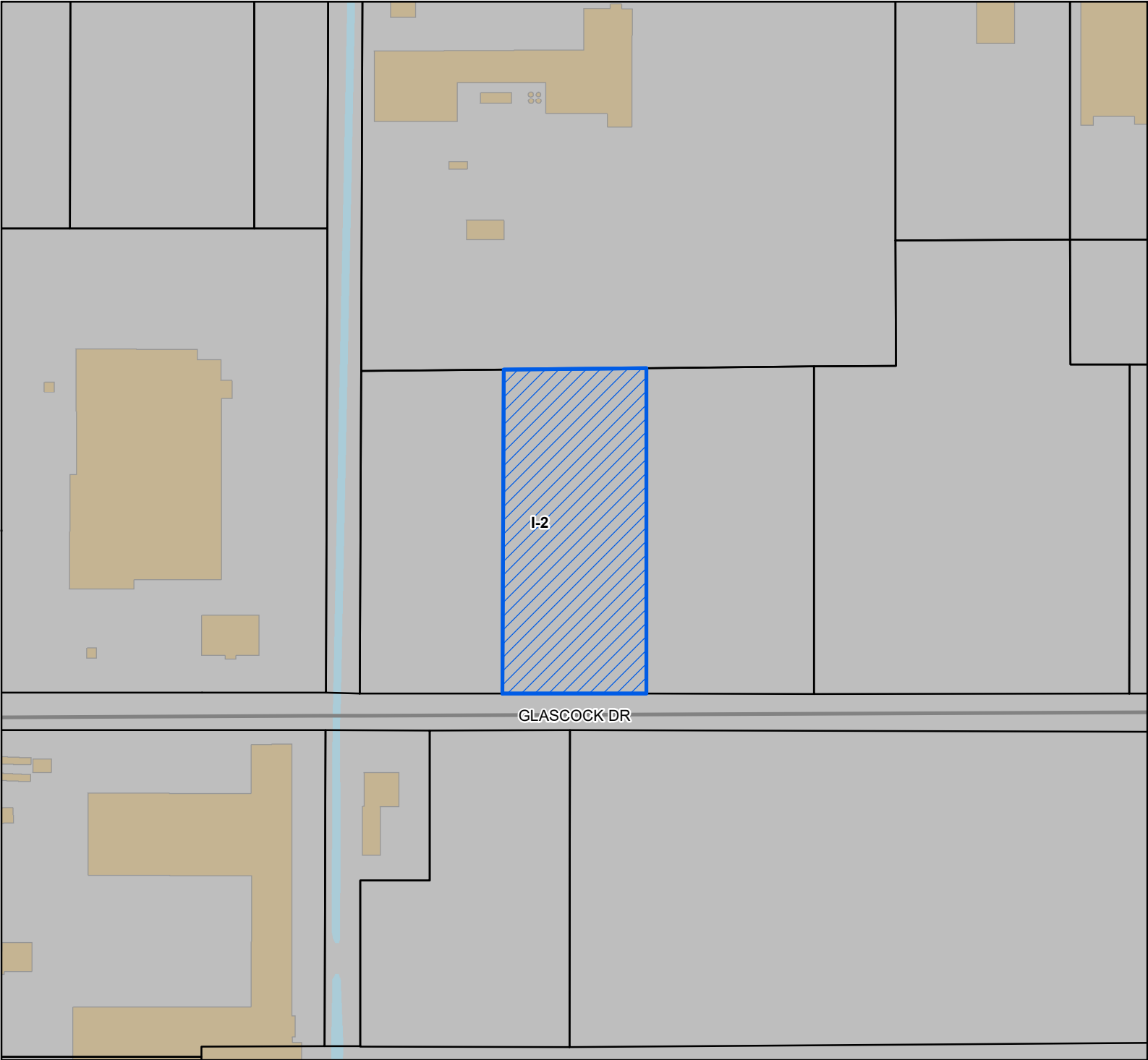
<b><u>Engineering:</u></b>	No conditions. Memo dated 5/7/2026.
<b><u>Public Works:</u></b>	No comment as of 5/8/2026.
<b><u>Traffic and Safety:</u></b>	No conditions. Memo dated 5/7/2026.
<b><u>Building Code Services:</u></b>	Must comply with all current Building Codes and City of Gulfport Ordinances. Memo dated 4/29/2026.
<b><u>GIS:</u></b>	No conditions. Memo dated 5/8/2026.
<b><u>Police Department:</u></b>	No comment as of 5/8/2026.
<b><u>Fire Department:</u></b>	No conditions. Memo dated 4/30/2026.
<b><u>City Arborist:</u></b>	No comment as of 5/8/2026.


