



Planning Commission | Agenda

Thursday, June 25, 2026 – 4:30 PM

City Hall – Council Chambers
2309 15th Street, Gulfport

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

F1. Planning Commission Meeting - 05-28-26

G. Announcements

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

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

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

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

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

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

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

H. Hearing of Cases

H1. Planning Commission Decision

1. Tree Permit 2605PC070: (Deferred to June meeting date)

Tree Permit Appeal 2605PC070, by owners Michael Russell & Kirsten Wilson-Russell, seeking to appeal a denied tree permit, Tax Parcel 0711O-04-028.004, 4719 W Beach Blvd, Zoned T4L (General Urban Zone "Limited"), Ward 2

2. Planning Commission Approval 2606PC077:

Planning Commission Approval 2606PC077, by owners Cara & Jason Drewes, seeking approval for an administrative office for an engineering consulting office as a home occupation, Tax Parcel 1011D-01-049.000, 134 E Cedar Drive, Zoned T4+ (General Urban Zone "Plus"), Ward 2

3. Planning Commission Approval 2606PC081:

Planning Commission Approval 2606PC081, by agent Tamesha McDowell, seeking approval for an administrative office for a home care office as a home occupation, Tax Parcel 0807I-01-005.037, 13325 E Carriage Circle, Zoned R-1-10 (Single-family), Ward 7

4. Planning Commission Approval 2606PC084:

Planning Commission Approval 2606PC084, by owner Menhie Melton, seeking approval for a mobile home use, Tax Parcel 0710I-02-029.000, 3713 37th Ave, Zoned R-1-5 (Single-family), Ward 1

5. Planning Commission Approval 2606PC086:

Planning Commission Approval 2606PC086, by owners Amber Guidry & Devante Crandle, seeking approval for an administrative office for a bookkeeping business as a home occupation, Tax Parcel 0808K-03-075.000, 11475 Harris Drive, Zoned R-1-10 (Single-family), Ward 7

6. General Plan 2607PC094: (Deferred to July Meeting Agenda)

General Plan 2607PC094, by agent Terry Moran, seeking approval for a 48-lot subdivision with 2 outparcels, Tax Parcels 0908M-01-009.000, 0908M-01-014.000, Dedeaux Road, Zoned B-1 (Neighborhood Business), Ward 6

H2. Planning Commission Recommendation

1. Zoning Map Amendment 2604PC045:

Zoning Map Amendment 2604PC045, by agent Micheal Collins, requesting to rezone parcel to R-2 (Single-family), Tax Parcel 0810I-01-040.000, 1218 37th Street, Zoned I-1 (Light Industry), Ward 3

2. Zoning Map Amendment 2606PC076:

Zoning Map Amendment 2606PC076, by agent Grant Thompson, requesting to rezone property to R-1-10, Tax Parcel 0708I-02-015.000, Orange Grove Road, Zoned R-1-15 (Single-family), Ward 7

3. Zoning Map Amendment 2607PC093:

Zoning Map Amendment 2607PC093, by agent Terry Moran, requesting to rezone 2 parcels to R-1-7.5 (Single-family), Tax Parcel 0908M-01-009.000, 0908M-01-014.000, Dedeaux Road, Zoned B-1 (Neighborhood Business), Ward 6

I. Reports

J. Unfinished Business

K. Other Business

L. Adjournment

MINUTES
GULFPORT CITY PLANNING COMMISSION
Thursday, May 28, 2026, 4:30 P.M.
City Hall Council Chambers

- A. Prayer:** The Planning Commission led a prayer.
- B. Pledge of Allegiance:** The Pledge of Allegiance was recited.
- C. Call to Order:** The meeting of the Planning Commission was called to order at **4:30 P.M.**
- D. Determination of a Quorum:** A roll call was performed and a quorum was determined.

BOARD MEMBERS PRESENT:

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

BOARD MEMBERS ABSENT:

BILL WILLIAMS

STAFF MEMBERS PRESENT:

GREG HOLMES
MATILDA WELCH
SAMUEL SMITH
WILLIAM DICKINSON

COURT REPORTER:

NORMA JEAN SOROE

E. Confirmation of Agenda:

F. Adoption of Minutes:

Motion by **Virginia Adolph** and seconded by **Daniel Keating** to approve Minutes of the **May 7, 2026**, Planning Commission meetings was carried unanimously.

G. Hearing of Cases:

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

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

G3. Routine Agenda

H1. Planning Commission Decisions

1. Planning Commission Approval 2605PC061:

Planning Commission Approval 2605PC061, by owner Venisha Boose, seeking approval for mobile home use, Tax Parcel 0810F-01-096.000, 8237 Texas Avenue, Zoned R-1-5 (Single-family), Ward 3

Speaking for the Petition: Venisha Boose

Speaking against the Petition: None

Motion: Daniel Keating – to approve applicant request with conditions.

Second: WM. Prince Jones

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

Action: Motion carries unanimously.

2. Planning Commission Approval 2605PC064:

Planning Commission Approval 2605PC064, by owners Jason & Paige Heitzmann, seeking approval for an administrative office for graphic design as a home occupation, Tax Parcel 1009M-01-001.026, 11527 Briarstone Place, Zoned R-1-5 (Single-family), Ward 5

Speaking for the Petition: Jason Heitzmann

Speaking against the Petition: None

Motion: WM. Prince Jones – to approve applicants request as stated.

Second: Bryan Jacobs

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

Action: Motion carries unanimously.

3. General Plan 2605PC066:

General Plan 2605PC066, by agent Brown, Mitchell, & Alexander Inc, seeking approval for a 26-lot subdivision with one out parcel, Tax Parcel 0908D-01-015.000, 0908E-01-001.000, Orchard Street, Zoned R-1-7.5 (Single-family), T4+ (General Urban Zone "Plus"), Ward 6

Speaking for the Petition: Nick Gant

Speaking against the Petition: None

Motion: Charlie Hewes – to approve applicant’s request as stated with conditions.

Second: Harold Spann

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

Action: Motion carries unanimously.

4. General Plan 2605PC067:

General Plan 2605PC067, by agent Brown, Mitchell, & Alexander Inc, seeking approval for a 7-lot subdivision, Tax Parcel 0908D-01-015.000, Orchard Street, Zoned R-1-7.5 (Single-family), Ward 6

Speaking for the Petition: Nick Gant

Speaking against the Petition: None

Motion: Harold Spann – to approve applicant’s request as stated with conditions.

Second: Chris Romano

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

Action: Motion carries unanimously.

5. General Plan 2605PC069:

General Plan 2605PC069, by Elliott Homes LLC, seeking approval for a 53-lot subdivision with 2 outparcels, Tax Parcels 1010M-02-001.000, 1010M-02-001.002, 1010M-02-001.003, 1010M-02-001.004, 1010M-02-001.005, 1010M-02-001.006, 1010M-02-005.001, 5th Street, 311 Cowan Road, Zoned T4L (General Urban Zone "Limited"), T4+ (General Urban Zone "Plus"), Ward 2

Speaking for the Petition: Malcolm Jones

Speaking against the Petition: None

Motion: Virginia Adolph – Motion to table case # 2605PC069 until such time as needed.

Second: Harold Spann

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

Action: Motion carries unanimously.

6. Tree Permit Appeal 2605PC070:

Tree Permit Appeal 2605PC070, by owners Michael Russell & Kirsten Wilson-Russell, seeking to appeal a denied tree permit, Tax Parcel 0711O-04-028.004, 4719 W Beach Blvd, Zoned T4L (General Urban Zone "Limited"), Ward 2

Speaking for the Petition: Kristen Wilson-Russell, Mike Russell, Steven Prussia, Charles Hite, Rich Lee

Speaking against the Petition: Malcolm Jones, Michael Dewitt, Randall Wales

Motion: Charlie Hewes – to deny applicant’s request to remove live oak tree. Due to lack of a second to the motion, Doug Hancock made another motion to table the meeting until the next meeting date to give the City of Gulfport Arborist time to see if the live oak tree is diseased based off the applicant’s third-party review from an outside arborist. Original motion to deny the removal of live oak tree was rescinded by Charlie Hewes.

Second: Tim Diagle Jr

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

Action: Motion carries unanimously.

7. 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

Speaking for the Petition: Kellie Bell

Speaking against the Petition: None

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

Second: Daniel Keating

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

Action: Motion carries unanimously.

8. General Plan 2606PC072:

General Plan 2606PC072, by agent Knesal Engineering Services Inc, seeking approval for a 96 lot zero-lot line development with 8 out parcels, Tax Parcels 0910N-03-011.000, 0910N-03-012.000, 0910N-03-013.000, 0910N-03-014.000, 0910N-03-015.000, 0910N-04-020.000, 0910N-04-019.000, 0910N-04-018.000, 0910N-04-021.000, 0910N-03-035.000, 0910N-03-034.000, 0910N-03-033.000, 0910N-03-032.000, 0910N-03-031.000, 0910N-03-039.000, 0910N-03-038.000, 0910N-03-037.000, 0910N-03-036.000, 0910N-04-039.000, 0910N-04-040.000, 0910N-04-041.000, 0910N-04-042.000, 0910N-04-043.000, 0910N-04-044.000, 0910N-04-045.000, 0910N-04-046.000, 0911C-01-007.000, 0911C-01-006.000, Magnolia Drive, Zoned R-2 (Single-family), Ward 3

Speaking for the Petition: Bill Knesal

Speaking against the Petition: Tracy Watson, Richard Keys, Malcolm Jones, Michael Dewitt, Greg Holmes

Motion: Tim Diagle Jr – to approve applicant’s request with the condition of Tree Ordinance Sec. 8-5 permits required, 8-12 construction near tress (a-f), and plat lines need to be adjusted to protect trees and residual density. Tim Diagle Jr rescinded original motion to approve with conditions as required by City of Gulfport Arborist.

Second: Virginia Adolph

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

Action: Motion carries unanimously.

9. Planning Commission Approval 2606PC073:

Planning Commission Approval 2606PC073, by agent Michael Borries, seeking approval for a church use, Tax Parcel 0808E-04-001.000, 12261 Hwy 49, Zoned B-4 (Highway Business), Ward 7

Speaking for the Petition: Mike Borries, Bill Towles

Speaking against the Petition: None

Motion: WM. Prince Jones – to approve applicant’s request with the stated conditions.

Second: Virginia Adolph

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

Action: Motion carries unanimously.

H2. Planning Commission Recommendation

10. Zoning Map Amendment 2605PC068:

Zoning Map Amendment 2605PC068, by owners Don Perkins, Betty Perkins, & William Perkins Jr., requesting to rezone their properties to T4+ (General Urban Zone "Plus"), Tax Parcels 1011D-01-035.000, 1011D-01-044.000, 1011D-01-044.001, 144 Oleander Drive, Zoned T6 (Urban Core Zone), Ward 2

Speaking for the Petition: Don Perkins

Speaking against the Petition: None

Motion: Tim Diagle Jr – recommendation of approval due to the change in the surrounding area.

Second: Harold Spann

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

Action: Motion carries unanimously.

11. Zoning Text Amendment 2606PC083:

Zoning Text Amendment 2606PC083, by City of Gulfport, Amendment to the Comprehensive Zoning Ordinance, to amend Appendix A, Section IV (10) regarding parking requirements for townhome, zero-lot line, and small lot/small home uses.

Speaking for the Petition: Malcolm Jones

Speaking against the Petition: None

Motion: Doug Hancock – recommendation of approval to the request made City of Gulfport Assistant Attorney.

Second: Chris Romano

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

Action: Motion carries unanimously.

I. Adjournment

There being no further business, a Motion was made by Virginia Adolph to adjourn, seconded by Charlie Hewes and carried unanimously. The meeting adjourned at 6:37 P.M.

William Prince Jones, Secretary

Date: _____



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

PLANNING COMMISSION

Hearing Date: Thursday, June 25, 2026

Planning Commission Decision

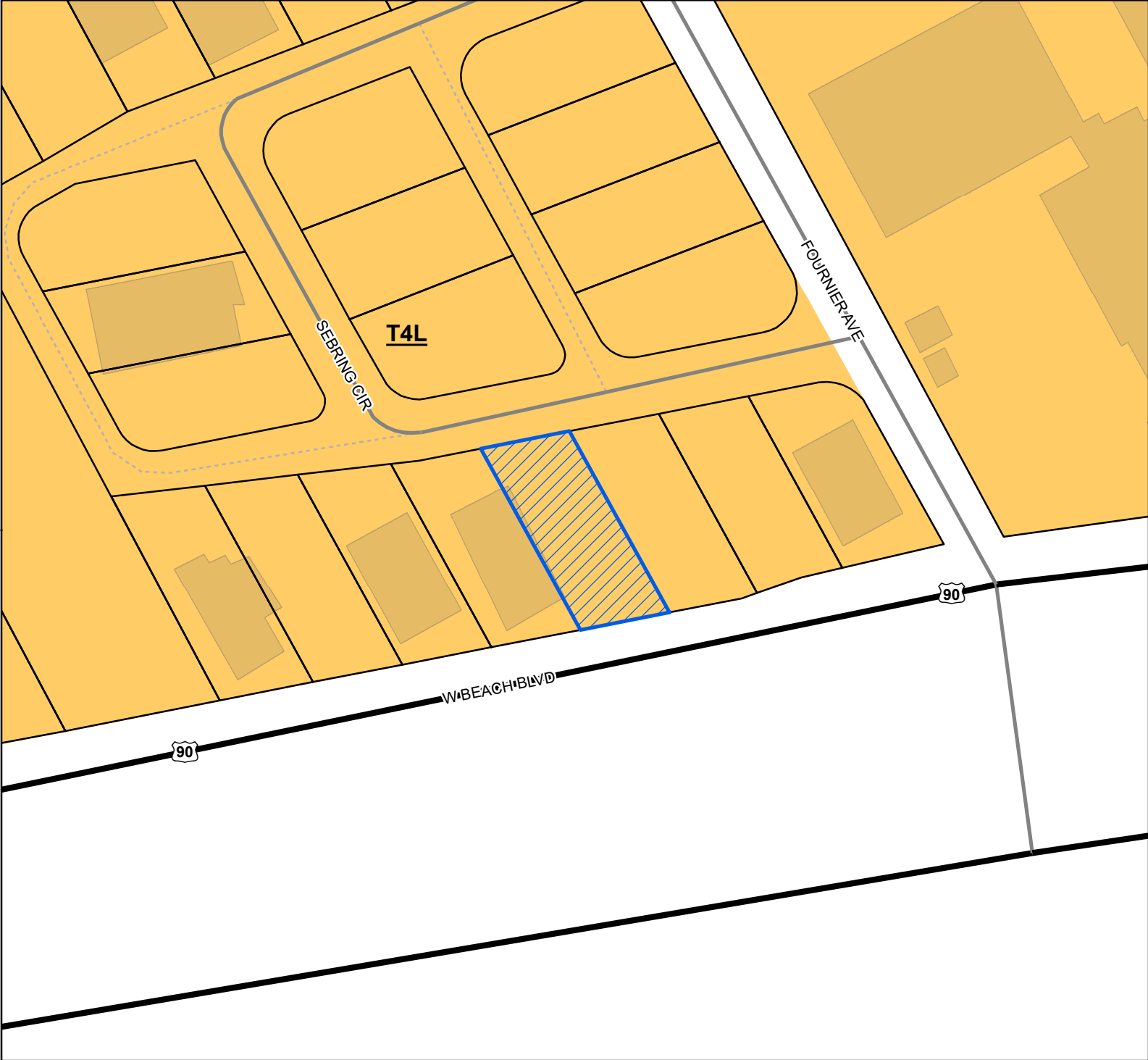


URBAN DEVELOPMENT
PLANNING & ZONING
PO BOX 1780 | GULFPORT, MS | 1410 24TH AVENUE
228.868.5710 | PLANNERS@GULFPORT-MS.GOV

PLANNING COMMISSION

Hearing Date: Thursday, June 25, 2026

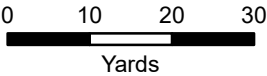
Tree Permit 2605PC070: (Deferred to June meeting date) Tree Permit Appeal 2605PC070, by owners Michael Russell & Kirsten Wilson-Russell, seeking to appeal a denied tree permit, Tax Parcel 07110-04-028.004, 4719 W Beach Blvd, Zoned T4L (General Urban Zone "Limited"), Ward 2



- Site
- US or State Highway
- Street
- Alley
- Parcels
- Buildings
- Smart Code**
- T4L

Site Information

07110-04-028.004
 Zoning: T4L (General Urban Zone Limited)
 Size: 4514.01 sqft (6851.78 sqft after lot combination, not shown on map)
 Flood: AE



1 inch = 70 feet



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



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

For Staff Use Only

APPLICATION FOR APPEALS

Property Information

TAX PARCEL #

0	7	1	1	0	-	0	4	-	0	2	8	.	0	0	4
					-			-				.			
					-			-				.			

Case File #: 2605PC070

Date Received: 4-7-26

Receipt #: 13790426

Received By: SDS

Zoning: T4L

Ward: 2 Flood: AE

Size: 6,851.78 sq. ft.

(If necessary, use separate sheet of paper)

Address of Property Involved: 4719 W BEACH BLVD

Lot(s) 4, Block(s) _____, Subdivision 9 WATERS

General Location: _____

GENERAL DESCRIPTION OF APPEAL:

TREE WAS DETERMINED IT HAD COMPROMISED STRUCTURAL INTEGRITY BY CITY ARBORIST, THE TREE IS IN MIDDLE OF ADDITION! THE ROTTING TREE IS A LIABILITY TO US, OUR PROPERTY & OTHERS.

OWNERSHIP AND CERTIFICATION:

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

OWNER

AGENT

MIKE & KIRSTEN RUSSELL

Printed Name Of Owner

4719 W BEACH BLVD

Mailing Address

GULFPORT MS 39501

City

State

Zip code

Home Phone

cell #!

Work/Cell Phone #2

Email

Mike Russell

[Signature]

Signature Of Owner

Printed Name Of Agent

Mailing Address

City

State

Zip code

Home Phone

Work/Cell Phone

Email

Signature Of Agent

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

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



Covenant Affidavit

I, MICHAEL RUSSELL, being owner or agent of the property 4719 W. BEACH BLVD
PRINT NAME PRIMARY ADDRESS OR MAIL
GULFPORT, MS 39501

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

Michael Russell 4/7/2020
Signature *Date*

STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 7th day of April, 2020

S. S. Smith, Jr.
Notary Public

Commission Expiration



ALAN FEATHERSON CAME TO OUR HOME FALL OF 2025 AND TOLD US THE TREE HAD BEEN HIT BY A VEHICLE WHICH HAS COMPROMIZED ITS INTERNAL INTEGRITY. THE IMPACT AFFECTS THE TREE'S VASCULAR SYSTEM WHICH THEN CAUSES THE TREE TO DEVELOPE HEART ROT WHICH IS WHERE THE TREE DECAYS FROM THE INSIDE OUT.

THE TREE ALSO HAS "V-SHAPED" (FORE) WHERE TWO MAIN TRUNKS MEET. WHICH ARE PRONE TO SPLITTING DOWN THE MIDDLE UNDER THE STRESS OF HIGH WINDS OR HEAVY RAIN.

THERE IS ALSO CAVITIES AT THE BASE OF THE TRUNK WHICH RODENTS LIVE. FURTHER SIGNS OF INTERNAL CAVITY, ROT CAUSING MORE WEAKNESS OF THE TRUNK OF THE TREE

THIS TREE IS WITHIN 15' OR STRICKLING DISTANCE OF OUR HOUSE AND PEDISTRIANS ON STREET & SIDEWALK. IF THE TRUNK SNAPS AT THE BASE OR SPLITS AT THE CRACK OR "V" (WHERE THE HEART ROT AND RODENT CAVITIES ARE LOCATED), THERE IS ALMOST NO SCENARIO WHERE THE TREE MISSES THE HOUSE OR ADDITION. BECAUSE THE HOUSE IS SO CLOSE TO THE "PIVOT POINT" (THE BASE), EVEN A PARTIAL LEAN TOWARD THE STRUCTURE WOULD RESULT IN A MASSIVE IMPACT. THE LIABILITY OF THE CATASTROPHIC DAMAGE THIS LIVE OAK WILL CAUSE WITHOUT WARNING TO OUR PROPERTY OUR LIVES AND THE LIVES OF NEIGHBORS OR DRIVERS ON HIGHWAY 90 AND PEDISTRIANS ALONG SIDEWALK. WE HAVE BEEN TOLD OF THIS BY GULFPORTS CITY ARBORIST AND NOW BEING TOLD WE ARE SAFE WHEN YOU

CAN VISIBLY SEE THE V'D CRACKS PLUS THE SQUISHY BARK THAT FALLS OUT WITH THE SLIGHTEST TOUCH. RODENT HOLE CAVITIES & MUSHROOM GROWTH. AS WELL AS ALL THE MULTIPLE SUCKER GROWTH ON MAJOR LIMBS WHICH ALSO IS SIGNS OF INTERNAL FUNGUS & ROT.

THE TREE IS IN THE MIDDLE OF OUR BUILDING PROJECT AND IS A HAZARD TO OUR CURRENT PROPERTY & OTHER. OUR NEIGHBORING LOT OWNER HAS BUILDING PLANS SUBMITTED TO THE CITY AS WELL AND WILL NEED LIMBS REMOVED. SO WE WOULD HAVE A RODENT INFESTED, ROTTEN TRUNK W/2 LIMBS LEFT. FOR SURE WILL FALL AND CAUSE DAMAGE

COPY

CITY OF GULFPORT TREE PERMIT APPLICATION (VER. 3/25)

City of Gulfport Department of Urban Development
1410 24th Avenue, Gulfport, Mississippi 39501 (228) 868-5715

Please read and fill in ALL information that is requested. Failure to fully and adequately complete this application may result in a delay in issuing a permit. **PLEASE PRINT LEGIBLY.** ** NOTE: It is acknowledged by the undersigned Applicant herein as a condition of any permit issued, that it is the responsibility of the owner of the property and the contractor, if any, for the removal of all limbs, stumps, and other related material after any permitted pruning and/or tree removal has occurred.

APPLICANT INFORMATION

FULL NAME OF APPLICANT: MIKE & KIRSTEN RUSSELL
PHONE NO: 913 488-5588 EMAIL: jayhawkcruss@gmail.com
NAME OF CONTRACTOR (IF ANY): _____
ADDRESS OF APPLICANT: 4719 W BEACH BLVD (street address)
GULFPORT MS 39501
City State Zip

PROPERTY INFORMATION FOR LOCATION OF TREES

STREET ADDRESS FOR AFFECTED TREES: 4719 W BEACH BLVD
TAX PARCEL NUMBER FOR PROPERTY: 07110-04-028.004
(REQUIRED FOR ISSUANCE)
* IF METES AND BOUNDS ATTACH PHOTO COPY OR DEED FOR SURVEY WITH LEGAL DESCRIPTION
FULL NAME OF PROPERTY OWNER: MIKE & KIRSTEN RUSSELL
ADDRESS OF PROPERTY OWNER: 4719 W, BEACH BLVD (street address)
GULFPORT MS 39501
City State Zip
PHONE NO: 913 488-5588 EMAIL: jayhawkcruss@gmail.com

PERMIT INFORMATION

Permit for (check all that apply): Removal Pruning _____ Other _____

Reason for permit request: Adding Addition to EXISTING HOME w/PATIO
(Use separate sheet if needed)

Total Number of Protected Trees to be removed / pruned: 1 Number of Acres: 6.85178

Provide Number of Protected Trees Below (in blanks provided):
1 Live Oak _____ Red Maple _____ Shumard Oak _____
_____ Southern Magnolia _____ American Sycamore _____ Overcup Oak _____
_____ Bald Cypress _____ Willow Oak _____ Swamp Chestnut Oak _____

Application is hereby made to the City of Gulfport pursuant to the City's Code of Ordinances for removal and pruning of protected trees. I, undersigned applicant, state and affirm that the above information is true and correct and that I have full authority over the description of work to be performed and to submit this application and seek a permit thereon. I also understand the City's Tree Protection Ordinance and that the City's Tree Protection Ordinance has full authority to issue or deny the application and I agree to comply with all provisions and requirements of the City's Code of Ordinances and its Tree Protection Ordinance and with all conditions or requirements associated with any permit issued. Any permit shall be valid for a period of 180 days following date of issuance.

FEES: _____ SIGNATURE: Michael Russell DATE: 3/16/26

NOT APPROVED

OFFICIAL USE ONLY	
Name of Employee Receiving Application: <u>Will S</u>	Date Received: <u>3-16-26</u> Date Received by: Free Protection Advisor: _____
Amount of Money Received with Application (Application Fee): _____	Method of Payment: _____
Tree Permit Approved _____	Tree Permit # <u>26037P0024</u> Tree Permit Denied <input checked="" type="checkbox"/> (See attached comments, if any)
Signature: <u>Michael Littell</u>	Date: <u>4/6/26</u>

ADDITIONAL INFORMATION REQUIRED FROM APPLICANT

- Site plan showing the following information at a scale sufficient to enable the determination of matters required under the Tree Protection Ordinance:
- (1) The shape and dimensions of the lot or parcel, together with the existing and proposed locations of structures and improvements, if any.
 - (2) Location and dimensions of all protected trees identified by common or botanical name. Trees proposed to remain, to be relocated or to be removed shall be so identified. Groups of trees in close proximity, three (3) foot spacing or closer, may be designated as a "clump" of trees, and predominant species, estimated number, and average size listed.
 - (3) A statement showing how trees not proposed for removal are to be protected during land clearing and construction (a statement as to proposed Protective Barriers as defined in Section 8-12, etc).
 - (4) Statement as to grade changes proposed for the lot parcel and how such changes will affect these regulations.
 - (5) A description of any proposed tree replacement, to include size, type, number and location of existing trees and the same for replacement trees.
 - (6) The Tree Protection Advisor may require the applicant to furnish additional information as necessary and appropriate to properly analyze the application.

Tree Permit Fee Schedule:

RESIDENTIAL AND COMMERCIAL (IMPROVED)*	
One Tree:	\$25.00
Each additional tree:	\$10.00

RESIDENTIAL AND COMMERCIAL (UNIMPROVED)*	
One Tree:	\$35.00
Each additional tree:	\$15.00

The 51.5" Live Oak tree is not in the addition's envelope. The addition can be built with existing tree.

APPLICATION FOR TREE MITIGATION TRUST

Tree Mitigation Trust application and site plans/landscape plans must be submitted to the Planning and Zoning Department and must be approved by the City of Gulfport's Tree Advisor.

Applicant Information

Name: MIKE & KIRSTEN RUSSELL
Company/Organization: _____
Address: 4719 W BEACH BLVD
Phone Number: 913-488-5588
Other Contact Information (if applicable): _____

Site Information

Tree Application Permit #: 2603 TP 024
Site Address/Parcel #: 4719 W BEACH BLVD
Number of Trees Unable to Plant: 5
Are there existing trees proposed to be removed for this site? YES NO
Is there existing greenspace on the site where trees cannot be planted? YES NO

Justification

The following section shall be used to justify reasons why the applicant should be able to participate in the City of Gulfport tree mitigation trust.

The following are common hardships (but not all) that allow an applicant to partake in the tree mitigation trust: (1) zero-lot-line property (existing building/structure comes up to property edges on all sides), (2) existing utility infrastructure or maintenance zone prohibits trees from being planted, (3) difficult water features, (4) difficult topography, (5) unusual site conditions.

Please list and explain your reasoning/hardships for not being able to plant trees on the site:

NO ROOM DUE TO SIZE OF LOT & BUILDINGS ON LOT PLUS PROPOSED ADDITION TO EXISTING STRUCTURE
IT CAUSES WATER DRAINAGE TO OUR FOUNDATION BECAUSE TREE TRUNK ABOVE OUR FOUNDATION
IT'S ROTTEN

Agreement

The applicant agrees that they have explored all alternative options for planting required trees on site and have exhausted all alternatives. The applicant agrees to provide site plans and landscape plans to the Tree Advisor showing justification for entering the tree mitigation trust.

The applicant agrees to pay the City of Gulfport to plant trees in an alternative location on public grounds or rights-of-way that are comparable to the trees or landscaping otherwise required on site by the City Ordinance. The applicant agrees to pay a one-time, flat fee for the planting and maintenance of such comparable trees. Due to the ongoing maintenance that will be required by the City of Gulfport for the life of the tree, the flat cost estimate for planting and initial maintenance of a comparable tree is two (2) times the base price for a two (2) inch caliper, ten (10) foot tree to purchase the comparable tree in local nursery stock. The applicant agrees to pay the City the current tree mitigation fee for each tree per the schedule in Ordinance Chapter 8, Sec 8-8. (b) that the applicant is unable to plant. Agreeing to pay into the trust does not exempt the applicant from other landscape code requirements not covered in this application.

Acknowledgement

I, MICHAEL RUSSELL (print name), have read and understand the above agreement and agree to abide by its terms and conditions. I certify under penalty of law that I have examined and am familiar with the information submitted and believe the information to be true and accurate.

I agree to mitigate a total of 5 trees through the City of Gulfport tree mitigation trust.

I agree to pay the City of Gulfport Mitigation Price of \$ 1100 (current nursery stock price times two (2)) per tree for a Total Price of \$ 220.00 (current mitigation price times the number of trees being mitigated.)

Signature of Applicant: Michael Russell Date: 3/16/20

For Office Use Only

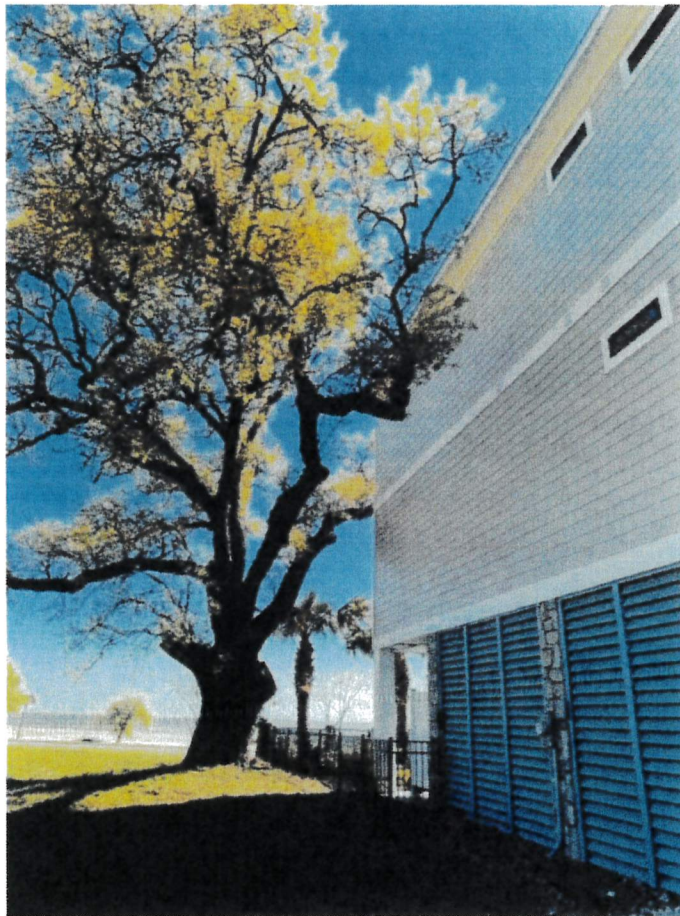
Number of trees to be mitigated: _____
Current cost per tree for mitigation bank: _____
Total tree mitigation cost for Applicant: _____
Tree Mitigation Permit Number: _____

**Permit becomes valid once payment has been received.*

Signature of Tree Advisor: _____ Date: _____



Tree trunk above foundation level
and affects drainage. City wouldn't
approve adding to grade to raise
Water is affecting our foundation







Angela Hunt 1st JUDICIAL DISTRICT
Instrument 2026-0003751-D-11
Filed/Recorded 02/27/2026 3:05:01 PM
Total Fees 26.00
2 Pages Recorded

Prepared By and Return To:
Schwartz, Orgler & Jordan, PLLC
12206 Hwy 49
Gulfport, MS 39503
(228) 832-8550

File#251744

Indexing Instructions:
The W ½ of Lot 3, Nine Water S/D
Harrison County, 1st JD, MS

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

WARRANTY DEED

THAT FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged,

**BRADLEY D. FORREST and BRANDY R. FORREST
1011 ALPHABET ROAD
GULFPORT, MS 39503
(228) 346-0870**

do hereby grant, bargain, sell, convey and warrant, unto

**MICHAEL RUSSELL and wife, KIRSTEN WILSON-RUSSELL
as tenants by the entirety with full rights of survivorship and not as tenants in common
4719 W. BEACH BLVD.
GULFPORT, MS 39507
(913) 488-5588**

the following described property, together with the improvements, hereditaments and appurtenances thereunto situated and located in the County of Harrison, State of Mississippi, and more particularly described as follows, to-wit:

The West One-Half (W 1/2) of Lot Three (3), NINE WATER SUBDIVISION, 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 59 at Page 19 thereof, reference to which is hereby made in aid of and as a part of this description.

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

Estimated county ad valorem taxes have been prorated between the parties as a part of the

consideration for this conveyance. In the event the estimates upon which such proration is based prove to be inaccurate for any reason, the Grantee agrees to refund any excess, and the Grantor agrees to pay any deficiency, upon receipt of a copy of the tax statement for the current year and a computation of the true amount due, based on a 365 day year.

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

WITNESS THE SIGNATURES of the Grantors on this the 27th day of February, 2026.



BRADLEY D. FORREST




BRANDY R. FORREST

STATE OF MISSISSIPPI
COUNTY OF HARRISON

THIS DAY personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid, **BRADLEY D. FORREST and BRANDY R. FORREST**, who acknowledged that they signed, executed and delivered the above and foregoing instrument as their voluntary act and deed on the day and year therein mentioned.

GIVEN under my hand and official seal on this the 27th day of February, 2026.



NOTARY PUBLIC

(SEAL)

My Commission Expires:

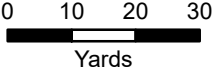


Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
Y		07110-04-028.004	MIKE & KIRSTEN RUSSELL (OWNERS)	4719 W BEACH BLVD	GULFPORT	MS	39501
			Adjacent Property Owners (2605PC070)				
	90962	07110-04-025.000	TUSCAN VILLAS CONDO ASSOC INC	1521 GIUFFRIAS AVE	METAIRIE	AL	70001
	80833	07110-04-028.001	PRUSSIA STEPHEN LEO & LYNN SMITH	4701 W BEACH BLVD	GULFPORT	MS	39501
	80840	07110-04-028.008	RIED DEWAINE L & SUSAN E -TRUSTEES-	4743 W BEACH BLVD	GULFPORT	MS	39501
	80839	07110-04-028.007	TRAN TIEN & DANG PHUNG KIM	15281 CAMELOT DR		MS	39540
	80838	07110-04-028.006	SMITH CHRISTINE DANIELLE	4731 W BEACH BLVD	GULFPORT	MS	39501
	80837	07110-04-028.005	FITZGERALD MICHAEL & DIANE	703 CENTRAL AVE	HOUMA	LA	70364
	80836	07110-04-028.004	RUSSELL MICHAEL & KIRSTEN WILSON	14315 REEDER ST	OVERLAND PARK	KS	66221
	80835	07110-04-028.003	FORREST BRADLEY D & BRANDY R	1011 ALPHABET RD	GULFPORT	MS	39503
N	80834	07110-04-028.002	FORREST BRADLEY D & BRANDY R	1011 ALPHABET RD	GULFPORT	MS	39503
	80842	07110-04-028.010	2G HOLDING LLC	9326 LOBOUY RD	PASS CHRISTIAN	MS	39571
N	80843	07110-04-028.011	2G HOLDING LLC	9326 LOBOUY RD	PASS CHRISTIAN	MS	39571
N	80841	07110-04-028.009	2G HOLDING LLC	9326 LOBOUY RD	PASS CHRISTIAN	MS	39571
N	80854	07110-04-028.022	2G HOLDING LLC	9326 LOBOUY RD	PASS CHRISTIAN	MS	39571
	80853	07110-04-028.021	PRUSSIA STEPHEN L & LYNN S	4701 W BEACH BLVD	GULFPORT	MS	39501
N	90903	07110-04-028.000	2G HOLDING LLC	9326 LOBOUY RD	PASS CHRISTIAN	MS	39571
N	80855	07110-04-028.023	2G HOLDING LLC	9326 LOBOUY RD	PASS CHRISTIAN	MS	39571
N	80850	07110-04-028.018	2G HOLDING LLC	9326 LOBOUY RD	PASS CHRISTIAN	MS	39571
N	80851	07110-04-028.019	2G HOLDING LLC	9326 LOBOUY RD	PASS CHRISTIAN	MS	39571
N	80852	07110-04-028.020	2G HOLDING LLC	9326 LOBOUY RD	PASS CHRISTIAN	MS	39571



Legend

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



1 inch = 90 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.

Vanessa Benson

Basic Tree Risk Arborist Assessment

Prepared By: Vanessa Benson

ISA Certified Arborist SO-11008A

TRAQ | PPQ

State Licensed: Ms and La

Company: SNG Tree Service

Pass Christian, Ms.

Contact: 228-547-3861

Client Name: Kiersten Russel

Property Address: 4719 W Beach Blvd

Gulfport, Ms

Date of Assessment: May 18, 2026: Revisited May 22, 2026
(during rain)

*** Report good for 3 months***

This report includes a Level 2 Basic Tree Risk Assessment, evaluating Quercus virginiana (Live Oak), visual inspection from the ground, in accordance with ISA Best Management Practices.

SNG Tree Service | ISA Certified Arborist | South Mississippi and Parts of La

Tree Risk Level 2 Arborist Assessment

Species	Circumference	DBH	Spread
Quercus virginiana	158"	4' 2"	Branch on N side running length of house 44' 11"

In my professional opinion, the likelihood of failure is probable. The consequences of failure is severe.

Targets: People, home, vehicles, pets

Tree Part: whole tree and branches

Occupancy Rate:4



Fistulina hepatica



B Balbalian, Clarissa May 22
to me ^

From Balbalian, Clarissa c.balbalian@msstate.edu
To stumpngrindms@gmail.com
stumpngrindms@gmail.com
Date May 22, 2026 at 6:43 PM
Standard encryption (TLS)
[Learn more](#)

Hi Vanessa,

The fleshy orange one looks like it could be the beefsteak fungus, *Fistulina hepatica*. It decays dead wood https://www.mushroomexpert.com/fistulina_hepatica.html. I can't tell what anything else is from the photos, but they look like they are probably just saprophytic fungi as well, which means they are things that grow on wood that is already dead. I don't see any pathogens.

...

← Reply → Forward 😊

The subject tree exhibits visible fungal fruiting bodies.

Trunk area fruiting bodies: Wood rot fungus (*Phellinus sp./spp.*)

Buttress Root area: beefsteak fungus *Fistulina hepatica* which very likely indication root rot and heart rot.

Decay on one side from what appears to be years worth of debris piled in the buttress root area.

Additionally, the tree was struck by a truck prior to 2016 and has a very large wound that the tree has had difficulty compartmentalizing.

I have included a Plant Specimen Diagnostic Report as well as an email on these Fungi from C. Balbalian from Mississippi State University Lab.

According to the property owner, Mrs. Russel, construction is planned for a 2 car tandem garage 22' wide and 28' deep with storage above it, attached to existing home. This will include a lift and deck, placing the trunk only 6 feet from the new addition. As a result, the proposed construction will encroach into the Critical Root Zone (CRZ) of the tree. Additionally this will require significant branch pruning, including very large cuts that will create additional major wounds to the tree.

Therefore, these combined factors make this tree an even greater risk.



PLANT SPECIMEN DIAGNOSTIC REPORT

Specimen # 2023-P-417

SUBMITTED BY Vanessa Benson Stump N Grind, LLC Tree Service MS stumpngrindms@gmail.com		PLANT Fungus ID Request (General)	METHOD SUBMITTED ELECTRONIC
PHONE 228-547-3861		COUNTY HANCOCK, MS	CLASS Fungus ID
CONDITION FROM ARRIVAL Photos only-no form		FEDERAL LAB NO. LAB FEE \$0.00	REPLY FROM LAB August 7, 2023
GENERAL OBSERVATIONS Fungus/Mold		PLANT MATERIAL C. Balbalian	ACQUIRED BY LAB August 7, 2023
DIAGNOSTIC TECHNIQUES <input checked="" type="checkbox"/> GROSS VISUAL <input type="checkbox"/> BAITING/WASHING <input type="checkbox"/> REGULATORY <input type="checkbox"/> MICROSCOPE <input type="checkbox"/> CHEMICAL ASSAY <input type="checkbox"/> SEED <input type="checkbox"/> TISSUE EXAM <input type="checkbox"/> GENETIC <input type="checkbox"/> SEROLOGICAL-ELISA <input type="checkbox"/> CULTURE <input type="checkbox"/> MICROBIAL ID-FAME <input type="checkbox"/> REFERRAL <input type="checkbox"/> MOIST CHAMBER <input type="checkbox"/> MONITOR/INOCULATE <input type="checkbox"/> SPECIALIZED MEDIA <input type="checkbox"/> NEMATODE			
Diagnosis/Recommendations			
Diagnosis: Wood rot fungus (<i>Phellinus sp./spp.</i>) Category: FUNGAL Comments: This is a wood rot fungus that is in the Phellinus group. In the past (prior to molecular analysis) we probably would have called this Phellinus everhartii, but molecular work done a few years ago indicates that everhartii likely only occurs in Europe. Regardless of name, this fungus decomposes lignin which results in a white heart-rot. This fungus will not kill the tree because it does not parasitize living sapwood. However, decay of the heartwood can result in structural instability that increases the risk for tree failure, which can make the tree a hazard risk. If the fungus is present on a limb, then that limb can be removed. If this is a trunk infection, then you will want to regularly monitor the extent of decay in the trunk and inspect the tree regularly for structural weakness. Avoid further wounding of the tree as much as possible.			



(*Phellinus sp./spp.*)



Disclaimer

Trees should be assessed by an ISA Certified Arborist annually.

Know and follow all instructions of the Tree Ordinance and laws that apply to trees in your local area.

Trees can be managed, but they cannot be controlled.

To live near a tree is to accept some degree of risk. The only way to eliminate all risks is to eliminate all trees. Arborists and urban foresters are tree specialists who use their education, knowledge, training and experience to:

- Examine trees
- Recommend measures to enhance the beauty and health of trees
- Attempt to reduce the risk of living near trees

Vanessa Benson, Stump N Grind LLC, Tree Specialist Arborist Group, LLC, its arborists, technicians, subcontractors and/or employees, do not certify the safety or health of any tree for any period of time. Clients may choose to accept or disregard the opinions of the arborist or seek additional advice. At times, a level 3 arborist assessment is needed to get a further understanding of the condition of the tree.

Arborists cannot detect every condition that could possibly lead to the structural failure of a tree. Trees are living organisms that may fail in ways we do not fully understand.

Limitations and Risks

- Conditions are often hidden within trees and below ground.
- Arborists cannot guarantee that a tree will be healthy or safe, or fail, for that matter, under all circumstances, or for a given period of time.
- Construction activities are hazardous to trees and cause many short and long-term injuries, which can cause trees to die or fail.
- Even when every tree is inspected, inspections involve sampling; therefore, some areas of decay or weakness may be missed.
- Weather, winds and the magnitude and direction of storms are not predictable, and some failures may still occur despite the best application of high professional standards.

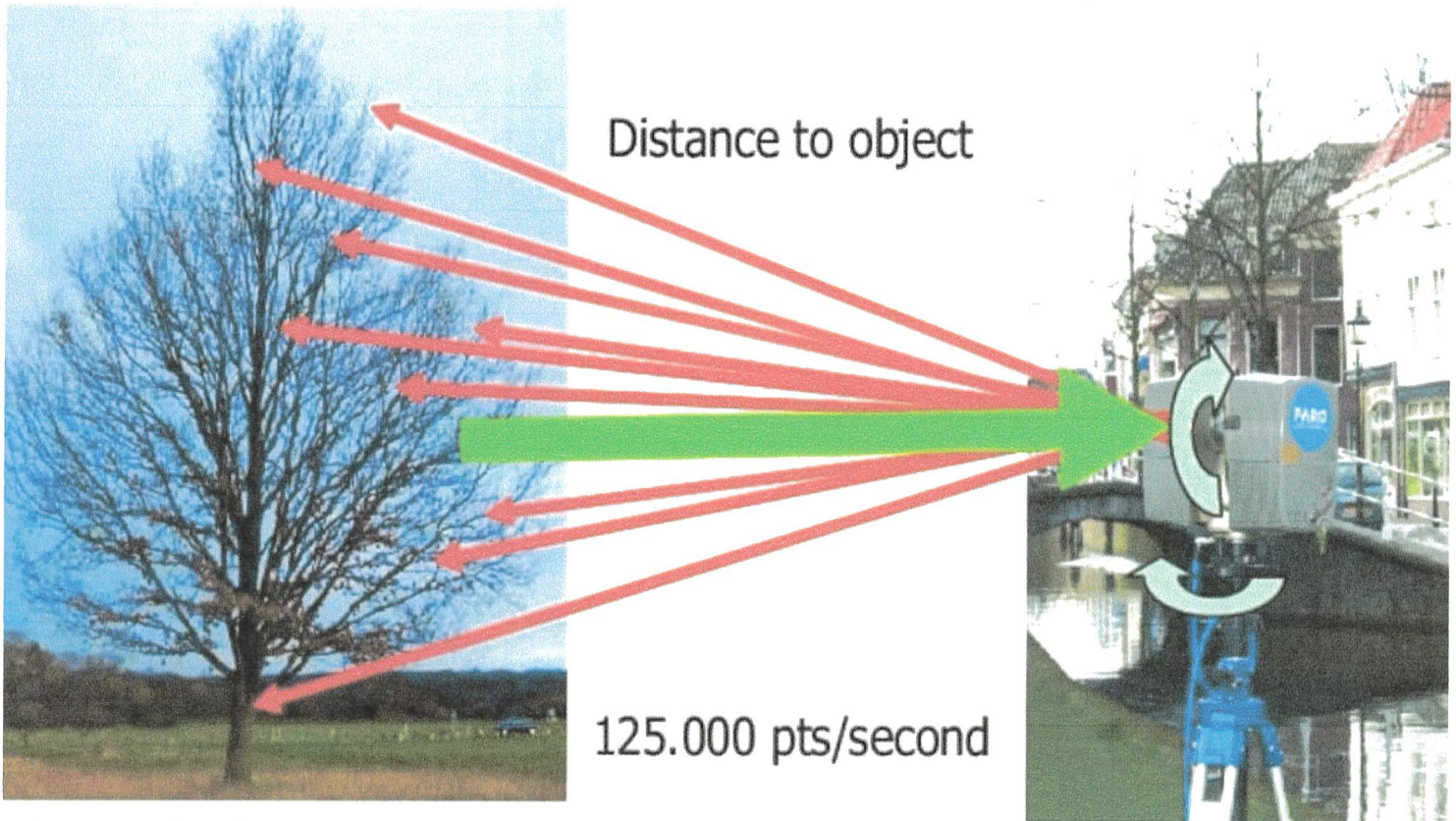
Treatments and Remedial Measures

- Remedial treatments, like any medicine, cannot be guaranteed.
- Treatments, pruning and removal of trees may involve considerations beyond the scope of the arborist's services, such as:
 - Property boundaries
 - Property ownership
 - Sight lines
 - Disputes between neighbors
 - Landlord-tenant matters, etc.
 - Arborists cannot take such issues into account unless complete and accurate information is given to the arborist.

Responsibility of the Client

- The person hiring the arborist accepts full responsibility for authorizing the recommended treatment or remedial measures.
- All mitigation options are up to the tree owner to decide which options they will choose according to the level of risk they are willing to accept.
- Tree and site conditions are current conditions and are subject to change any time due to trees being exposed to nature and outdoor elements.
- Reports reflect current condition of tree and site only.
- The assessment and recommendations are subjective and reports are based on arborist opinions.

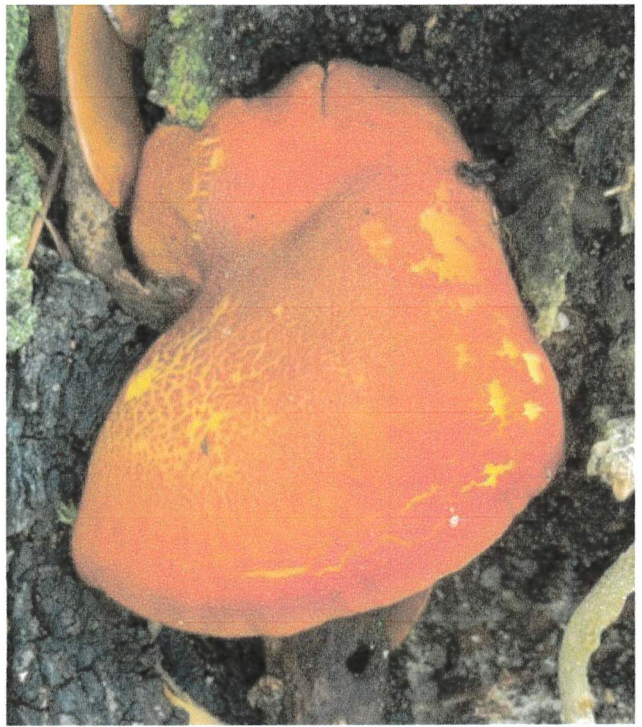
Terrestrial Laser Scanner



High-Tech and Remote Sensing Equipment

- **Terrestrial Laser Scanning (TLS):** Systems like the Faro Orbis utilize SLAM (Simultaneous Localization and Mapping) and LiDAR to create a 3D point cloud of the tree. Processing software like TerraScan or CloudCompare then automatically extracts the trunk's diameter and volume from the vertical slices.

Terrestrial Laser Scanning (TLS) is **highly accurate**, generally achieving a **Root Mean Square Error (RMSE) of 0.5 cm to 2.0 cm** when measuring a tree trunk's diameter breast height (DBH). Under optimal clean-standing conditions, its millimetric precision can even achieve sub-centimeter accuracy. [E ScienceDire... +4](#)



Fungi On tree

SEC.8-7(1,5)





What is this growing at the base of my live oak tree

Based on the distinct reddish-orange coloration, moist texture, and its position in a trunk hollow, this is the fruiting body of a **Beefsteak fungus** (*Fistulina hepatica*). [Facebook +1](#)

This bracket fungus is a specialized parasite and decomposer that target hardwoods, specifically old or stressed oak trees. [Facebook](#)

Impact on Your Oak Tree

- **Heart Rot:** The presence of this mushroom means the mycelium (the hidden network of the fungus) is actively digesting the tree's internal heartwood. It causes a



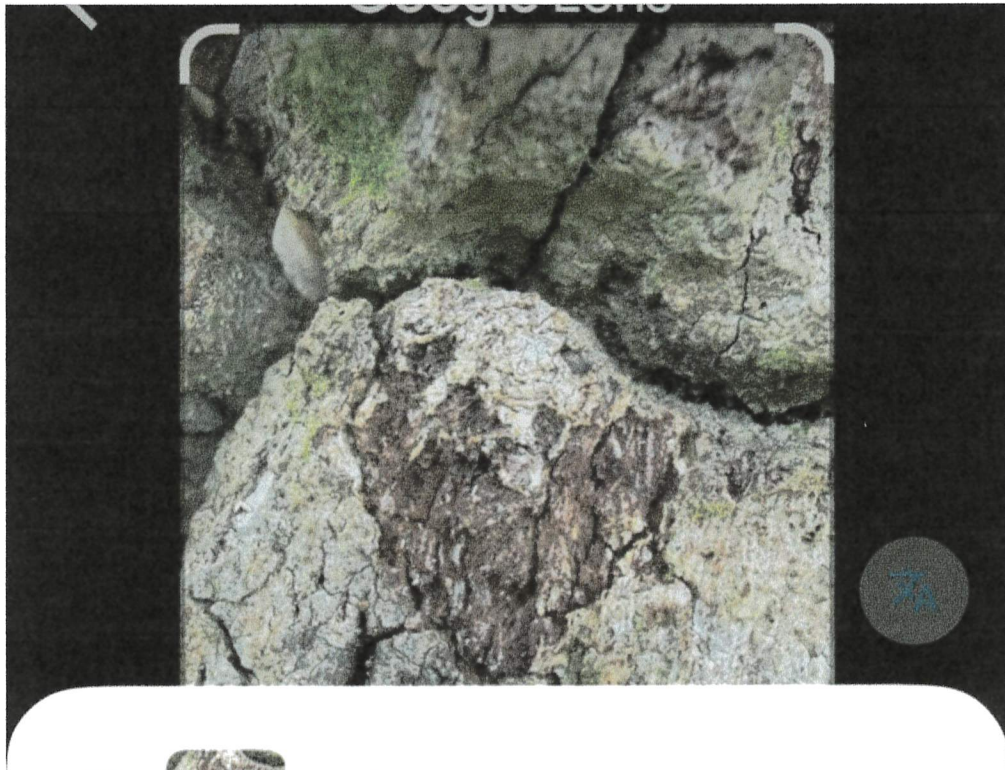
SEC.8-7(1)

Based on the visual evidence, the tan substance emerging from the crack in the tree limb appears to be a fungal fruiting body or a byproduct of internal decay.

Potential Identifications

Because several tree conditions can look similar from a distance, here are three distinct possibilities:

- **Shelf or Bracket Fungi (Conks):**
These are often tan, hard, and wood-like. They grow from wounds or cracks and indicate internal wood rot. A common example is the **Artist's Conk** (*Ganoderma*



Ask about this image

AI Mode All Exact matches Visual mat

◆ AI Overview



The image displays a close-up of tree bark with a distinct, reddish-brown, heart-shaped area of damage or fungus, potentially indicating a bacterial infection like crown gall or a fungal growth.



Ask about this image

AI Mode All Exact matches Visual mat

◆ AI Overview



The bark shown in the image appears to be consistent with a mature oak tree, specifically resembling the thick, rugged texture of a Southern Live Oak.

- **Fungus/Growth:** The brown, woody growth on the left side of the trunk is likely a bracket fungus



Based on the visual evidence, the tan substance emerging from the crack in the tree limb appears to be a fungal fruiting body or a byproduct of internal decay.

Potential Identifications

Because several tree conditions can look similar from a distance, here are three distinct possibilities:

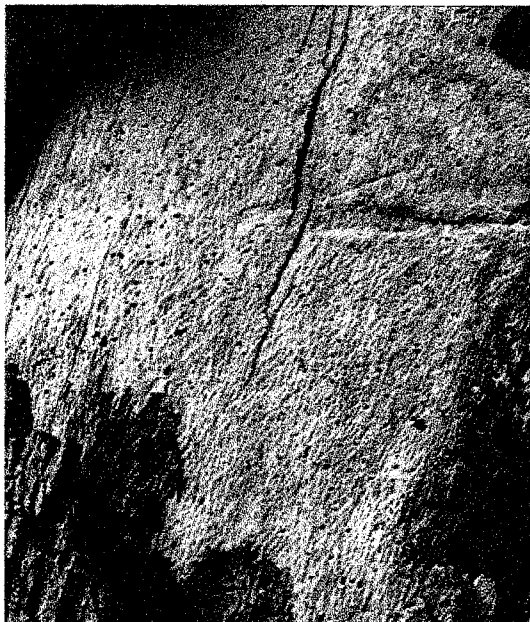
- **Shelf or Bracket Fungi (Conks):**
These are often tan, hard, and wood-like. They grow from wounds or cracks and indicate internal wood rot. A common example is the **Artist's Conk** (*Ganoderma*



The fungi shown are **violet-toothed polypores** (*Trichaptum biforme*). [Flickr +1](#)

- **Appearance:** These are small, bracket-shaped fungi that often grow in overlapping clusters. They are similar in appearance to turkey tail mushrooms but are generally duller on top.
- **Distinctive Features:** The underside is the most distinguishing feature, possessing violet or lilac-colored pores that erode into tooth-like structures as they age.
- **Ecology:** They are saprobic, meaning they feed on dead or decaying hardwood, such as stumps and logs.
- **Habitat:** Found widely across North America on various tree hosts. [Mushroom A... +3](#)

Insect Infestation



Key Characteristics Observed

- **Randomized Pattern:** The disorganized, non-uniform arrangement of holes is a typical sign of insect borer activity. This distinguishes it from woodpeckers (like sapsuckers), which leave holes in neat, horizontal lines.
- **Bark Loss:** Heavy infestations can cause bark to loosen or fall away, exposing the damaged wood underneath.
- **Internal Tunneling:** While not visible here, if you were to cut into the wood, you would likely find winding tunnels (galleries) filled with sawdust-like material (frass).

Recommendation: To determine if the infestation is still active, look for fresh sawdust-like "frass" around the holes or at the base of the tree. Because these insects can severely weaken a tree's vascular system, it is recommended to consult a professional arborist to evaluate the tree's structural health and discuss potential treatment.

Based on the numerous tiny, round holes in the wood and the lack of a distinct pattern, the damage was likely caused by wood-boring beetles.

Several types of insects create these types of "shot holes" as they emerge from the wood:

- **Bark Beetles:** Known for creating very small, pencil-tip-sized holes often in random patterns along the trunk or branches.
- **Powderpost Beetles:** These create tiny, round exit holes as adult beetles emerge. They get their name because their larvae can reduce wood to a flour-like powder.
- **Other Borers:** Various wood-boring larvae (often the immature stage of certain beetles or moths) tunnel through the inner bark and wood, causing this type of internal and surface damage.

Rodent infestation



🔍 Visual Analysis & Observations

- **Basal Cavity:** A prominent dark opening sits at the base of the trunk, providing an ideal entry point or den for various wildlife species.
- **Tree Condition:** The wood displays significant weathering, deep cracks, and signs of [heart rot or internal decay](#).
- **Forest Floor Debris:** The ground surrounding the roots is littered with fallen oak leaves, twigs, and broken acorn caps, suggesting this is likely an oak species.

🐾 Potential Wildlife Inhabitants

A ground-level opening like this provides excellent shelter, nesting space, or protection from predators. Common inhabitants typically include:

Key Characteristics Observed

- **Randomized Pattern:** The disorganized, non-uniform arrangement of holes is a typical sign of insect borer activity. This distinguishes it from woodpeckers (like sapsuckers), which leave holes in neat, horizontal lines.
- **Bark Loss:** Heavy infestations can cause bark to loosen or fall away, exposing the damaged wood underneath.
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Recommendation: To determine if the infestation is still active, look for fresh sawdust-like "frass" around the holes or at the base of the tree. Because these insects can severely weaken a tree's vascular system, it is recommended to consult a professional arborist to evaluate the tree's structural health and discuss potential treatment

Massive heart rot affecting tree's trunk



11:02

◆ AI Overview

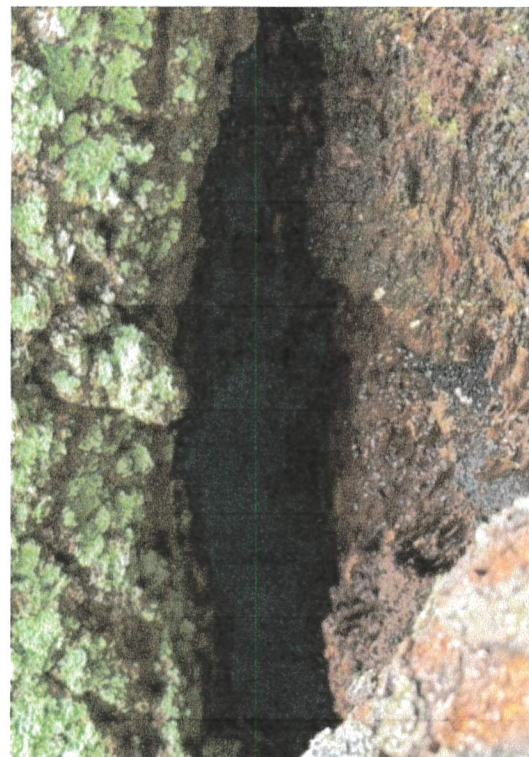
The image of your live oak shows significant **bark separation** and a **hollow cavity** within the trunk, which are signs of internal decay and environmental stress.

Likely Causes

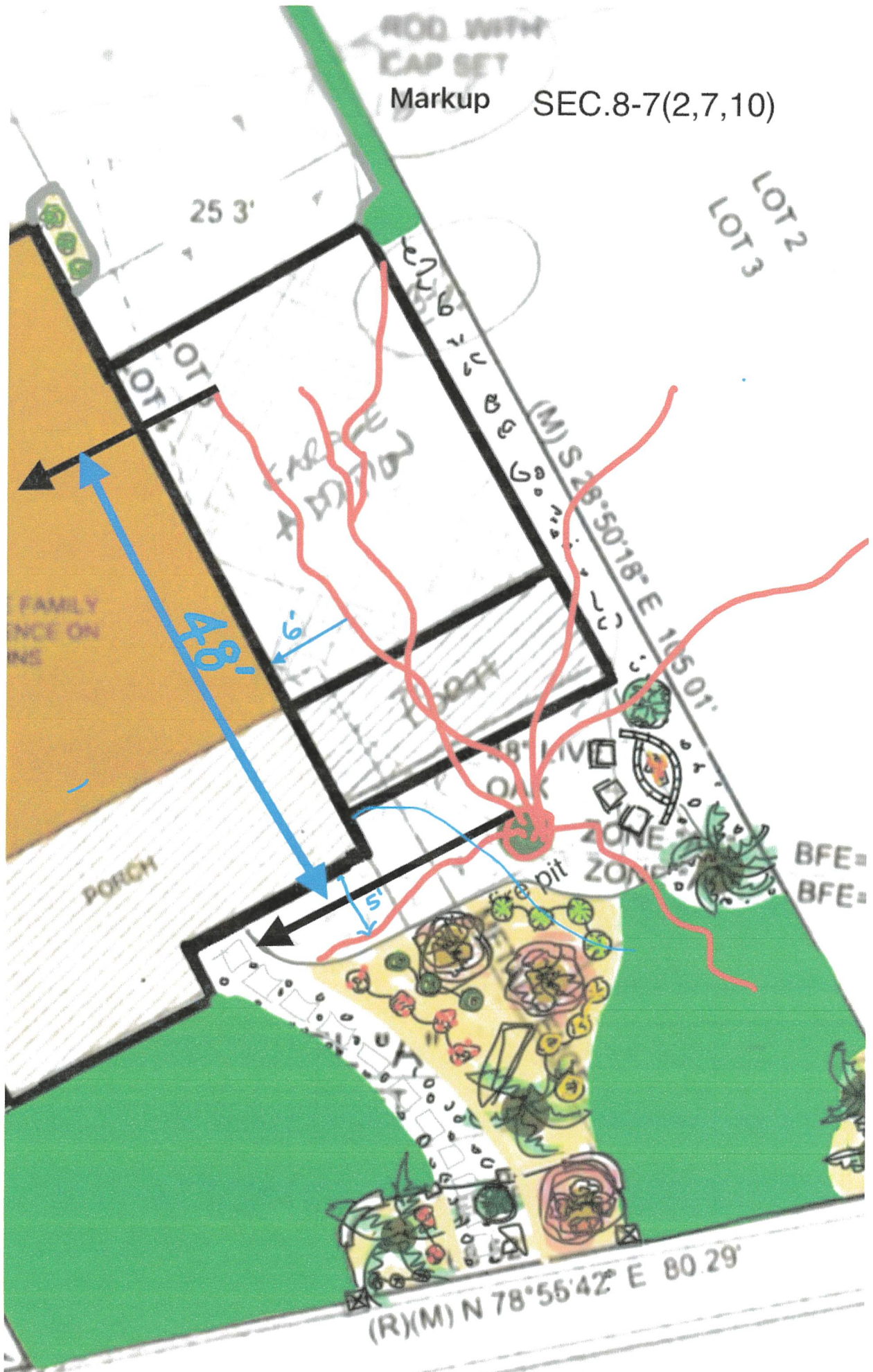
- Environmental Stress (Freeze & Drought):** Many live oaks in regions like Texas have recently experienced severe bark splitting, also known as "**radial shake**," following extreme events like the February 2021 freeze and subsequent droughts. The record cold can kill the cambium (living layer), causing the stiff outer bark to lose its attachment and eventually slough off.
- Heart Rot:** This natural hollowing process occurs when fungi decompose the non-living heartwood at the center of the tree. While the tree's outer "live wood" continues to transport nutrients, the central structural support is compromised.
- Physical Damage:** Deep wounds from storms, fallen branches, or even lightning strikes can expose the inner wood to decay-causing pathogens.

SEC. 8-7 (1)

Shows significant bark separation and hollow cavity within trunk which are signs of internal decay and environmental stress.



Markup SEC.8-7(2,7,10)



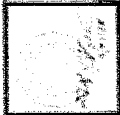
SEC.8-7(2,7,10)

The tree's proximity to our home & In the footprint of the new addition

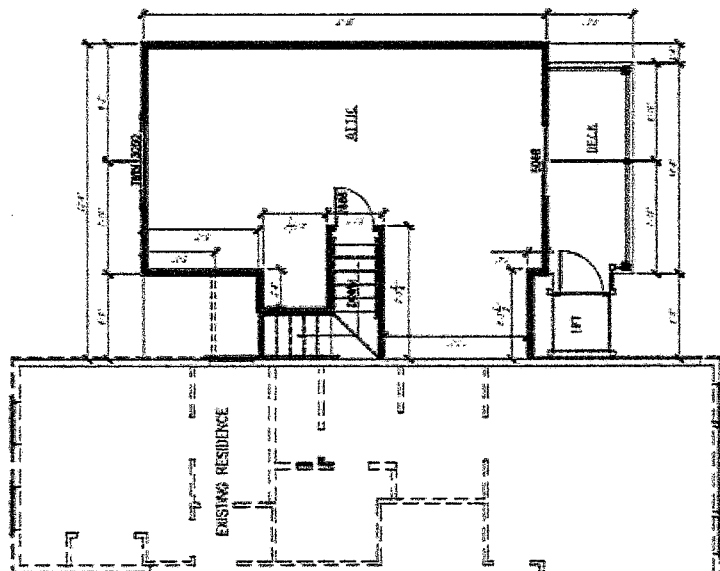


**6' from house
& 3 branches
extend into
addition space
48' from the
trunk north**



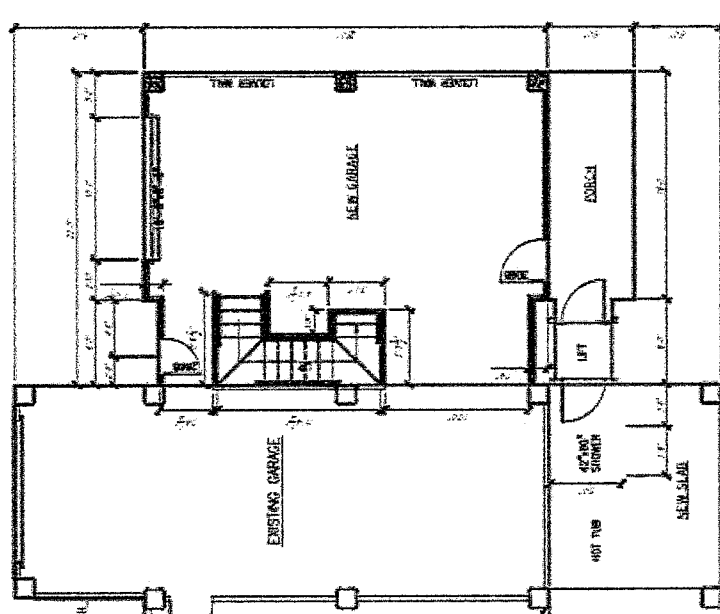


NO.	DATE	DESCRIPTION
1	10/15/17	ISSUED FOR PERMITS
2	10/15/17	ISSUED FOR PERMITS
3	10/15/17	ISSUED FOR PERMITS
4	10/15/17	ISSUED FOR PERMITS
5	10/15/17	ISSUED FOR PERMITS
6	10/15/17	ISSUED FOR PERMITS
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99	10/15/17	ISSUED FOR PERMITS
100	10/15/17	ISSUED FOR PERMITS



EXISTING RESIDENCE
 ATTIC
 LIVING
 DINING
 KITCHEN
 BATH
 BED
 HALL
 CLO
 STAIRS

916.24 EXISTING FIRST FLOOR SQUARE FEET
 1,205.74 ADDITION FIRST FLOOR SQUARE FEET
 2,121.98 TOTAL FIRST FLOOR SQUARE FEET
 1,205.74 TOTAL SQUARE FEET
 SCALE: 1/4" = 1'-0"



EXISTING GARAGE
 NEW GARAGE
 LIVING
 DINING
 KITCHEN
 BATH
 BED
 HALL
 CLO
 STAIRS

916.24 EXISTING FIRST FLOOR SQUARE FEET
 1,205.74 ADDITION FIRST FLOOR SQUARE FEET
 2,121.98 TOTAL FIRST FLOOR SQUARE FEET
 1,205.74 TOTAL SQUARE FEET
 SCALE: 1/4" = 1'-0"





Water being driven to our foundation due to height of root ball



SEC. 8-7(3,6a,6b)

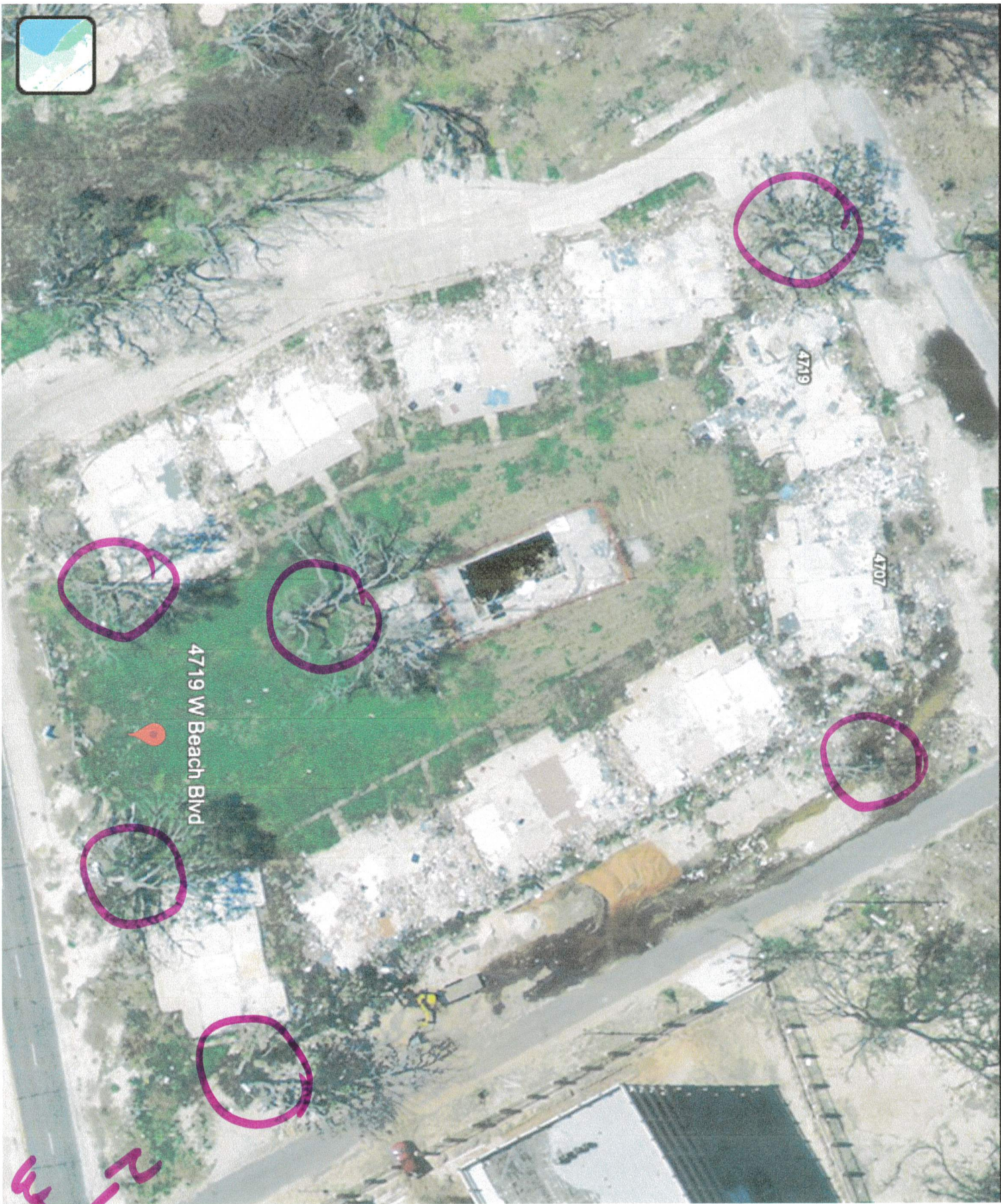


Water pools onto our foundation due to 20" height difference which doesn't let the water drain



Only other canopy tree in Nine Waters





4719 W Beach Blvd

4719

4707



Historical Imagery



Sep 18, 2007



1985

1989

1992

1996

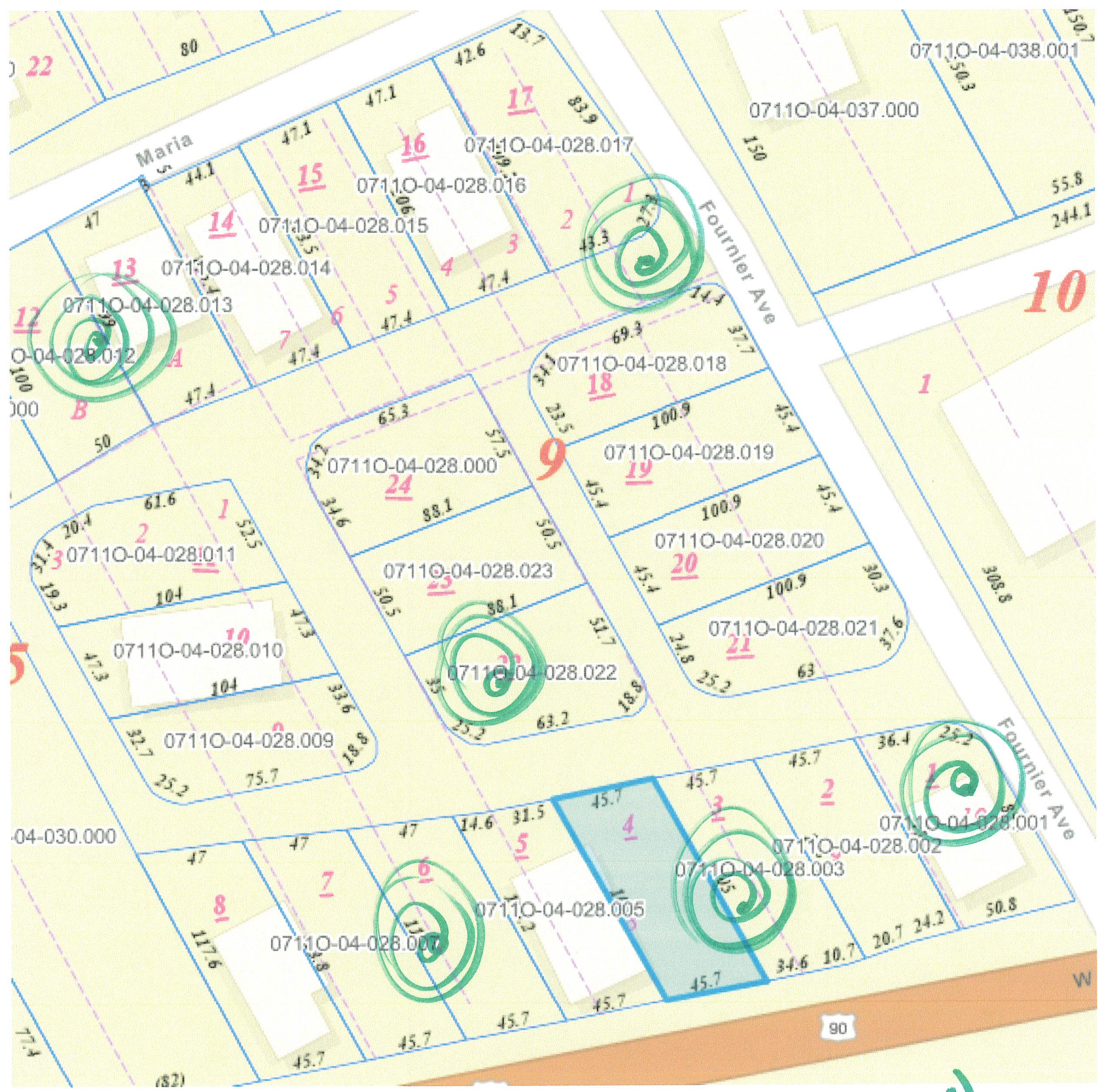
2003

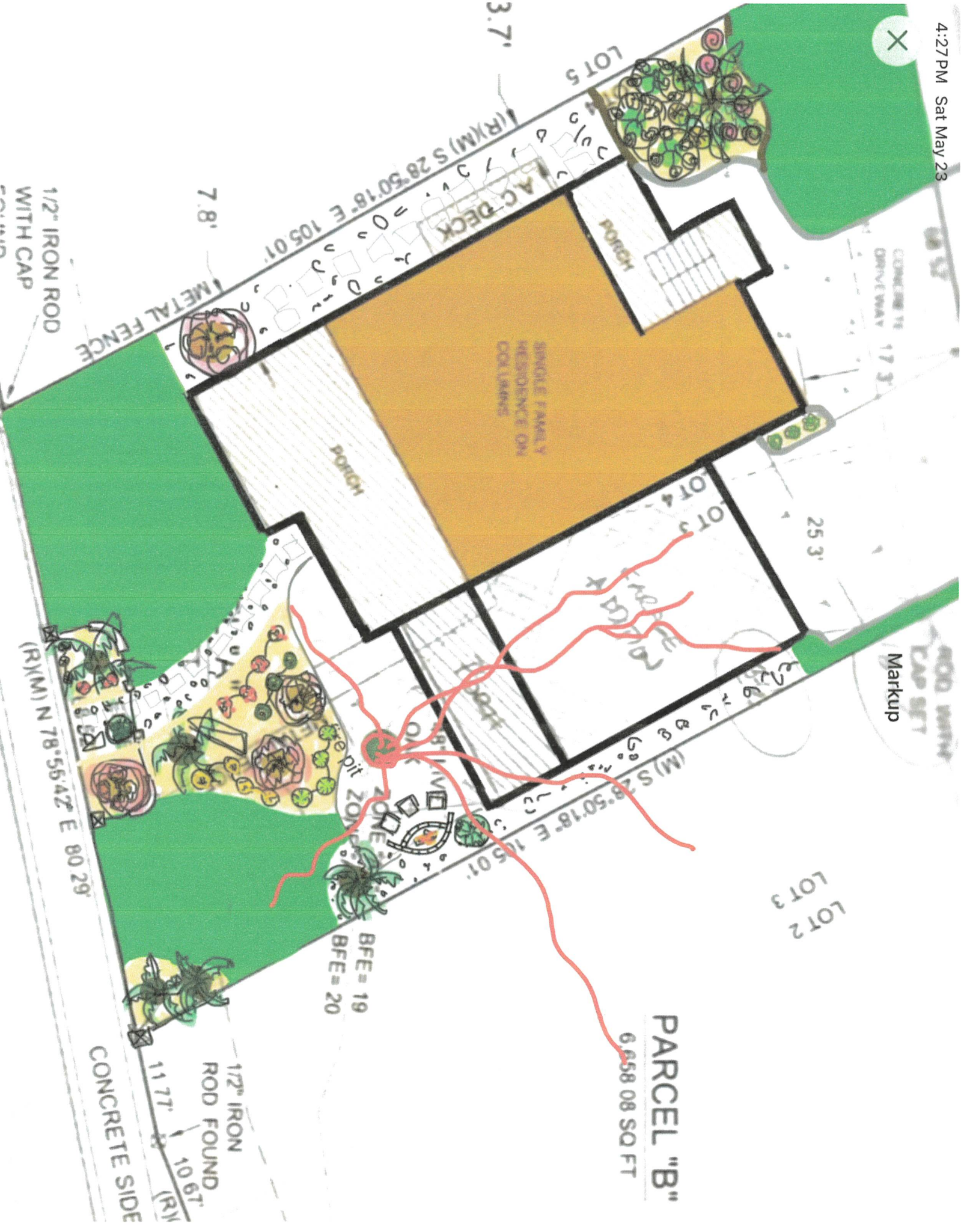
2004

2005

200

Handwritten red scribbles and lines at the bottom left corner.







