



Zoning Board | Agenda

Thursday, August 20, 2026 – 3:00 PM

City Hall – Council Chambers
2309 15th Street, Gulfport

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

F1. Zoning Board Meeting - July 16, 2026

G. Hearing of Cases

G1. Public Declaration of Appeal Process of Chairman

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

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

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

G3. Routine Agenda

1. Variance 2608ZB107:

Variance 2608ZB107, by agent Wayne O'Neal, seeking approval for 6 normal parking spaces where 18 are required, Tax Parcel 0811C-04-047.000, 2714 25th Avenue, Zoned B-2 (General Business), Ward 3

2. Variance 2608ZB108:

Variance 2608ZB108, by agent Wayne O'Neal, seeking approval for parking that backs out into city right of way, Tax Parcel 0811C-04-047.000, 2714 25th Avenue, Zoned B-2 (General Business), Ward 3

3. Variance 2608ZB109:

Variance 2608ZB109, by agent Wayne O'Neal, seeking approval for a 0-foot front yard setback where 25 feet is required, Tax Parcel 0811C-04-047.000, 2714 25th Avenue, Zoned B-2 (General Business), Ward 3

4. Variance 2608ZB112:

Variance 2608ZB112, by owner Grant Curtis Bell, seeking approval for a 5-foot 2-inch side-yard setback where 15 feet is required, Tax Parcel 0708B-02-037.001, 12299 Brittany Blvd, Zoned R-1-15 (Single Family), Ward 7

5. Variance 2608ZB116:

Variance 2608ZB116, by agent Calvin Stevenson, seeking approval for a lot size of 4150 square feet where 7500 square feet is required as well as seeking approval for a lot width of 41.5 feet where 60 feet is required, Tax Parcel 0810N-03-042.000, 2822 23rd Avenue, Zoned R-2 (General Business), Ward 3

6. Variance 2608ZB117:

Variance 2608ZB117, by owner Randy Lampley, seeking approval for 2441 total accessory structure square footage where 2000 square feet is allowed, Tax Parcel 0808B-02-001.000, 12310 Cold Springs Rd, Zoned R-1-10 (Single Family), Ward 6

7. Variance 2608ZB118:

Variance 2608ZB118, by owner Randy Lampley, seeking approval for a third accessory structure where 2 are allowed, Tax Parcel 0808B-02-001.000, 12310 Cold Springs Rd, Zoned R-1-10 (Single Family), Ward 6

8. Variance 2608ZB120:

Variance 2608ZB120, by agent Gene Peters, seeking approval for a 9-foot high front yard fence where 4 feet is the maximum height, Tax Parcel 1009O-02-002.007, 10741 Bayou Plantation Ln, Zoned R-2 (Single Family), Ward 5

9. Variance 2608ZB121:

Variance 2608ZB121, by agent Denise Cherry, seeking approval for 0 regular parking spaces where 7 are required, Tax parcel 0910I-01-073.000, 600 East Pass Rd, Zoned T4+ (General Urban Zone "Plus"), Ward 4

10. Variance 2608ZB122:

Variance 2608ZB122, by agent M. Brant Pettis, seeking approval for a 6-foot high front yard fence where 4 feet is the height limit as well as seeking approval for an 8-foot side and backyard fence where 6 feet is the height limit, Tax Parcel 1010N-03-019.000, 176 Allan Dr, Zoned T3 (Sub-Urban Zone), Ward 2

11. Variance 2609ZB128:

Variance 2609ZB128, by owner Hage Properties LLC, seeking approval for 0 regular parking spaces where 7 are required, Tax Parcel 0910N-07-007.000, 406 Pass Road, Zoned B-2 (General Business), Ward 4

H. Adjournment

MINUTES

ZONING BOARD OF ADJUSTMENT AND APPEALS MEETING

Thursday, July 16, 2026, 3:00 P.M.

GULFPORT CITY COUNCIL CHAMBERS

A. **Prayer**: The Zoning Board led a prayer.

B. **Pledge of Allegiance**: The Pledge of Allegiance was recited.

C. **Call to Order**: The meeting of the Zoning Board was called to order at **3:00 p.m.**

D. **Determination of a Quorum**:

BOARD MEMBERS PRESENT:

MACK MCCREE
NATHAN BODDIE
HAL KAIGLER
MICHAEL DANIELS

BOARD MEMBERS ABSENT:

MARY ANN WIGINTON
ROBERT PHARR

STAFF MEMBERS PRESENT:

MATILDA WELCH
SAMUEL SMITH
WILLIAM DICKINSON

COURT REPORTER:

E. **Confirmation of Agenda**:

F. **Approval of Minutes**:

Motion by **Mack McCree** and seconded by **Hal Kaigler** to approve Minutes of **June 18, 2026**, Zoning Board meetings was carried unanimously.

G. **Hearing of cases**:

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

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

G3. Routine Agenda:

1. Variance 2607ZB092: (Tabled to July Meeting)

Variance 2607ZB092, by agent Terry Moran, seeking approval for 50-foot wide lots where lot width is required to be 60 feet for a proposed subdivision, Tax Parcels 0908M-01-009.000, 0908M-01-014.000, Dedeaux Road, Zoned B-1 (Neighborhood Business), Ward 6

Speaking for the Petition: Terry Moran

Speaking against the Petition: None

Motion: Mack McCree – to disapprove applicant’s request due to no hardship.

Second: Hal Kaigler

Nathan Boddie	- Chairman - Nay
Mary Ann Wiginton	- Absent
Michael Daniels	- Yea
Robert Pharr	- Absent
Mack McCree	- Yea
Hal Kaigler	- Yea

Action: Motion carried 3 to 1.

2. Variance 2607ZB088:

Variance 2607ZB088, by agent Jon Storonskyj, seeking approval for a 0-foot front setback where 10 feet is required for a new freestanding ground sign, Tax Parcel 0808E-02-030.049, 12178 Highway 49, Zoned B-4 (Highway Business), Ward 7

Speaking for the Petition: Jon Storonskyj

Speaking against the Petition: None

Motion: Hal Kaigler – to approve applicant’s request with conditions.

Second: Mack McCree

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

Action: Motion carries unanimously.

3. Variance 2607ZB089:

Variance 2607ZB089, by owner Brian McMullen, seeking approval for a 16-foot secondary frontage setback where 25 feet is required for an accessory structure, Tax Parcel 0808L-01-019.000, 11540 Carondelet St, Zoned R-1-10 (Single Family), Ward 7

Speaking for the Petition: Brian McMullen

Speaking against the Petition: None

Motion: Hal Kaigler – to approve applicant’s request due to the request would be in line with the consistency of the neighborhood.

Second: Mack McCree

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

Action: Motion carries unanimously.

4. Variance 2607ZB096: (Withdrawn by Planning Staff)

Variance 2607ZB096, by owner J&D Property LLC, seeking approval for a 1400 square foot accessory structure where 1000 square feet in total is allowed, Tax Parcel 0910I-01-064.000, 730 E Pass Rd, Zoned T4+ (General Urban Zone "Plus"), Ward 4

Speaking for the Petition:

Speaking against the Petition:

Motion:

Second:

Nathan Boddie	- Chairman
Mary Ann Wiginton	-
Michael Daniels	-
Robert Pharr	-
Mack McCree	-
Hal Kaigler	-

Action:

5. Variance 2607ZB101:

Variance 2607ZB101, by agent Benjamin Bentz, seeking approval for 3 regular parking spaces where 17 spaces are required, Tax Parcel 0910M-01-027.000, 820 Pass Rd, Zoned B-2 (General Business), Ward 3

Speaking for the Petition: Benjamin Bentz

Speaking against the Petition: None

Motion: Mack McCree – to approve applicant’s request with the recommendation made by Malcom Jones through engineering to move ADA parking space onto property.

Second:

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

Action: Motion carries unanimously.

6. Variance 2608ZB104:

Variance 2608ZB104, by agent Mitch Byars, seeking approval for an 18-foot front yard setback and a 13-foot secondary frontage setback where 25 feet is required, Tax Parcel 1008J-02-001.000, 12070 Parc Aux Chenes, Zoned R-1-10 (Single Family), Ward 5

Speaking for the Petition: Austin Moen

Speaking against the Petition: None

Motion: Hal Kaigler – to approve applicant’s request.

Second: Mack McCree

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

Action: Motion carries unanimously.

7. Variance 2608ZB105:

Variance 2608ZB105, by agent Mitch Byars, seeking approval for a 5-foot side yard setback where 8 feet is required, Tax Parcel 1008G-02-130.000, 12095 Parc Aux Chenes, Zoned R-1-10 (Single Family), Ward 5

Speaking for the Petition: Austin Moen

Speaking against the Petition: Aubrey Prichard

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

Second: Hal Kaigler

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

Action: Motion carries unanimously.

Adjournment:

Motion by **Hal Kaigler** to adjourn the meeting was seconded by **Mack McCree** and carried unanimously. The meeting adjourned **3:50 p.m.**

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

Hal Kaigler, Secretary

Date: _____



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

ZONING BOARD OF ADJUSTMENT AND APPEALS

Hearing Date: Thursday, August 20, 2026

Public Declaration of Appeal Process of Chairman



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ZONING BOARD OF ADJUSTMENT AND APPEALS

Hearing Date: Thursday, August 20, 2026

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



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ZONING BOARD OF ADJUSTMENT AND APPEALS

Hearing Date: Thursday, August 20, 2026

Routine Agenda



URBAN DEVELOPMENT
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ZONING BOARD OF ADJUSTMENT AND APPEALS

Hearing Date: Thursday, August 20, 2026

Variance 2608ZB107: Variance 2608ZB107, by agent Wayne O'Neal, seeking approval for 6 normal parking spaces where 18 are required, Tax Parcel 0811C-04-047.000, 2714 25th Avenue, Zoned B-2 (General Business), Ward 3

Technical Report

VARIANCE

GENERAL INFORMATION

Case File Number: 2608ZB107

Hearing Date: August 20, 2026

Current Zoning/Use: B-2 / Vacant Property

Legal: Variance 2608ZB107, by agent Wayne O'Neal, seeking approval for 6 normal parking spaces where 18 are required, Tax Parcel 0811C-04-047.000, 2714 25th Avenue, Zoned B-2 (General Business), Ward 3

TECHNICAL DETAILS

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

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

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

Technical Report

VARIANCE

The applicant requests a variance for 6 parking spaces where 18 is required. The City of Gulfport's parking ordinance requires for an office use that there be a parking space for every 300 square feet for the associated structure. The proposed structure is approximately 5400 square feet and thus requires 18 parking spaces. However, it should be noted that several of the surrounding building do not have sufficient parking in relation to the size of the structure.

- (a) The applicant does not address any special conditions that may have caused the need for this variance. It is clear that no special condition caused the need for this variance. The applicant has chosen to develop the property in a way that would require this variance.
- (b) The applicant does not address the cause of this variance in their answers. However, it is clear that the applicant is causing the need for the variance.
- (c) The applicant does not address any unnecessary hardship created by the physical character of the property. It is clear that the property does not face any unnecessary hardship and thus amending of the zoning ordinance would not offer a more reasonable solution.
- (d) The applicant does not state if the literal interpretation of the ordinance would deprive them of rights commonly enjoyed by others in their zoning district. However, the properties across the street do not have sufficient parking in relation to the sizes of the structure. It is noted that these are pre-existing none conforming structures.
- (e) The applicant does not address if backing out into the right of way would be considered a special privilege if approved. It is clear that the approval of this variance would not confer any special privilege due to the nearby properties also do not have proper parking in relation to the size of the structures.
- (f) This property is zoned B-2, and the proposed office use is allowed by right.