### ***DIRECTOR APPROVAL***

This report has been reviewed and approved by:

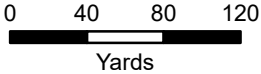


\_\_\_\_\_  
Greg Holmes  
Director of Urban Development Department



-  Site
  -  Street
  -  Parcels
  -  Buildings
  -  Water Features
- Zoning**
-  I-2 - Heavy Industry District

**Site Information**  
 0909H-01-003.018  
 Zoning: I-2 (Heavy Industry)  
 Size: 5 Acres  
 Flood: X



1 inch = 300 feet



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



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

CASE NUMBER  
260678074

04/08/26

Rec.# 13792442

# 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

0	9	0	9	H	-	0	1	-	0	0	3	.	0	1	8					-										
					-							.								-										
					-							.								-										

### Property Address:

12186 glascock drive Gulf port MS

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

### General Description of Request: FENCE VARIANCE FOR INDUSTRIAL NEW CONSTRUCTION SITE THAT HAS BEEN APPROVED

AND PERMITTED w/ 8 Ft Fence where Hg Limit is 4 Ft

### 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, Eric Howell, being owner or agent of the property 12186 glascock drive Gulf port MS  
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*

7/8/26  
*Date*

#### STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 8th day of April, 20 26

[Signature]  
*Notary Public*

05/22/2027  
*Commission Expiration*



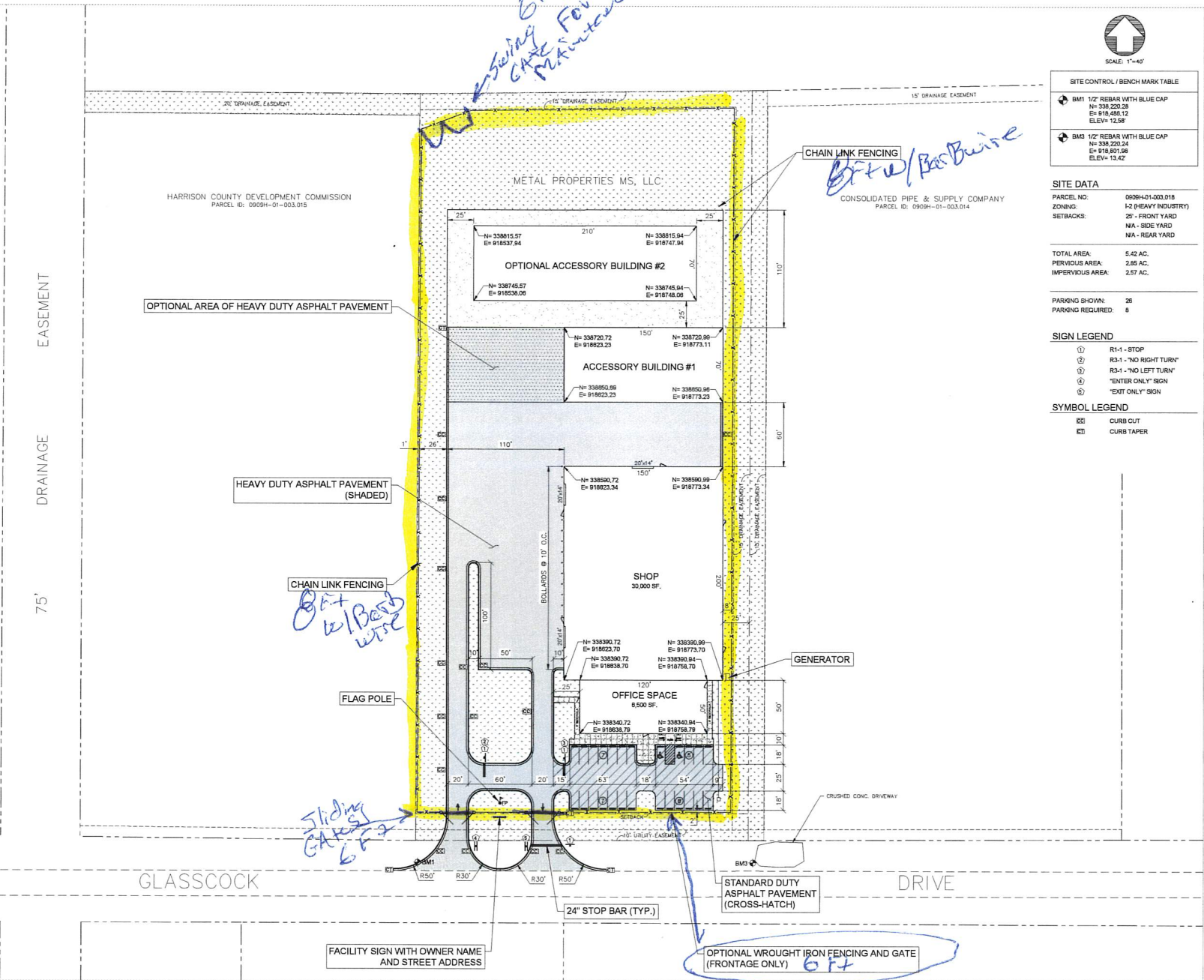
# Fence Variance Submissions

✓  
Please explain the nature of the project that requires the variance(s). When determining a variance to fence, wall, and hedge requirements, the zoning board shall consider the following, which must also be addressed by the applicant on a separate sheet of paper:

1. Safety in regard to the subject property, adjacent properties, ingress and egress, streets, alleyways, and water bodies; **INDUSTRIAL SITE WOULD LIKE 6FT FENCE PER PLANS AROUND THE ENTIRE PROPERTY**
2. Visual impact on adjacent properties, streets, alleyways, and water bodies; **NO IMPACT THIS IS AN INDUSTRIAL PARK**
3. Design in relation to other structures on the same lot, adjacent properties, and the neighborhood; **THERE ARE NO ADJACENT BUILDINGS**
4. Impact on ingress and egress, if applicable; **NO IMPACT**
5. Screening, buffering or separation of any nuisance or hazardous feature: **N/A**
6. Compatibility with adjacent properties; **ALL PROPERTIES HAVE SAME TYPE FENING IN THE INDUSTRIAL PARK**

**THE REASON FOR THE FENCE VARIANCE IS FOR SAFTY AND TO PREVENT THEFT OF VALUABLE MATERIALS STORED ONSITE SUCH AS COPPER,ALUM AND STEEL. WE ARE ASKING FOR A VARIANCE TO PUT A 6 FT CHAIN LINK FENCE W BARB WIRE AROUND THE PROPERTY AND A 6 FT SEE TRU ALUM FENCE WITH SLIDING GATES ACROSS FRONT. EXACTLY AS WE SUBMITTED TO THE CITY OF GULF PORT URBAN DEVELOPMENT AND PLANNING COMMISSION THAT HAS BEEN APPROVED.**

11/2023 - BROWN, MITCHELL & ALEXANDER, INC. (BMA) HAS BEEN DESIGNATED AS THE ENGINEER OF RECORD FOR THIS PROJECT. ANY MODIFICATIONS TO THE DRAWINGS OR ASSOCIATED SPECIFICATIONS AS PREPARED BY BMA, WITHOUT THE WRITTEN CONSENT OF BMA, SHALL BECOME THE PROPERTY OF BMA. BMA SHALL BE RESPONSIBLE FOR ANY AND ALL LIABILITY AS A RESULT OF ANY SUCH MODIFICATIONS.



SITE CONTROL / BENCH MARK TABLE	
BM1	1/2" REBAR WITH BLUE CAP N= 338,228.28 E= 918,488.12 ELEV= 12.58'
BM3	1/2" REBAR WITH BLUE CAP N= 338,228.24 E= 918,601.98 ELEV= 13.42'

SITE DATA	
PARCEL NO.:	0009H-01-003.018
ZONING:	I-2 (HEAVY INDUSTRY)
SETBACKS:	25' - FRONT YARD NA - SIDE YARD NA - REAR YARD
TOTAL AREA:	5.42 AC.
PERVIOUS AREA:	2.85 AC.
IMPERVIOUS AREA:	2.57 AC.