We've planted 3-25' Sable Palms and 4-10' Crepe Myrtles & 42 shrubs for canopy and habitat. We plan to add 3 more 25' palms and several more bushes/grasses.



Nine Waters Subdivision

Market Overview (2026)

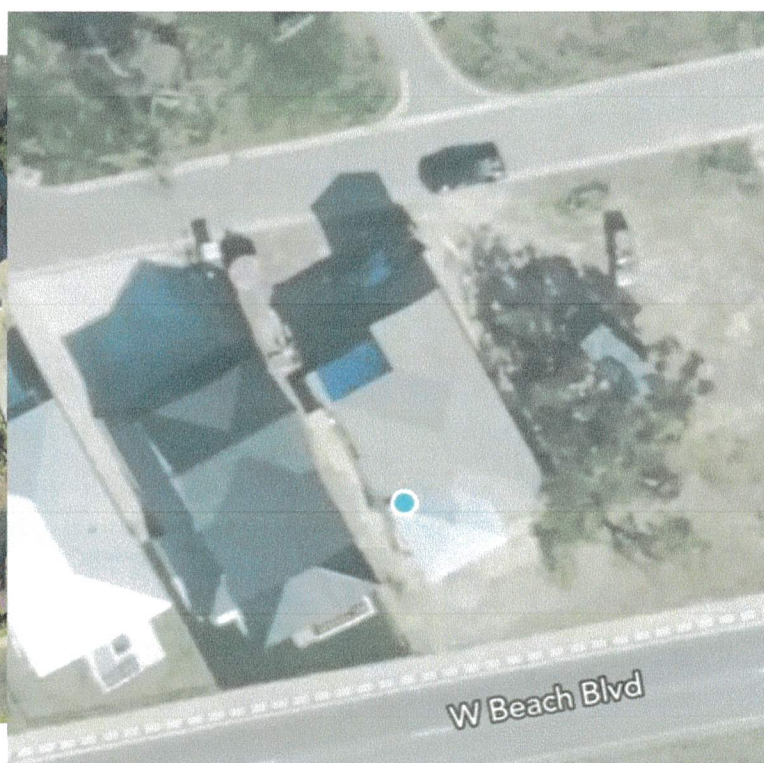
- **Single-Family Homes:** Recently updated or newly constructed single-family homes (such as the 3-bed, 2-bath residences in the area) are typically listed between \$225,000 and \$525,000, depending on size and beach frontage.
- **Vacant Lots:** Available residential lots (averaging 4,790 to 4,800 square feet) generally list for around \$90,000. [↗ Southern Ho... +4](#)

You can view active property listings and updated market data for this area by checking the [Zillow Nine Water Listings](#) or reviewing properties via [McIntosh & Associates](#). [📍](#)

beachfront residential subdivision in Gulfport, Mississippi, located off U.S. 90 / West Beach Boulevard and Fournier Avenue, near Finley Street and Sebring Circle. This compact coastal community offers views of the Mississippi Sound and Cat Island. [↗ Southern Ho... +2](#)

Community Features

- **Location & Views:** Situated directly on the ridge overlooking the white sand beaches of the Gulf Coast, with some properties directly fronting W Beach Blvd.
- **Nearby Amenities:** Provides access to the beach, local marinas, dining, and nightlife in downtown Gulfport

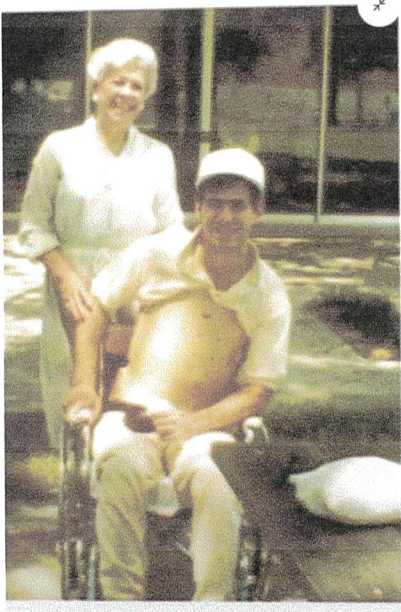


Space required to have a live Oak Tree

To plant a Southern Live Oak (*Quercus virginiana*) on the Gulf Coast and allow it to reach full maturity without restriction, you ideally need a dedicated open area of **7,000 to 10,000 square feet**, translating to a **90-foot by 90-foot spacing grid**.

While it is common to see young live oaks planted much closer together, crowding prevents them from developing their iconic, sprawling, horizontal Gulf Coast form. In the warm, humid coastal environment, these long-lived giants grow faster than expected and require massive spatial clearance for both their branches and root systems.

Texas Governor Greg Abbott was paralyzed by a tree while jogging



Greg Abbott has been wheelchair-bound since he was 26. / Gregabbott.com

The tree that fell on Texas Governor Greg Abbott was a 75-foot-tall, 8,000-pound Post Oak that collapsed suddenly due to severe internal rotting and high winds following a storm. 🟡 The Texas Tri... +4

The Size of the Tree

- **Height:** The giant oak stood roughly 75 feet tall.
- **Weight:** It weighed an estimated 8,000 pounds (4 tons).
- **Impact:** The tree was large enough to crush Abbott's spine and completely total two parked cars on the curb when it came

Why It Fell Suddenly

The sudden collapse on July 14, 1984, was a combination of underlying tree disease and immediate weather conditions:

- **Severe Internal Rot:** While the tree looked healthy on the outside, it suffered from severe basal decay and had completely **rotted from the inside out**. The homeowner and neighbors were unaware of its structural instability.
- **Weather Conditions:** The area had just experienced a severe storm, leaving behind a highly **windy summer afternoon**. The strong winds put too much pressure on the weakened, hollowed-out trunk.

The tree's proximity to our home & In the footprint of the new addition



**6' from house
& 3 branches
extend into
addition space
48' from the
trunk north**







AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
49732	IPL0346291	Legal Ad - IPL0346291		2.0	116.0L

ATTENTION: GULFPORT CITY HALL IP
 1410 24 TH AVENUE
 GULFPORT, MS 39501
 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:
 06/10/26 Print

LEGAL NOTICE PUBLIC HEARING

In conformance with Section VIII of the Comprehensive Zoning Ordinance of the City of Gulfport, Mississippi, 1979 as amended, notice is hereby given advising that the Gulfport City Planning Commission will hold a public hearing in the City of Gulfport, Mississippi at 4:30 PM., Thursday, June 25, 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.

Tree Permit Appeal 2605PC070, by owners Michael Russell & Kirsten Wilson-Russell, seeking to appeal a denied tree permit, Tax Parcel 07110-04-028.004, 4719 W Beach Blvd, Zoned T4L (General Urban Zone "Limited"), Ward 2

Planning Commission Approval 2606PC077, by owners Cara & Jason Drewes, seeking approval for an administrative office for an engineering consulting office as a home occupation, Tax Parcel 1011D-01-049.000, 134 E Cedar Drive, Zoned T4+ (General Urban Zone "Plus"), Ward 2

Planning Commission Approval 2606PC081, by agent Tamesha McDowell, seeking approval for an administrative office for a home care office as a home occupation, Tax Parcel 08071-01-005.037, 13325 E Carriage Circle, Zoned R-1-10 (Single-family), Ward 7

Planning Commission Approval 2606PC084, by owner Menhie Melton, seeking approval for a mobile home use, Tax Parcel 07101-02-029.000, 3713 37th Ave, Zoned R-1-5 (Single-family), Ward 1

Planning Commission Approval 2606PC086, by owners Amber Guidry & Devante Crandle, seeking approval for an administrative office for a book-keeping business as a home occupation, Tax Parcel 0808K-03-075.000, 11475 Harris Drive, Zoned R-1-10 (Single-family), Ward 7

General Plan 2607PC094, by agent Terry Moran, seeking approval for a 48-lot subdivision with 2 outparcels, Tax Parcels 0908M-01-009.000, 0908M-01-014.000, Dedeaux Road, Zoned B-1 (Neighborhood Business), Ward 6

Zoning Map Amendment 2606PC076, by agent Grant Thompson, requesting to rezone property to R-1-10, Tax Parcel 07081-02-015.000, Orange Grove Road, Zoned R-1-15 (Single-family), Ward 7

Zoning Map Amendment 2607PC093, by agent Terry Moran, requesting to rezone 2 parcels to R-1-7.5 (Single-family), Tax Parcel 0908M-01-009.000, 0908M-01-014.000, Dedeaux Road, Zoned B-1 (Neighborhood Business), Ward 6

Zoning Map Amendment 2604PC045, by agent Micheal Collins, requesting to rezone parcel to R-2 (Single-family), Tax Parcel 08101-01-040.000, 1218 37th Street, Zoned I-1 (Light Industry), Ward 3

This the 3rd day of June 2026
 Keith Williams, Chairman
 City of Gulfport Planning Commission
 IPL0346291
 Jun 10 2026

[Print Tearsheet Link](#)

[Marketplace Link](#)

Sherry Chasteen



Sherry Chasteen

Mary Castro



Sworn to and subscribed before
 me on

Jun 10, 2026, 10:11 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 24TH AVENUE
228.868.5710 | PLANNERS@GULFPORT-MS.GOV

PLANNING COMMISSION

Hearing Date: Thursday, June 25, 2026

Planning Commission Approval 2606PC077: Planning Commission Approval 2606PC077, by owners Cara & Jason Drewes, seeking approval for an administrative office for an engineering consulting office as a home occupation, Tax Parcel 1011D-01-049.000, 134 E Cedar Drive, Zoned T4+ (General Urban Zone "Plus"), Ward 2

Technical Report

PLANNING COMMISSION APPROVAL

GENERAL INFORMATION

Case File Number: 2606PC077

Hearing Date: June 25, 2026

Current Zoning/Use: T4+ / Single Family Home

Legal: Planning Commission Approval 2606PC077, by owners Cara & Jason Drewes, seeking approval for an administrative office for an engineering consulting office as a home occupation, Tax Parcel 1011D-01-049.000, 134 E Cedar Drive, Zoned T4+ (General Urban Zone "Plus"), Ward 2

TECHNICAL DETAILS

The applicant is seeking approval for a home occupation for an administrative office for civil engineering design and consulting. The applicant states that Drewes Engineering, PLLC, is a single-person, home-homebased business operated solely by them. The applicant will be using the home office for general business that will include engineering design, drafting in AutoCAD, emails, phone calls, and other miscellaneous computer work. The applicant states that no customers will visit the residence and the home occupation would not cause any additional traffic. The applicant states that any client meetings, consultations, or business-related interactions will be conducted over the phone, off-site, or virtually. As proposed, it is clear to staff that the use would be in line with the City of Gulfport's Home Occupation definition.

Home occupation: An occupation for gain of support conducted in a dwelling unit only by members of a family residing in the dwelling unit and not including the employment of any additional person, provided that the occupation is incidental to the residential use of the dwelling unit and is subject to the following provisions:

- a) Does not utilize more than twenty-five (25) percent of the building site coverage, and that no traffic shall be generated by such home occupation in greater volume than would be normally expected in a residential neighborhood, and that any need for parking generated by the conduct of such home occupation shall be met off the street.
- b) There shall be no visible evidence of the conduct of a home occupation other than one (1) sign not exceeding two (2) square feet in area which shall be permitted. Such sign shall be mounted flat against the building and shall display only the name of the permitted home occupation.
- c) The administrative portion of the business can be performed in the confines of the dwelling unit, and planning commission approval is required for services that are performed at the client's place of residence, business or work site, with the exception of services that are normally performed in or around the household by the occupant, such as maid service, yard care, gardening, and fix-it-man or similar type activities. Visits of customers, clients, students or patients to the home business requires planning

Technical Report

PLANNING COMMISSION APPROVAL

commission approval, and shall be by appointment only, and shall be provided on a one-on-one basis.

- d) Escort dating services and other similar businesses, and any contractors operating under local or state license are strictly prohibited. It shall be prohibited to operate any home occupation that is in conflict with the regulations that govern similar types of uses that are allowed to operate in other zoning districts.
- e) Planning commission approval will be required for products to be constructed or produced on the premises or at the client's work site. The process of constructing or producing items on the premise must be of an intensity as not to provide any additional light, sound or nuisance to the surrounding area, and no evidence of such activities shall be visible.
- f) No products will be sold on the premises or at the client's work site, except for sales of the products from a national franchise entity, which may be by delivery only, or by very infrequent customer visits. Verification of a national franchise entity must be submitted to the Urban Development Planning Division for review. Examples of this type of home occupation include Amway, Avon, Mary Kay makeup, Tupperware and similar products.
- g) No bulk storage or outside storage will be allowed. If the home occupation requires equipment, supplies or a work vehicle, a site plan of the residence's property must be provided. The site plan will detail the property dimensions, abutting streets, all buildings, driveways, and proposed parking of all vehicles. The site plan will address where vehicles, equipment and supplies will be stored. The business is limited to one (1) work vehicle (no greater in capacity of size and weight than a one-ton vehicle) and one (1) trailer (no longer than twenty-four (24) feet). A work trailer may not be parked in the required front or side yard setback. Storage of equipment or supplies must be kept within the confines of the work vehicle, trailer or the dwelling unit. No repairs of equipment or vehicles for the business will be conducted on the property.

Applicants must apply for a certificate of zoning compliance along with providing a written description of the proposed home occupation, which is subject to all rules and regulations that may apply. At any time, a violation of the conditions of approval or any other regulations is found, the certificate of zoning compliance is subject to be revoked. If the certificate of zoning compliance is revoked, it shall be unlawful for the home occupation to operate until such time as all violations are resolved, and the use is compliant with all codes and regulations.

EXECUTIVE SUMMARY

The applicant is seeking approval for a home occupation for an administrative office for civil engineering design and consulting. As presented, the proposed home occupation would be in line with the City of Gulfport's regulation of home occupations.

Any approval should consider these conditions:

1. Approval would allow for an administrative office as a home occupation.

Technical Report
PLANNING COMMISSION APPROVAL

DEPARTMENTAL CONDITIONS

Engineering: No conditions. Memo dated 6/15/2026.

Public Works: No comment as of 6/12/2026.

Traffic and Safety: No conditions. Memo dated 6/5/2026.

Building Code Services: No conditions. Memo dated 6/4/2026.

GIS: No conditions. Memo dated 6/12/2026.

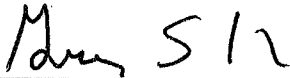
Police Department: No comment as of 6/12/2026.

Fire Department: No conditions. Memo dated 6/3/2026.

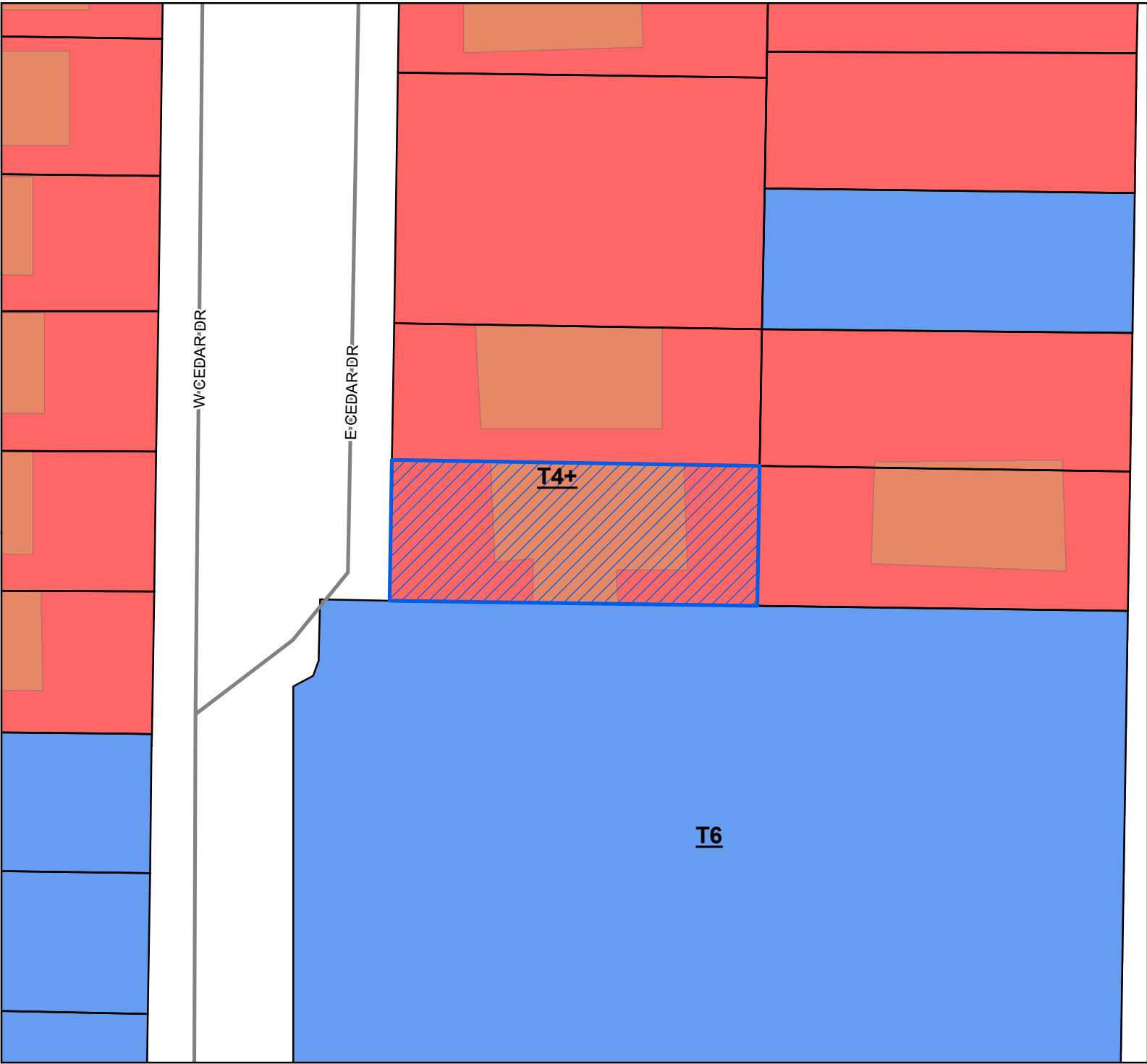
City Arborist: No comment as of 6/12/2026.

DIRECTOR APPROVAL

This report has been reviewed and approved by:

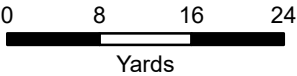


Greg Holmes
Director of Urban Development Department



- Site
- Street
- Parcels
- Buildings
- City Limit
- Smart Code**
- T6
- T4+

Site Information
 1011D-01-049.000
 Zoning: T4+ (General Urban Zone Plus)
 Size: 6693.93 sqft
 Flood: AE



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.



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

**APPLICATION FOR
PLANNING COMMISSION APPROVAL
FOR A HOME OCCUPATION**

For Staff Use Only

Case Number: 2606PC077
Date Received: 4/24/26
Receipt Number: 13820049
Received By: [Signature]
Zoning: T4T
Ward: 2 Flood: _____
Size: _____

Property Information

TAX PARCEL #

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					-			-				.			

(If necessary, use separate sheet of paper)

Address of Property Involved: 134 E Cedar Dr

Lot(s) 9, Block(s) _____, Subdivision Lakeland

General Location: near Cedar Dr + Hwy 90

GENERAL DESCRIPTION OF REQUEST:

Home office for civil engineering design + consulting

OWNERSHIP AND CERTIFICATION:

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

OWNER

AGENT

Cara Drewes

Printed Name of Owner

134 E Cedar Dr

Mailing Address

Gulfport MS 39507

City State Zip code

Home Phone Work/Cell Phone

Email

[Signature]

Signature of Owner

Printed Name of Agent

Mailing Address

City State Zip code

Home Phone Work/Cell Phone

Email

Signature of Agent

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



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

This page must be completed if the property or properties involved have more than one owner. All persons listed as owners to the property or properties listed on page one must complete and sign this part of the application.

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

NAME OF OWNER (PRINT) Cara Drewes

ADDRESS (STREET, CITY, STATE, ZIP CODE) 134 E Cedar Dr Gulfport, MS 39507

PHONE # () _____

TAX PARCEL NUMBER(S) OWNED 1011D-01-049.000

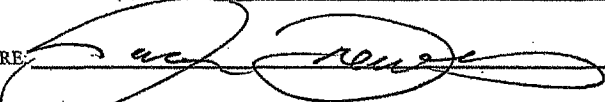
SIGNATURE: 

NAME OF OWNER (PRINT) Jason Drewes

ADDRESS (STREET, CITY, STATE, ZIP CODE) 134 E Cedar Dr Gulfport, MS 39507

PHONE # () (W) _____

TAX PARCEL NUMBER(S) OWNED 1011D-01-049.000

SIGNATURE: 

NAME OF OWNER (PRINT) _____

ADDRESS (STREET, CITY, STATE, ZIP CODE) _____

PHONE # (H) _____ (W) _____

TAX PARCEL NUMBER(S) OWNED _____

SIGNATURE: _____

(Use additional forms as needed)

IN CASES OF MULTIPLE APPLICANTS, PLEASE IDENTIFY THE PERSON WHO WILL BE ACTING AS YOUR SPOKES

PERSON/AGENT FOR YOU Cara Drewes

CHECKLIST FOR HOME OCCUPATIONS

Owner's Name: Cara Drewes

Address: 134 E Cedar Dr

Phone: (Home) _____ (Work/Cell) same

If rented, then the name of owner or manager is required, along with a letter of approval from same: _____

Name of business or service to be used as home occupation: Drewes Engineering, PLLC

Nature of business: Civil engineering design & consulting

Please fill in all the appropriate blanks:

Hours of operation: 8:00 a.m. until 5:00 p.m. M-F

Earlier than 8:00 a.m. -

Give hours: -

Later than 5:00 p.m.: -

Give hours: -

Method of conducting business:

Telephone: ✓

Mail order: -

Personal computer: ✓

Appointment: ✓

Traffic generation:

Is there any delivery of goods or products to the residence? no

If so, specify the number and frequency of deliveries: _____

Describe size of vehicle making deliveries: _____

Is service by appointment only or are there drop-by visits by customers or clientele? _____

services by app. and will meet them elsewhere, not here

Specify number and frequency of visits by clients and customers: 0

Is everything made, manufactured, or provided on site? no

Is special equipment required in production? no

If so, described it, giving size of motor, etc. _____

Are sales made from the premises? no

If sales are made from other places, indicate on what basis:

Local stores on consignment: no

Arts and crafts or flea markets: no

Trade shows: no

Other: no

Is there a Protective Covenant that exists that prohibits a home occupation at the proposed located?

Yes _____ No

I certify the above to be true and accurate as it pertains to this application. I recognize that failure to comply with the assurances made in this application may result in the denial or removal of the permit after due notice and public hearing thereon.

Printed Name: Cara Drewes

Signature: 

Date: 4/23/20



April 23, 2026

Application for Planning Commission Approval for a Home Occupation
Written Statement

Applicant: Cara Drewes, PE
Business: Drewes Engineering, PLLC

Transportation and Access

The proposed home occupation will not alter existing transportation patterns or access to the property. The business will operate as a civil engineering design and consulting firm, with all work performed remotely from a home office. Client meetings will take place off-site at clients' places of business or other appropriate locations. There will be no client visits to the residence, and therefore no additional traffic, parking demand, or disruption to the surrounding neighborhood. Existing access and parking arrangements will remain unchanged and adequate. *No permits will be pulled from this location. Will be home office for design & consulting services.*

Water Supply

The home occupation will not require any modifications to the existing water supply system. Water usage will remain consistent with normal residential use, as the business activities are limited to office-based tasks such as design, drafting, and communication. No additional demand beyond typical household consumption is anticipated.

Waste Disposal

Waste disposal will remain consistent with normal residential use. The business will not generate industrial, construction, or hazardous waste at the residence. Any waste produced will be minimal and limited to standard office materials, which will be disposed of through the City of Gulfport's regular waste collection services.

Fire and Police Protection

The proposed home occupation will not create any increased need for fire or police protection. The business does not involve the storage of hazardous materials, heavy equipment, or high-risk activities. Operations are limited to standard office functions, and existing public safety services provided by the City of Gulfport are sufficient to support this use.

Other Public Facilities

The home occupation will not place additional demand on public facilities or infrastructure. Utilities, drainage, and other public services will continue to function at normal residential levels. No modifications to existing public infrastructure will be necessary to accommodate this business.



Traffic Congestion and Safety

The proposed use will not cause undue traffic congestion or create a traffic hazard. As no clients or employees will report to the residence, traffic will be limited to the applicant's personal vehicle. Because meetings occur off-site, the business will not generate incoming traffic, ensuring no impact on neighborhood traffic flow, parking, or safety.

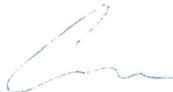
Compatibility with the District

The proposed home occupation is in harmony with the orderly and appropriate development of the district. The use is quiet, low-impact, and fully consistent with the residential character of the neighborhood. There will be no exterior evidence of business activity, no signage, no increase in traffic, and no changes to the appearance or use of the property. The business will operate entirely within the home and will not affect neighboring properties.

Additional Documentation

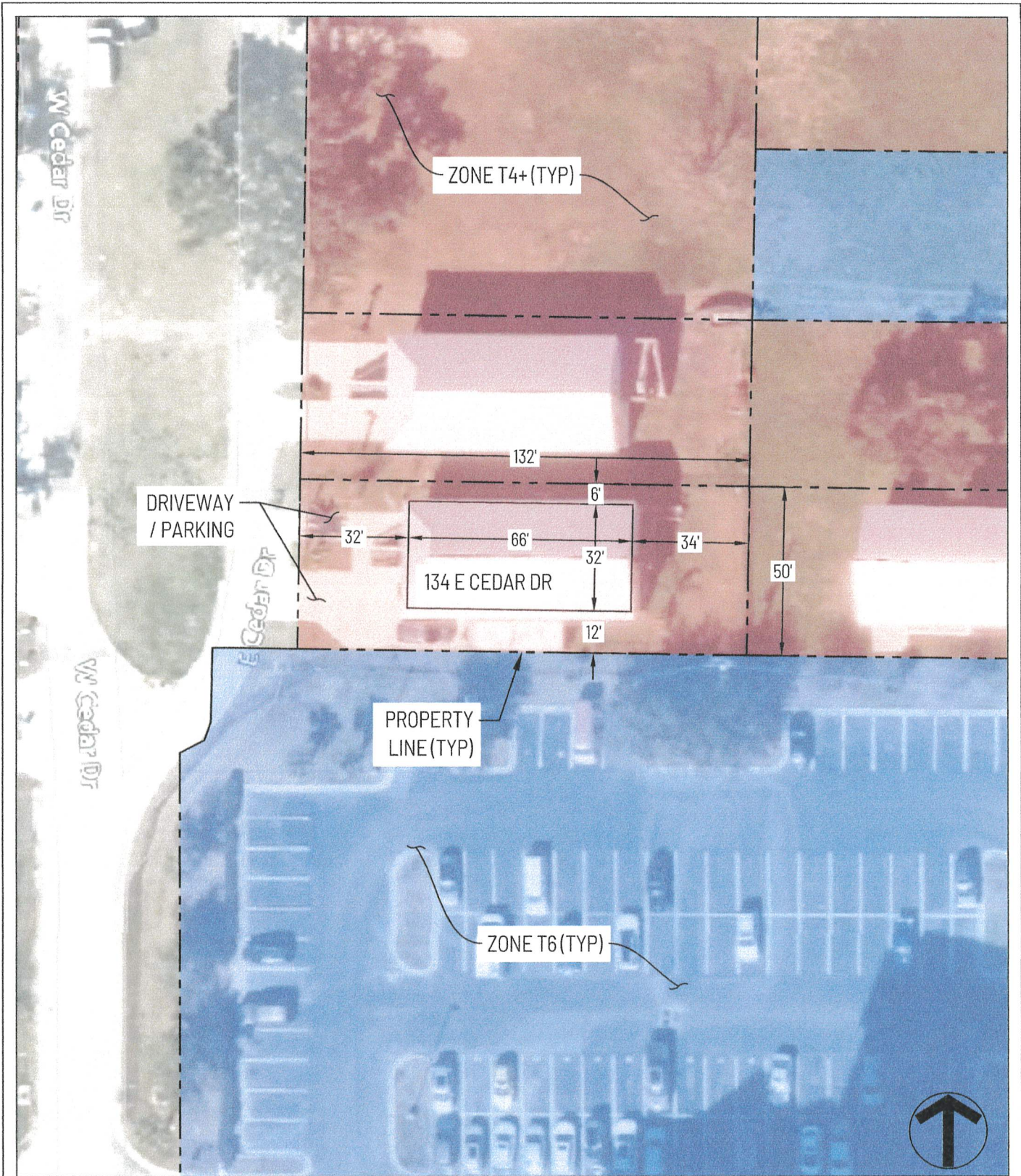
A copy of my marriage certificate is included with the warranty deed, as I was recently married and my last name has changed. The deed has not yet been updated to reflect my current legal name.

Drewes Engineering, PLLC

By: 

Cara Drewes, PE

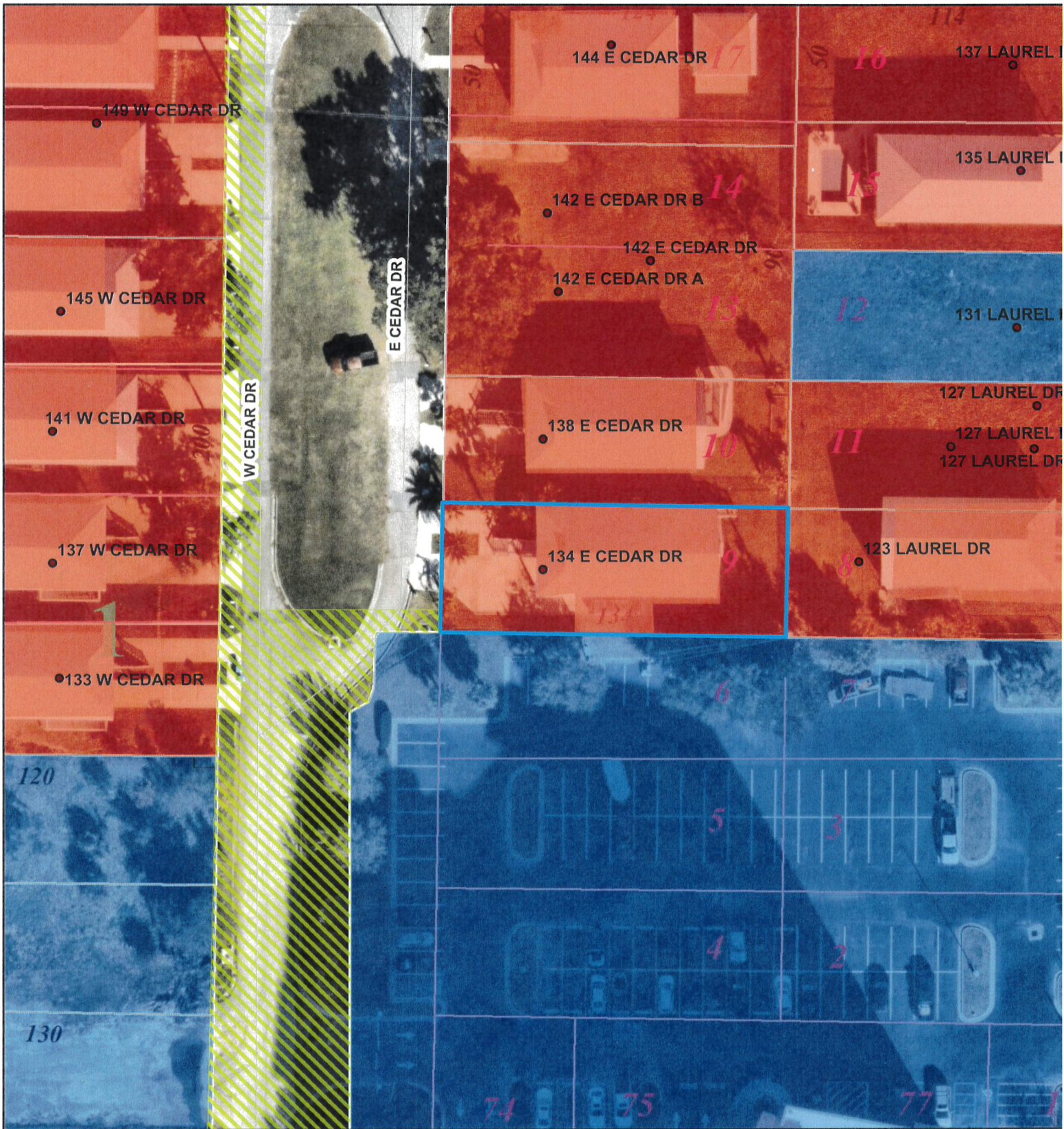
Date: 04/23/2026



PROJECT	APPLICATION FOR HOME OCCUPATION - SITE PLAN		
ADDRESS	134 E CEDAR DR GULFPORT, MS 39507		
DATE	APRIL 2026	SCALE	1" = 40'



**Drewes
Engineering**
PLLC · CIVIL ENGINEERS



1 inch = 51 feet

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Area Map

Parcels

Printed 4/13/2022





1 inch = 51 feet

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Area Map

Parcels

Printed 4/13/2022



STATE OF MISSISSIPPI
CERTIFICATE OF MARRIAGE

HARRISON COUNTY

I, JUSTIN WETZEL, Clerk of the Circuit Court of said County and State and
Custodian of the Marriage Records thereof, do hereby certify that the said Marriage Records
show that on the 1st day of November 2025

THE RITES OF MATRIMONY

were celebrated between

Book 302

Page No. 274

JASON EUGENE DREWES

age: 46 and

CARA BROOKS WAGNER
(MAIDEN NAME) WAGNER

age: 41

By BRIE LYBRAND

REVEREND

Given under my hand and seal of said Court, this 10th day of November 2025

JUSTIN WETZEL

Circuit Clerk

Rosie Ael

D.C.



REVIEWED

SCANNED

Return To and Prepared By:
James C. Simpson, Jr.
Wise Carter Child & Caraway, P.A.
2510 14th Street, Suite 1125
Gulfport, MS 39501
(228) 867-7141



J. Simpson 1st Judicial District
Instrument 2020 13179 D - J1
Filed/Recorded 10/ 8/2020 04:10 P
Total Fees \$ 26.00
4 Pages Recorded

STATE OF MISSISSIPPI
COUNTY OF HARRISON
FIRST JUDICIAL DISTRICT

INDEXING INSTRUCTIONS: Lot 9, Lakeland Subdivision, First Judicial District of Harrison County, Mississippi

WARRANTY DEED

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

**GREGORY T. SMITH
PO BOX 7704
GULFPORT, MS 39506
(228) 263-3456**

do hereby sell, convey and specially warrant unto:

**JASON E. DREWES
CARA B. WAGNER
134 E. CEDAR DR.
GULFPORT, MS 39407
(228) 224-5946**

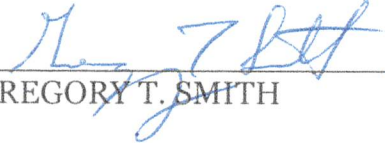
as Joint Tenants with full rights of survivorship, the following described real property situated and located in the First Judicial District of Harrison County, Mississippi, more particularly and certainly described as follows:

(See Exhibit A attached)

This conveyance is subject to any and all recorded rights-of-way, easements and prior reservations of any oil, gas, minerals and other rights.

Taxes for the year 2020 are prorated between the Grantors and the Grantee with the Grantee paying same when due.

WITNESS THE SIGNATURES of the Grantor, this the 8th day of October, 2020.

BY: 
GREGORY T. SMITH

STATE OF MISSISSIPPI

COUNTY OF HARRISON

PERSONALLY, came and appeared before me on this the 8th day of October, 2020, the undersigned authority in and for the County and State aforesaid, the within named Gregory T. Smith. who acknowledged that he signed and delivered the above and foregoing instrument on the day and year therein set out as the act and full authority to do so.

WITNESS my hand and official seal of office on this the 8th day of October, 2020.

Lisa M. Verhovshek
NOTARY PUBLIC

My Commission Expires:
Nov 26, 2021



EXHIBIT "A"





Lot Nine (9), Lakeland 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 10, Page 29 (4A/326).

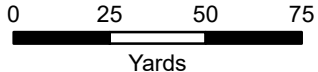
Part of Parcel Number 1011D-01-049.000

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
Y		1011D-01-049.000	JASON DREWES (OWNER)	134 E CEDAR DR	GULFPORT	MS	39507
			CARA WAGNER (OWNER)	134 E CEDAR DR	GULFPORT	MS	39507
			Adjacent Property Owners (2606PC077)				
	84098	1011D-01-048.000	CHATWORTH INVESTMENTS LLC	3908 TENNESSEE AVE	CHATTANOOGA	TN	37409
	31523	1011D-01-035.000	PERKINS WILLIAM W & BETTY-TRUSTEES-	415 NATCHEZ RD	BROOKHAVEN	MS	39601
	31519	1011D-01-044.000	PERKINS WILLIAM W JR	405 PERKINS DRIVE	BROOKHAVEN	MS	39601
	118610	1011D-01-038.001	KCL INVESTORS LLC	2620 PREAKNESS PL	EADS	TN	38028
	31486	1011D-01-055.000	HARVEY HOWARD T & MARY R	328 W CLINTON ST	JACKSON	AL	36545
	31484	1011D-01-056.000	SIMS ROY & PEGGY	1200 PINECREST DR	KOSCIUSKO	MS	39090
	31510	1011D-01-039.000	CHAVERS DENNIS	146 TEAGARDEN RD	GULFPORT	MS	39503
N	31485	1011D-01-049.000	DREWES JASON E & WAGNER CARA B	134 E CEDAR DR	GULFPORT	MS	39507
	146649	1011D-01-040.000	FOGT DERICK & THY	5213 MONTIANO LN	DUBLIN	CA	94568
	31488	1011D-01-050.000	BROOKS M DENNIS & BECKY M	525 GLEN VALLEY WAY	GULFPORT	MS	39507
	31509	1011D-01-038.000	GRAY PHILLIP W & SUSAN M	329 PATTERSON MILL RD	BEL AIR	MD	21015
	31489	1011D-01-053.000	SMITH GREGORY T	P O BOX 7704	GULFPORT	MS	39506
	31491	1011D-01-051.000	JIVE TURKEY INVESTMENT GROUP LLC	2959 BIDDLE AVE, STE 201	WYANDOTTE	MI	48192
	31490	1011D-01-052.000	CASTIGLIA FRANK A	706 KLONDYKE ROAD	LONG BEACH	MS	39560
	31487	1011D-01-054.000	JAMISON MARTHA TOTTEN	131 LAUREL DR	GULFPORT	MS	39507
N	31507	1011D-01-036.000	KCL INVESTORS LLC	2620 PREAKNESS PL	EADS	TN	38028
	84039	1011D-01-034.000	BELTWAY SOUTH INVESTMENTS LLC	141 WEBB LANE	FLOWOOD	MS	39232
	127444	1011D-01-044.000	PERKINS DON D	830 BROOKWAY BLVD	BROOKHAVEN	MS	39601
	96807	1011D-01-040.001	NGUYEN SON HUU & AN H	3052 RADEN RD	MASON	TN	38049
	21333	1011D-01-001.000	DHAC REAL ESTATE LLC	853 E VALLEY BLVD	SAN GABRIEL	CA	91776
	146202	1011D-01-049.000	DAVIS PIPER	138 E CEDAR DR	GULFPORT	MS	39507
	31502	1011D-01-040.000	KOGANTI PREMCHAND & PATURI SUNITA	102 RAPPORT DR	CARY	NC	27519
	146647	1011D-01-040.000	HILL BILL	306 WINDY CITY RD	JACKSON	TN	38305
	146648	1011D-01-040.000	KOGANTI PREMCHAND & SUNITA PATURI	102 RAPPORT DR	CARY	NC	27519
N	146828	1011D-01-040.001	FOGT DERICK & THY	5213 MONTIANO LN	DUBLIN	CA	94568



Legend

-  Site
-  US or State Highway
-  Street
-  Buildings



1 inch = 150 feet



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AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
49732	IPL0346291	Legal Ad - IPL0346291		2.0	116.0L

ATTENTION: GULFPORT CITY HALL IP
 1410 24 TH AVENUE
 GULFPORT, MS 39501
 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:
 06/10/26 Print

LEGAL NOTICE PUBLIC HEARING

In conformance with Section VIII of the Comprehensive Zoning Ordinance of the City of Gulfport, Mississippi, 1979 as amended, notice is hereby given advising that the Gulfport City Planning Commission will hold a public hearing in the City of Gulfport, Mississippi at 4:30 P.M., Thursday, June 25, 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.

Tree Permit Appeal 2605PC070, by owners Michael Russell & Kirsten Wilson-Russell, seeking to appeal a denied tree permit, Tax Parcel 07110-04-028.004, 4719 W Beach Blvd, Zoned T4L (General Urban Zone "Limited"), Ward 2

Planning Commission Approval 2606PC077, by owners Cara & Jason Drewes, seeking approval for an administrative office for an engineering consulting office as a home occupation, Tax Parcel 1011D-01-049.000, 134 E Cedar Drive, Zoned T4+ (General Urban Zone "Plus"), Ward 2

Planning Commission Approval 2606PC081, by agent Tamesha McDowell, seeking approval for an administrative office for a home care office as a home occupation, Tax Parcel 0807I-01-005.037, 13325 E Carriage Circle, Zoned R-1-10 (Single-family), Ward 7

Planning Commission Approval 2606PC084, by owner Menhie Melton, seeking approval for a mobile home use, Tax Parcel 0710I-02-029.000, 3713 37th Ave, Zoned R-1-5 (Single-family), Ward 1

Planning Commission Approval 2606PC086, by owners Amber Guidry & Devante Crandle, seeking approval for an administrative office for a book-keeping business as a home occupation, Tax Parcel 0808K-03-075.000, 11475 Harris Drive, Zoned R-1-10 (Single-family), Ward 7

General Plan 2607PC094, by agent Terry Moran, seeking approval for a 48-lot subdivision with 2 outparcels, Tax Parcels 0908M-01-009.000, 0908M-01-014.000, Dedeaux Road, Zoned B-1 (Neighborhood Business), Ward 6

Zoning Map Amendment 2606PC076, by agent Grant Thompson, requesting to rezone property to R-1-10, Tax Parcel 0708I-02-015.000, Orange Grove Road, Zoned R-1-15 (Single-family), Ward 7

Zoning Map Amendment 2607PC093, by agent Terry Moran, requesting to rezone 2 parcels to R-1-7.5 (Single-family), Tax Parcel 0908M-01-009.000, 0908M-01-014.000, Dedeaux Road, Zoned B-1 (Neighborhood Business), Ward 6

Zoning Map Amendment 2604PC045, by agent Micheal Collins, requesting to rezone parcel to R-2 (Single-family), Tax Parcel 0810I-01-040.000, 1218 37th Street, Zoned I-1 (Light Industry), Ward 3

This the 3rd day of June 2026
 Keith Williams, Chairman
 City of Gulfport Planning Commission
 IPL0346291
 Jun 10 2026

[Print Tearsheet Link](#)

[Marketplace Link](#)

Sherry Chasteen



Sherry Chasteen

Mary Castro



Sworn to and subscribed before me on

Jun 10, 2026, 10:11 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 24TH AVENUE
228.868.5710 | PLANNERS@GULFPORT-MS.GOV

PLANNING COMMISSION

Hearing Date: Thursday, June 25, 2026

Planning Commission Approval 2606PC081: Planning Commission Approval 2606PC081, by agent Tamesha McDowell, seeking approval for an administrative office for a home care office as a home occupation, Tax Parcel 0807I-01-005.037, 13325 E Carriage Circle, Zoned R-1-10 (Single-family), Ward 7

Technical Report

PLANNING COMMISSION APPROVAL

GENERAL INFORMATION

Case File Number: 2606PC081

Hearing Date: June 25, 2026

Current Zoning/Use: R-1-10 / Single Family Home

Legal: Planning Commission Approval 2606PC081, by agent Tamesha McDowell, seeking approval for an administrative office for a home care office as a home occupation, Tax Parcel 0807I-01-005.037, 13325 E Carriage Circle, Zoned R-1-10 (Single-family), Ward 7

TECHNICAL DETAILS

The applicant is seeking approval for a home occupation to operate an administrative office for home care services. The applicant states that HomeCare Community Services, LLC is a single-person, home-homebased business operated solely by them. The applicant states that any client meetings, consultations, or business-related interactions will be conducted off-site or virtually. The applicant states that no customers will visit the residence and the home occupation would not cause additional traffic. As proposed, it is clear to staff that the use would be in-line with the City of Gulfport's Home Occupation definition.

Home occupation: An occupation for gain of support conducted in a dwelling unit only by members of a family residing in the dwelling unit and not including the employment of any additional persons, provided that the occupation is incidental to the residential use of the dwelling unit and is subject to the following provisions:

- a) Does not utilize more than twenty-five (25) percent of the building site coverage, and that no traffic shall be generated by such home occupation in greater volume than would be normally expected in a residential neighborhood, and that any need for parking generated by the conduct of such home occupation shall be met off the street.
- b) There shall be no visible evidence of the conduct of a home occupation other than one (1) sign not exceeding two (2) square feet in area which shall be permitted. Such sign shall be mounted flat against the building and shall display only the name of the permitted home occupation.
- c) The administrative portion of the business can be performed in the confines of the dwelling unit, and planning commission approval is required for services that are performed at the client's place of residence, business or work site, with the exception of services that are normally performed in or around the household by the occupant, such as maid service, yard care, gardening, and fix-it-man or similar type activities. Visits of customers, clients, students or patients to the home business requires planning commission approval, and shall be by appointment only, and shall be provided on a one-on-one basis.
- d) Escort dating services and other similar businesses, and any contractors operating under local or state license are strictly prohibited. It shall be prohibited to operate any home occupation that is in

Technical Report

PLANNING COMMISSION APPROVAL

conflict with the regulations that govern similar types of uses that are allowed to operate in other zoning districts.

- e) Planning commission approval will be required for products to be constructed or produced on the premises or at the client's work site. The process of constructing or producing items on the premise must be of an intensity as not to provide any additional light, sound or nuisance to the surrounding area, and no evidence of such activities shall be visible.
- f) No products will be sold on the premises or at the client's work site, except for sales of the products from a national franchise entity, which may be by delivery only, or by very infrequent customer visits. Verification of a national franchise entity must be submitted to the Urban Development Planning Division for review. Examples of this type of home occupation include Amway, Avon, Mary Kay makeup, Tupperware and similar products.
- g) No bulk storage or outside storage will be allowed. If the home occupation requires equipment, supplies or a work vehicle, a site plan of the residence's property must be provided. The site plan will detail the property dimensions, abutting streets, all buildings, driveways, and proposed parking of all vehicles. The site plan will address where vehicles, equipment and supplies will be stored. The business is limited to one (1) work vehicle (no greater in capacity of size and weight than a one-ton vehicle) and one (1) trailer (no longer than twenty-four (24) feet). A work trailer may not be parked in the required front or side yard setback. Storage of equipment or supplies must be kept within the confines of the work vehicle, trailer or the dwelling unit. No repairs of equipment or vehicles for the business will be conducted on the property.

Applicant must apply for a certificate of zoning compliance along with providing a written description of the proposed home occupation, which is subject to all rules and regulations that may apply. At any time a violation of the conditions of approval or any other regulations is found, the certificate of zoning compliance is subject to be revoked. If the certificate of zoning compliance is revoked, it shall be unlawful for the home occupation to operate until such time as all violations are resolved, and the use is compliant with all codes and regulations.

EXECUTIVE SUMMARY

The applicant is seeking approval for an administrative office for an administrative office for home care services. As presented, the proposed home occupation would be in-line with the City of Gulfport's regulation of home occupations.

Any approval should consider these conditions:

1. Approval would allow for an administrative office as a home occupation.

DEPARTMENTAL CONDITIONS

Engineering: No conditions. Memo dated 6/15/26.

Public Works: No conditions. Memo dated 5/15/26.

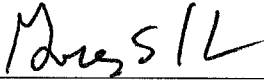
Technical Report

PLANNING COMMISSION APPROVAL

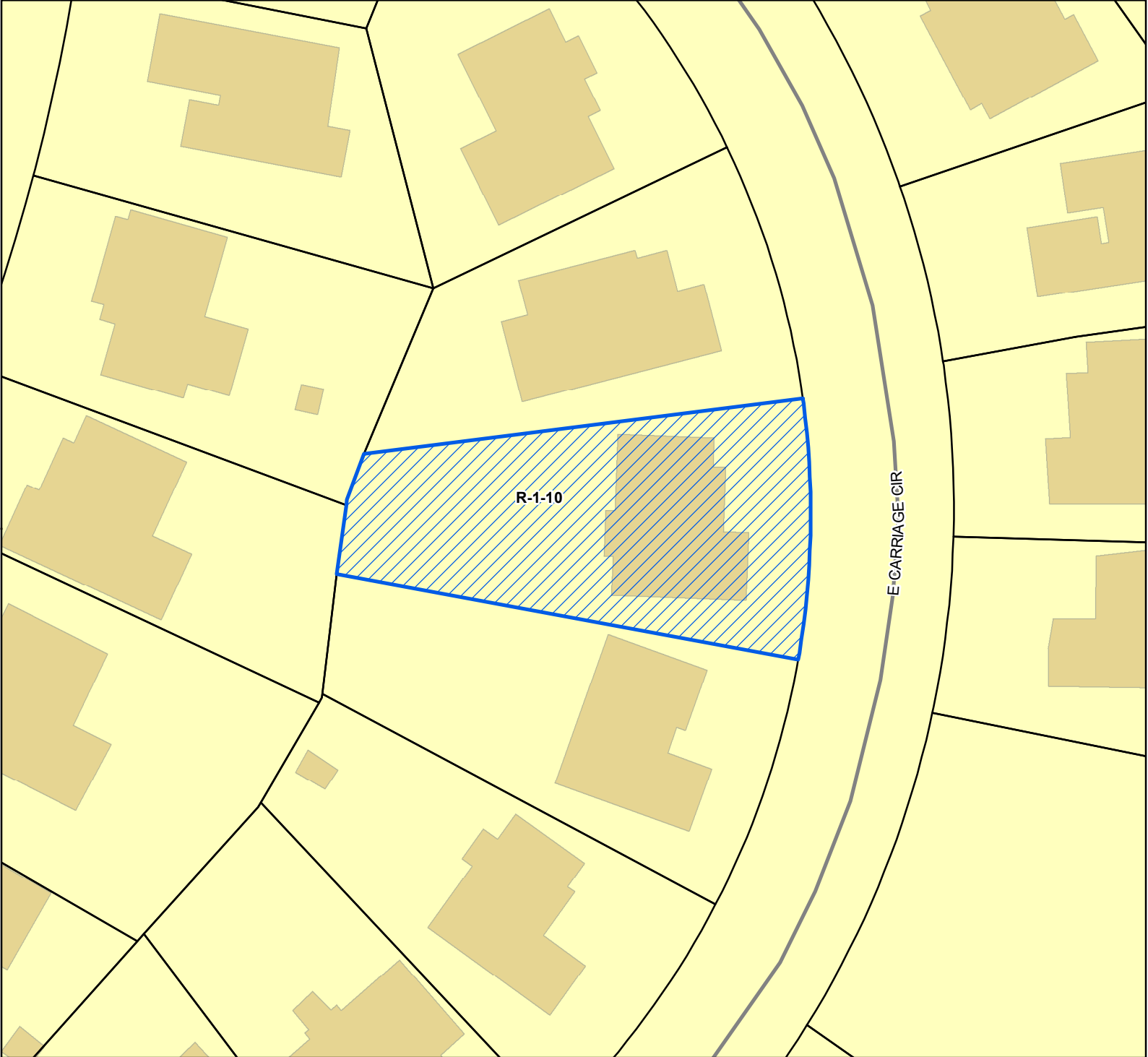
- Traffic and Safety:** No conditions. Memo dated 6/5/26.
- Building Code Services:** No conditions. Memo dated 6/4/26.
- GIS:** No conditions. Memo dated 6/12/26.
- Police Department:** No comment as of 6/15/26.
- Fire Department:** No conditions. Memo dated 6/3/26.
- City Arborist:** No comment as of 6/15/26.

DIRECTOR APPROVAL

This report has been reviewed and approved by:



Greg Holmes
Director of Urban Development Department

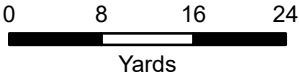


-  Site
-  Street
-  Parcels
-  Buildings

Zoning

-  R-1-10 - Single Family Residence (Low Density)

Site Information
 08071-01-005.037
 Zoning: R-1-10 (Single Family)
 Size: 11465.9 sqft
 Flood: X



1 inch = 50 feet



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

For Staff Use Only

Case Number: 2606 AC 081
Date Received: 4/29/20
Receipt Number: 13825642
Received By: WD
Zoning: B-1-10
Ward: 7 Flood: X
Size: 11465

**APPLICATION FOR
PLANNING COMMISSION APPROVAL
FOR A HOME OCCUPATION**

Property Information

TAX PARCEL #

0	8	0	7	1	-	0	1	-	0	0	5	•	0	3	7
					-			-				•			
					-			-				•			

(If necessary, use separate sheet of paper)

Address of Property Involved: 13325 E Carriage Circle Gulfport, MS 39503

Lot(s) 36, Block(s) _____, Subdivision Hoxbury Subd PH 1 1st JA
Harrison County

General Location: _____

GENERAL DESCRIPTION OF REQUEST:

Home Administrative for Home Care Community Services, LLC and non medical home care business

OWNERSHIP AND CERTIFICATION:

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

OWNER

AGENT

Tremayne Barnett D'Angelis

Printed Name of Owner

13325 E Carriage Circle

Mailing Address

Gulfport, MS 39503

City

State

Zip code

Printed Name of Agent

Tamashia McDowell

Mailing Address

13325 E. Carriage Circle

City

State

Zip code

Home Phone

Work/Cell Phone 228-437-3756

Home Phone

Work/Cell Phone

Email

Tremayne Barnett

Signature of Owner

Email

Tamashia McDowell

Signature of Agent

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



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

This page must be completed if the property or properties involved have more than one owner. All persons listed as owners to the property or properties listed on page one must complete and sign this part of the application.

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

NAME OF OWNER (PRINT) D'Angelo Gaines

ADDRESS (STREET, CITY, STATE, ZIP CODE) 13325 E Carriage Circle Gulf Breeze, MS.

39503

PHONE # (H) _____ (W) _____

TAX PARCEL NUMBER(S) OWNED 08071-01-005-037

SIGNATURE *D'Angelo Gaines*

NAME OF OWNER (PRINT) _____

ADDRESS (STREET, CITY, STATE, ZIP CODE) _____

PHONE # (H) _____ (W) _____

TAX PARCEL NUMBER(S) OWNED _____

SIGNATURE: _____

NAME OF OWNER (PRINT) _____

ADDRESS (STREET, CITY, STATE, ZIP CODE) _____

PHONE # (H) _____ (W) _____

TAX PARCEL NUMBER(S) OWNED _____

SIGNATURE: _____

(Use additional forms as needed)

IN CASES OF MULTIPLE APPLICANTS, PLEASE IDENTIFY THE PERSON WHO WILL BE ACTING AS YOUR SPOKES PERSON/AGENT FOR YOU _____

I Kimberly Taylor live at 13325 E Carriage Circle Gulfport, MS 39503 and I along with my partner Tameshia McDowell have requested that we be allowed to operate Home Care Community Services, LLC from the home office, as we would be the only persons entering the home office. Thank you.

Kimberly Taylor
Kimberly Taylor

Date: 4/29/2026

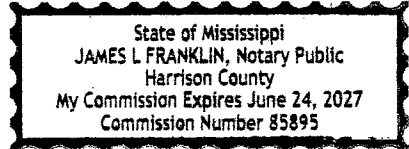
State of Mississippi
County of HARRISON

Personally appeared before me, a Notary Public in and for the said county and state on this 29 day of April, 2026, within my jurisdiction, the within named

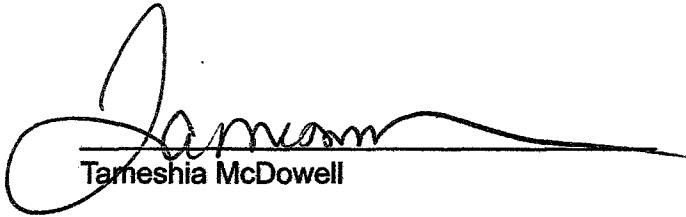
Kimberly Taylor, who acknowledged that (he)(she)(they) executed the above and foregoing instrument.

James L Franklin
(signature of notary) James L Franklin

My commission expires : 06/24/2027



I Tameshia McDowell live at 13325 E Carriage Circle Gulfport, MS 39503 and I along with my partner Kimberly Taylor have requested that we be allowed to operate Home Care Community Services, LLC from the home office, as we would be the only persons entering the home office. Thank you.

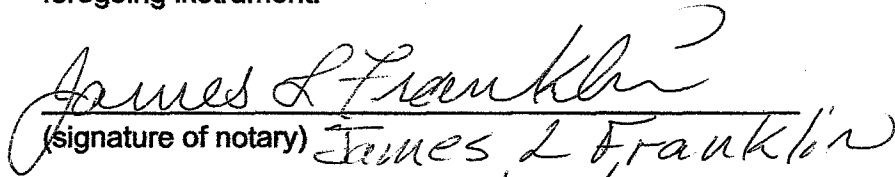

Tameshia McDowell

Date: 4-29-26

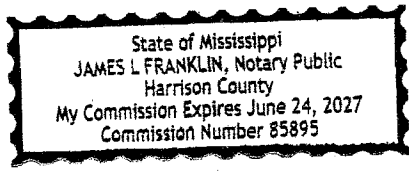
State of Mississippi
County of HARRISON

Personally appeared before me, a Notary Public in and for the said county and state on this 29 day of April, 2026, within my jurisdiction, the within named

Tameshia McDowell, who acknowledged that (he)(she)(they) executed the above and foregoing instrument.


(signature of notary) James L Franklin

My commission expires : 06/24/2027



To whom this may concern, I Tremayne Barnett, owner of said property 13325 E Carriage Circle Gulfport, MS 39503, give the owners of Home Care Community Services, LLC, Tameshia McDowell and Kimberly Taylor permission to run their business from the home office..

Tremayne Barnett
Tremayne Barnett - Owner

Date: 4-28-26

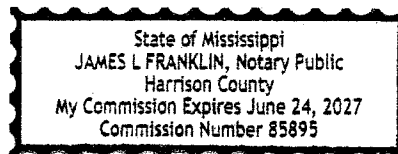
State of Mississippi
County of Harrison

Personally appeared before me, a Notary Public in and for the said county and state on this 29 day of April, 2026, within my jurisdiction, the within named

Tremayne Barnett, who acknowledged that (he)(she)(they) executed the above and foregoing instrument.

James L Franklin
(signature of notary) James L Franklin

My commission expires : 06/24/2027



To whom this may concern, I D'Angelo Gaines, owner of said property 13325 E Carriage Circle Gulfport, MS 39503, give the owners of Home Care Community Services, LLC, Tameshia McDowell and Kimberly Taylor permission to run their business from the home office..

D'Angelo Gaines
D'Angelo Gaines -Owner

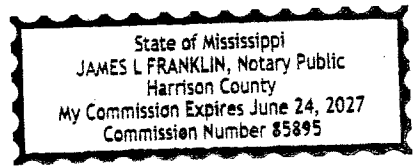
Date: 4-28-2020

State of Mississippi
County of Harrison

Personally appeared before me, a Notary Public in and for the said county and state on this 29 day of April, 2020, within my jurisdiction, the within named D'Angelo Gaines, who acknowledged that (he)(she)(they) executed the above and foregoing instrument.

James L Franklin
(signature of notary) James L Franklin

My commission expires : 06/24/2027





Designation of Agent

I, Tremayne Barnett, being property owner of 13325 Carriage Cir
which is the subject of this application hereby authorize Tamasha McDaniel 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.

Tremayne Barnett
Signature

4-29-26
Date

STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 29 day of April, 2026

Lydia N. Moffett
Notary Public



04/21/2028
Commission Expiration

CHECKLIST FOR HOME OCCUPATIONS

Owner's Name: Tremayne Burnett D'Angelo Coaines

Address: 13325 E. Carriage Circle Gulfport, MS 39503

Phone: (Home) _____ (Work/Cell) _____ (410)

If rented, then the name of owner or manager is required, along with a letter of approval from same: _____

Name of business or service to be used as home occupation: HomeCare Community Services, LLC

Nature of business: provide non-medical home care services in clients home (no client will ever come to home office)

Please fill in all the appropriate blanks:

Hours of operation: 8:00 a.m. until 5:00 p.m. _____

Earlier than 8:00 a.m. _____

Give hours: _____

Later than 5:00 p.m.: _____

Give hours: 7AM-6PM

Method of conducting business:

Telephone: _____

Mail order: _____

Personal computer: _____

Appointment: by meeting w. client at their location not at our home office

Traffic generation:

Is there any delivery of goods or products to the residence? No

If so, specify the number and frequency of deliveries: _____

Describe size of vehicle making deliveries: _____

Is service by appointment only or are there drop-by visits by customers or clientele? NO

Services will be done at home office

Specify number and frequency of visits by clients and customers: N/A

Is everything made, manufactured, or provided on site? N/A

Is special equipment required in production? NO N/A

If so, described it, giving size of motor, etc. _____

Are sales made from the premises? NO

If sales are made from other places, indicate on what basis:

Local stores on consignment: _____

Arts and crafts or flea markets: _____

Trade shows: _____

Other: _____

Is there a Protective Covenant that exists that prohibits a home occupation at the proposed located?

Yes _____ No ✓

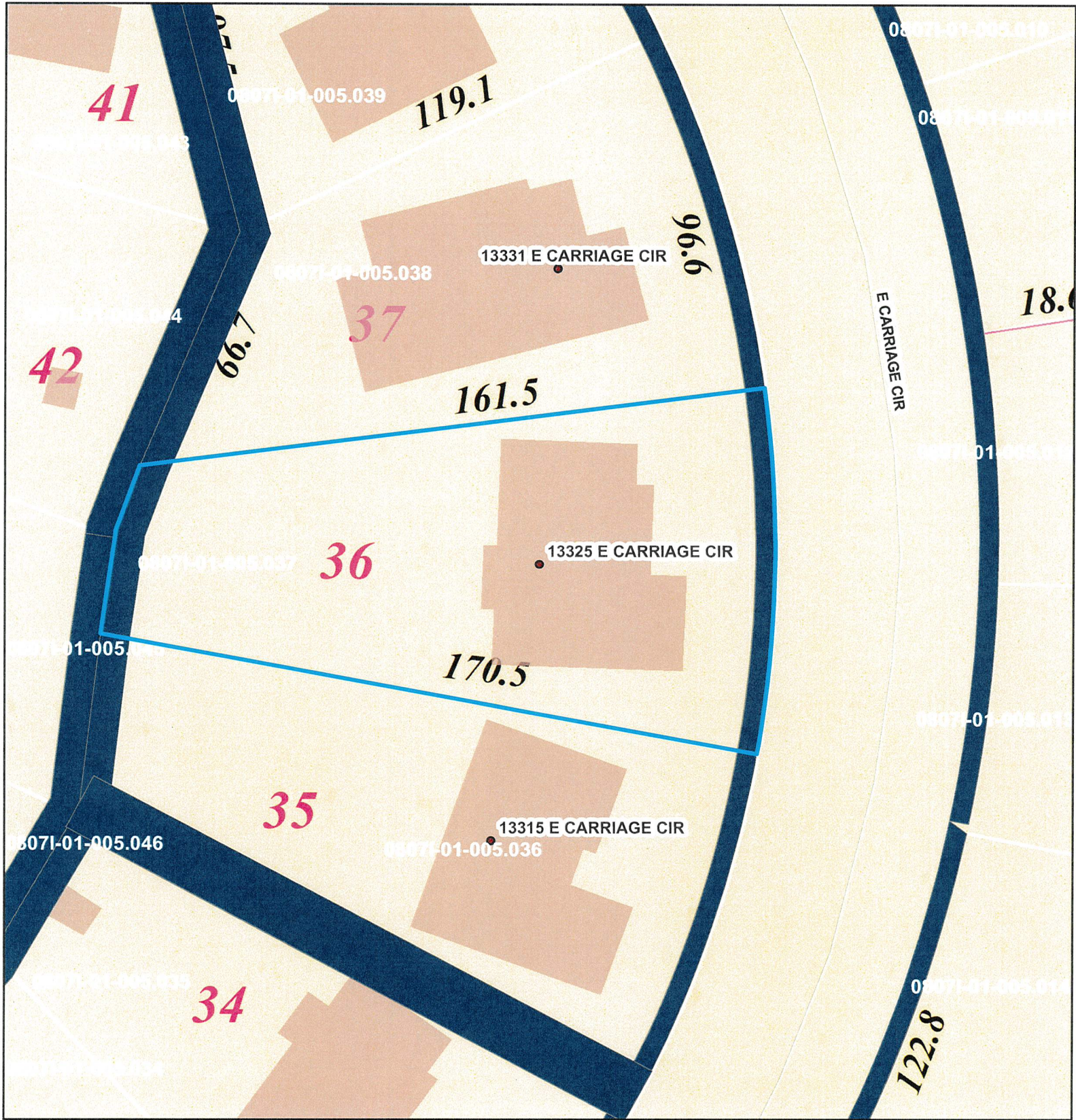
I certify the above to be true and accurate as it pertains to this application. I recognize that failure to comply with the assurances made in this application may result in the denial or removal of the permit after due notice and public hearing thereon.

Printed Name: Tremayne Barnett D'Arzelo Barnes

Signature: Tremayne Barnett D'Arzelo Barnes

Date: 04-27-25

- F. Explain how the site plan is appropriate with regard to:
- Transportation and access will not be affected by the Business because there will be no deliveries or clients coming to the Home Office Business.
 - The water supply is supplied by the City of Gulfport and will not be affected by the Home Office Business, of HomeCare Community Services, LLC.
 - The Waste Disposal is disposed by the City of Gulfport and will not be affected by the Business of Home Care Community Services, LLC.
 - The Fire and Police protection is unchanged due to the Business as it is provided by the the City of Gulfport.
 - There will be no public facilities that will be affected by the Business of Home Care Community Services, LLC.
 - The proposal will not cause undue traffic or congestion or create traffic hazard because there will be no deliveries or any ~~clients~~ clients entering our Business.
 - The proposal is in harmony with the orderly and appropriate development of the district in which the ~~house~~ use is located because it would not cause any distractions to the neighborhood as no one ~~will~~ would ~~come~~ be entering our home office only the parties that own the business and already live ~~at~~ at the ~~resident~~ residence would enter this business.



DATA DISCLAIMER:

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1 inch = 33 feet

Area Map

Parcels

Printed 4/29/2026



J. Shepherd 1st Judicial District
Instrument 2021 13564 D - J1
Filed/Recorded 9/14/2021 03:59 P
Total Fees \$ 26.00
2 Pages Recorded

Prepared by:
David B. Pilger
Attorney at Law
1406 Bienville Blvd., Suite 101
Ocean Springs, MS 39564
(228) 215-0011

Grantors:
James R. Shepherd
Tammy R. Shepherd
15068 Palamino Dr.
Gulfport, MS 39503
(228) 596-5296

Return To:
David B. Pilger
Attorney at Law
1406 Bienville Blvd., Suite 101
Ocean Springs, MS 39564
(228) 215-0011

Grantees:
Tremayne LaJon Barnett
D'Angelo Romaine Gaines
13325 Carriage Cir.
Gulfport, MS 39503
(228) 224-0300

File No. O211848N

INDEXING INSTRUCTIONS: Lot 36, Roxbury S/D, Ph 1, 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, we, **James R. Shepherd and Tammy R. Shepherd**, do hereby sell, convey and warrant unto **Tremayne LaJon Barnett and D'Angelo Romaine Gaines**, as joint tenants with right of survivorship and not as tenants in common, all of that certain tract, piece or parcel of land situated in Harrison County, Mississippi, together with all improvements, buildings, fixtures, and appurtenances thereunto belonging, and being more particularly described as follows, to-wit:

Lot 36, Roxbury Subdivision, Phase I, a subdivision according to the 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 42, at Page 7.

This being the same property as that conveyed to James R. Shepherd and Tammy R. Shepherd, by instrument recorded in Deed Book 1559, Page 632, 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 9th day of September, 2021.

[Signature]
James R. Shepherd
[Signature]
Tammy R. Shepherd

ACKNOWLEDGEMENT

STATE OF MISSISSIPPI
COUNTY OF HARRISON

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, **James R. Shepherd and Tammy R. Shepherd**, 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.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, on this the 9th day of September, 2021.