EXECUTIVE SUMMARY

The six criteria needed for a variance have not been met. The applicant requests a variance in order to allow for 6 parking spaces where 18 is required. While the applicant has not proven a hardship through the six criteria, approval of this petition would be in line with the surrounding properties as they also do not meet their parking requirements in relation to the size of the existing structures. It should also be noted that these structures are pre-existing non-conforming.

Any approval should consider these conditions:

- 1. Approval would allow for 6 parking spaces where 18 is required.
- 2. Engineering recommends that the parking be laid out similar to the parking for Keesler Federal Credit Union next door.
- 3. Existing on-street parking on Hwy 49/25th Ave is angled parking and must be angled.

DEPARTMENTAL CONDITIONS

Engineering:

Engineering recommends that the parking be laid out similar to the parking for Keesler Federal Credit Union next door. Existing on-street parking on Hwy 49/25th Ave is angled parking and must be angled. Memo dated 8/6/2026.

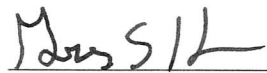
Technical Report

VARIANCE

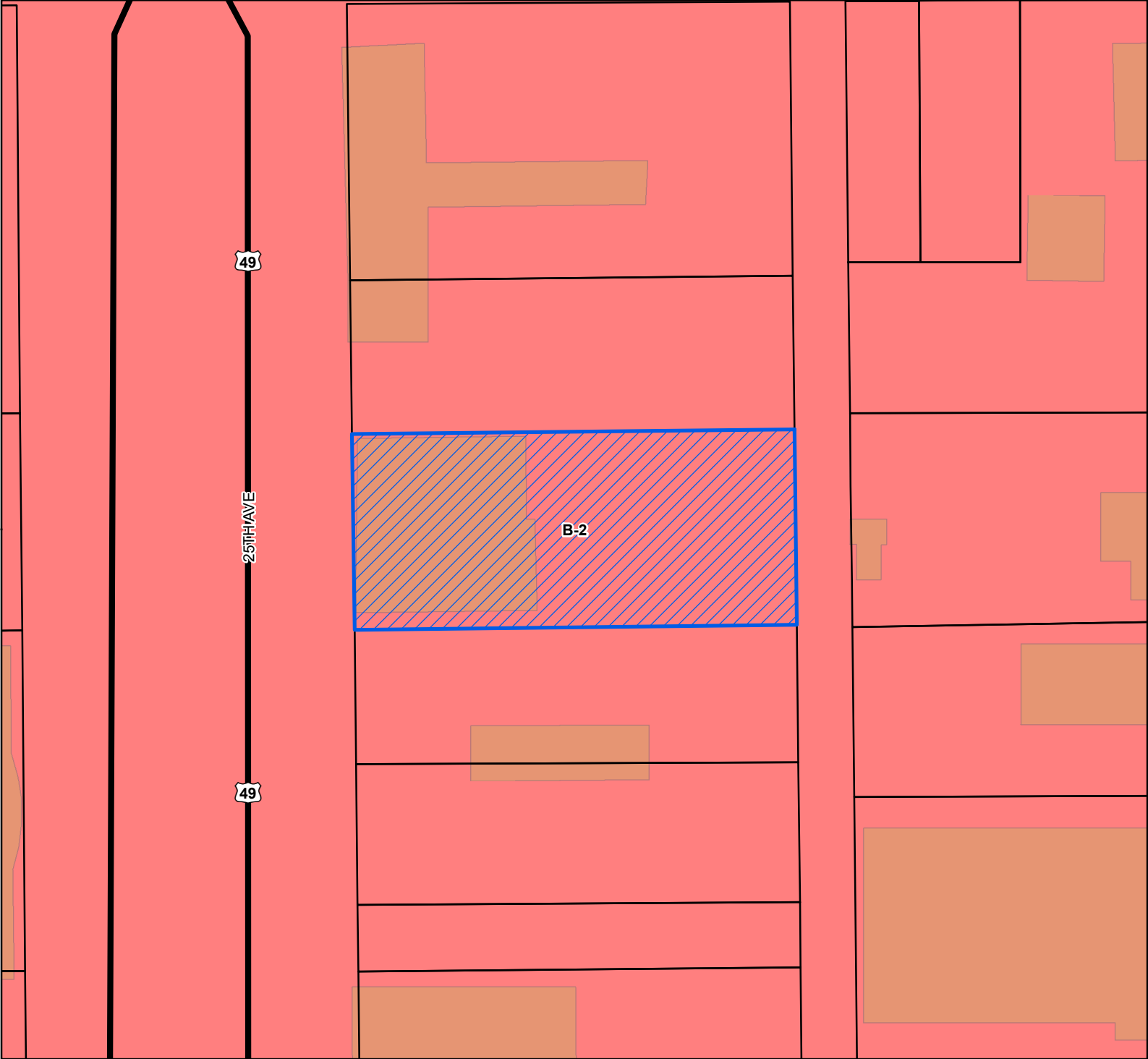
<u>Public Works:</u>	No comment as of 08/10/2026.
<u>Traffic and Safety:</u>	See Engineering Conditions. Memo dated 8/6/2026.
<u>Building Code Services:</u>	No conditions. Memo dated 7/29/2026.
<u>GIS:</u>	No conditions. Memo dated 8/7/2026.
<u>Police Department:</u>	No comment as of 08/10/2026.
<u>Fire Department:</u>	No conditions. Memo dated 7/31/2026.
<u>City Arborist:</u>	No conditions. Memo dated 8/3/2026.
<u>Leisure Services:</u>	No conditions. Memo dated 8/4/2026.

DIRECTOR APPROVAL

This report has been reviewed and approved by:



Greg Holmes
Director of Urban Development Department



 Site

 US or State Highway

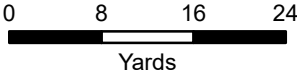
 Parcels

 Buildings

Zoning

 B-2 - General Business District

Site Information
0811C-04-047.000
Zoning: B-2 (General Business)
Size: 11214.69 sqft
Flood: X



1 inch = 50 feet



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



R#13889392

CASE NUMBER

26082B107

SDS 6-8-26

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

ZONING BOARD OF ADJUSTMENTS AND APPEALS APPLICATION

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

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

TAX PARCEL NUMBERS

0811C-04-047.000	

Property Address:

2714 25th Avenue

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

General Description of Request: For 6 parking spaces where

18 spaces are required

OWNERSHIP AND CERTIFICATION:

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



Designation of Agent

We, James K. Wetzel
1. Garnette Wetzel / Garner, Wetzel being property owner of 2714 25th Avenue
PRINT NAME PRIMARY ADDRESS OR PARCEL
which is the subject of this application hereby authorize Wayne O'Neal 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.

James K. Wetzel
Garnette Wetzel / Garner, Wetzel 6/3/26
Signature Date

STATE OF MISSISSIPPI | COUNTY OF HARRISON

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

Michelle Gaines
Notary Public



11/19/26
Commission Expiration



Covenant Affidavit

We, James K. Wetzel
Garnette Wetzel / Garnor Wetzel, being owner or agent of the property 2715 25th Avenue
PRINT NAME PRIMARY ADDRESS OR PARCEL

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

James K. Wetzel / Garnette Wetzel / Garnor Wetzel 6/3/26
Signature Date

STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 16th day of June, 2026
11/19/26

Michelle Gaines
Notary Public





Outlook

Fw: PARKING/FRONT YARD SET BACK & BACKING INTO CITY RIGHT OF WAY/ALLY

From Wayne O'Neal <resdesignsone@gmail.com>

Date Wed 6/3/2026 9:59 AM

To Wayne O'Neal <resdesignsone@gmail.com>

From: Wayne O'Neal <resdesignsone@gmail.com>

Sent: Wednesday, June 3, 2026 9:32 AM

To: Wayne O'Neal <resdesignsone@gmail.com>

Subject: PARKING/FRONT YARD SET BACK & BACKING INTO CITY RIGHT OF WAY/ALLY

"VARIANCE SUBMISSIONS" (PARKING/BACKING INTO CITY RIGHT OF WAY/FRONT SET BACK)

1. Special conditions & circumstances exist due to the requirement set forth of a 25' setback when the other properties are presently on the same front property line which is flush to city right of way thus making it peculiar to set building back 25' as the present regs. Require.
This is special due to the fact that in order to look & conform to the other buildings on same street, we must get this variance as the other buildings have been there for several years,
2. We did not cause the need for the variance because all other buildings are flush with front property lines as well.
3. This 25' setback would definitely be unusual if the building were to be set back 25' and not conform to the visual facade as presented. This hardship will require construction to be 25' from front and cause a hardship to build, instead of matching the flush front.
4. The literal interpretation is simple. One must be aware that the flush construction is best for the area to keep the commercial look.
5. The granting of the variance will comply with the existing buildings, thus not creating any hardships on anyone involved and will comply with all building codes as required.
6. This variance is permissible by right due to the fact it requires parking to meet existing parking in rear and be allowed to backing into city right of way (ally) in order to have parking. Thus the front set back will allow enough parking in the rear as well as on street parking already in place.
7. Parking requires 18 spaces. Due to the fact we have a small lot we can only fit 6 spaces w/one h/c parking.
8. We need 12 more spaces as our parking variance, but keeping in mind we have on street parking in front. Thus we need the variance of 12 parking places.
9. This will allow us to build our building and get more tax revenue for the city.



1st JUDICIAL DISTRICT
INSTRUMENT 2026-0008476-D-J1
FILED/RECORDED 5/4/2026 1:48:01 PM
TOTAL FEES \$31.00
10 PAGES RECORDED

PREPARED BY AND RETURN TO:
MICHAEL B. MCDERMOTT (2379)
PAGE, MANNINO, PERESICH & MCDERMOTT, P.L.L.C.
759 HOWARD AVENUE
BILOXI, MS 39530
(228)374-2100

STATE OF MISSISSIPPI
COUNTY OF HARRISON
FIRST JUDICIAL DISTRICT

INDEXING INSTRUCTIONS: Lots 23, 24, 25, Blk 5, Original Gulfport S/D, City of Gulfport, First Judicial District, Harrison County, Mississippi

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, for and on behalf of

THE MATTER OF THE GUARDIANSHIP/CONSERVATORSHIP
OF LARRY RICHBURG, by SHAYNA FARNER,
Guardian/Conservator
20397 West Lake Court
Saucier, MS 39574
(228)234-0732

does hereby sell, convey and warrant unto

JAMES K. WETZEL, GARNETTE ANN WETZEL,
AND GARNER JAMES WETZEL
1701 24th Avenue
Gulfport, MS 39501
(228)864-6400

as joint tenants with the full right of survivorship, and not as tenants in common, the following described real property, together with all improvements thereon, located in the First Judicial District of Harrison County, State of Mississippi, more particularly and certainly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO

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

This conveyance is made and executed pursuant to the Order Approving Motion to Sell dated April 21, 2026, in the The Matter of the Guardianship/Conservatorship of Larry Richburg, bearing Cause No. 24-1613, in the Chancery Court, of the First Judicial District of Harrison County, Mississippi. A copy of the aforementioned Order is attached hereto as Exhibit "B".