PARKING SHOWN:	
26	
PARKING REQUIRED:	
8	

SIGN LEGEND	
①	R1-1 - STOP
②	R3-1 - "NO RIGHT TURN"
③	R3-1 - "NO LEFT TURN"
④	"ENTER ONLY" SIGN
⑤	"EXIT ONLY" SIGN

SYMBOL LEGEND	
⊞	CURB CUT
⊞	CURB TAPER

401 Cowan Road,  
Columbus, MS 39207  
(228)644-6172  
www.bmaengineers.com

3221 Avenue Street  
Gulfport, MS 39503  
(228)434-7412  
www.bmaengineers.com

**BROWN, MITCHELL  
& ALEXANDER, INC.**  
CONSULTING ENGINEERS

REV \_\_\_\_\_ DATE \_\_\_\_\_ BY \_\_\_\_\_

SEAL

METAL PROPERTIES MS SHOP  
METAL PROPERTIES MS, LLC  
GULFPORT, MISSISSIPPI

SITE LAYOUT PLAN

CAD \_\_\_\_\_  
ENG \_\_\_\_\_  
DATE 6/10/2023  
SCALE 1"=40'  
BMA# 3929  
FILE \_\_\_\_\_

SHEET

C-121



**12186 Glasscock drive Front Fence see thru alum / wrought  
iron type**





[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

## Detail by Entity Name

Florida Limited Liability Company  
**METAL PROPERTIES MS, LLC**

### Filing Information

**Document Number** L25000110642  
**FEI/EIN Number** N/A  
**Date Filed** 03/05/2025  
**State** FL  
**Status** ACTIVE

### Principal Address

7850 KIPLING STREET  
 PENSACOLA, FL 32514

### Mailing Address

7850 KIPLING STREET  
 PENSACOLA, FL 32514

### Registered Agent Name & Address

SHERRILL, RICHARD N  
 125 E. INTENDENCE STREET  
 4TH FLOOR  
 PENSACOLA, FL 32502

### Authorized Person(s) Detail

#### Name & Address

Title MGR

**HOWELL, ERIC J**  
 7850 KIPLING STREET  
 PENSACOLA, FL 32514

### Annual Reports

Report Year	Filed Date
2026	01/16/2026

### Document Images

<a href="#">01/16/2026 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/05/2025 -- Florida Limited Liability</a>	<a href="#">View image in PDF format</a>



*Laura Sims* 1st JUDICIAL DISTRICT  
INSTRUMENT 2025-0009965-D-J1  
FILED/RECORDED 5/21/2025 3:27:01 PM  
TOTAL FEES \$36.00  
15 PAGES RECORDED

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

**SPECIAL WARRANTY DEED**

**GRANTOR:** HARRISON COUNTY DEVELOPMENT COMMISSION  
12281 Intraplex Parkway, Gulfport, MS 39503  
Telephone: (228) 896-5020  
**ACTING FOR AND ON BEHALF OF:**  
HARRISON COUNTY BOARD OF SUPERVISORS  
1801 23rd Avenue, Gulfport, MS 39501  
Telephone: (228) 865-4001

**GRANTEE:** METAL PROPERTIES MS, LLC,  
a Florida limited liability company  
7850 Kipling Street  
Pensacola, FL 32514  
Telephone: (850) 806-9733

**INDEXING  
INSTRUCTIONS:** Lot A-2, being part of Lots 10 and 11, Subdivision No. 2,  
Bayou Bernard Industrial District; and also  
Pt. of SW ¼, Section 13, T7S, R11W  
1st J.D., Harrison County, MS

**INSTRUMENT  
PREPARED BY  
AND RETURN TO:** MARK E. BOND, ESQ.  
MS STATE BAR #103992  
BALCH & BINGHAM LLP  
1310 25th Avenue  
Gulfport, MS 39501  
Telephone: (228) 864-9900

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

**SPECIAL WARRANTY DEED**

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, effective as of the 20<sup>th</sup> day of May, 2025, the **HARRISON COUNTY DEVELOPMENT COMMISSION**, acting for and on behalf of the **HARRISON COUNTY BOARD OF SUPERVISORS** (collectively, “Grantor”) does hereby grant, bargain, sell, convey, and warrant specially unto **METAL PROPERTIES MS, LLC**, a Florida limited liability company (“Grantee”), all right, title, and interest in and to that certain real property situated and being located in the First Judicial District of Harrison County, State of Mississippi, being more particularly described on Exhibit “A”, attached hereto and fully incorporated herein by this reference (the “Property”).

The above-described property being one and the same as that depicted on that certain survey prepared by Christopher Alan Seward, MS P.S. No. 03282, Brown, Mitchell & Alexander, Inc., dated February 12, 2025 (the “Survey”), which is attached hereto as Exhibit “B” and fully incorporated herein by this reference.

As a condition of Grantor’s conveyance to Grantee, Grantee hereby accepts the Property subject to restrictive covenants as set forth herein. Grantee covenants and agrees that the Property will be used by Grantee solely in furtherance of the specific purpose described in the Project Utilization Plan attached hereto as Exhibit “C” and fully incorporated herein by this reference (the “Project Utilization Plan”). Grantee covenants and agrees that Grantee will, and will cause its permitted successors, assigns, and affiliates to:

- (i) provide detailed written plans, schedule information, and project scope to Grantor (all of which deliverables must, in Grantor's reasonable determination, be consistent with the Project Utilization Plan) no later than ninety (90) days after the effective date of this Special Warranty Deed;
- (ii) apply for all permits required by applicable law within six (6) months after the effective date of this Special Warranty Deed;
- (iii) obtain all permits required by applicable law within nine (9) months after the effective date of this Special Warranty Deed;
- (iv) hire a construction contractor within twelve (12) months after the effective date of this Special Warranty Deed; and
- (v) cause such construction contractor to continuously perform construction such that construction will be complete within twenty-four (24) months after the effective date of this Special Warranty Deed, with substantial completion to occur no later than twenty-two (22) months after the effective date of this Special Warranty Deed.