(AFFIX SEAL)



My commission expires:

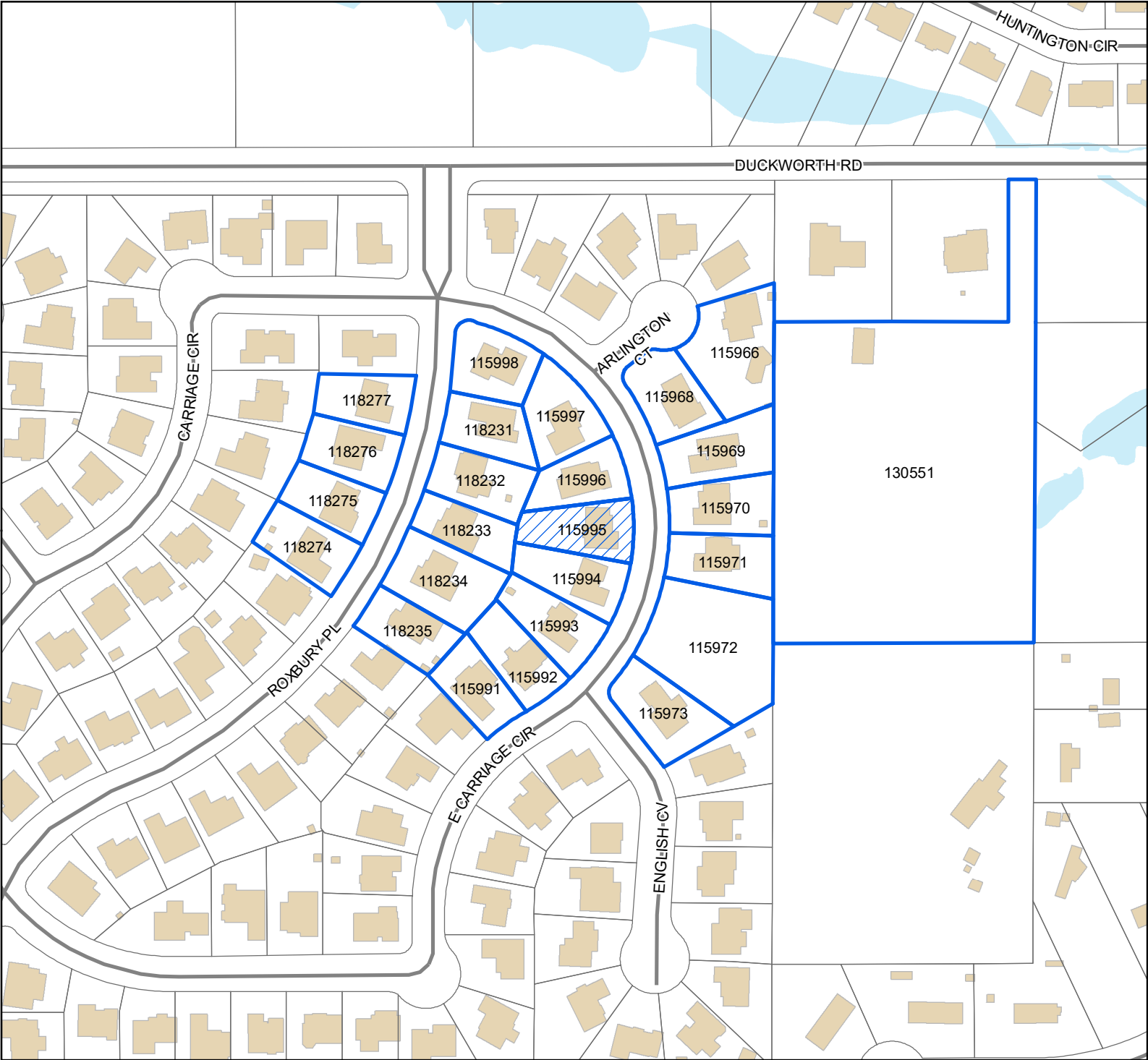
[Signature]
NOTARY PUBLIC

DEED ACCEPTED BY:





[Signature]
Tremayne LaJon Barnett

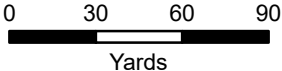
[Signature]
D'Angelo Romaine Gaines By
Tameshia McDowell, Attorney in
Fact
D'Angelo Romaine Gaines
By: Tameshia McDowell, Attorney-in-Fact

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
Y		08071-01-005.037	TREMAYNE BARNETT & D'ANGELO GAINES (OWNER)	13325 E CARRIAGE CIRCLE	GULFPORT	MS	39503
			TAMESHIA MCDOWELL (AGENT)	13325 E CARRIAGE CIRCLE	GULFPORT	MS	39503
			Adjacent Property Owners (2606PC081)				
	118276	08071-01-005.088	DEVER WILLIAM L & PAMELA J	13349 ROXBURY PL	GULFPORT	MS	39503
	115996	08071-01-005.038	LAMEY RITA J -L/E-	13331 E CARRIAGE CIR	GULFPORT	MS	39503
	115970	08071-01-005.012	MADDEN MICHAEL J	13326 E CARRIAGE CIRCLE			4E+06
	115968	08071-01-005.010	BUSH JARED W & JODI M	13342 CARRIAGE CIR	GULFPORT	MS	39503
	118277	08071-01-005.089	WISER AIMEE & JEREMY	13355 ROXBURY PLACE	GULFPORT	MS	39503
	118274	08071-01-005.086	NOLL FORREST L & JENNIFER A	13339 ROXBURY PL	GULFPORT	MS	39503
	118235	08071-01-005.047	KOGER GRADY H & NORALYN A	13328 ROXBURY PL	GULFPORT	MS	39503
	118231	08071-01-005.043	HAMILL CINDY -L/E-	13354 ROXBURY PL	GULFPORT	MS	39503
	115969	08071-01-005.011	RUIZ PEYTON D & IRIS A	13334 CARRIAGE CIR	GULFPORT	MS	39503
	118232	08071-01-005.044	STUCKEY SCOTT L & PARKER SHARON	13348 ROXBURY PL	GULFPORT	MS	39502
	118233	08071-01-005.045	HARRIS JAMES B & GLENDA P	13342 ROXBURY PLACE	GULFPORT	MS	39503
	115992	08071-01-005.034	SORIANO FREDDY L & LUISA	13295 CARRIAGE CIRCLE	GULFPORT	MS	39503
	115991	08071-01-005.033	HOBBS JAMES H & ROSEMARY P	13289 CARRIAGE CIRCLE	GULFPORT	MS	39503
	115971	08071-01-005.013	SANCHEZ RICHARD T & SANDRA K	13320 E CARRIAGE CIR	GULFPORT	MS	39503
	115994	08071-01-005.036	VERRETT STEPHEN E & CAROLYN S	13315 E CARRIAGE CIRCLE	GULFPORT	MS	39503
	115993	08071-01-005.035	JORDAN STEVEN C & HALEY M	13305 E CARRIAGE CIR	GULFPORT	MS	39503
	115997	08071-01-005.039	JOHNSON JOHNNY MACK & RHONDA A	13345 CARRIAGE CIRCLE	GULFPORT	MS	39503
	115998	08071-01-005.040	MANLY JAMES J & LINDA DIANE	13363 CARRIAGE CIRCLE	GULFPORT	MS	39503
	118275	08071-01-005.087	ATKINS DOROTHY D -TRUSTEE-	13337 ROXBURY PL	GULFPORT	MS	39503
	115995	08071-01-005.037	BARNETT TREMAYNE & D'ANGELO GAINES	13325 E CARRIAGE CIR	GULFPORT	MS	39503
	115973	08071-01-005.015	SCIPIONE NANCY -ETAL-	66 SHORELINE LANE	GULFPORT	MS	39503
	130551	08071-01-006.005	FOTO FAMILY TRUST DATED JULY 1 2004	2728 CHANNEL PLACE	BILOXI	MS	39531
	118234	08071-01-005.046	PENDARVIS WILLIAM T & CAROLYN F	13336 ROXBURY PLACE	GULFPORT	MS	39503
	115966	08071-01-005.008	HANSEN CAROLYN M & BARRY	13370 ARLINGTON CT	GULFPORT	MS	39503



Legend

-  Site
-  Street
-  Buildings
-  Water Features



1 inch = 200 feet



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AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
49732	IPL0346291	Legal Ad - IPL0346291		2.0	116.0L

ATTENTION: GULFPORT CITY HALL IP
 1410 24 TH AVENUE
 GULFPORT, MS 39501
 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:
 06/10/26 Print

LEGAL NOTICE PUBLIC HEARING

In conformance with Section VIII of the Comprehensive Zoning Ordinance of the City of Gulfport, Mississippi, 1979 as amended, notice is hereby given advising that the Gulfport City Planning Commission will hold a public hearing in the City of Gulfport, Mississippi at 4:30 P.M., Thursday, June 25, 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.

Tree Permit Appeal 2605PC070, by owners Michael Russell & Kirsten Wilson-Russell, seeking to appeal a denied tree permit, Tax Parcel 07110-04-028.004, 4719 W Beach Blvd, Zoned T4L (General Urban Zone "Limited"), Ward 2

Planning Commission Approval 2606PC077, by owners Cara & Jason Drewes, seeking approval for an administrative office for an engineering consulting office as a home occupation, Tax Parcel 1011D-01-049.000, 134 E Cedar Drive, Zoned T4+ (General Urban Zone "Plus"), Ward 2

Planning Commission Approval 2606PC081, by agent Tamesha McDowell, seeking approval for an administrative office for a home care office as a home occupation, Tax Parcel 0807I-01-005.037, 13325 E Carriage Circle, Zoned R-1-10 (Single-family), Ward 7

Planning Commission Approval 2606PC084, by owner Menhie Melton, seeking approval for a mobile home use, Tax Parcel 0710I-02-029.000, 3713 37th Ave, Zoned R-1-5 (Single-family), Ward 1

Planning Commission Approval 2606PC086, by owners Amber Guidry & Devante Crandle, seeking approval for an administrative office for a book-keeping business as a home occupation, Tax Parcel 0808K-03-075.000, 11475 Harris Drive, Zoned R-1-10 (Single-family), Ward 7

General Plan 2607PC094, by agent Terry Moran, seeking approval for a 48-lot subdivision with 2 outparcels, Tax Parcels 0908M-01-009.000, 0908M-01-014.000, Dedeaux Road, Zoned B-1 (Neighborhood Business), Ward 6

Zoning Map Amendment 2606PC076, by agent Grant Thompson, requesting to rezone property to R-1-10, Tax Parcel 0708I-02-015.000, Orange Grove Road, Zoned R-1-15 (Single-family), Ward 7

Zoning Map Amendment 2607PC093, by agent Terry Moran, requesting to rezone 2 parcels to R-1-7.5 (Single-family), Tax Parcel 0908M-01-009.000, 0908M-01-014.000, Dedeaux Road, Zoned B-1 (Neighborhood Business), Ward 6

Zoning Map Amendment 2604PC045, by agent Micheal Collins, requesting to rezone parcel to R-2 (Single-family), Tax Parcel 0810I-01-040.000, 1218 37th Street, Zoned I-1 (Light Industry), Ward 3

This the 3rd day of June 2026
 Keith Williams, Chairman
 City of Gulfport Planning Commission
 IPL0346291
 Jun 10 2026

[Print Tearsheet Link](#)

[Marketplace Link](#)

Sherry Chasteen



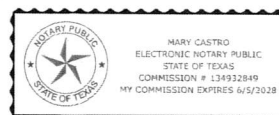
Sherry Chasteen

Mary Castro



Sworn to and subscribed before
 me on

Jun 10, 2026, 10:11 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 24TH AVENUE
228.868.5710 | PLANNERS@GULFPORT-MS.GOV

PLANNING COMMISSION

Hearing Date: Thursday, June 25, 2026

Planning Commission Approval 2606PC084: Planning Commission Approval 2606PC084, by owner Menhie Melton, seeking approval for a mobile home use, Tax Parcel 0710I-02-029.000, 3713 37th Ave, Zoned R-1-5 (Single-family), Ward 1

Technical Report

PLANNING COMMISSION APPROVAL

GENERAL INFORMATION

Case File Number: 2606PC084

Hearing Date: June 25, 2026

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

Legal: Planning Commission Approval 2606PC084, by owner Menhie Melton, seeking approval for a mobile home use, Tax Parcel 0710I-02-029.000, 3713 37th Ave, Zoned R-1-5 (Single-family), Ward 1

TECHNICAL DETAILS

The applicant requests Planning Commission approval for the placement of a 28' x 72' double wide mobile home to replace the existing single wide mobile home on the lot, zoned R-1-5 (Single-family). Per out chart of permitted uses and City of Gulfport's ordinances, mobile home use requires Planning Commission approval in a R-1-5 zoning district with setback requirements; front yard setback of 15 feet, side yard setback of 6-feet and rear yard setback of 8-feet. Upon a site visit, there was one other double wide mobile home present in the surrounding area that was located at 3700 37th Avenue. He neighboring streets all contain single-family homes. The lot is large enough that the mobile home will adequately meet the required setbacks and parking requirements as is pointed out in the site plan.

EXECUTIVE SUMMARY

Upon site visit, the parcel currently has a single wide mobile home on it. The applicant has presented a site plan that appears to meet the setback requirements for a mobile home dwelling in an R-1-5 zone, that includes off street parking for two vehicles (in asphalt or concrete). There was only one other mobile home in the surrounding area amongst single-family homes located at 3700 37th Avenue, and it is a pre-existing non-conforming. Upon review of the site plan submitted by the applicant, parking and all required setbacks have been met. If the request is approved, it would set a precedence for the approval of a mobile home with existing single-family housing in the area.

Any approval should consider these conditions:

1. Approval would allow for a 28'x 72' mobile home use in an R-1-5 zone.
2. Must meet Mississippi rules and regulations for the Uniform Standard Code for the Factory-Build Homes Law Regulation MH-5.

DEPARTMENTAL CONDITIONS

Engineering: No conditions. Memo dated 6/15/2026.

Public Works: No comment as of 6/12/2026.

Technical Report

PLANNING COMMISSION APPROVAL

- Traffic and Safety:** No conditions. Memo dated 6/5/2026.
- Building Code Services:** Conditions. Must comply with the Mississippi Rules and Regulations for the Uniform Standards Code for the Factory-Built Homes Law Regulation MH-5. Memo dated 6/4/2026.
- GIS:** No conditions. Memo dated 6/12/2026.
- Police Department:** No comment as of 6/12/2026.
- Fire Department:** No conditions. Memo dated 6/3/2026.
- City Arborist:** No comment as of 6/12/2026.

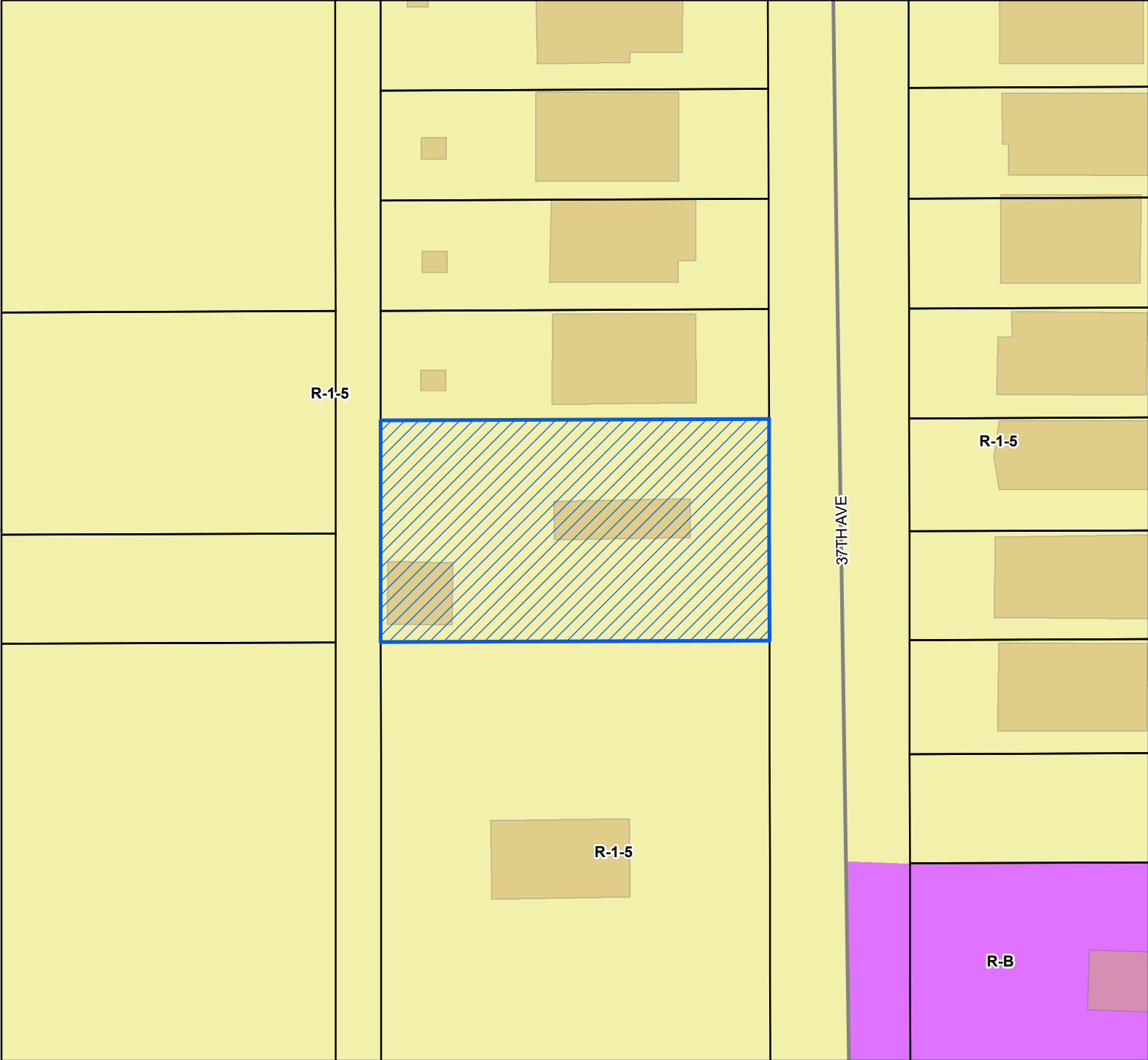
DIRECTOR APPROVAL

This report has been reviewed and approved by:



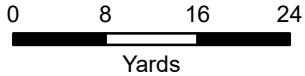
Greg Holmes
Director of Urban Development Department

Planning Commission Approval



-  Site
 -  Street
 -  Parcels
 -  Buildings
 -  City Limit
- Zoning**
-  R-1-5 - Single Family Residence District (Medium Density)
 -  R-B - Residence-Business District

Site Information
 07101-02-029.000
 Zoning: R-1-5 (Single Family)
 Size: 11137.5 sqft
 Flood: X



1 inch = 50 feet



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

For Staff Use Only

Case Number: 2606PC084

Date Received: 05/01/2026

Receipt Number: _____

Received By: JW

Zoning: R-1-5

Ward: 1 Flood: X

Size: 11137.5 sq ft

APPLICATION FOR PLANNING COMMISSION APPROVAL

Property Information

TAX PARCEL #

6	7	1	0	1	-	0	2	-	0	2	9	.	0	0	0
					-			-				.			
					-			-				.			

(If necessary, use separate sheet of paper)

Address of Property Involved: 3713 37th Ave Gulfport, MS

Lot(s) 738, Block(s) 7, Subdivision Factory Hill

General Location: District 4

GENERAL DESCRIPTION OF REQUEST:

I am trying to replace a single wide mobile home with a double wide mobile home.

OWNERSHIP AND CERTIFICATION:

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

OWNER

AGENT

Menchie Melton
Printed Name of Owner

Printed Name of Agent

3713 37th Ave
Mailing Address

Mailing Address

Gulfport MS 39501
City Zip code

City State Zip code

N/A
Home Phone Work/Cell Phone

Home Phone Work/Cell Phone

Menchie Melton
Email Signature of Owner

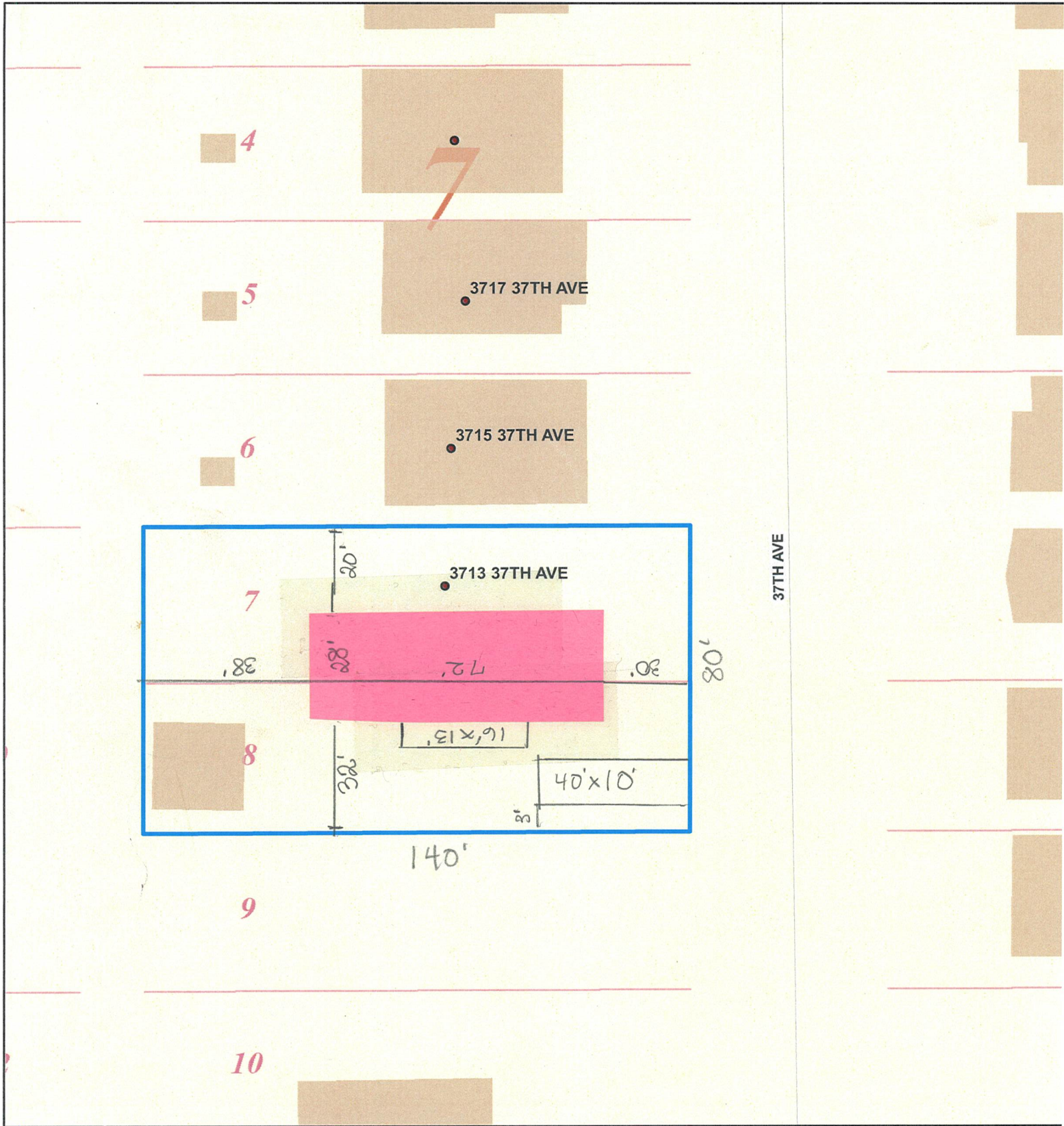
Email Signature of Agent

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

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

- The mobile home will not affect transportation and access because there is already a mobile home on the property that I currently reside at.
- The water supply, waste disposal, fire and police protection will not be affected because the City of Gulfport provides these services.
- Other public facilities will not be affected because the property is in a residential area.
- Replacing the single wide mobile home with another double wide mobile home will not cause undue traffic congestion or create a traffic hazard because I live there already.

- The proposal is in harmony with the orderly and appropriate development of the district in which the use is located because I currently live in a single mobile home and want to upgrade to a double wide.



1 inch = 34 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 4/22/2022





J. Thompson 1st Judicial District
Instrument 2019 9275 D - J1
Filed/Recorded 10/25/2019 03:40 P
Total Fees \$ 13.00
4 Pages Recorded

Return to:
James F. Thompson
1904 22nd Avenue
Gulfport, MS 39501
228-864-0233

Prepared by:
James F. Thompson
1904 22nd Avenue
Gulfport, MS 39501
228-864-0233

STATE OF MISSISSIPPI
COUNTY OF HARRISON

Index: Lots 7 and 8 of Factory Hill Addition
to the City of Gulfport, Mississippi

QUITCLAIM DEED

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

GRANTOR(S):

Elizabeth Carol Melton
13058 Andy Drive
Gulfport, MS 39503
228-357-0330

does hereby transfer, sell, convey and quit claim all our rights, title and interest unto:

GRANTEE(S):

Menhie Antoinette Melton
3713 37th Avenue
Gulfport, MS 39501
601-844-3095

the following described property together with the improvements situated thereon being located in Harrison County, Mississippi;

INDEXING INSTRUCTIONS: Lots 7 and 8, Block 7 of Factory Hill Addition to the City of Gulfport, Mississippi.

Lots 7 and 8, Block 7 of Factory Hill Addition to the City of Gulfport, Mississippi,
together with all improvements thereon.

This conveyance is subject to the reservation of all oil, gas and other minerals in perpetuity, which have been reserved by previous grantors, and further subject to any and all reservations, exceptions and easements of record.

TAXES FOR THE CURRENT YEAR have been prorated as of this date on an estimated basis, and are hereby assumed by the Grantees herein.

Witness my signature on this the 24th day of Oct., 2019.


ELIZABETH CAROL MELTON

STATE OF MISSISSIPPI

COUNTY OF HARRISON

Personally appeared before me, the undersigned authority, a Notary Public in and for Harrison County, Mississippi, the within named ELIZABETH CAROL MELTON, who acknowledged that she signed and delivered the above and foregoing instrument on the day and year therein set forth.

Elizabeth Carol Melton
ELIZABETH CAROL MELTON

Witness my signature and seal of office on this the 27th day of October, 2019.

James F. Thompson
Notary Public

My Commission Expires:

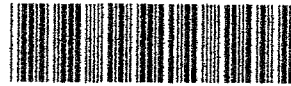
10/16/22



TITLE NOT EXAMINED

STATE OF MISSISSIPPI

MISSISSIPPI STATE DEPARTMENT OF HEALTH VITAL RECORDS



13476309

FILING DATE 05/14/2019

CERTIFICATE OF DEATH STATE OF MISSISSIPPI

STATE FILE NUMBER 123-2019-010070

1. DECEDENT'S LEGAL NAME (First, Middle, Last, Suffix) FRANK EVERETT MELTON		2. GENDER MALE	3. HOUR OF DEATH 10:25	3a. DATE OF DEATH (Month, Day, Year) 05/08/2019
4. RACE (Check one or more races to indicate what the decedent considered himself or herself to be) <input checked="" type="checkbox"/> White <input type="checkbox"/> Black or African American <input type="checkbox"/> Chinese <input type="checkbox"/> Filipino <input type="checkbox"/> Japanese <input type="checkbox"/> Korean <input type="checkbox"/> Vietnamese <input type="checkbox"/> Native Hawaiian <input type="checkbox"/> Samoan <input type="checkbox"/> Asian Indian <input type="checkbox"/> Guamanian or Chamorro <input type="checkbox"/> Other Asian (Specify) _____ <input type="checkbox"/> Other Pacific Islander (Specify) _____ <input type="checkbox"/> American Indian or Alaska Native (Name of the enrolled tribe or principal tribe) _____ <input type="checkbox"/> Other (Specify) _____				
5a. AGE AT LAST BIRTHDAY 85 Years	5b. ONLY IF UNDER 1 YEAR Mo. Wks. Days	5c. ONLY IF UNDER 1 DAY Hrs. Mins.	6. DATE OF BIRTH (Month, Day, Year) 02/28/1934	7. BIRTH PLACE (State or Foreign Country) MISSISSIPPI
8. PLACE OF DEATH (Check only one box) IF DEATH OCCURRED IN A HOSPITAL <input type="checkbox"/> Inpatient <input type="checkbox"/> ER/Outpatient <input type="checkbox"/> DCA		IF DEATH OCCURRED SOMEWHERE OTHER THAN A HOSPITAL <input type="checkbox"/> Hospice facility <input type="checkbox"/> Nursing Home/Long term care facility <input type="checkbox"/> Decedent's home <input type="checkbox"/> Other (Specify) _____		
9a. FACILITY NAME (If not a facility, give street address, route number, or other location) 3713 37TH AVENUE		9b. CITY, TOWN OR LOCATION OF DEATH GULFPORT	9c. ZIP CODE 39501	9d. COUNTY OF DEATH HARRISON
10. DECEDENT'S EDUCATION - Check the box that best describes the highest degree or level of school completed at time of death. <input type="checkbox"/> 8th grade or less <input type="checkbox"/> 9th - 12th grade, no diploma <input type="checkbox"/> High school graduate or GED completed <input type="checkbox"/> Some college, no degree <input type="checkbox"/> Associate degree (e.g., AA, AS) <input type="checkbox"/> Bachelor's degree (e.g., BA, AB, BS) <input type="checkbox"/> Master's degree (e.g., MA, MS, MEd, MEng, MEd, MEd, MEd) <input type="checkbox"/> Doctorate (e.g. PhD, EdD) or Professional degree (e.g. MD, DDS, DVM, LLB, JD) <input type="checkbox"/> Unknown				
11. MARITAL STATUS AT TIME OF DEATH <input type="checkbox"/> Married <input type="checkbox"/> Married, but separated <input type="checkbox"/> Widowed <input type="checkbox"/> Divorced <input type="checkbox"/> Never married <input type="checkbox"/> Unknown		12. SURVIVING SPOUSE (Give legal name, previous first initials)		13. WAS DECEASED EVER IN U.S. ARMED FORCES? (Yes or No) NO
14. DECEDENT OF HISPANIC ORIGIN? Check the box that best describes whether the decedent is Spanish/Hispanic/Latino. Check the "No" box if decedent is not Spanish/Hispanic/Latino. <input checked="" type="checkbox"/> No, not Spanish/Hispanic/Latino <input type="checkbox"/> Yes, Mexican, Mexican American, Chicano <input type="checkbox"/> Yes, Puerto Rican <input type="checkbox"/> Yes, Cuban <input type="checkbox"/> Yes, Other Spanish/Hispanic/Latino, (Specify) _____				
15. SOCIAL SECURITY NUMBER [REDACTED]	16a. USUAL OCCUPATION (Kind of work done most of working life) MECHANIC		16b. KIND OF BUSINESS OR INDUSTRY DIESEL MECHANIC	
17a. RESIDENCE - STATE MISSISSIPPI	17b. COUNTY HARRISON	17c. CITY OR TOWN GULFPORT	17d. ZIP CODE 39501	17e. STREET AND NUMBER OR RURAL LOCATION (Include apartment number) 3713 37TH AVENUE
18. FATHER'S OR PARENT'S NAME PRIOR TO FIRST MARRIAGE (First, Middle, Last, Suffix) FRANK MELTON		19. MOTHER'S OR PARENT'S NAME PRIOR TO FIRST MARRIAGE (First, Middle, Last, Suffix) KATE LADNER		
20a. INFORMANT - NAME (Type or print) ELIZABETH MELTON		20b. RELATIONSHIP TO DECEDENT DAUGHTER		20c. MAILING ADDRESS (Street and number, City or town, State, ZIP Code) 10 BANDYWOOD COURT GULFPORT, MS 39503
21a. DISPOSITION OF BODY (Specify: Burial, Cremation, Removal, etc.) BURIAL		21b. CEMETERY/CREMATORY - NAME WOLF RIVER CEMETERY	21c. LOCATION (City and State) GULFPORT, MS	21d. FUNERAL DIRECTOR - SIGNATURE AND LICENSE NUMBER ELECTRONICALLY SIGNED BY JAMES F. ONEIL FS-9548
22a. FUNERAL HOME (Who first assumed custody of body) RIEMANN FUNERAL HOME (248)		22b. FUNERAL HOME LICENSE NUMBER FE-0603	22c. MAILING ADDRESS (Street and number, City or town, State, ZIP Code) P O BOX 2188, GULFPORT, MS 39505	
22e. FUNERAL HOME (If body was transferred prior to disposition)		22f. MAILING ADDRESS (Street and number, City or town, State, ZIP Code)		
23a. PERSON WHO PRONOUNCED DEATH - NAME AND TITLE (Type or print) KATHERINE MILEY RN		23b. PRONOUNCED DEAD (Month, Day, Year) ON 05/08/2019	23c. PRONOUNCED DEAD (Time) AT 10:25	
24a. NAME OF CERTIFIER (Type or print) WILLIAM SWITZER		24b. MAILING ADDRESS (Street and number, City or town, State, ZIP Code) P. O. BOX 4036, GULFPORT, MS 39502		
25a. To the best of my knowledge, death occurred due to the cause(s) and manner as stated. SIGNATURE: _____ MD/DO TITLE: _____		25c. On the basis of examination and/or investigation, in my opinion, death occurred due to the cause(s) and manner as stated. ELECTRONICALLY SIGNED BY SIGNATURE: _____ TITLE: HARRISON COUNTY DEPUTY CORONER		
25b. DATE SIGNED (Month, Day, Year)		25d. STATE LICENSE NUMBER		
25e. DATE SIGNED (Month, Day, Year)		25f. DATE SIGNED (Month, Day, Year) 05/10/2019		
26. CAUSE OF DEATH PART I - Enter the chain of events - diseases, injuries, or complications - that directly caused the death. DO NOT enter terminal events such as cardiac arrest, shock or heart failure without showing the etiology. List only one cause on each line. DO NOT USE ABBREVIATIONS. IMMEDIATE CAUSE (final disease or condition resulting in death) (a) CONGESTIVE HEART FAILURE				Interval between onset and death UNKNOWN
DUE TO, OR AS A CONSEQUENCE OF (Enter one cause only)				
DUE TO, OR AS A CONSEQUENCE OF (Enter one cause only)				
DUE TO, OR AS A CONSEQUENCE OF (Enter one cause only)				
27. PART II: OTHER SIGNIFICANT CONDITIONS - Conditions contributing to death but not resulting in the underlying cause given in PART I.				
28a. POSTMORTEM EXAMINATION? (Yes or No) NO		28b. POSTMORTEM EXAMINATION FINDINGS AVAILABLE? (Yes or No) NO		29. REFERRED TO STATE MEDICAL EXAMINER? (Yes or No) NO
30. DID TOBACCO USE CONTRIBUTE TO DEATH? <input type="checkbox"/> Yes <input type="checkbox"/> Probably <input type="checkbox"/> No <input type="checkbox"/> Unknown		31. IF FEMALE, <input type="checkbox"/> NOT pregnant within the past year <input type="checkbox"/> PREGNANT at the time of death, Not pregnant, BUT PREGNANT WITHIN 42 DAYS OF DEATH <input type="checkbox"/> Not pregnant, BUT PREGNANT 43 DAYS TO 1 YEAR BEFORE DEATH <input type="checkbox"/> Unknown if pregnant within the past year		
32a. ACCIDENT, SUICIDE, HOMICIDE, PENDING INVESTIGATION, OR UNDETERMINED (Specify)		32b. DATE OF INJURY (Month, Day, Year)	32c. TIME OF INJURY	32d. DESCRIBE HOW OR BY WHAT MEANS INJURY OCCURRED
32e. IF TRANSPORTATION INJURY, SPECIFY <input type="checkbox"/> Driver/Operator <input type="checkbox"/> Passenger <input type="checkbox"/> Pedestrian <input type="checkbox"/> Other (Specify) _____				
33a. INJURY AT WORK (Yes or No)		33b. PLACE OF INJURY (Specify Home, Farm, Street, Factory, Office building, etc.)	33c. LOCATION Street or route number	33d. City or town State

Mississippi State Department of Health

Revised 04/01/2019

Form 511

THIS IS TO CERTIFY THAT THE ABOVE IS A TRUE AND CORRECT COPY OF THE CERTIFICATE ON FILE IN THIS OFFICE

5/15/2019

Judy Moulder

Judy Moulder
STATE REGISTRAR

WARNING: A REPRODUCTION OF THIS DOCUMENT RENDERS IT VOID AND INVALID. DO NOT ACCEPT UNLESS EMBOSSED SEAL OF THE MISSISSIPPI STATE BOARD OF HEALTH IS PRESENT. IT IS ILLEGAL TO ALTER OR COUNTERFEIT THIS DOCUMENT.

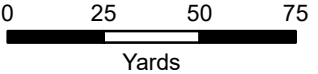
VERIFY PRESENCE OF WATERMARK HOLD TO LIGHT TO VIEW

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
Y		0710I-02-029.000	MENHIE MELTON (OWNER)	3713 37TH AVE	GULFPORT	MS	39501
			Adjacent Property Owners (2606PC084)				
	26466	0710I-02-031.000	SMITH WILLIE & VICTORIA	15196 BARBARA DRIVE	GULFPORT	MS	39503
N	26462	0710I-02-030.000	SMITH VICTORIA	15196 BARBARA DRIVE	GULFPORT	MS	39503
	26473	0710I-02-025.000	COLLINS TYKARI L	3714 37TH AVE	GULFPORT	MS	39501
	26475	0710I-02-024.000	LADNER KAREN -ETAL-	3702 37TH ST	GULFPORT	MS	39501
	26461	0710I-02-029.000	MELTON MENHIE ANTOINETTE	3713 37TH AVE	GULFPORT	MS	39501
	26463	0710I-02-034.000	PITTMAN GREGORY	3601 MEADOWLARK DR	GULFPORT	MS	39501
	26468	0710I-02-021.000	MV EAGLE LLC	17254 32 LANE N	LOXAHATCHEE	FL	33470
N	26460	0710I-02-028.000	PITTMAN GREGORY	3601 MEADOWLARK DR	GULFPORT	MS	39501
N	26469	0710I-02-022.000	MV EAGLE LLC	17254 32 LANE N	LOXAHATCHEE	FL	33470
N	26465	0710I-02-032.000	PITTMAN GREGORY	3601 MEADOWLARK DR	GULFPORT	MS	39501
	26472	0710I-02-026.000	WEATHERSBY CHANDRA	3716 37TH AVE	GULFPORT	MS	39503
N	26464	0710I-02-033.000	PITTMAN GREGORY	3601 MEADOWLARK DR	GULFPORT	MS	39501
	90650	0710I-02-020.000	CLAUSELL DARIAN J	541 N FOREST DR	GULFPORT	MS	39507
	90652	0710I-02-036.000	STEVENSON SCOTT & MICHELLE	58 PARK CIRCLE	KELLOGG	ID	83837
	136181	0710I-02-028.001	HABITAT FOR HUMANITY OF MGC	2214 34TH ST	GULFPORT	MS	39501
N	136182	0710I-02-028.002	HABITAT FOR HUMANITY OF MGC	2214 34TH ST	GULFPORT	MS	39501
	136183	0710I-02-028.003	WHITFIELD ALEXIS D	3719 37TH AVE	GULFPORT	MS	39501
N	136184	0710I-02-028.004	HABITAT FOR HUMANITY OF MGC	2214 34TH ST	GULFPORT	MS	39501
N	136178	0710I-02-020.004	HABITAT FOR HUMANITY OF MGC	2214 34TH ST	GULFPORT	MS	39501
N	136176	0710I-02-020.002	HABITAT FOR HUMANITY OF MGC	2214 34TH ST	GULFPORT	MS	39501
N	136179	0710I-02-020.005	HABITAT FOR HUMANITY OF MGC	2214 34TH ST	GULFPORT	MS	39501
N	136175	0710I-02-020.001	PITTMAN GREGORY	3601 MEADOWLARK DR	GULFPORT	MS	39501
N	136177	0710I-02-020.003	HABITAT FOR HUMANITY OF MGC	2214 34TH ST	GULFPORT	MS	39501
N	136180	0710I-02-025.001	HABITAT FOR HUMANITY OF MGC	2214 34TH ST	GULFPORT	MS	39501



Legend

-  Site
-  Street
-  Buildings



1 inch = 150 feet



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

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
49732	IPL0346291	Legal Ad - IPL0346291		2.0	116.0L

ATTENTION: GULFPORT CITY HALL IP
 1410 24 TH AVENUE
 GULFPORT, MS 39501
 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:

LEGAL NOTICE PUBLIC HEARING

In conformance with Section VIII of the Comprehensive Zoning Ordinance of the City of Gulfport, Mississippi, 1979 as amended, notice is hereby given advising that the Gulfport City Planning Commission will hold a public hearing in the City of Gulfport, Mississippi at 4:30 PM., Thursday, June 25, 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.

Tree Permit Appeal 2605PC070, by owners Michael Russell & Kirsten Wilson-Russell, seeking to appeal a denied tree permit, Tax Parcel 07110-04-028.004, 4719 W Beach Blvd, Zoned T4L (General Urban Zone "Limited"), Ward 2

Planning Commission Approval 2606PC077, by owners Cara & Jason Drewes, seeking approval for an administrative office for an engineering consulting office as a home occupation, Tax Parcel 1011D-01-049.000, 134 E Cedar Drive, Zoned T4+ (General Urban Zone "Plus"), Ward 2

Planning Commission Approval 2606PC081, by agent Tamesha McDowell, seeking approval for an administrative office for a home care office as a home occupation, Tax Parcel 08071-01-005.037, 13325 E Carriage Circle, Zoned R-1-10 (Single-family), Ward 7

Planning Commission Approval 2606PC084, by owner Menhie Melton, seeking approval for a mobile home use, Tax Parcel 07101-02-029.000, 3713 37th Ave, Zoned R-1-5 (Single-family), Ward 1

Planning Commission Approval 2606PC086, by owners Amber Guidry & Devante Crandle, seeking approval for an administrative office for a book-keeping business as a home occupation, Tax Parcel 0808K-03-075.000, 11475 Harris Drive, Zoned R-1-10 (Single-family), Ward 7

General Plan 2607PC094, by agent Terry Moran, seeking approval for a 48-lot subdivision with 2 outparcels, Tax Parcels 0908M-01-009.000, 0908M-01-014.000, Dedeaux Road, Zoned B-1 (Neighborhood Business), Ward 6

Zoning Map Amendment 2606PC076, by agent Grant Thompson, requesting to rezone property to R-1-10, Tax Parcel 07081-02-015.000, Orange Grove Road, Zoned R-1-15 (Single-family), Ward 7

Zoning Map Amendment 2607PC093, by agent Terry Moran, requesting to rezone 2 parcels to R-1-7.5 (Single-family), Tax Parcel 0908M-01-009.000, 0908M-01-014.000, Dedeaux Road, Zoned B-1 (Neighborhood Business), Ward 6

Zoning Map Amendment 2604PC045, by agent Micheal Collins, requesting to rezone parcel to R-2 (Single-family), Tax Parcel 08101-01-040.000, 1218 37th Street, Zoned I-1 (Light Industry), Ward 3

This the 3rd day of June 2026
 Keith Williams, Chairman
 City of Gulfport Planning Commission
 IPL0346291
 Jun 10 2026

1.0 insertion(s) published on:
 06/10/26 Print

[Print Tearsheet Link](#)

[Marketplace Link](#)

Sherry Chasteen



Sherry Chasteen

Mary Castro



Sworn to and subscribed before
 me on

Jun 10, 2026, 10:11 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 24TH AVENUE
228.868.5710 | PLANNERS@GULFPORT-MS.GOV

PLANNING COMMISSION

Hearing Date: Thursday, June 25, 2026

Planning Commission Approval 2606PC086: Planning Commission Approval 2606PC086, by owners Amber Guidry & Devante Crandle, seeking approval for an administrative office for a bookkeeping business as a home occupation, Tax Parcel 0808K-03-075.000, 11475 Harris Drive, Zoned R-1-10 (Single-family), Ward 7

Technical Report

PLANNING COMMISSION APPROVAL

GENERAL INFORMATION

Case File Number: 2606PC086

Hearing Date: June 25, 2026

Current Zoning/Use: R-1-10 / Single Family Home

Legal: Planning Commission Approval 2606PC086, by owners Amber Guidry & Devante Crandle, seeking approval for an administrative office for a bookkeeping business as a home occupation, Tax Parcel 0808K-03-075.000, 11475 Harris Drive, Zoned R-1-10 (Single-family), Ward 7

TECHNICAL DETAILS

The applicant is requesting approval for an administrative office for a bookkeeping business as a home occupation. The applicant states that all service will be done via phone, email, and secure online platforms. The applicant states that no on-site service will be provided. The applicant claims that the home occupation will not negatively impact the surrounding area and that no additional traffic will be caused. As proposed, the home occupation will adhere to all City of Gulfport ordinances surrounding home occupations. It should be noted that the applicant states that there will be no on-site employees. It will need to be made clear that no employees of any nature will be allowed for a home occupation.

Home occupation: An occupation for gain of support conducted in a dwelling unit only by members of a family residing in the dwelling unit and not including the employment of any additional persons, provided that the occupation is incidental to the residential use of the dwelling unit and is subject to the following provisions:

- a) Does not utilize more than twenty-five (25) percent of the building site coverage, and that no traffic shall be generated by such home occupation in greater volume than would be normally expected in a residential neighborhood, and that any need for parking generated by the conduct of such home occupation shall be met off the street.
- b) There shall be no visible evidence of the conduct of a home occupation other than one (1) sign not exceeding two (2) square feet in area which shall be permitted. Such sign shall be mounted flat against the building and shall display only the name of the permitted home occupation.
- c) The administrative portion of the business can be performed in the confines of the dwelling unit, and planning commission approval is required for services that are performed at the client's place of residence, business or work site, with the exception of services that are normally performed in or around the household by the occupant, such as maid service, yard care, gardening, and fix-it-man or similar type activities. Visits of customers, clients, students or patients to the home business requires planning commission approval, and shall be by appointment only, and shall be provided on a one-on-one basis,
- d) Escort dating services and other similar businesses, and any contractors operating under local or state license are strictly prohibited. It shall be prohibited to operate any home occupation that

Technical Report

PLANNING COMMISSION APPROVAL

is in conflict with the regulations that govern similar types of uses that are allowed to operate in other zoning districts.

e) Planning commission approval will be required for products to be constructed or produced on the premises or at the client's work site. The process of constructing or producing items on the premise must be of an intensity as not to provide any additional light, sound or nuisance to the surrounding area, and no evidence of such activities shall be visible.

f) No products will be sold on the premises or at the client's work site, except for sales of the products from a national franchise entity, which may be by delivery only, or by very infrequent customer visits. Verification of a national franchise entity must be submitted to the Urban Development Planning Division for review. Examples of this type of home occupation include Amway, Avon, Mary Kay makeup, Tupperware and similar products.

g) No bulk storage or outside storage will be allowed. If the home occupation requires equipment, supplies or a work vehicle, a site plan of the residence's property must be provided. The site plan will detail the property dimensions, abutting streets, all buildings, driveways, and proposed parking of all vehicles. The site plan will address where vehicles, equipment and supplies will be stored. The business is limited to one (1) work vehicle (no greater in capacity of size and weight than a one-ton vehicle) and one (1) trailer (no longer than twenty-four (24) feet). A work trailer may not be parked in the required front or side yard setback. Storage of equipment or supplies must be kept within the confines of the work vehicle, trailer or the dwelling unit. No repairs of equipment or vehicles for the business will be conducted on the property.

Applicant must apply for a certificate of zoning compliance along with providing a written description of the proposed home occupation, which is subject to all rules and regulations that may apply. At any time a violation of the conditions of approval or any other regulations is found, the certificate of zoning compliance is subject to be revoked. If the certificate of zoning compliance is revoked, it shall be unlawful for the home occupation to operate until such time as all violations are resolved, and the use is compliant with all codes and regulations.

EXECUTIVE SUMMARY

The applicant is requesting approval for an administrative office for a bookkeeping business as a home occupation. The applicant states that the Home Occupation will not cause additional traffic and they will continue to use City provided services with no additional impact. The proposed Home Occupation will be in harmony with the surrounding area. It should be noted that there will be no on-site employees. It should be made clear that no employees of any kind, other than people living within the dwelling, will be allowed.

Any approval should consider these conditions:

1. Approval would allow for an administrative office for a bookkeeping business as a home occupation.
2. No outside personal to be employed by this Home Occupation.

DEPARTMENTAL CONDITIONS

Engineering: No conditions. Memo dated 6/15/26.

Technical Report
PLANNING COMMISSION APPROVAL

Public Works: No comment as of 6/12/26.

Traffic and Safety: No conditions. Memo dated 6/5/26.

Building Code Services: No conditions. Memo dated 6/4/26.

GIS: No conditions. Memo dated 6/12/26.

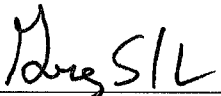
Police Department: No comment as of 6/12/26.

Fire Department: No conditions. Memo dated 6/3/26.

City Arborist: No comment as of 6/12/26.

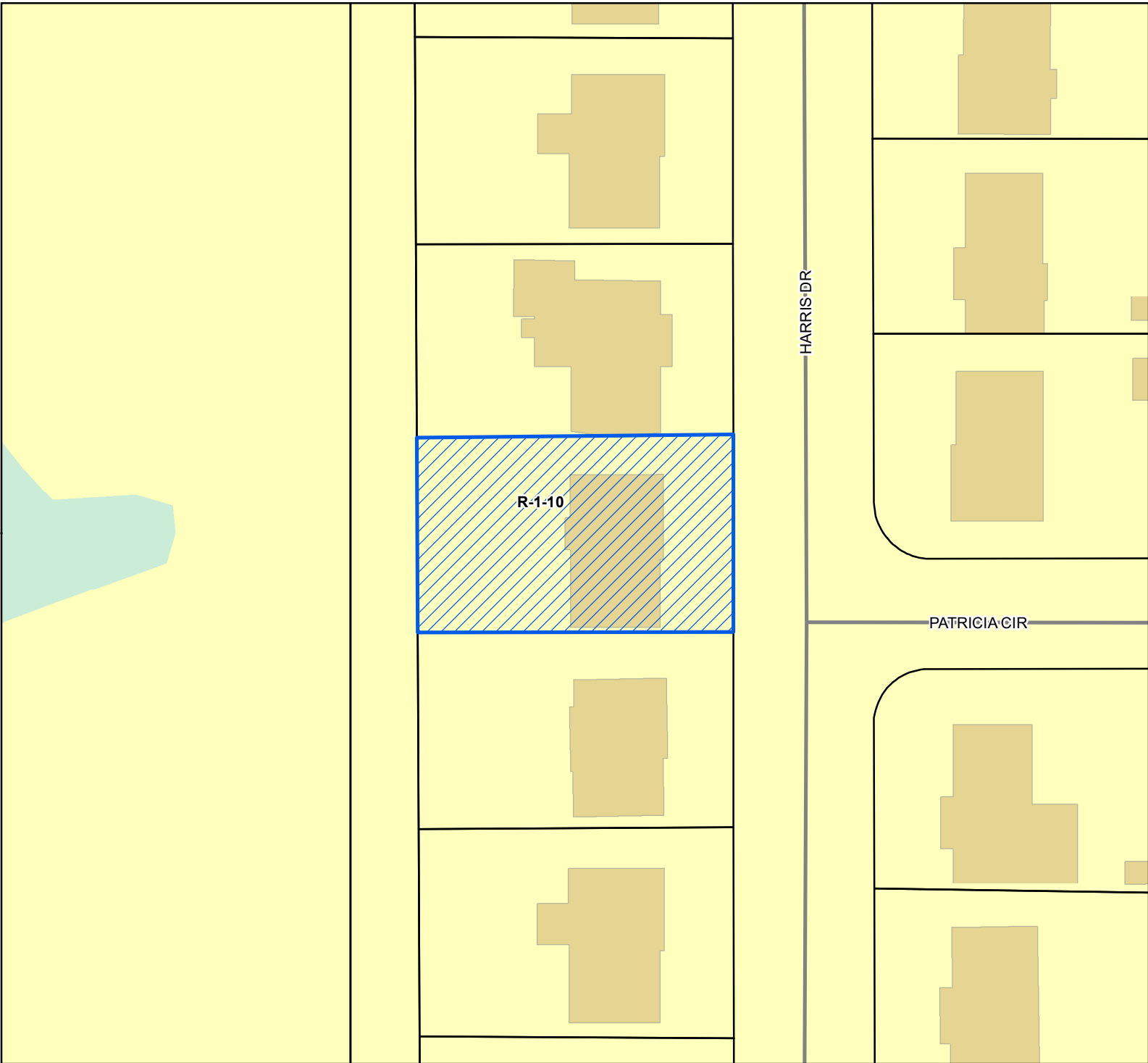
DIRECTOR APPROVAL








This report has been reviewed and approved by:



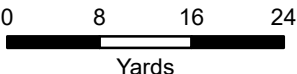
Greg Holmes
Director of Urban Development Department

Planning Commission Approval



-  Site
 -  Street
 -  Parcels
 -  Buildings
 -  Water Features
 -  City Limit
- Zoning**
-  R-1-10 - Single Family Residence (Low Density)

Site Information
 0808K-03-075.000
 Zoning: R-1-10 (Single Family)
 Size: 8021.6 sqft
 Flood: X



1 inch = 50 feet



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

**APPLICATION FOR
PLANNING COMMISSION APPROVAL
FOR A HOME OCCUPATION**

For Staff Use Only

Case Number: 2606PC 086
Date Received: 5-4-26
Receipt Number: 13832049
Received By: WD
Zoning: R-1-10
Ward: 7 Flood: _____
Size: 8021 sq ft

Property Information

TAX PARCEL #

0	8	0	8	K	-	0	3	-	0	7	S	•	0	0	0
					-			-				•			
					-			-				•			

(If necessary, use separate sheet of paper)

Address of Property Involved: 11475 Harris Drive Gulfport MS 39503
Lot(s) 36, Block(s) 1, Subdivision Bel-Aire Subd 4th
General Location: _____

GENERAL DESCRIPTION OF REQUEST:

Request for home occupation for Bookkeeping business

OWNERSHIP AND CERTIFICATION:

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

OWNER
Amber Guidry
Printed Name of Owner
11475 Harris Drive
Mailing Address
Gulfport MS 39503
City State Zip code
Home Phone _____ Work/Cell Phone _____
Email [Signature]
Signature of Owner

AGENT

Printed Name of Agent

Mailing Address

City State Zip code

Home Phone _____ Work/Cell Phone _____
Email _____
Signature of Agent

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



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

This page must be completed if the property or properties involved have more than one owner. All persons listed as owners to the property or properties listed on page one must complete and sign this part of the application.

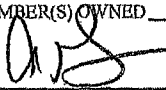
I hereby certify that I have read and understand this application and that all information and attachments are true and correct. I also certify that I agree to comply with all applicable city codes, ordinances and state laws. Finally, I certify that I am the owner of the property involved in this request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

NAME OF OWNER (PRINT) Amber Guidry

ADDRESS (STREET, CITY, STATE, ZIP CODE) 11475 Harris Drive Gulfport MS 39503

PHONE # (H) 601 (W) _____

TAX PARCEL NUMBER(S) OWNED 0808K-03-075-000


SIGNATURE: 

NAME OF OWNER (PRINT) Devonte Grandle

ADDRESS (STREET, CITY, STATE, ZIP CODE) 11475 Harris Drive Gulfport MS 39503

PHONE # (H) 601 (W) _____

TAX PARCEL NUMBER(S) OWNED 0808K-03-075-000

SIGNATURE: 

NAME OF OWNER (PRINT) _____

ADDRESS (STREET, CITY, STATE, ZIP CODE) _____

PHONE # (H) _____ (W) _____

TAX PARCEL NUMBER(S) OWNED _____

SIGNATURE: _____

(Use additional forms as needed)

IN CASES OF MULTIPLE APPLICANTS, PLEASE IDENTIFY THE PERSON WHO WILL BE ACTING AS YOUR SPOKES

PERSON/AGENT FOR YOU I, Amber Guidry will be my own agent.

CHECKLIST FOR HOME OCCUPATIONS

Owner's Name: Amber Guidry

Address: 11475 Harris Drive Gulfport MS 39503

Phone: (Home) _____ (Work/Cell) _____

If rented, then the name of owner or manager is required, along with a letter of approval from same: _____

Name of business or service to be used as home occupation: Guidry Bookkeeping LLC

Nature of business: Bookkeeping & payroll services

Please fill in all the appropriate blanks:

Hours of operation: 8:00 a.m. until 5:00 p.m. M-F 9am-4pm

Earlier than 8:00 a.m. N/A

Give hours: M-F 9am-4pm

Later than 5:00 p.m.: 4pm

Give hours: —

Method of conducting business:

Telephone: _____

Mail order: _____

Personal computer: _____

Appointment: _____

Traffic generation:

Is there any delivery of goods or products to the residence? NO

If so, specify the number and frequency of deliveries: -

Describe size of vehicle making deliveries: N/A

Is service by appointment only or are there drop-by visits by customers or clientele? _____

service is done via phone, email, and secure online ~~platform~~
platforms.

Specify number and frequency of visits by clients and customers: NONE

Is everything made, manufactured, or provided on site? N/A

Is special equipment required in production? NO

If so, described it, giving size of motor, etc. _____

Are sales made from the premises? Service is provide remotely, there will
be no on-site services provided.

If sales are made from other places, indicate on what basis:

Local stores on consignment: N/A

Arts and crafts or flea markets: N/A

Trade shows: N/A

Other: N/A

Is there a Protective Covenant that exists that prohibits a home occupation at the proposed located?

Yes _____ No X

I certify the above to be true and accurate as it pertains to this application. I recognize that failure to comply with the assurances made in this application may result in the denial or removal of the permit after due notice and public hearing thereon.

Printed Name: Amber Guidry

Signature: 

Date: 5/1/24

Home Occupation Application Continued

Transportation and access:

The proposed business will not have any negative impact on transportation due to all services being conducted remotely via phone, email, and secure online platforms. Access to the property will remain unchanged and still function solely as a private residence.

Water supply:

The water supply is provided by the City of Gulfport.

Waste and Disposal:

Waste and disposal is provided by the City of Gulfport.

Fire and Police protection:

Fire and police protection is provided by the City of Gulfport.

Other public facilities:

My business will not negatively impact any other public facility. There are no added demands for public infrastructures such as roads, water, sewer, drainage, or solid waste beyond typical residential use. The business functions in a manner that is fully compatible with existing facilities and does not require any expansion or modifications to public services.

Why the proposal will not cause undue traffic congestion or create a traffic hazard:

The proposed business does not involve any in-person client visits, or on-site employees. All business activities will be conducted remotely through phone, email and secure online platforms.

Why the proposal is in harmony with the orderly and appropriate development of the district in which the use is located:

The proposed business operates entirely within the home without altering the residential character of the neighborhood. No clients will visit the property, and all services will be conducted remotely via phone, email, and secure online platforms.

Business Description

My business is a remote bookkeeping service that provides accurate, reliable financial recordkeeping for businesses. I work from my home office space and handle all services electronically using secure software, email, and phone communication to support my clients.

Some of my services include recording daily financial transactions, reconciling bank and credit card accounts, managing accounts payable and receivable, assisting with payroll, organizing financial records, and preparing basic financial reports. My goal is to help clients stay organized, maintain compliance, and have a clear understanding of their financial position so they can make informed decisions. Providing this service will increase profits, streamline operations, reduce day-to-day stress, and free up more time for my clients to focus on their business operations.

Due to my business operations being entirely remote, there are no in-person client visits or on-site employees. All work is administrative in nature and conducted in a quiet, professional home office setting. The business is designed to be efficient, low-impact, and fully compatible with a residential environment.



1 inch = 33 feet

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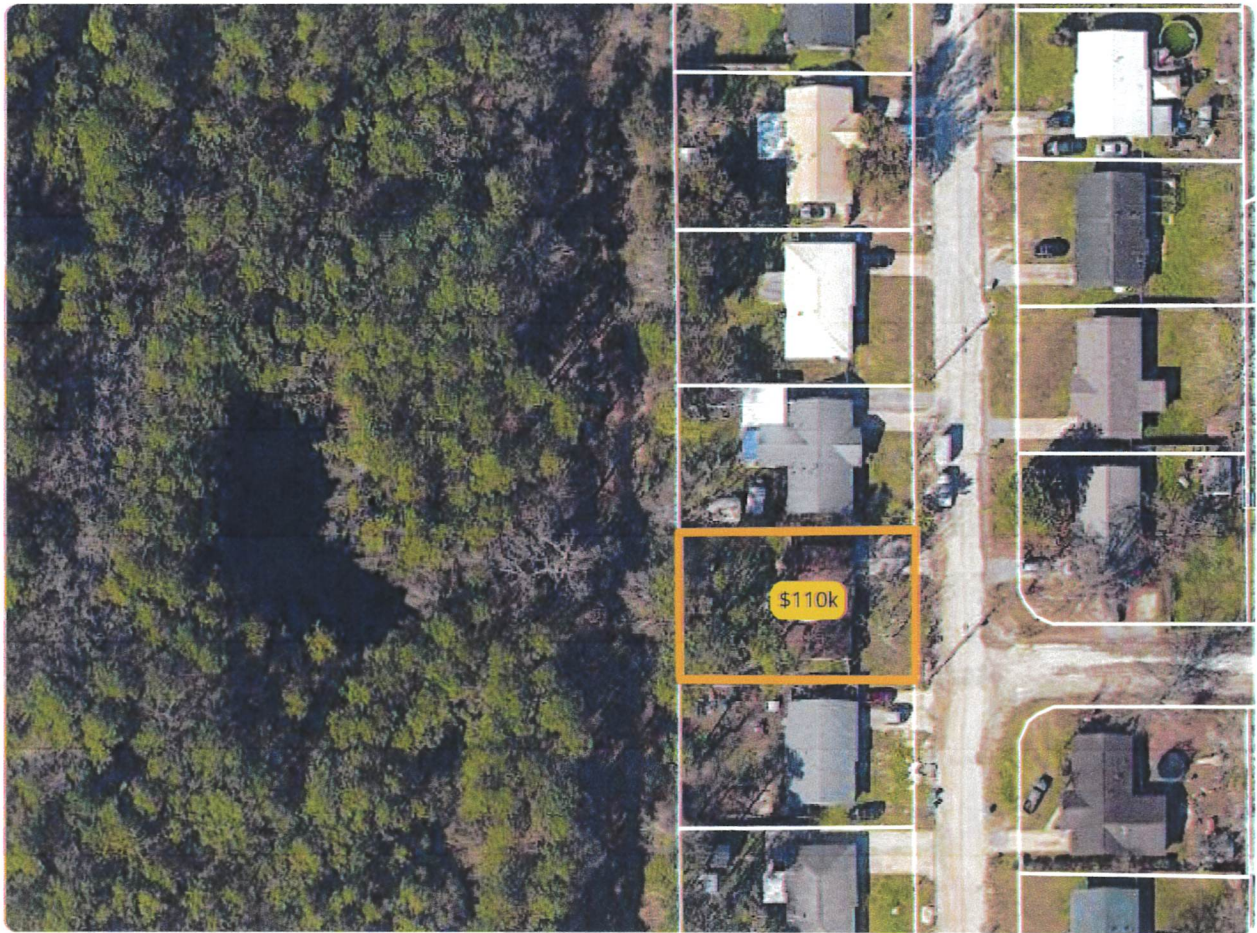
Area Map

Parcels

Printed 5/1/2026



Lot Information



Overview

LAND USE CODE

Single Family Residence

COUNTY LAND USE CODE

28047

COUNTY

Harrison

SUBDIVISION NAME

Bel-aire Subdivision

TYPE OF DEED

Warranty Deed

COORDINATES

30.455149, -89.09044



Amber Guidry
1st JUDICIAL DISTRICT
INSTRUMENT 2026-0002451-D-J1
FILED/RECORDED 2/9/2026 8:21:01 AM
TOTAL FEES \$26.00
2 PAGES RECORDED

INDEXING INSTRUCTIONS: Lot 36, Block 1, Bel-Aire Subdivision, 4th Addition,
Section "A"

Prepared By:
Andy J. Alfonso, III
Attorney at Law
2112 Bienville Blvd., Suite H1
Ocean Springs, MS 39564
(228) 818-5552

Return to:
Andy J. Alfonso, III
Attorney at Law
2112 Bienville Blvd., Suite H1
Ocean Springs, MS 39564
(228) 818-5552

STATE OF MISSISSIPPI
COUNTY OF HARRISON

WARRANTY DEED

FOR AND CONSIDERATION of the sum of TEN AND NO/100 DOLLARS (\$10.00), cash in hand paid and other good, legal and valuable considerations, the receipt of all of which is hereby acknowledged, the undersigned

11475 Harris, LLC
P.O. Box 471, Perkinston, MS 39573
c/o (228) 818-5552

does hereby sell, convey and warrant unto

Devante Crandle and Amber Guidry
11475 Harris Drive, Gulfport, MS 39503
c/o (228) 818-5552

as joint tenants with full right of survivorship and not as tenants in common the land and property situated in the County of Harrison, State of Mississippi, described as follows, to-wit:

Lot 36, Block 1, Bel-Aire Subdivision, 4th Addition, Section "A", as per 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 25, Page 24.

THIS CONVEYANCE is made subject to all applicable building restrictions, restrictive covenants, easements and mineral reservations 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. When said taxes are actually determined, if the proration as of this date is incorrect, the Grantor agrees to pay to the Grantee or his/her assigns any amount which is a deficit on an actual proration and likewise, the Grantee agrees to pay to the Grantor any amount overpaid by the Grantor.

WITNESS THE SIGNATURE of the Grantor, this the 30th day of January, 2026.

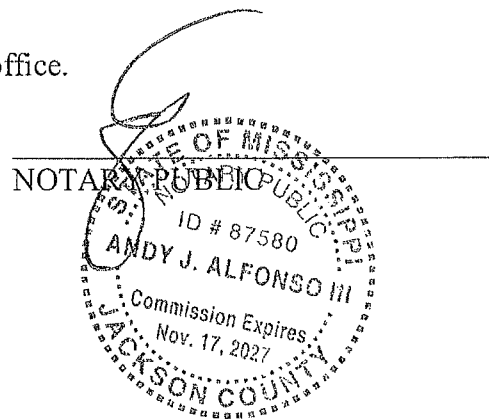
11475 Harris, LLC

Maria A. Barberee, M.M.
Maria A. Barberee Managing Member

STATE OF MISSISSIPPI
COUNTY OF HARRISON

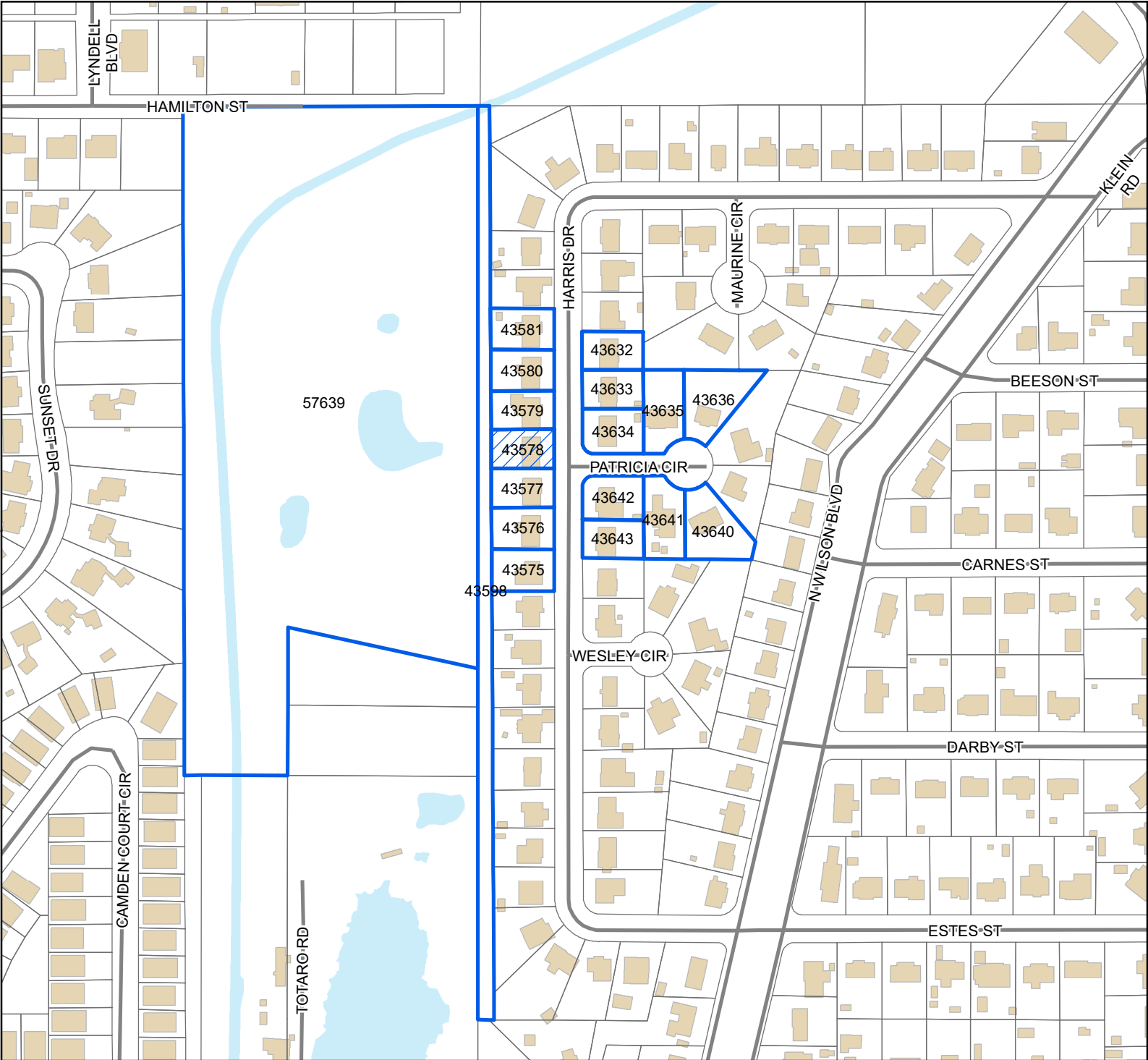
PERSONALLY appeared before me, the undersigned authority in and for the said County and State, on this 30th day of January, 2026, within my jurisdiction, the within named, Maria A. Barberee, who acknowledged to me that she is Managing Member of the within named, 11475 Harris, LLC, and that for and on behalf of the said entity, and as its act and deed she executed the above and foregoing instrument, after first having been duly authorized by said entity so to do.

GIVEN under my hand and the official seal of my office.







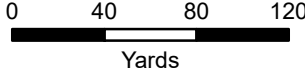
File #260035

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
Y		0808K-03-075.000	AMBER GUIDRY (OWNER)	11475 HARRIS DRIVE	GULFPORT	MS	39503
			Adjacent Property Owners (2606PC086)				
	43633	0808K-03-042.000	BURKEY LINDSAY	11482 HARRIS DR	GULFPORT	MS	39503
	43636	0808K-03-039.000	SMITH DAVID FRANKLIN	6014 RICHARD BRADLEY DR	WILMINGTON	NC	28409
	43580	0808K-03-073.000	SUNNYSIDE PROPERTIES LLC	16214 HWY 49	GULFPORT	MS	39503
	57639	0808K-03-135.000	BOWDEN NOBLE C & BOWDEN PATRICE	P O BOX 26	GULF SHORES	AL	36547
	43640	0808K-03-036.000	BEASLEY PATRICIA PENTON	P O BOX 3091	GULFPORT	MS	39505
	43581	0808K-03-072.000	WILLIAMSON RICHARD L & FURMANSKI N	15026 PARKWOOD DR	GULFPORT	MS	39503
	43579	0808K-03-074.000	ARMOUR PETER A -EST-	11483 HARRIS DR	GULFPORT	MS	39503
N	43578	0808K-03-075.000	11475 HARRIS LLC	C/O GRACE SOLUTIONS	PERKINSTON	MS	39573
	43635	0808K-03-040.000	GONZALES CHRISTIAN J BOBET	15096 PATRICIA CIRCLE	GULFPORT	MS	39503
	43634	0808K-03-041.000	WHISENANT ROGER D -ESTATE-	11474 HARRIS DR	GULFPORT	MS	39503
	43641	0808K-03-035.000	MCDUFFIE ASHLEE MARIE -ETAL-	15095 PATRICIA CIR	GULFPORT	MS	39503
	43642	0808K-03-034.000	BLACKWELL PATRICK	15138 BELHAVEN ST	GULFPORT	MS	39503
	43643	0808K-03-033.000	PEYTON LEONIDA T	11454 HARRIS DR	GULFPORT	MS	39503
	43575	0808K-03-078.000	MARNER WYATT & STRINGER ANDREW	2 PALMER PL	GULFPORT	MS	39507
	43632	0808K-03-043.000	CARPENTER WINIFRED A	11488 HARRIS DRIVE	GULFPORT	MS	39503
	43577	0808K-03-076.000	SCHMIDT DEBRA	11461 HARRIS DR	GULFPORT	MS	39503
	43576	0808K-03-077.000	RONEY LORI PORCHE -L/E-	11461 HARRIS DR	GULFPORT	MS	39503



Legend

-  Site
-  Street
-  Buildings
-  Water Features



1 inch = 250 feet



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AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
49732	IPL0346291	Legal Ad - IPL0346291		2.0	116.0L

ATTENTION: GULFPORT CITY HALL IP
 1410 24 TH AVENUE
 GULFPORT, MS 39501
 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:
 06/10/26 Print

LEGAL NOTICE PUBLIC HEARING

In conformance with Section VIII of the Comprehensive Zoning Ordinance of the City of Gulfport, Mississippi, 1979 as amended, notice is hereby given advising that the Gulfport City Planning Commission will hold a public hearing in the City of Gulfport, Mississippi at 4:30 P.M., Thursday, June 25, 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.