Ad valorem taxes for the current tax year 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 30th of April, 2026.

The Matter of the Guardianship/Conservatorship of
Larry Richburg

BY: Shayna Farner
Shayna Farner, Guardian/Conservator

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 Shayna Farner, known to me to be a Guardian/Conservator of The Matter of the Guardianship/Conservatorship of Larry Richburg, and who acknowledged that in said representative capacity and for and on its behalf he/she/they signed and delivered the foregoing instrument on the day and year therein mentioned as its act and deed, being first duly authorized so to do.

GIVEN UNDER MY HAND, and official seal of office, this 30th day of April, 2026

Racheal Ballard
NOTARY PUBLIC

My Commission Expires:

File No.: A02459

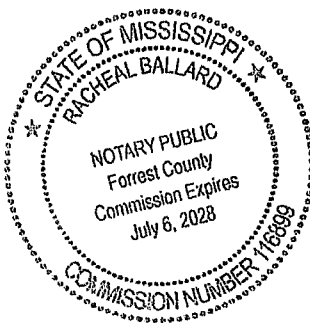
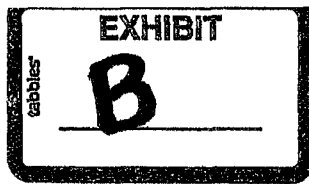


EXHIBIT "A"
LEGAL DESCRIPTION

LOTS 23, 24 and 25, BLOCK 5, ORIGINAL GULFPORT SUBDIVISION, in the City of Gulfport, a subdivision according to the official map or plat thereof on file and of record in the office of the Chancery Clerk, First. Judicial District, Harrison County, Mississippi.

LESS AND EXCEPT:

The North 5 feet of LOT 25, BLOCK 5 of said ORIGINAL GULFPORT SUBDIVISION.



FILED

**IN THE CHANCERY COURT OF HARRISON COUNTY, MISSISSIPPI
FIRST JUDICIAL DISTRICT**

**IN THE MATTER OF THE
GUARDIANSHIP/CONSERVATORSHIP
OF LARRY RICHBURG**

APR 21 2026
JAMES WETZEL
CHANCERY CLERK
CAUSE NO. 24-1613 (4) D.C.

SHAYNA FARNER

PETITIONER

ORDER APPROVING MOTION TO SELL

THIS day this cause came to be heard on the Motion to Sell in the Guardianship / Conservatorship of Larry Richburg and the Court does find that said Motion is well taken and finds as follows:

1) That the Guardian and Conservator now wishes to sell the real property located at 2714 25TH Avenue, Gulfport , MS 39501 in Harrison County, MS, to JAMES WETZEL, for \$140,000.00 paying broker commission and proration of the ad valorem property taxes, according to the terms and conditions in the Contract for the Sale and Purchase of Real Estate.

II.

That it is necessary to sell the real property located at 2714 25TH Avenue, Gulfport , MS 39501, which is a commercial lot. That certain amounts for expenses, as listed below, were expended and must be paid from the proceeds from the sale of the commercial property by the title company and the remainder of the proceeds, after payment of expenses, shall be placed in the Conservators's Checking Account.

III.

That Kathy Brown van Zutphen of Coastwide Law, LLC has rendered valuable legal services on behalf of the Guardian and Conservator of the Estate of BETTY RICHBURG and should be paid \$1,450.00 for the services rendered, and a check shall be issued by the title company to Coastwide

Law, LLC from the proceeds of the sale.

IV.

That Kathy Brown van Zutphen of Coastwide Law, LLC has rendered valuable legal services on behalf of the Guardian and Conservator of the Estate of LARRY RICHBURG and should be paid \$ 4,105.00 for the services rendered, and requests that a check be issued by the title company to Coastwide Law, LLC from the proceeds of the sale.

V.

That the court also approves and authorizes the title company to issue a check in the amount of \$5,000.00 to Kathy Brown van Zutphen of Coastwide Law, LLC, to be held in the Coastwide Law, IOLTA account for future legal services and those funds only disbursed by future court orders.

VI.

That the Guardian and Conservator, SHAYNA FARNER, has incurred expenses on behalf of the Guardian and Conservator of the Estate of LARRY RICHBURG, and should receive reimbursement for payment of funeral expenses and initial fees to open the Conservatorship, and shall be reimbursed in the amount of \$6,502.00 for those expenses from the proceeds of the sale.

VII.

That the Guardian and Conservator, SHAYNA FARNER requests that she be paid for In-Home Care of the wards for the period of August 28, 2024, through current date, and for Conservator Fees for her services rendered as Guardian and Conservator for the period of October 05, 2024, through current date, in the amount of \$ 24,240.00. The Guardian and Conservator should receive payment for those services, and shall be paid in the amount of \$24,240.00 for those services from the proceeds of the sale.

VIII.

That the Guardian and Conservator requests that ADAM RICHBURG be paid for his services for In-Home Care for the wards for the period of December 24, 2024 through August 28, 2025, in the amount of \$23,100.00. ADAM RICHBURG should receive payment for those services and shall be paid in the amount of \$23,100.00 for those services from the proceeds of the sale.

IX.

That J. William Williams of Williams Law Firm has incurred legal fees and expenses on behalf of the Guardian and Conservator of the Estate of LARRY RICHBURG for demolishing the real property located at 2714 25TH Avenue, Gulfport, MS 39501, and should be paid \$17,500.00 and requests that a check be issued by the title company to Williams Law Firm from the proceeds of the sale. Williams Law Firm should receive payment for those services and expenses and shall be paid in the amount of \$17,500.00 for those services from the proceeds of the sale.

X.

That Anderson Environmental Services rendered services on behalf of the Guardian and Conservator of the Estate of LARRY RICHBURG for Asbestos Remediation of the real property located at 2714 25TH Avenue, Gulfport, MS 39501, and should be paid \$14,205.69 and requests that a check be issued by the title company to Biggs, Ingram & Solop, LLC from the proceeds of the sale. Biggs, Ingram & Solop, LLC should receive payment for those services and expenses and shall be paid in the amount of \$14,205.69 for those services from the proceeds of the sale.

XI.

That bills were submitted and the court hereby authorizes the title company to issue checks to the following companies for Medical Services rendered:

- | | | |
|----|--------------------------|-------------|
| 1. | Saad Healthcare Services | \$ 1,927.89 |
| 2. | Rankin Rural Medical | \$ 81.65 |
| 3. | Memorial Hospital | \$ 173.38 |

XII.

That, in summary, the title company shall issue checks to pay for the following expenses:

- | | | |
|-----|--|-------------|
| 1. | Coastwide Law, LLC -
Pmt for Betty Richburg | \$1,450.00 |
| 2. | Coastwide Law, LLC-
Pmt for Larry Richburg | \$4,150.00 |
| 3. | Coastwide Law, LLC
Retainer in Trust Acct. for Larry Richburg | \$5,000.00 |
| 4. | Shayna Farner
Reimburs. Expenses | \$6,502.00 |
| 5. | Shayna Farner
Conservator Fee and In-Home Care | \$24,240.00 |
| 6. | Adam Richburg
In-Home Care | \$23,100.00 |
| 7. | Williams Law Firm | \$17,500.00 |
| 8. | Biggs, Ingram & Solop, LLC | \$14,205.69 |
| 9. | Saad Healthcare Services | \$ 1,927.89 |
| 10. | Rankin Rural Medical | \$ 81.65 |
| 11. | Memorial Hospital | \$ 173.38 |

XIII.

That the bond is hereby released / waived in this matter and that the remaining proceeds from the sale of the real property, after the payment of above expenses, be placed in the Conservatorship Account of LARRY RICHBURG.

IT IS THEREFORE, ORDERED AND ADJUDGED that the Court approves, ratifies, and confirms the Motion to Sell and enters this Order allowing the Guardian and Conservator to sell the real property located at 2714 25TH Avenue, Gulfport , MS 39501, in Harrison County, MS, to JAMES WETZEL, for \$140,000.00, paying broker commission and proration of the ad valorem property taxes, according to the terms and conditions in the Contract for the Sale and Purchase of Real Estate; and

FURTHER, orders the title company to issue checks to pay for the following expenses from the proceeds of the sale:

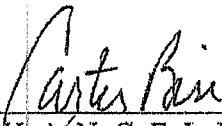
- | | | |
|----|--|-------------|
| 1. | Coastwide Law, LLC - | \$1,450.00 |
| | Pmt for Betty Richburg | |
| 2. | Coastwide Law, LLC- | \$4,150.00 |
| | Pmt for Larry Richburg | |
| 3. | Coastwide Law, LLC | \$5,000.00 |
| | Retainer in Trust Acct. for Larry Richburg | |
| 4. | Shayna Farner | \$6,502.00 |
| | Reimburs. Expenses | |
| 5. | Shayna Farner | \$24,240.00 |
| | Conservator Fee and In-Home Care | |
| 6. | Adam Richburg | \$23,100.00 |

In-Home Care

7.	Williams Law Firm	\$17,500.00
8.	Biggs, Ingram & Solop, LLC	\$14,205.69
9.	Saad Healthcare Services	\$ 1,927.89
10.	Rankin Rural Medical	\$ 81.65
11.	Memorial Hospital	\$ 173.38

IT IS FURTHER ORDERED AND ADJUDGED that the bond is hereby released /
waived in this matter and that the remaining proceeds from the sale of the real property, after the
payment of above expenses, be placed in the Conservatorship Account of LARRY RICHBURG.

SO ORDERED AND ADJUDGED on this the 21 day of April, 2026.