If Grantee either (A) fails to satisfy any of the requirements identified in (i) through (v), or (B) after having satisfied the requirements of such sections, utilizes (including marketing for sale or lease to any third-party that is not an affiliate of Grantee) the Property in a manner inconsistent with the Project Utilization Plan, which determination shall be made in Grantor's sole and absolute discretion, during any period two (2) years after the effective date of this Special Warranty Deed, Grantor shall have the option, but not the obligation, to repurchase the Property at the Purchase Price, except that any costs in connection with any repurchase by Grantor will be paid by Grantee, including, without limitation, the cost of closing. The restrictive

covenants described in this Special Warranty Deed will be covenants running with the land and be binding upon Grantee and its permitted successors, assigns, and affiliates for a period of two (2) years after the effective date of this Special Warranty Deed.

The foregoing covenants will not apply to Grantor and Grantor reserves the right to, at any time Grantor is the owner of record (whether as a result of Grantor's repurchase of the Property or otherwise) and in Grantor's sole and absolute discretion, revoke or otherwise revise any or all of the restrictive covenants contained herein.

The warranty of title contained in this Special Warranty Deed of conveyance from Grantor to Grantee shall be limited to claims of all persons owning, holding, or claiming by, through, or under Grantor. Other than the special warranty of title expressly provided for herein, the Property is being conveyed by Grantor to Grantee "AS-IS, WHERE IS" and Grantor makes no representations or warranties, whether express, implied, or otherwise, as to the physical or environmental condition of the Property.


This conveyance is subject to any and all recorded restrictive covenants and conditions, easements, rights-of-way, and prior reservations of oil, gas, and other minerals of record pertaining to the Property; all applicable federal, state, and local governmental statutes, ordinances, and regulations, including, without limitation, zoning and subdivision ordinances; any water body such as rivers, lakes, canals, creeks, streams, marsh, wetlands, or other waters within or adjacent to the Property; and those certain permitted encumbrances attached hereto as Exhibit "D" and fully incorporated herein by this reference.

The Property is tax exempt from ad valorem taxes for the current tax year. All subsequent tax years for the Property are assumed by Grantee.

This instrument is executed and delivered in connection that certain Real Estate Purchase Offer between Grantor and Metal Properties, LLC, a Florida limited liability company, effectively dated as of January 6, 2025, as assigned by that certain Assignment and Assumption of Real Estate Purchase Offer from Metal Properties, LLC and Grantee, dated on or about April 2, 2025.

WITNESS THE SIGNATURES of the duly authorized representatives of Grantor effective as of the date set forth above, although actually executed on the date set forth in the notary acknowledgement below.

**HARRISON COUNTY  
DEVELOPMENT COMMISSION**


By:   
Billy F. Thornton, Jr., President

By:   
Windy Swetman, III, Secretary

**STATE OF MISSISSIPPI  
COUNTY OF HARRISON**

Personally appeared before me the undersigned authority in and for said county and state, on this the 25 day of April, 2025, within my jurisdiction, the within named Billy F. Thornton, Jr. and Windy Swetman, III, who acknowledged to me that they are the President and Secretary, respectively, of the Harrison County Development Commission, and that in said representative capacities, they executed the above and foregoing instrument for and on behalf of said entity after first having been duly authorized so to do.



  
NOTARY PUBLIC

Printed Name: Lori Frazier

My Commission Expires: 3/9/2029

WITNESS THE SIGNATURES of the duly authorized representatives of Grantor effective as of the date set forth above, although actually executed on the date set forth in the notary acknowledgement below.

**HARRISON COUNTY  
BOARD OF SUPERVISORS**

By: *Nathan Barrett*  
Nathan Barrett, President

By: *Angela Thrash*  
Angela Thrash, Chancery Clerk

**STATE OF MISSISSIPPI  
COUNTY OF HARRISON**

Personally appeared before me the undersigned authority in and for said county and state, on this the 12<sup>th</sup> day of May, 2025, within my jurisdiction, the within named Nathan Barrett and Angela Thrash, who acknowledged to me that they are the President and Chancery Clerk, respectively, of the Harrison County Board of Supervisors, and that in said representative capacities, they executed the above and foregoing instrument for and on behalf of said entity after first having been duly authorized so to do.