Tree Permit Appeal 2605PC070, by owners Michael Russell & Kirsten Wilson-Russell, seeking to appeal a denied tree permit, Tax Parcel 07110-04-028.004, 4719 W Beach Blvd, Zoned T4L (General Urban Zone "Limited"), Ward 2

Planning Commission Approval 2606PC077, by owners Cara & Jason Drewes, seeking approval for an administrative office for an engineering consulting office as a home occupation, Tax Parcel 1011D-01-049.000, 134 E Cedar Drive, Zoned T4+ (General Urban Zone "Plus"), Ward 2

Planning Commission Approval 2606PC081, by agent Tamesha McDowell, seeking approval for an administrative office for a home care office as a home occupation, Tax Parcel 0807I-01-005.037, 13325 E Carriage Circle, Zoned R-1-10 (Single-family), Ward 7

Planning Commission Approval 2606PC084, by owner Menhie Melton, seeking approval for a mobile home use, Tax Parcel 0710I-02-029.000, 3713 37th Ave, Zoned R-1-5 (Single-family), Ward 1

Planning Commission Approval 2606PC086, by owners Amber Guidry & Devante Crandle, seeking approval for an administrative office for a book-keeping business as a home occupation, Tax Parcel 0808K-03-075.000, 11475 Harris Drive, Zoned R-1-10 (Single-family), Ward 7

General Plan 2607PC094, by agent Terry Moran, seeking approval for a 48-lot subdivision with 2 outparcels, Tax Parcels 0908M-01-009.000, 0908M-01-014.000, Dedeaux Road, Zoned B-1 (Neighborhood Business), Ward 6

Zoning Map Amendment 2606PC076, by agent Grant Thompson, requesting to rezone property to R-1-10, Tax Parcel 0708I-02-015.000, Orange Grove Road, Zoned R-1-15 (Single-family), Ward 7

Zoning Map Amendment 2607PC093, by agent Terry Moran, requesting to rezone 2 parcels to R-1-7.5 (Single-family), Tax Parcel 0908M-01-009.000, 0908M-01-014.000, Dedeaux Road, Zoned B-1 (Neighborhood Business), Ward 6

Zoning Map Amendment 2604PC045, by agent Micheal Collins, requesting to rezone parcel to R-2 (Single-family), Tax Parcel 0810I-01-040.000, 1218 37th Street, Zoned I-1 (Light Industry), Ward 3

This the 3rd day of June 2026
 Keith Williams, Chairman
 City of Gulfport Planning Commission
 IPL0346291
 Jun 10 2026

[Print Tearsheet Link](#)

[Marketplace Link](#)

Sherry Chasteen



Sherry Chasteen

Mary Castro



Sworn to and subscribed before
 me on

Jun 10, 2026, 10:11 AM EDT



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



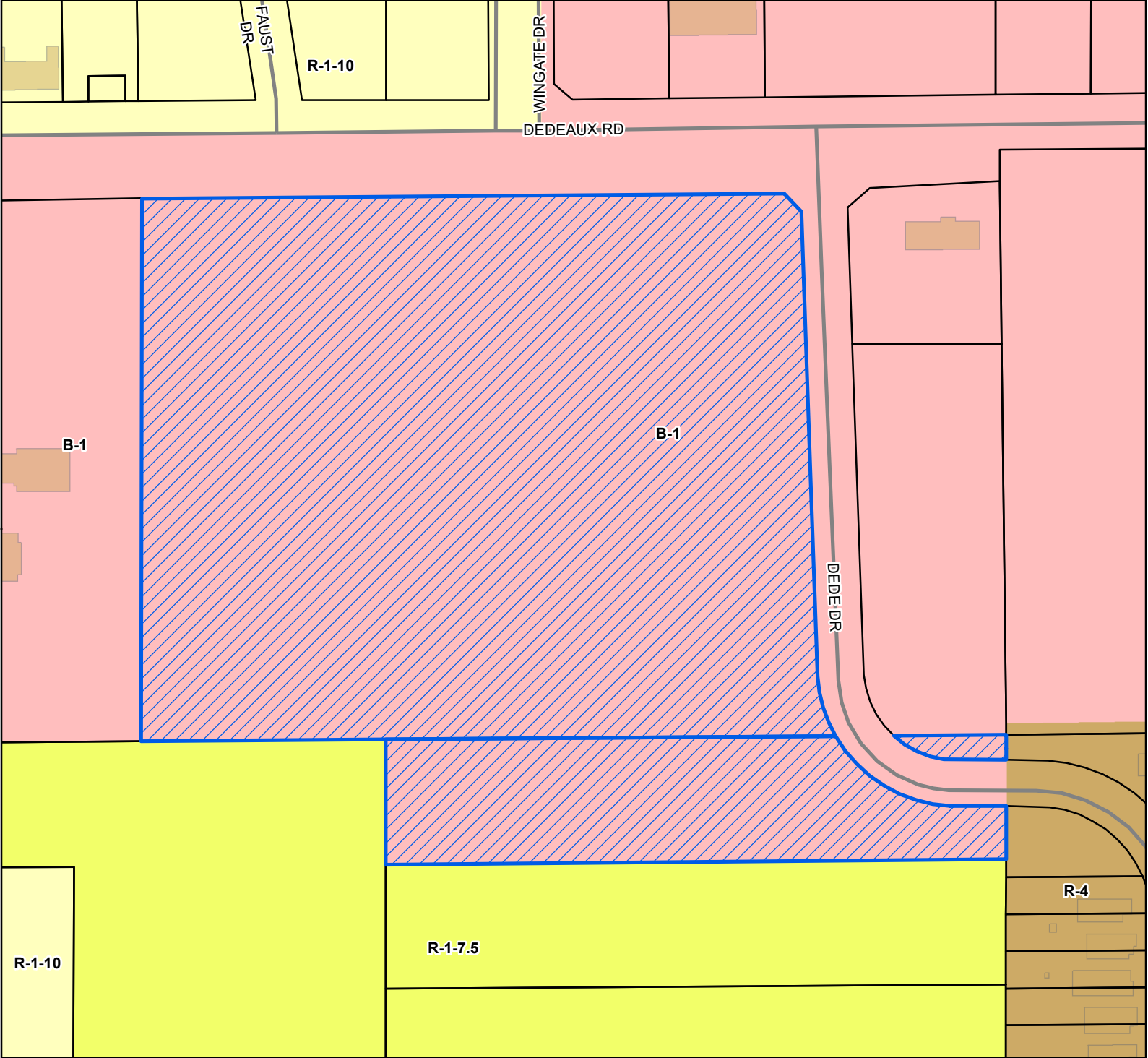
URBAN DEVELOPMENT
PLANNING & ZONING
PO BOX 1780 | GULFPORT, MS | 1410 24TH AVENUE
228.868.5710 | PLANNERS@GULFPORT-MS.GOV

PLANNING COMMISSION

Hearing Date: Thursday, June 25, 2026

General Plan 2607PC094: (Deferred to July Meeting

Agenda) General Plan 2607PC094, by agent Terry Moran, seeking approval for a 48-lot subdivision with 2 outparcels, Tax Parcels 0908M-01-009.000, 0908M-01-014.000, Dedeaux Road, Zoned B-1 (Neighborhood Business), Ward 6

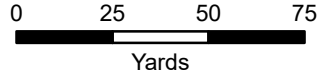


- Site
- Street
- Parcels
- Buildings
- City Limit

Zoning

- B-1 - Neighborhood Business District
- R-1-10 - Single Family Residence (Low Density)
- R-1-7.5 - Single Family Residence District (Low Density)
- R-4 - General Residence (High Density)

Site Information
 0908M-01-009.000
 0908M-01-014.000
 Zoning: B-1 (Neighborhood Business)
 Size: 11.63 Acres
 Flood: X



1 inch = 150 feet



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

For Staff Use Only

Case File #: 2607PC0914

Date Received: 05/12/2026

Receipt #: 13846733

Received By: [Signature]

Zoning: B-1

Ward: 6 Flood: X

Size: 11.63 Acres

APPLICATION FOR GENERAL SUBDIVISION PLAN

Property Information

TAX PARCEL #	0	9	0	8	m	-	0	1	-	0	0	9	.	0	0	0
	0	9	0	8	M	-	0	1	-	0	1	4	.	0	0	0
						-			-				.			

(If necessary, use separate sheet of paper)

Address of Property Involved: 0 Dedeaux Rd. (vacant land)

Lot(s) _____, Block(s) _____, Subdivision N/A

General Location: WEST CORNER OF DEDE DR. AND DEDEAUX DR

GENERAL DESCRIPTION OF REQUEST:

Proposed Subdivision of approximately 11.7 acres to R-1-7.5 Requirements with minimum 50 feet wide lots

OWNERSHIP AND CERTIFICATION:

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

OWNER

Dedeaux Properties 1, lp
Printed Name Of Owner

PO BOX 926
Mailing Address

GULFPORT MS 39502
City State Zip code

Home Phone _____ Work/Cell Phone _____

Email [Signature]
Signature Of Owner

AGENT

Terry Moran, Registration Number 6005
Printed Name Of Agent

1806 23rd Avenue, Suite B
Mailing Address

Gulfport MS 39501
City State Zip code

Home Phone _____ Work/Cell Phone _____

Email [Signature]
Signature Of Agent

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

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



Dedeaux Properties 1, LP
By the shareholders of its
managing partner, W.A. Dedeaux
Builders, Inc

Betsy Dedeaux Martin

PRINT NAME

Patricia Ann Lehmann

PRINT NAME

Paula Sue Sweet

PRINT NAME

I, Warren H. Dedeaux being property owner of _____

PRINT NAME

0908M-01-009.000

0908M-01-014.000

PRIMARY ADDRESS OR PARCEL

which is the subject of this application hereby authorize Terry Moran and Associates, PLLC to act as

PRINT NAME

my representative with the City of Gulfport's Zoning Board of Adjustment and Appeals, and/or Planning Commission, and/or City Council, and/or permitting and licensing, as required by the City.

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

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

Betsy D. Martin
SIGNATURE

5-12-2026

DATE

Patricia Ann Lehmann
SIGNATURE

5.12.2026

DATE

Paula Sue Sweet
SIGNATURE

5-12-2026

DATE

Warren H. Dedeaux
SIGNATURE

5-12-2026

DATE

STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 12th day of May, 2026

Melissa L. Lloyd
NOTARY PUBLIC

November 13, 2028
COMMISSION EXPIRATION



Revision Date 11/02/2020

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
SLEEKWOOD SUBDIVISION
HARRISON COUNTY, MISSISSIPPI

This Declaration of Covenants, Conditions and Restrictions is made on the ___ day of _____, 2026, A.D., by DEDEAUX PROPERTIES I, LP, (hereinafter call “Declarant”);

WITNESSETH:

WHEREAS, Declarant is the owner of certain real property situated in Harrison County, Mississippi, more particularly described on Exhibit “A” attached hereto; and

WHEREAS, Declarant desired to create and develop thereon a residential community with designated common areas for the benefit of the community, (hereinafter referred to as the “Property”); and

NOW, THEREFORE, Declarant; herby declares that all the properties described above shall be held, sold and conveyed subject to the platted subdivision and the following restrictions, covenants and conditions are for the purpose of protecting the value and desirability of, and which shall run with the real property and be binding on all parties having and right, title or interest in the described properties or any par thereof, their heirs, successors, and assigns, and shall inure to the benefit of each owner thereof.

1. RESIDENTIAL: All lots in Sleekwood Subdivision as shown on the official map or plat thereof on file in the office of the Chancery Clerk of Harrison County, Mississippi, shall be known, used, and described as one and two story residential lots.

2. MINIMUM SQUARE FOOTAGE: No residence, built, placed or maintained on any lot, shall contain less than one thousand eight hundred (1,650) square feet of living heated floor space, exclusive of perches, terraces, garages, patios and courts, unless otherwise approved by Architectural Review Committee.

3. LOT SIZE: No residence shall be constructed in the subdivision on a less quantity of ground than the whole of one entire lot, as shown by the official plat of said subdivision.

4. SETBACKS: For any and all residences constructed, erected, placed and maintained on each and every lot located in the subdivision the Architectural Review Committee shall establish the location, position and placing of the residence on the lot. All construction shall be in compliance with the city zoning requirement.

5. REQUIREMENTS FOR DWELLING: In addition to all approvals required pursuant to Paragraph 9 herein, no residence shall be constructed, built or placed on any lot in the subdivision unless the Architectural Review Committee has approved the exterior appearances and color of the residence, including, but not limited to, style and color of roofing shingle, roof pitch, color of all exterior walls and brick, surfaces and material of all exterior walls, the material composition and the location of all driveways and sidewalks; trim and exterior wall surface paint colors, stucco colors, composition of exposed exterior steps; location and appearance of drainage culverts and retaining walls, all landscaping, exterior lighting, location and material for all mailboxes and mailbox posts; and location and material types for all fences. The Architectural Review Committee established herein shall establish and publish

approved building materials, colors and specifications for all exterior materials and colors. All garages shall be rear facing.

6. CREATION, MEMBERSHIP AND VOTING RIGHT IN THE ASSOCIATION: Declarant will as its discretion relinquish responsibility for maintenance of common area and cause to be formed a non-profit corporation called Sleekwood Subdivision Homeowners Association as hereafter set forth:

Section 1. Creation: All owners of records, as that term is herein defined, shall be a member of the Sleekwood Subdivision Home Association (hereinafter "Association"). Said Association shall be governed by three (3) directors, who serve for a term of three (3) years, and who are elected by the owners of record. The Board of Directors shall perform the duties and responsibilities as set for herein, in addition to any other duties and owners which said Association members shall determine or as set for in the By Laws of the Association.

Section 2. Membership: The members of the Association shall be and consist of each and all of the following, to-wit:

(a) Every person who is, or who hereafter becomes, an owner of record of the fee title to a Lot. The expression "owner of record of the fee title to a Lot" shall include a contract seller of any such Lot, but shall not include any person who owns such title solely as security for the performance of an obligation of payment of a debt.

(b) The Association shall have two classes of voting membership:

Class A: Class A members shall be all members with exception of Declarant. Class A members shall be entitled to one vote for each Lot owned. When more than one person or entity holds an interest or interests in any Lot, all such persons or entities shall be Members, and the vote for such Lot shall be exercised as they, among themselves, determine, but in no event shall more than one vote be cast with respect to any such lot.

Class B: Class B member(s) shall be the Declarant. The Class B member(s) shall be entitled to four (4) votes for each Lot owned except as restricted under Section 3 hereof. When the total votes outstanding in the Class A membership equals the votes outstanding in the Class B membership, then the Class B membership shall cease and be converted into Class A membership.

Section 3. Voting Rights: Each member shall have one vote in the election of each officer of the Association. For all other purposes, the voting rights of the members shall be by class of membership, and shall be as follows, to-wit:

(a) Class A Members: Each person, other than person herein defined as "Declarant", who is or who hereafter becomes the Owner of a Lot shall be a Class A member of the Association. Class A members shall be entitled to one vote for each Lot owned.

(b) Class B Members: Each of the persons herein defined as "Declarant", and the nominee or nominees, in any, of each such person, shall be Class B members of the Association. Class B members shall be entitled to four (4) votes for each Lot owned.

Section 4. Memberships Appurtenant to Real Propriety: In every case, the membership of both Class A and Class B members shall be an appurtenant to the ownership of a Lot. A membership shall not be held, assigned, transferred, pledged, hypothecated, encumbered, conveyed or alienated in any manner except in conjunction with and as an appurtenance to the

ownership, assignment, transfer, pledge, hypothecation, encumbrance, conveyance, or alienation of the Lot to which the membership is appurtenant.

7. CREATION OF LIEN AND PERSONAL OBLIGATION OF ASSESSMENTS:

(a) Creation of the Lien and Personal Obligation of Assessments: The Declarant or developer of each lot owned within the property, hereby covenants, an each owner of each lot by acceptance of a deed therefore whether or not it shall be so expressed in such deed, is deemed to covenant and agree to pay the Association: (1) annual assessments or charges, and (2) special assessments for capital improvements, such assessments to be established and collected for and as hereinafter provided. The annual and special assessments, together with interest, costs, and reasonable attorney's fees, shall also be the personal obligation of the person who was the owner for such property at the time when the assessment fell due. The personal obligation for delinquent assessments shall not pass to his successors in title unless expressly assumed by them. Both annual and special assessments must be fixed at a rate for all lots and may be elected monthly. Class B Members shall be exempted from assessments on lots Declarant owns until eighty (80%) of lots are sold, thereafter, Declarant shall be responsible for payment of assessments according to the terms or this paragraph.

(b) Payments and purpose of Assessments: Each person, group of persons, corporation partnership, trust or other legal entity, or any combination thereof, who becomes a record owner of the lot, where or not it shall be so expressed in the act of sale, contract to sell or other conveyance, shall be deemed to covenant and agree to pay the Association, in advance, a monthly sum (herein elsewhere sometimes referred to as "assessments" or "carrying charges") equal to one-twelfth (1/12th) of the members proportionate share of the sum required but the Association as estimated by its Board of Directors, to meets its annual expenses, including, but in no way limited to the following:

(i) The cost of all operating expenses of the common areas and including charges by the Association for services furnished by it;

(ii) The amount of all taxes and assessments levied against the Association or upon any property which it may own or which it is otherwise required to pay, if any;

(iii) The cost of general or comprehensive public liability insurance on the common areas and the cost of such other insurance as the Association may effect;

(iv) The cost of maintenance, replacing, repairing and landscaping the common areas of Montague Place without limitation.

(v) The cost of funding all reserves established by the Association, including, when appropriate a general operating reserve and/or a reserve for replacements.

The Board of Directors shall determine the amount of the assessment annually. Upon resolution of the Board of Directors, installments of annual assessments may be levied and collected on a quarterly, semi-annual basis rather than on the monthly basis hereinabove provided for. Any Class A member may prepay one or more installments of any annual assessment levied by the Association, without premium or penalty.

The Board of Directors of the Association shall make reasonable efforts to fix the amount of the assessment against each lot for each assessment period at least thirty (30) days in advance of such date or period and shall, at that time, prepare a roster of the lots and assessments

applicable thereto which shall be kept in the office of the Secretary of the Association and shall be open to inspection by any owner upon reasonable notice to the Board. Written notice of the assessment shall thereupon be sent to the members. The omission of the Board of Directors, before the expiration of any assessment period, to fix assessments hereunder for that or the next period, shall not be deemed a waiver or modification in any respect of the provisions of this Article, or a release of any member from the obligation to pay the assessment, or any installment thereof, for that or any subsequent assessment period, but the assessment fixed for the preceding period shall continue until a new assessment is fixed. No member may exempt himself from liability for assessments or carrying charges by a waiver or the use of enjoyment of any of the common areas or by abandonment of any lot belonging to him.

(c) Non-payment assessment: Any assessment levied pursuant to this Act of Dedication, or any installment thereof, which is not paid on the date when due shall be delinquent. The personal obligation of the member, to pay such assessment shall remain his personal obligation and a suit to recover a money judgment for nonpayment of any assessment levied pursuant to this Act of Dedication, or any installment thereof, may be maintained by the Association.

Any assessment levied pursuant to this Act of Dedication or any installment thereof, which is not paid within thirty (30) days after it is due, shall bear interest at the rate or eight percent (8%) per annum.

The Association may bring an action at law against the owner personally obligated to pay the same, or foreclose the lien against the property provide, however, that the Association shall not be required to pursue either remedy and that all decision are within the sole discretion to the Association. No owner may waive or otherwise escape the liability for the assessments provide for herein by non-use of the Common Areas or by abandonment of his lot. The Association shall notify the holder of the first mortgage on any lot for which any assessment of the Act of Dedication becomes delinquent for a period in excess of sixty (60) days and in any other case where the owner of such lot is in default with respect to the performance of any other obligation hereunder for a period of sixty (60) days but any failure to give such notice shall not affect the validity of any assessment levied or to be levied pursuant to this Act of Dedication.

The Board of Directors may post a list of members who are delinquent in the payment of any assessment or other fees which may be due the Association, including any installment thereof which becomes delinquent in any prominent location within the community.

(d) Assessment Certificates: The Association shall upon demand at any time furnish to any member liable for any assessment levied pursuant to this Act of Dedication (or any third party legitimately interested in the same) as certificate in writing signed by an officer of the Association, setting forth the status of said assessment, i.e., whether the same is paid or unpaid. Such certificates shall be conclusive evidence of the payment of any assessment therein stated to have been paid. A charge shall not exceed Twenty Dollars (\$20.00) and may be levied in advance by the Association for each certificate delivered.

(e) Subordination of the Lien to Mortgages: The lien of the assessments provided for erring shall be subordinated to the lien of any recorded first mortgage. Sale or transfer of any

lot shall not affect the assessment lien. However, the sale or trade of any lot pursuant to mortgage foreclosure or any proceeding in lieu thereof shall extinguish the lien of such assessments as to the payment which becomes due prior to such sale or transfer. No sale or transfer shall relieve such lot from liability for any assessments thereafter becoming due or from the lien thereof.

8. ARCHITECTURAL COMMITTEE: There shall be an Architectural Review Committee composed of the Declarant and/or the heirs, successors, assigns or other entities appointed by the Declarant.

9. INSURANCE:

(a) Each owner shall keep his residence insured at all times for its full replacement value against loss due to fire, windstorm, hail, explosion, riot, civil commotion, aircraft, vehicles, smoke and any other hazards that may be covered under standard extended coverage provisions, and shall furnish the Association proof of such coverage. In every case of a loss due to these hazards, each owner shall promptly repair or rebuild his lot from the insurance proceeds. Repair or reconstruction of the improvements as used herein shall mean restoring the improvements to substantially the same condition which existed prior to the damage. Each owner's fire insurance policy shall contain a waiver of subrogation clause; and each owner shall furnish the Association with a copy of his policy. Each owner does, by his acceptance of a deed, irrevocably constitute and appoint the Association his true and lawful attorney, in his name, place and stead for the purpose of accomplishing a repair or reconstruction or the improvements in the event the owner fails or refuses to carry out any of the provisions contained herein. If insurance proceeds are insufficient to cover the cost of the reconstruction, the Association may pay the excess and the cost thereof shall become a post of the assessment to which lot is subject.

(b) Each owner shall be responsible at his own expense and cost for his own personal insurance on the contents of his own residence, carport, or parking space, including decorations, furnishings and personal property therein, and his personal property stored elsewhere on the property; and for his personal liability not covered by liability insurance for all owners obtained as a part of the common expense.

10. ANTENNAS: No television or other electronic receiving or transmitting device shall be located or placed in or upon any parcel with the exception of such devices as shall be fully contained and enclosed with a dwelling located upon a particular parcel. Without limiting the general provisions hereof, this provision is specifically intended to prohibit the installation of what are commonly referred to as "Satellite Dishes" and any shortwave or other transmitting devices which interfere with the television or other electronic receptions of the neighbors. Each property shall provide a screened area to serve as a service yard in which garbage receptacle, fuel tanks, or other similar storage receptacle, electric and gas meters, air conditioning equipment, clothes lines, and other unsightly objects must be placed or stored in order to conceal them from the view of the road and adjacent properties.

11. FENCES: No fences shall be erected in the subdivision without prior approval of the Architectural Review Committee

12. PETS: No animals, livestock, poultry of any kind shall be raised, bred, kept, staked or pastured on any lot or in the common areas, except dogs, cats, birds, or other household pets, which shall be kept and maintained in accordance with the rules and regulations adopted from time to time by the Board of Directors. No pets are to be allowed to roam freely within the subdivision.

13. SIGNS: Except as may be required by legal proceedings, no signs, advertising or ornaments of any kind shall be maintained or permitted within the window, on the exterior of any window, or any portion of the property by anyone, including, but not limited to, the property owner, realtor, contractor, or subcontractor, without the express written permission of the Architectural Review Committee. The approval of any signs and posters without limitation, name and address signs, shall be upon such conditions as may be from time to time determined by the Architectural committee and may be arbitrarily withheld. If any such sign or advertising device is approved, it shall only contain one name, and/or one number, not exceeding one hundred twenty (120) square inches, and if for sale purposes, such sign shall not exceed six (6) feet in area, and shall be subject to the right of the Architectural Committee to restrict color and content.

14. OTHER BUILDINGS AND VEHICLES: No tent, trailer, barn or any similar outbuilding or structure shall be placed on any lot or on any other areas at any time, either temporarily or permanently, without prior approval from the Architectural Review Committee. No mobile home, tractor, boats, trailer or RV vehicle shall be placed on any lot or on subdivision streets, either temporarily or permanently. Each owner shall provide for parking for at least two (2) automobiles per owner for each dwelling owned or maintained by such owner.

15. VARIANCES: The undersigned Declarant reserves the right to make minor changes or alterations in these Restriction and Covenants and to waive minor violations of the same. No private or public nuisance may be created or maintained upon any of any said lots. All construction taking place upon subject property shall be completed within seven (7) months from starting date.

16. ENFORCEMENT: If the owner or claimant of any of said lots shall violate or attempt to violate any of the conditions, restrictions or covenants herein contain, then in such event any other person or persons owning any other of said lots or portion thereof or interest therein may institute and prosecute any appropriate proceeding or proceedings either at law or equity for the purposes of enjoining any such violation or attempted violation and/or damages therefore, but there shall be no forfeiture or reversion of title because of any such violation or attempted violation of any said Condition, Restriction or Covenants.

17. SEVERABILITY: If one or more of the Covenants or Restrictions herein contained shall be held by any court of competent jurisdiction to be invalid for any reason, any such holding shall not affect the validity and effectiveness of the other Conditions, Restriction and Covenants herein contained.

18. TERM: The Restrictive Covenants shall run with the land and the title thereto and shall be binding upon all properties owned and/or claiming out of them by purchase, inheritance or otherwise, for a period of thirty (30) years from the date which they are executed,

and upon expiration of said thirty (30) year period, the Covenants shall automatically be extended for additional terms of ten (10) years each.

19. AMENDMENTS, VOTING RIGHTS AND TERMINATION: These Building restrictions and Protective Covenants may be amended from time to time by a written document signed, acknowledged and recorded, which reflects the affirmative vote in favor of the amendment by eighty percent (80%) of the lot owners, and in each case, such amendments shall be evidenced by a document in writing, bearing each of their signatures. All amendments, if any, shall be recorded in the office of the Chancery Clerk of Harrison County, Mississippi.

WITNESS THE SIGNATURES of the Declarant on this the ____ day of _____, A.D., 2026.

By: _____

DEDEAUX PROPERTIES I, LP

“Exhibit A”

Legal Description:

(refer to recording plat for legal description)

STATE OF MISSISSIPPI
COUNTY OF HARRISON

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said county and state, on this ____ day of 2024, A.D., within my jurisdiction, the within named DEDEAUX PROPERTIES I, LP, executed that above and forgoing instrument.

GIVEN UNDER MY HAND AND SEAL of office this ____ day of _____, 2026.

NOTARY PUBLIC _____

MY COMMISSION EXPIRES: _____

TECHNICAL SPECIFICATIONS

FOR:

Sleekwood Subdivision Gulfport, Mississippi

PREPARED FOR:

Dedeaux Properties 1, lp
P.O. Box 926
Gulfport, MS, 39502

PREPARED BY:



**Terry Moran & Associates, PLLC
1806 23rd Ave., Ste B
Gulfport, MS 39501
Ph. (228) 896-4733**

PROJECT NO. 26-043

TECHNICAL SPECIFICATIONS INDEX

<u>INDEX NO.</u>	<u>DESCRIPTION</u>
02050	DEMOLITION
02100	SITE PREPARATION
02200	EARTHWORK
02232	GRANULAR BASE MATERIAL
02270	SLOPE PROTECTION & EROSION
02430	DRAINAGE STRUCTURES
02434	CULVERTS
02452	SIGNAGE
02485	LAWNS AND GRASS
02525	CURB AND SIDEWALKS
02577	PAVEMENT MARKING
02601	MANHOLES
02713	WATER DISTRIBUTION SYSTEM
02722	SANITARY SEWER SYSTEM

DIVISION 2 - SITEWORK

SECTION 02050 - DEMOLITION AND REMOVAL

1.0 SCOPE OF WORK

- 1.1 This work shall consist of all labor, materials, services, and equipment necessary to remove the existing obstructions, including but not limited to fences, slabs, foundations and utilities which are designated to be removed and/or re-located in the plans and in these specifications.
- 1.2 Contractor shall pay for any permits, licenses, bonds, etc., required for demolition or removal items herein.
- 1.3 Work related to these removal items such as Site Preparation, Earthwork, Grading and Drainage and Site Utilities is specified elsewhere under those applicable sections.
- 1.4 Any work performed within public right-of-way or on adjacent properties shall be done in strict accordance with the requirements of the governmental agencies or the owning entities having jurisdiction and shall not begin until authorized by those parties.
- 1.5 The Existing Conditions Plan has been prepared in order to show all existing structures and improvements. Others may exist and may be discovered upon visiting the site. It is the Contractor's responsibility to visit the site prior to initiating any work. If any deviations from those conditions shown are found, the Contractor shall notify the Engineer and Owner in writing immediately. If said deviations are found by Engineer to adversely affect the progress or scope of the project, construction will cease until said deviations are resolved between the Contractor and Engineer.
- 1.6 All surrounding site features which are shown to remain on the drawings, shall not be injured in any manner during the Contractor's work. Any adjacent public street or road that is used to accomplish the work herein shall be fully restored if damaged or changed in any respect during the work, to the complete satisfaction of the governmental agencies having jurisdiction over said street or road.
- 1.7 Any damage done to existing drainage facilities or utilities during the course of this work shall be repaired at the Contractor's expense in a manner acceptable to Engineer and the owning entity. Any unnecessary damage shall be reported to Engineer, should it occur.

02050

2.0 MATERIALS

None

3.0 CONSTRUCTION REQUIREMENTS

- 3.1 Quantities for Removal Items have been shown in the plans. The Contractor shall be responsible for visiting the site so as to obtain a better understanding of exactly what difficulties are associated with these removal items, and determining more exact quantities, if necessary.
- 3.2 It shall be the Contractor's responsibility to contact all pertinent utility companies or owning entities to verify that the utilities shown to be removed are in fact inoperative, and if not, shall provide a temporary means of operation until permanent utilities are in place.
- 3.3 Extreme caution shall be taken when removing any structures or utilities below grade to prevent damage or disturbance to existing utilities which are to remain in service.
- 3.4 Concrete curb and drainage structures shall not be removed until the traffic is satisfactorily accommodated otherwise.
- 3.5 All removal items, if deemed to not be salvageable by the Engineer, shall be satisfactorily disposed of by the Contractor off-site.
- 3.6 Contractor shall not remove any existing storm drain pipe shown on the plans to be removed, until positive drainage has been secured for all areas.
- 3.7 No existing storm drain pipe shall be plugged until providing a positive drainage route for the area adjacent to the pipe.
- 3.8 All demolition and removal of existing buildings or building slabs shall include any and all building remains, building floor slab, all subsurface structural footings and piers, and all utility appurtenances associated with the buildings including, but not limited to plumbing, gas, electric, telephone meters, etc., up to the point at which said services enter the project limits, unless specified otherwise .

02050

4.0 METHOD OF MEASUREMENT

- 4.1 Removal of existing items (and re-location were required) will be measured as indicated on the plans and shall include complete and satisfactory removal and transportation of the material and any associated materials that might be incurred, out of the project limits and shall include proper disposal of those items.
- 4.2 Materials designated to be removed shall be legally deposited at a location approved by Engineer, and shall by no means be burned or deposited on-site.

END OF SECTION

02050

DIVISION 2 - SITEWORK

SECTION 02100 - SITE PREPARATION

PART 1 GENERAL

1.01 Scope of Work

- A. Cleaning site of debris, grass, trees and other plant life in preparation for site or building excavation work.
- B. Protection of existing structures, trees or vegetation indicated on the contract documents to remain.
- C. Stripping topsoil from areas that are to be incorporated into the limits of the project and where so indicated on the construction drawings.

1.02 Related Sections

- A. Section 02050 - Demolition
- B. Section 02200 - Earthwork
- C. Section 02270 - Slope Protection and Erosion Control
- D. Construction Drawings

1.03 Environmental Requirements

- A. Construct Temporary Erosion Control Systems as Shown on the Plans or as directed by the Engineer to protect adjacent properties and water resources from erosion and sedimentation.

1.04 Job Conditions

- A. Conditions existing at time of inspection for bidding purposes will be maintained by owner in so far as practical.
- B. Variations to conditions or discrepancy in actual conditions as they apply to site preparation operations are to be brought to the attention of the owner prior to the commencement of any site work.

02100

1.0 SCOPE OF WORK

- 1.1 This work shall consist of clearing, grubbing, stripping, excavation, removal and disposal of all overburden materials and debris of whatever character necessary to satisfactorily expose suitable subgrade material.
- 1.2 Stripping is generally inclusive of the top six inches (6") of material referred hereafter to as topsoil, but will include whatever depth necessary to satisfactorily expose acceptable subgrade.

2.0 MATERIALS

None.

3.0 CONSTRUCTION REQUIREMENTS

3.1 Clearing and Grubbing

- 3.1.1 Clearing and grubbing shall include removal of all trees, brush, stumps, and tall grass that are designated to be removed in the plans. It may be necessary for the Contractor to bush-hog portions of the site prior to beginning the stripping operations. There shall be no separate payment for said work. Undisturbed stumps and roots, and nonperishable solid objects which will be a minimum of three feet below subgrade or slope of embankments may be left when authorized by Engineer.
- 3.1.2 Burning of perishable material shall be done only in accordance with applicable laws, ordinances, and regulations. All burning is subject to the permission of the local Fire Department and/or Fire Marshall and in accordance with their requirements. No burning within limits of paving or buildings is allowed whatsoever.
- 3.1.3 All materials and debris not burned shall be removed and disposed of outside of the project limits in a manner satisfactory to Engineer. Burial of material or debris on the project is not permitted without the expressed consent of the Engineer.
- 3.1.4 Following the clearing and grubbing operations, the Contractor shall slope the existing ground surface and fill depressions and stumpholes to encourage drainage utilizing existing material within the limits of clearing and grubbing and to the specified grades.

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- 3.1.5 After sloping the ground surface to ensure positive drainage over the entire site, the Contractor shall rake the entire area to remove surface roots and objects and to provide a final dressing for the project area.
- 3.1.6 Low hanging and unsound or unsightly branches on trees or shrubs on adjacent property, but extending over the clearing and grubbing limits shall be trimmed. All trimming shall be done by skilled workmen and in accordance with good tree surgery practices. An approved asphalt paint prepared specifically for tree surgery shall be furnished and applied by Contractor to cut or scarred surfaces on trees or shrubs not designated to be removed.
- 3.1.7 Contractor shall saw-up, pile, and burn trees in accordance with paragraph 3.1.2, where allowed by local municipality, in an area approved by the Owner and Engineer. Said area shall be set aside prior to commencement of this project.

3.2 Stripping

- 3.2.1 Contractor shall remove topsoil prior to the placement of new fill material.
The depth of topsoil to be removed will be that depth required to expose suitable subgrade material, as determined by the Engineer or Soils Engineer.
- 3.2.2 Contractor shall undercut any existing swales through the site deeper than the six inches (6") as required to remove all loose and soft material present.
- 3.2.3 The Contractor shall not remove any topsoil in those areas designated on the plans to be grassed or landscaped, except as necessary for the construction of new improvements.
- 3.2.4 Contractor's stockpiling of topsoil and plating materials operation shall be completed prior to beginning any further work or excavation of the underlying material.

3.3 Excavation

- 3.3.1 Excavation shall include all topsoil that is deemed by the Engineer or Soils Engineer as unsuitable for subgrade material. Topsoil shall not be used as fill material.

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3.3.2 Excavation operations shall be so conducted as to minimize the loosening of materials outside the area designated for removal of such material or below the indicated grade. No payment will be made for the removal, disposal, or replacement of material determined to be loosened or undercut through carelessness or negligence on the part of the Contractor.

3.4 Disposal

3.4.1 Contractor shall provide at his expense a suitable area for disposal of topsoil which is determined by the Soils Engineer or Engineer to be unsuitable as upgrade material, or that is not necessary for plating material. A quantity of topsoil sufficient to bring those areas designated to be grassed or landscaped to finished grade, (4" required) will be set aside by the Contractor for use, subsequent to all other compensation to the Contractor for hauling topsoil off of the site and depositing excess topsoil.

4.0 METHOD OF MEASUREMENT

4.1 Clearing, Grubbing, and Stripping will be measured by their respective units and shall include complete removal and deposition of any materials encountered deemed by Engineer or Engineer's Representative as unsuitable for subgrade material, from the project in a proper and acceptable manner and stockpiling all, or the portion of topsoil material sufficient in quantity to cover proposed lawn areas, the required 4 inches.

END OF SECTION

DIVISION 2 - SITEWORK

SECTION 02200 - EARTHWORK

1.0 SCOPE OF WORK

- 1.1 The Contractor shall furnish all labor, equipment, transportation, and supplies necessary for the completion of all earthwork as shown on the drawings and specified herein, and includes the preparation of subgrades, foundations, and other utilization or disposal of materials excavated, and the compaction and dressing of excavated areas and embankments. Excavation for drainage, water, and sewer systems is not included under this section, but is considered incidental to the drainage and sewer systems installations.
- 1.2 Contractor shall perform all on and offsite preparation work and earth moving required to best achieve land balance and to meet indicated subgrade.
- 1.3 All Clearing, Grubbing, and Stripping shall take place and those materials either stockpiled offsite or disposed of prior to any further preparation of subgrade or earthwork operations, as specified under SITE PREPARATION.
- 1.4 All excavating, filling, compacting, and grading required shall be done so as to obtain the finished subgrade elevations. Subgrade shall be prepared to properly receive pavements, slabs, structures, or fill as shown in the drawings and these specifications.
- 1.5 Contractor shall be responsible for coordinating and contacting the Soils Testing Laboratory in accordance with these specifications to observe the overall earthwork operation, including but not limited to, the Stripping, Clearing, and Grubbing, proof-rolling of subgrade, cut and fill work, and site grading. Owner will retain Soils Testing Laboratory prior to the letting of this contract. Owner will submit to Contractor an outline of the required testing.
- 1.6 Contractor shall be responsible for establishing and maintaining a borrow source should the earthwork not balance. Said borrow source samples shall be submitted to the Owner's testing lab to ensure compatibility of soil material for use as fill material. Contractor shall ensure that borrow material is clean and uncontaminated by organic soils or other deleterious materials.

02200

If native material from Contractor's operations, and shall always be left in a well positioned.

- 1.7 Contractor shall assume sole responsibility for the completion of the work described herein regardless of the subsurface materials or conditions encountered.
- 1.8 Contractor shall at all times minimize noise-producing activities, and shall comply to all noise abatement ordinances.
- 1.9 Contractor shall keep all areas of construction sufficiently dampened to prevent dust from adversely affecting adjacent properties or public streets. Contractor shall ensure that trucks leaving the site are free of mud and earth, and do not leave deposits on adjacent streets or properties. Any deposits that are left shall be immediately removed by the Contractor at his expense to the satisfaction of the entity having jurisdiction.
- 1.10 Contractor shall be responsible for ensuring the protection of adjacent properties from runoff of soils. Contractor shall temporarily construct, at his expense, whatever means necessary to ensure no erosion or sediment transport occurs onto adjacent properties. This shall be incidental to the other units of work described herein.
- 1.11 During the earthwork operations, Contractor shall pay close attention to those existing utilities and improvements designated to remain, so as to not cause any damage to said features. Should any damages occur as a result of Contractor's operations, said damages will be repaired at Contractor's expense.
- 1.12 During the entire course of this work, Contractor shall maintain existing drainage ways. During placement and grading operations, the exposed subgrade shall be maintained in a positively drained condition.
- 1.13 All earthwork performed under this Contract shall be done in strict accordance with this specification.

2.0 MATERIALS

- 2.1 Native subsurface granular materials, which are free from organic contamination and are approved by Engineer shall be suitable for use as fill. Organic contamination is defined as containing 4.0 percent or more of organic material.
- 2.2 Select Granular Fill shall be approved by the Engineer and shall consist of sand, clayey sand or sandy clay, provided the % passing the #200 sieve is not greater than 15% for any of the material.

02200

3.0 CONSTRUCTION REQUIREMENTS

3.1 General

- 3.1.1 Contractor shall ensure during the course of this work that all excavations are free from water before structures and pipes are installed.
- 3.1.2 Contractor may be required to provide all necessary pumps, drains, well point systems, and other means of removing water from excavations, trenches, subgrades, etc., if necessary to accelerate the dewatering process. Water from said portions of the work shall be disposed of in a manner satisfactory to Owner, Engineer, and Municipality.
- 3.1.3 Should the subgrades experience “pumping” and loss of bearing strength due to accumulated water beneath the subgrades, the compaction of these material shall be terminated. The Contractor shall either remove the affected soil to a sufficient depth and replace with a dry fill material, or allow the excess moisture to dissipate sufficiently to achieve the specified compaction.
- 3.1.4 Site Contractor shall be responsible for making whatever subsurface exploration, as he deems necessary to determine if any further excavation than that shown on the plans is necessary to remove unsuitable material(s). Any unsuitable material(s) discovered below the ground surface shall be removed and disposed of, as described in these specifications. There will be no separate or additional payment for excavation, handling, processing, removal, replacing, or re-compacting that is related to this work, other than the pay items set forth in the Bid Proposal.
- 3.2.1 All surface materials shall be stripped from limits of the area to be improved and satisfactorily stockpiled on-site in an area outside of any proposed construction and reserved for later use. All other unsuitable materials shall be satisfactorily disposed of off of the site. Suitable in-situ subgrade materials shall then be proof-rolled and compacted in place to the density specified in the Geotechnical Report.
- 3.2.2 Excavations shall be finished to reasonably smooth and uniform surfaces with a tolerance of $\pm 1/2$ ". Operations shall be conducted so that material outside the limits of slopes will not be unnecessarily disturbed and so as to minimize the loosening of materials outside the required slopes or below the indicated grade.

02200

- 3.2.3 When the Contractor's excavating operations encountered remains of prehistoric dwelling sites or other artifacts of historical or archeological significance, the operations shall be temporarily discontinued. The Engineer will contact appropriate authorities to determine the disposition thereof. When directed by the Engineer, the Contractor shall excavate the site in a manner to preserve the artifacts encountered, and if required shall remove them for delivery to the custody of the proper State authorities. Such excavation will be considered and paid for as extra work.
- 3.2.4 Where excavation to grade results in a foundation, subgrade, or slope of unsuitable soil, the Contractor shall remove unsuitable materials and backfill to the required grade with approved material. Slides or other soil failures shall be removed by the Contractor unless their removal is waived by the Engineer.
- 3.2.5 All earth cut slopes shall be dressed to smooth and uniform surfaces to conform to the specified sections. Slopes shall not exceed 2:1 horizontal to vertical, unless a lesser slope is specified herein, in which case the otherwise specified slope shall govern.
- 3.2.6 All material encountered in excavation within the project which is unsuitable for use in the work shall be removed and disposed of as specified in the contract or as directed. Unless otherwise specified, the Contractor shall provide at his own expense the location for the disposal of excess excavation. Contractor shall plan his operation to utilize all suitable excavation in the project including transportation as required.
- 3.3 When practical, the most suitable materials will be placed in the top courses of fill sections.
- 3.4 Where plating or landscaping is contemplated, either in cut or fill sections, appropriate adjustment shall be made in the graded section during construction so that the finished section after plating will conform within allowable tolerances to the typical sections and finished grades shown on the plans.
- 3.5 Embankments around structures shall not start until the structure has been properly cured for the minimum number of days required and permission has been granted by the Engineer to proceed with the work. The Contractor shall repair, restore with new work, or make good without extra compensation, all damage done to any structure as a result of the backfilling operations.

- 3.6 All backfill material shall be at the moisture content determined to be proper for the particular material being placed so that the resulting work will be both dense and stable. It shall be the Contractor's responsibility to remain the proper moisture content during compaction operations.
- 3.7 The materials shall be compacted to 95% standard proctor density per ASTM D698, unless stated otherwise. Tests shall be made in accordance with applicable AASHTO or ASTM test methods.
- 3.8 The finished contours and spot elevations shown on the Grading and Drainage Plan indicate the finished surface after all construction. In areas where paving, floor slabs, or plating with topsoil are specified, Contractor shall make due allowances for these thickness.
- 3.9 Contractor shall make note of pavement thickness as shown and the areas in which they occur. Landscaped or lawn areas are to be finished four inches (4") below finished grade. New street paving inside public right-of-way shall be finished as required by those governing entities. The tolerance on all earthwork and finished grading shall be +/- one-half inch (1/2).
- 3.10 Cut and Fill Work shall be done in strict accordance with these specifications. By no means shall fill material be placed in excess of eight inch(8") thick loose lifts or compact to less than 95% standard density.

4.0 METHOD OF MEASUREMENT

- 4.1 Earthwork shall be measured per the respective unit prices and shall include all excavation, compaction, filling, grading, subgrade preparation, utilization, transportation, and disposal of material required to obtain the finished subgrade elevations specified in the plans and the required compaction specified herein.

END OF SECTION

DIVISION 2- SITEWORK

SECTION 02232 - GRANULAR BASE MATERIAL

1.0 SCOPE OF WORK

- 1.1 This work shall consist of furnishing and placing one or more plant-mixed courses of crushed limestone base course on a prepared subgrade in accordance with these Specifications and in reasonably close conformity with the lines, grades, thickness and typical cross-sections shown on the Plans.

2.0 MATERIALS

- 2.1 Material shall be composed of three (3) well controlled aggregate sizes and water mixed in a central plant. Aggregates shall be one hundred (100) percent crushed limestone or granite produced in three (3) separate sizes in conformance with this specification.
- 2.2 The composition blend of the components of aggregates from approved source(s) shall fall within the master gradation ranges, based on aggregates of uniform specific gravity.
- 2.3 The overall limits set out in these master ranges encompasses the extreme limits for the combination of aggregates from various sources. Closer controls on the composition blend of the components, appropriate to the job materials, shall be established for the mixture required under any contract by establishment of an approved job mix formula in accordance with these provisions.
- 2.4 The job-mix formula shall bind the Contractor to furnish mixtures meeting the requirements of such approved exact formula within the allowable tolerance specified.
- 2.5 Samples of the actual mixtures in use will be taken as often as the Engineer may deem necessary, to insure maintenance of uniformity of the quality of the mixture within allowable tolerances, throughout the work.
- 2.6 No change in source of materials will be allowed on the project without expressed written consent from the Engineer. In such cases, Contractor will be responsible for supplying and paying for the testing required in the section.
- 2.7 No mixture will be accepted for use, nor shall any mixture be placed until the Engineer has established or approved a job-mix formula for the partial mixture.

02232

- 2.8 The material shall consist of limestone or granite.
- 2.9 No source of material used in the blend shall have a percent of wear, Los Angeles Abrasion Test, of more than 50. All material shall contain less than twenty (20) percent thin or elongated pieces.
- 2.10 The gradation for the Granular Base Material shall be as follows.

<u>Square Mesh Size</u>	<u>% passing (by dry weight)</u>
1-12"	100
1'	90-100
3/4"	70-95
3/8"	50-80
#4	35-65
#10	25-50
#40	10-26
#200	4-12

3.0 CONSTRUCTION REQUIREMENTS

- 3.1 Prior to placement of Granular Base Course, the site shall be prepared and proof-rolled in Accordance with the EARTHWORK section.
- 3.2 All stockpiling and proportioning, Equipment, Spreading, Shaping and Compacting shall be done in accordance with the applicable requirements of section 308 of the Local State Highway Department or Department of Transportation Standard Specifications for Highway Construction, latest edition.

4.0 METHOD OF MEASUREMENT

Granular Base Course will be measured by the number of square yards, compacted to the specified density, to the thickness specified in the Plan, per measure.

END OF SECTION

DIVISION 2 - SITEWORK

SECTION 02270 - SLOPE PROTECTION & EROSION CONTROL

1.0 SCOPE OF WORK

- 1.1 This work shall consist of all labor, materials, and equipment necessary to temporarily control erosion as shown on the drawings and specified herein, including, but limited to, sodding, silt traps, sediment barriers, earthen berms, diversion ditches, and the placement of hay bales.

2.0 MATERIALS

- 2.1 Filter cloth for silt fences shall be a pervious sheet of synthetic polymer filaments nonwoven from continuous fibers and shall be the type specified on the drawings or an approved equal.

3.0 CONSTRUCTION REQUIREMENTS

- 3.1 Temporary erosion control shall be used until such time as permanent paving, planting, and restoration of natural areas are effective in the control of site erosion.
- 3.2 Sodding shall be at openings of on-site flared end sections and at curb cuts as specified on the drawings.
- 3.3 Silt traps shall be installed as necessary and shall be maintained until other erosion control methods can be substituted for them. Silt traps shall be cleaned out when half filled with silt.
- 3.4 Sediment barriers shall be located at all points where surface water can leave the construction site after bypassing a silt trap, if that point is subject to erosion. Barriers shall be constructed to remove sediments from flowing water through filtration by filter cloth fences or staked hay bales. Sediment barriers shall be arranged to create ponding behind them. Sediment shall be removed to maintain ponding capacity drainage structures until establishment of permanent erosion control.
- 3.5 Diversion ditches and earthen berms shall be constructed wherever steep slopes or changes in grade are required.
- 3.6 All temporary erosion control measures shall be removed and areas restored when permanent erosion control is effective.
- 3.7 No drainage across building pad.

02270

4.0 METHOD OF MEASUREMENT

- 4.1 There shall be no separate pay item for temporary erosion control, in that it is incidental to the applicable types of work.

END OF SECTION

02270

DIVISION 2 - SITEWORK

SECTION 02430 - DRAINAGE STRUCTURES

1.0 SCOPE OF WORK

- 1.1 The Contractor shall furnish all labor, materials, tools, equipment and incidentals necessary to construct all drainage structures and related work including but not limited to junction boxes, detention structures, concrete flumes, and incidental ditch shaping, in accordance with these specifications and in reasonably close conformity with the lines, grades and dimensions shown on the drawings or established by the Engineer.

2.0 MATERIALS

- 2.1 Concrete - Class B, Local State Highway Department or Department of Transportation Standard Specifications for Road and Bridge Construction, latest edition.
- 2.2 Bar Reinforcement - Grade 40 or 60 billet steel , ASTM A-615.
- 2.3 Castings-Heavy Duty-non-rocking shall be of uniform quality , free from blowholes, shrinkage, distortion or other defects. They shall be smooth and well cleaned by shot blasting. Metal used in manufacture shall to ASTM A48-76 Class 35 for Gray Iron and ASTM A536-80 Grade 65-45-12 for Ductile Iron. All castings shall be true to pattern, component parts shall fit together in a satisfactory manner. Round frames and covers shall have continuously machined bearing surfaces to prevent rocking and ratting. Tolerance shall be plus or minus 1/16 per foot.
- 2.4 Expansion Joint - Performed expansion joint filler for concrete, AASTHO M-33.
- 2.5 Corrugated Polyethylene Drainage Tubing - AASHTO M-252; fittings shall conform to ASTM F-405.
- 2.6 Junction Box Steps - Cast iron, ASTM A-48, Class 30 or 12" wide 3/8" steel reinforcing rod in capsuled in a copolymer polypropylene plastic similar to M.A. Plastic Step as manufactured by M.A. Industries, Peachtree City, Georgia, integrally cast with junction box, or cast in place with junction box.
- 2.7 Select Backfill Borrow Material specified specified elsewhere.

02430

3.0 CONSTRUCTION REQUIREMENTS

- 3.1 Conform to applicable construction requirements of the Local State Highway Department or Department of Transportation Specifications for Road and Bridge Construction, latest edition, and all additional supplements.
- 3.2 Ditches and swales shall be dressed to a smooth and uniform surface and shall conform reasonably close to the typical section shown on the drawings. Machine dressed slopes will be classed satisfactory and hand dressing will not ordinarily be required.
- 3.3 Excavation and backfill required for construction of culverts, junction boxes, flared end sections, and other drainage structures, where applicable, shall be included in the price for the structure.
- 3.4 The ground surface that has been affected by the Contractor's operation shall be dressed to a smooth and uniform surface reasonably close to the original ground surface and shaped to encourage drainage.
- 3.5 Pre-cast inlets, junction boxes, and detention structures may be permitted by Engineer subject to review and approval of shop drawings.
- 3.6 Perforated polyethylene drainage tubing to be constructed with all standard junction boxes, and other drainage structures shall be included in the cost of each standard junction box. (THERE WILL BE NO SEPARATE PAYMENT FOR THIS TUBING.)
- 3.7 All drainage structures shall be installed with steps as shown in the construction drawings and designated herein where the structure height from flow line to top structure height exceeds five feet(5").
- 3.8 All drainage structures shall be constructed on a 6" thick (minimum) Select Backfill Borrow Material foundation per the plans.

4.0 METHOD OF MEASUREMENT

- 4.1 All drainage structures and related work will be measured as indicated in the drawings. Drainage structures including all related casting, frames, perforated pipe, etc., will be measured by the number of completed and functioning units in place. Drainage ditch will be measured by the number of linear feet of ditch constructed and satisfactorily completed.

END OF SECTION

02430

DIVISION 2 - SITEWORK

SECTION 02434 - STORM DRAIN CULVERTS

1.0 SCOPE OF WORK

- 1.1 The Contractor shall furnish all labor, equipment, tools, and equipment for the construction of pipe culverts, hereinafter referred to as "conduit", in accordance with these specifications and in reasonably close conformity with the lines and grades shown on the plans or established. It shall also consist of furnishing all materials, and joining the work to the other conduit, catch basins, manholes, inlets, etc. as may be required to complete the work in accordance with these specifications and/ or as detailed in the drawings.

2.0 MATERIAL

- 2.1 Conduit shall conform to the design and dimensions shown on the plans, and materials shall meet the requirements specified.
 - 2.1.1 Reinforced Type Round Concrete Pipe - ASTM C-76 & AASHTO M-170, Spigot Groove, "O" type rubber gasket joint in conformance with C-443, lubricant as recommended by gasket manufacturer.
 - 2.1.2 High Density Polyethylene Pipe (HDPE) - ASTM F-408, ASTM F-667, AASHTO M-252, and ASTM D-2321.
- 2.2 Lifting holes will not be allowed in any concrete pipe on this project.
- 2.3 Select Backfill Borrow Material - specified elsewhere.
- 2.4 Storm Drain Culverts other than reinforced concrete may be allowed, but are subject to Engineer's approval.

3.0 CONSTRUCTION REQUIREMENTS

- 3.1 Conform to applicable local State Highway Department or Department of Transportation Specifications for Road and Bridge Construction, latest edition, and all additional supplements.
- 3.2 Lengths of storm drain pipe shown on the drawings are appropriate distances from center to center of structures. The Contractor shall install drain pipe based on actual field measurements.

02434

- 3.3 Where reinforced concrete pipe is used, Contractor shall wrap each joint of culvert pipe with four ounce filter cloth, 36" wide, centered on joint, and secured to the pipe with duct tape or mastic. Conform to the drawings.
- 3.4 Where the excavation is in wet material, and suitable construction conditions cannot be obtained by other methods, the Contractor shall install and operate, at his own expense, a pumping system connected with well points, so as to drain the same effectively. All wet point holes shall be back-filled with sand after removal. No masonry or pipe shall be laid in water, and water shall not be allowed to rise over masonry until concrete or masonry has set at least 48 hours. All water pumped or drained from the work shall be disposed of in a manner that will not damage adjacent property or other work under construction. Necessary precautions shall be taken to protect all construction against flooding. No culvert shall be laid in wet trenches.
- 3.5 Where the storm crosses a sanitary sewer line or water main and the vertical clearance is less than eighteen inches (18"), the pipe intersection shall be embedded in concrete for a distance of five feet (5') each way from centerline of intersection.
- 3.6 Contractor shall provide Select Backfill Borrow Material in accordance with these plans and specifications. Cost of said backfill to be included in the linear foot cost of culverts.
- 3.7 Connections of new storm drains to existing and proposed drainage structures shall be provided as shown on the plans. The cost for this work shall be included in the linear foot cost of the pipe being connected.
- 3.8 Where culverts cross existing asphalt or concrete pavement, Contractor shall carefully saw-cut pavement over a sufficient width and as necessary to place new pipe, backfill around pipe per these specifications, and replace pavement to existing thickness with same type and replace base course, if necessary. The cost of this work shall be included in the linear foot cost of the pipe being placed. There shall be no separate payment for said work.

4.0 METHOD OF MEASUREMENT

- 4.1 Storm drain culverts will be measured as indicated on the drawings and shall be determined in linear feet by multiplying the number of commercial lengths necessary and used to provide the specified lengths by the nominal laying length per pipe section.

END OF SECTION

02434

DIVISION 2 - SITEWORK

SECTION 02452 - SIGNAGE

1.0 SCOPE OF WORK

- 1.1 This work shall consist of all labor, materials, equipment, tools, and services for furnishing and placing traffic signs, in reasonably close conformity with these specifications and the details shown on the plans or established.

2.0 MATERIALS

2.1 Traffic Control Signs.

2.1.1 "Handicapped Parking" signs and code required traffic control shall be standard traffic control type signs and shall be manufactured by Traffic Parking and Control Company, Inc., 136 North 120th Street, Wauwatose, WI 53226, or a similar firm specializing in this type of commercial sign.

2.1.2 Handicapped parking sign shall read "Reserved Parking," and contain an identifying handicapped symbol. Sign shall be 12" x 18" x 0.80 aluminum with baked enamel finish. Sign shall have white lettering and symbol on blue background.

2.1.3 Traffic control signs, (stop signs, directional turn signs, etc.) shall conform to local code and state highway department standards and regulations.

3.0 EXECUTION

- 3.1 All signs shall be installed per the plans and the details within the plans.
- 3.2 Sign poles shall be erected plumb in their foundations and shall be installed to the proper height above grade.
- 3.3 Contractor shall always coordinate final sign placement with Engineer and the local governing entity. Where there is any discrepancy between Engineer and a governmental entity regarding final sign placement, that governmental entity shall have jurisdiction.

- 3.4 Payment for a sign shall always include the installed sign, including foundation, pole, fasteners, sign face, any painting (if required), bollards (if required) and disruption to existing vegetation or pavement, if already in place.

END OF SECTION

02452

DIVISION 2 - SITEWORK

SECTION 02485 - GRASS ESTABLISHMENT

1.0 SCOPE OF WORK

- 1.1 This work shall consist of ground preparation, fertilizing, seeding and mulching to establish a permanent ground cover of grass in locations shown on the drawings and as designated in the drawings.

2.0 MATERIALS

- 2.1 Seed shall conform to an in-season mixture meeting the requirements of Section 214, Local State Highway Department or Department of Transportation Standard Specifications for Road and Bridge Construction, latest edition.
- 2.2 Fertilizer-Conform to requirements of Section 212, Local State Highway Department or Department of Transportation Standard Specifications for Road and Bridge Construction, latest edition.
- 2.3 Mulch-Conform to Section 215, Local State Highway Department or Department of Transportation Standard Specifications for Road and Bridge Construction, latest edition.

3.0 CONSTRUCTION REQUIREMENTS

- 3.1 Ground preparation and application of fertilizer shall conform to the construction requirements of Section 212, Local State Highway Department or Department of Transportation Standard Specifications for Road and Bridge Construction, latest edition.
- 3.2 Seeding shall conform to the construction requirements of Section 214, Local State Highway Department or Department of Transportation Standard Specifications for Road and Bridge Construction, latest edition.
- 3.3 Mulching shall conform to the construction requirements of Section 215, Local State Highway Department or Department of Transportation Standard Specifications for Road and Bridge Construction, latest edition.

02485

4.0 METHOD OF MEASUREMENT

- 4.1 Plant establishment, including ground preparation, fertilizing, seeding and mulching, complete with satisfactory growth and coverage, will be measured by the acre.

END OF SECTION

02485

DIVISION 2 – SITEWORK

SECTION 02525 - CURB AND SIDEWALKS

1.0 GENERAL

1.1 Section Includes

1.1.1 Combination concrete curb and gutter

1.1.2 Concrete Curb

1.1.3 Concrete Flume

1.1.4 Concrete Sidewalk

1.2 Related Sections

1.2.1 Section 02100—Site Preparation

1.2.2 Section 02584—Parking Lot and Roadway Marking

1.2.3 Section 03300—Cast-in-place Concrete (See Architectural/Building Specifications)

1.2.4 State Highway Department Standard Specifications

1.2.5 Construction Documents

1.3 References

1.3.1 ACI 304—Recommended Practice for Measuring, Mixing, Transporting and Placing Concrete

1.3.2 ANSI/ASTM D1751—Preformed Expansion Joint Fillers for Concrete Paving and Structural construction

1.3.3 ANSI/ASTM D1752—Preformed Sponge Rubber and Cork Expansion Joint Fillers for Concrete Paving and Structural Construction

1.3.4 ASTM C33—Concrete Aggregates

1.3.5 ASTM C94—Ready Mix Concrete

02525

1.3.6 ASTM C150—Portland Cement

1.3.7 ASTM C260—Air-Entraining Admixtures for Concrete

1.3.8 ASTM C309—Liquid Membrane-Forming Compounds for Curing Concrete

1.3.9 ASTM C494—Chemical Admixtures for Concrete

1.3.10 FS TT-C-800—Curing Compound, Concrete, for New and Existing Surfaces

1.4 Performance Requirements

1.4.1 Contractor shall maintain access for vehicular and pedestrian traffic as required for other construction activities. Utilize temporary striping, flagmen, barricades, warning signs, and warning lights as required.

2.0 PRODUCTS

2.1 Materials

2.1.1 Forms: Steel, wood, or other suitable material of size and strength to resist movement during concrete placement and to retain horizontal and vertical alignment until removal. Use straight forms, free of distortion and defects. Use flexible spring steel forms or laminated boards to form radius bends as required. The forms shall be of a depth equal to the depth of curbing or sidewalk, and so designed as to permit secure fastening together at the tops. Coat forms with nonstaining type coating that will not discolor or deface surface of concrete.

2.1.2 Concrete Materials: Comply with requirements of applicable Division 3 sections for concrete materials, admixtures, bonding materials, curing materials, and others as required.

2.1.3 Joint Fillers: Resilient premolded bituminous impregnated fiberboard units complying with ASTM D 1751 FS HH-F-341, Type II, Class A; or AASHTO M 153, Type I.

2.1.4 Joint Sealers: Non-priming, pourable, self-leveling polyurethane. Acceptable sealants are Sonneborn "Sonolastic Paving Joint Sealant" Sonneborn "Sonomeric CT 1 Sealant", Sonneborn "Sonomeric CT 2 Sealant", Mameco "Vulken 45", or Woodmont Products "Chem-Caulk".

2.2 Mix Design and Testing

2.3 Concrete mix design and testing shall comply with requirements of applicable Section 03300.

2.4 Design mix to produce normal weight concrete consisting of Portland cement, aggregate, water-reducing admixture, air-entraining admixture, and water to produce the following properties:

2.4.1 Compressive Strength: 3,000 psi, minimum at 28 days, unless otherwise indicated on the Drawings

2.4.2 Slump Range: 3"-5" for normal concrete

2.4.3 Air Entrainment: 5% to 8%.

3.0 EXECUTION

3.1 Preparation

3.1.1 Proof-roll prepared base material surface to check for unstable areas. The paving work shall begin after any unsuitable areas have been corrected and are ready to receive paving. Compaction testing for the base material shall be completed prior to the placement of the paving.

3.1.2 Surface Preparation: Remove loose material from compacted base material surface to produce a firm, smooth surface immediately before placing concrete.

3.2 Installation

3.2.1 Form Construction

A) Set forms to required grades and lines, rigidly braced and secured.

02525

- B) Install sufficient quantity of forms to allow continuance of work and so that forms remain in place a minimum of 24 hours after concrete placement.
- C) Check completed formwork for grade and alignment to following tolerances:
 - Top of forms not more than 1/8-inch in 10 feet-0 inches.
 - Vertical face on longitudinal axis, not more than ¼ feet in 10 feet-0 inches.
- a) Clean forms after each use, and coat with form release agent as often as required to ensure separation from concrete without damage.

3.3 Concrete Placement

3.3.1 Comply with requirements of Section 03300.

3.3.2 Do not place concrete until base material and forms have been checked for line and grade. Moisten base material if required to provide uniform dampened condition at time concrete is placed. Concrete shall not be placed around manholes or other structures until they are at the required finish elevation and alignment.

3.3.3 Place concrete using methods which prevent segregation of mix. Consolidate concrete along face of forms and adjacent to transverse joints with internal vibrator. Keep vibrator away from joint assemblies, reinforcement, or side forms. Consolidate with care to prevent dislocation of dowels, and joint devices.

3.3.4 Deposit and spread concrete in continuous operation between transverse joints, as far as possible. If interrupted for more than 1/2 hours, place construction joint. Automatic machine may be used for curb and gutter placement at Contractor's option. Machine placement must produce curbs and gutters to required cross section, lines, grades, finish, and jointing as specified for formed concrete. If results are not acceptable, remove and replace with formed concrete as specified.

3.3.5 Concrete curb and curb and gutter may be constructed by the use of a curb forming machine. Such a machine shall conform to (a), (b), and (e) of 609.03.03.2, and in addition, its continued use shall be contingent upon it producing curb with the specified section, line, and grade. If these conditions cannot be met, construction shall be by conventional methods.

3.4 Joint Construction

3.4.1 Contraction Joints: If joints are specified, the curb or gutter shall be constructed in uniform sections of the length specified on the plans. The joints between sections shall be formed either by steel templates 1/8 inch in thickness, of a length equal to the width of the gutter or curb, and with a depth which will penetrate at least 2 inches below the surface of the curb and gutter; or with 3/4-inch thick preformed expansion joint filler cut to the exact cross section of the curb or gutter; or by sawing to a depth of at least 2 inches while the concrete is between 4 to 24 hours old. If steel templates are used, they shall be left in place until the concrete has set sufficiently to hold its shape, but shall be removed while the forms are still in place.

3.4.2 Longitudinal Construction Joints. Concrete curb, concrete gutter, combination concrete curb and gutter, where specified on the plans, shall be tied to concrete pavement with 1/2 inch round, reinforcement bars of the length and spacing shown on the plans.

3.4.3 Transverse Expansion Joints. Transverse expansion joint in curb, curb and gutter, gutter or sidewalk shall have the filler cut to the exact cross section of the curb, curb and gutter, gutter or sidewalk. The joints shall be similar to the type of expansion joint used in the adjacent pavement.

3.5 Joint Fillers.

3.5.1 Extend joint fillers full-width and depth of joint, and not less than 1/2" or more than 1" below finished surface where joint sealer is indicated. If no joint sealer, place top of joint filler flush with finished concrete surface. Furnish joint fillers in one-piece lengths for full width being placed, wherever possible. Where more than one length is required, lace or clip joint filler sections together.

3.6 Concrete Finishing

3.6.1 After striking off and consolidating concrete, smooth surface by screening and floating. Adjust floating to compact surface and produce uniform texture. After floating, test surface for trueness with 10'-0" straightedge. Distribute concrete as required to remove surface irregularities, and refloat repaired areas to provide continuous smooth finish.

3.6.2 Work edges of sidewalks, gutters, back top edge of integral curb, and formed joints with an edging tool, and round to 1/2" radius. Eliminate tool marks on concrete surface. After completion of floating and troweling when excess moisture or surface sheen has disappeared, complete surface finishing, as follows:

A) Inclined Slab Surfaces: Provide coarse, nonslip finish by scoring surface with stiff-bristled broom perpendicular to line of traffic.

B) Curbs, gutters, and walks: Broom finish by drawing fine-hair broom across surface perpendicular to line of traffic. Repeat operation as necessary to produce a fine line texture.

3.7 Do not remove forms for 24 hours after concrete has been placed. After form removal, clean ends of joints and point up any minor honeycombed areas. Remove and place areas or sections with major defects, as directed.

3.8 Protect and cure finished concrete paving using acceptable **moist-curing** methods, more particularly described in the "water-curing" section of ACI 308-81.

4.0 BACKFILL

4.1 After the concrete has set sufficiently, the spaces in front and back of the curb and gutter or sidewalk shall be refilled to the required elevation with suitable material which shall be compacted until firm and solid and neatly graded.

5.0 CLEANING AND ADJUSTING

5.1 Sweep concrete pavement and wash free of stains, discolorations, dirt, and other foreign material just prior to final inspection.

02525

- 5.2 Protect concrete from damage until acceptance of work. Exclude traffic from pavement for at least 14 days after placement. When construction traffic is permitted, maintain pavement as clean as possible by removing surface stains and spillage of materials.

END OF SECTION

02525

DIVISION 2 - SITEWORK

SECTION 02577 - PAVEMENT MARKING

1.0 SCOPE OF WORK

- 1.1 This work shall consist of all labor, materials, equipment, tools, and services for furnishing and placing traffic paint on pavement surfaces in the form of traffic markings and legend, in reasonably close conformity with these specifications and the details shown on the plans or established.

2.0 MATERIALS

2.1 Paint

- 2.1.1 All paint for parking stalls and traffic control shall be Sherwin Williams "Pro-Mar" Traffic Marking Series B-29Y2 or approved equivalent.

3.0 CONSTRUCTION REQUIREMENTS

3.1 Equipment

- 3.1.2 All Markings shall be applied by approved mechanical equipment (with provisions for constant agitation of paint), traveling at controlled speeds, with one or more paint "guns" synchronized to begin and cut off paint flow automatically in case of specified skip lines, and subject to manual control in case of continuous lines of varying length. All painting equipment and operations shall be under the control of an experienced technician thoroughly familiar with equipment, materials and marking layouts.

3.2 Preparation of Surface

- 3.2.1 All pavement areas to be painted shall be thoroughly cleaned. Cleaning may be done by hand brooms, rotary brooms air blast, scrapers or whatever combination of equipment is necessary to clean the pavement thoroughly without damage to the surface. Particular care shall be taken to remove all vegetation, loose soil, and the like from the area to be painted, should it exist. Should other methods fail the surface shall be wetted with a water jet and scrubbed as necessary to dislodge all foreign material.

02577

After washing, the surface shall be allowed to dry thoroughly and any film of dried mud apparent after surface drying shall be removed before application of paint. Striping shall follow as closely as practicable after the surface has been cleaned and dried, but no striping shall be done until the surface has been inspected and permission given to proceed. Compensation for preparing the surface shall be included in the contract unit prices bid for the several striping pay items.

3.2.2 The contractor shall be responsible for laying out his own work. It shall also be the Contractor's responsibility to preserve and apply markings in conformity with the construction plans.

3.3 Application

3.3.1 Uniformly painted markings of required length and width with true, sharp edges and ends shall be applied on properly curved, prepared and dried surfaces in conformity with the specifications and drawings. The length and width of lines shall conform within a tolerance of plus or minus three(3) inches and plus or minus one-eighth (1/8) inch, respectively.

3.3.2 The rate of application shall not be less than one (1) gallon of paint per each three hundred and thirty (330) linear feet of four (4) inch line applied.

3.4 Contractor shall apply traffic marking paint as follows:

3.4.1 Parking stalls (single-line layout) shall be marked in accordance with the typical pattern indicated on drawings. All stripes are to be 4" minimum.

3.4.2 Directional arrows at entrances and at ends of parking stalls shall be marked on pavement as shown on drawings.

3.4.3 Paint all blue and white handicap symbols as shown on the drawings.

3.4.4 Provide painted stop bar "STOP" legend as shown on the drawings.

3.4.5 Contractor shall apply striping only under the proper weather conditions. No striping shall be applied when the ambient temperature is less than 50°F.

4.0 METHOD OF MEASUREMENT

- 4.1 Traffic stripe completed in accordance with plans and specification requirements will be measured by the linear foot, from end-to-end of individual stripes as shown on the plans and in the proposal. In the case of skip lines the measurement shall include skip intervals as well as actual sections.
- 4.2 The length used to measure stripes for the parking area will be the actual horizontal length computed along each line.
- 4.3 Legend completed in accordance with the plans and specifications will be measured by the square foot. Areas of indicated letters and symbols are shown on the plans.
- 4.4 Blue and white international handicap symbols will be measured per each. Locations for symbols are designated in the paving plan.
- 4.5 The contract unit price bid on each type and color of striping shall be based on striping of a width of four (4) inches. When striping of a width other than four (4) inches is specified in the contract, or ordered, the measured length of striping shall be adjusted in the ratio of the specified or ordered width to four (4) inches.

END OF SECTION

02577

DIVISION TWO - SITEWORK

SECTION 02601 - MANHOLES

1.0 SCOPE

1.0.1 Summary

A) Scope

- a) CONTRACTOR shall furnish all labor, materials, equipment and incidentals necessary to provide all pre-cast sanitary sewer manholes and pump station wet-wells shown, specified and otherwise required to complete the Work.

1.0.2 General

- A) Structures shall conform in shape, size, dimensions, material, and other respects to the details shown on the Drawings or as ordered by the ENGINEER.
- B) Metal frames, grates, covers, steps and similar required items shall be furnished as required.
- C) Inverts shall conform accurately to the size and elevation of the adjoining pipes. Side inverts shall be curved and main inverts, where direction changes, shall be laid out in smooth curves of the longest possible radius which is tangent to the centerlines of adjoining pipelines.

1.0.3 Related Work Specified Elsewhere:

- A) Section 02200, Excavation and Backfill.
- B) Section 02221, Crushed Stone and Gravel.
- C) Section 05540, Castings.
- D) Section 15052, Buried Piping Installation.
- E) Section 15064, Concrete Pipe.
- F) Section 15068, Ductile Iron Pipe

02601

1.0.4 Quality Assurance

- A) Reference Standards:
 - a) ASTM C 139, Concrete Masonry Units for Construction of Catch Basins and Manholes.
 - b) ASTM C 140, Sampling and Testing Concrete Masonry Units.
 - c) ASTM C 207, Hydrated Lime for Masonry Purposes.
 - d) ASTM C 478, Pre-cast Reinforced Concrete Manhole Sections.

1.0.5 Submittals

- A) Samples: Submit for approval samples of gaskets and all accessories required for the manholes, if requested by ENGINEER.
- B) Shop Drawings:
 - a) Submit for approval Shop Drawings of design and construction details of all pre-cast concrete manholes.
 - b) Submit manufacturer's data on ceramic epoxy lining material, manhole steps, joint gasket, and flexible pipe gasket material if required.
- C) The CONTRACTOR shall submit an affidavit from the coating supplier that each manhole sections and special has been coated in accordance with this specification.

2.0 PRODUCTS

2.2 Pre-cast Concrete Manholes

2.2.1 Pre-cast manholes shall conform to the details shown. Manhole bases may be pre-cast unless cast-in-place is required by the Drawings.

2.2.2 Except where otherwise specified, manhole sections shall conform to ASTM C 478.

02601

- 2.2.3 Pre-cast manhole bases shall be of approved design and of sufficient strength to withstand the loads to be imposed upon them. An approved joint shall be provided to receive the pipe sections forming the barrel.
- 2.2.4 Mark date of manufacture and name or trademark of manufacturer on inside of barrel.
- 2.2.5 Unless a larger size is required by the Drawings or the Manhole Schedule below, the barrel of pre-cast manholes shall be constructed of 48-inch diameter standard reinforced concrete manhole sections. The barrel shall be constructed of various lengths of pipe in combination to provide the correct height with the fewest joints. Wall sections shall not be less than five inches thick. For 72-inch and larger manholes, a transition slab, as shown on the Contract Drawings, is required for manholes greater than 12 feet deep.
- 2.2.6 Joints shall be preformed mastic joint compound or rubber and concrete using O-ring gaskets conforming with ASTM C-443. For rubber ring joints, the base of the bell shall be buttered with 1 to 2 cement mortar to provide a uniform bearing for the spigot of the entering pipe.
- A) A pre-cast or cast-in-place slab or pre-cast eccentric cone, as shown or approved, shall be provided at the top of the manhole barrel to receive the cast iron frame and cover. The slab or cone shall be of acceptable design and of sufficient strength to safely support an H-20 loading. Concrete slabs shall be not less than 8 inches thick.
 - B) Manhole sections shall contain manhole steps, uniformly spaced, 12 inches minimum, 16 inches maximum on centers, accurately positioned and embedded in the concrete. Manhole steps shall be cast iron, ASTM A-48, Class 30, or 12" wide 3/8" steel reinforcing rod encapsulated in a Copolymer Polypropylene Plastic similar to M. A. Plastic Step as manufactured by M. A. Industries, Inc., Peachtree City, Georgia, integrally cast with pre-cast riser and cone sections.