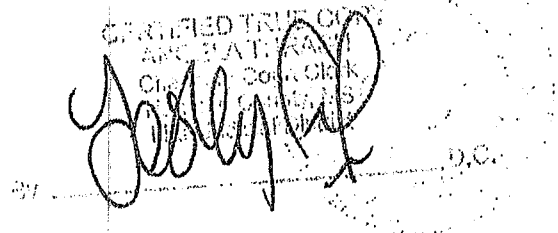
C H A N C E L L O R

Submitted by:



Kathy Brown van Zutphen (MS Bar #99375)

Coastwide Law, LLC
2723 Pass Road
Biloxi, MS 39531
(228) 357-5227
office@coastwidelaw.com


CERTIFIED TRUE COPY
AND PLATONARY
CLERK OF COURT
JASEY

CERTIFICATE OF VITAL RECORD



NFD-4273384-2-10



FILING DATE 02/18/2026

CERTIFICATE OF DEATH

STATE FILE NUMBER 123-2026-003940 7 3 5 4 5 3 1

1. DECEDENT'S LEGAL NAME (First, Middle, Last, Suffix) BETTY JOYCE RICHBURG		2. GENDER FEMALE	3. HOUR OF DEATH 09:40	3a. DATE OF DEATH (Month, Day, Year) 01/24/2026
4. RACE (Check one or more races, to indicate what the decedent considered himself or herself to be) ☒ White ☐ Black or African American ☐ Chinese ☐ Filipino ☐ Japanese ☐ Korean ☐ Vietnamese ☐ Native Hawaiian ☐ Samoan ☐ Asian Indian ☐ Guamanian or Chamorro ☐ Other Asian (Specify) _____ ☐ Other Pacific Islander (Specify) _____ ☐ American Indian or Alaska Native (Name of the enrolled tribe or principal wife) _____ ☐ Other (Specify) _____				
5a. AGE AT LAST BIRTHDAY 82	ONLY IF UNDER 1 YEAR 5b. MOS 5c. DAYS	ONLY IF UNDER 1 DAY 5d. HOURS 5e. MINS	6. DATE OF BIRTH (Month, Day, Year) 08/28/1943	
7. BIRTH PLACE (State or Foreign Country) ALABAMA				
8. PLACE OF DEATH (Check only one box) ☐ If death occurred in a hospital ☐ If death occurred somewhere other than a hospital ☐ Inpatient ☐ ER/Outpatient ☐ DOA ☐ Hospice facility ☐ Nursing Home/Long term care facility ☐ Decedent's home ☐ Other (Specify) _____				
9a. FACILITY NAME (If not a facility, give street address, route number, or other location) AZALEA GARDENS NURSING CENTER (66AG)		9b. CITY, TOWN OR LOCATION OF DEATH WIGGINS		9c. ZIP CODE 39577
9d. COUNTY OF DEATH STONE				
10. DECEDENT'S EDUCATION - Check the box that best describes the highest degree or level of school completed at time of death. ☐ 8th grade or less ☐ 9th - 12th grade, no diploma ☐ High school graduate or GED completed ☐ Some college, no degree ☐ Associate degree (e.g., AA, AS) ☐ Bachelor's degree (e.g., BA, AB, BS) ☐ Master's degree (e.g., MA, MS, MEd, MEd, MBA) ☐ Doctorate (e.g., PhD, EdD) or Professional degree (e.g., MD, DDS, DVM, LLB, JD) ☐ Unknown				
11. MARITAL STATUS AT TIME OF DEATH ☒ Married ☐ Married, but separated ☐ Widowed ☐ Divorced ☐ Never married ☐ Unknown		12. SURVIVING SPOUSE (give legal name prior to first marriage) LARRY THEODORE RICHBURG		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. ☒ No, not Spanish/Hispanic/Latino ☐ Yes, Mexican, Mexican American, Chicano ☐ Yes, Puerto Rican ☐ Yes, Cuban ☐ Yes, Other Spanish/Hispanic/Latino (Specify) _____				
15. SOCIAL SECURITY NUMBER 420-56-4242		16a. USUAL OCCUPATION (Kind of work done most of working life) BUSINESS OWNER		
		16b. KIND OF BUSINESS OR INDUSTRY HARDWARE STORE		
17a. RESIDENCE - STATE MISSISSIPPI	17b. COUNTY HARRISON	17c. CITY OR TOWN LONG BEACH	17d. ZIP CODE 39560	17e. STREET AND NUMBER OR RURAL LOCATION (Include apartment number) 116 CLOVER AVENUE
		17f. INSIDE CITY LIMITS (Yes or No) YES		
18. FATHER'S OR PARENT'S NAME PRIOR TO FIRST MARRIAGE (First, Middle, Last, Suffix) ARIEL MISSILDINE JR.		19. MOTHER'S OR PARENT'S NAME PRIOR TO FIRST MARRIAGE (First, Middle, Last, Suffix) MERLE WATKINS		
20a. INFORMANT - NAME (Type or print) SHAYNA FARNER		20b. MAILING ADDRESS (Street and number, City or town, State, ZIP Code) 20397 W LAKE COURT, SAUCIER, MS 39574		
20c. RELATIONSHIP TO DECEDENT DAUGHTER		21a. FUNERAL DIRECTOR - SIGNATURE AND LICENSE NUMBER ELECTRONICALLY SIGNED BY DANA S. GARDNER FS-9215		
21b. DISPOSITION OF BODY (Specify: Burial, Cremation, Removal, etc.) BURIAL		21c. CEMETERY/CREMATORY - NAME EVERGREEN CEMETERY		
21d. LOCATION (City and State) MOBILE, AL		21e. FUNERAL HOME LICENSE NUMBER AL-0986		
22a. FUNERAL HOME (Who first assumed custody of body) MOBILE MEMORIAL GARDENS FUNERAL HOME (ALF)		22b. MAILING ADDRESS (Street and number, City or town, State, ZIP Code) 6040 THREE NOTCH ROAD, MOBILE, AL 36619		
22c. FUNERAL HOME (If body was transferred prior to disposition) MOBILE MEMORIAL GARDENS FUNERAL HOME		22d. MAILING ADDRESS (Street and number, City or town, State, ZIP Code) 6040 THREE NOTCH ROAD, MOBILE, AL 36619		
22e. PERSON WHO PRONOUNCED DEATH - NAME AND TITLE (Type or print) ROSHUNDRA STALLINGS RN		22f. PRONOUNCED DEAD (Month, Day, Year) ON 01/24/2026		
22g. PRONOUNCED DEAD (Time) AT 09:40				
23a. NAME OF CERTIFIER (Type or print) WAYNE FLURRY		23b. MAILING ADDRESS (Street and number, City or town, State, ZIP Code) PO DRAWER 7, WIGGINS, MS 39577		
23c. SIGNATURE ELECTRONICALLY SIGNED BY WAYNE FLURRY, CMEI		23d. DATE SIGNED (Month, Day, Year) 01/26/2026		
23e. TITLE STONE COUNTY CORONER				
24. 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) PROGRESSION OF TERMINAL CONDITION		
		(b) DUE TO, OR AS A CONSEQUENCE OF (Enter one cause only)		
		(c) ALZHEIMERS DISEASE		
		(d) DUE TO, OR AS A CONSEQUENCE OF (Enter one cause only)		
		(e) DUE TO, OR AS A CONSEQUENCE OF (Enter one cause only)		
25. PART II: OTHER SIGNIFICANT CONDITIONS - Conditions contributing to death but not resulting in the underlying cause given in PART I.		26a. POSTMORTEM EXAMINATION? (Yes or No) NO		
		26b. POSTMORTEM EXAMINATION FINDINGS AVAILABLE? (Yes or No) NO		
		26c. REFERRED TO STATE MEDICAL EXAMINER? (Yes or No) NO		
30. DID TOMB ACCO CONTRIBUTE TO DEATH? ☐ Yes ☐ Probably ☒ No ☐ Unknown		31. IF FEMALE, ☐ NOT pregnant within the past year ☐ PREGNANT at the time of death ☐ Not pregnant, BUT PREGNANT WITHIN 42 DAYS OF DEATH ☐ Not pregnant, BUT PREGNANT 43 DAYS TO 1 YEAR BEFORE DEATH ☐ Unknown if pregnant within the past year		
32a. ACCIDENT, SUICIDE, HOMICIDE, PENDING INVESTIGATION, OR UNDETERMINED (Specify) ☐ Driver/Operator ☐ Passenger ☐ Pedestrian ☐ Other (Specify) _____		32b. DATE OF INJURY (Month, Day, Year)		
32c. TIME OF INJURY		32d. DESCRIBE HOW OR BY WHAT MEANS INJURY OCCURRED		
32e. INJURY AT WORK (Yes or No)		32f. PLACE OF INJURY (Specify Home, Farm, Street, Factory, Office building, etc.)		
32g. LOCATION (Street or road number, City or town, State)				

Mississippi State Department of Health

Revised 04/01/2019

Form 511

This is a true and correct reproduction of the document officially registered and placed on file with the Mississippi Bureau of Vital Records and Public Health Statistics.

DATE ISSUED: MARCH 03, 2026

ISSUED

Patricia Garrette-Oluede
State Registrar

This copy not valid unless prepared on engraved border displaying state seal and signature of the Registrar.

ANY ALTERATION OR ERASURE VOIDS THIS CERTIFICATE

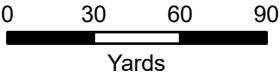


Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
Y		0811C-04-047.000	JAMES, GARNETTE, AND GARNER WETZEL (OWNERS)	1701 24TH AVE	GULFPORT	MS	39501
			WAYNE O'NEAL (AGENT)	11070 DAURO ROAD	GULFPORT	MS	39503
			Adjacent Property Owners (2608ZB107)				
	18829	0811C-04-021.000	STARS & STRIPES HOLDINGS LLC	22209 RED FOX RUN	SAUCIER	MS	39574
	18856	0811C-05-004.000	PRICE MICHAEL T & DEBRA ANN	2701 25TH AVE	GULFPORT	MS	39501
	18844	0811C-04-044.000	WETZEL JAMES K & GARNETTE & GARNER	616 E BEACH BLVD	GULFPORT	MS	39501
	18857	0811C-05-005.000	MILLER LOUIS H	348 SAINT IVES DR	MADISON	MS	39110
	18842	0811C-04-034.000	M & N ENTERPRISES LLC	2701 24TH AVE	GULFPORT	MS	39501
	18849	0811C-04-050.000	KEESLER FEDERAL CREDIT UNION	2602 PASS RD	BILOXI	MS	39531
	18853	0811C-05-002.000	TRAN THU THANH	150 W SECOND STREET	PASS CHRISTIAN	MS	39571
N	18843	0811C-04-043.000	WETZEL JAMES K & GARNETTE & GARNER	616 E BEACH BLVD	GULFPORT	MS	39501
	112146	0810N-04-051.001	O'REILLY AUTOMOTIVE STORES INC	P O BOX 9167	SPRINGFIELD	MO	65801
	18835	0811C-04-026.000	BASS MARGUERITE -ESTATE- ETAL	18588 RAY RD	LONG BEACH	MS	39560
	18836	0811C-04-028.000	NO PRESSURE PROPERTIES LLC	1130 E OLD PASS RD	LONG BEACH	MS	39560
N	18848	0811C-04-048.000	KEESLER FEDERAL CREDIT UNION	2602 PASS RD	BILOXI	MS	39531
	18832	0811C-04-024.000	PROPST KENNY L	2716 24TH AVE	GULFPORT	MS	39501
	18846	0811C-04-046.000	SMALL PROPERTIES LLC	15384 5TH ST	GULFPORT	MS	39503
	18831	0811C-04-023.000	PROPST KENNY	2716 24TH AVE	GULFPORT	MS	39501
N	18838	0811C-04-029.000	NO PRESSURE PROPERTIES LLC	1130 E OLD PASS RD	LONG BEACH	MS	39560
N	18837	0811C-04-030.000	NO PRESSURE PROPERTIES LLC	1130 E OLD PAS RD	LONG BEACH	MS	39560
N	102768	0811C-04-033.001	NO PRESSURE PROPERTIES LLC	1130 E OLD PASS RD	LONG BEACH	MS	39560
	18859	0811C-05-007.000	TOMOHAWK PROPERTIES LLC	P O BOX 420	KILN	MS	39556
N	18845	0811C-04-045.000	SMALL PROPERTIES LLC	15384 5TH ST	GULFPORT	MS	39503
	18830	0811C-04-022.000	PROPST KENNY LEE	2716 24TH AVE	GULFPORT	MS	39501
	18833	0811C-04-025.000	HOPKINS ALBEN N SR -ESTATE-	2701 24TH AVE	GULFPORT	MS	39501
	18847	0811C-04-047.000	RICHBURG LARRY T & BETTY J	116 CLOWER AVE	LONG BEACH	MS	39560
	18854	0811C-05-003.000	BANA LLC	2015 MAGAZINE ST	NEW ORLEANS	LA	70130
	18858	0811C-05-006.000	VENABLE BONNIE MICHELLE	2704 26TH AVE	GULFPORT	MS	39501
N	88004	0811C-05-001.000	TRAN THU	150 W SECOND ST	PASS CHRISTIAN	MS	39571
N	18840	0811C-04-032.000	NO PRESSURE PROPERTIES LLC	1130 E OLD PASS RD	LONG BEACH	MS	39560
	18861	0811C-05-008.000	MOSS ALVIN E	2511 28TH ST	GULFPORT	MS	39501
	18862	0811C-05-009.000	NGUYEN LIEN	150 W SECOND STREET	PASS CHRISTIAN	MS	39571
	87819	0810N-04-065.000	CBSM II LLC	C/O LEIGH ANNE SMITH	ROME	GA	30161