*Rachel Mitchell*  
NOTARY PUBLIC


Printed Name: Rachel Mitchell


My Commission Expires: May 31, 2028



WITNESS THE SIGNATURE of the duly authorized representative of Grantee effective as of the date set forth above, although actually executed on the date set forth in the notary acknowledgement below.

**METAL PROPERTIES MS, LLC,**  
**a Florida limited liability company**


By:   
Eric Howell, Authorized Manager

STATE OF FLORIDA  
COUNTY OF ESCAMBIA  
*and physically* 

Personally appeared before me, the undersigned authority in and for the said county and state, on this 20 day of May, 2025, within my jurisdiction, the within named Eric Howell, who acknowledged to and before me that he is the authorized manager of Metal Properties MS, LLC, a Florida limited liability company, and that he signed and delivered the above and foregoing instrument for and on behalf of the said entity, after being duly authorized to do so.



[AFFIX SEAL]

  
NOTARY PUBLIC  
Printed Name: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

**EXHIBIT "A"**  
**Legal Description**

LOT "A-2" AS PER SURVEY

A parcel of land located in part of Lots 10 and 11, Subdivision No. 2, Bernard Bayou Industrial District, as recorded in Plat Book 25, Page 26, of the deed records of the Chancery Clerk, First Judicial District, Gulfport, Harrison County, Mississippi, also situated in the Southeast 1/4 of Section 13, Township 7 South, Range 11 West, and being better described as, to-wit:

Commencing at an iron rod marking the Northwest corner of Lot 11, Subdivision No. 2, Bernard Bayou Industrial District, said point being on the South margin of Seaway Road, thence N 89°23'38" W 307.00 feet to an iron rod on the East margin of a 75 foot Drainage Easement, thence S 00°10'54" W along said East margin 870.00 feet to an iron rod, thence N 89°23'38" E 313.22 feet to an iron rod and the Point of Beginning, thence N 89°23'38" E 313.22 feet to an iron rod, thence S 00°11'52" W 702.62 feet to an iron rod on the North margin of Glascock Drive, thence N 89°53'01" W 313.19 feet to an iron rod, thence N 00°11'52" E 698.67 feet to the Point of Beginning. Said parcel contains 218194 square feet or 5.01 acres. Bearings based on GPS Observation, USM Network, Mississippi East Zone, convergence angle -0.130449, scale factor 0.999960, per survey by Gary A. Durbin, P.L.S. dated July 13, 2018.

**EXHIBIT "B"**  
**Survey**

*See attached.*



**EXHIBIT "C"**  
**Project Utilization Plan**

*See attached.*

Project Utilization Plan



HARRISON COUNTY  
Development Commission

1. Company Name: Metal Properties LLC
2. Legal Name of Purchaser: Metal Properties LLC  

(If this name is different from the name of the company described in number 1 or from the entity for which the land is proposed, describe the relationship of the purchaser to such entity.)
3. Type of Operation/Product: Building for Metal manufacturer
4. Number of Existing Jobs (if applicable): \_\_\_\_\_
5. Number of new jobs: 20 -50
6. Average hourly wage: \$ 25.00
7. Amount of Capital Investment (exclusive of land purchase price): \$ 2.5MIL
8. Land Requirements  
Acreage: 10 acr  
Frontage (road/water/rail-feet): \_\_\_\_\_
9. Square footage of facility: 50,000 sq ft
10. Contact Person (Name, address, phone and fax): Eric Howell  
7850 Kipling Street  
Pensacola FL 32514

*By signing below, the undersigned certifies that, upon their best information and belief, the representations made above are true and correct. The undersigned further certifies that they are aware that this information has been provided for the purpose of determining the eligibility to purchase and/or lease property in Harrison county industrial park listed above and to propose a sales price commensurate with the economic impact of the project.*

Date: 11/5/2024 Name: *E J Howell*

Title: Manager

**EXHIBIT "D"**  
**Permitted Encumbrances**

1. Subject to that certain Judgment in Cause No. 21,441 in Eminent Domain in the matter styled Harrison County Development Commission, acting for and on behalf of the Harrison County Board of Supervisors v. J. Stanley Arnold, et al., dated February 20, 1963, and filed March 22, 1963, in Book 511, Page 481 in the Office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi, and the terms and conditions thereof.