02601

- C) Epoxy Lining:
- a) All manhole sections shall be lined with an approved ceramic epoxy coating.
 - b) Surface preparation:
 - 1) Solvent cleaned using guidelines of SSPC-1 solvent cleaning.
 - 2) Abrasive blasted using compressed air nozzles with sand or grit media
 - 3) All concrete surfaces receiving a ceramic epoxy coating shall contain no greater than 10 percent moisture as determined by measurement with a suitable moisture meter.
 - c) Ceramic epoxy coating shall be applied in strict accordance with manufacturer's requirements.
 - d) Epoxy coating shall be applied at the concrete casting facility unless approved by the ENGINEER. No pipe, fittings or specials sections shall be coated until coating system is approved by the ENGINEER.
 - e) Field touch-up and repair shall be preformed in strict accordance with manufacturers requirements.
 - f) Thickness:
 - 1) 40 dry mils on pipe barrel.
 - 2) 10 dry mils on pipe's joint areas.
 - 3) Shall be applied with a centrifugal lance applicator.
 - g) Number of Coats:
 - 1) As recommended by ceramic epoxy supplier.

02601

- h) Product and Manufacturer:
 - 1) Protecto 401 by Vulcan Painters.
 - 2) Permite 9043, Type II glass filled epoxy by Permite Corporation.
 - 3) Or equal.
- i) Bituminous Waterproofing
 - 1) The exterior of all pre-cast manhole sections, slabs and adjusting rings shall be coated with a bitumastic waterproofing.
 - 2) Surface Preparation:
 - a. Solvent-cleaned using guidelines of SSPC-1 solvent cleaning.
 - b. Abrasive-blasted using compressed air nozzles with sand or grit media.
 - c. All concrete surfaces receiving a bitumastic waterproofing shall contain no greater than 10 percent moisture as determined by measurement with a suitable moisture meter.
- j) Bitumastic waterproofing shall be applied in strict accordance with manufacturer's requirements.
- k) Bitumastic waterproofing shall be applied at the concrete casting facility unless approved by the ENGINEER. No pipe, fittings or specials sections shall be shipped until coating is approved by the ENGINEER.
- l) Field touch-up and repair shall be preformed in strict accordance with manufacturers requirements
- m) Thickness: As recommended by manufacturer.
- n) Number of Coats: As recommended by manufacturer.

02601

o) Product and Manufacturer:

- 1) CB-42 by International Oil Company.
- 2) 47-BX-4 Coal Tar Solution by BLP Mobile Paints.
- 3) Or equal.

2.3 Miscellaneous Metals

2.3.1 Manhole frame and cover sets - conform to ASTM A-48, Class 30. The bearing surfaces of the frames and covers shall be machined and the cover shall seat firmly into the frame without rocking. Frames and covers shall be painted or dipped in a commercial quality asphaltum paint. Manhole frame and cover shall be 400 pound minimum weight. Cover shall read "SEWER". Frame shall provide a (minimum) inside dimension of 24 inches.

2.4 Drop Inlet Connections

2.4.1 Drop inlet connections for manholes shall be constructed where a drop of two feet or greater is encountered between the inlet invert and invert of the manhole. The drop inlet shall conform to the design and details provided by the ENGINEER. Pipe and fittings shall be cast or ductile iron, or reinforced concrete as shown or otherwise approved. Concrete shall be bonded to manhole in a manner shown or otherwise approved by ENGINEER.

2.5 Flexible Connectors

2.5.1 Flexible connections complying with ASTM C923 shall be employed in the connection of each sewer pipe with outside diameter less than 59 inches to pre-cast manholes.

2.5.2 Connector will consist of rubber EPDM and elastomers designed to resist ozone, acids, alkalis, oils and petroleum products.

2.5.3 Banding mechanism shall be totally non-magnetic 304 stainless steel and torqued for 60-70 inch/lbs.

2.5.4 Manufacturer:

- A) Kor-N-Seal.

02601

B) Press Seal Gasket Corporation

C) Or equal.

2.6 Manhole Waterstops

2.6.1 Elastomeric PVC manhole waterstops shall be employed in the connection of each sewer pipe with outside diameter greater than 59 inches to pre-cast manholes.

2.6.2 Waterstop will consist of elastomeric PVC designed to resist ozone, acids, alkalis, oils and petroleum products.

2.6.3 Banding mechanism shall be totally non-magnetic stainless steel, torqued for 60 inch/lbs, and furnished with a waterstop.

2.6.4 Installation:

A) Slide waterstop over clean end of entrance pipe.

B) Position waterstop on centerline of manhole wall.

C) Tighten the stainless steel band to required torque.

D) Use waterplug around the waterstop to close the opening in the manhole

2.6.5 Manufacturer

A) Fernco, Inc.

B) DFW Plastics, Inc.

C) Or equal.

3.0 EXECUTION

3.1 Laying Masonry

3.1.1 Each grading ring shall be laid in a full bed of mortar and shall be thoroughly bonded

02601

3.2 Plastering

3.2.1 The outside of grading rings shall be neatly plastered with 1/2 inch of cement mortar as the Work progresses.

3.3 Manhole Bases

3.3.1 Pre-cast bases shall be set on a concrete foundation or compacted granular material as shown. Pre-cast bases shall be set at the proper grade and carefully leveled and aligned.

3.4 Pre-cast Manhole Sections

3.4.1 Set sections vertical with steps and sections in true alignment.

3.4.2 Install sections, joints and gaskets in accordance with manufacturers recommendations.

3.4.3 Lifting holes shall be sealed tight with a solid rubber plug driven into hole and the remaining void filled with 1 to 2 cement-sand mortar.

3.5 Manhole Channels

3.5.1 For straight through flow, channels shall be formed from pipe laid through the manholes. A bench of concrete shall be built up to the 2/3 point of the vertical sewer diameter before the top of the sewer pipe is broken out.

3.5.2 Where side channels and curved sections occur, the channels within the manholes shall be formed of concrete and shall be given a hard trowel finish.

3.6 Grading Rings

3.6.1 Grading rings shall be used for all pre-cast manholes where required. Stacks shall be a maximum of 12 inches in height, constructed on the roof slab or cone section on which the manhole frame and cover shall be placed. The height of the stack shall be such as is necessary to bring the manhole frame to the proper grade.

3.7 Grading at Manholes

3.7.1 All manholes in unpaved areas shall be built as shown or directed to an elevation higher than the surrounding ground.

3.7.2 The ground surface shall be graded to drain away from the manhole. Fill shall be placed around them to the level shown on the plans, and the surface evenly graded on a 1 to 5 slope to the existing surrounding ground unless otherwise shown. The slope shall be covered with 4-inches of top soil, seeded and maintained until a satisfactory growth of grass is obtained.

3.8 Manhole Watertightness

3.8.1 All manholes shall be free of visible leakage. Each manhole shall be tested for leaks and inspected, and all leaks shall be repaired in a manner subject to ENGINEER'S approval.

3.9 Flexible Pipe Connector and Waterstop at Manhole Base

3.9.1 An approved flexible connector or waterstop shall be provided between each pipe entering and exiting manhole. The joint into the manhole base shall be completely watertight.

END OF SECTION

DIVISION 2 – SITEWORK

SECTION 02713 - WATER DISTRIBUTION SYSTEMS

1.0 GENERAL

1.1 Summary

1.1.1 Furnish labor, materials, services, equipment, and other necessary items required for accompanying the construction of the water distribution systems. This shall include, but not be limited to the following: pipe and fittings for site water line including domestic water line and fire water line, valves and fire hydrants, set lines, elevations, and grades for water distribution systems work and control system for duration of work including careful maintenance of benchmarks, property corners, monuments, or other reference points.

1.2 Related Sections

1.2.1 Section 02222—Excavating, Backfill and Compacting for Utilities

1.2.2 Local Governing Authority and Code Requirements

1.2.3 All Necessary Construction Permits

1.3 References

1.3.1 AASHTO T180—Moisture-Density Relations of Soils Using a 10-lb (4.54 kg) Rammer and an 18-in. (457 mm) Drop

1.3.2 ANSI/ASME B16.18—Cast Copper Alloy Solder Joint Pressure Fittings

1.3.3 ANSI/ASME B16.22—Wrought Copper and Copper Alloy Solder Joint Pressure Fittings

1.3.4 ANSI/ASTM D1557—Test Methods for Moisture-Density Relations of Soils and Soil-Aggregate Mixtures Using 10 lb (4.54 Kg) Rammer and 18 inch (457 mm) Drop

1.3.5 ANSI/ASTM D2466—Poly (Vinyl Chloride) (PVC) Plastic Pipe Fittings, Schedule 40

02713

- 1.3.6 ANSI/AWS A5.8—Brazing Filler Metal
- 1.3.7 ANSI/AWWA C104—Cement-Mortar Lining for Ductile-Iron Pipe and Fittings for Water
- 1.3.8 ANSI/AWWA C105—Polyethylene Encasement for Ductile Iron Piping for Water and Other liquids
- 1.3.9 ANSI/AWWA C11—Rubber-Gasket Joints for Ductile Iron and Grey-Iron Pressure Pipe and Fittings
- 1.3.10 ANSI/AWWA C151—Ductile-Iron Pipe, Centrifugally Cast in Metal Molds or Sand-Lined Molds, for Water or Other Liquids
- 1.3.11 ANSI/AWWA C500—Gate Valves, 3 through 48 in NPS, for Water and Sewage Systems
- 1.3.12 ANSI/AWWA C502—Dry Barrel Fire Hydrants
- 1.3.13 ANSI/AWWA C504—Rubber Seated Butterfly Valves
- 1.3.14 ANSI/AWWA C508—Swing-Check Valves for Waterworks Service, 2 in through 24 in NPS
- 1.3.15 ANSI/AWWA C509—Resilient Seated Gate Valves 3 in through 12 in NPS, for Water and Sewage Systems
- 1.3.16 ANSI/AWWA C600—Installation of Ductile-Iron Water Mains and Appurtenances
- 1.3.17 ANSI/AWWA C606—Grooved and Shouldered Type Joints.
- 1.3.18 ANSI/AWWA C900—Standard for Polyvinyl Chloride (PVC) Pressure Pipe, 4 inch through 12 inch, for Water
- 1.3.19 ASTM B88—Seamless Copper water Tube
- 1.3.20 ASTM D1785—Poly (Vinyl Chloride) (PVC) Plastic Pipe, Schedules 40, 80, and 120
- 1.3.21 ASTM D2241—Poly (Vinyl Chloride) (PVC) Plastic Pipe(SDR-PR)
- 1.3.22 ASTM D2855—Making Solvent-Cemented Joints with Poly (Vinyl Chloride) (PVC) Pipe and Fittings

02713

1.3.23 ASTM D2922—Test Methods for Density of Soil and Soil- Aggregate in Place by Nuclear Methods (Shallow Depth)

1.3.24 ASTM D3017—Test Methods for Moisture Content of Soil and Soil-Aggregate Mixtures

1.3.25 ASTM D3139—Joints for Plastic Pressure Pipes using Flexible Elastomeric Seals

1.3.26 ASTM D3035—Polyethylene (PE) Plastic Pipe (SDR-PR) Based on Controlled Outside Diameter

1.3.27 AWWA C901—Polyethylene (PE) Pressure Pipe, Tubing, and Fittings, 1/2 inch through 3 inch, for water

1.3.28 UL 246—Hydrants for Fire - Protection Service

1.4 Submittals

1.4.1 Product Data: Provide data on pipe materials, pipe fittings, hydrants, valves and accessories.

1.4.2 Manufacturer's Certificate: Certify that products meet or exceed state or local requirements.

1.5 Project Record Documents

1.5.1 Accurately record actual locations of piping mains, valves, connections, and invert elevations.

1.5.2 Identify and describe unexpected variations to subsoil conditions or discovery of uncharted utilities.

1.6 Quality Assurance

1. Perform work in accordance with utility company and/or municipality requirements.

2. Valves: Manufacturer's name and pressure rating marked on valve body.

2.0 PRODUCTS

2.1 Pipe

2.1.1 Pipe sizes less than 3" that are installed below grade and outside buildings shall comply with one or combination of following:

- A) Seamless Copper Tubing: Type "K" roll -form to comply with ASTM B 88-62 and installed with wrought copper (95-5 Tin Antimony solder joint) fittings in accordance with ASTM B16.22.
- B) Polyvinyl Chloride (PVC) Water Pipe: AWWA Standard C900, Class 150, DR 18, NSF approved, with outside diameters same as cast iron. Use metallic tape or 12 gauge copper wire buried in the backfill approximately 12 inches (12") above the pipe, fittings per ANSI A-21.10.

2.1.2 Pipe sizes 3" and larger that are installed below grade and outside building shall comply with one of the following:

2.1.3 Ductile Iron Water Pipe: In accordance with ANSI A21.51, Fittings shall be either mechanical joint or push-on joint complying with ANSI A21.10 or ANSI 21.11 (AWWA C-151) (CLASS 52), and cement mortar lined in accordance with ANSI -24.4 and/or coal tar coated with EPA approval.

2.1.4 Polyvinyl Chloride (PVC) Water Pipe: Pipe shall meet the requirements of AWWA C-900, rated DR 18 (Class 150). Pipe shall be continually marked as for smaller pipes with NSF seal. Pipe joints shall be integrally molded bell ends in accordance with AWWA C-900 with factory supplied elastomeric gaskets and lubricant. Use metallic tape or 12 gauge copper wire buried in backfill approximately (12") above pipe.

2.2 Gate Valves — 2 Inches and over

2.2.1 Manufacturers:

- A) Mueller Resilient Seat Gate Valves or approved equal

- 2.2.2 Valves shall be resilient seat “O” ring type, complying with AWWA C500. Valves shall be Mueller or approved equal. Valves shall have a non-rising stem. Valve ends shall be MJ or Flanged, as appropriate for each connection, for use with AWA C-900 PVC pipes. ANSI/AWWA C509, Iron body, bronze mounted double disc, parallel seat type, non-rising stem with square nut, single wedge, resilient seat, flanged or mechanical joint ends, control rod, post indicator where indicated on plans, extension box and valve key.
- 2.3 Ball Valves — up to 2 Inches
 - 2.3.1 Manufacturers:
 - A) Mueller Oriseal or approved equal
 - 2.3.2 Brass body, teflon coated brass ball, rubber seats and stem seals, Tee stem pre-drilled for control rod, AWWA compression inlet end, compression outlet with electrical ground connector, with control rod, extension box and valve key
- 2.4 Butterfly Valves - from 2 Inches to 24 Inches
 - 2.4.1 ANSI/AWWA C504, iron body, bronze disc, resilient replaceable seat, water or lug ends, infinite position lever handle.
- 2.5 Hydrant
 - 2.5.1 Hydrant: Type as required by utility company and as shown on plans.
 - 2.5.2 Hydrant Extensions: Fabricate in multiples of 6 inches with rod and coupling to increase barrel length.
 - 2.5.3 Hose and Steamer Connection: Match sizes with utility company, two hose nozzles, one pumper nozzle.
 - 2.5.4 Finish: Primer and two coats of enamel or special coating to color as required by utility company.

02713

2.6 Accessories

2.6.1 Concrete for Thrust Blocks: Place thrust blocking consisting of 2,500 psi concrete to provide sufficient bearing area to transmit unbalanced thrust from bends, tees, caps, or plugs to undisturbed soil without loading undisturbed soil in excess of 2,500 lbs/sq ft when water main pressure is 100 psi. Where thrust blocks are impractical, tie-rods, 3/4" diameter, may be used in lieu thereof as follows: 14" dia. - 4 rods; 12" dia. or less 2-rods. Approved retainer glands to be used on each side of all gate valves feeding fire hydrants and one at tee and fire hydrant.

2.6.2

MINIMUM THRUST BLOCKING BEARING AREAS				
Pipe Diameter	Tees Sq.Ft.	90° Bend Sq.Ft.	45° Bend Sq.Ft.	22° Bend Sq.Ft.
4"	1.0	1.0	1.0	1.0
6"	1.5	2.0	1.0	1.0
8"	2.5	3.5	1.8	1.0
10"	4.0	5.5	2.8	1.5
12"	6.0	8.0	4.0	2.0
14"	8.0	11.0	5.5	3.0
16"	10.0	14.2	7.0	4.0

2.6.3 Water service piping shall be as per the details. Fittings shall be wrought copper. Provide dielectric fittings between copper and iron, joints shall be soldered.

2.6.4 Joint restraints, Ebaa Series 1100 HV, as manufactured by Ebaa Iron, Inc., P.O. Box 857 Eastland, Texas 76448, (817) 629-1737, or approved equal.

2.6.5 Plugs: mechanical joint.

2.6.6 Fittings: Cast Iron - mechanical joint.

3.0 EXECUTION

3.1 Excavation

3.1.1 Trenches shall be excavated to the minimum width sufficient to allow for the proper bedding of the pipe; however, the maximum allowable trench width at the ground surface shall not exceed the outside diameter of the pipe two feet or 3' - 0" total, whichever is greater. Include cost of excavation with this item.

3.2 Bedding

3.2.1 When the native material encountered in the trench bottom consists of a soil unsuitable for receiving the bedding for the pipe, the Engineer may authorize the Contractor to over-dig to a depth as specified in the drawings and replace with a suitable backfill material. Suitable backfill material authorized by the Engineer will be paid for separately; however, should over-digging occur without Engineer's authorization, the Contractor shall fill the area of over-excavation with acceptable sub-bedding, thoroughly compacted, at Contractor's expense.

3.2.2 Trenches shall be dry when the trench bottom is prepared. A continuous trough shall be prepared or excavated to receive the bottom quadrant of the pipe barrel. In addition, bell holes shall be excavated so that after placement, only the barrel of the pipe receives bearing pressure for the trench bottom.

3.2.3 Preparation of the trench bottom and placement of the pipe shall be carefully made so that when in final position, the pipe is true to line and grade.

3.2.4 Select backfill shall be used to support the pipe, and shall be placed in the trench bottom to the depths prescribed and a trough as described in the drawings shall be formed to uniformly support the bottom quadrant of the pipe barrel.

3.3 Laying Pipe

3.3.1 Pipe shall be protected during handling against impact shocks and free fall. Pipe shall be kept clean at all times, and no pipe shall be used in the work that does not conform to the appropriate specifications.

- 3.3.2 Pipe shall be laid accurately, to the line and grade as designated on the job plans. Preparatory to making pipe joints all surfaces of the portions of the pipe to be jointed shall be clean and dry. Lubricants, primers, adhesives, etc. shall be used as recommended by the pipe or joint manufacturer. The jointing materials shall then be placed, fitted, joined and adjusted in such a workmanlike manner as to obtain the degree of water-tightness required. Trenches shall be kept water-free and as dry as possible during bedding, laying, and jointing and for as long a period as required. As soon as possible after the joint is made, sufficient backfill material shall be placed along each side of the pipe to offset conditions that might tend to move the pipe off line and grade.
- 3.3.3 Water pipe shall be buried so that the top of the pipe is approximately 30 inches below the finished surface unless additional depth is necessary to avoid conflict with other utilities or structures.
- 3.3.4 Contractor shall not exceed maximum permissible deflections in laying pipe as recommended by manufacturer.
- 3.3.5 Joint restraints shall be installed at all fittings. Joint restraints will require the use of mechanical joint pipe or mechanical joint fittings where restraint is required.
- 3.3.6 Backfill for water pipe may proceed immediately after pipe is bedded and select backfill has been tamped 1'-0" above top of pipe. See detail drawings.
- 3.3.7 The ground surface that has been affected by the Contractors operations shall be dressed to a smooth and uniform surface reasonably close to the original surface and sloped to encourage drainage.
- 3.3.8 All PVC pipe installations require that detector tape or 12 gauge copper wire be buried in the backfill approximately 12 inches above the pipe.

3.4 Installation — Pipe

- 3.4.1 Maintain separation of water main from sanitary and storm sewer piping in accordance with state or local code.
- 3.4.2 Install pipe to indicated elevation to within tolerance of 1 inch.

02713

- 3.4.3 Install ductile iron piping and fittings to ANSI/AWWA C600.
- 3.4.4 Route pipe in straight line.
- 3.4.5 Install pipe to allow for expansion and contraction without stressing pipe or joints.
- 3.4.6 Install access fittings to permit disinfection of water system performed under this Section.
- 3.4.7 Slope water pipe and position drain at low points.
- 3.4.8 Connections with Existing Pipelines: Where connections are made between new work and existing piping, make connection using suitable fittings for conditions encountered. Make each connection with existing pipe at time and under conditions which least interfere with operation of existing pipeline.
- 3.4.9 Form and place concrete for thrust blocks at each elbow or change of direction of pipe main.
- 3.4.10 Establish elevations of buried piping to ensure not less than 36 in. of cover over the top of pipe: In northern climates, establish elevations of buried piping to ensure 6 inches between top of pipe and frost line.
- 3.4.11 Backfill trench in accordance with Section 02222.
- 3.4.12 Sewers must maintain a minimum horizontal distance of 10 feet from all water mains and the sewer must be laid at such an elevation that the top of the sewer is at least 18 inches below the bottom of the water main. If a situation arises such that either of these distances must be less than that specified, the Engineer must be notified so that each variant can be dealt with on a case by case basis.
- 3.4.13 When pipe laying ceases for any reason the open ends of the pipe will be capped or plugged to prevent the entrance of any unwanted materials.

3.5 Installation — Valves and Hydrants

- 3.5.1 Install gate valves as indicated on Drawings and supported on concrete pads with valve stem vertical and plumb. Install valve boxes in a manner that will not transmit loads, stress, or shock to valve body. Center valve box over operating nut of valve vertical and plumb. Securely fit valve box together leaving cover flush with finished surface.
- 3.5.2 Set hydrants plumb and locate pumper nozzle perpendicular to roadway.
- 3.5.3 Install fire hydrant assemblies as indicated on Drawings in vertical and plum position with steamer nozzle pointed toward building unless otherwise directed by local authorities. Support hydrant assembly on concrete pad and firmly braced on side opposite inlet pipe against undisturbed soil and concrete blocking. Place minimum of 6 cu. ft. of crushed stone or gravel around hydrant base and barrel after thrust blocking has cured at least 24 hours. Exercise care when backfilling and compacting so proper vertical position will not be altered.

3.6 Disinfection of Domestic Water Piping System

- 3.6.1 Sterilize distribution system with chlorine before acceptance for domestic operation. Amount of chlorine shall be such as to provide dosage of not less than 50 parts/million. Thoroughly flush lines before introduction of chlorinating materials and after contact period of not less than 24 hours, system shall be flushed with clean water until residual chlorine content is not greater than 1.0 part/million. Open and close valves in lines being sterilized several times during contact period.
- 3.6.2 After disinfecting all water distribution lines, the Contractor shall arrange for samples to be taken on *two consecutive days* by a representative of the Mississippi State Dept. of Health, or the Registered Professional Engineer in charge of the Project, or the Certified Operator of the system from every dead-end line and every major looped line for bacteriological examination. Water being collected for testing shall not have chlorine residual higher than is normally maintained in other parts of the distribution system. No chlorine shall be present which a result of line disinfection is.

3.6.3 No coliform bacteria and no confluent growth indication shall constitute a satisfactory sample when analyzed by the Mississippi Department of Public Health Laboratory or a laboratory certified by the Mississippi State Department of Health.

3.6.4 Contractor is to take every precaution to avoid contaminating the pipe and review his installation procedure with the Engineer to avoid any disinfection problems.

3.7 Service Connections

3.7.1 Provide water service to utility company requirements with reduced pressure backflow preventer if required and water meter with by-pass valves and sand strainer.

3.8 Field Quality Control

3.8.1 Test water distribution system pipe sized installed below grade and outside buildings in accordance with following procedures:

**All pipe work shall be tested at the pressure and leakage tests equal to two (2) times the design working pressure of the pipe and maintain said pressure for not less than two hours. In accordance with AWWA C605-05 Section 7.3.5, hydrostatic test pressure shall not be less than 1.25 times the maximum anticipated sustained working pressure at the highest point along the test section for all PVC pipe, or as required by the local utility company, whichever is greater.

**Furnish, install, and operate the necessary connections, pump, meter, and gauges. Leakage shall not exceed that permitted by AWWA Specifications C600-64 for mechanical joint and push-on joint pipe. Prior to running any field test, meter shall be tested, sealed, and approved by applicable governing authority at Contractor's expense.

**Locate and repair all leaks and repeat tests until test results are satisfactory and in compliance with this section.

**Furnish copy of results of meter test and hydrostatic pressure test to Engineer in Charge upon completion of water distribution backfilling operations.

END OF SECTION

DIVISION TWO - SITEWORK

SECTION 02722 - SANITARY SEWER COLLECTION SYSTEM

1.0 SCOPE

- 1.1 This work shall consist of all labor, materials, equipment, tools and services required for the furnishing, installing and testing of all gravity sewer pipe.

2.0 PRODUCTS

2.1 Gravity Sewer Pipe

- 2.1.1 Poly Vinyl Chloride (PVC) sewer pipe and fittings conforming to ASTM D-3034, SDR-26 elastomeric gasket joint shall be used for all sewer main.

- 2.2 Select Backfill Borrow Material - Sandy Soil - USC Group SC, SM, SP or SW, free of large lumps, clods rock or other objectionable matter. When not available as native material in the trench, Select Backfill Material shall be delivered to the site and such material will be referred to as Select Backfill Borrow Material.

- 2.3 Casing pipe - per the drawings, as applicable.

- 2.4 Pre-cast concrete risers, cone sections and adjusting rings - conform to ASTM C-478.

- 2.5 Riser joints - rubber gasket, conform to ASTM C-443 install per gasket manufacturer's recommendation.

- 2.6 All interior barrel and joint surface areas shall be prepared, coated, and cured as necessary to complete the installation of a coal tar epoxy liner in conformance with the U.S. Corps of Engineers Specification C-200.

- 2.7 Manhole frame and cover sets - conform to ASTM A-48, Class 30. The bearing surfaces of the frames and covers shall be machined and the cover shall seat firmly into the frame without rocking. Frames and covers shall be painted or dipped in a commercial quality asphaltic paint. Manhole frame and cover shall be 400 pound minimum weight. Cover shall read "SEWER". Frame shall provide a (minimum) inside dimension of 24 inches.

02722

- 2.8 Manhole steps - cast iron, ASTM A-48, Class 30, or 12" wide 3/8" steel reinforcing rod encapsulated in a Copolymer Polypropylene Plastic similar to M. A. Plastic Step as manufactured by M. A. Industries, Inc., Peachtree City, Georgia, integrally cast with pre-cast riser and cone sections.
- 2.9 Concrete (other than pre-cast) - conform to requirements for Class B Concrete, MSHD State Aid Specifications.
- 2.10 Reinforcement - Grade 40 or grade 60 billet steel conforming to ASTM A-615.
- 2.11 Entry pipe rubber seal - Kor-n-Seal as manufactured by the Kor-n-Seal Products and installed in the pre-cast manhole section at its place of manufacture. Resilient material shall meet or exceed ASTM C-923, stainless steel parts shall meet or exceed ASTM A-167.
- 2.12 Approved by the Engineer, foundation material shall consist of select material free of large clumps, clods, large rocks, or other objectionable matter.

3.0 EXECUTION

3.1 General

- 3.1.1 Contractor's attention is directed to any geotechnical investigation if prepared in connection with this project.
- 3.1.2 Contractor shall be responsible for laying out his own work and for the preparation of cut sheets. Cut sheets shall be submitted by Engineer for his review prior to beginning work.
- 3.1.3 In this project, the Contractor will be tying the sewer main into existing systems and extending into a new system. Tie-ins into the existing sewer system shall adhere strictly as shown in the construction plans.

3.2 Excavation

- 3.2.1 Excavation shall include the loosening, loading, removing, transporting and disposing of all materials, wet or dry, above or below ground necessary to be removed to construct all sewers included in this contract to the lines, grades and locations shown on the drawings.

02722

- 3.2.2 In the event that any existing gas pipes, water pipes, sewers, storm drains or poles are blocked or interfered with by the excavation required on this report, the Contractor shall maintain them in continuous operation, and restore them to the same condition as they were prior to the start of construction of this project; all at no additional compensation.
- 3.2.3 The Contractor shall, at his own expense, furnish and install all temporary sheeting, timbering and bracing required to maintain the excavation in a condition to furnish safe working conditions and to permit the safe and efficient installation of all items of contract work. The Contractor shall further, at his own expense, store up or otherwise protect adjacent to any excavation which might be disturbed during the progress of the work.
- 3.2.4 Temporary supports must be removed by the Contractor at his own expense after or concurrently with the completion of the permanent facility.
- 3.2.5 The Contractor shall do all ditching, pumping, well pointing, and bailing, build all drains, and do all other work necessary to keep the excavation clear of ground water, sewage or storm water during the progress of the work, and until the finished work is safe from injury. Where the excavation is wet sand, and suitable construction conditions cannot be obtained by other methods, the Contractor shall install and operate, at his own expense, a pumping system connected with well points, so as to drain the same effectually. All well point holes shall be backfilled with sand after removal. No masonry or pipe shall be laid in water, and water shall not be allowed to rise over masonry until concrete or masonry has set at least 48 hours. All water pumped or drained from the work shall be disposed of in a manner that will not damage adjacent property or other work under construction against flooding.
- 3.2.6 Whenever the excavation is carried beyond the lines and grades shown on the drawings, the Contractor shall, at his own expense, refill all such excavated space with such material and in such a manner as may be directed and restore any facilities disturbed outside of the allowable trench width as defined in these specifications.
- 3.2.7 Unsuitable and surplus excavated material not incorporated in the work shall be disposed of by the Contractor at his own expense.

3.3 Trench Excavation

- 3.3.1 The ground shall be excavated in open trenches, of sufficient width and depth to provide ample room within the limits of the excavation, or lines of sheeting and bracing, for the proper construction of the sewer.
- 3.3.2 Mechanical excavation of trenches shall be stopped above the final invert grade elevation so that the pipe may be laid on a firm, undisturbed native earth bed.
- 3.3.3 The width of the trench at the top of the pipe shall not exceed the outside diameter of the sewer pipe plus two feet or 3'-0" total, whichever is greater.

3.4 Bedding

- 3.4.1 When the native material encountered in the trench bottom consists of a soil unsuitable for receiving the bedding for the pipe, the Engineer may authorize the Contractor to over dig to a depth as specified in the drawings and replace with a select backfill material. The select backfill will be paid for under a separate item; however, should over digging occur where a suitable native soil exists for sub-bedding, the Contractor shall fill the area of over-excavation at his own expense with an acceptable sub-bedding material, thoroughly compacted.
- 3.4.2 Preparation of the trench bottom and placement of the pipe shall be carefully made so that when in final position, the pipe is true to line and grade.
- 3.4.3 Select backfill material shall be used to support the pipe and shall be placed in the trench bottom to the depths prescribed and trough as described in the drawings shall be used in the work that does not conform to the appropriate material specifications.

3.5 Laying Pipe

- 3.5.1 Pipe shall be protected during handling against impact shocks and free fall. Pipe shall be kept clean at all times, and no pipe shall be used in the work that does not conform to the appropriate material specifications.

- 3.5.2 The laying of pipe in finished trenches shall be commenced at the lowest point, with the spigot ends pointing in the direction of the flow.
- 3.5.3 All pipe shall be laid with ends abutting and true to line and grade. They shall be carefully centered, so that when laid they will form a sewer with a uniform invert.
- 3.5.4 Pipe shall be laid accurately, to the line and grade as designated on the drawings. Preparatory to making pipe joints all surface of the portions of the pipe to be jointed or of the factory-made jointing material shall be clean and dry. Lubricants, primers, adhesives, etc., shall be used as recommended by the pipe or joint manufacturers' specifications. The jointing materials or factory fabricated joints shall then be placed, fitted, joined and adjusted in such a workmanlike manner as to obtain the degree of water tightness required. Trenches shall be kept water free and as dry as possible during bedding, laying and jointing and for as long a period as required. As soon as possible after the joint is made, sufficient backfill shall be placed along each side of the pipe to offset conditions that might tend to move the pipe off line and grade.

3.6 Backfilling

- 3.6.1 All trenches and excavation shall be backfilled as soon as the work has developed sufficient strength to resist backfilling loads and forces and the work shall be prosecuted expeditiously after it has commenced.
- 3.6.2 All pipe sewers, as soon as laid, shall have the space between the pipe and the bottom and sides of the trench backfilled initially to the spring line of the pipe with a select backfill material. This material shall be carefully and uniformly tamped under the pipe haunches and to the spring line so as to eliminate the possibility of lateral displacement.
- 3.6.3 No sewer shall be backfilled above the top of the pipe until the sewer elevations, gradient, alignment, bedding and the pipe joints have been checked, inspected and approved by the Engineer, as specified in paragraphs 3.8 through 3.10 of this section.

02722

- 3.6.4 After the select backfill material has been placed to the spring line and thoroughly tamped and inspected by the Engineer, backfill may then proceed with the placement of natural select backfill material one foot above the top of the pipe. The material shall be carefully and uniformly tamped by self powered mechanical tampers in lifts, not exceeding 8" loose measured, then compacted to a Standard Proctor Density of 95%, per ASTM D-698.
- 3.6.5 If the Engineer determines that the trench excavation does not provide a natural select backfill one foot above the top of pipe he may authorize the Contractor to furnish a select backfill material, and where so authorized payment for the select backfill material will be made as Select Backfill material.
- 3.6.6 The balance of the trench shall then be backfilled in lifts not exceeding 8", using the best native material secured from the trench excavation and compacted to remove air spaces to 95% maximum dry density per ASTM D-698 of finish sub grade.
- 3.6.7 All surplus excavated material which is not used in backfilling or material not suitable for backfill shall be removed and disposed of by Contractor at his own expense.
- 3.6.8 The ground surface that has been affected by the Contractor's operation shall be dressed to a smooth and uniform surface reasonably close to the original ground surface and shaped to encourage drainage.
- 3.7 Water - Sewer Conflict
- 3.7.1 Whenever sewers must cross under water mains or parallel with them within 10 feet horizontally, the sewer must be laid at such an elevation that the top of the sewer is at least 18 inches below the bottom of the water main. When the elevation of the sewer cannot be buried to meet the above requirement, the water main must be relocated to provide this separation or reconstructed with slip-on or mechanical joint cast iron pipe, or encased in concrete, as shown on the plans, for a distance of 10 feet on each side of the sewer. One full length of water main should be centered over the sewer so that both joints will be as far from the sewer as possible.

3.7.2 When it is impossible to obtain proper horizontal and vertical separation as stipulated above, the water main should be constructed of slip-on or mechanical joint, ductile-iron pipe, and the sewer constructed of mechanical joint ductile-iron pipe and both services should be pressure tested to assure water tightness.

3.8 Testing of Sewer Lines

3.8.1 Air Test - Air-checking of this project will be conducted as the project is being installed - at no time will more than four (4) manhole to manhole reaches of pipe be installed before air-checking is performed.

A) After backfilling a manhole to manhole reach of wastewater line, the Contractor shall, at his expense, conduct a Line Acceptance Test using low pressure air. The test shall be performed using the below stated equipment, according to stated procedures and under the supervision of the inspecting engineer.

3.8.2 Equipment -Cherne Air-Loc Equipment as manufactured by Cherne Industries, Inc. of Edina, Minnesota or approved equal. Equipment used shall meet the following minimum requirements.

A) Pneumatic plugs shall have a sealing length equal to or greater than the diameter of the pipe to be inspected.

B) Pneumatic plugs shall resist internal test pressures without requiring external bracing or blocking.

C) All air used shall be used shall pass through a single control panel.

D) Three individual hoses shall be used for the following connections.

a) From control panel to pneumatic plugs for inflation.

b) From control panel to sealed line for introducing a low pressure air.

c) From sealed line to control panel for continually monitoring the air pressure rise in the sealed line.

3.8.3 Procedures - All pneumatic plugs shall be seal tested before being used in the actual test installation. One length of pipe shall be laid on the ground and sealed at both ends with the pneumatic plugs to be checked. Air shall be introduced into the plugs to 25 psig. The sealed pipe shall be pressurized to 5 psig. The plugs must hold against this pressure without having to be braced.

A) After a manhole reach of pipe has been backfilled and cleaned, and the pneumatic plugs are checked by the above procedure, the plugs shall be placed in the line at each manhole and inflated to 25 psig. Low pressure air shall be introduced into this sealed line until the pressure of any ground water that may be over the pipe. At least two minutes shall be allowed for the air pressure to stabilize.

B) After the stabilization period (3.5 psig minimum pressure in the pipe), the air hose from the control panel to the air supply shall be disconnected. The portion of line being tested shall be termed "Acceptable" if the time required in minutes for the pressure to decrease from 3.5 to 2.5 psig (greater than the average back pressure of any ground water that may over the pipe) shall not be less than the time shown for the given diameters in the following table:

Pipe Diameter in Inches	Minutes
4	2.0
6	3.0
8	4.0
10	5.0
12	5.5
15	7.5
18	8.5
21	10.5
24	11.5

3.9 Deflection Test

3.9.1 Deflection test shall be conducted on all flexible gravity sewer pipe in accordance with ASTM D-3034-81, after the final backfill has been in place at least 30 days. No pipe shall exceed a deflection on 5%.

3.9.2 Test shall be run using a rigid ball or mandrel having a diameter equal to 95% of the diameter of the pipe. The ball or mandrel shall pass between manholes without mechanical pulling devices.

02722

3.10 Infiltration Test

3.10.1 Contractor, if directed by the Engineer, shall furnish, install and maintain a V-notch sharp crested weir in a wood-frame tightly secured at the entrance to the junction manhole to demonstrate to the Engineer the amount of infiltration.

3.10.2 The maximum allowable infiltration shall be 100 gallons per inch diameter per mile per day.

3.10.3 Under soil and ground level conditions where the water table is below the sewer invert the Engineer may, at his option, direct an exfiltration test be made in lieu of an infiltration test. Maximum allowable exfiltration shall be the same as maximum allowable infiltration per Paragraph 3.10.2 above.

The exfiltration procedure shall require an elevation head of two feet which is the height of water above the top of the pipe at the upstream manhole. Exfiltration shall be measured by filling a reach of sewer to the elevation head and observing the quantity of water required to maintain the reach in full condition.

END OF SECTION

02722

DIVISION 2-SITWORK

SECTION 02750-LIFT STATIONS

1.0 SCOPE OF WORK

- 1.1 This work shall consist of all labor, materials, services and equipment necessary to install lift stations in accordance with the plans and these specifications and in reasonably close conformity with the lines, grades and dimensions shown on the plans.

2.0 MATERIALS

- 2.1 FORCE MAINS- as specified elsewhere within these specifications.

2.1.2. CONCRETE-Class B, local MDOT standards.

2.1.3. AIR RELEASE VALVES-Shall be val-matic, or approved equal, simple lever type.

- 2.2 LIFT STATION-Shall be in conformance with the plans as shown and these specifications.

2.2.1. WET WELL AND VALVE BOX-Shall be pre-cast, concrete, to the dimensions set forth in the plans. Fiberglass fully-contained wet wells may be acceptable, if allowed by the local and state authorities having jurisdiction.

2.2.2 Two (2) pumps shall be supplied for the duplex pumping stations to produce the following:

- 1 Pump: gpm as specified in the Pump Station Details
- 2 Pumps: gpm as specified in the Pump Station Details

2.2.3. Controls shall be "float" type and furnished with the pumps. All materials shall be designed for corrosive environments. Controls shall be furnished in accordance with the drawings.

02750

2.2.4. The electrical equipment shall be 3-phase, 230 volt, 60 HZ.
Electrical panel and equipment shall be as shown on the details.

2.2.5. All valves shall be double disc gate valves and shall be Mueller, or approved equal. All valves shall be "wheel-type" and shall have flanged or mechanical joint ends.

2.2.6. All mechanical fittings and spool pieces, shall be Class 52 Ductile Iron, cement mortar lined.

3.0 EXECUTION

3.1 Contractor shall dewater as necessary to ensure that wet-well is set in a dry excavation pit.

3.2 Bottom of excavation shall be prepared in accordance with the drawings and bedding material shall be installed to ensure a good foundation for the wet well. Additional weight shall be installed if necessary to offset uplift of the structure, assuming no equipment or liquid is in the structure.

3.3 All mechanical and electrical equipment shall be installed in accordance with the manufacturer's recommendations.

3.4 When fully installed, contractor shall demonstrate the lift station's ability to deliver the design requirements to the Engineer, prior to acceptance.

3.5 Lift station shall be deemed to be complete only after the above requirements are met and the wet well, valve box, electrical equipment, panel, alarm system, fence (if required) and improvements are completed, and acceptable to the Engineer.

END OF SECTION

DIVISION 2-SITework

SECTION 02760- FORCE MAINS

1.0 SCOPE OF WORK

- 1.1 This work shall consist of all labor, materials, services and equipment necessary to install force mains in accordance with the plans and these specifications and in reasonably close conformity with the lines, grades and dimensions shown on the plans.

2.0 MATERIALS

- 2.1 **FORCE MAIN PIPE:** At Contractor's option. use any of the following acceptable materials unless otherwise designated on the plans.
 - 2.1.1 Ductile Iron Pipe conforming to ANSI A-21.51 (AWWA C-151) Grade 60-42-10 Ductile Iron, thickness Class 50. Pipe interior shall be cement mortar lined per ANSI A.21.4 (AWWA C-104). Rubber gasket joints per ANSI A-21_11 (AWWA C-111).
 - 2.1.2 Polyvinyl Chloride pipe (for nominal sizes up to and including 12 inches), with integral expanded bells conforming to ASTM D-2241, SDR 26, 160 p.s.i. working pressure. Couplings or joints shall be an integral part of the pipe barrel. It shall consist of an expanded bell with grooves to retain a rubber sealing ring conforming to the requirements of ASTM D-1869.
 - 2.1.3 Polyvinyl Chloride pipe conforming to AWWA C-900 (for nominal sizes up to and including 12 inches), and AWWA C-905 (for nominal sizes greater than 12 inches). Standard dimension ratio shall be not more than 25. Pipe shall be made to cast iron O.D.'s. Each length of pipe shall be stamped with approval of Underwriter's Laboratories, Inc. Pipe couplings or joints shall be an integral part of the pipe barrel, consisting of an expanded bell with a groove to retain a rubber sealing ring. Gaskets shall be factory bonded into the groove.
- 2.2 **CONCRETE-**If required, shall be Class B, local MDOT standards.
- 2.3 **AIR RELEASE VALVES-**Shall be val-matic, or approved equal, simple lever type. Air relief valves shall be placed as needed (at high points) in the force main to prevent air locking. Vacuum relief valves may also be necessary.

02760

2.4 LIFT STATION-as specified elsewhere within these specifications.

3.0 EXECUTION

3.1 Contractor shall dewater as necessary to ensure dry bedding and backfilling conditions.

3.2 Force mains should be laid at least 10 feet horizontally from any existing or proposed water main. Force mains crossing under water mains shall be laid to provide a minimum vertical distance of 18 inches between the outside of the water main and the outside of the force main. Water mains shall be located above force mains. When it is impossible to obtain proper horizontal and vertical separation as stipulated above, the force main shall be designed and constructed equal to water pipe, and shall be pressure tested to assure water tightness prior to backfilling.

3.3 All bedding and backfilling of force mains shall be completed in complete accordance with the plan details.

3.4 All force mains specified under existing or proposed roads shall be jetted or directionally drilled.

3.5 No driveways or paved surfaces shall be crossed until the affected property owners are notified at least 48 hours in advance of the work.

3.6 All driveways and paved surfaces crossed shall be restored to the pre-construction condition or better with like materials.

3.7 Traffic into and out of all driveways shall be maintained at all times, to the satisfaction of the respective property owner.

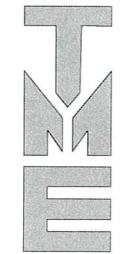
3.8 Testing

3.8.1 Hydrostatic and leakage testing should be done in accordance with AWWA specification C600, Section 4 (latest revision).

END OF SECTION

02760

SLEEKWOOD SUBDIVISION

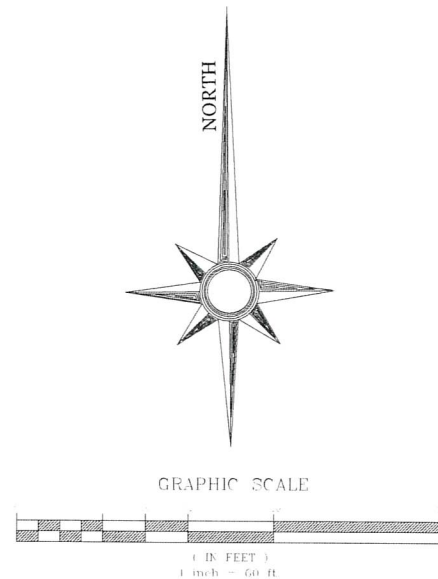


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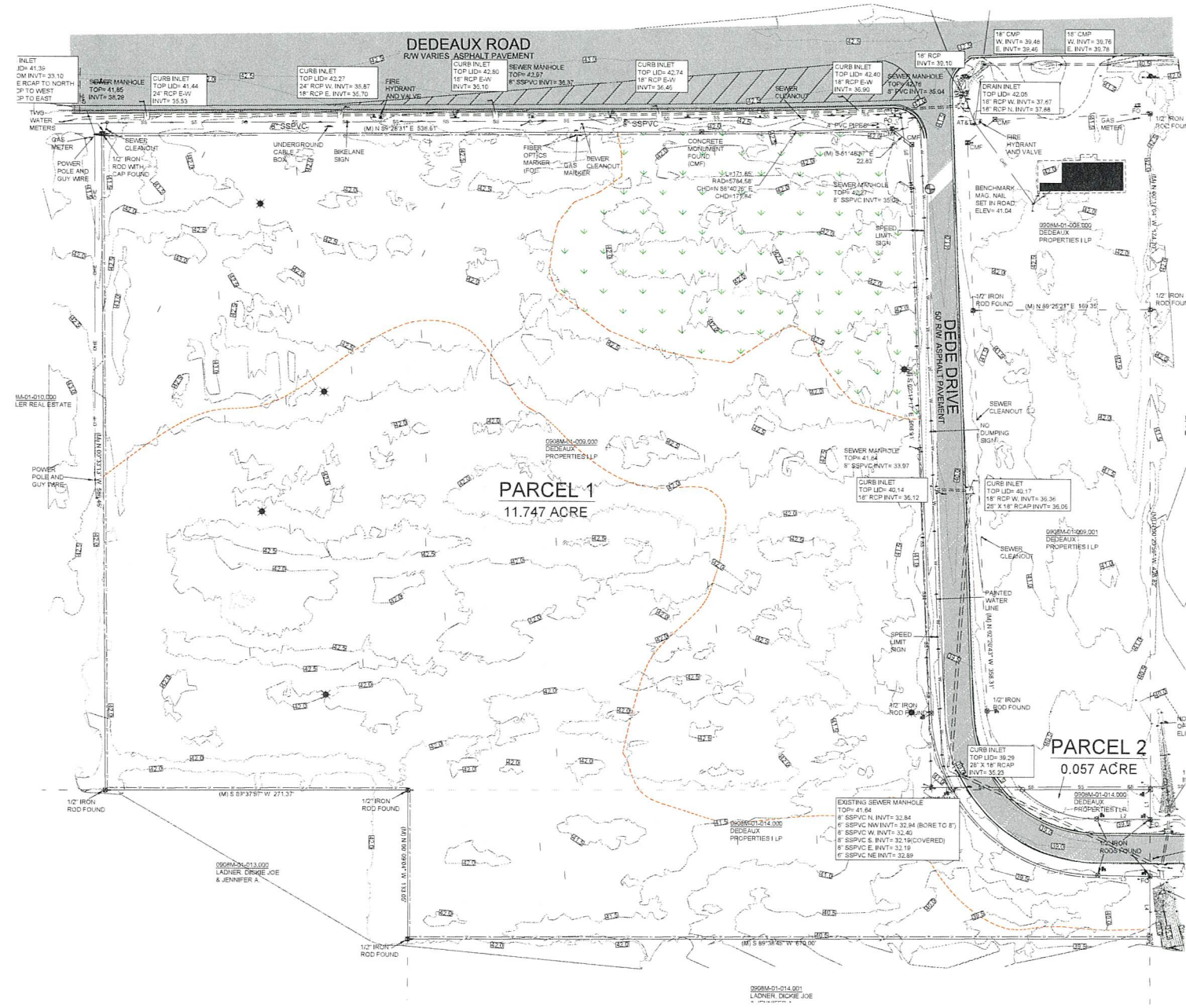
TERRY MORAN
P.E., P.L.S.



- DEMOLITION NOTES**
- CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ANY AND ALL EXISTING STRUCTURES DESIGNATED TO BE REMOVED WITHIN THE PROPERTY LIMITS, INCLUDING BUT NOT LIMITED TO STRUCTURES, FOUNDATIONS, ALL EXISTING PAVEMENTS AND DRIVEWAYS, EXISTING FENCES, UTILITIES, AND DEBRIS.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL DAMAGES THAT MIGHT OCCUR TO IMPROVEMENTS SHOWN HEREON TO REMAIN.
 - CONTRACTOR SHALL REMOVE ALL DEBRIS FROM THE SITE THAT IS FOUND TO EXIST PRIOR TO HIS WORK OR THAT IS GENERATED AS A RESULT OF HIS WORK. DEBRIS SHALL CONSIST OF ANY MATERIAL OTHER THAN SOIL.
 - CONTRACTOR WILL NOT BE RESPONSIBLE FOR DEMOLISHING OR REMOVING ANY EXISTING ABOVE OR BELOW GROUND TELEPHONE OR POWER BUST SHALL BE RESPONSIBLE FOR COORDINATING HIS WORK WITH ALL LOCAL UTILITY COMPANIES.
 - CONTRACTOR SHALL CALL THE MISSISSIPPI DAMAGE PREVENTION NUMBER (1-800-227-6477) BY LAW TO LOCATE ALL EXISTING UTILITIES ON SITE PRIOR TO HIS WORK. UTILITIES NOT DESIGNATED TO BE REMOVED UNDER THIS CONTRACT AND BE RESPONSIBLE FOR ANY AND ALL DAMAGES TO EXISTING UTILITIES NOT DESIGNATED TO BE REMOVED THAT RESULT FROM CONTRACTOR'S WORK.
 - REMOVAL OF ALL POWER LINES, POLES, AND APPURTENANCES SHALL BE BY LOCAL UTILITY COMPANY.
 - LIMITS OF CLEARING AND GRUBBING SHALL BE PROPERTY LINES, UNLESS SPECIFICALLY DESIGNATED OTHERWISE.
 - CONTRACTOR SHALL OBTAIN AND PAY FOR ALL CONSTRUCTION PERMITS THAT ARE REQUIRED TO ACCOMPLISH THE WORK SPECIFIED HEREON.

CONTROL POINT	BOUNDARY AND TOPOGRAPHIC INFORMATION BASED ON SURVEY PROVIDED BY CLIFF CROSSBY
ELEV = 41.04' N: 910840.8100 E: 345269.1220	

SUBJECT PROPERTY LIES WITHIN 'X' AND FLOOD ZONE SHOWN HEREON PER FEMA PANEL 28047C0254H



EXISTING CONDITIONS PLAN

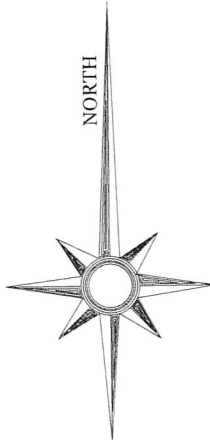
REV#	DATE	REVISION

Subdivision Design for:
Sleekwood Subdivision
EXISTING CONDITIONS

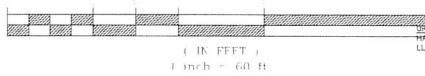
DRAWN BY:
GJ
CHECKED BY:
TJM

SLEEKWOOD SUBDIVISION

LOT SCHEDULE		
Lot	Area (SF)	Acres
1	9,387.7	0.2155
2	7,700.0	0.1768
3	7,700.0	0.1768
4	7,700.0	0.1768
5	7,700.0	0.1768
6	7,700.0	0.1768
7	7,700.0	0.1768
8	7,700.0	0.1768
9	7,650.5	0.1756
10	11,190.5	0.2569
11	7,525.9	0.1728
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18	7,560.0	0.1736
19	10,982.0	0.2521
20	7,539.0	0.1731
21	7,539.0	0.1731
22	7,539.0	0.1731
23	7,539.0	0.1731
24	7,539.0	0.1731
25	7,539.0	0.1731
26	7,539.0	0.1731
27	7,539.0	0.1731
28	9,853.1	0.2262
29	9,825.7	0.2256
30	7,528.2	0.1728
31	7,537.0	0.1730
32	7,544.2	0.1732
33	7,551.8	0.1734
34	7,559.2	0.1735
35	7,566.7	0.1737
36	7,574.3	0.1739
37	7,581.8	0.1741
38	10,388.6	0.2385
39	10,195.0	0.2340
40	7,795.0	0.1789
41	7,762.8	0.1782
42	7,751.2	0.1779
43	7,750.0	0.1779
44	7,750.0	0.1779
45	7,750.0	0.1779
46	7,750.0	0.1779
47	7,750.0	0.1779
48	8,328.9	0.1912



NORTH



GRAPHIC SCALE
1" = 60 FT

LAYOUT NOTES

- ALL PROPOSED ROW, ARE 60' WIDE
- STREET LIGHT LOCATIONS SHOWN AND TYPES TO BE SUBMITTED BY MS POWER
- CONTRACTOR TO ENSURE ALL CURB RAMPS AND SIDEWALKS MEET ADA REQUIREMENTS. ALL RAMPS REQUIRE TRUNCATED DOMES AT ROAD FACE
- ALL CULDESAC ARE 50' RADIUS

SITE DATA INFORMATION

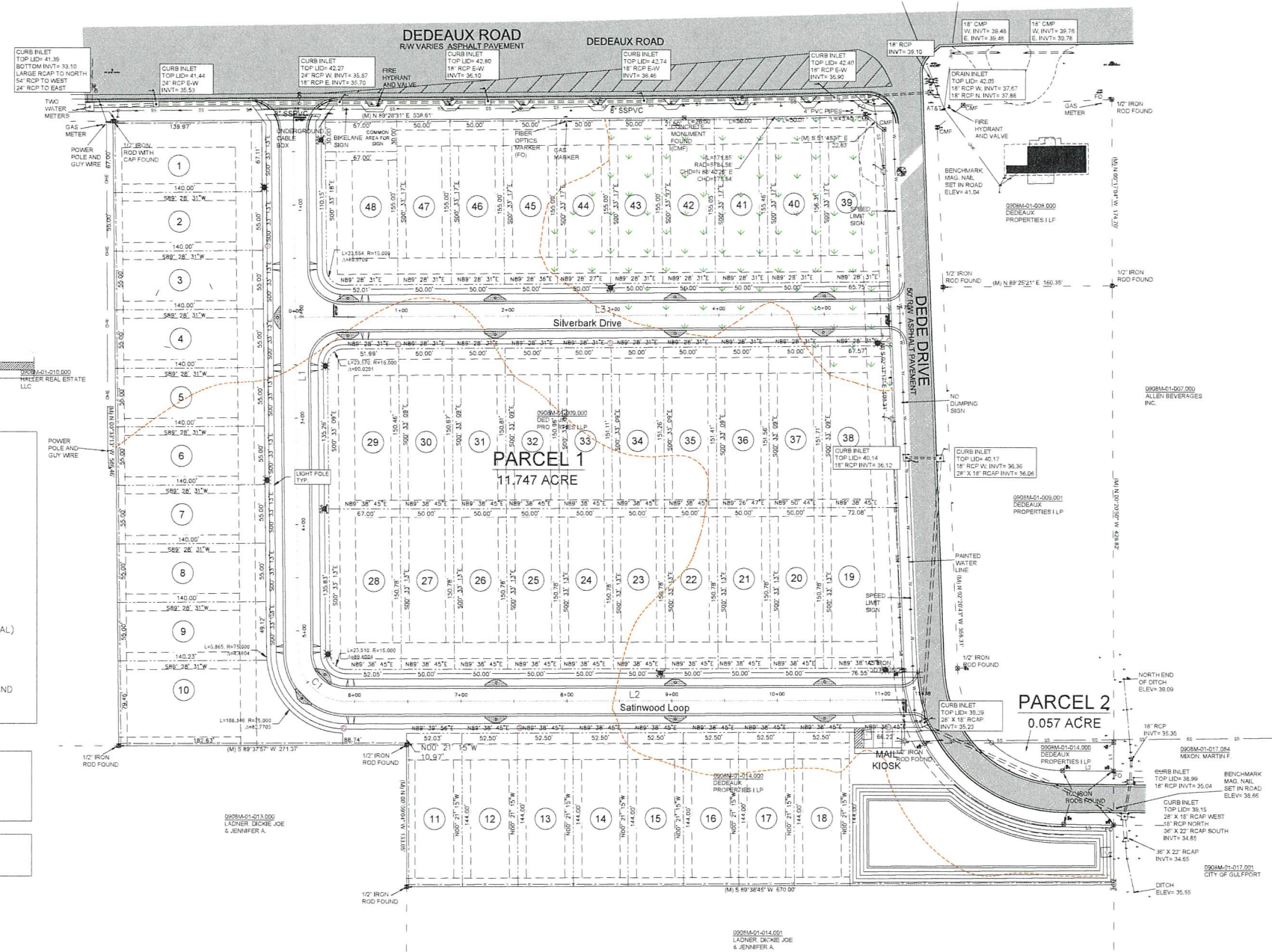
SETBACKS
 FRONT YARD SETBACK - 25'-0"
 REAR YARD SETBACK - 8'-0"
 SIDE YARD SETBACK - 8'-0"

PROPOSED ZONING: R-1-7.5 (SINGLE FAMILY RESIDENTIAL)
CURRENT ZONING: 0809B-01-001.000 - CURRENTLY B-2

STREET LIGHT LOCATIONS AND TYPES TO BE DESIGNED AND SUBMITTED BY MS POWER

CONTROL POINT ELEV = 41.04' N 910940.8100 E 345269.1220'	BOUNDARY AND TOPOGRAPHIC INFORMATION BASED ON SURVEY PROVIDED BY CLIFF CROSBY
--	--

SUBJECT PROPERTY LIES WITHIN 'X' AND FLOOD ZONE SHOWN HEREON PER FEMA PANEL 28647C0254H



OVERALL SUBDIVISION PLAN

T M E

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 TERRY MORAN,
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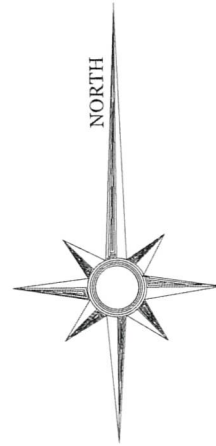


REVISION	DATE

Subdivision Design for:
 Sleekwood Subdivision
 OVERALL SUBDIVISION LAYOUT

DRAWN BY: GH
 CHECKED BY: T.M.
 2.0

SLEEKWOOD SUBDIVISION



GRAPHIC SCALE

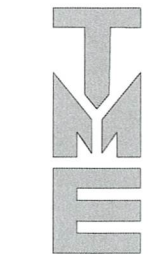
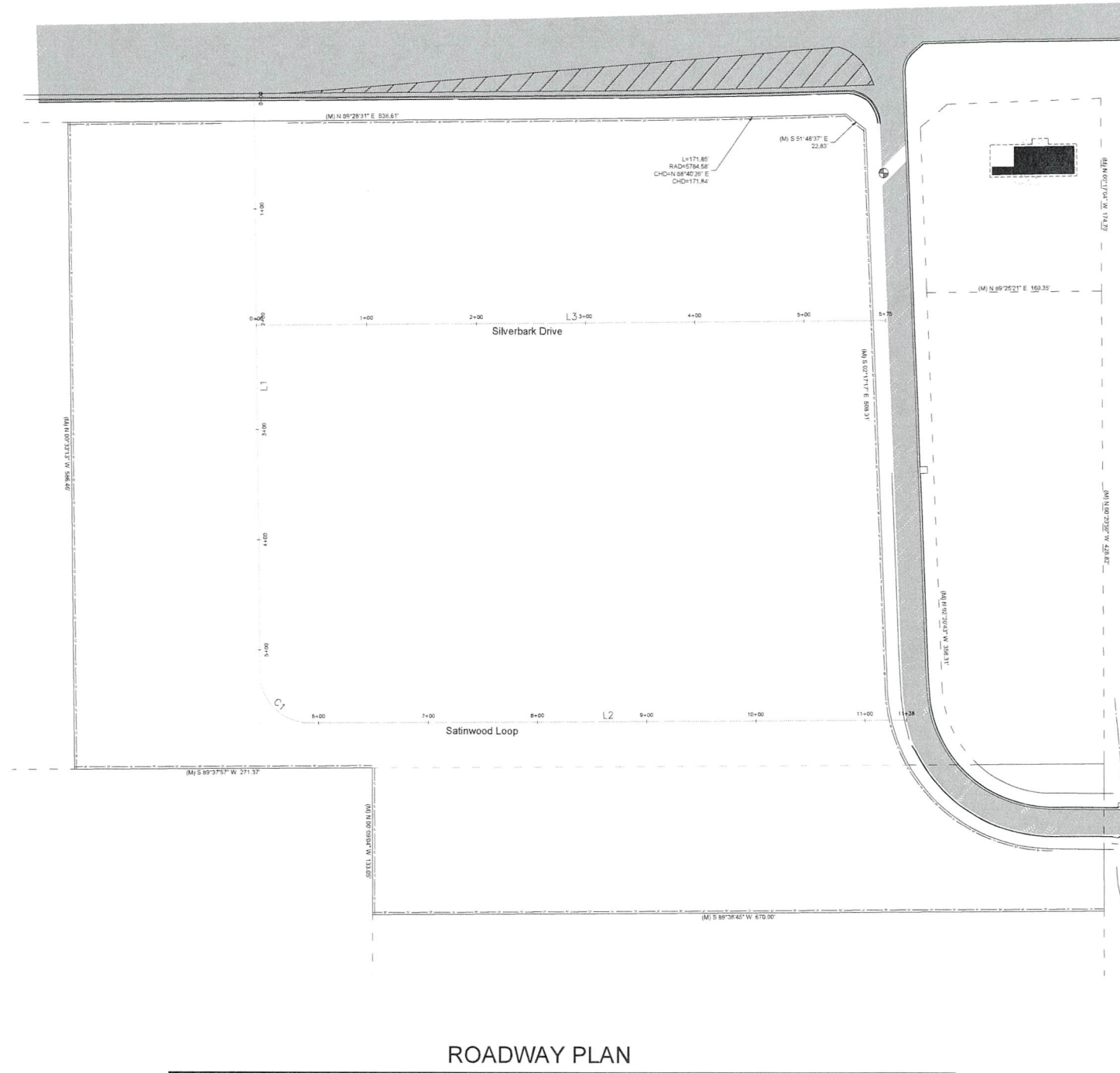


	CONTROL POINT ELEV = 41.04' N: 910840.8100' E: 345269.1220'
--	--

SUBJECT PROPERTY LIES WITHIN 'X' AND FLOOD ZONE SHOWN HEREON PER FEMA PANEL 28047C0254H

Line Table: Alignments			
Line #	Length	Direction	ROADWAY NAME
L1	521.41	S0° 33' 13.31"E	SATIN WOOD LOOP
L2	546.13	N89° 38' 45.41"E	SATIN WOOD LOOP
L3	574.90	N89° 28' 31.92"E	SILVERBARK DRIVE

Curve Table: Alignments				
Curve #	Radius	Length	Chord Direction	ROADWAY NAME
C1	45.00	70.53	S45° 27' 13.95"E	SATIN WOOD LOOP



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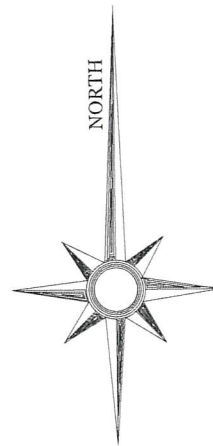


REV#	DATE	REVISION

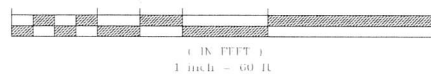
Subdivision Design for:
Sleekwood Subdivision
ROADWAY PLAN

DRAWN BY:
DM
CHECKED BY:
T.M

SLEEKWOOD SUBDIVISION



GRAPHIC SCALE



<p>CONTROL POINT</p> <p>ELEV = 41.04'</p> <p>N: 910940.8100'</p> <p>E: 345289.1220'</p>	<p>BOUNDARY AND TOPOGRAPHIC INFORMATION BASED ON SURVEY PROVIDED BY CLIFF CROSBY</p>
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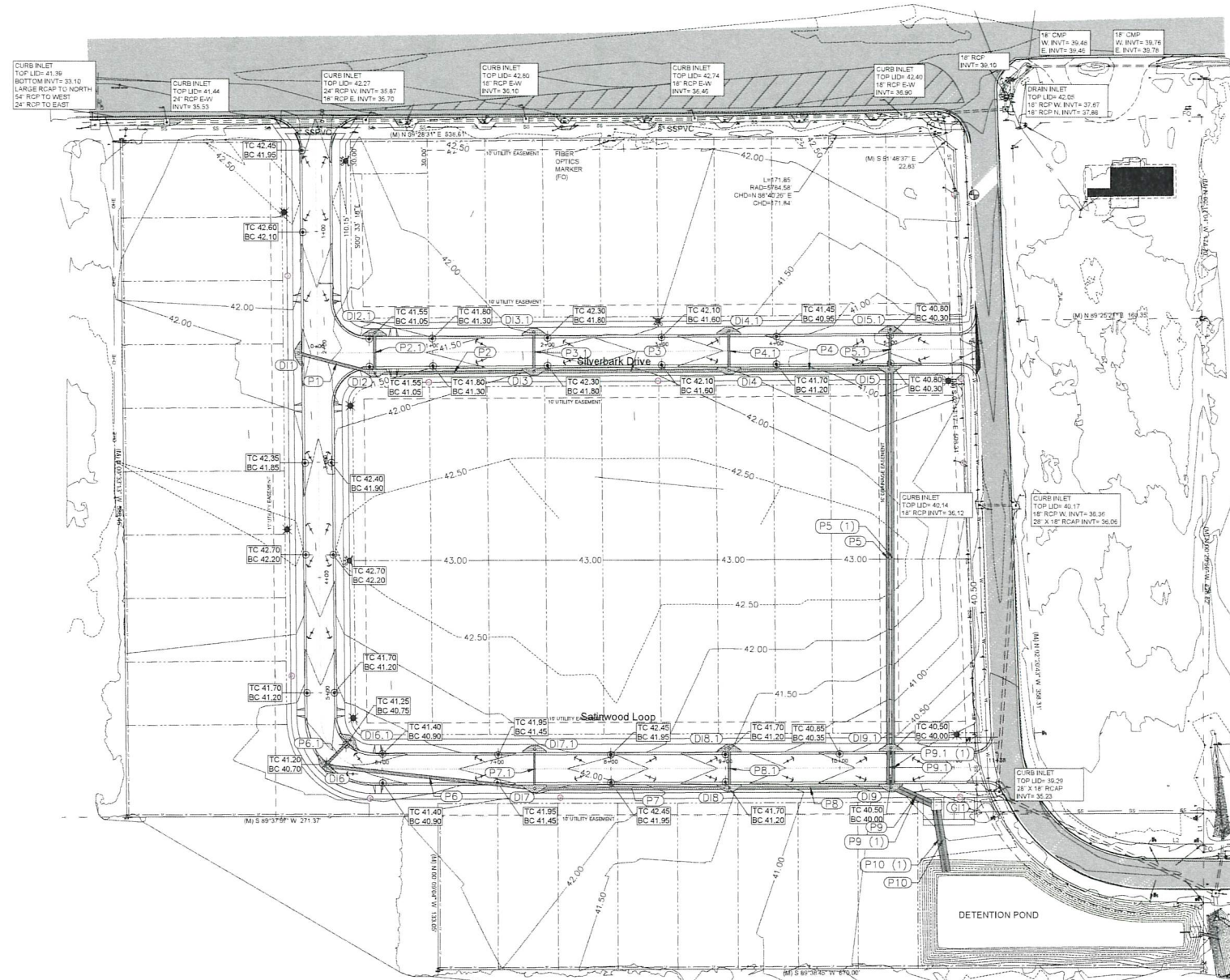
SUBJECT PROPERTY LIES WITHIN 'X' AND FLOOD ZONE SHOWN HEREON PER FEMA PANEL 28047C0254H

NOTES:

1. ALL FINISH SPOT ELEVATIONS REPRESENT TOP OF CURB ELEVATIONS.
2. CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE AT ALL TIMES.
3. OWNER SHALL BE RESPONSIBLE FOR GRADING OF PARCELS TO ENSURE POSITIVE DRAINAGE AS INDICATED.
4. ALL FLARED END SECTIONS SHALL BE CONCRETE
5. THE DOWNSTREAM AREA OF ALL FLARED END SECTIONS SHALL BE ARMORED WITH RIP RAP.

LEGEND

	PROPOSED CONTOUR
	PROPOSED SPOT ELEVATION
	MATCH EXISTING GRADE
	FLOW DIRECTION ARROW
	RIDGE LINE



OVERALL DRAINAGE PLAN



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REV#	DATE	REVISION

Subdivision Design for:
Sleekwood Subdivision

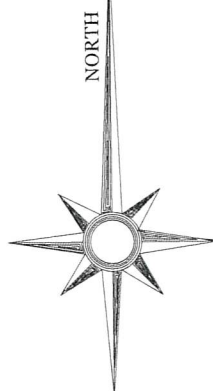
OVERALL DRAINAGE LAYOUT

DRAWN BY:
CH
CHECKED BY:
T.M.

4.0

SLEEKWOOD SUBDIVISION








NORTH

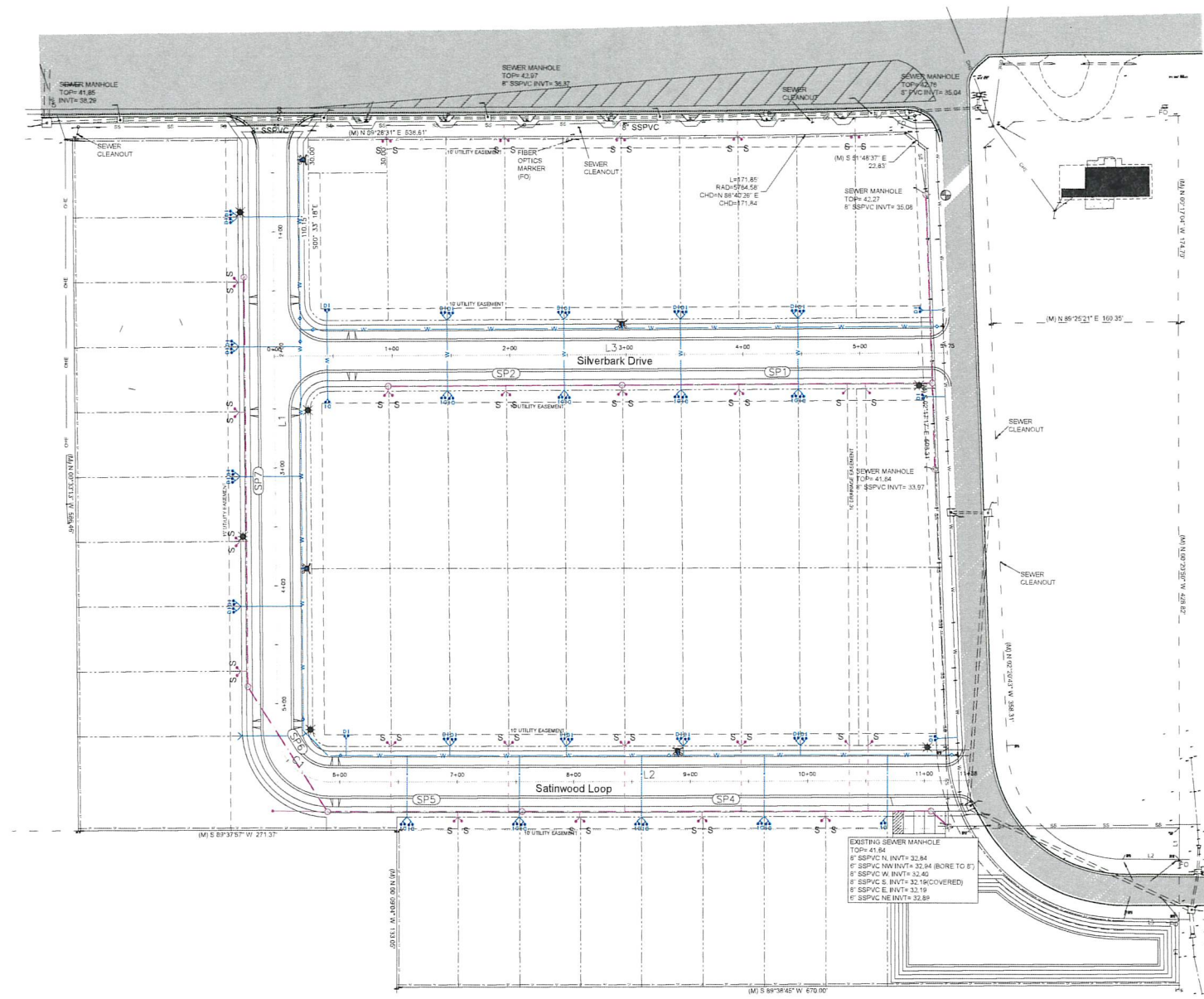


GRAPHIC SCALE

(IN FEET)
1 inch = 60 ft

<p>CONTROL POINT</p> <p>ELEV = 41.04' N. 910940.8100' E. 345268.1220'</p>	<p>BOUNDARY AND TOPOGRAPHIC INFORMATION BASED ON SURVEY PROVIDED BY CLIFF CROSSBY</p>
<p>SUBJECT PROPERTY LIES WITHIN 'X' AND FLOOD ZONE SHOWN HEREON PER FEMA PANEL 28047C0254H</p>	

LEGEND		
PROPOSED		EXISTING
— W —	WATER MAIN	— W —
— S —	SEWER LINE	— S —
— FM —	FORCE MAIN	— FM —
— FOC —	FIBER OPTIC CABLE	— FOC —
	POWER POLE	 FIRE HYDRANT
	CLEAN-OUT	 WATER METER
	MANHOLE	 GAS VALVE
	WATER VALVE	



OVERALL UTILITY PLAN



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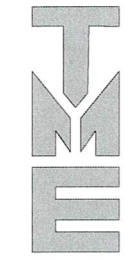
REV#	DATE	REVISION

Subdivision Design for:
 Sleekwood Subdivision
 OVERALL UTILITY LAYOUT

DRAWN BY:
 GT
 CHECKED BY:
 T.M.