Legend

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



1 inch = 200 feet



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

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
51445	IPL0361940	Legal Ad - IPL0361940		2.0	128.0L

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

LEGAL NOTICE PUBLIC HEARING

In conformance with Section VIII of the Comprehensive Zoning Ordinance of the City of Gulfport, Mississippi, 1979, as amended, notice is hereby given advising that the Zoning Board of Adjustment and Appeals will hold a public hearing in the City of Gulfport, Mississippi at 3:00 PM., Thursday, August 20th, 2026 in the Council Chambers of the Gulfport City Hall located at 2309 15th Street to consider the following requests. A copy of the requests will be available for public review at the office of the Department of Urban Development-Planning Division located on first floor of the William H. Hardy Building, 1410 24th Avenue.

Variance 2608ZB107, by agent Wayne O'Neal, seeking approval for 6 normal parking spaces where 18 are required, Tax Parcel 0811C-04-047.000, 2714 25th Avenue, Zoned B-2 (General Business), Ward 3

Variance 2608ZB108, by agent Wayne O'Neal, seeking approval for parking that backs out into city right of way, Tax Parcel 0811C-04-047.000, 2714 25th Avenue, Zoned B-2 (General Business), Ward 3

Variance 2608ZB109, by agent Wayne O'Neal, seeking approval for a 0-foot front yard setback where 25 feet is required, Tax Parcel 0811C-04-047.000, 2714 25th Avenue, Zoned B-2 (General Business), Ward 3

Variance 2608ZB112, by owner Grant Curtis Bell, seeking approval for a 5-foot 2-inch side-yard setback where 15 feet is required, Tax Parcel 0708B-02-037.001, 12299 Brittany Blvd, Zoned R-1-15 (Single Family), Ward 7

Variance 2608ZB116, by agent Calvin Stevenson, seeking approval for a lot size of 4150 square feet where 7500 square feet is required as well as seeking approval for a lot width of 41.5 feet where 60 feet is required, Tax Parcel 0810N-03-042.000, 2822 23rd Avenue, Zoned R-2 (General Business), Ward 3

Variance 2608ZB117, by owner Randy Lampley, seeking approval for 2441 total accessory structure square footage where 2000 square feet is allowed, Tax Parcel 0808B-02-001.000, 12310 Cold Springs Rd, Zoned R-1-10 (Single Family), Ward 6

Variance 2608ZB118, by owner Randy Lampley, seeking approval for a third accessory structure where 2 are allowed, Tax Parcel 0808B-02-001.000, 12310 Cold Springs Rd, Zoned R-1-10 (Single Family), Ward 6

Variance 2608ZB120, by agent Gene Peters, seeking approval for a 9-foot high front yard fence where 4 feet is the maximum height, Tax Parcel 1009O-02-002.007, 10741 Bayou Plantation Ln, Zoned R-2 (Single Family), Ward 5

Variance 2608ZB121, by agent Denise Cherry, seeking approval for 0 regular parking spaces where 7 are required, Tax parcel 0910I-01-073.000, 600 East Pass Rd, Zoned T4+ (General Urban Zone "Plus"), Ward 4

Variance 2608ZB122, by agent M. Brant Pettis, seeking approval for a 6-foot high front yard fence where 4 feet is the height limit as well as seeking approval for an 8-foot side and backyard fence where 6 feet is the height limit, Tax Parcel 1010N-03-019.000, 176 Allan Dr, Zoned T3 (Sub-Urban Zone), Ward 2

Variance 2609ZB128, by owner Hage Properties LLC, seeking approval for 0 regular parking spaces where 7 are required, Tax Parcel 0910N-07-007.000, 406 Pass Road, Zoned B-2 (General Business), Ward 4

This the 29th day of July 2026
Nathan Boddie, Chairman
City of Gulfport Zoning Board of Adjustment and Appeals
IPL0361940
Aug 5 2026

STATE OF MISSISSIPPI
COUNTY OF HARRISON

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

1.0 insertion(s) published on:
08/05/26 Print

[Print Tearsheet Link](#)

[Marketplace Link](#)

Julie Ambry



Julie Ambry

Mary Castro



Sworn to and subscribed before
me on

Aug 5, 2026, 10:26 AM EDT



Online Notary Public. Notarization facilitated by SIGNiX®

**LEGAL NOTICE
PUBLIC HEARING**

In conformance with Section VIII of the Comprehensive Zoning Ordinance of the City of Gulfport, Mississippi, 1979, as amended, notice is hereby given advising that the Zoning Board of Adjustment and Appeals will hold a public hearing in the City of Gulfport, Mississippi at 3:00 PM., Thursday, August 20th, 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.

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Variance 2608ZB117, by owner Randy Lampley, seeking approval for 2441 total accessory structure square footage where 2000 square feet is allowed, Tax Parcel 0808B-02-001.000, 12310 Cold Springs Rd, Zoned R-1-10 (Single Family), Ward 6

Variance 2608ZB118, by owner Randy Lampley, seeking approval for a third accessory structure where 2 are allowed, Tax Parcel 0808B-02-001.000, 12310 Cold Springs Rd, Zoned R-1-10 (Single Family), Ward 6

Variance 2608ZB120, by agent Gene Peters, seeking approval for a 9-foot high front yard fence where 4 feet is the maximum height, Tax Parcel 1009O-02-002.007, 10741 Bayou Plantation Ln, Zoned R-2 (Single Family), Ward 5

Variance 2608ZB121, by agent Denise Cherry, seeking approval for 0 regular parking spaces where 7 are required, Tax parcel 0910I-01-073.000, 600 East Pass Rd, Zoned T4+ (General Urban Zone "Plus"), Ward 4

Variance 2608ZB122, by agent M. Brant Pettis, seeking approval for a 6-foot high front yard fence where 4 feet is the height limit as well as seeking approval for an 8-foot side and backyard fence where 6 feet is the height limit, Tax Parcel 1010N-03-019.000, 176 Allan Dr, Zoned T3 (Sub-Urban Zone), Ward 2

Variance 2609ZB128, by owner Hage Properties LLC, seeking approval for 0 regular parking spaces where 7 are required, Tax Parcel 0910N-07-007.000, 406 Pass Road, Zoned B-2 (General Business), Ward 4

This the 29th day of July 2026
Nathan Boddie, Chairman
City of Gulfport Zoning Board of Adjustment and Appeals
IPL0361940
Aug 5 2026



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

ZONING BOARD OF ADJUSTMENT AND APPEALS

Hearing Date: Thursday, August 20, 2026

Variance 2608ZB108: Variance 2608ZB108, by agent Wayne O'Neal, seeking approval for parking that backs out into city right of way, Tax Parcel 0811C-04-047.000, 2714 25th Avenue, Zoned B-2 (General Business), Ward 3

Technical Report

VARIANCE

GENERAL INFORMATION

Case File Number: 2608ZB108

Hearing Date: August 20, 2026

Current Zoning/Use: B-2 / Vacant Property

Legal: Variance 2608ZB108, by agent Wayne O'Neal, seeking approval for parking that backs out into city right of way, Tax Parcel 0811C-04-047.000, 2714 25th Avenue, Zoned B-2 (General Business), Ward 3

TECHNICAL DETAILS

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

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

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

Technical Report

VARIANCE

The applicant requests a variance in order to line parking that will back out into city right of way. The City of Gulfport's parking ordinance requires a 14 foot back out aisle for 45-degree parking. The proposed parking layout will have roughly 0 feet of back out aisle on the property. The back out aisle must be on site or it would be considered backing out into city right of way. It should be noted that, while the applicant is causing the need for this variance, the property abutting to the north also backs out into city right of way in a similar capacity. It should also be taken into consideration that the right of way in question is not 25th Avenue but the improved alley to the rear of the property.

- (a) The applicant does not address any special conditions that may have caused the need for this variance. It is clear that no special condition caused the need for this variance. The applicant has chosen to develop the property in a way that would require this variance.
- (b) The applicant does not address the cause of this variance in their answers. However, it is clear that the applicant is causing the need for the variance.
- (c) The applicant does not address any unnecessary hardship created by the physical character of the property. It is clear that the property does not face any unnecessary hardship and thus amending of the zoning ordinance would not offer a more reasonable solution.
- (d) The applicant does not state if the literal interpretation of the ordinance would deprive them of rights commonly enjoyed by others in their zoning district. However, the property abutting to the north has parking that backs out into city right of way in the same way as the proposed parking plan.
- (e) The applicant does not address if backing out into the right of way would be considered a special privilege if approved. It is clear that the approval of this variance would not confer any special privilege due to the property abutting to the north backing out into the right of way in a similar way to the proposed development.
- (f) This property is zoned B-2, and the proposed office use is allowed by right.

EXECUTIVE SUMMARY

The six criteria needed for a variance have not been met. The applicant requests a variance in order to back out into city right of way. The proposed parking layout will have roughly 0-feet of back out aisle where 14 feet is required for 45-degree parking. While the applicant has not proven a hardship through the six criteria, the approval of this variance would be in harmony with the immediate area due to the property abutting to the north backing out into the city right of way. It should be noted that the right of way in question is not 25th Avenue but an improved alley way on the rear of the property.

Any approval should consider these conditions:

- 1. Approval would allow for parking that backs out into city right of way.
- 2. Engineering recommends that the parking be laid out similar to the parking for Keeslar Federal Credit Union next door.

DEPARTMENTAL CONDITIONS

Technical Report

VARIANCE

Engineering: Engineering recommends that the parking be laid out similar to the parking for Keeslar Federal Credit Union next door. Memo dated 8/6/26.

Public Works: No comment as of 8/7/26.

Traffic and Safety: No conditions. Memo dated 8/7/26.

Building Code Services: No conditions. Memo dated 7/29/26.

GIS: No conditions. Memo dated 8/7/26.

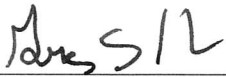
Police Department: No comment as of 8/7/26.

Fire Department: No conditions. Memo dated 8/3/26.

City Arborist: No conditions. Memo dated 8/3/26.