2. Subject to the matters reflected on the Plat of Subdivision No. 2 of Bernard Bayou Industrial District filed on July 11, 1966, in the Office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi in Plat Book 25, Page 26.

3. Subject to that certain Final Decree in Cause No. 59,391 vacating Bayou View Road filed in Book 653, Page 59 on September 17, 1970, in the Chancery Court of the First Judicial District of Harrison County, Mississippi, and the terms and conditions thereof.

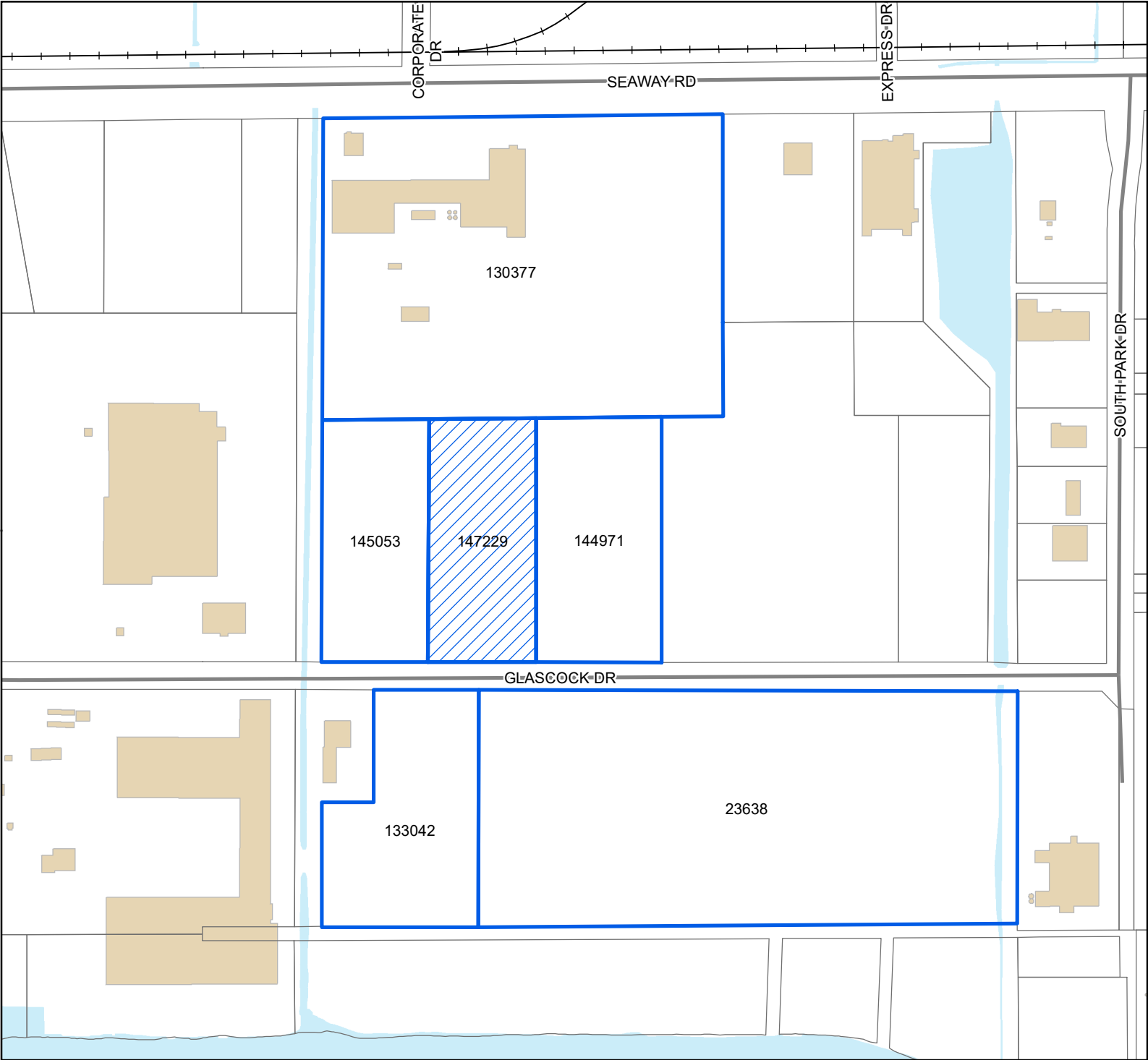
4. Subject to that Right of Way and Easement Deed from Harrison County Development Commission in favor of United Gas, Inc. dated November 29, 1971, and filed August 1, 1972, in Book 689, Page 55 in the Office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi, and the terms and conditions thereof, including matters reflected on the survey attached thereto.