Pipe Table				
NAME	SIZE	LENGTH	SLOPE	MATERIAL
ESP1	8"	157.54'	0.48%	PVC
ESP1.1	8"	73.20'	0.47%	PVC
SP3	8"	16.21'	0.40%	PVC
SP4	8"	349.92'	0.40%	PVC
SP5	8"	163.82'	0.40%	PVC
SP6	8"	123.91'	0.40%	PVC
SP7	8"	345.47'	0.40%	PVC
SP1	8"	265.04'	0.41%	PVC
SP2	8"	200.00'	0.40%	PVC

STRUCTURE TABLE			
STRUCTURE NAME:	DETAILS:	PIPES IN:	PIPES OUT
SMH-E1	RIM = 42.34 SUMP = -4.0 INV OUT = 35.08		ESP1, 8" PVC INV OUT =35.08
SMH-8	RIM = 42.06 SUMP = 36.7 INV OUT = 36.94		SP7, 8" PVC INV OUT =36.94
SMH-5	RIM = 41.95 SUMP = 33.6 INV IN = 34.40 INV OUT = 34.40	SP5, 8" PVC INV IN =34.40	SP4, 8" PVC INV OUT =34.40
SMH-2	RIM = 41.90 SUMP = 35.0 INV IN = 35.40 INV OUT = 35.40	SP2, 8" PVC INV IN =35.40	SP1, 8" PVC INV OUT =35.40
SMH-E3	RIM = 41.64 SUMP = 32.5 INV IN = 32.95	SP3, 8" PVC INV IN =32.95	
SMH-3	RIM = 41.56 SUMP = 35.7 INV OUT = 36.20		SP2, 8" PVC INV OUT =36.20
SMH-7	RIM = 41.56 SUMP = 35.3 INV IN = 35.55 INV OUT = 35.55	SP7, 8" PVC INV IN =35.55	SP6, 8" PVC INV OUT =35.55
SMH-E2	RIM = 41.52 SUMP = -5.3 INV IN = 33.97	ESP1.1, 8" PVC INV IN =33.97	
SMH-6	RIM = 41.09 SUMP = 34.8 INV IN = 35.06 INV OUT = 35.06	SP6, 8" PVC INV IN =35.06	SP5, 8" PVC INV OUT =35.06
SMH-1	RIM = 40.95 SUMP = 34.0 INV IN = 34.32 INV IN = 34.32 INV OUT = 34.32	ESP1, 8" PVC INV IN =34.32 SP1, 8" PVC INV IN =34.32	ESP1.1, 8" PVC INV OUT =34.32
SMH-4	RIM = 39.83 SUMP = 32.5 INV IN = 33.01 INV OUT = 33.01	SP4, 8" PVC INV IN =33.01	SP3, 8" PVC INV OUT =33.01



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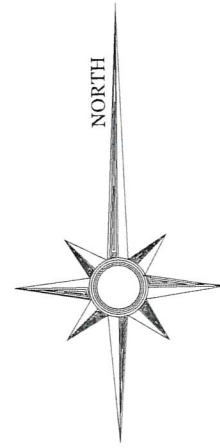


REV#	DATE	REVISION

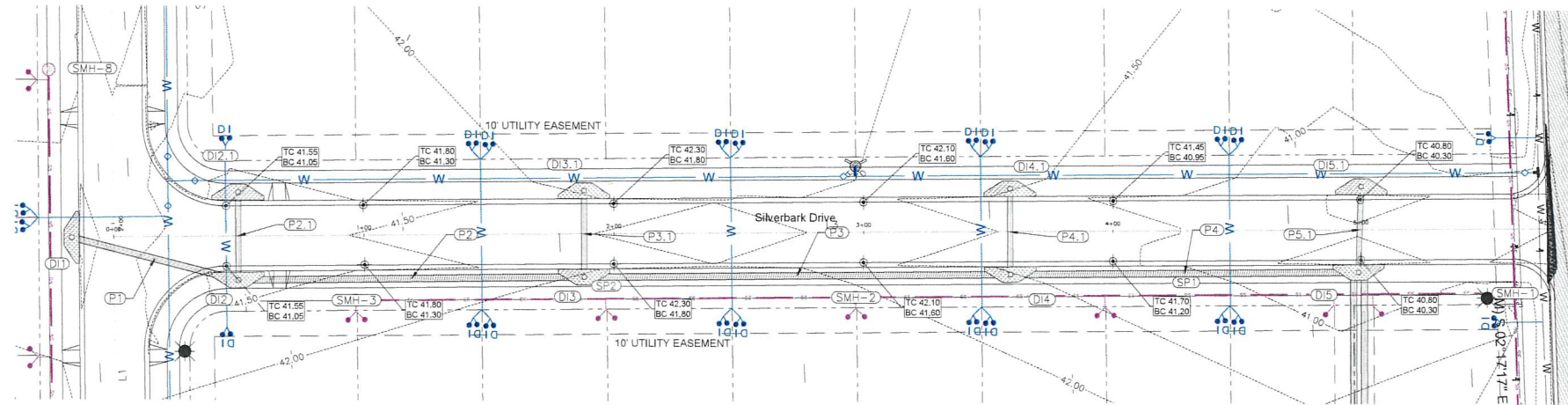
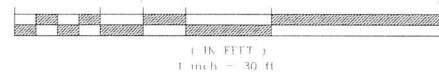
Subdivision Design for:
Sleekwood Subdivision
SANITARY TABLES

DRAWN BY:
OT
CHECKED BY:
T.M

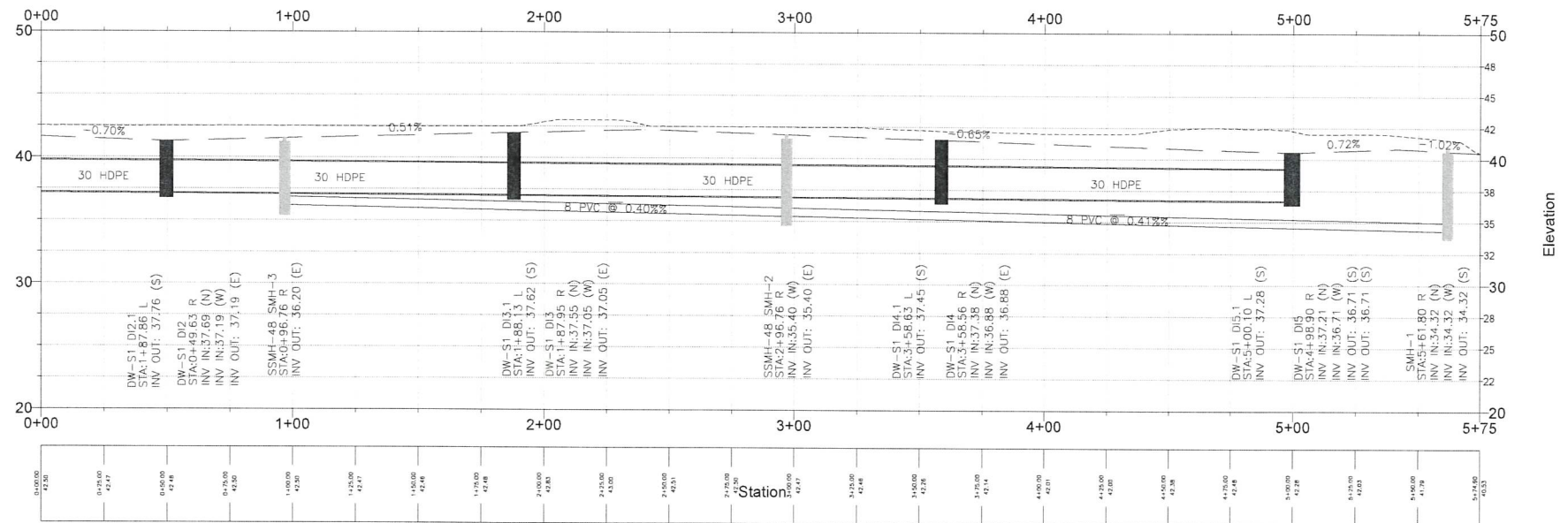
SLEEKWOOD SUBDIVISION



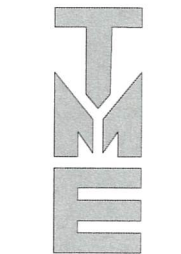
GRAPHIC SCALE



SILVERBARK DRIVE 0+00 - 5+75



SILVERBARK DRIVE PROFILE
STA. 0+00 - 5+75



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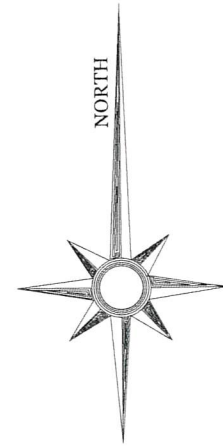


REV#	DATE	REVISION

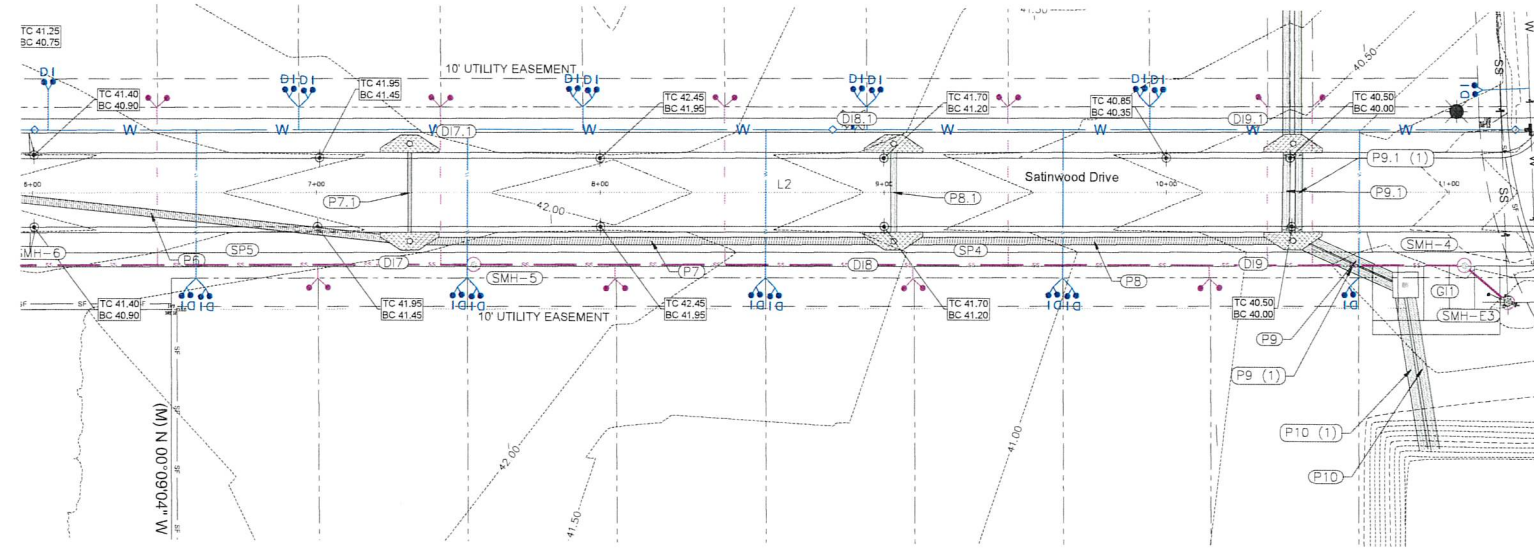
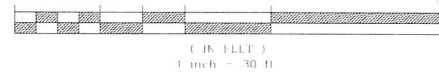
Subdivision Design for:
Sleekwood Subdivision
PLAN PROFILE - SILVERBARK DRIVE
STA 0+00 - 5+75

DRAWN BY: G-1
CHECKED BY: T-M
6.0

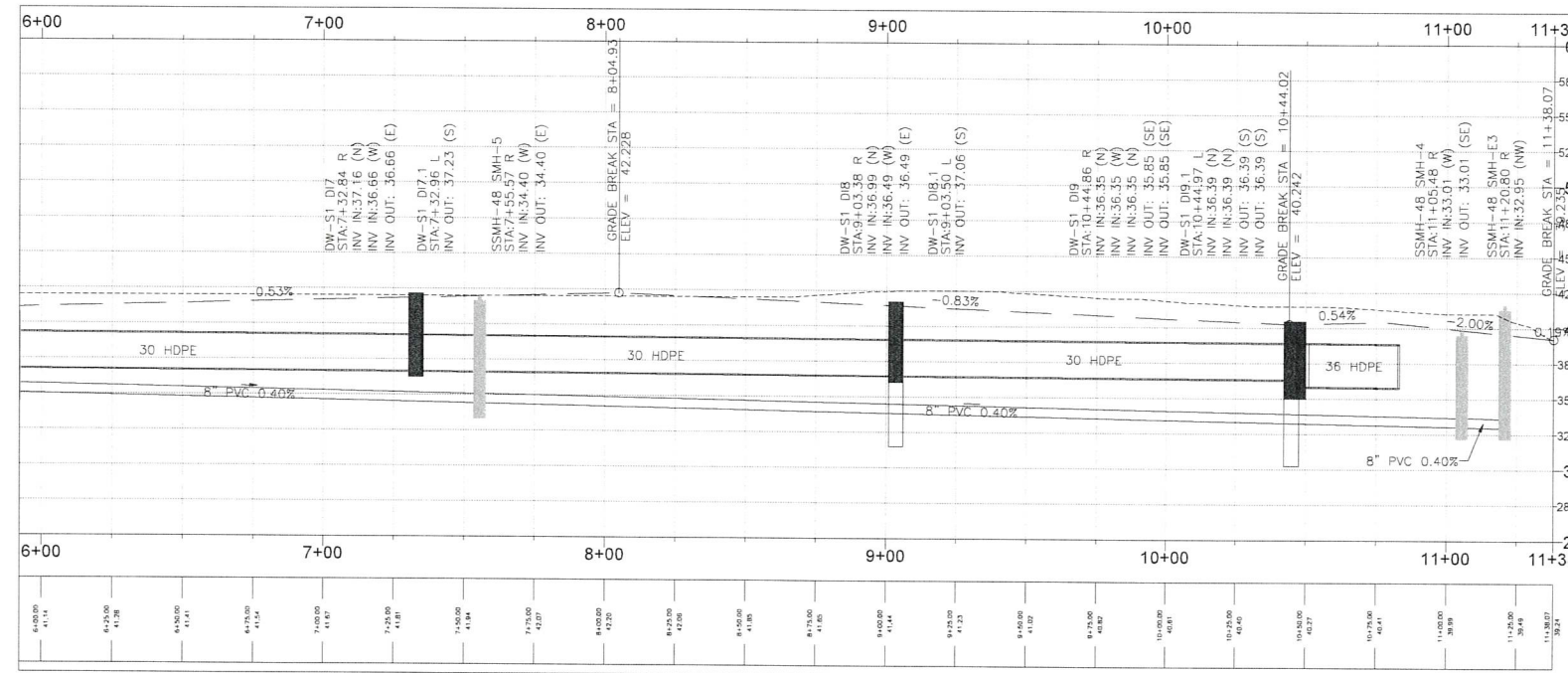
SLEEKWOOD SUBDIVISION



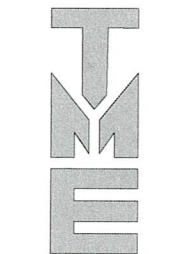
GRAPHIC SCALE



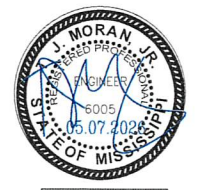
SATINWOOD LOOP 6+00 - 11+38



SATINWOOD LOOP PROFILE
STA. 6+00 - 11+38



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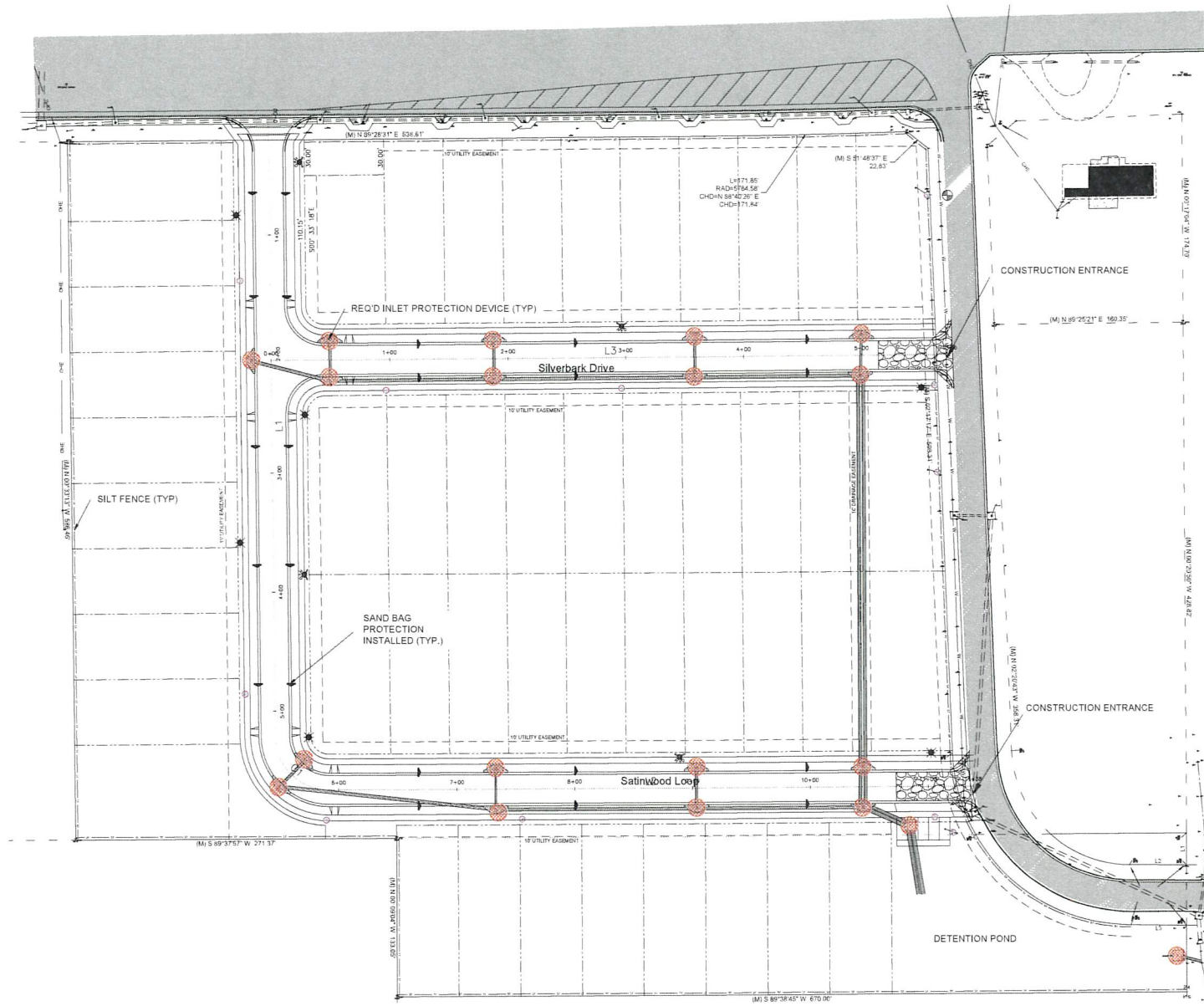
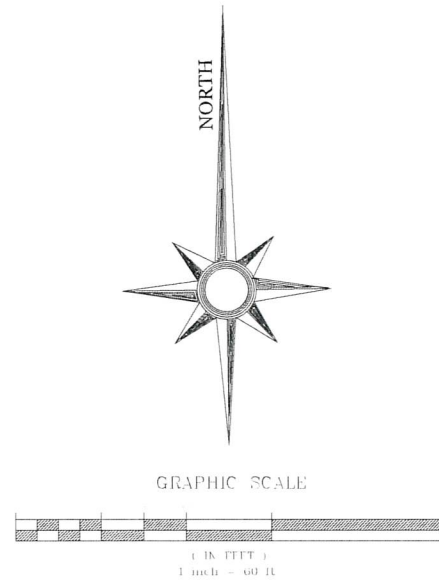


REV#	DATE	REVISION

Subdivision Design for:
Sleekwood Subdivision
PLAN PROFILE - SATINWOOD LOOP
STA 6+00 - 11+38

DRAWN BY:
D.M.
CHECKED BY:
T.M.
6.2

SLEEKWOOD SUBDIVISION



STORM WATER POLLUTION PREVENTION PLAN



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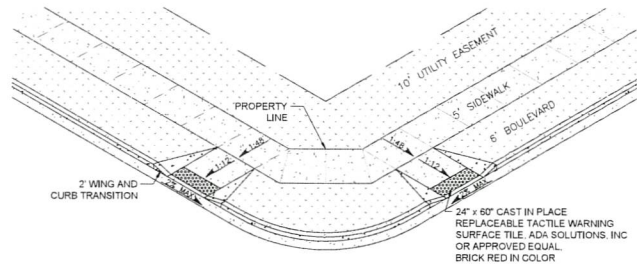
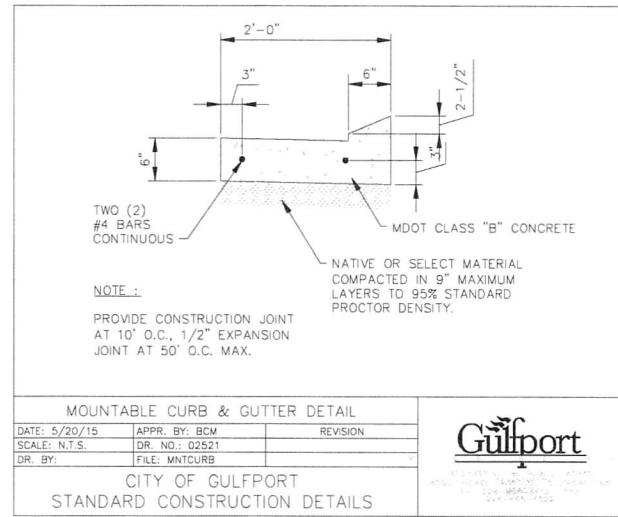
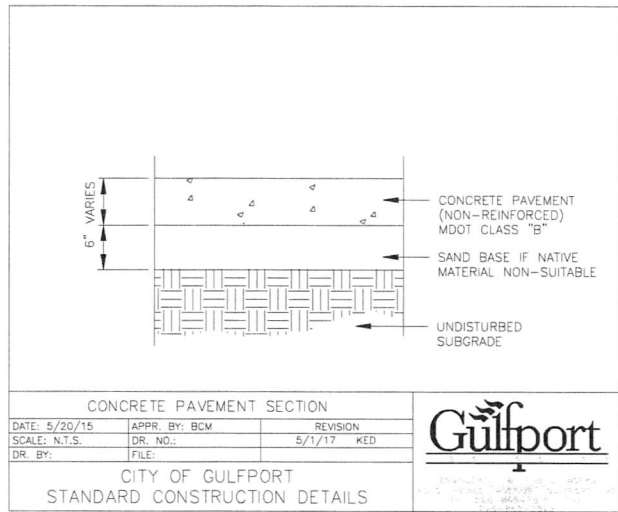
REV#	DATE	REVISION

Subdivision Design for:
Sleekwood Subdivision

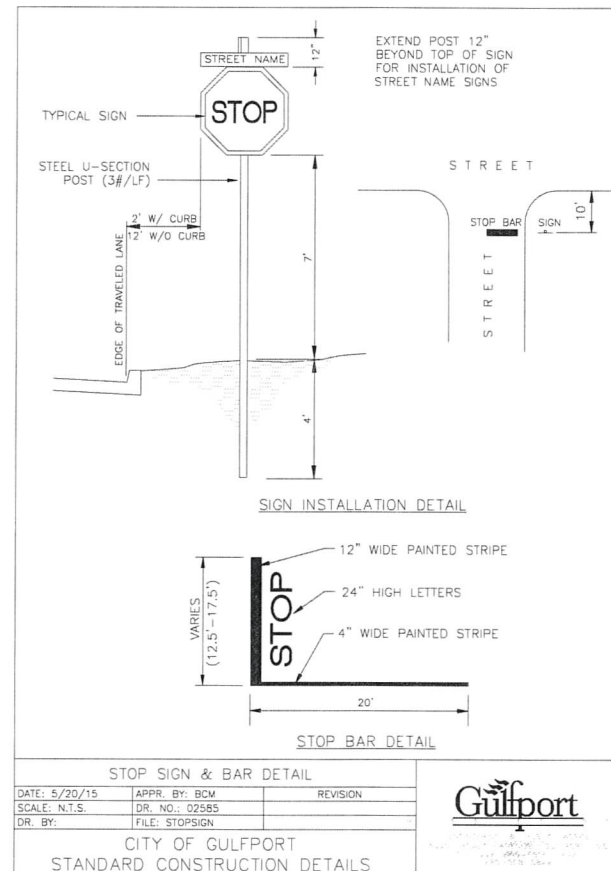
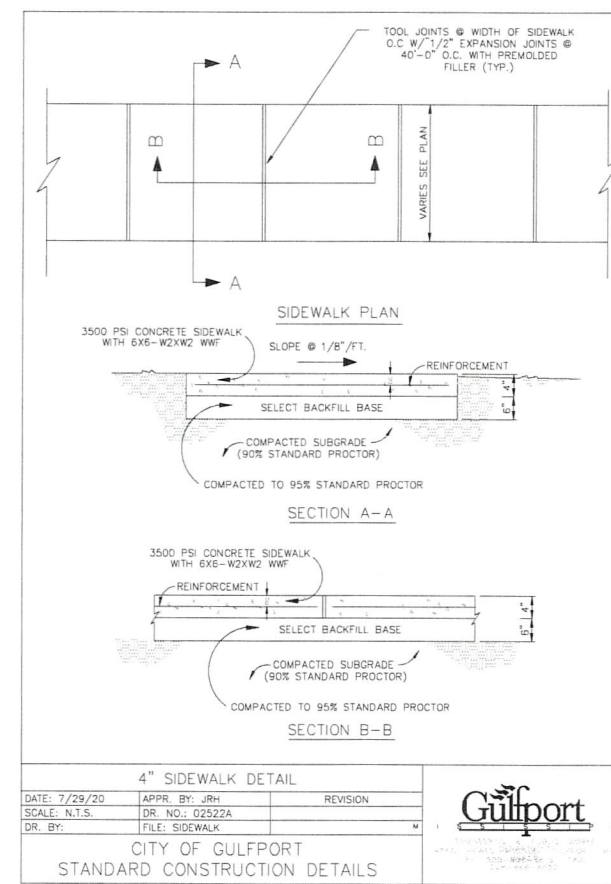
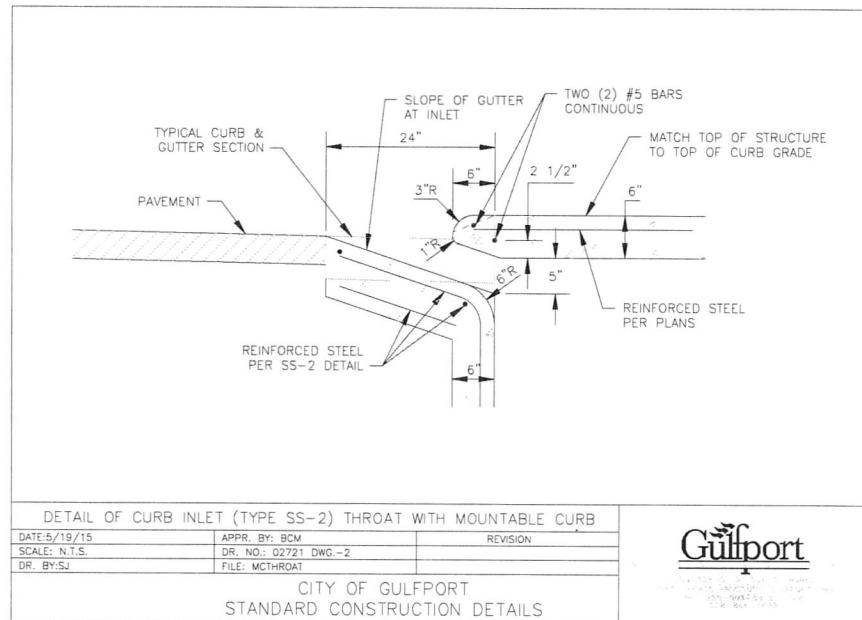
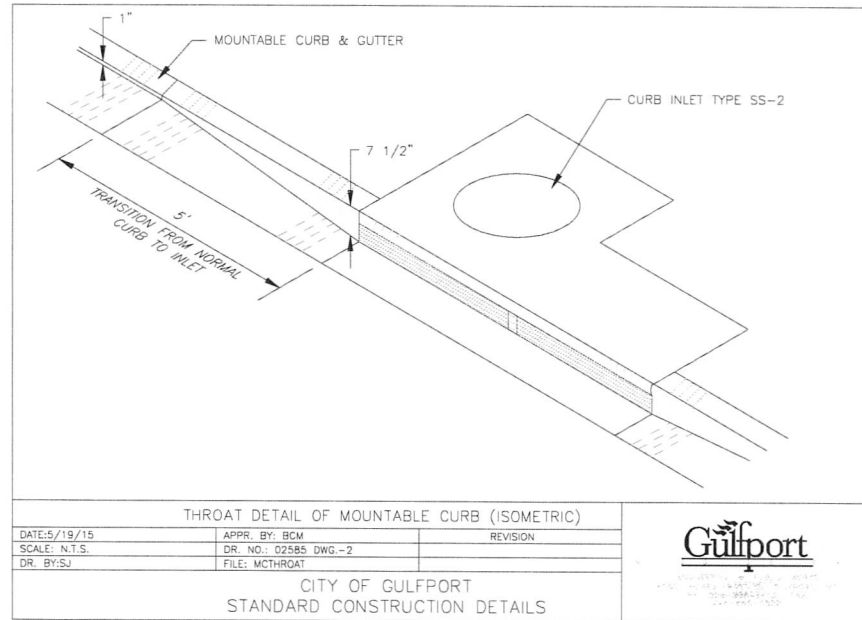
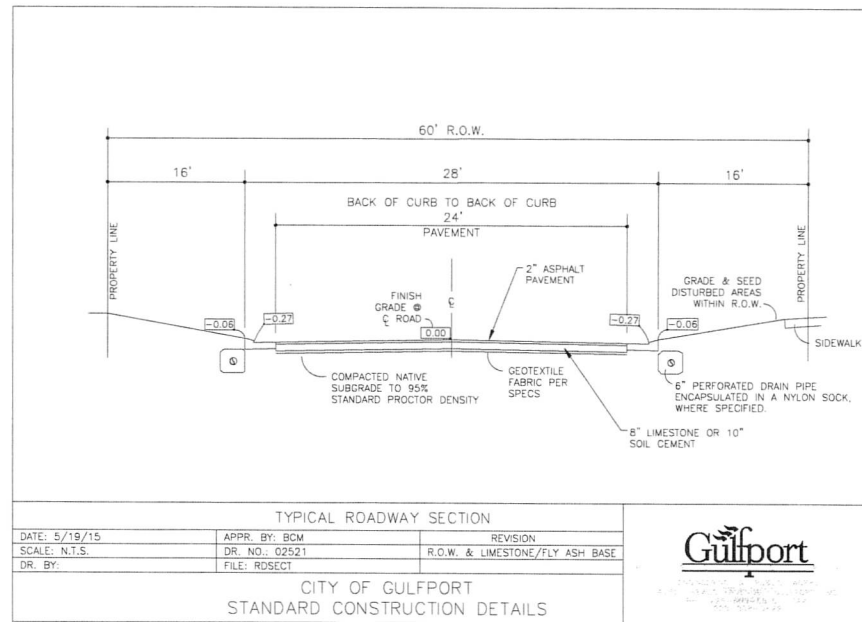
SWPPP PLAN

DRAWN BY:
SP

CHECKED BY:
T.M.



1. PEDESTRIAN RAMPS SHALL COMPLY WITH THE AMERICANS WITH DISABILITIES ACT/ACCESSIBILITY GUIDELINES FOR BUILDINGS AND FACILITIES.
2. THE LEAST POSSIBLE SLOPE SHALL BE USED FOR PEDESTRIAN RAMPS. THE MAXIMUM SLOPE SHALL BE 1:12 (8.33%).
3. THE CROSS SLOPE SHALL BE NO GREATER THAN 1:48 (2%).
4. A LANDING AREA THE WIDTH OF THE RAMP AND AT LEAST 36 INCHES IN LENGTH SHALL BE PROVIDED AT THE TOP OF THE RAMP. SLOPE OF THE LANDING SHALL NOT EXCEED 1:48 (2%) IN ALL DIRECTIONS.
5. ALTERNATE DESIGNS AND LOCATIONS SHALL MEET THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT/ACCESSIBILITY GUIDELINES FOR BUILDINGS AND FACILITIES AND SHALL BE APPROVED BY THE PUBLIC WORKS DEPARTMENT PRIOR TO START OF CONSTRUCTION.
6. PEDESTRIAN RAMPS SHALL BE A MINIMUM OF 60 INCHES WIDE.



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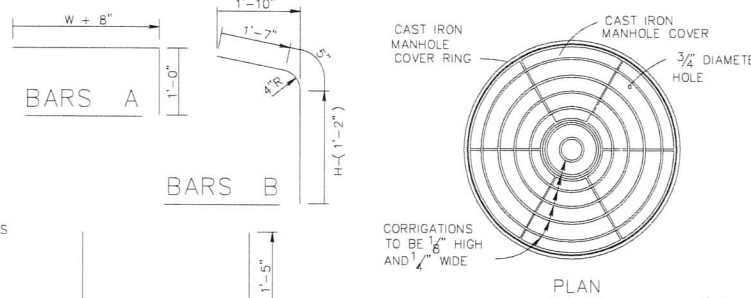
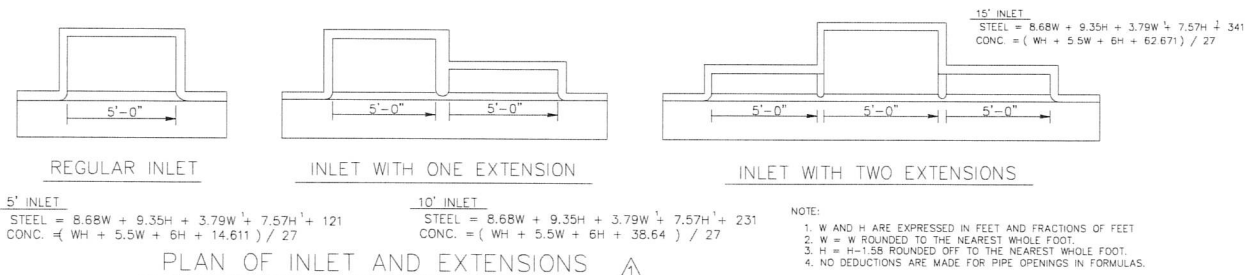
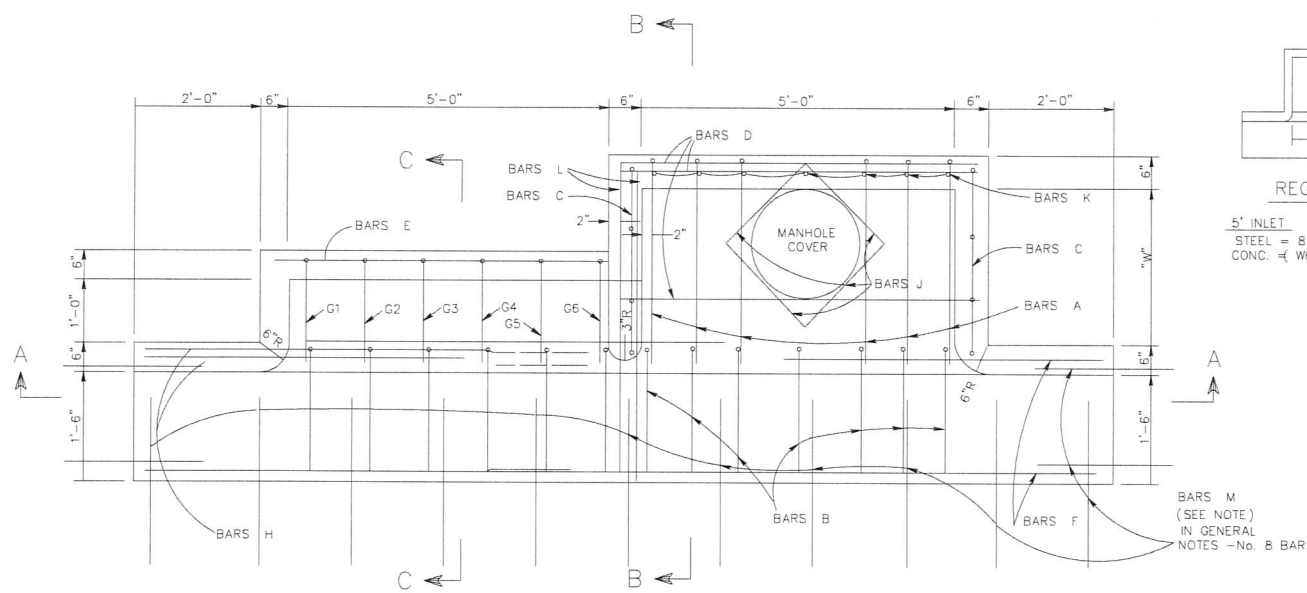


REVISION	
DATE	

Subdivision Design for:
Pecan Crest Subdivision

CONSTRUCTION DETAILS

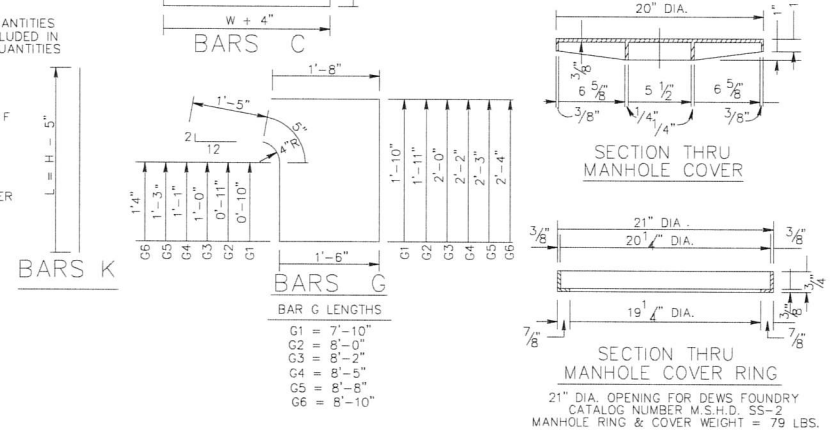
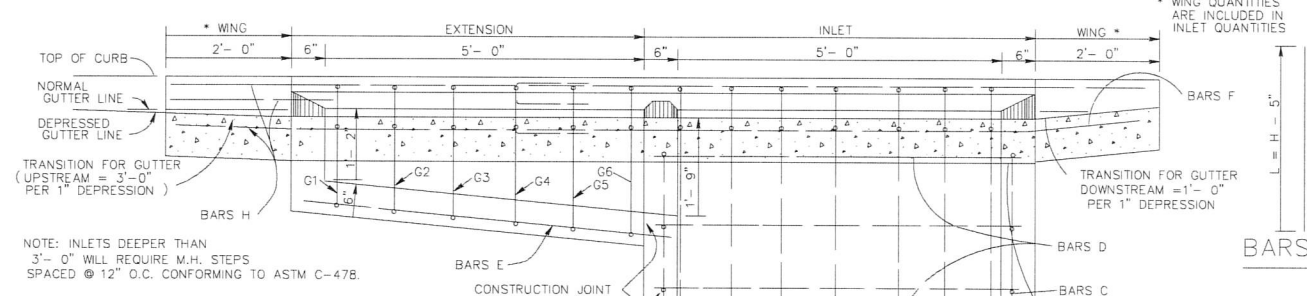
DRAWN BY: TM
CHECKED BY: TM
8.0



BILL OF REINFORCING STEEL W=2'-6" 1-5'-0" INLET

"H"	BAR A	BAR B	BAR C	BAR D	BAR E	BAR F	BAR G	BAR H	BAR I	BAR J	BAR K	*TOTAL STEEL	TOTAL CONC.					
NO.	WT.	NO.	WT.	NO.	WT.	NO.	WT.	NO.	WT.	NO.	WT.	LBS.	C.Y.					
3'-0"	6	17	7	27	10	38	5	73	4	6	3'-10"	7	12	190	1.99			
3'-6"	6	17	7	27	12	45	5	73	4	6	4'-4"	7	20	3'-1"	7	14	202	2.15
4'-0"	6	17	7	27	12	45	5	73	4	6	4'-10"	7	23	3'-7"	7	17	207	2.31
4'-6"	6	17	7	27	14	53	5	73	4	6	5'-4"	7	25	4'-1"	7	19	219	2.47
5'-0"	6	17	7	27	14	53	5	73	4	6	5'-10"	7	27	4'-7"	7	21	224	2.62
5'-6"	6	17	7	27	16	61	5	73	4	6	6'-4"	7	30	5'-1"	7	24	238	2.78
6'-0"	6	17	7	27	16	61	5	73	4	6	6'-10"	7	32	5'-7"	7	26	240	2.94
6'-6"	6	17	7	27	18	68	5	73	4	6	7'-4"	7	34	6'-1"	7	28	253	3.10
7'-0"	6	17	7	27	18	68	5	73	4	6	7'-10"	7	37	6'-7"	7	31	257	3.25

* WHERE INLET IS USED WITH CONCRETE PAVEMENT, ADD 73 LBS. OF STEEL FOR BARS M

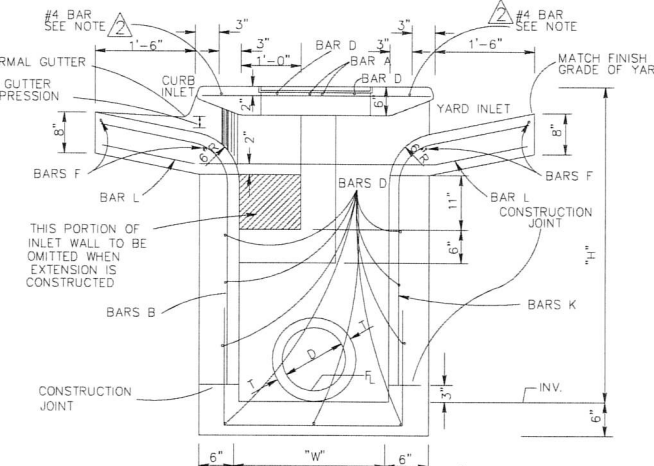
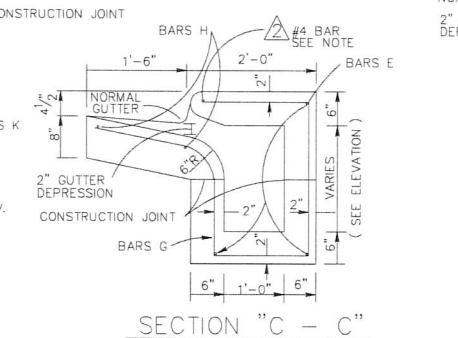
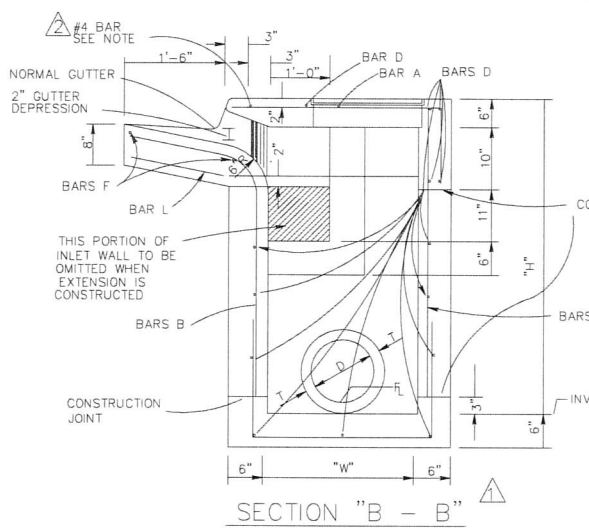


BILL OF REINFORCING STEEL W=3'-0" 1-5'-0" INLET

"H"	BAR A	BAR B	BAR C	BAR D	BAR E	BAR F	BAR G	BAR H	BAR I	BAR J	BAR K	*TOTAL STEEL	TOTAL CONC.					
NO.	WT.	NO.	WT.	NO.	WT.	NO.	WT.	NO.	WT.	NO.	WT.	LBS.	C.Y.					
3'-0"	6	19	7	29	10	38	5	73	4	6	3'-10"	7	18	2'-7"	7	12	194	2.15
3'-6"	6	19	7	29	12	45	5	73	4	6	4'-4"	7	20	3'-1"	7	14	206	2.32
4'-0"	6	19	7	29	12	45	5	73	4	6	4'-10"	7	23	3'-7"	7	17	211	2.49
4'-6"	6	19	7	29	14	53	5	73	4	6	5'-4"	7	25	4'-1"	7	19	223	2.65
5'-0"	6	19	7	29	14	53	5	73	4	6	5'-10"	7	27	4'-7"	7	21	228	2.82
5'-6"	6	19	7	29	16	61	5	73	4	6	6'-4"	7	30	5'-1"	7	24	240	2.99
6'-0"	6	19	7	29	16	61	5	73	4	6	6'-10"	7	32	5'-7"	7	26	245	3.15
6'-6"	6	19	7	29	18	68	5	73	4	6	7'-4"	7	34	6'-1"	7	28	257	3.32
7'-0"	6	19	7	29	18	68	5	73	4	6	7'-10"	7	37	6'-7"	7	31	262	3.49

BILL OF REINFORCING STEEL W=3'-6" 1-5'-0" INLET

"H"	BAR A	BAR B	BAR C	BAR D	BAR E	BAR F	BAR G	BAR H	BAR I	BAR J	BAR K	*TOTAL STEEL	TOTAL CONC.					
NO.	WT.	NO.	WT.	NO.	WT.	NO.	WT.	NO.	WT.	NO.	WT.	LBS.	C.Y.					
3'-0"	6	21	7	31	11	42	5	73	4	6	3'-10"	7	18	2'-7"	7	12	202	2.31
3'-6"	6	21	7	31	13	49	5	73	4	6	4'-4"	7	20	3'-1"	7	14	214	2.49
4'-0"	6	21	7	31	13	49	5	73	4	6	4'-10"	7	23	3'-7"	7	17	219	2.66
4'-6"	6	21	7	31	15	57	5	73	4	6	5'-4"	7	25	4'-1"	7	19	231	2.84
5'-0"	6	21	7	31	15	57	5	73	4	6	5'-10"	7	27	4'-7"	7	21	236	3.01
5'-6"	6	21	7	31	17	64	5	73	4	6	6'-4"	7	30	5'-1"	7	24	248	3.19
6'-0"	6	21	7	31	17	64	5	73	4	6	6'-10"	7	32	5'-7"	7	26	253	3.37
6'-6"	6	21	7	31	19	72	5	73	4	6	7'-4"	7	34	6'-1"	7	28	265	3.54
7'-0"	6	21	7	31	19	72	5	73	4	6	7'-10"	7	37	6'-7"	7	31	270	3.72



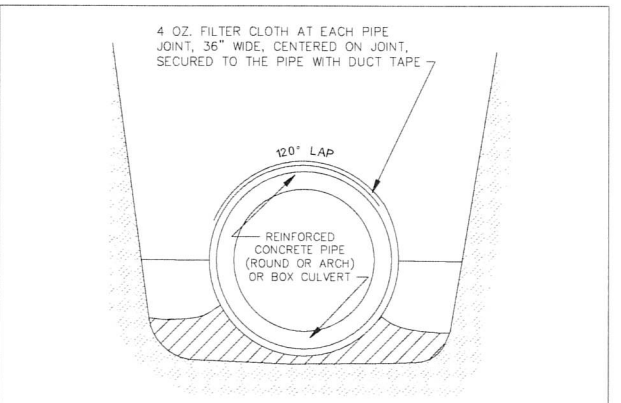
INCREASE IN C.Y. PER FT. "H"

"W"	C.Y./FT.H	"H"	C.Y./FT.W
2'-6"	315	3'-0"	315
3'-0"	333	3'-6"	333
3'-6"	352	4'-0"	352
4'-0"	371	4'-6"	370
4'-6"	389	5'-0"	389
5'-0"	408	5'-6"	408
5'-6"	426	6'-0"	426
6'-0"	445	6'-6"	445
6'-6"	463	7'-0"	463
7'-0"	481	7'-6"	482
		8'-0"	500

QUANTITIES FOR ONE EXTENSION

BAR	SIZE	LENGTH	SPACING	NUMBER	↑ WEIGHT
E	# 4	5'-8"	AS SHOWN	3	11
G	# 4	SEE SCHEDULE	11"	6	34
H	# 6	6'-9"	AS SHOWN	5	51
L	# 6	4'-9"	AS SHOWN	2	14

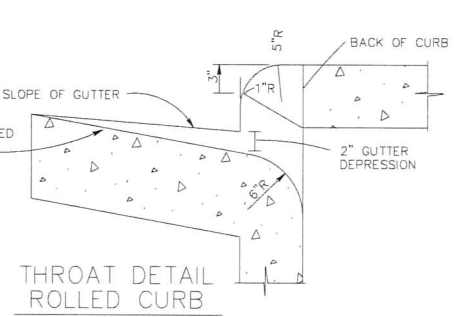
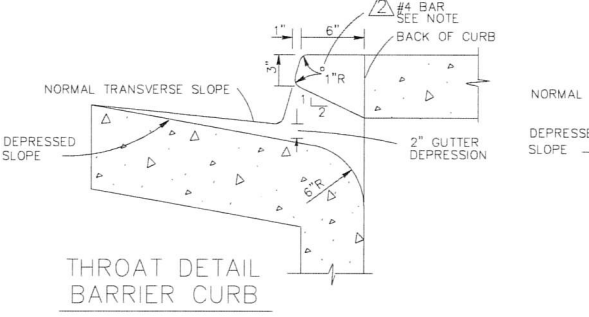
TOTAL STEEL FOR ONE EXTENSION 110 LBS.
 TOTAL CONC. FOR ONE EXTENSION 0.89 C.Y.
 † WHERE EXTENSION IS USED WITH CONCRETE PAVEMENT, ADD 27 LBS. OF STEEL FOR BARS M.



STORM DRAIN PIPE WRAP

DATE: 5/20/15	APPR. BY: BCM	REVISION
SCALE: N.T.S.	DR. NO.: 02722 DWG 1	
DR. BY:	FILE: PIPE WRAP	

CITY OF GULFPORT
STANDARD CONSTRUCTION DETAILS



† The bars in the area of lip of curb inlet were changed from #6 to #4. #6 bars are too large and cause problems. If equipment hits, it tears up the concrete. Also there were originally 3 bars in this spot which proved to be oversized.

TERRY MORAN ENGINEERING
 P.O. BOX 4075
 BILOXI, MS 39535
 PH 228.896.4733
 FAX 228.896.6788
 TERRY MORAN
 P.E., P.L.S.

TERRY MORAN, JR.
 PROFESSIONAL ENGINEER
 LICENSE NO. 15,073,024
 STATE OF MISSISSIPPI

REVISION
 DATE

Subdivision Design for:
 Pecan Crest Subdivision

CONSTRUCTION DETAILS

DRAWN BY: G1
 CHECKED BY: TCM

8.1

IMPLEMENTATION OF CONTROLS

THE OWNER OR OPERATOR, IN DISTURBING AN AREA, SHALL IMPLEMENT CONTROLS AS NEEDED TO PREVENT EROSION AND ADVERSE IMPACTS TO WATERS OF THE STATE.

IMPLEMENTATION SEQUENCE

THE FOLLOWING OUTLINE IS TO COORDINATE THE TIMING OF ALL LAND-DISTURBING ACTIVITIES WITH THE NECESSARY EROSION AND SEDIMENTATION CONTROL MEASURES PLANNED FOR THE PROJECT. OWNER OR OPERATOR TO SUBMIT COMMENCEMENT DATES AND PROJECTED IMPLEMENTATION DATES TO ENGINEER OF RECORD IN ADVANCE OF CONSTRUCTION.

PHASE 1. ALL PROPERTY UPLANDS TO BE BUSH HOGGED, CUTTING DOWN AND REMOVING ANY DENSE VEGETATION WHILE MAINTAINING GROUND COVER, IN ADVANCE OF DISTURBING ANY AREA OF THE PROPERTY TO THE EXTENT THAT IT WOULD REQUIRE EROSION CONTROL MEASURES.

PHASE 2. IN ADVANCE OF CLEARING AND GRUBBING OPERATIONS

1. INSTALL CONSTRUCTION ENTRANCES, AND INSTALL ALL DOUBLE FENCING AT PERIMETER AND ALONG WETLANDS.
- 1.1. ONCE DENSE VEGETATION HAS BEEN REMOVED, CONSTRUCTION ENTRANCES, AND DOUBLE SILT FENCES AT PERIMETER SHALL BE INSTALLED, IN WHICH THE MAINTENANCE SCHEDULE OF ALL INSTALLED FENCES COMMENCES ONCE THEY ARE INSTALLED.

PHASE 3. AFTER CONSTRUCTION ENTRANCES AND PERIMETER FENCING INSTALLED

1. CLEARING AND GRUBBING OF SITE CAN COMMENCE.
2. ALL EXISTING FENCING TO BE MAINTAINED DURING MASS HAUL AND FILL OPERATIONS
3. REMOVE SOIL FOR PONDS AND REGRADE SITE AS REQUIRED TO MEETING THE DESIGN GRADING AND DRAINAGE OF THE SITE.
4. INSTALL SILT FENCING AROUND PONDS
5. INSTALL OVER FLOW STRUCTURES
6. INSTALL STRAW WATTLES TO PREVENT EROSION AND ADVERSE IMPACTS TO WATERS OF THE STATE

PHASE 4. MAINTAIN ALL EROSION CONTROL MEASURES UNTIL ADEQUATE VEGETATION HAS BEEN ESTABLISHED, AND REMOVAL OF CONTROLS HAS BEEN APPROVED BY THE MUNICIPALITY.

STORM WATER POLLUTION PREVENTION NOTES:

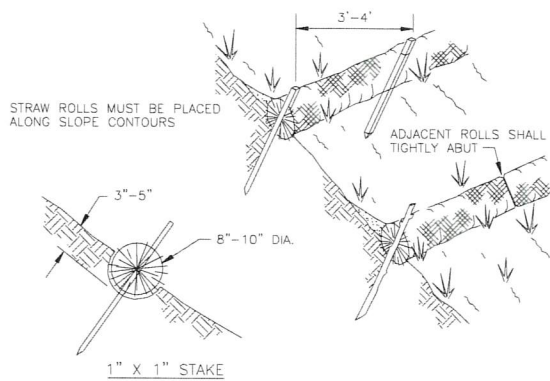
1. CONTRACTOR SHALL STOCKPILE TOPSOIL FOR USE IN LANDSCAPING.
2. CONTRACTOR SHALL LINE ALL PROPOSED SWALES AND DETENTION POND SLOPES WITH EROSION AND SEDIMENT CONTROL BLANKETS AS SHOWN.
3. CONTRACTOR SHALL ROUGHEN ALL 4:1 CUT SLOPES BY DISKING PRIOR TO SODDING.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR SEEDING WITH TEMPORARY SEED ANY DISTURBED AREAS THAT WILL BE LEFT UNDISTURBED FOR THIRTY OR MORE DAYS WITHIN SEVEN DAYS (SEE MDEQ LIST OF TEMPORARY SEED TYPES).
5. CONTRACTOR SHALL BE RESPONSIBLE FOR SODDING ANY DISTURBED AREAS WITHIN SEVEN DAYS OF COMPLETION (SEE OWNER FOR TYPE OF LANDSCAPE TO BE USED).
6. ALL EQUIPMENT MAINTENANCE AND REPAIR SHALL BE DONE OFFSITE.
7. TRASH RECEPTACLES SHALL BE PLACED AT CONVENIENT LOCATIONS THROUGHOUT THE SITE.
8. THE MAIN TRASH COLLECTION BIN SHALL BE PLACED NEAR THE NORTHWEST CORNER OF THE CONSTRUCTION ENTRANCE. CONTRACTOR SHALL COORDINATE PICKUP WITH THE CITY AND SHALL ENSURE THAT COLLECTION IS DONE A MINIMUM OF ONCE A WEEK.
9. CONTRACTOR SHALL CHECK ALL DISTURBED AREAS, EROSION AND SEDIMENT CONTROLS AFTER EACH SIGNIFICANT RAINFALL BUT NOT LESS THAN ONCE PER WEEK AND MAKE ANY NEEDED REPAIRS WITHIN 24 HOURS.
10. CONTRACTOR SHALL REMOVE ANY SEDIMENT FROM SILT FENCE, CHECK POINTS, AND INLET PROTECTION DEVICES WHENEVER SEDIMENT HAS ACCUMULATED TO 50 PERCENT CAPACITY.
11. CONTRACTOR SHALL MAINTAIN ALL VEGETATED AREAS TO PROVIDE PROPER GROUND COVER BY RE-SEEDING, FERTILIZATION, OR MULCHING AS NEEDED.
12. A TEMPORARY OFFICE AND PORTABLE TOILET BUILDINGS SHALL BE LOCATED AT THE NORTH ENTRANCE TO THE SITE AND AT LOCATIONS SO THAT NO PART OF THE PROJECT IS MORE THAN 1,000 FEET FROM A TOILET FACILITY. THESE STRUCTURES WILL BE MAINTAINED ON A REGULAR SCHEDULE BY A LICENSED DISPOSAL COMPANY.
13. STAFF TRAINING REQUIREMENTS:

13.1. EACH OPERATOR, OR GROUP OF MULTIPLE OPERATORS, MUST ASSEMBLE A "STORMWATER TEAM" TO CARRY OUT COMPLIANCE ACTIVITIES ASSOCIATED WITH THE REQUIREMENTS IN THIS PERMIT PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES. THE PERMITTEE MUST ENSURE THAT THE FOLLOWING PERSONNEL ON THE STORMWATER TEAM UNDERSTAND THE REQUIREMENTS OF THIS PERMIT AND THEIR SPECIFIC RESPONSIBILITIES WITH RESPECT TO THOSE REQUIREMENTS:

- 13.1.1. PERSONNEL WHO ARE RESPONSIBLE FOR THE DESIGN, INSTALLATION, MAINTENANCE, AND/OR REPAIR OF STORMWATER CONTROLS (INCLUDING POLLUTION PREVENTION CONTROLS);
- 13.1.2. PERSONNEL RESPONSIBLE FOR THE APPLICATION AND STORAGE OF TREATMENT CHEMICALS (IF APPLICABLE);
- 13.1.3. PERSONNEL WHO ARE RESPONSIBLE FOR CONDUCTING INSPECTIONS AS REQUIRED IN ACT6, S-5; AND
- 13.1.4. PERSONNEL WHO ARE RESPONSIBLE FOR TAKING CORRECTIVE ACTIONS AS REQUIRED IN ACT6, S-2.

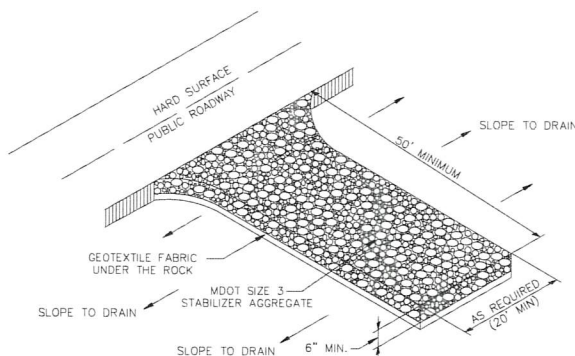
13.2. THE PERMITTEE IS RESPONSIBLE FOR ENSURING THAT ALL ACTIVITIES ON THE SITE COMPLY WITH THE REQUIREMENTS OF THIS PERMIT. THE PERMITTEE IS NOT REQUIRED TO PROVIDE OR DOCUMENT FORMAL TRAINING FOR SUBCONTRACTORS OR OTHER OUTSIDE SERVICE PROVIDERS, BUT THE PERMITTEE MUST ENSURE THAT SUCH PERSONNEL UNDERSTAND ANY REQUIREMENTS OF THIS PERMIT THAT MAY BE AFFECTED BY THE WORK THEY ARE SUBCONTRACTED TO PERFORM.

13.3. AT A MINIMUM, MEMBERS OF THE STORMWATER TEAM MUST BE TRAINED TO UNDERSTAND THE FOLLOWING IF RELATED TO THE SCOPE OF THEIR JOB DUTIES (E.G., ONLY PERSONNEL RESPONSIBLE FOR CONDUCTING INSPECTIONS NEED TO UNDERSTAND HOW TO CONDUCT INSPECTIONS): THE PERMIT DEADLINES ASSOCIATED WITH INSTALLATION, MAINTENANCE, AND REMOVAL OF STORMWATER CONTROLS AND WITH STABILIZATION;



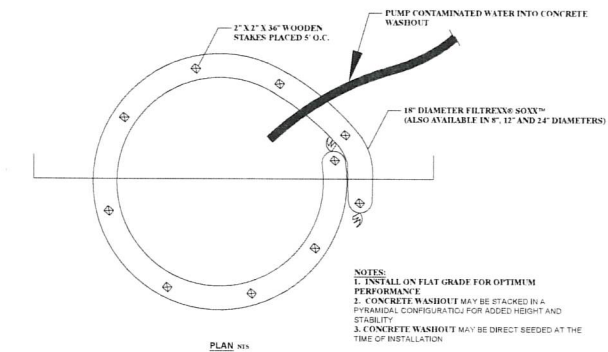
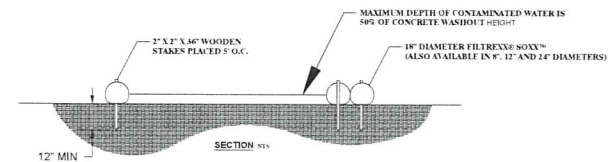
- NOTES:
1. STRAW ROLL INSTALLATION REQUIRES THE PLACEMENT AND SECURE STAKING OF THE ROLL IN A TRENCH, 3"-5" DEEP, DUG ON CONTOUR. RUNOFF MUST NOT BE ALLOWED TO RUN UNDER OR AROUND ROLL.

STRAW ROLL WATTLE DETAIL



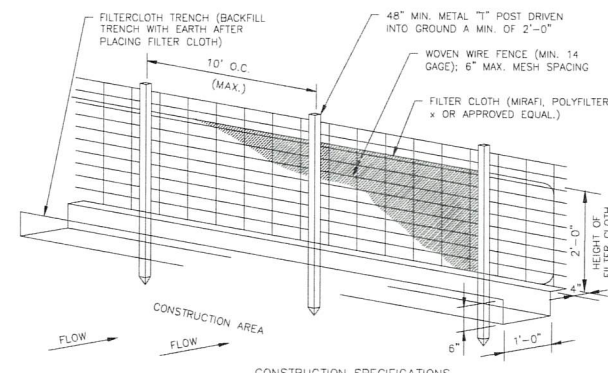
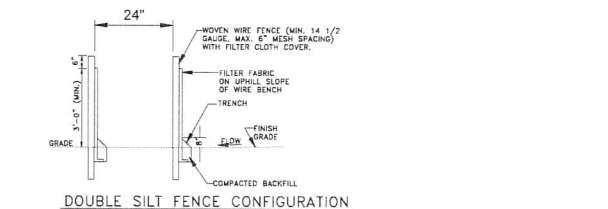
- NOTES:
1. THE AREA OF THE CONSTRUCTION ENTRANCE SHALL BE EXCAVATED 6 INCHES DEEP, 50 FEET LONG AND SHALL EXTEND THE FULL WIDTH OF ANY VEHICULAR INGRESS AND EGRESS (MINIMUM 20 FEET) LOCATED ON THE SITE.
 2. THE ENTRANCE SHALL BE PROPERLY MAINTAINED FOR THE DURATION OF THE PROJECT TO PREVENT THE TRACKING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY. ALL MAINTENANCE AND REPAIRS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
 3. THE ENTRANCE SHALL BE CHECKED ON A DAILY BASIS AND BEFORE & AFTER ANY RAINFALL EVENT FOR ANY DAMAGES. ANY DAMAGES FOUND SHALL BE REMEDIATED BEFORE THE DAYS END AT NO ADDITIONAL COST TO THE CITY.
 4. THE ENTRANCE SHALL BE PROPERLY GRADED TO PREVENT THE FLOW OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY. ALL MATERIALS SPILLED, DROPPED, WASHED OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS SHALL BE REMOVED IMMEDIATELY.
 5. MEASURES SHALL BE TAKEN TO PREVENT VEHICULAR TRAFFIC FROM BYPASSING THE CONSTRUCTION ENTRANCE DURING INGRESS AND EGRESS.

LIMESTONE CONSTRUCTION ENTRY DETAIL



- NOTES:
1. INSTALL ON FLAT GRADE FOR OPTIMUM PERFORMANCE.
 2. CONCRETE WASHOUT MAY BE STACKED IN A PYRAMIDAL CONFIGURATION FOR ADDED HEIGHT AND STABILITY.
 3. CONCRETE WASHOUT MAY BE DIRECT SEEDED AT THE TIME OF INSTALLATION.

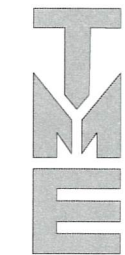
CONCRETE WASHOUT



- INSTALLATION:
1. USE STEEL "1" POSTS THAT ARE 5 FEET IN LENGTH.
 2. INSTALL POSTS STARTING AT THE CENTER OF THE LOWEST POINT OF THE FENCE LINE. DRIVE POSTS 12 INCHES INTO THE GROUND.
 3. INSTALL POSTS ON 10-FOOT CENTERS IF METAL MESH FENCING IS TO BE USED AS ADDITIONAL SUPPORT. IF NO METAL FENCING SUPPORT IS USED, THEN INSTALL POSTS ON 6-FOOT CENTER OR LESS.
 4. EXCAVATE A TRENCH 4 INCHES DEEP BY 4 INCHES WIDE ON THE UPHILL SIDE OF THE FENCE POSTS.
 5. STAPLE OR TIE SILT FENCE FABRIC TO POSTS ON UPHILL SIDE, LEAVING 8 INCHES ON THE BOTTOM TO EXTEND DOWN AND ACROSS THE BOTTOM OF THE TRENCH.
 6. BACKFILL TRENCH AND TAMP DOWN OVER FABRIC.
 7. ALLOW 6-INCH OVERLAP AT JOINTS.
 8. MULCH BARE GROUND UPHILL OF SILT FENCE OR PROVIDE OTHER EROSION CONTROL MEASURES.

- MAINTENANCE:
1. REMOVE ACCUMULATED SEDIMENT ALONG THE FENCE WHEN IT HAS REACHED A THIRD TO A HALF OF THE FENCE HEIGHT. DO NOT PLACE SEDIMENT ON THE DOWNHILL SIDE.
 2. INSPECT WEEKLY AND AFTER EACH SIGNIFICANT STORM EVENT (GREATER THAN 1/2 INCH OF RAIN).
 3. REMOVE FENCE WHEN AREA ABOVE THE FENCE HAS BEEN STABILIZED.
 4. IF FABRIC IS TORN, THEN REPLACE WITH A NEW PIECE THAT STRETCHES TO POST ON EITHER SIDE OF THE TEAR.

SILT FENCE DETAIL



TERRY MORAN ENGINEERING

P.O. BOX 4075
BILOXI, MS 39535

PH 228.896.4733
FAX 228.896.6788

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



REV#	DATE	REVISION

Subdivision Design for:
Pecan Crest Subdivision
CONSTRUCTION DETAILS

DRAWN BY:
CHECKED BY:
T.M.

STATE OF MISSISSIPPI
COUNTY OF HARRISON
FIRST JUDICIAL DISTRICT



J. Johnson
1st Judicial District
Instrument 2007 4888 D -J1
Filed/Recorded 5 11 2007 4 18 P
Total Fees 12.00
6 Pages Recorded

WARRANTY DEED

For and in consideration of the sum of Ten Dollars (\$10.00) cash in hand paid, and other good, legal, and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned, W.A. DEDEAUX BUILDERS, INC., does hereby sell, convey, and warrant unto DEDEAUX PROPERTIES I, L.P., a Mississippi limited partnership, the following described interests in the land and property lying and being situated in Harrison County, State of Mississippi, being more particularly described as follows, to-wit:

PARCEL 1

A parcel of land situated in the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 11, Township 7 South, Range 11 West, Harrison County, Mississippi, and being more fully described as follows:

Commencing at the Southwest corner of the Southwest $\frac{1}{4}$ of Section 11, Township 7 South, Range 11 West, Harrison County, Mississippi; thence N00°02'31"W 1330.05' to a point; thence N89°32'02"E 683.25' to a point; thence N00°18'40"W 532.75' to the point of beginning and an iron rod; thence N00°20'14"W 133.19' to an iron rod; thence N89°27'25"E 670.00' to an iron rod on the East line of said Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$; thence S00°26'27"W along said East line 76.77' to an iron rod; thence S00°11'52"E 56.65' to an iron rod; thence S89°28'35"W 670.00' to the point of beginning, containing 2.05 acres, more or less.

Less and Except

That portion of a 50' wide road right-of-way (Dede Drive) being more fully described as follows:

Commencing at the Southwest corner of the Southwest $\frac{1}{4}$ of Section 11, Township 7 South, Range 11 West, Harrison County, Mississippi; thence N00°02'31"W 1330.05' to a point; thence N89°32'02"E 683.25' to a point; thence N00°18'40"W 532.75' to an iron rod; thence N00°20'14"W 133.19' to an iron rod;

thence N89°27'25"E 491.27' to an iron rod and the point of beginning; thence N89°27'25"E 62.93' to an iron rod; thence along a curve concave to the Northeast, having a radius of 100', and a length of 72.42' to an iron rod; thence N89°27'25"E 48.37' to an iron rod on the East line of the Northwest ¼ of the Southwest ¼ of Section 11-7-11; thence S00°26'27"W along said East line 50.00' to an iron rod; thence N89°43'47"E 47.42' to an iron rod; thence along a curve concave to the Northeast, having a radius of 150.00', and a length of 159.23' to the point of beginning, containing 0.19 acres, more or less.

PARCEL 3

A parcel of land situated in the Northwest ¼ of the Southwest ¼ of Section 11, Township 7 South, Range 11 West, Harrison County, Mississippi, and being more fully described as follows:

Commencing at the Southwest corner of the Southwest ¼ of Section 11, Township 7 South, Range 11 West, Harrison County, Mississippi; thence N00°02'31"W 1330.05' to a point; thence N89°32'02"E 683.25' to a point; thence N00°18'40"W 532.75' to an iron rod; thence N89°28'35"E 670.00' to a point; thence N00°11'52"W 56.65' to an iron rod; thence N00°26'27"W 50.00' to a point; thence N02°26'27"W 455.53' to the point of beginning [*sic*] and an iron rod; thence N00°26'27"W 208.70' to an iron rod on the South margin of Dedeaux Road; thence S89°14'34"W along said South margin 167.83' to an iron rod; thence S00°26'27"E 208.70' to an iron rod; thence N89°14'34"E 160.53' to the point of beginning, containing 0.79 acres, more or less.

A SURVEY OF SAID PARCELS OF LAND IS ATTACHED HEREWITH AS "EXHIBIT A."

This conveyance is made subject to any and all recorded liens, building restrictions, zoning ordinances, rights of way, easements, or mineral reservations applicable to the above described property.

3

Ad valorem taxes for the year 2007 are to be assumed by the Grantee herein as of the date of this conveyance.

WITNESS THE SIGNATURE of the Grantor, this the 11 day of May, 2007.

W.A. DEDEAUX BUILDERS, INC.



W.A. Dedeaux, Its President

4

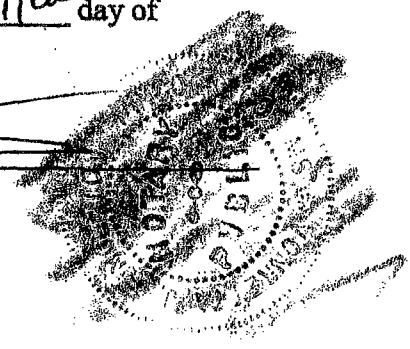
STATE OF MISSISSIPPI

COUNTY OF ^{is} ~~HARRISON~~ Hancock

Personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid, the within named W.A. DEDEAUX, President of W.A. DEDEAUX BUILDERS, INC., who acknowledged that he signed and delivered the above and foregoing instrument on the day and year therein written.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, this the 11th day of May, 2007.

Vanetta D.
Notary Public



My Commission Expires: My Commission Expires: Dec 3, 2008

Grantors' Address:

W.A. Dedeaux Builders, Inc.
13407 Dedeaux Rd
Gulfport, MS 39503
(228) 539-3570

Grantee's Address:

Dedeaux Properties I, L.P.
13407 Dedeaux Road
Gulfport, Mississippi 39503
(228) 539-3570

Prepared by and Return original
Warranty Deed to:

Harris H. Barnes, III (MSB # 2018)
BARNES, BROOM, AND McLEOD, P.A.
5 River Bend Place, Suite A
Flowood, Mississippi 39232-7618
(601) 981-6336

ATTORNEY

Indexing Instructions: Northwest ¼ of the Southwest ¼ of Section 11, Township 7 South,
Range 11 West, Harrison County, Mississippi.