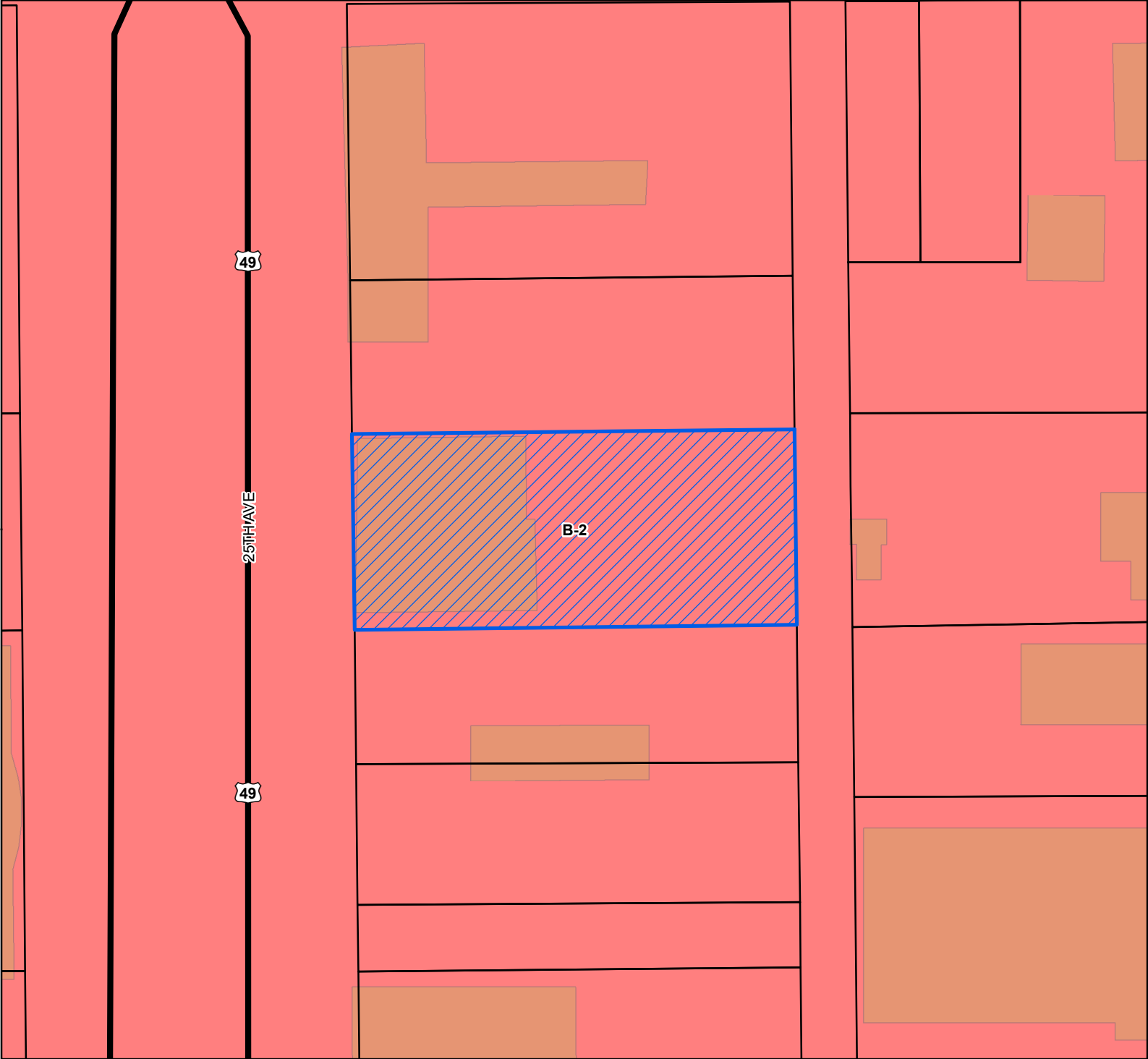
DIRECTOR APPROVAL

This report has been reviewed and approved by:



Greg Holmes

Director of Urban Development Department



 Site

 US or State Highway

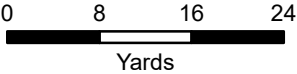
 Parcels

 Buildings

Zoning

 B-2 - General Business District

Site Information
0811C-04-047.000
Zoning: B-2 (General Business)
Size: 11214.69 sqft
Flood: X



1 inch = 50 feet



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

SAS 6-8-26

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

ZONING BOARD OF ADJUSTMENTS AND APPEALS APPLICATION

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

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

TAX PARCEL NUMBERS

[illegible]**Property Address:**

Property Address:
2714 25th Avenue

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

General Description of Request: _____

Backing out into City Right of way

OWNERSHIP AND CERTIFICATION:

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



Designation of Agent

^{WJC}
+ James K. Wetzel, ^{Garnett Wetzel & James Wetzel}
PRINT NAME being property owner of 2714 25th Avenue
PRIMARY ADDRESS OR PARCEL
which is the subject of this application hereby authorize Wayne O'Neal
PRINT NAME 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.

James K. Wetzel
Garnett Wetzel / James Wetzel
Signature 5/28/20
Da

STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 28th day of May, 20 20

Michelle Gaines
Notary Public



11/19/26
Commission Expiration



Covenant Affidavit

We, James K. Wetzel, Garnette Wetzel & Garnett Wetzel
being owner or agent of the property 2714 25th Avenue
PRINT NAME PRIMARY ADDRESS OR PARCEL

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

James K. Wetzel
Signature Garnette Wetzel & Garnett Wetzel 5/28/26
Date

STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 28th day of May, 2026

Michelle Gaines
Notary Public

11/19/26
Commission Expiration



Fw: PARKING/FRONT YARD SET BACK & BACKING INTO CITY RIGHT OF WAY/ALLY

From Wayne O'Neal <resdesignsone@gmail.com>

Date Wed 6/3/2026 9:59 AM

To Wayne O'Neal <resdesignsone@gmail.com>

From: Wayne O'Neal <resdesignsone@gmail.com>

Sent: Wednesday, June 3, 2026 9:32 AM

To: Wayne O'Neal <resdesignsone@gmail.com>

Subject: PARKING/FRONT YARD SET BACK & BACKING INTO CITY RIGHT OF WAY/ALLY

"VARIANCE SUBMISSIONS" (PARKING/BACKING INTO CITY RIGHT OF WAY/FRONT SET BACK)

1. Special conditions & circumstances exist due to the requirement set forth of a 25' setback when the other properties are presently on the same front property line which is flush to city right of way thus making it peculiar to set building back 25' as the present regs. Require.
This is special due to the fact that in order to look & conform to the other buildings on same street, we must get this variance as the other buildings have been there for several years,
2. We did not cause the need for the variance because all other buildings are flush with front property lines as well.
3. This 25' setback would definitely be unusual if the building were to be set back 25' and not conform to the visual facade as presented. This hardship will require construction to be 25' from front and cause a hardship to build, instead of matching the flush front.
4. The literal interpretation is simple. One must be aware that the flush construction is best for the area to keep the commercial look.
5. The granting of the variance will comply with the existing buildings, thus not creating any hardships on anyone involved and will comply with all building codes as required.
6. This variance is permissible by right due to the fact it requires parking to meet existing parking in rear and be allowed to backing into city right of way (ally) in order to have parking. Thus the front set back will allow enough parking in the rear as well as on street parking already in place.
7. Parking requires 18 spaces. Due to the fact we have a small lot we can only fit 6 spaces w/one h/c parking.
8. We need 12 more spaces as our parking variance, but keeping in mind we have on street parking in front. Thus we need the variance of 12 parking places.
9. This will allow us to build our building and get more tax revenue for the city.



1st JUDICIAL DISTRICT
INSTRUMENT 2026-0008476-D-J1
FILED/RECORDED 5/4/2026 1:48:01 PM
TOTAL FEES \$31.00
10 PAGES RECORDED

PREPARED BY AND RETURN TO:
MICHAEL B. MCDERMOTT (2379)
PAGE, MANNINO, PERESICH & MCDERMOTT, P.L.L.C.
759 HOWARD AVENUE
BILOXI, MS 39530
(228)374-2100

STATE OF MISSISSIPPI
COUNTY OF HARRISON
FIRST JUDICIAL DISTRICT

INDEXING INSTRUCTIONS: Lots 23, 24, 25, Blk 5, Original Gulfport S/D, City of Gulfport, First Judicial District, Harrison County, Mississippi

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, for and on behalf of

THE MATTER OF THE GUARDIANSHIP/CONSERVATORSHIP
OF LARRY RICHBURG, by SHAYNA FARNER,
Guardian/Conservator
20397 West Lake Court
Saucier, MS 39574
(228)234-0732

does hereby sell, convey and warrant unto

JAMES K. WETZEL, GARNETTE ANN WETZEL,
AND GARNER JAMES WETZEL
1701 24th Avenue
Gulfport, MS 39501
(228)864-6400

as joint tenants with the full right of survivorship, and not as tenants in common, the following described real property, together with all improvements thereon, located in the First Judicial District of Harrison County, State of Mississippi, more particularly and certainly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO

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

This conveyance is made and executed pursuant to the Order Approving Motion to Sell dated April 21, 2026, in the The Matter of the Guardianship/Conservatorship of Larry Richburg, bearing Cause No. 24-1613, in the Chancery Court, of the First Judicial District of Harrison County, Mississippi. A copy of the aforementioned Order is attached hereto as Exhibit "B".

Ad valorem taxes for the current tax year 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 30th of April, 2026.

The Matter of the Guardianship/Conservatorship of
Larry Richburg

BY: Shayna Farner
Shayna Farner, Guardian/Conservator

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 Shayna Farner, known to me to be a Guardian/Conservator of The Matter of the Guardianship/Conservatorship of Larry Richburg, and who acknowledged that in said representative capacity and for and on its behalf he/she/they signed and delivered the foregoing instrument on the day and year therein mentioned as its act and deed, being first duly authorized so to do.

GIVEN UNDER MY HAND, and official seal of office, this 30th day of April, 2026

Racheal Ballard
NOTARY PUBLIC

My Commission Expires:

File No.: A02459

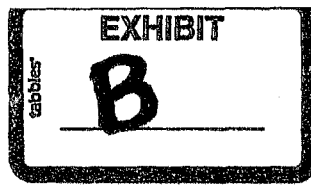


EXHIBIT "A"
LEGAL DESCRIPTION

LOTS 23, 24 and 25, BLOCK 5, ORIGINAL GULFPORT SUBDIVISION, in the City of Gulfport, a subdivision according to the official map or plat thereof on file and of record in the office of the Chancery Clerk, First. Judicial District, Harrison County, Mississippi.

LESS AND EXCEPT:

The North 5 feet of LOT 25, BLOCK 5 of said ORIGINAL GULFPORT SUBDIVISION.



FILED

**IN THE CHANCERY COURT OF HARRISON COUNTY, MISSISSIPPI
FIRST JUDICIAL DISTRICT**

**IN THE MATTER OF THE
GUARDIANSHIP/CONSERVATORSHIP
OF LARRY RICHBURG**

APR 21 2026
JANET THRASH
CLERK
CAUSE NO. 24-1613 (4) D.C.