5. Subject to the matters reflected on that Certificate of Re-Subdivision filed September 20, 2018, in the Office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi as Instrument 2018-6179 D-J1, including, without limitation, a 10' Utility Easement running along the South lot lines of Lots "A", "B", and "C".





6. Subject to the matters reflected on that Certificate of Re-Subdivision filed March 8, 2021, in the Office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi as Instrument 2021-3204 D-J1 and re-recorded on April 20, 2021, as Instrument 2021-5315 D-J1, including, without limitation, a 10' Utility Easement running along the South lot line of Lot "A-2", a 15' Drainage Easement running along the East lot line of Lot "A-2", and a 20' Drainage Easement running along the North lot line of Lot "A-2".

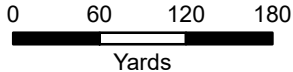
7. Subject to that certain Deed of Dedication for the dedication of Glasscock Road and Logan Cline Drive for street, road, right-of-way, and all other legal and necessary public purposes dated August 16, 2022, and filed October 10, 2022, as Instrument No. 2022-0025710 D-J1, in the Office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi, and the terms and conditions thereof.

8. All matters shown on the survey of the Land prepared by Christopher Alan Seward, MS. P.S. No. 03282, of Brown, Mitchell & Alexander, Inc., dated February 12, 2025, and designated as BMA # 3929.



Legend

-  Site
-  Street
-  Railroad
-  Buildings
-  Water Features



1 inch = 400 feet



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

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
Y		0909H-01-003.018	METAL PROPERTIES MS LLC (OWNER)	7850 KIPLING STREET	PESACOLA	FL	32514
			<b>Adjacent Property Owners (2606ZB074)</b>				
	130377	0909H-01-003.000	SOPREMA U S A INC	310 QUADRAL DR	WADESWORTH	OH	44281
	23638	0909H-01-003.000	HARRISON CO DEV COMM	12292 INTRAPLEX PARKWAY	GULFPORT	MS	39503
N	133042	0909H-01-003.000	GULF SHIP LLC	ATTN: DIONNE CHOUEST	CUT OFF	LA	70345
	144971	0909H-01-003.000	CONSOLIDATED PIPE & SUPPLY COMPANY	1205 HILLTOP PKWY	BIRMINGHAM	AL	35204
	147229	0909H-01-003.000	HARRISON CO DEV COMM	P O BOX 1870	GULFPORT	MS	39502
N	145053	0909H-01-003.000	HARRISON CO DEV COMM	P O BOX 1870	GULFPORT	MS	39502

## AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
49732	IPL0335917	Legal Ad - IPL0335917	ZB May 21 meeting	1.0	71.0L

ATTENTION: GULFPORT CITY HALL IP  
 1410 24 TH AVENUE  
 GULFPORT, MS 39501  
 rbell@gulfport-ms.gov, jversiga@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:  
 05/06/26 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, May 21st, 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 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

**Variance 2605ZB060**, by agent Brent Hearn, seeking approval for a zero-foot side yard setback where 6 feet is required for an attached lean-to style carport, Tax Parcel 0808O-02-103.000, 11062 Klein Rd, Zoned R-1-5 (Single-family), Ward 4

**Variance 2605ZB062**, seeking approval for parking that backs out into the right-of-way for multiple-family dwelling uses, Tax Parcels 1010G-03-016.002, 1010G-03-016.003, 1010G-03-015.003, Cotton Drive, Ward 2

**Variance 2605ZB065**, by agent Megan Runkel, seeking approval for zero regular parking spaces where 8 are required, Tax Parcel 0811F-05-017.000, 1916 24th Ave, Zoned T4L (General Urban Zone "Limited"), Ward 3

**Special Exception 2606SE071**, by agent Kelli Bell, seeking approval for a lounge use, Tax Parcel 0811K-04-001.000, 1429 25th Avenue, Zoned T6 (Urban Core Zone), Ward 2

**Variance 2606ZB074**, by owner Metal Properties MS LLC, seeking approval for an 8-foot tall fence where the height limit is 4 feet, Tax Parcel 0909H-01-003.018, 12186 Glascock Drive, Zoned I-2 (Heavy Industry), Ward 4

This the 29th day of April 2026  
 Nathan Boddie, Chairman  
 City of Gulfport Zoning Board of Adjustment and Appeals  
 IPL0335917  
 May 6 2026

[Print Tearsheet Link](#)

[Marketplace Link](#)

*Mary Castro*



Mary Castro

*Sherry J Chasteen*



Sworn to and subscribed before  
 me on May 6, 2026, 10:26 AM EDT



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