STATE OF MISSISSIPPI
COUNTY OF HARRISON
FIRST JUDICIAL DISTRICT



J. Howard
1st Judicial District
Instrument 2007 4887 D -J1
Filed/Recorded 5 11 2007 4 17 P
Total Fees 12.00
5 Pages Recorded

WARRANTY DEED

For and in consideration of the sum of Ten Dollars (\$10.00) cash in hand paid, and other good, legal, and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned, W.A. DEDEAUX, does hereby sell, convey, and warrant unto DEDEAUX PROPERTIES I, L.P., a Mississippi limited partnership, the following described interests in the land and property lying and being situated in Harrison County, State of Mississippi, being more particularly described as follows, to-wit:

PARCEL 2

A parcel of land situated in the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 11, Township 7 South, Range 11 West, Harrison County, Mississippi being more fully described as follows:

Commencing at the Southwest corner of the Southwest $\frac{1}{4}$ of Section 11, Township 7 South, Range 11 West, Harrison County, Mississippi; thence N00°02'31"W 1330.05' to a point; thence N89°32'02"E 683.25' to a point; thence N00°18'40"W 532.75' to an iron rod; thence N89°28'35"E 670.00'; thence N00°11'52"W 56.65' to an iron rod; thence N00°26'27"W 76.77' to the point of beginning; thence S89°27'25"W 115.80' to an iron rod; thence along a curve having a chord of N25°10'14"W, a length of 76.99', a radius of 100' and length of 79.04' to an iron rod; thence N02°26'37"W 358.37' to an iron rod; thence N89°14'34"E 160.53' to an iron rod; thence S00°26'27"E 455.53' to the point of beginning, containing 1.48 acres, more or less.

PARCEL 4

A parcel of land situated in the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 11, Township 7 South, Range 11 West, Harrison County, Mississippi being more fully described as follows:

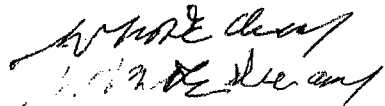
Commencing at the Southwest corner of the Southwest ¼ of Section 11, Township 7 South, Range 11 West, Harrison County, Mississippi; thence N00°02'31"W 1330.05' to a point; thence N89°32'02"E 683.25' to a point; thence N00°18'40"W 532.75' to an iron rod; thence N00°20'14"W 133.19' to the point of beginning and an iron rod; thence S89°27'25"W 271.33' to an iron rod; thence N00°41'59"W 633.93' to an iron rod on the south margin of Dedeaux Road; thence N89°14'34"E along said south margin 726.35' to an iron rod; thence S02°26'37"E 568.70' to an iron rod; thence along a curve having a chord of S16°11'47"E, a length of 70.89', a radius of 150 and length of 71.56' to an iron rod; thence thence [sic] S89°27'25"W 491.27' to the point of beginning, containing 10.74 acres, more or less.

A SURVEY OF SAID PARCELS OF LAND IS ATTACHED HEREWITH AS "EXHIBIT A."

This conveyance is made subject to any and all recorded liens, building restrictions, zoning ordinances, rights of way, easements, or mineral reservations applicable to the above described property.

Ad valorem taxes for the year 2007 are to be assumed by the Grantee herein as of the date of this conveyance.

WITNESS THE SIGNATURE of the Grantor, this the 11 day of May, 2007.



W.A. Dedeaux

STATE OF MISSISSIPPI

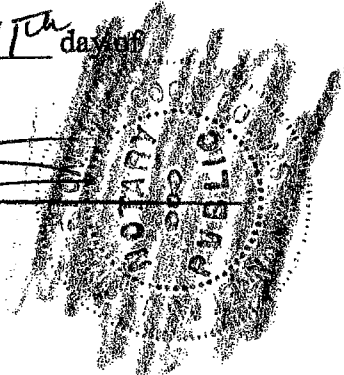
COUNTY OF ^{vs} HARRISON Hancock

Personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid, the within named W.A. DEDEAUX, who acknowledged that he signed and delivered the above and foregoing instrument on the day and year therein written.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, this the 17th day of

May, 2007.

Vonella J
Notary Public



My Commission Expires: _____ My Commission Expires: Dec 3, 2008

Grantors' Address:

W.A. Dedeaux
13407 Dedeaux Rd
Gulfport, MS 39503
(228) 539-3570

Grantee's Address:

Dedeaux Properties I, L.P.
13407 Dedeaux Road
Gulfport, Mississippi 39503
(228) 539-3570

Prepared by and Return original

Warranty Deed to:

Harris H. Barnes, III (MSB # 2018)
BARNES, BROOM, AND McLEOD, P.A.
5 River Bend Place, Suite A
Flowood, Mississippi 39232-7618
(601) 981-6336

ATTORNEY

Indexing Instructions: Northwest ¼ of the Southwest ¼ of Section 11, Township 7 South,
Range 11, West, Harrison County, Mississippi.

5

LEGAL DESCRIPTION PARCEL 1:

A PARCEL OF LAND SITUATED IN THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 7 SOUTH, RANGE 11 WEST, HARRISON COUNTY, MISSOURI, AND BEING MORE FULLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 7 SOUTH, RANGE 11 WEST, HARRISON COUNTY, MISSOURI; THENCE NORTH 21° 13' 02" W 133.025' TO A POINT; THENCE NORTH 22° 02' E 633.25' TO A POINT; THENCE NORTH 14° 14' W 133.19' TO AN IRON ROD; THENCE NORTH 22° 23' W 271.51' TO AN IRON ROD; THENCE NORTH 61° 59' W 633.33' TO AN IRON ROD; THENCE SOUTH 14° 14' W 133.19' TO AN IRON ROD; THENCE SOUTH 22° 23' W 271.51' TO AN IRON ROD; THENCE SOUTH 22° 02' E 633.25' TO AN IRON ROD; THENCE SOUTH 21° 13' 02" W 133.025' TO THE POINT OF BEGINNING, CONTAINING 2.05 ACRES, MORE OR LESS.

LEGAL DESCRIPTION PARCEL 2:

A PARCEL OF LAND SITUATED IN THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 7 SOUTH, RANGE 11 WEST, HARRISON COUNTY, MISSOURI, AND BEING MORE FULLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 7 SOUTH, RANGE 11 WEST, HARRISON COUNTY, MISSOURI; THENCE NORTH 21° 13' 02" W 133.025' TO A POINT; THENCE NORTH 22° 02' E 633.25' TO AN IRON ROD; THENCE NORTH 14° 14' W 133.19' TO AN IRON ROD; THENCE NORTH 22° 23' W 271.51' TO AN IRON ROD; THENCE NORTH 61° 59' W 633.33' TO AN IRON ROD; THENCE SOUTH 14° 14' W 133.19' TO AN IRON ROD; THENCE SOUTH 22° 23' W 271.51' TO AN IRON ROD; THENCE SOUTH 22° 02' E 633.25' TO AN IRON ROD; THENCE SOUTH 21° 13' 02" W 133.025' TO THE POINT OF BEGINNING, CONTAINING 1.48 ACRES, MORE OR LESS.

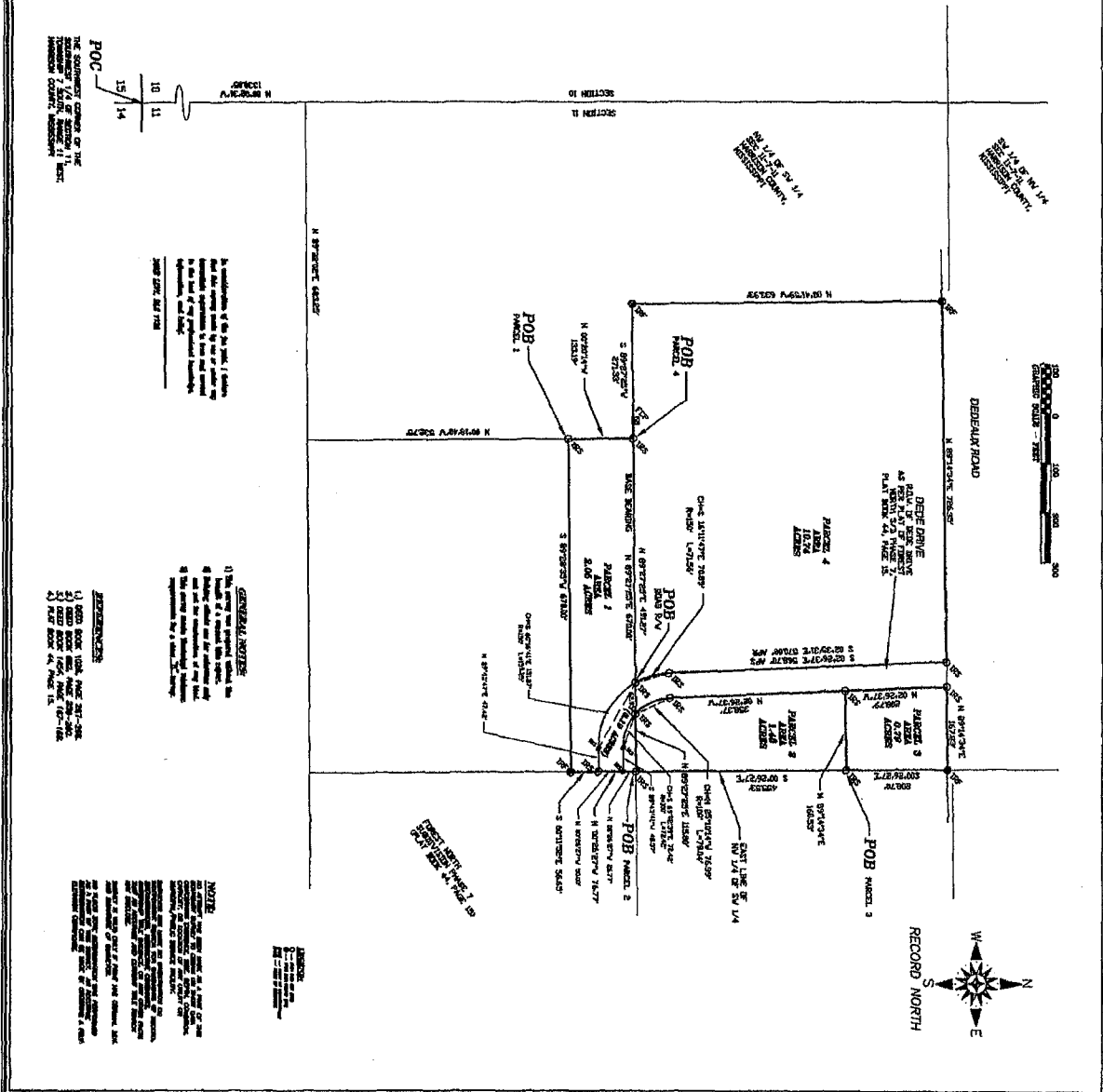
LEGAL DESCRIPTION PARCEL 3:

A PARCEL OF LAND SITUATED IN THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 7 SOUTH, RANGE 11 WEST, HARRISON COUNTY, MISSOURI, AND BEING MORE FULLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 7 SOUTH, RANGE 11 WEST, HARRISON COUNTY, MISSOURI; THENCE NORTH 21° 13' 02" W 133.025' TO A POINT; THENCE NORTH 22° 02' E 633.25' TO AN IRON ROD; THENCE NORTH 14° 14' W 133.19' TO AN IRON ROD; THENCE NORTH 22° 23' W 271.51' TO AN IRON ROD; THENCE NORTH 61° 59' W 633.33' TO AN IRON ROD; THENCE SOUTH 14° 14' W 133.19' TO AN IRON ROD; THENCE SOUTH 22° 23' W 271.51' TO AN IRON ROD; THENCE SOUTH 22° 02' E 633.25' TO AN IRON ROD; THENCE SOUTH 21° 13' 02" W 133.025' TO THE POINT OF BEGINNING, CONTAINING 0.79 ACRES, MORE OR LESS.

LEGAL DESCRIPTION PARCEL 4:

A PARCEL OF LAND SITUATED IN THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 7 SOUTH, RANGE 11 WEST, HARRISON COUNTY, MISSOURI, AND BEING MORE FULLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 7 SOUTH, RANGE 11 WEST, HARRISON COUNTY, MISSOURI; THENCE NORTH 21° 13' 02" W 133.025' TO A POINT; THENCE NORTH 22° 02' E 633.25' TO AN IRON ROD; THENCE NORTH 14° 14' W 133.19' TO AN IRON ROD; THENCE NORTH 22° 23' W 271.51' TO AN IRON ROD; THENCE NORTH 61° 59' W 633.33' TO AN IRON ROD; THENCE SOUTH 14° 14' W 133.19' TO AN IRON ROD; THENCE SOUTH 22° 23' W 271.51' TO AN IRON ROD; THENCE SOUTH 22° 02' E 633.25' TO AN IRON ROD; THENCE SOUTH 21° 13' 02" W 133.025' TO THE POINT OF BEGINNING, CONTAINING 10.74 ACRES, MORE OR LESS.

GENERAL NOTES:
 1) THE SURVEY IS BASED ON THE 1983 DATUM.
 2) ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF.
 3) ALL BEARINGS ARE TRUE BEARINGS.
 4) ALL IRON RODS ARE 1/2" DIAMETER.
 5) ALL CORNERS ARE MARKED WITH IRON RODS.
 6) THE SURVEY IS SUBJECT TO ANY PREVIOUS SURVEYS.
 7) THE SURVEY IS SUBJECT TO ANY EASEMENTS OR RIGHTS OF WAY.
 8) THE SURVEY IS SUBJECT TO ANY UNRECORDED INTERESTS.
 9) THE SURVEY IS SUBJECT TO ANY UNRECORDED ENCUMBRANCES.
 10) THE SURVEY IS SUBJECT TO ANY UNRECORDED LIENS.
 11) THE SURVEY IS SUBJECT TO ANY UNRECORDED TAX LIENS.
 12) THE SURVEY IS SUBJECT TO ANY UNRECORDED JUDGMENT LIENS.
 13) THE SURVEY IS SUBJECT TO ANY UNRECORDED MORTGAGE LIENS.
 14) THE SURVEY IS SUBJECT TO ANY UNRECORDED DEEDS.
 15) THE SURVEY IS SUBJECT TO ANY UNRECORDED WILL.



<p>DATE: 11-10-09</p> <p>SCALE: 1" = 100'</p> <p>SHEET: 1 OF 1</p>	<p>SURVEY OF 15 ACRE TRACT</p> <p>ON THE NW 1/4 OF THE SW 1/4 OF SECTION 11 T7S R11W</p> <p>HARRISON COUNTY, MISSOURI</p>	<p>DUKE LEVY & ASSOCIATES, P.A.</p> <p>CONSULTING ENGINEERS</p> <p>1111 WEST WASHINGTON STREET, SUITE 100, WARREN, MISSOURI 64090</p> <p>OFFICE: (417) 461-1111 FAX: (417) 461-9999</p>
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J. Johnson 1st Judicial District
Instrument 2013 5989 D -J1
Filed/Recorded 8/23/2013 01:40 P
Total Fees \$ 12.00
3 Pages Recorded

This instrument prepared by and to be returned to:

Chelsea H. Brannon, MS Bar #102805
City of Gulfport
Post Office Box 1780
Gulfport, Mississippi 39502-1780
(228) 868-5811

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of SIXTY-NINE THOUSAND, THREE HUNDRED DOLLARS and NO/100 (\$69,300.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, **Grantor,**

DEDEAUX PROPERTIES I, LP
13407 Dedeaux Road
Gulfport, Mississippi 39503
Telephone (228) 864-8965

does hereby sell, convey and warrant unto **Grantee,**

CITY OF GULFPORT, MISSISSIPPI
A Mississippi Municipal Corporation
Post Office Box 1780
Gulfport, Mississippi 39502-1780
Telephone (228) 868-5811

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

See Exhibit "A" attached.

INDEXING INSTRUCTIONS:

The NW ¼ of the SW ¼ of Section 11
Township 7 South, Range 11 West
City of Gulfport, First Judicial District
Harrison County, Mississippi

It is understood that this property is being conveyed for the purpose of improving an existing public right-of-way identified as Dedeaux Road. Grantor shall continue to have ingress and egress over the property identified in Exhibit "A" until such time as the improvements are completed.

Grantor, for the same consideration, hereby quitclaims and releases any and all rights and remaining interests in and to the land adjacent to the above described conveyance, presently containing a public right-of-way identified as Dedeaux Road, including, but not limited to property previously granted by easement, identified on page 96 of Deed Book 398 of the Land Records of Harrison County, Mississippi.

This conveyance is less and except any and all recorded oil, gas or other mineral rights granted, reserved or excepted by former owners, and is subject to any and all recorded restrictions or covenants and any and all presently existing or recorded easements or rights-of-way affecting said property.

Grantor shall be responsible for ad valorem taxes for the current year and prior years, and Grantee shall assume tax responsibility of the identified portion of the property as a tax exempt municipal government owner for all future years.

WITNESS MY SIGNATURE on this the 21st day of August, 2013.

Dedeaux Properties I, LP

By: W.A. Dedeaux Builders, Inc., General Partner

By: Christine L. Dedeaux
Christine L. Dedeaux, President

STATE OF MISSISSIPPI
COUNTY OF HARRISON

THIS DAY PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said county and state, on this the 21st day of August, 2013, within my jurisdiction, the within named Christine L. Dedeaux, who acknowledged that she is President of W.A. Dedeaux Builders, Inc., the General Partner of Dedeaux Properties I, LP, and that for and on behalf of the said corporation, and as its act, she executed and delivered the above and foregoing instrument, after having been duly authorized by said corporation so to do.

David W. Jones
NOTARY PUBLIC

My Commission Expires
January 8, 2017



Exhibit "A"

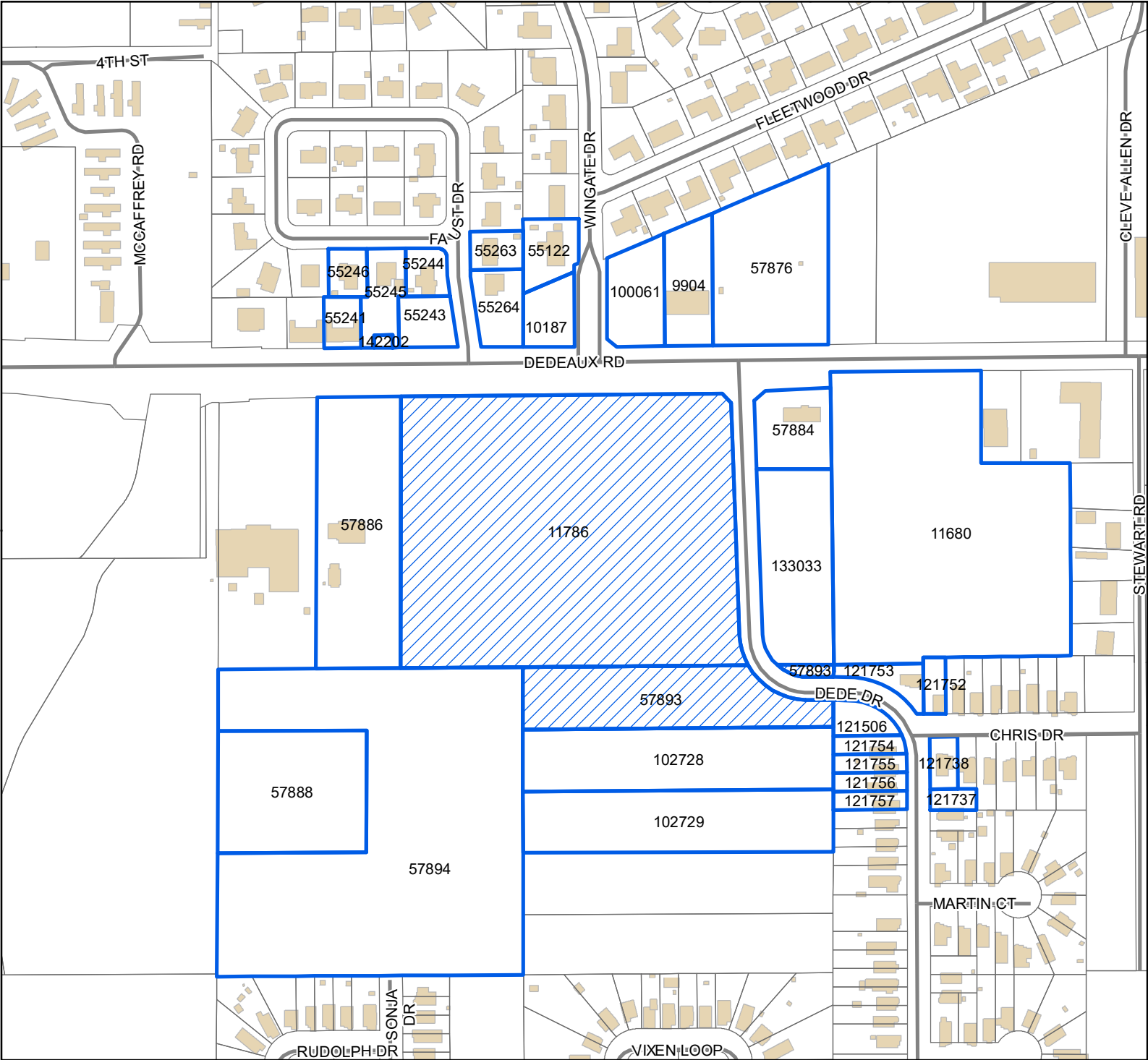
A parcel of land situated and being located in a portion of the NW ¼ of the SW ¼ of Section 11, Township 7 South, Range 11 West, City of Gulfport, First Judicial District of Harrison County, Mississippi, to-wit:

FOR THE POINT OF BEGINNING, commence at the northwest corner of property now or formerly to Dedeaux Properties I, L.P. (Harrison County Instrument #2007-4887-D-J1, Parcel 4), said point being located on the existing south right-of-way of Dedeaux Road (as surveyed in January, 2013), said Point Of Beginning having grid coordinates N. 345,361.09 and E. 910,195.71 based on the Mississippi State Plane Coordinate System, East Zone, NAD 83 (in feet), coordinates and courses herein are grid values based on said coordinate system using a combined factor of (scale) 0.999956283 with a convergence angle of -00°07'09" (at the P.O.B.); thence N 89°22'50" E 726.33 feet along said existing south right-of-way of Dedeaux Road to the northeast corner of said property now or formerly to Dedeaux Properties I, L.P., said point also being the intersection of said existing south right-of-way of Dedeaux Road with the existing west right-of-way of Dede Drive;

THENCE S 02°19'21" E 60.26 feet along the east boundary of said property now or formerly to Dedeaux Properties I, L.P., also being along said existing west right-of-way of Dede Drive; thence N 51°25'16" W 22.95 feet; thence westerly 171.69 feet along a curve, said curve being concave to the north, having a central angle of 01°42'02" with a radius of 5,784.58 feet, also having a chord bearing and distance of S 88°37'02" W 171.69 feet to the end of said curve; thence S 89°28'03" W 538.71 feet to a point located on the west boundary of said property now or formerly to Dedeaux Properties I, L.P.; thence N 00°33'18" W 47.20 feet along said west boundary of property now or formerly to Dedeaux Properties I, L.P. to the said Point Of Beginning.

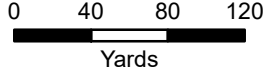
The property herein described, is a total of 34,652 square feet or 0.796 acre, more or less, being a portion of the same property conveyed to Dedeaux Properties I, LP from W.A. Dedeaux (Instrument 2007-4887-D-J1) dated May 11, 2007, as said Instrument was filed for recorded May 11, 2007, in the Land Records of Harrison County, Mississippi.

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
Y		0908M-01-009.000	DEDEAUX PROPERTIES 1, LP (OWNER)	P.O. BOX 926	GULFPORT	MS	39502
			TERRY MORAN (AGENT)	1806 23RD AVE STE B	GULFPORT	MS	39501
			Adjacent Property Owners (2607PC094)				
	55244	0908L-02-015.019	CONLEY JENNIE	144 FAUST DR	GULFPORT	MS	39503
	102729	0908M-01-014.002	SCHAFHIRT CYNTHIA JO	13185 JOHN RD	GULFPORT	MS	39503
	57876	0908L-01-003.000	COAST ELECTRIC POWER ASSN	P O BOX 359	KILN	MS	39556
	55122	0908L-02-012.000	SULLENS DELBERT LEON & TRISHA DIANN	2 WINGATE DR	GULFPORT	MS	39503
	55264	0908L-02-015.000	CHANDLER JUSTIN	106 FAUST DR	GULFPORT	MS	39503
	55246	0908L-02-015.017	HARPER GLORIA J	140 FAUST DR	GULFPORT	MS	39503
	55241	0908L-02-015.030	LOTT ROBERT C	13506 DEDEAUX RD	GULFPORT	MS	39503
	55263	0908L-02-015.001	ALEJANDRO ARMANDO E & JOSEFINA I	108 FAUST DR	GULFPORT	MS	39503
N	55243	0908L-02-015.028	CONLEY JENNIE	144 FAUST DR	GULFPORT	MS	39503
N	10187	0908L-02-013.000	GULFPORT CITY OF	P O BOX 1780	GULFPORT	MS	39502
	9904	0908L-01-004.000	WB PROPERTY LLC	13430 DEDEAUX RD	GULFPORT	MS	39503
	102728	0908M-01-014.001	LADNER DICKIE JOE & JENNIFER A	24040 TIM BRADLEY RD	SAUCIER	MS	39574
	121738	0908M-01-017.069	MCGILL PROPERTIES INC	P O BOX 2163	GULFPORT	MS	39505
	121737	0908M-01-017.068	CASIANO DAMARIS	11170 DEDE DRIVE	GULFPORT	MS	39503
N	121506	0908M-01-017.001	GULFPORT CITY OF				0
	121754	0908M-01-017.085	COMEAU JENNIFER	11181 DEDE DR	GULFPORT	MS	39503
	121755	0908M-01-017.086	MACH VI HOLDING LLC	6001 OLDE OAKVIEW	OCEAN SPRINGS	MS	39564
	121752	0908M-01-017.083	HERRITT TIFFANY N	13380 CHRIS DR	GULFPORT	MS	39503
N	121756	0908M-01-017.087	SUMELONG SAMUEL KWEWE	C/O 8917 LORRAINE RD	GULFPORT	MS	39503
	121753	0908M-01-017.084	MIXON MARTIN F	11190 DEDE DR	GULFPORT	MS	39503
	121757	0908M-01-017.088	TOLAR TERRY & EILERMANN JANET	2620 RUE PALAFOX	BILOXI	MS	39531
	55245	0908L-02-015.018	MANALO RICHARD	142 FAUST DR	GULFPORT	MS	39503
	133033	0908M-01-009.001	DEDEAUX PROPERTIES I LP	13407 DEDEAUX RD	GULFPORT	MS	39503
N	57884	0908M-01-008.000	DEDEAUX PROPERTIES I LP	13407 DEDEAUX RD	GULFPORT	MS	39503
N	100061	0908L-01-004.001	WB PROPERTY LLC	13430 DEDEAUX RD	GULFPORT	MS	39503
N	11786	0908M-01-009.000	DEDEAUX PROPERTIES I LP	13407 DEDEAUX RD	GULFPORT	MS	39503
	57888	0908M-01-012.000	HEINZ CHAS MRS	1604 BELMONT PL	METAIRIE	LA	70001
N	57894	0908M-01-013.000	LADNER DICKIE JOE & JENNIFER A	24040 TIM BRADLEY RD	SAUCIER	MS	39574
	57886	0908M-01-010.000	HALLER REAL ESTATE LLC	14 KIMBALL DRIVE	GULFPORT	MS	39507
	11680	0908M-01-007.000	ALLEN BEVERAGES INC	P O BOX 2037	GULFPORT	MS	39505
N	57893	0908M-01-014.000	DEDEAUX PROPERTIES I LP	13407 DEDEAUX RD	GULFPORT	MS	39503
N	142202	0908L-02-015.033	GULFPORT CITY OF	PO BOX 1780	GULFPORT	MS	4E+08



Legend

-  Site
-  Street
-  Buildings



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.

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
49732	IPL0346291	Legal Ad - IPL0346291		2.0	116.0L

ATTENTION: GULFPORT CITY HALL IP
 1410 24 TH AVENUE
 GULFPORT, MS 39501
 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:
 06/10/26 Print

LEGAL NOTICE PUBLIC HEARING

In conformance with Section VIII of the Comprehensive Zoning Ordinance of the City of Gulfport, Mississippi, 1979 as amended, notice is hereby given advising that the Gulfport City Planning Commission will hold a public hearing in the City of Gulfport, Mississippi at 4:30 PM., Thursday, June 25, 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.

Tree Permit Appeal 2605PC070, by owners Michael Russell & Kirsten Wilson-Russell, seeking to appeal a denied tree permit, Tax Parcel 07110-04-028.004, 4719 W Beach Blvd, Zoned T4L (General Urban Zone "Limited"), Ward 2

Planning Commission Approval 2606PC077, by owners Cara & Jason Drewes, seeking approval for an administrative office for an engineering consulting office as a home occupation, Tax Parcel 1011D-01-049.000, 134 E Cedar Drive, Zoned T4+ (General Urban Zone "Plus"), Ward 2

Planning Commission Approval 2606PC081, by agent Tamesha McDowell, seeking approval for an administrative office for a home care office as a home occupation, Tax Parcel 0807I-01-005.037, 13325 E Carriage Circle, Zoned R-1-10 (Single-family), Ward 7

Planning Commission Approval 2606PC084, by owner Menhie Melton, seeking approval for a mobile home use, Tax Parcel 0710I-02-029.000, 3713 37th Ave, Zoned R-1-5 (Single-family), Ward 1

Planning Commission Approval 2606PC086, by owners Amber Guidry & Devante Crandle, seeking approval for an administrative office for a book-keeping business as a home occupation, Tax Parcel 0808K-03-075.000, 11475 Harris Drive, Zoned R-1-10 (Single-family), Ward 7

General Plan 2607PC094, by agent Terry Moran, seeking approval for a 48-lot subdivision with 2 outparcels, Tax Parcels 0908M-01-009.000, 0908M-01-014.000, Dedeaux Road, Zoned B-1 (Neighborhood Business), Ward 6

Zoning Map Amendment 2606PC076, by agent Grant Thompson, requesting to rezone property to R-1-10, Tax Parcel 0708I-02-015.000, Orange Grove Road, Zoned R-1-15 (Single-family), Ward 7

Zoning Map Amendment 2607PC093, by agent Terry Moran, requesting to rezone 2 parcels to R-1-7.5 (Single-family), Tax Parcel 0908M-01-009.000, 0908M-01-014.000, Dedeaux Road, Zoned B-1 (Neighborhood Business), Ward 6

Zoning Map Amendment 2604PC045, by agent Micheal Collins, requesting to rezone parcel to R-2 (Single-family), Tax Parcel 0810I-01-040.000, 1218 37th Street, Zoned I-1 (Light Industry), Ward 3

This the 3rd day of June 2026
 Keith Williams, Chairman
 City of Gulfport Planning Commission
 IPL0346291
 Jun 10 2026

[Print Tearsheet Link](#)

[Marketplace Link](#)

Sherry Chasteen



Sherry Chasteen

Mary Castro



Sworn to and subscribed before
 me on

Jun 10, 2026, 10:11 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 24TH AVENUE
228.868.5710 | PLANNERS@GULFPORT-MS.GOV

PLANNING COMMISSION

Hearing Date: Thursday, June 25, 2026

Planning Commission Recommendation



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

PLANNING COMMISSION

Hearing Date: Thursday, June 25, 2026

Zoning Map Amendment 2604PC045:

Zoning Map Amendment 2604PC045, by agent Micheal Collins, requesting to rezone parcel to R-2 (Single-family), Tax Parcel 0810I-01-040.000, 1218 37th Street, Zoned I-1 (Light Industry), Ward 3

Technical Report

Zoning Map Amendment

GENERAL INFORMATION

Case File Number: 2604PC045

Hearing Date: June 25, 2026

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

Legal: Zoning Map Amendment 2604PC045, by agent Micheal Collins, requesting to rezone parcel to R-2 (Single-family), Tax Parcel 0810I-01-040.000, 1218 37th Street, Zoned I-1 (Light Industry), Ward 3

TECHNICAL DETAILS

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

According to the Mississippi case law:

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

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

The applicant is requesting to rezone approximately 37,311 square feet of property from I-1 (Light Industry District) to R-2 (Single-Family Residence District). The applicant claims the existing surrounding area is predominately composed of residential uses, such as single-family homes, with no active industrial uses nearby. Upon staff review of the surrounding area, staff noted that while the area mainly consists of residential uses including single-family homes and multiple-family dwellings staff did notice two nearby existing commercial businesses, Unique Collision & Towing Inc & Unique Collision Center Inc.

According to the City's 2002 Comprehensive Plan this property was to remain to allow light industrial uses. However, this site has not housed any industrial or commercial uses while the surrounding area has remained predominantly residential. The current zoning would allow for uses such as Clay and Clay Products manufacturing, Drug manufacturing, Butane and Other Liquefied Petroleum Gas Products storage and sales, Welding Shop, and Night Club/Dance Hall by right.

The applicant has chosen an increased need for sites for residential sites as their reasoning for rezoning.

Technical Report

Zoning Map Amendment

- (a) The applicant states that “Gulfport continues to have demand for appropriately zoned scaled single-family housing within established residential areas. No quantifiable documents were provided to elaborate on this statement. The applicant provided a map noting nearby residentially zoned properties along with an aerial map noting the distance to the airport.

EXECUTIVE SUMMARY

The applicant is requesting to rezone approximately 37,311 square feet of property from I-1 (Light Industry District) to R-2 (Single-Family Residence District). The applicant claims the existing surrounding area is predominately composed of residential uses, such as single-family homes, with no active industrial uses nearby. Upon staff review of the surrounding area, staff noted that while the area mainly consists of residential uses including single-family homes and multiple-family dwellings staff did notice two nearby existing commercial businesses, Unique Collision & Towing Inc & Unique Collision Center Inc. While the City’s 2002 Comprehensive Plan notes this property was to remain to allow light industrial uses, this site has not housed any industrial or commercial uses while the surrounding area has remained predominantly residential. The current zoning would allow for uses such as Clay and Clay Products manufacturing, Drug manufacturing, Butane and Other Liquified Petroleum Gas Products storage and sales, Welding Shop, and Night Club/Dance Hall by right. The applicant has chosen an increased need for sites for residential development as the reasoning for rezoning. The applicant has stated in their application that they plan to begin renovating the building into apartments immediately after the rezoning. The applicant would need to bring the property into conformity with the ordinance for off-street parking for multi-family dwellings, a revised parking plan will be required. The off-street parking required per Appendix A, Sec VI for multi-family dwellings is 2 parking spaces per dwelling unit plus 2 visitor parking spaces for each 8 units or fraction thereof. For the 10 dwelling units the applicant will need to provide 20 regular parking spaces, 3 visitor parking spaces, and 1 van accessible handicapped parking space. Per Appendix A, Sec VI,(A)(2)&(3)(d), the regular parking spaces and visitor’s parking spaces will need to be a minimum of 9 feet wide by 18 feet in length and be paved with either concrete or asphalt. The applicant would also need to apply for a variance for backing out into city right of way, per Appendix A, Sec VI(A)(2).

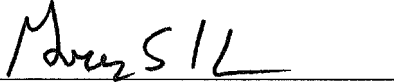
Any approval should consider these conditions:

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

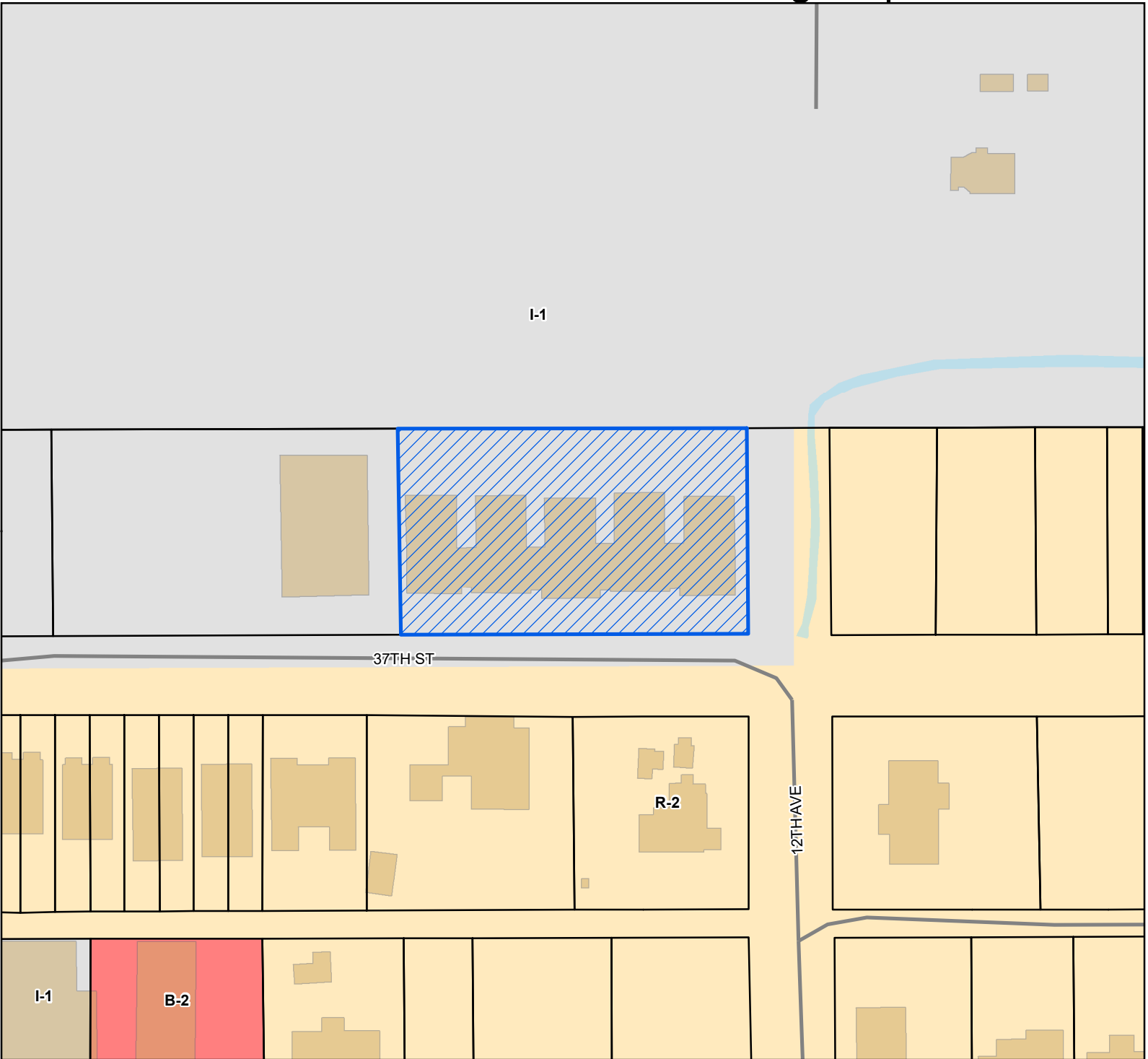
Technical Report
Zoning Map Amendment









DIRECTOR APPROVAL

This report has been reviewed and approved by:

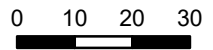
A handwritten signature in black ink, appearing to read "Greg Holmes", written over a horizontal line.

Greg Holmes
Director of Urban Development Department



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

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



Yards

1 inch = 100 feet



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

For Staff Use Only

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

Case File #: 2604PC045

Date Received: 2-23-26

Receipt #: 13724026

Received By: SAS

Zoning: I-1

Ward: 3 Flood: X

Property Information

TAX PARCEL #

0	8	1	0	I	-	0	1	-	0	4	0	.	0	0	0
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(If necessary, use separate sheet of paper)

Address of Property Involved: 1218 37th St. Gulfport

Lot(s) 1-10, Block(s) 2, Subdivision Central Park

General Location: 1218 37th St. Gulfport MS 39501

GENERAL DESCRIPTION OF REQUEST:

Rezoning from Industrial to Residential

OWNERSHIP AND CERTIFICATION:

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

OWNER

AGENT

HNEM Holdings, LLC (Kristine Carter)
Printed Name of Owner

Michael Collins
Printed Name of Agent

13081 Lake Florence Road
Mailing Address

4492 Poppo Ferry Rd.
Mailing Address

Gulfport MS 39503
City State Zip code

Diberville MS 39540
City State Zip code

Home Phone _____ Work/Cell Phone _____

Home Phone _____ Work/Cell Phone _____

Email _____
Kristine Carter
Signature of Owner

Email _____
Michael Collins
Signature of Agent

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

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



Designation of Agent

I, Kristine Carter, being property owner of 0810 I-01-040.000 which is the subject of this application hereby authorize Michael Collins 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.

Kristine Carter

Signature

2/23/2026

Da

STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 23 day of February, 2026

S. D. Smith, Jr.

Notary Public



Commission Expiration

Rezoning Justification Statement

Property Address: 1218 37th Street, Gulfport, MS 39501

This request proposes rezoning the property at 1218 37th Street from its current Industrial classification to Single-Family Residential.

The property is located within an established neighborhood that is predominantly composed of single-family Residential. The existing character of the area is residential in nature, with no active industrial uses nearby. As such, the current zoning designation is inconsistent with both the surrounding land uses and the overall neighborhood character.

At present, the property contains an existing 10-unit apartment structure that has been vacant and unused for several years. **This long-term vacancy demonstrates that the current zoning has not supported viable or productive use of the property.** Maintaining zoning that allows higher-density or industrial uses no longer serves the neighborhood or the broader community and creates the potential for incompatible redevelopment.

Rezoning the property to single-family residential will bring the zoning into alignment with existing conditions and surrounding uses. **This change will reduce the likelihood of land-use conflicts related to traffic, density, and intensity of development, while promoting neighborhood stability and compatibility.**

There is a clear public need for this rezoning. Gulfport continues to have demand for appropriately scaled single-family housing within established residential areas. This rezoning will encourage reinvestment in a long-vacant property, eliminate an underutilized structure, and support orderly growth consistent with the City's development goals.

For these reasons, the proposed rezoning is reasonable, necessary, and in the best interest of the surrounding neighborhood and the City of Gulfport.

Thank you.



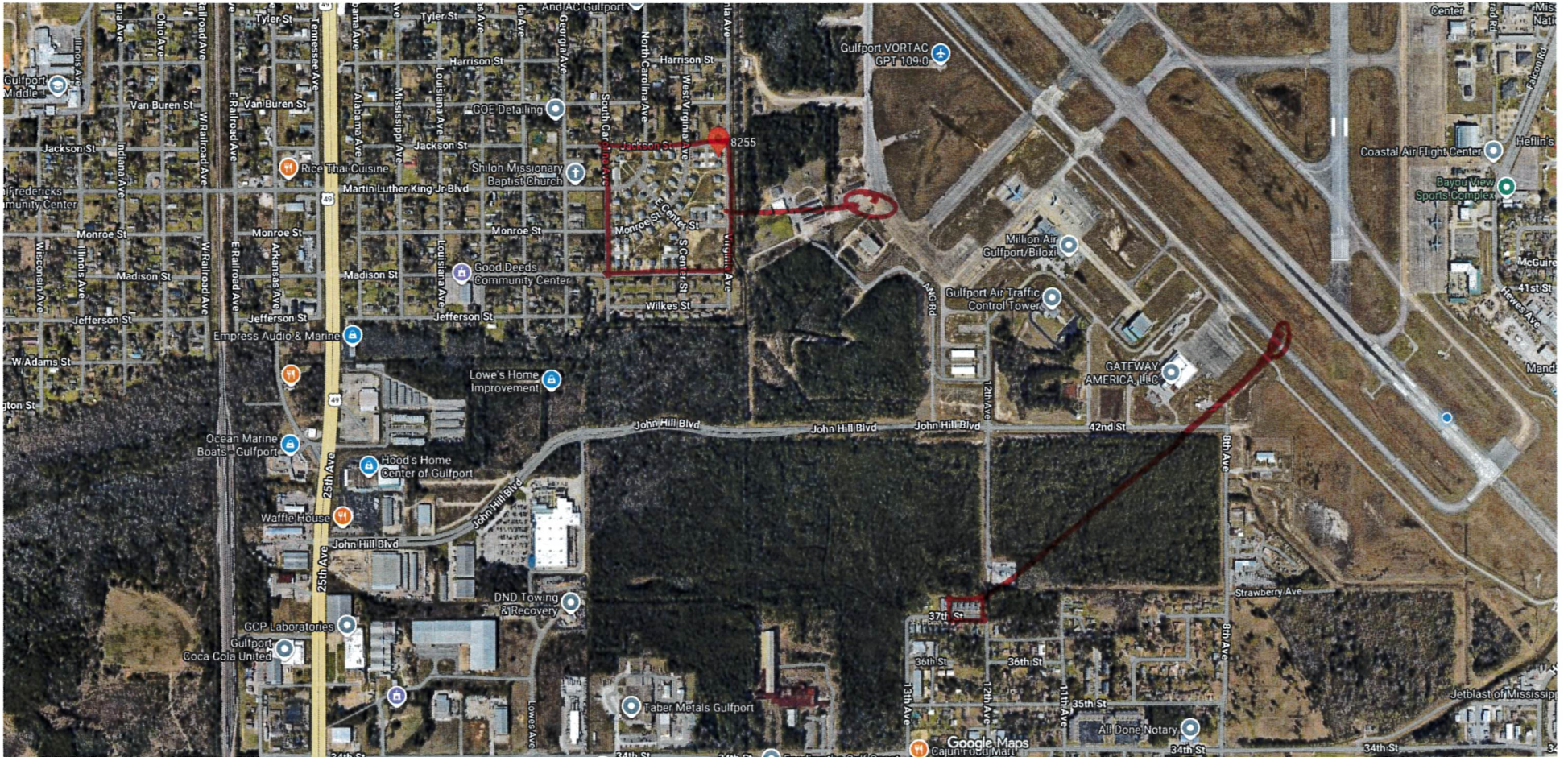
Michael Collins

Rezoning this property will allow us to renovate them and turn them into 3-bedroom, 2-bathroom apartments.

We will start the process of remodeling these units immediately after the rezoning to Residential is approved. Working closely with the city to ensure everything is done correctly.

Google Maps

8255 Virginia Ave

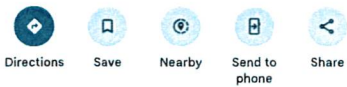


Imagery ©2026 Airbus, Maxar Technologies, Map data ©2026 500 ft



Distance to runway

8255 Virginia Ave



8255 Virginia Ave, Gulfport, MS 39501



Residential Surrounding the Property on 37th St.

Gulfport

Mississippi



Directions



Save



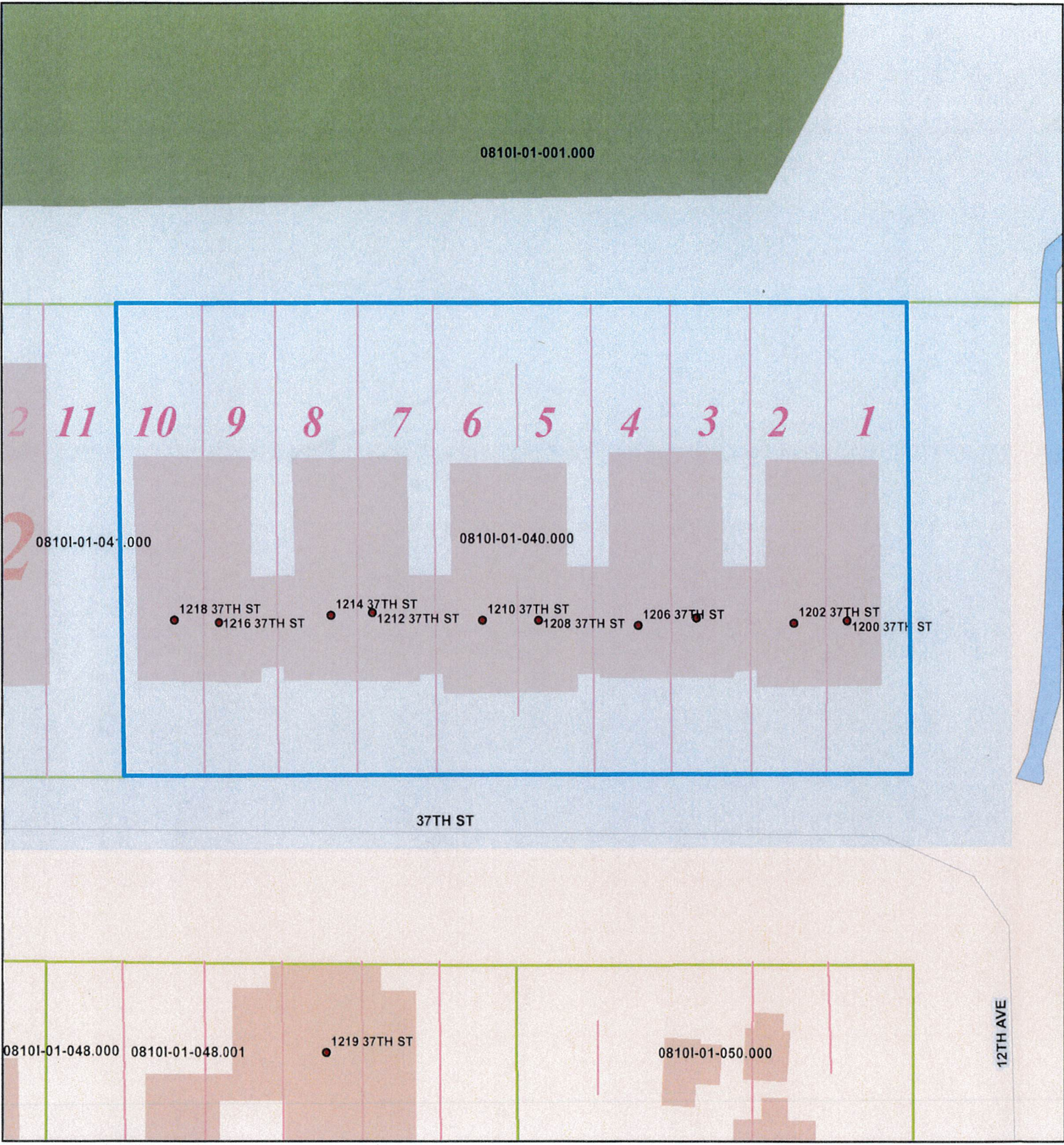
Nearby



Send to phone



Share




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1 inch = 42 feet

Area Map

 Parcels

Printed 12/2/2025





Michael Watson

SECRETARY OF STATE

This is not an official certificate of good standing.

Name History

Name	Name Type
HMEM Holdings LLC	Legal

Business Information

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

Registered Agent

Name
Carter, Kristine 12208 Preservation Drive Gulfport, MS 39503

Officers & Directors

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



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

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

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

GRANTEE: HMEM HOLDINGS, LLC, a Mississippi limited liability
company
12208 PRESERVATION DRIVE
GULFPORT, MS. 39503
(228) 297-9293

INDEXING INSTRUCTIONS: Lots 1-10, Block 2, Central Park s/d, Harrison County, MS
Exempt pursuant to Section 89-5-33(3)(a), Mississippi
Code of 1972, as amended.

STATE OF MISSISSIPPI
COUNTY OF HARRISON
FIRST JUDICIAL DISTRICT

SPECIAL WARRANTY DEED

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

(See Exhibit "A" attached)

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

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

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

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

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

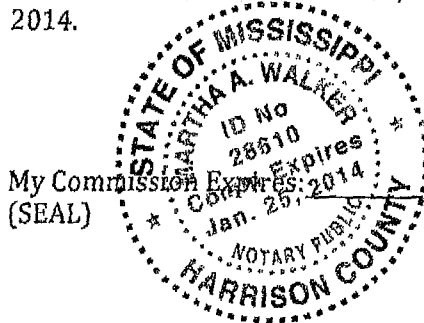
THE PEOPLES BANK BILOXI MISSISSIPPI

BY: *Charles C. Sweetman*
NAME: CHARLES C. SWEETMAN
ITS: PRESIDENT

STATE OF MISSISSIPPI
COUNTY OF HARRISON

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

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



My Commission Expires
(SEAL)

Martha Ann Walker
NOTARY PUBLIC

TITLE NOT EXAMINED

3

EXHIBIT "A"

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

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

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

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

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

4.

CORRECTED AFFIDAVIT OF PROOF OF PUBLICATION

STATE OF MISSISSIPPI
COUNTY OF HARRISON

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

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

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

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

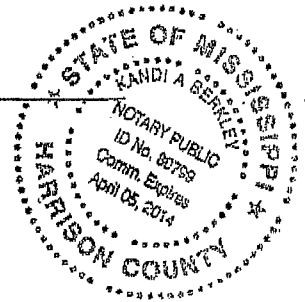
Vol. 126 No. 118 dated the 29th day of January, 2010.

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

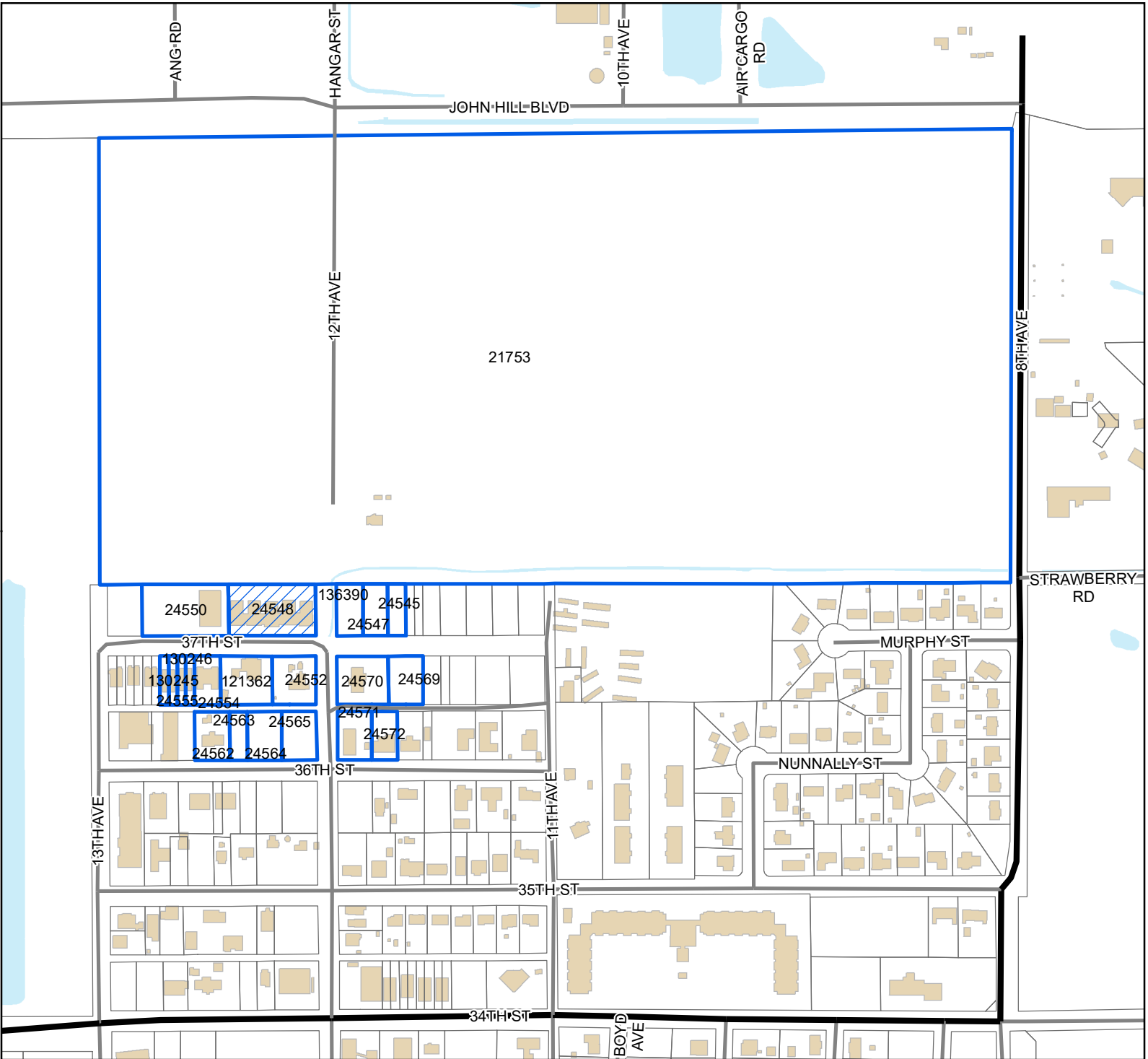
Crista Laux
CLERK

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

Kandi A. Berkley
NOTARY PUBLIC

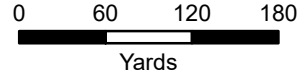


Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
Y		0810I-01-040.000	HMEM HOLDINGS LLC (OWNER)	13081 LAKE FLORENCE RD	GULFPORT	MS	39503
			MICHAEL COLLINS (AGENT)	4492 POPPS FERRY RD	DIBERVILLE	MS	39540
			Adjacent Property Owners (2604PC045)				
	24562	0810I-01-065.000	MARTIN DON & ARMONTINE	1220 36TH ST	GULFPORT	MS	39501
	24565	0810I-01-062.000	KENT GERRY W	161 WOODS CROSSING BLVD	MADISON	MS	39110
	24564	0810I-01-063.000	CARNEY MARLA L	2366 PARK PLACE DR	GULFPORT	MS	39507
	24563	0810I-01-064.000	GPT-BILOXI REGIONAL AIRPORT AUTH	14035-L AIRPORT RD	GULFPORT	MS	39503
	24548	0810I-01-040.000	HMEM HOLDINGS LLC	12208 PRESERVATION DR	GULFPORT	MS	39503
N	24550	0810I-01-041.000	HMEM HOLDINGS LLC	12208 PRESERVATION DRIVE	GULFPORT	MS	39503
	24569	0810I-01-051.000	SELAH INC	PO BOX 7799	DIBERVILLE	MS	39540
	24552	0810I-01-050.000	CRAWFORD WILLIE A SR	3611 12TH AVE	GULFPORT	MS	39501
	24571	0810I-01-061.000	GIBBS DYLAN J	3600 12TH AVE	GULFPORT	MS	39501
	24555	0810I-01-047.000	SUTHERLAND TRAVERS C & VASHON	1929 JONAHS RIDGE DR	NOLENSVILLE	TN	37135
	136390	0810I-01-039.001	CHRISMAN MICHAEL L	1506 BRISCO LN	HAMMOND	LA	70403
N	24556	0810I-01-046.000	SUTHERLAND TRAVERS C & VASHON	1929 JONAHS RIDGE DR	NOLENSVILLE	TN	37135
	24570	0810I-01-051.001	MCALLISTER MARITZA JAMES & JAMES L	826 E EWING AVE	SOUTH BEND	IN	46613
	24572	0810I-01-060.000	VAUGHT JASON M & YAOVANART	1124 -36TH STREET	GULFPORT	MS	39501
	121362	0810I-01-048.001	DUNNING MICHAEL J & GINA	1115 35TH ST	GULFPORT	MS	39501
N	130245	0810I-01-046.001	SUTHERLAND TRAVERS C & VASHON	1929 JONAHS RIDGE DR	NOLENSVILLE	TN	37135
N	130246	0810I-01-047.001	SUTHERLAND TRAVERS C & VASHON	1929 JONAHS RIDGE DR	NOLENSVILLE	TN	37135
	24554	0810I-01-048.000	PALMER VIC	P O BOX 354	FOLSOM	LA	70437
	24547	0810I-01-039.000	CHRISMAN MICHAEL L	1506 BARISCO LANE	HAMMOND	LA	70403
	24545	0810I-01-038.000	BABIN TODD	617 CARMADELLE ST	MARRERO	LA	70072
N	21753	0810I-01-001.000	GPT-BILOXI REGIONAL AIRPORT AUTH	14035-L AIRPOT RD	GULFPORT	MS	39503
			MICHAEL & GINA DUNNING	1219 37TH STREET	GULFPORT	MS	39501



Legend

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



1 inch = 400 feet



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AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
49732	IPL0346291	Legal Ad - IPL0346291		2.0	116.0L

ATTENTION: GULFPORT CITY HALL IP
 1410 24 TH AVENUE
 GULFPORT, MS 39501
 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:
 06/10/26 Print

LEGAL NOTICE PUBLIC HEARING

In conformance with Section VIII of the Comprehensive Zoning Ordinance of the
 City of Gulfport, Mississippi, 1979 as amended, notice is hereby given advising
 that the Gulfport City Planning Commission will hold a public hearing in the City
 of Gulfport, Mississippi at 4:30 P.M., Thursday, June 25, 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.

Tree Permit Appeal 2605PC070, by owners Michael Russell & Kirsten
 Wilson-Russell, seeking to appeal a denied tree permit, Tax Parcel 07110-04-
 028.004, 4719 W Beach Blvd, Zoned T4L (General Urban Zone "Limited"), Ward
 2

Planning Commission Approval 2606PC077, by owners Cara & Jason
 Drewes, seeking approval for an administrative office for an engineering
 consulting office as a home occupation, Tax Parcel 1011D-01-049.000, 134 E Cedar
 Drive, Zoned T4+ (General Urban Zone "Plus"), Ward 2

Planning Commission Approval 2606PC081, by agent Tamesha Mc-
 Dowell, seeking approval for an administrative office for a home care office as a
 home occupation, Tax Parcel 08071-01-005.037, 13325 E Carriage Circle, Zoned
 R-1-10 (Single-family), Ward 7

Planning Commission Approval 2606PC084, by owner Menhie Melton,
 seeking approval for a mobile home use, Tax Parcel 07101-02-029.000, 3713
 37th Ave, Zoned R-1-5 (Single-family), Ward 1

Planning Commission Approval 2606PC086, by owners Amber Guidry
 & Devante Crandle, seeking approval for an administrative office for a book-
 keeping business as a home occupation, Tax Parcel 0808K-03-075.000, 11475
 Harris Drive, Zoned R-1-10 (Single-family), Ward 7

General Plan 2607PC094, by agent Terry Moran, seeking approval for a
 48-lot subdivision with 2 outparcels, Tax Parcels 0908M-01-009.000, 0908M-
 01-014.000, Dedeaux Road, Zoned B-1 (Neighborhood Business), Ward 6

Zoning Map Amendment 2606PC076, by agent Grant Thompson, re-
 questing to rezone property to R-1-10, Tax Parcel 07081-02-015.000, Orange
 Grove Road, Zoned R-1-15 (Single-family), Ward 7

Zoning Map Amendment 2607PC093, by agent Terry Moran, requiring
 to rezone 2 parcels to R-1-7.5 (Single-family), Tax Parcel 0908M-01-009.000,
 0908M-01-014.000, Dedeaux Road, Zoned B-1 (Neighborhood Business), Ward
 6

Zoning Map Amendment 2604PC045, by agent Micheal Collins, request-
 ing to rezone parcel to R-2 (Single-family), Tax Parcel 08101-01-040.000, 1218
 37th Street, Zoned I-1 (Light Industry), Ward 3

This the 3rd day of June 2026
 Keith Williams, Chairman
 City of Gulfport Planning Commission
 IPL0346291
 Jun 10 2026

[Print Tearsheet Link](#)

[Marketplace Link](#)

Sherry Chasteen



Sherry Chasteen

Mary Castro



Sworn to and subscribed before
 me on

Jun 10, 2026, 10:11 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 24TH AVENUE
228.868.5710 | PLANNERS@GULFPORT-MS.GOV

PLANNING COMMISSION

Hearing Date: Thursday, June 25, 2026

Zoning Map Amendment 2606PC076: Zoning Map Amendment 2606PC076, by agent Grant Thompson, requesting to rezone property to R-1-10, Tax Parcel 0708I-02-015.000, Orange Grove Road, Zoned R-1-15 (Single-family), Ward 7

Technical Report

Zoning Map Amendment

GENERAL INFORMATION

Case File Number: 2606PC076

Hearing Date: June 25, 2026

Current Zoning/Use: R-1-15 / Vacant Property

Legal: Zoning Map Amendment 2606PC076, by agent Grant Thompson, requesting to rezone property to R-1-10, Tax Parcel 0708I-02-015.000, Orange Grove Road, Zoned R-1-15 (Single-family), Ward 7

TECHNICAL DETAILS

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

- (a) *Error*. There is a manifest error in the article.
- (b) *Change in conditions*. Changed or changing conditions in a particular area or in the city or metropolitan area generally make a change in the regulations necessary and desirable.
- (c) *Increase in need for sites*. Increased or increasing needs for business or industrial sites in addition to sites that are available make it necessary and desirable to reclassify an area or to extend the boundaries of an existing area.
- (d) *Annexation*. It is necessary and desirable to reclassify territory annexed to the city.
- (e) *Ordinance changes*. Amendment to the ordinance not involving a change in classification of land is necessary.
- (f) *Change in governmental property*. It is necessary to reclassify property as a result of acquisition or disposition of such property by the United States of America, the State of Mississippi, or Harrison County.

According to the Mississippi case law:

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

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

Technical Report

Zoning Map Amendment

The applicant is requesting to rezone one parcel approximately 38.8 acres in total area from R-1-15 (Single Family) to R-1-10 (Single Family). The applicant justifies the amending of the zoning map due to a change in character of the neighborhood and the need for single family homes in the area. The applicant claims that there is a precedent for property zoned R-1-10 to adjoin properties zoned R-1-15 West of Old Highway 49. The applicant states that the development schedule will begin "as soon as reasonably possible". The applicant adds that the development of this parcel will comply with the requirements outlined by the City of Gulfport subdivision regulations. The applicant states that the proposed rezoning will not affect the surrounding land uses or adjacent properties and clarifies that the reason for the rezoning is not due to an error but because of a need and change in character.

The proposed zoning map amendment meets the minimum of 4 continuous acres in order to rezone a singular property to R-1-10. The effect of the amendment would cause the density of any single-family home development to increase. It is clear to staff that there are multiple R-1-10 developments in the area such as the Crestview and Stetson place subdivisions just North of this property. It should be noted that this property will abut Harrison County to the West and South.

EXECUTIVE SUMMARY

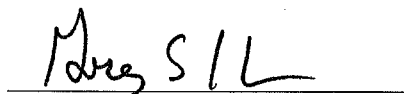
The applicant is requesting to rezone one parcel approximately 38.8 acres in total area from R-1-15 (Single Family) to R-1-10 (Single Family). The proposed zoning map amendment meets the minimum of 4 continuous acres in order to rezone a singular property to R-1-10. The applicant states that the reason for the zoning map amendment is due to a change in character of the neighborhood and the need for housing in the area. The effect of the amendment would cause the density of any single-family home development to increase. It is clear to staff that there are multiple R-1-10 developments in the area such as the Crestview and Stetson place subdivisions just North of this property. It should be noted that, while not necessarily relevant to the zoning map, the property is completely covered in wetlands and this could affect any proposed development schedule.

Any approval should consider these conditions:

1. Approval would allow applicant to rezone property from R-1-15 (Single Family) to R-1-10 (Single Family) zoning district. The Planning Commission can only offer recommendations; the City Council will have final decision for the rezoning.

DIRECTOR APPROVAL

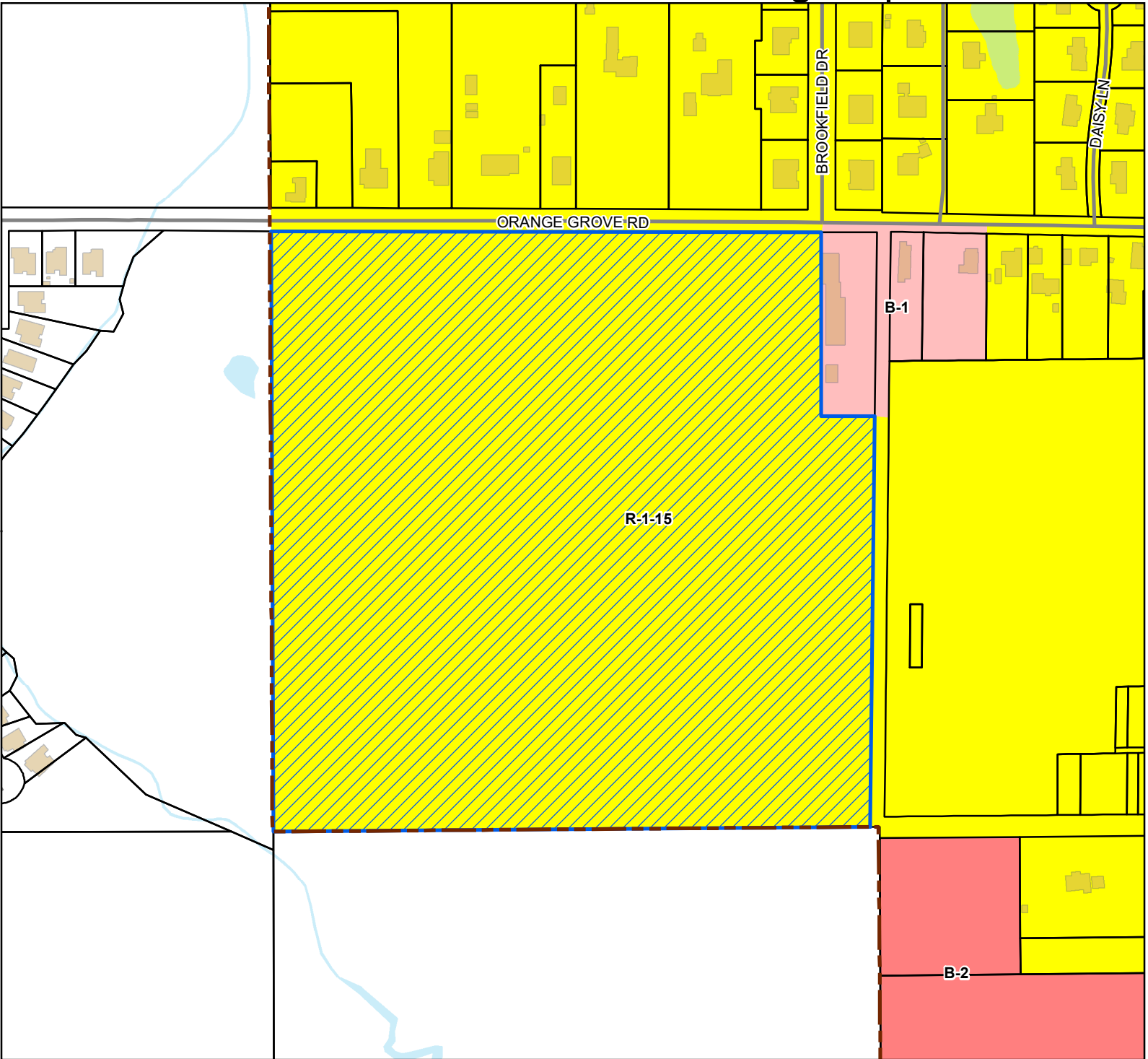
This report has been reviewed and approved by:



Greg Holmes

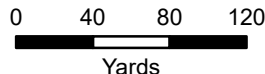
Director of Urban Development Department

Zoning Map Amendment



- Site
 - Street
 - Parcels
 - Buildings
 - Water Features
 - City Limit
- Zoning**
- B-1 - Neighborhood Business District
 - B-2 - General Business District
 - R-1-15 - Single Family Residence District (Low Density)

Site Information
 0708I-02-015.000
 Zoning: R-1-15 (Single Family)
 Size: 38.8 Acres
 Flood: X, AE



1 inch = 300 feet



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



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

For Staff Use Only

Case File #: 2606P1076

Date Received: 4-22-26

Receipt #: 13817432

Received By: SMS

Zoning: R-1-15

Ward: 7 Flood: _____

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

Property Information

TAX PARCEL #	0	7	0	8	I	-	0	2	-	0	1	5	●	0	0	0
						-			-				●			
						-			-				●			

(If necessary, use separate sheet of paper)

Address of Property Involved: 0 Orange Grove Road, Gulfport, MS 39503

Lot(s) N/A, Block(s) N/A, Subdivision N/A

General Location: South of Orange Grove Road. Approximately 1/4 mile west of Old Hwy 49.

GENERAL DESCRIPTION OF REQUEST:

Amend the City of Gulfport's Zoning Map to Change the existing lot zoned R-1-15 to R-1-10

OWNERSHIP AND CERTIFICATION:

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

OWNER

Printed Name of Owner: Grady Ford

Mailing Address: 1632 Orange Grove Rd.

City: Gulfport State: MS Zip code: 39503

Home Phone: _____ Work/Cell Phone: _____

Email: _____

Signature of Owner: [Signature]

AGENT Dupont's Design Group

Printed Name of Agent: Grant Thompson (DDG)

Mailing Address: 6510 US 90

City: Gulfport State: MS Zip code: 39553

Home Phone: _____ Work/Cell Phone: _____

Email: _____

Signature of Agent: [Signature]

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

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



Designation of Agent

I, Grady Ford, being property owner of Parcel 07081-02-015.000
PRINT NAME PRIMARY ADDRESS OR PARCEL
which is the subject of this application hereby authorize Duplantis Design Group (DDG) to act as my
PRINT NAME

representative with the City of Gulfport's Zoning Board of Adjustment and Appeals, and/or Planning Commission, and/or City Council, and/or permitting and licensing, as required by the City.

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

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

[Signature]
Signature

3/13/26
Date

STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 13 day of March, 20 26

[Signature]
Notary Public



Commission Expiration

City of Gulfport Planning & Zoning Commission
1410 24th Ave #206
Gulfport, MS 39501

February 5, 2026

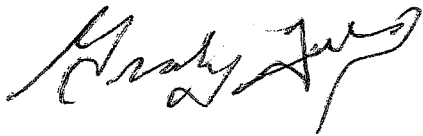
To Whom it May Concern,

My name is Grady Ford, and I am the owner of the property located just south of Orange Grove Road and approximately ¼ mile west of Old Hwy 49 in Gulfport, MS. I respectfully request approval for a zoning map amendment for this parcel (Parcel No. 0708T-02-015.000).

Basis for Rezoning Request

The basis for our request is the existing character of the surrounding neighborhood, which supports reclassification. Our property is currently zoned “R-1-15”, and we are seeking rezoning to “R-1-10” to create additional buildable lots and help expand housing availability in the Orange Grove area. There is also established precedent for “R-1-10” districts directly adjoining “R-1-15” districts in the area west of Old Highway 49.

We would like to thank you for your consideration of our application for approval of the requested zoning map amendment.