SHAYNA FARNER

PETITIONER

ORDER APPROVING MOTION TO SELL

THIS day this cause came to be heard on the Motion to Sell in the Guardianship / Conservatorship of Larry Richburg and the Court does find that said Motion is well taken and finds as follows:

1) That the Guardian and Conservator now wishes to sell the real property located at 2714 25TH Avenue, Gulfport , MS 39501 in Harrison County, MS, to JAMES WETZEL, for \$140,000.00 paying broker commission and proration of the ad valorem property taxes, according to the terms and conditions in the Contract for the Sale and Purchase of Real Estate.

II.

That it is necessary to sell the real property located at 2714 25TH Avenue, Gulfport , MS 39501, which is a commercial lot. That certain amounts for expenses, as listed below, were expended and must be paid from the proceeds from the sale of the commercial property by the title company and the remainder of the proceeds, after payment of expenses, shall be placed in the Conservators's Checking Account.

III.

That Kathy Brown van Zutphen of Coastwide Law, LLC has rendered valuable legal services on behalf of the Guardian and Conservator of the Estate of BETTY RICHBURG and should be paid \$1,450.00 for the services rendered, and a check shall be issued by the title company to Coastwide

Law, LLC from the proceeds of the sale.

IV.

That Kathy Brown van Zutphen of Coastwide Law, LLC has rendered valuable legal services on behalf of the Guardian and Conservator of the Estate of LARRY RICHBURG and should be paid \$ 4,105.00 for the services rendered, and requests that a check be issued by the title company to Coastwide Law, LLC from the proceeds of the sale.

V.

That the court also approves and authorizes the title company to issue a check in the amount of \$5,000.00 to Kathy Brown van Zutphen of Coastwide Law, LLC, to be held in the Coastwide Law, IOLTA account for future legal services and those funds only disbursed by future court orders.

VI.

That the Guardian and Conservator, SHAYNA FARNER, has incurred expenses on behalf of the Guardian and Conservator of the Estate of LARRY RICHBURG, and should receive reimbursement for payment of funeral expenses and initial fees to open the Conservatorship, and shall be reimbursed in the amount of \$6,502.00 for those expenses from the proceeds of the sale.

VII.

That the Guardian and Conservator, SHAYNA FARNER requests that she be paid for In-Home Care of the wards for the period of August 28, 2024, through current date, and for Conservator Fees for her services rendered as Guardian and Conservator for the period of October 05, 2024, through current date, in the amount of \$ 24,240.00. The Guardian and Conservator should receive payment for those services, and shall be paid in the amount of \$24,240.00 for those services from the proceeds of the sale.

VIII.

That the Guardian and Conservator requests that ADAM RICHBURG be paid for his services for In-Home Care for the wards for the period of December 24, 2024 through August 28, 2025, in the amount of \$ 23,100.00. ADAM RICHBURG should receive payment for those services and shall be paid in the amount of \$23,100.00 for those services from the proceeds of the sale.

IX.

That J. William Williams of Williams Law Firm has incurred legal fees and expenses on behalf of the Guardian and Conservator of the Estate of LARRY RICHBURG for demolishing the real property located at 2714 25TH Avenue, Gulfport , MS 39501, and should be paid \$17,500.00 and requests that a check be issued by the title company to Williams Law Firm from the proceeds of the sale. Williams Law Firm should receive payment for those services and expenses and shall be paid in the amount of \$17,500.00 for those services from the proceeds of the sale.

X.

That Anderson Environmental Services rendered services on behalf of the Guardian and Conservator of the Estate of LARRY RICHBURG for Asbestos Remediation of the real property located at 2714 25TH Avenue, Gulfport, MS 39501, and should be paid \$14,205.69 and requests that a check be issued by the title company to Biggs, Ingram & Solop, LLC from the proceeds of the sale. Biggs, Ingram & Solop, LLC should receive payment for those services and expenses and shall be paid in the amount of \$14,205.69 for those services from the proceeds of the sale.

XI.

That bills were submitted and the court hereby authorizes the title company to issue checks to the following companies for Medical Services rendered:

- | | | |
|----|--------------------------|-------------|
| 1. | Saad Healthcare Services | \$ 1,927.89 |
| 2. | Rankin Rural Medical | \$ 81.65 |
| 3. | Memorial Hospital | \$ 173.38 |

XII.

That, in summary, the title company shall issue checks to pay for the following expenses:

- | | | |
|-----|--|-------------|
| 1. | Coastwide Law, LLC -
Pmt for Betty Richburg | \$1,450.00 |
| 2. | Coastwide Law, LLC-
Pmt for Larry Richburg | \$4,150.00 |
| 3. | Coastwide Law, LLC
Retainer in Trust Acct. for Larry Richburg | \$5,000.00 |
| 4. | Shayna Farner
Reimburs. Expenses | \$6,502.00 |
| 5. | Shayna Farner
Conservator Fee and In-Home Care | \$24,240.00 |
| 6. | Adam Richburg
In-Home Care | \$23,100.00 |
| 7. | Williams Law Firm | \$17,500.00 |
| 8. | Biggs, Ingram & Solop, LLC | \$14,205.69 |
| 9. | Saad Healthcare Services | \$ 1,927.89 |
| 10. | Rankin Rural Medical | \$ 81.65 |
| 11. | Memorial Hospital | \$ 173.38 |

XIII.

That the bond is hereby released / waived in this matter and that the remaining proceeds from the sale of the real property, after the payment of above expenses, be placed in the Conservatorship Account of LARRY RICHBURG.

IT IS THEREFORE, ORDERED AND ADJUDGED that the Court approves, ratifies, and confirms the Motion to Sell and enters this Order allowing the Guardian and Conservator to sell the real property located at 2714 25TH Avenue, Gulfport , MS 39501, in Harrison County, MS, to JAMES WETZEL, for \$140,000.00, paying broker commission and proration of the ad valorem property taxes, according to the terms and conditions in the Contract for the Sale and Purchase of Real Estate; and

FURTHER, orders the title company to issue checks to pay for the following expenses from the proceeds of the sale:

- | | | |
|----|--|-------------|
| 1. | Coastwide Law, LLC - | \$1,450.00 |
| | Pmt for Betty Richburg | |
| 2. | Coastwide Law, LLC- | \$4,150.00 |
| | Pmt for Larry Richburg | |
| 3. | Coastwide Law, LLC | \$5,000.00 |
| | Retainer in Trust Acct. for Larry Richburg | |
| 4. | Shayna Farner | \$6,502.00 |
| | Reimburs. Expenses | |
| 5. | Shayna Farner | \$24,240.00 |
| | Conservator Fee and In-Home Care | |
| 6. | Adam Richburg | \$23,100.00 |

In-Home Care

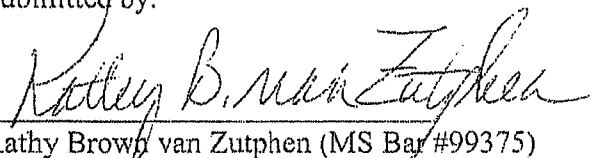
7.	Williams Law Firm	\$17,500.00
8.	Biggs, Ingram & Solop, LLC	\$14,205.69
9.	Saad Healthcare Services	\$ 1,927.89
10.	Rankin Rural Medical	\$ 81.65
11.	Memorial Hospital	\$ 173.38

IT IS FURTHER ORDERED AND ADJUDGED that the bond is hereby released /
waived in this matter and that the remaining proceeds from the sale of the real property, after the
payment of above expenses, be placed in the Conservatorship Account of LARRY RICHBURG.

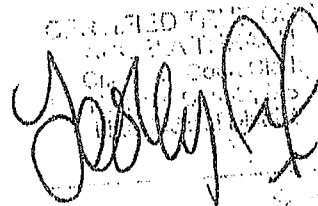
SO ORDERED AND ADJUDGED on this the 21 day of April, 2026.


C H A N C E L L O R

Submitted by:



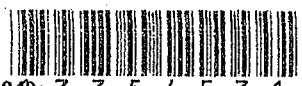
Kathy Brown van Zutphen (MS Bar #99375)
Coastwide Law, LLC
2723 Pass Road
Biloxi, MS 39531
(228) 357-5227
office@coastwidelaw.com