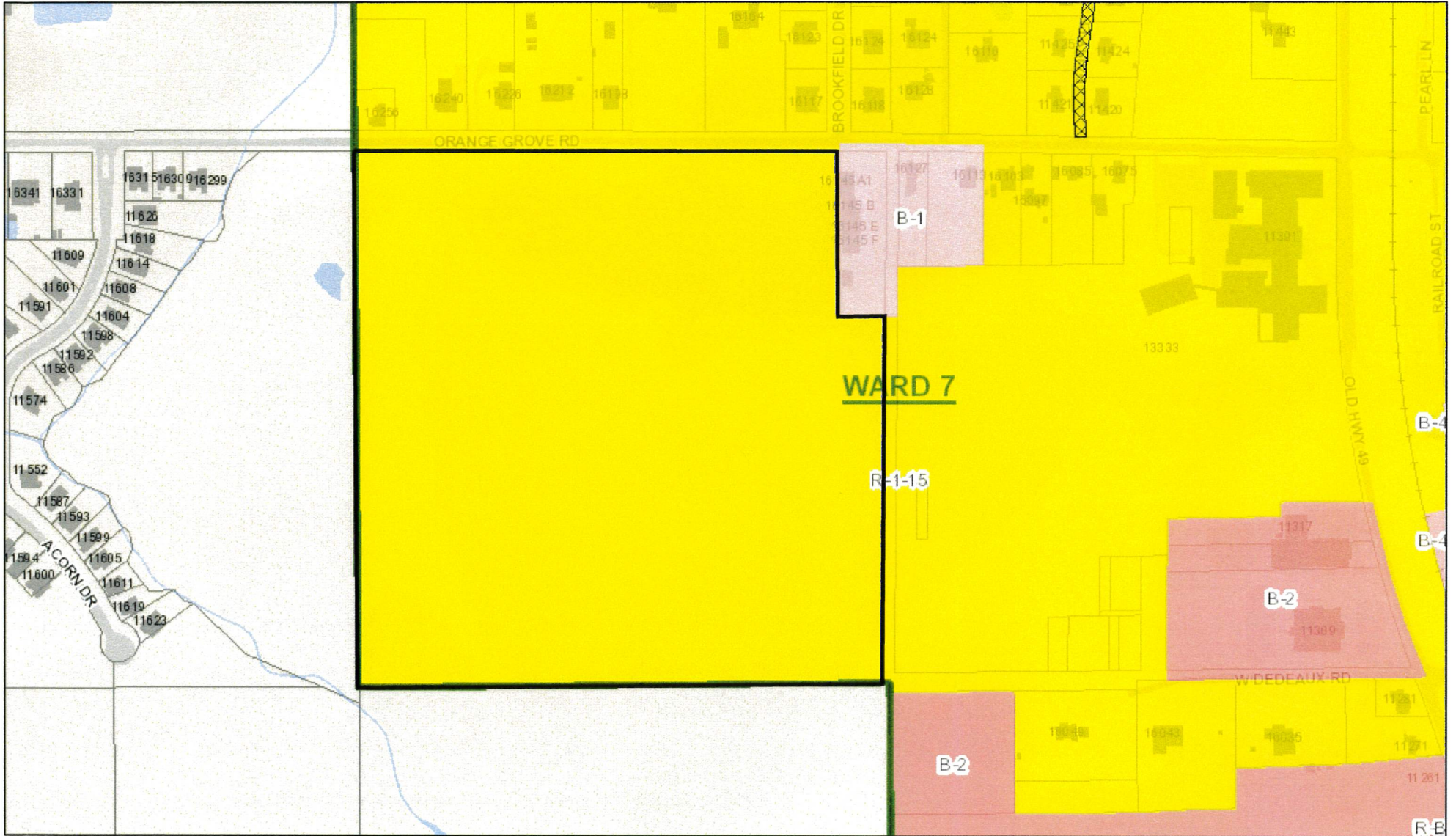


Grady Ford
Owner, Ford Family Ltd Partnership

Required Information

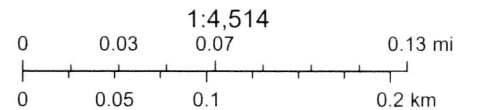
- **Interest:** The owner of this property is Grady Ford, from 16352 Orange Grove Gulfport, MS 39503, representing Ford Family Ltd Partnership.
- **Development Schedule:** As soon as reasonably possible. The design and development of this parcel will comply with the requirements outlined in the City of Gulfport’s Subdivision Regulations.
- **Effect of Amendment:** The proposed rezoning will not affect surrounding land uses or adjacent properties.
- **Error:** This request is not intended to correct any errors in the zoning ordinance. Rather, it is based on the existing character of the surrounding neighborhood. If approved, the property’s zoning classification will align with and complement the characteristics of surrounding properties.

City of Gulfport



2/5/2026, 9:02:43 AM

<ul style="list-style-type: none"> ■ Traditional Code - Appendix A ■ A-1 - Agricultural District ■ B-1 - Neighborhood Business District ■ B-2 - General Business District ■ B-3 - Central Business District ■ B-4 - Highway Business District ■ E-G - Entertainment - Gaming District ■ I-1 - Light Industry District ■ I-2 - Heavy Industry District ■ I-3 - Planned Industrial District ■ R-1-10 - Single Family Residence (Low Density) ■ R-1-15 - Single Family Residence District (Low Density) ■ R-1-5 - Single Family Residence District (Medium Density) ■ R-1-7.5 - Single Family Residence District (Low Density) ■ R-2 - Single Family Residence District (Medium Density) ■ R-3 - General Residence (High Density) ■ R-4 - General Residence (High Density) ■ R-O - Residence-Office ■ R-B - Residence-Business District ■ R-E - Residence-Estate ■ R-UE - Residential Urban Estate ■ SB - Sand Beach ■ WF - Water Front ■ Hybrid Code - Appendix A ■ CS - Community Service District ■ SD - Special District ■ T1 - Natural Zone ■ T2 - Rural Zone ■ T3 - SFR Zone ■ T4L - Limited Commercial Zone ■ T4+ - Commercial Zone ■ T5 - Heavy Commercial Zone ■ T6 - Urban Core/Downtown ■ T1 - Natural Zone ■ T2 - Rural Zone ■ T3 - SFR Zone ■ T4L - Limited Commercial Zone ■ T4+ - Commercial Zone ■ T5 - Heavy Commercial Zone ■ T6 - Urban Core/Downtown ■ Smart Code - Appendix D ■ CS - Community Service District ■ SD - Special District ■ Government Property ■ Wards
--



City of Gulfport GIS Department, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community



Michael Watson

SECRETARY OF STATE

This is not an official certificate of good standing.

Name History

Name	Name Type
THE FORD FAMILY LIMITED PARTNERSHIP	Legal

Business Information

Business Type:	Limited Partnership
Business ID:	613230
Status:	Good Standing
Effective Date:	12/12/1994
State of Incorporation:	Mississippi
Principal Office Address:	11207 LORRAINE RD, PO BOX 3539 GULFPORT, MS 39505

Registered Agent

Name
GRADY FORD
11207 LORRAINE RD, PO BOX 3569
GULFPORT, MS 39505

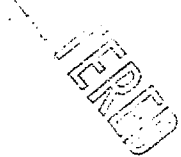
Officers & Directors

Name	Title
GRADY FORD 11207 LORRAINE RD, PO BOX 3569 GULFPORT, MS 39505	General Partner

WARRANTY DEED

BOOK 1293 PAGE 665

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



FOR and in consideration of Ten Dollars (\$10.00) in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, we, GRADY FORD and wife, SANDRA N. FORD, Grantors, do hereby sell, convey and warrant unto THE FORD FAMILY LIMITED PARTNERSHIP, GRADY FORD, General Partner, Grantee, the following lands situated in Harrison County, Mississippi, to-wit:

PARCEL 1:

A parcel of land situated and being located in the E 1/2 of the SW 1/4 of Section 7, Township 6 South, Range 12 West, First Judicial District of Harrison County, Mississippi; and being more particularly described as follows:

Commence at an iron rod which marks the point of intersection of the west line of the NE 1/4 of the SW 1/4 of said Section 7 with the northeast right-of-way of State Highway 53; thence southeasterly along said northeast right-of-way of State Highway 53 the following two courses, South 39 degrees 50 minutes East 60.00 feet, South 38 degrees 23 minutes East 59.61 feet to the Point of Beginning; thence North 37 degrees 38 minutes 00 seconds East 391.46 feet; thence South 55 degrees 28 minutes 00 seconds East 284.16 feet; thence South 40 degrees 21 minutes 05 seconds West 496.89 feet to the northeast right-of-way of State Highway 53; thence northwesterly along said northeast right-of-way of State Highway 53 the following five courses, North 31 degrees 44 minutes 14 seconds West 75.28 feet; North 32 degrees 00 minutes 00 seconds West 50.00 feet; North 33 degrees 09 minutes 00 seconds West 50.00 feet; North 34 degrees 20 minutes 00 seconds West 50.00 feet; North 36 degrees 32 minutes 00 seconds West 50.00 feet to the said point of beginning. Said parcel of land contains 2.767 acres, more or less.

PARCEL 2:

North Half of the Northwest Quarter, Section 28, Township 4 South, Range 12 West, First Judicial District, Harrison County, Mississippi.

PARCEL 3:

BOOK 1293 PAGE 666

A parcel of land situated and being located in the Northwest one-fourth (NW 1/4) of Section 11, Township 7 South, Range 11 West, First Judicial District of Harrison County, Mississippi, and being more particularly described as:

Commencing at the intersection of the East line of the said NW 1/4 of said Section 11 with the North margin of Dedeaux Road; thence run South 89 degrees 52 minutes West a distance of 741.5 feet along the North margin of Dedeaux Road to the point of beginning; from said point of beginning continue South 89 degrees 52 minutes West a distance of 500.0 feet along the North margin of Dedeaux Road to the Southeast corner of the property now or formerly of Handy Randy's, Inc.; thence run North 00 degrees 01 minutes West a distance of 430.9 feet along the East line of the property now or formerly of Handy Randy's, Inc. to the Northerly margin of a Mississippi Power Company Easement; thence run North 67 degrees 36 minutes East a distance of 540.7 feet along the Northerly margin of said Mississippi Power Company Easement and the South line of Wingate Subdivision; thence run South 00 degrees 01 minutes East a distance of 635.8 feet to the North margin of Dedeaux Road and the point of beginning. Less 200 x 200 out of Southeast corner for Frito-Lay Building.

PARCEL 4:

A parcel of land being located and situated in the County of Harrison, First Judicial District, State of Mississippi better described as the Southwest 1/4 of the Northeast 1/4 of Section 8, Township 7 South, Range 11 West, Harrison County, Mississippi.

PARCEL 5:

All that part of the Northwest Quarter of the Southeast Quarter (NW 1/4 of SE 1/4) that lies north of Bayou Bernard, Section 8, Township 7 South, Range 11 West, Harrison County, Mississippi, containing 17 acres, more or less.

PARCEL 6:

BOOK 1293 PAGE 667

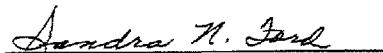
A parcel of land containing 2.3 acres, more or less, situated in the NW 1/4 of the SW 1/4 of Section 7, Township 7 South, Range 10 West, First Judicial District, Harrison County, Mississippi and more particularly described as follows:

Beginning 224 feet West of Northeast corner of NW 1/4 of SW 1/4 of Section 7, Township 7 South, Range 10 West on South margin of Dedeaux Road; Run thence South 500 feet, Thence West 200 feet, Thence North 500 feet to Dedeaux Road, Thence East along road 200 feet to point of beginning. Being Lots 9, 10, 11, 25 and 26 of Block 1, Lorraine Village as recorded in Deed Book 395, Page 481.

LESS AND EXCEPT and subject to any and all recorded restrictive covenants, rights of way, easements and any oil, gas and mineral interests heretofore reserved.

WITNESS OUR SIGNATURES this the 1st day of December, 1994.


GRADY FORD


SANDRA N. FORD

The Grantor's Address:

16352 Orange Grove Road
P. O. Box 3539
Gulfport, MS 39505
Phone: (601) 832-2111

The Grantee's Address:

16352 Orange Grove Road
P. O. Box 3539
Gulfport, MS 39505
Phone: (601) 832-2111

STATE OF MISSISSIPPI
COUNTY OF HARRISON

BOOK 1293 PAGE 668

BEFORE ME, a Notary Public in and for said County and State, personally appeared GRADY FORD and wife, SANDRA N. FORD, who acknowledged that they signed and delivered the foregoing instrument on the date therein stated and for the purposes set forth therein.

WITNESS MY HAND and seal of office this 1st day of December, 1994.

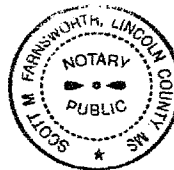
Scott M Farnsworth
NOTARY PUBLIC

My Commission Expires:

MISSISSIPPI STATEWIDE NOTARY PUBLIC
MY COMMISSION EXPIRES MARCH 20, 1998
BONDED THRU STEGALL NOTARY SERVICE

Prepared By:

Scott M. Farnsworth
Scott M. Farnsworth, P. A.
114 East Monticello Street
P. O. Box 1393
Brookhaven, MS 39601
Phone: 601/833-2097



INDEXING INSTRUCTIONS:

- NE/4 OF SW/4, SECTION 7, T6S, R12W
- NE/4 OF NW/4, SECTION 28, T4S, R12W
- NW/4 OF NW/4, SECTION 28, T4S, R12W
- NE/4 OF NW/4, SECTION 11, T7S, R11W
- SE/4 OF NW/4, SECTION 11, T7S, R11W
- SW/4 OF NE/4, SECTION 8, T7S, R11W
- NW/4 OF SE/4, SECTION 8, T7S, R11W
- NW/4 OF SW/4, SECTION 7, T7S, R10W

FOGS111F

STATEMENT OF FEES

Recording Fee \$6.00
 Abstracting/Section Fee at \$1.00 each 5.00
 Marginal Entry at .50 each
 Other 11.00
 TOTAL FEES COLLECTED 22.00

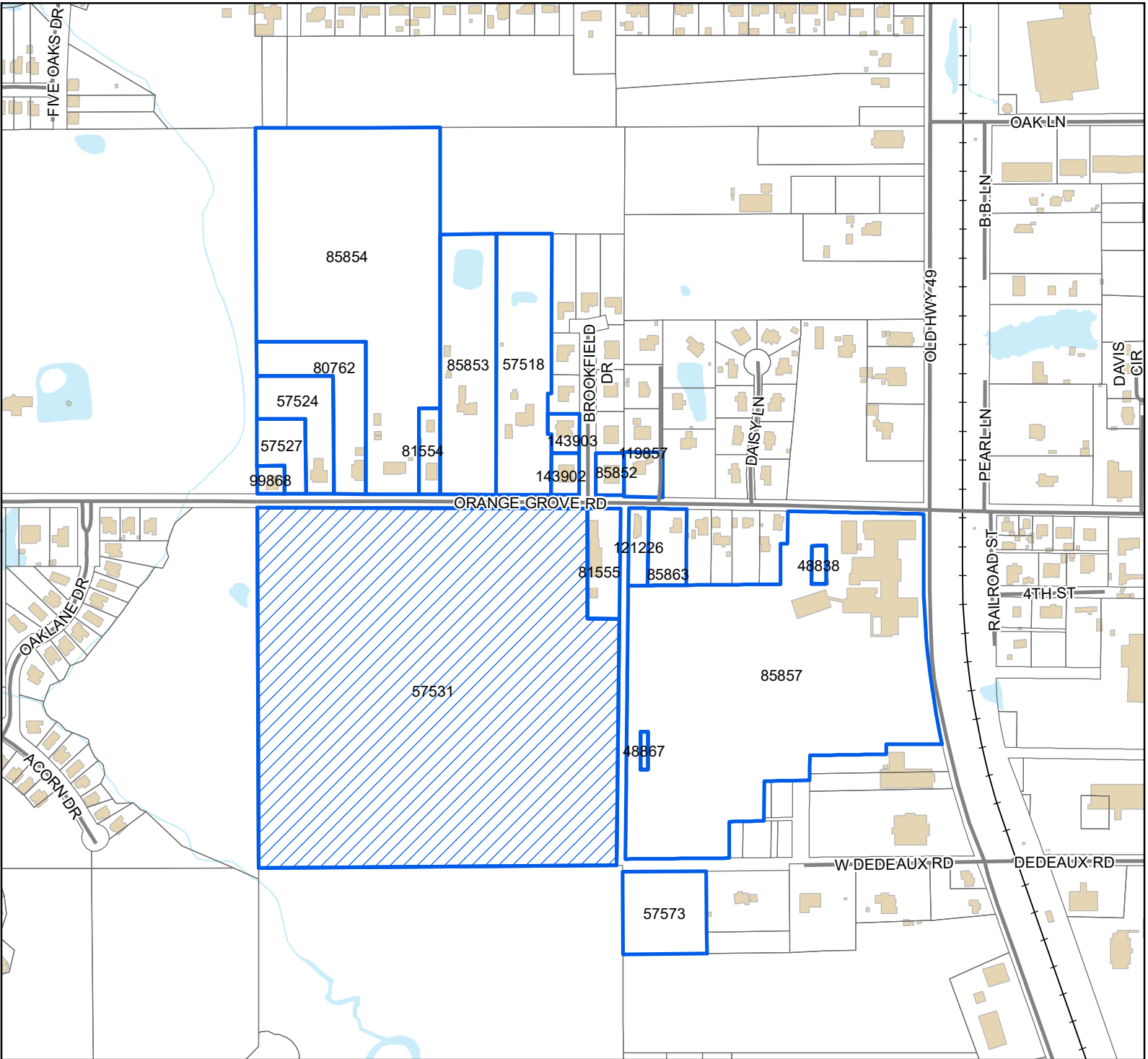
LAWRENCE GREENWOOD 00885

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






I hereby certify that this instrument was received and filed for record at 11 o'clock
 and 54 minutes A.M. on 30th day of December, A.D. 1994
 and recorded Jan 3rd 1995 in Records of Deeds
 Book 1293 Pages 665-668

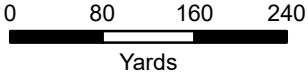
G. N. CREEL, Chancery Clerk
 By *Lyrrn Kynard* 8787, D.C.

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
Y		07081-02-015.000	THE FORD FAMILY LIMITED PARTNERSHIP (OWNER)	16352 ORANGE GROVE ROAD	GULFPORT	MS	39503
			GRANT THOMPSON (AGENT)	6510 US 90	GAUTIER	MS	39553
			Adjacent Property Owners (2606PC076)				
	119857	07081-01-010.006	RILEY BRETT ALAN & GERRIE LEE	16128 ORANGE GROVE ROAD	GULFPORT	MS	39503
	85853	07081-01-012.000	HILL MAIDA J & KEITH T	16186 ORANGE GROVE RD	GULFPORT	MS	39503
	85852	07081-01-010.000	HENDON TAMEKA N & VICTORIAN ZORAN D	16118 BROOKFIELD DR	GULFPORT	MS	39503
	81554	07081-01-013.001	PETERMAN STEVEN L & JAN J	16198 ORANGE GROVE RD	GULFPORT	MS	39503
	81555	07081-02-015.001	MCFARLAND WILLIAM R & SUSAN LEIGH	18294 WILD TURKEY COVE	SAUIER	MS	39574
	48838	07081-02-001.002	HARRISON CO SCHOOL DISTRICT	P O BOX 1090	GULFPORT	MS	39502
N	48867	07081-02-001.005	STATE OF MISS 8/29/2011				0
	99868	07081-01-016.001	BERMOND DEBORAH E	52 LEE PRINE DR	PERKINSTON	MS	39573
	57518	07081-01-011.000	CARRANZA MERCEDES & SARAH-TRUSTEES-	P O BOX 6573	GULFPORT	MS	39506
	85857	07081-02-001.000	ORANGE GROVE CONSOLIDATED SCHOOL	11072 HWY 49	GULFPORT	MS	39503
	85863	07081-02-014.000	BLACKBEARD PROPERTIES LLC	6581 FIRETOWER RD	KILN	MS	39556
	121226	07081-02-014.001	PAULK LAURA F	16127 ORANGE GROVE RD	GULFPORT	MS	39503
	57573	0708P-01-006.000	GILMORE WILLIAM EDGAR -TRUSTEE-	18408 DEER DR	SAUCIER	MS	39574
	85854	07081-01-013.000	RUSHTON GERALD E	16212 ORANGE GROVE RD	GULFPORT	MS	39503
	80762	07081-01-014.000	REICH MARK & MELONY	16226 ORANGE GROVE RD	GULFPORT	MS	39503
	57524	07081-01-017.000	HAMBLIN CANDICE AMBER & JAMES F	16240 ORANGE GROVE RD	GULFPORT	MS	39503
N	57527	07081-01-016.000	HAMBLIN CANDICE AMBER & JAMES F	16240 ORANGE GROVE RD	GULFPORT	MS	39503
	57531	07081-02-015.000	GRADY FAMILY LTD PARTNERSHIP	16352 ORANGE GROVE RD	GULFPORT	MS	39503
	143902	07081-01-010.007	BASS JOHN & NICHOLE WASHINGTON	16117 BROOKFIELD DR	GULFPORT	MS	39503
	143903	07081-01-010.008	BARNES KENYA D & JANICE M	16123 BROOKFIELD DR	GULFPORT	MS	39503



Legend

-  Site
-  Street
-  Railroad
-  Buildings
-  Water Features



1 inch = 500 feet



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

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
49732	IPL0346291	Legal Ad - IPL0346291		2.0	116.0L

ATTENTION: GULFPORT CITY HALL IP
 1410 24 TH AVENUE
 GULFPORT, MS 39501
 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:
 06/10/26 Print

LEGAL NOTICE PUBLIC HEARING

In conformance with Section VIII of the Comprehensive Zoning Ordinance of the City of Gulfport, Mississippi, 1979 as amended, notice is hereby given advising that the Gulfport City Planning Commission will hold a public hearing in the City of Gulfport, Mississippi at 4:30 PM., Thursday, June 25, 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.

Tree Permit Appeal 2605PC070, by owners Michael Russell & Kirsten Wilson-Russell, seeking to appeal a denied tree permit, Tax Parcel 07110-04-028.004, 4719 W Beach Blvd, Zoned T4L (General Urban Zone "Limited"), Ward 2

Planning Commission Approval 2606PC077, by owners Cara & Jason Drewes, seeking approval for an administrative office for an engineering consulting office as a home occupation, Tax Parcel 1011D-01-049.000, 134 E Cedar Drive, Zoned T4+ (General Urban Zone "Plus"), Ward 2

Planning Commission Approval 2606PC081, by agent Tamesha McDowell, seeking approval for an administrative office for a home care office as a home occupation, Tax Parcel 08071-01-005.037, 13325 E Carriage Circle, Zoned R-1-10 (Single-family), Ward 7

Planning Commission Approval 2606PC084, by owner Menhie Melton, seeking approval for a mobile home use, Tax Parcel 07101-02-029.000, 3713 37th Ave, Zoned R-1-5 (Single-family), Ward 1

Planning Commission Approval 2606PC086, by owners Amber Guidry & Devante Crandle, seeking approval for an administrative office for a book-keeping business as a home occupation, Tax Parcel 0808K-03-075.000, 11475 Harris Drive, Zoned R-1-10 (Single-family), Ward 7

General Plan 2607PC094, by agent Terry Moran, seeking approval for a 48-lot subdivision with 2 outparcels, Tax Parcels 0908M-01-009.000, 0908M-01-014.000, Dedeaux Road, Zoned B-1 (Neighborhood Business), Ward 6

Zoning Map Amendment 2606PC076, by agent Grant Thompson, requesting to rezone property to R-1-10, Tax Parcel 07081-02-015.000, Orange Grove Road, Zoned R-1-15 (Single-family), Ward 7

Zoning Map Amendment 2607PC093, by agent Terry Moran, requesting to rezone 2 parcels to R-1-7.5 (Single-family), Tax Parcel 0908M-01-009.000, 0908M-01-014.000, Dedeaux Road, Zoned B-1 (Neighborhood Business), Ward 6

Zoning Map Amendment 2604PC045, by agent Micheal Collins, requesting to rezone parcel to R-2 (Single-family), Tax Parcel 08101-01-040.000, 1218 37th Street, Zoned I-1 (Light Industry), Ward 3

This the 3rd day of June 2026
 Keith Williams, Chairman
 City of Gulfport Planning Commission
 IPL0346291
 Jun 10 2026

[Print Tearsheet Link](#)

[Marketplace Link](#)

Sherry Chasteen



Sherry Chasteen

Mary Castro



Sworn to and subscribed before me on

Jun 10, 2026, 10:11 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 24TH AVENUE
228.868.5710 | PLANNERS@GULFPORT-MS.GOV

PLANNING COMMISSION

Hearing Date: Thursday, June 25, 2026

Zoning Map Amendment 2607PC093: Zoning Map Amendment 2607PC093, by agent Terry Moran, requesting to rezone 2 parcels to R-1-7.5 (Single-family), Tax Parcel 0908M-01-009.000, 0908M-01-014.000, Dedeaux Road, Zoned B-1 (Neighborhood Business), Ward 6

Technical Report

Zoning Map Amendment

GENERAL INFORMATION

Case File Number: 2607PC093

Hearing Date: June 25, 2026

Current Zoning/Use: B-1 / Vacant Lot

Legal: Zoning Map Amendment 2607PC093, by agent Terry Moran, requesting to rezone 2 parcels to R-1-7.5 (Single-family), Tax Parcel 0908M-01-009.000, 0908M-01-014.000, Dedeaux Road, Zoned B-1 (Neighborhood Business), Ward 6

TECHNICAL DETAILS

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

According to the Mississippi case law:

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

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

The applicants are requesting to rezone approximately 11.7 acres of vacant commercial zoned property from B-1 (Neighborhood Business) and to R-1-7.5 (Single Family Low Density). The applicant is seeking to rezone the properties in order to develop a single-family home subdivision as the current B-1 zoning does not allow for single-family homes that they claim to have completed within 9 to 12 months, pending any adverse weather conditions. The proposed zoning change would be continuing the abutting R-1-7.5 south of the subject site. As the applicant notes in their application, the proposed development is the subject of a lot-width variance that will be heard by the Zoning Board of Adjustments and Appeals. The applicant claims the property was approved for a townhome development; however the property was only approved for a townhome development use under Case# 2403PC039. A General Plan for the once proposed townhome development was never applied for.

According to the City's 2002 Comprehensive Plan, the northern parcel was to allow for light commercial development while the southern parcel was to allow for residential development. The subject properties have not housed either residential uses or commercial uses, while the

Technical Report

Zoning Map Amendment

surrounding properties have had commercial uses (such as the Mississippi State University Early Head Start educational facility and the Town & Country Veterinary Clinic) and residential developments. (Such as Forrest North Zero-Lot line subdivision and Wingate Single-family home subdivision.)

The applicant has chosen a change in the neighborhood's zoning, the suitability of the site for residential use, and the public need for additional housing.

- (a) The applicant claims that there was a change in the zoning and states in their application that they provided a map of the recent zoning changes in the area, however the applicant does not elaborate on how the character of the neighborhood changed or provide any maps showing any zoning changes. What the applicant does provide is a map of the area's current zoning districts. Staff could not find any record of any recent rezonings for the surrounding area shown in the provided zoning map. The closest recent rezoning was further east of the surrounding area under Case# 2412PC189, which was to rezone four parcels from B-1 (Neighborhood business) to B-2 (General business). The applicant does note that the proposed zoning is consistent with the zoning to the south of the property, being R-1-7.5 and R-4, which allows for residential development.
- (b) The applicant claims the locations were previously approved for residential use through a townhome development and that the proposed development continues the direction of residential development with a lower density. While a single-family home residential development would be of a lower density than a townhome development, the approval was only for the townhome development use not the subdivision itself. A general plan would be required to approve a subdivision development and a general plan for the mentioned townhome development was never applied for.
- (c) The applicant claims that the rezoning addresses a public need for additional housing. The zoning map provided by the applicant notes nearby residentially zoned properties that have been developed for residential uses.

EXECUTIVE SUMMARY

The applicants are requesting to rezone approximately 11.7 acres of vacant commercial zoned property from B-1 (Neighborhood Business) and to R-1-7.5 (Single Family Low Density). The applicant is seeking to rezone the properties in order to develop a single-family home subdivision as the current B-1 zoning does not allow for single-family homes that they claim to have completed within 9 to 12 months, pending any adverse weather conditions. The proposed zoning change would be continuing the abutting R-1-7.5 south of the subject site. As the applicant notes in their application, the proposed development is the subject of a lot-width variance that will be heard by the Zoning Board of Adjustments and Appeals. According to the City's 2002 Comprehensive Plan, the northern parcel was to allow for light commercial development while the southern parcel was to allow for residential development. The subject properties have not housed either residential uses or commercial uses, while the surrounding properties have had commercial uses (such as the Mississippi State University Early Head Start educational facility

Technical Report

Zoning Map Amendment

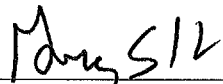
and the Town & Country Veterinary Clinic) and residential developments. The applicant claims changes in the zoning in the surrounding area, the suitability of the site for residential use, and the public need for additional housing as reasons for the rezoning request. Regarding the applicant's claims that there was a change in the zoning in the surrounding area: the applicant claims that they have provided a map of the recent zoning changes in the area; however map provided is of the area's current zoning districts. Staff could not find any record of any recent rezonings for the surrounding area shown on the provided zoning map. The closest recent rezoning was further east of the surrounding area under Case# 2412PC189, which was to rezone four parcels from B-1 (Neighborhood business) to B-2 (General business). The applicant does note that the proposed zoning is consistent with the zoning to the south of the property, being R-1-7.5 and R-4, which allows for residential development. The applicant claims that the rezoning addresses a public need for additional housing. The zoning map provided by the applicant notes nearby residentially zoned properties that have been developed for residential uses. (Such as Forrest North Zero-Lot line subdivision and Wingate Single-family home subdivision.) The applicant claims the locations were previously approved for residential use through a townhome development and that the proposed development continues the direction of residential development with a lower density. While a single-family home residential development would be of a lower density than a townhome development, the approval under Case# 2403PC039 was only for the townhome development use not the subdivision itself. A general plan would be required to approve a subdivision development, and a general plan for the mentioned townhome development was never applied for.

Any approval should consider these conditions:

1. Approval would allow properties to be rezoned to R-1-7.5 (Single-family). Planning Commission can only offer recommendations for rezoning, final approval for rezoning will require City Council's approval.

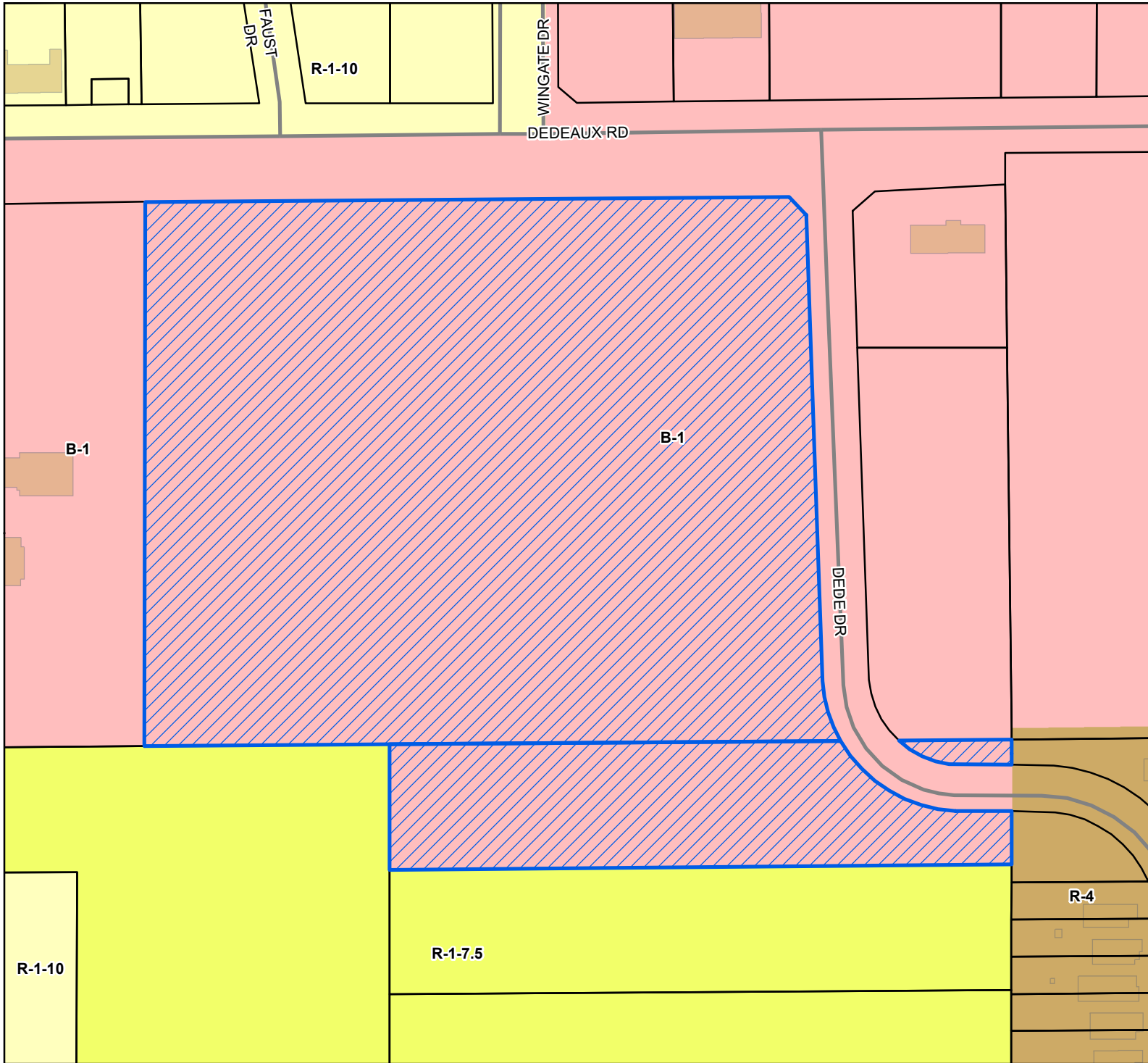
DIRECTOR APPROVAL

This report has been reviewed and approved by:



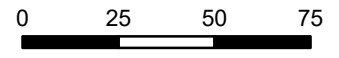
Greg Holmes

Director of Urban Development Department



- Site
 - Street
 - Parcels
 - Buildings
 - City Limit
- Zoning**
- B-1 - Neighborhood Business District
 - R-1-10 - Single Family Residence (Low Density)
 - R-1-7.5 - Single Family Residence District (Low Density)
 - R-4 - General Residence (High Density)

Site Information
 0908M-01-009.000
 0908M-01-014.000
 Zoning: B-1 (Neighborhood Business)
 Size: 11.63 Acres
 Flood: X



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.



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

For Staff Use Only

Case File #: 2607PC093

Date Received: 5-12-26

Receipt #: 13846724

Received By: SOS

Zoning: B-1

Ward: 6 Flood: X

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

TAX PARCEL #

0	9	0	8	M	-	0	1	-	0	0	9	●	0	0	0
0	9	0	8	M	-	0	1	-	0	1	4	●	0	0	0
					-			-				●			

(If necessary, use separate sheet of paper)

Address of Property Involved: (vacant property) _____

Lot(s) _____, Block(s) _____, Subdivision N/A

General Location: WEST CORNER OF DEDE DR. AND DEDEAUX DR

GENERAL DESCRIPTION OF REQUEST:

Rezone property from B-1 to R-1-7.5, for single-family subdivision

OWNERSHIP AND CERTIFICATION:

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

OWNER

AGENT

Dedeaux Properties 1, lp

Terry Moran, Registration Number 6005

Printed Name of Owner

Printed Name of Agent

P O BOX 926

1806 23RD Ave # B

Mailing Address

Mailing Address

Gulfport MS 39502

Gulfport, MS, 39501

City State Zip code

City State Zip code

Home Phone Work/Cell Phone

Home Phone Work/Cell Phone

Email

Email

Signature of Owner

Signature of Agent

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

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



Dedeaux Properties 1, LP
By the shareholders of its
managing partner, W.A. Dedeaux
Builders, Inc

Betsy Dedeaux Martin

PRINT NAME

Patricia Ann Lehmann

PRINT NAME

Paula Sue Sweet

PRINT NAME

Warren H. Dedeaux

PRINT NAME

DESIGNATION OF AGENT

0908M-01-009.000

0908M-01-014.000

I, Warren H. Dedeaux being property owner of _____

PRIMARY ADDRESS OR PARCEL

which is the subject of this application hereby authorize Terry Moran and Associates, PLLC to act as

PRINT NAME

my representative with the City of Gulfport's Zoning Board of Adjustment and Appeals, and/or Planning Commission, and/or City Council, and/or permitting and licensing, as required by the City.

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

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

Betsy D. Martin

SIGNATURE

5-12-2026

DATE

Patricia Ann Lehmann

SIGNATURE

5-12-2026

DATE

Paula Sue Sweet

SIGNATURE

5-12-2026

DATE

Warren H. Dedeaux

SIGNATURE

5-12-2026

DATE

STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 12th day of May, 20 26

Melissa L. Lloyd

NOTARY PUBLIC

November 13, 2028

COMMISSION EXPIRATION



Revision Date 4/02/2020

NARRATIVE

For 11.7 +/- Acre Property Located at the Corner of Dedeaux Road and Dede Drive

Gulfport, Mississippi | Existing Zoning: B-1 | Requested Zoning: R-1-7.5

Subject Parcel Nos.: 0908M-01-009.000 and 0908M-01-014.000 | Acreage: Approximately 11.7 acres

Interest:

The official name, mailing address, and contact information of the owner/applicant are as follows:

Owner / Applicant	Dedeaux Properties I, LP
Mailing Address	P.O. Box 926, Gulfport, MS 39502
Email	wdedeaux@visionrg.com

The official name, address, and contact information of the owner's agent for this application are as follows:

Owner's Agent	Terry Moran
Address	1806 23rd Avenue, Suite B, Gulfport, MS 39501
Email	msubulldog3@gmail.com

The subject property consists of two parcels totaling approximately 11.7 acres, Parcel Nos. 0908M-01-009.000 and 0908M-01-014.000, generally located at the corner of Dedeaux Road and Dede Drive in Gulfport, Mississippi. The property is currently zoned B-1 Neighborhood Business District. The applicant is requesting a zoning map amendment to R-1-7.5 Low Density Single-Family Residential District to allow a detached single-family residential subdivision. The request is intended to replace the existing commercial zoning with a residential classification that is more consistent with the residential development pattern in the area.

Project Description:

The applicant intends to develop the property as a low-density detached single-family residential subdivision. The proposed subdivision is intended to meet the R-1-7.5 minimum lot area requirement of 7,500 square feet per lot. A companion variance request is being submitted to allow a minimum lot width of 50 feet. The lot-width variance is requested because of the physical layout of the site and the number of lots with multiple street frontages, which create 25-foot front yard setbacks on two street fronts and, in a few cases, on three sides. The variance request is dimensional only and is not a request for a more intense use or for reduced minimum lot area.

The property was previously approved for a higher-density townhome development. That prior approval is not being presented as the hardship for the variance; rather, it supports the rezoning request by showing that residential use has already been evaluated as appropriate for this location. The current request would allow a less dense detached single-family development pattern than the previously approved townhome concept and a less intensive use than what could occur under the existing B-1 classification.

The proposed subdivision will be designed to comply with applicable City of Gulfport requirements, including subdivision, access, utility, drainage, stormwater management, MS4, and permitting requirements. Access points, drainage facilities, utilities, and final lot layout will be shown on the subdivision plat and engineering plans submitted for City review.

Development Schedule:

The proposed development schedule is to design, construct, and have completed within 9 to 12 months. The applicant proposes to begin within 1 month of City Council approval. This schedule is based on normal permitting procedures and reasonable weather conditions. The schedule could be set back by delays due to adverse weather conditions.

Effects of Amendment:

The proposed amendment would change the zoning classification of the subject property from B-1 Neighborhood Business District to R-1-7.5 Low Density Single-Family Residential District. The effect of the amendment would be to allow the property to be developed as a detached single-family residential subdivision instead of retaining a business zoning classification at this corner.

The proposed R-1-7.5 classification is compatible with the surrounding residential pattern. The zoning immediately south of the property is R-1-7.5, and the next adjacent subdivision is zoned R-4. Rezoning the property to R-1-7.5 would place the subject tract into a residential classification that is consistent with the nearby residential zoning context and provides an orderly transition from the Dedeaux Road corridor to existing and planned residential uses.

The probable effect on surrounding land uses and properties should be neutral or positive. Compared with the existing B-1 zoning, the requested R-1-7.5 zoning would reduce the potential for neighborhood business impacts such as commercial

traffic, lighting, signage, noise, operating hours, and nonresidential activity. Compared with the previously approved higher-density townhome development, the current request proposes a less dense detached single-family development pattern.

The amendment would also help meet the public need for additional housing and single-family lots in an appropriate location. The property is located in an area where residential use has already been recognized, where residential zoning exists nearby, and where a detached single-family subdivision can be served through normal City review of utilities, drainage, access, stormwater, and platting requirements.

Error and Need:

This request is not submitted to correct a specific error in the zoning ordinance or zoning map. No ordinance error is alleged. The existing B-1 classification may have reflected prior development expectations for the Dedeaux Road corridor; however, the applicant is requesting a zoning map amendment because R-1-7.5 is now the more appropriate classification for the proposed use and for the surrounding residential context.

The need for the amendment is based on changed neighborhood conditions, the established suitability of the site for residential use, and the public need for additional housing. Residential use was previously approved for the property through a higher-density townhome development. The present application continues the residential direction for the site, but does so with a lower-density detached single-family zoning classification.

The applicant will support the rezoning record with the required evidence, including: a map showing the circumstances of the area; evidence of changes in the neighborhood; statistics showing a public need for additional housing; maps showing recent zoning changes or rezonings in the area; statistics or other evidence of neighborhood growth; and charts showing the quantity of residential construction. Those materials should be submitted as separate exhibits to show that the requested R-1-7.5 classification is reasonable, compatible, and responsive to current neighborhood conditions.

For these reasons, the applicant respectfully requests approval of the zoning map amendment from B-1 to R-1-7.5 for the subject property, Parcel Nos. 0908M-01-009.000 and 0908M-01-014.000, totaling approximately 11.7 acres and located at the corner of Dedeaux Road and Dede Drive in Gulfport, Mississippi.



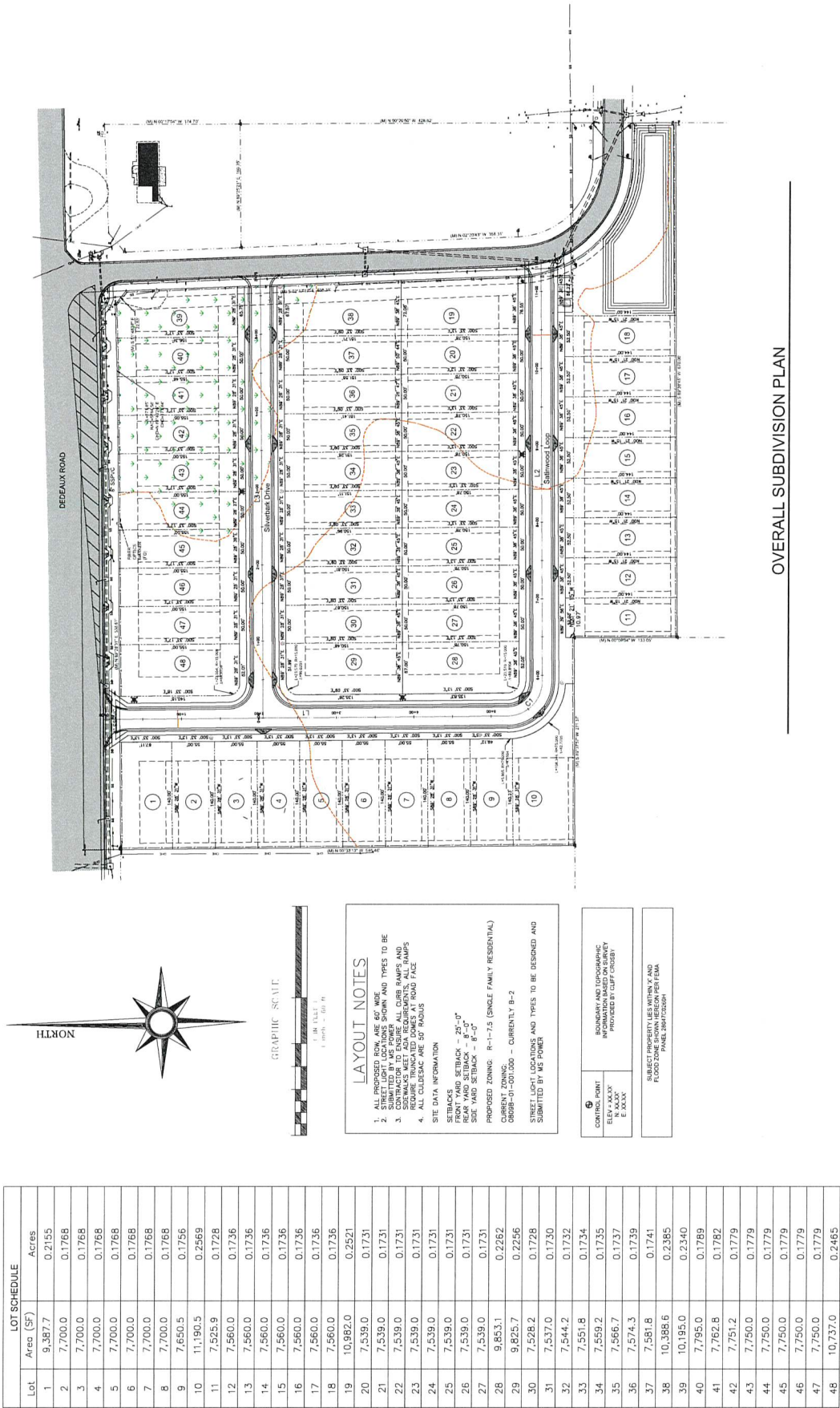
TERRY MORAN
ENGINEERING
P.O. BOX 4975
BLOOMINGDALE, IL 61710
PH: 309.896.4731
FAX: 309.896.4998
TERRY.MORAN@TME-IL.COM
T.M.E.-IL.COM

REV#	DATE	REVISION

Subdivision Design for:
Sleekwood Subdivision
OVERALL SUBDIVISION LAYOUT

SCALE: AS SHOWN
DATE: 10/27/2018
2.0

SLEEKWOOD SUBDIVISION



OVERALL SUBDIVISION PLAN

Lot	Area (SF)	Acres
1	9,387.7	0.2155
2	7,000.0	0.1768
3	7,000.0	0.1768
4	7,000.0	0.1768
5	7,000.0	0.1768
6	7,000.0	0.1768
7	7,000.0	0.1768
8	7,000.0	0.1768
9	7,650.5	0.1756
10	11,190.5	0.2569
11	7,525.9	0.1728
12	7,560.0	0.1736
13	7,560.0	0.1736
14	7,560.0	0.1736
15	7,560.0	0.1736
16	7,560.0	0.1736
17	7,560.0	0.1736
18	7,560.0	0.1736
19	10,982.0	0.2521
20	7,539.0	0.1731
21	7,539.0	0.1731
22	7,539.0	0.1731
23	7,539.0	0.1731
24	7,539.0	0.1731
25	7,539.0	0.1731
26	7,539.0	0.1731
27	7,539.0	0.1731
28	9,853.1	0.2262
29	9,825.7	0.2256
30	7,528.2	0.1728
31	7,537.0	0.1730
32	7,544.2	0.1732
33	7,551.8	0.1734
34	7,559.2	0.1735
35	7,566.7	0.1737
36	7,574.3	0.1739
37	7,581.8	0.1741
38	10,386.6	0.2385
39	10,195.0	0.2340
40	7,795.0	0.1789
41	7,762.8	0.1782
42	7,751.2	0.1779
43	7,750.0	0.1779
44	7,750.0	0.1779
45	7,750.0	0.1779
46	7,750.0	0.1779
47	7,750.0	0.1779
48	10,737.0	0.2465

LAYOUT NOTES

- ALL PROPOSED BOW ARE 60' WIDE
- STREET LIGHT LOCATIONS SHOWN AND TYPES TO BE
- CONTRACTOR TO ENSURE ALL CURB RAMPS AND SIDEWALKS ARE PROPERLY SLOPED AND TRAMPS REQUIRE TRANKLED DOMES AT ROAD FACE
- ALL CURBSEAC ARE 50' RADIUS

SITE DATA INFORMATION

SETBACKS
FRONT YARD SETBACK - 25'-0"
SIDE YARD SETBACK - 8'-0"
REAR YARD SETBACK - 8'-0"

PROPOSED ZONING: R-1-7.5 (SINGLE FAMILY RESIDENTIAL)

CURRENT ZONING: ORB08-01-001.000 - CURRENTLY B-2

STREET LIGHT, GAS/PNEUM AND TYPES TO BE DESIGNED AND SUBMITTED BY MS POWER

CONTROL POINT INFORMATION BASED ON SURVEY PROVIDED BY CLIFF GROBEY E. ASHC

UNSATURATED, UNCONSOLIDATED FLOOD ZONE SHOWN BASED ON FEMA PANEL 18047Z020504

STATE OF MISSISSIPPI
COUNTY OF HARRISON
FIRST JUDICIAL DISTRICT



1st Judicial District
Instrument 2007 4888 D -J1
Filed/Recorded 5 11 2007 4 18 P
Total Fees 12.00
6 Pages Recorded

WARRANTY DEED

For and in consideration of the sum of Ten Dollars (\$10.00) cash in hand paid, and other good, legal, and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned, W.A. DEDEAUX BUILDERS, INC., does hereby sell, convey, and warrant unto DEDEAUX PROPERTIES I, L.P., a Mississippi limited partnership, the following described interests in the land and property lying and being situated in Harrison County, State of Mississippi, being more particularly described as follows, to-wit:

PARCEL 1

A parcel of land situated in the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 11, Township 7 South, Range 11 West, Harrison County, Mississippi, and being more fully described as follows:

Commencing at the Southwest corner of the Southwest $\frac{1}{4}$ of Section 11, Township 7 South, Range 11 West, Harrison County, Mississippi; thence N00°02'31"W 1330.05' to a point; thence N89°32'02"E 683.25' to a point; thence N00°18'40"W 532.75' to the point of beginning and an iron rod; thence N00°20'14"W 133.19' to an iron rod; thence N89°27'25"E 670.00' to an iron rod on the East line of said Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$; thence S00°26'27"W along said East line 76.77' to an iron rod; thence S00°11'52"E 56.65' to an iron rod; thence S89°28'35"W 670.00' to the point of beginning, containing 2.05 acres, more or less.

Less and Except

That portion of a 50' wide road right-of-way (Dede Drive) being more fully described as follows:

Commencing at the Southwest corner of the Southwest $\frac{1}{4}$ of Section 11, Township 7 South, Range 11 West, Harrison County, Mississippi; thence N00°02'31"W 1330.05' to a point; thence N89°32'02"E 683.25' to a point; thence N00°18'40"W 532.75' to an iron rod; thence N00°20'14"W 133.19' to an iron rod;

thence N89°27'25"E 491.27' to an iron rod and the point of beginning; thence N89°27'25"E 62.93' to an iron rod; thence along a curve concave to the Northeast, having a radius of 100', and a length of 72.42' to an iron rod; thence N89°27'25"E 48.37' to an iron rod on the East line of the Northwest ¼ of the Southwest ¼ of Section 11-7-11; thence S00°26'27"W along said East line 50.00' to an iron rod; thence N89°43'47"E 47.42' to an iron rod; thence along a curve concave to the Northeast, having a radius of 150.00', and a length of 159.23' to the point of beginning, containing 0.19 acres, more or less.

PARCEL 3

A parcel of land situated in the Northwest ¼ of the Southwest ¼ of Section 11, Township 7 South, Range 11 West, Harrison County, Mississippi, and being more fully described as follows:

Commencing at the Southwest corner of the Southwest ¼ of Section 11, Township 7 South, Range 11 West, Harrison County, Mississippi; thence N00°02'31"W 1330.05' to a point; thence N89°32'02"E 683.25' to a point; thence N00°18'40"W 532.75' to an iron rod; thence N89°28'35"E 670.00' to a point; thence N00°11'52"W 56.65' to an iron rod; thence N00°26'27"W 50.00' to a point; thence N02°26'27"W 455.53' to the point of beginning [*sic*] and an iron rod; thence N00°26'27"W 208.70' to an iron rod on the South margin of Dedeaux Road; thence S89°14'34"W along said South margin 167.83' to an iron rod; thence S00°26'27"E 208.70' to an iron rod; thence N89°14'34"E 160.53' to the point of beginning, containing 0.79 acres, more or less.

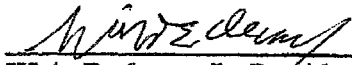
A SURVEY OF SAID PARCELS OF LAND IS ATTACHED HEREWITH AS "EXHIBIT A."

This conveyance is made subject to any and all recorded liens, building restrictions, zoning ordinances, rights of way, easements, or mineral reservations applicable to the above described property.

Ad valorem taxes for the year 2007 are to be assumed by the Grantee herein as of the date of this conveyance.

WITNESS THE SIGNATURE of the Grantor, this the 11 day of May, 2007.

W.A. DEDEAUX BUILDERS, INC.



W.A. Dedeaux, Its President

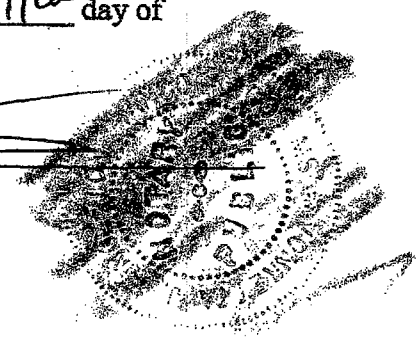
STATE OF MISSISSIPPI

COUNTY OF [↳] ~~HARRISON~~ Hancock

Personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid, the within named W.A. DEDEAUX, President of W.A. DEDEAUX BUILDERS, INC., who acknowledged that he signed and delivered the above and foregoing instrument on the day and year therein written.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, this the 11th day of May, 2007.

Vanetta D.
Notary Public



My Commission Expires: My Commission Expires: Dec 3, 2008

Grantors' Address:
W.A. Dedeaux Builders, Inc.
13407 Dedeaux Rd
Gulfport, MS 39503
(228) 539-3570

Grantee's Address:
Dedeaux Properties I, L.P.
13407 Dedeaux Road
Gulfport, Mississippi 39503
(228) 539-3570

Prepared by and Return original
Warranty Deed to:

Harris H. Barnes, III (MSB # 2018)
BARNES, BROOM, AND McLEOD, P.A.
5 River Bend Place, Suite A
Flowood, Mississippi 39232-7618
(601) 981-6336

ATTORNEY

Indexing Instructions: Northwest ¼ of the Southwest ¼ of Section 11, Township 7 South,
Range 11 West, Harrison County, Mississippi.

STATE OF MISSISSIPPI
COUNTY OF HARRISON
FIRST JUDICIAL DISTRICT



J. Jordan
1st Judicial District
Instrument 2007 4887 D -J1
Filed/Recorded 5 11 2007 4 17 P
Total Fees 12.00
5 Pages Recorded

WARRANTY DEED

For and in consideration of the sum of Ten Dollars (\$10.00) cash in hand paid, and other good, legal, and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned, W.A. DEDEAUX, does hereby sell, convey, and warrant unto DEDEAUX PROPERTIES I, L.P., a Mississippi limited partnership, the following described interests in the land and property lying and being situated in Harrison County, State of Mississippi, being more particularly described as follows, to-wit:

PARCEL 2

A parcel of land situated in the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 11, Township 7 South, Range 11 West, Harrison County, Mississippi being more fully described as follows:

Commencing at the Southwest corner of the Southwest $\frac{1}{4}$ of Section 11, Township 7 South, Range 11 West, Harrison County, Mississippi; thence N00°02'31"W 1330.05' to a point; thence N89°32'02"E 683.25' to a point; thence N00°18'40"W 532.75' to an iron rod; thence N89°28'35"E 670.00'; thence N00°11'52"W 56.65' to an iron rod; thence N00°26'27"W 76.77' to the point of beginning; thence S89°27'25"W 115.80' to an iron rod; thence along a curve having a chord of N25°10'14"W, a length of 76.99', a radius of 100' and length of 79.04' to an iron rod; thence N02°26'37"W 358.37' to an iron rod; thence N89°14'34"E 160.53' to an iron rod; thence S00°26'27"E 455.53' to the point of beginning, containing 1.48 acres, more or less.

PARCEL 4

A parcel of land situated in the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 11, Township 7 South, Range 11 West, Harrison County, Mississippi being more fully described as follows:

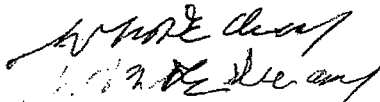
Commencing at the Southwest corner of the Southwest ¼ of Section 11, Township 7 South, Range 11 West, Harrison County, Mississippi; thence N00°02'31"W 1330.05' to a point; thence N89°32'02"E 683.25' to a point; thence N00°18'40"W 532.75' to an iron rod; thence N00°20'14"W 133.19' to the point of beginning and an iron rod; thence S89°27'25"W 271.33' to an iron rod; thence N00°41'59"W 633.93' to an iron rod on the south margin of Dedeaux Road; thence N89°14'34"E along said south margin 726.35' to an iron rod; thence S02°26'37"E 568.70' to an iron rod; thence along a curve having a chord of S16°11'47"E, a length of 70.89', a radius of 150 and length of 71.56' to an iron rod; thence thence [sic] S89°27'25"W 491.27' to the point of beginning, containing 10.74 acres, more or less.

A SURVEY OF SAID PARCELS OF LAND IS ATTACHED HEREWITH AS "EXHIBIT A."

This conveyance is made subject to any and all recorded liens, building restrictions, zoning ordinances, rights of way, easements, or mineral reservations applicable to the above described property.

Ad valorem taxes for the year 2007 are to be assumed by the Grantee herein as of the date of this conveyance.

WITNESS THE SIGNATURE of the Grantor, this the 11 day of May, 2007.



 W.A. Dedeaux

STATE OF MISSISSIPPI

COUNTY OF ^{vs} ~~HARRISON~~ Hancock

Personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid, the within named W.A. DEDEAUX, who acknowledged that he signed and delivered the above and foregoing instrument on the day and year therein written.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, this the 11th day of May, 2007.

Vonetta
Notary Public



My Commission Expires: _____ My Commission Expires: Dec 3, 2008

Grantors' Address:

W.A. Dedeaux
13407 Dedeaux Rd
Gulfport, MS 39503
(228) 539-3570

Grantee's Address:

Dedeaux Properties I, L.P.
13407 Dedeaux Road
Gulfport, Mississippi 39503
(228) 539-3570

Prepared by and Return original

Warranty Deed to:

Harris H. Barnes, III (MSB # 2018)
BARNES, BROOM, AND McLEOD, P.A.
5 River Bend Place, Suite A
Flowood, Mississippi 39232-7618
(601) 981-6336

ATTORNEY

Indexing Instructions: Northwest ¼ of the Southwest ¼ of Section 11, Township 7 South, Range 11, West, Harrison County, Mississippi.



J. J. J. 1st Judicial District
Instrument 2013 5939 D -J1
Filed/Recorded 8/23/2013 01:40 P
Total Fees \$ 12.00
3 Pages Recorded

This Instrument prepared by and to be returned to:

Chelsea H. Brannon, MS Bar #102805
City of Gulfport
Post Office Box 1780
Gulfport, Mississippi 39502-1780
(228) 868-5811

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of SIXTY-NINE THOUSAND, THREE HUNDRED DOLLARS and NO/100 (\$69,300.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, **Grantor**,

DEDEAUX PROPERTIES I, LP
13407 Dedeaux Road
Gulfport, Mississippi 39503
Telephone (228) 864-8965

does hereby sell, convey and warrant unto **Grantee**,

CITY OF GULFPORT, MISSISSIPPI
A Mississippi Municipal Corporation
Post Office Box 1780
Gulfport, Mississippi 39502-1780
Telephone (228) 868-5811

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

See Exhibit "A" attached.

INDEXING INSTRUCTIONS: The NW ¼ of the SW ¼ of Section 11
Township 7 South, Range 11 West
City of Gulfport, First Judicial District
Harrison County, Mississippi

It is understood that this property is being conveyed for the purpose of improving an existing public right-of-way identified as Dedeaux Road. Grantor shall continue to have ingress and egress over the property identified in Exhibit "A" until such time as the improvements are completed.

Grantor, for the same consideration, hereby quitclaims and releases any and all rights and remaining interests in and to the land adjacent to the above described conveyance, presently containing a public right-of-way identified as Dedeaux Road, including, but not limited to property previously granted by easement, identified on page 96 of Deed Book 398 of the Land Records of Harrison County, Mississippi.

This conveyance is less and except any and all recorded oil, gas or other mineral rights granted, reserved or excepted by former owners, and is subject to any and all recorded restrictions or covenants and any and all presently existing or recorded easements or rights-of-way affecting said property.

Grantor shall be responsible for ad valorem taxes for the current year and prior years, and Grantee shall assume tax responsibility of the identified portion of the property as a tax exempt municipal government owner for all future years.

WITNESS MY SIGNATURE on this the 21st day of August, 2013.

Dedeaux Properties I, LP

By: W.A. Dedeaux Builders, Inc., General Partner

By: Christine L. Dedeaux
Christine L. Dedeaux, President

STATE OF MISSISSIPPI
COUNTY OF HARRISON

THIS DAY PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said county and state, on this the 21st day of August, 2013, within my jurisdiction, the within named Christine L. Dedeaux, who acknowledged that she is President of W.A. Dedeaux Builders, Inc., the General Partner of Dedeaux Properties I, LP, and that for and on behalf of the said corporation, and as its act, she executed and delivered the above and foregoing instrument, after having been duly authorized by said corporation so to do.

David W. Jones
NOTARY PUBLIC

My Commission Expires
January 8, 2017



Exhibit "A"

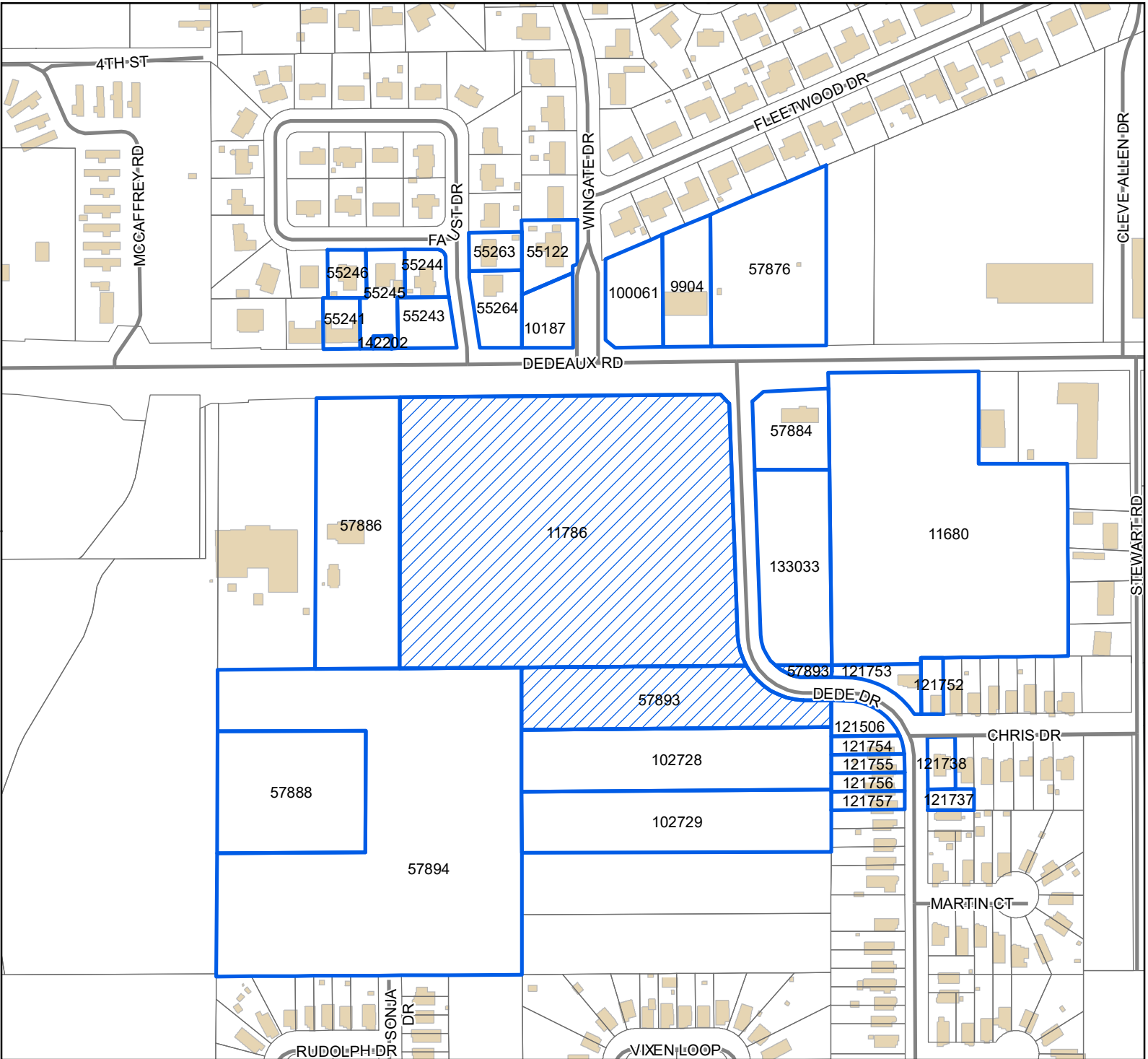
A parcel of land situated and being located in a portion of the NW ¼ of the SW ¼ of Section 11, Township 7 South, Range 11 West, City of Gulfport, First Judicial District of Harrison County, Mississippi, to-wit:

FOR THE POINT OF BEGINNING, commence at the northwest corner of property now or formerly to Dedeaux Properties I, L.P. (Harrison County Instrument #2007-4887-D-J1, Parcel 4), said point being located on the existing south right-of-way of Dedeaux Road (as surveyed in January, 2013), said Point Of Beginning having grid coordinates N. 345,361.09 and E. 910,195.71 based on the Mississippi State Plane Coordinate System, East Zone, NAD 83 (in feet), coordinates and courses herein are grid values based on said coordinate system using a combined factor of (scale) 0.999956283 with a convergence angle of -00°07'09" (at the P.O.B.); thence N 89°22'50" E 726.33 feet along said existing south right-of-way of Dedeaux Road to the northeast corner of said property now or formerly to Dedeaux Properties I, L.P., said point also being the intersection of said existing south right-of-way of Dedeaux Road with the existing west right-of-way of Dede Drive;


THENCE S 02°19'21" E 60.26 feet along the east boundary of said property now or formerly to Dedeaux Properties I, L.P., also being along said existing west right-of-way of Dede Drive; thence N 51°25'16" W 22.95 feet; thence westerly 171.69 feet along a curve, said curve being concave to the north, having a central angle of 01°42'02" with a radius of 5,784.58 feet, also having a chord bearing and distance of S 88°37'02" W 171.69 feet to the end of said curve; thence S 89°28'03" W 538.71 feet to a point located on the west boundary of said property now or formerly to Dedeaux Properties I, L.P.; thence N 00°33'18" W 47.20 feet along said west boundary of property now or formerly to Dedeaux Properties I, L.P. to the said Point Of Beginning.

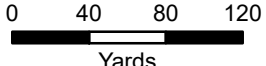
The property herein described, is a total of 34,652 square feet or 0.796 acre, more or less, being a portion of the same property conveyed to Dedeaux Properties I, LP from W.A. Dedeaux (Instrument 2007-4887-D-J1) dated May 11, 2007, as said Instrument was filed for recorded May 11, 2007, in the Land Records of Harrison County, Mississippi.

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
Y		0908M-01-009.000	DEDEAUX PROPERTIES 1, LP (OWNER)	P.O. BOX 926	GULFPORT	MS	39502
			TERRY MORAN (AGENT)	1806 23RD AVE STE B	GULFPORT	MS	39501
			Adjacent Property Owners (2607PC093)				
	55244	0908L-02-015.019	CONLEY JENNIE	144 FAUST DR	GULFPORT	MS	39503
	102729	0908M-01-014.002	SCHAFHIRT CYNTHIA JO	13185 JOHN RD	GULFPORT	MS	39503
	57876	0908L-01-003.000	COAST ELECTRIC POWER ASSN	P O BOX 359	KILN	MS	39556
	55122	0908L-02-012.000	SULLENS DELBERT LEON & TRISHA DIANN	2 WINGATE DR	GULFPORT	MS	39503
	55264	0908L-02-015.000	CHANDLER JUSTIN	106 FAUST DR	GULFPORT	MS	39503
	55246	0908L-02-015.017	HARPER GLORIA J	140 FAUST DR	GULFPORT	MS	39503
	55241	0908L-02-015.030	LOTT ROBERT C	13506 DEDEAUX RD	GULFPORT	MS	39503
	55263	0908L-02-015.001	ALEJANDRO ARMANDO E & JOSEFINA I	108 FAUST DR	GULFPORT	MS	39503
N	55243	0908L-02-015.028	CONLEY JENNIE	144 FAUST DR	GULFPORT	MS	39503
N	10187	0908L-02-013.000	GULFPORT CITY OF	P O BOX 1780	GULFPORT	MS	39502
	9904	0908L-01-004.000	WB PROPERTY LLC	13430 DEDEAUX RD	GULFPORT	MS	39503
	102728	0908M-01-014.001	LADNER DICKIE JOE & JENNIFER A	24040 TIM BRADLEY RD	SAUCIER	MS	39574
	121738	0908M-01-017.069	MCGILL PROPERTIES INC	P O BOX 2163	GULFPORT	MS	39505
	121737	0908M-01-017.068	CASIANO DAMARIS	11170 DEDE DRIVE	GULFPORT	MS	39503
N	121506	0908M-01-017.001	GULFPORT CITY OF				0
	121754	0908M-01-017.085	COMEAU JENNIFER	11181 DEDE DR	GULFPORT	MS	39503
	121755	0908M-01-017.086	MACH VI HOLDING LLC	6001 OLDE OAKVIEW	OCEAN SPRINGS	MS	39564
	121752	0908M-01-017.083	HERRITT TIFFANY N	13380 CHRIS DR	GULFPORT	MS	39503
N	121756	0908M-01-017.087	SUMELONG SAMUEL KWEWE	C/O 8917 LORRAINE RD	GULFPORT	MS	39503
	121753	0908M-01-017.084	MIXON MARTIN F	11190 DEDE DR	GULFPORT	MS	39503
	121757	0908M-01-017.088	TOLAR TERRY & EILERMANN JANET	2620 RUE PALAFOX	BILOXI	MS	39531
	55245	0908L-02-015.018	MANALO RICHARD	142 FAUST DR	GULFPORT	MS	39503
	133033	0908M-01-009.001	DEDEAUX PROPERTIES I LP	13407 DEDEAUX RD	GULFPORT	MS	39503
N	57884	0908M-01-008.000	DEDEAUX PROPERTIES I LP	13407 DEDEAUX RD	GULFPORT	MS	39503
N	100061	0908L-01-004.001	WB PROPERTY LLC	13430 DEDEAUX RD	GULFPORT	MS	39503
N	11786	0908M-01-009.000	DEDEAUX PROPERTIES I LP	13407 DEDEAUX RD	GULFPORT	MS	39503
	57888	0908M-01-012.000	HEINZ CHAS MRS	1604 BELMONT PL	METAIRIE	LA	70001
N	57894	0908M-01-013.000	LADNER DICKIE JOE & JENNIFER A	24040 TIM BRADLEY RD	SAUCIER	MS	39574
	57886	0908M-01-010.000	HALLER REAL ESTATE LLC	14 KIMBALL DRIVE	GULFPORT	MS	39507
	11680	0908M-01-007.000	ALLEN BEVERAGES INC	P O BOX 2037	GULFPORT	MS	39505
N	57893	0908M-01-014.000	DEDEAUX PROPERTIES I LP	13407 DEDEAUX RD	GULFPORT	MS	39503
N	142202	0908L-02-015.033	GULFPORT CITY OF	PO BOX 1780	GULFPORT	MS	4E+08



Legend

-  Site
-  Street
-  Buildings



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.

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
49732	IPL0346291	Legal Ad - IPL0346291		2.0	116.0L

ATTENTION: GULFPORT CITY HALL IP
 1410 24 TH AVENUE
 GULFPORT, MS 39501
 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:
 06/10/26 Print

LEGAL NOTICE PUBLIC HEARING

In conformance with Section VIII of the Comprehensive Zoning Ordinance of the City of Gulfport, Mississippi, 1979 as amended, notice is hereby given advising that the Gulfport City Planning Commission will hold a public hearing in the City of Gulfport, Mississippi at 4:30 P.M., Thursday, June 25, 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.

Tree Permit Appeal 2605PC070, by owners Michael Russell & Kirsten Wilson-Russell, seeking to appeal a denied tree permit, Tax Parcel 07110-04-028.004, 4719 W Beach Blvd, Zoned T4L (General Urban Zone "Limited"), Ward 2

Planning Commission Approval 2606PC077, by owners Cara & Jason Drewes, seeking approval for an administrative office for an engineering consulting office as a home occupation, Tax Parcel 1011D-01-049.000, 134 E Cedar Drive, Zoned T4+ (General Urban Zone "Plus"), Ward 2

Planning Commission Approval 2606PC081, by agent Tamesha McDowell, seeking approval for an administrative office for a home care office as a home occupation, Tax Parcel 08071-01-005.037, 13325 E Carriage Circle, Zoned R-1-10 (Single-family), Ward 7

Planning Commission Approval 2606PC084, by owner Menhie Melton, seeking approval for a mobile home use, Tax Parcel 07101-02-029.000, 3713 37th Ave, Zoned R-1-5 (Single-family), Ward 1

Planning Commission Approval 2606PC086, by owners Amber Guidry & Devante Crandle, seeking approval for an administrative office for a book-keeping business as a home occupation, Tax Parcel 0808K-03-075.000, 11475 Harris Drive, Zoned R-1-10 (Single-family), Ward 7

General Plan 2607PC094, by agent Terry Moran, seeking approval for a 48-lot subdivision with 2 outparcels, Tax Parcels 0908M-01-009.000, 0908M-01-014.000, Dedeaux Road, Zoned B-1 (Neighborhood Business), Ward 6

Zoning Map Amendment 2606PC076, by agent Grant Thompson, requesting to rezone property to R-1-10, Tax Parcel 07081-02-015.000, Orange Grove Road, Zoned R-1-15 (Single-family), Ward 7

Zoning Map Amendment 2607PC093, by agent Terry Moran, requesting to rezone 2 parcels to R-1-7.5 (Single-family), Tax Parcel 0908M-01-009.000, 0908M-01-014.000, Dedeaux Road, Zoned B-1 (Neighborhood Business), Ward 6

Zoning Map Amendment 2604PC045, by agent Micheal Collins, requesting to rezone parcel to R-2 (Single-family), Tax Parcel 08101-01-040.000, 1218 37th Street, Zoned I-1 (Light Industry), Ward 3

This the 3rd day of June 2026
 Keith Williams, Chairman
 City of Gulfport Planning Commission
 IPL0346291
 Jun 10 2026

[Print Tearsheet Link](#)

[Marketplace Link](#)

Sherry Chasteen



Sherry Chasteen

Mary Castro



Sworn to and subscribed before me on

Jun 10, 2026, 10:11 AM EDT



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