STATE OF MISSISSIPPI
CERTIFICATE OF VITAL RECORD



NFD-4273384-2-10



FILING DATE 02/18/2026

CERTIFICATE OF DEATH
STATE OF MISSISSIPPI

STATE FILE NUMBER 123-2026-003940 7 3 5 4 5 3 1

1. DECEDENT'S LEGAL NAME (First, Middle, Last, Suffix) BETTY JOYCE RICHBURG		2. GENDER FEMALE	3. HOUR OF DEATH 09:40	3b. DATE OF DEATH (Month, Day, Year) 01/24/2026
4. RACE (Check one or more races to indicate what the decedent considered himself or herself to be) ☒ White ☐ Black or African American ☐ Chinese ☐ Filipino ☐ Japanese ☐ Korean ☐ Vietnamese ☐ Native Hawaiian ☐ Samoan ☐ Asian Indian ☐ Guamanian or Chamorro ☐ Other Asian (Specify) _____ ☐ Other Pacific Islander (Specify) _____ ☐ Other (Specify) _____				
5a. AGE AT LAST BIRTHDAY 82	ONLY IF UNDER 1 YEAR 5b. MONTH : 5c. DAYS	ONLY IF UNDER 1 DAY 5d. HOURS : 5e. MINS	6. DATE OF BIRTH (Month, Day, Year) 08/28/1943	
7. BIRTH PLACE (State or Foreign Country) ALABAMA				
8. PLACE OF DEATH (Check only one box) ☐ IF DEATH OCCURRED IN A HOSPITAL ☐ IF DEATH OCCURRED SOMEWHERE OTHER THAN A HOSPITAL ☐ Inpatient ☐ ER/Outpatient ☐ DOA ☐ Hospice facility ☐ Nursing Home/Long term care facility ☐ Decedent's home ☐ Other (Specify) _____				
9a. FACILITY NAME (If not a facility, give street address, route number, or other location) AZALEA GARDENS NURSING CENTER (66AG)		9b. CITY, TOWN OR LOCATION OF DEATH WIGGINS		9c. ZIP CODE 39577
9d. COUNTY OF DEATH STONE				
10. DECEDENT'S EDUCATION - Check the box that best describes the highest degree or level of school completed at time of death. ☐ 8th grade or less ☐ 9th - 11th grade, no diploma ☐ High school graduate or GED-completed ☐ Some college, no degree ☐ Associate degree (e.g., AA, AS) ☐ Bachelor's degree (e.g., BA, AB, BS) ☐ Master's degree (e.g., MA, MS, MEd, MEd, MEd) ☐ Doctorate (e.g., PhD, EdD) or Professional degree (e.g., MD, DDS, DVM, LLH, JD) ☐ Unknown				
11. MARITAL STATUS AT TIME OF DEATH ☒ Married ☐ Married, but separated ☐ Widowed ☐ Divorced ☐ Never married ☐ Unknown				
12. SURVIVING SPOUSE (give legal name prior to first marriage) LARRY THEODORE RICHBURG				
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. ☒ No, not Spanish/Hispanic/Latino ☐ Yes, Mexican, Mexican American, Chicano ☐ Yes, Puerto Rican ☐ Yes, Cuban ☐ Yes, Other Spanish/Hispanic/Latino, (Specify) _____				
15. SOCIAL SECURITY NUMBER 420-56-4242		16a. USUAL OCCUPATION (Kind of work done most of working life) BUSINESS OWNER		
16b. KIND OF BUSINESS OR INDUSTRY HARDWARE STORE				
17a. RESIDENCE - STATE MISSISSIPPI	17b. COUNTY HARRISON	17c. CITY OR TOWN LONG BEACH	17d. ZIP CODE 39560	17e. STREET AND NUMBER OR RURAL LOCATION (Include apartment number) 116 CLOVER AVENUE
17f. INSIDE CITY LIMITS (Yes or No) YES				
18. FATHER'S OR PARENT'S NAME PRIOR TO FIRST MARRIAGE (First, Middle, Last, Suffix) ARIEL MISSILDINE JR				
19. MOTHER'S OR PARENT'S NAME PRIOR TO FIRST MARRIAGE (First, Middle, Last, Suffix) MERLE WATKINS				
20a. INFORMANT - NAME (Type or print) SHAYNA FARNER		20b. RELATIONSHIP TO DECEDENT DAUGHTER		
20c. MAILING ADDRESS (Street and number, City or town, State, ZIP Code) 20397 W LAKE COURT, SAUCIER, MS, 39574				
21a. DISPOSITION OF BODY (Specify: Burial, Cremation, Removal, etc.) BURIAL		21b. CEMETERY/CREMATORY - NAME EVERGREEN CEMETERY		
21c. LOCATION (City and State) MISSISSIPPI		21d. FUNERAL DIRECTOR - SIGNATURE AND LICENSE NUMBER ELECTRONICALLY SIGNED BY DANA S. GARDNER FS-9215		
22a. FUNERAL HOME (Who first assumed custody of body) MOBILE MEMORIAL GARDENS FUNERAL HOME (ALF)		22b. FUNERAL HOME LICENSE NUMBER AL-0986		
22c. MAILING ADDRESS (Street and number, City or town, State, ZIP Code) 6040 THREE NOTCH ROAD, MOBILE, AL 36619				
22d. MAILING ADDRESS (Street and number, City or town, State, ZIP Code) 6040 THREE NOTCH ROAD, MOBILE, AL 36619				
23a. PERSON WHO PRONOUNCED DEATH - NAME AND TITLE (Type or print) ROSHUNRA STALLINGS RN				
23b. PRONOUNCED DEAD (Month, Day, Year) 01/24/2026				
23c. PRONOUNCED DEAD (Time) AT 09:40				
24a. NAME OF CERTIFIER (Type or print) WAYNE FLURRY		24b. MAILING ADDRESS (Street and number, City or town, State, ZIP Code) PO DRAWER 7, WIGGINS, MS 39577		
25a. To the best of my knowledge, death occurred due to the cause(s) and manner as stated. SIGNATURE: _____ MD/DO		25b. 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 WAYNE FLURRY, CMEI		
25c. DATE SIGNED (Month, Day, Year) 01/26/2026		25d. STATE LICENSE NUMBER		
26. CAUSE OF DEATH PART 1 - 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) → PROGRESSION OF TERMINAL CONDITION Scientifically list conditions, if any, leading to immediate cause. Enter UNDERLYING CAUSE (disease or injury that initiated events resulting in death) LAST. ALZHEIMERS DISEASE				
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? ☐ Yes ☐ Probably ☒ No ☐ Unknown				
31. IF FEMALE, ☐ NOT pregnant within the past year ☐ PREGNANT at the time of death ☐ Not pregnant, BUT PREGNANT WITHIN 42 DAYS OF DEATH ☐ Not pregnant, BUT PREGNANT 43 DAYS TO 1 YEAR BEFORE DEATH ☐ Unknown if pregnant within the past year				
32a. ACCIDENT, SUICIDE, HOMICIDE, PENDING INVESTIGATION, OR UNDETERMINED (Specify) ☐ Driver/Operator ☐ Passenger ☐ Pedestrian ☐ Other (Specify) _____		32b. DATE OF INJURY (Month, Day, Year)		
32c. TIME OF INJURY		32d. DESCRIBE HOW OR BY WHAT MEANS INJURY OCCURRED		
32e. PLACE OF INJURY (Specify Home, Farm, Street, Factory, Office building, etc.)		32f. LOCATION - Street or route number, City or town, State		

Mississippi State Department of Health

Revised 04/01/2019

Form 511

This is a true and correct reproduction of the document officially registered and placed on file with the Mississippi Bureau of Vital Records and Public Health Statistics.

DATE ISSUED: MARCH 03, 2026
ISSUED

Patricia Garretta-Olajide
Patricia Garretta-Olajide
State Registrar

This copy not valid unless prepared on engraved border displaying state seal and signature of the Registrar.

ANY ALTERATION OR ERASURE VOIDS THIS CERTIFICATE

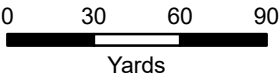


Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
Y		0811C-04-047.000	JAMES, GARNETTE, AND GARNER WETZEL (OWNERS)	1701 24TH AVE	GULFPORT	MS	39501
			WAYNE O'NEAL (AGENT)	11070 DAURO ROAD	GULFPORT	MS	39503
			Adjacent Property Owners (2608ZB108)				
	18829	0811C-04-021.000	STARS & STRIPES HOLDINGS LLC	22209 RED FOX RUN	SAUCIER	MS	39574
	18856	0811C-05-004.000	PRICE MICHAEL T & DEBRA ANN	2701 25TH AVE	GULFPORT	MS	39501
	18844	0811C-04-044.000	WETZEL JAMES K & GARNETTE & GARNER	616 E BEACH BLVD	GULFPORT	MS	39501
	18857	0811C-05-005.000	MILLER LOUIS H	348 SAINT IVES DR	MADISON	MS	39110
	18842	0811C-04-034.000	M & N ENTERPRISES LLC	2701 24TH AVE	GULFPORT	MS	39501
	18849	0811C-04-050.000	KEESLER FEDERAL CREDIT UNION	2602 PASS RD	BILOXI	MS	39531
	18853	0811C-05-002.000	TRAN THU THANH	150 W SECOND STREET	PASS CHRISTIAN	MS	39571
N	18843	0811C-04-043.000	WETZEL JAMES K & GARNETTE & GARNER	616 E BEACH BLVD	GULFPORT	MS	39501
	112146	0810N-04-051.001	O'REILLY AUTOMOTIVE STORES INC	P O BOX 9167	SPRINGFIELD	MO	65801
	18835	0811C-04-026.000	BASS MARGUERITE -ESTATE- ETAL	18588 RAY RD	LONG BEACH	MS	39560
	18836	0811C-04-028.000	NO PRESSURE PROPERTIES LLC	1130 E OLD PASS RD	LONG BEACH	MS	39560
N	18848	0811C-04-048.000	KEESLER FEDERAL CREDIT UNION	2602 PASS RD	BILOXI	MS	39531
	18832	0811C-04-024.000	PROPST KENNY L	2716 24TH AVE	GULFPORT	MS	39501
	18846	0811C-04-046.000	SMALL PROPERTIES LLC	15384 5TH ST	GULFPORT	MS	39503
	18831	0811C-04-023.000	PROPST KENNY	2716 24TH AVE	GULFPORT	MS	39501
N	18838	0811C-04-029.000	NO PRESSURE PROPERTIES LLC	1130 E OLD PASS RD	LONG BEACH	MS	39560
N	18837	0811C-04-030.000	NO PRESSURE PROPERTIES LLC	1130 E OLD PAS RD	LONG BEACH	MS	39560
N	102768	0811C-04-033.001	NO PRESSURE PROPERTIES LLC	1130 E OLD PASS RD	LONG BEACH	MS	39560
	18859	0811C-05-007.000	TOMOHAWK PROPERTIES LLC	P O BOX 420	KILN	MS	39556
N	18845	0811C-04-045.000	SMALL PROPERTIES LLC	15384 5TH ST	GULFPORT	MS	39503
	18830	0811C-04-022.000	PROPST KENNY LEE	2716 24TH AVE	GULFPORT	MS	39501
	18833	0811C-04-025.000	HOPKINS ALBEN N SR -ESTATE-	2701 24TH AVE	GULFPORT	MS	39501
	18847	0811C-04-047.000	RICHBURG LARRY T & BETTY J	116 CLOWER AVE	LONG BEACH	MS	39560
	18854	0811C-05-003.000	BANA LLC	2015 MAGAZINE ST	NEW ORLEANS	LA	70130
	18858	0811C-05-006.000	VENABLE BONNIE MICHELLE	2704 26TH AVE	GULFPORT	MS	39501
N	88004	0811C-05-001.000	TRAN THU	150 W SECOND ST	PASS CHRISTIAN	MS	39571
N	18840	0811C-04-032.000	NO PRESSURE PROPERTIES LLC	1130 E OLD PASS RD	LONG BEACH	MS	39560
	18861	0811C-05-008.000	MOSS ALVIN E	2511 28TH ST	GULFPORT	MS	39501
	18862	0811C-05-009.000	NGUYEN LIEN	150 W SECOND STREET	PASS CHRISTIAN	MS	39571
	87819	0810N-04-065.000	CBSM II LLC	C/O LEIGH ANNE SMITH	ROME	GA	30161



Legend

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



1 inch = 200 feet



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

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
51445	IPL0361940	Legal Ad - IPL0361940		2.0	128.0L

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

LEGAL NOTICE PUBLIC HEARING

In conformance with Section VIII of the Comprehensive Zoning Ordinance of the City of Gulfport, Mississippi, 1979, as amended, notice is hereby given advising that the Zoning Board of Adjustment and Appeals will hold a public hearing in the City of Gulfport, Mississippi at 3:00 PM., Thursday, August 20th, 2026 in the Council Chambers of the Gulfport City Hall located at 2309 15th Street to consider the following requests. A copy of the requests will be available for public review at the office of the Department of Urban Development-Planning Division located on first floor of the William H. Hardy Building, 1410 24th Avenue.

Variance 2608ZB107, by agent Wayne O'Neal, seeking approval for 6 normal parking spaces where 18 are required, Tax Parcel 0811C-04-047.000, 2714 25th Avenue, Zoned B-2 (General Business), Ward 3

Variance 2608ZB108, by agent Wayne O'Neal, seeking approval for parking that backs out into city right of way, Tax Parcel 0811C-04-047.000, 2714 25th Avenue, Zoned B-2 (General Business), Ward 3

Variance 2608ZB109, by agent Wayne O'Neal, seeking approval for a 0-foot front yard setback where 25 feet is required, Tax Parcel 0811C-04-047.000, 2714 25th Avenue, Zoned B-2 (General Business), Ward 3

Variance 2608ZB112, by owner Grant Curtis Bell, seeking approval for a 5-foot 2-inch side-yard setback where 15 feet is required, Tax Parcel 0708B-02-037.001, 12299 Brittany Blvd, Zoned R-1-15 (Single Family), Ward 7

Variance 2608ZB116, by agent Calvin Stevenson, seeking approval for a lot size of 4150 square feet where 7500 square feet is required as well as seeking approval for a lot width of 41.5 feet where 60 feet is required, Tax Parcel 0810N-03-042.000, 2822 23rd Avenue, Zoned R-2 (General Business), Ward 3

Variance 2608ZB117, by owner Randy Lampley, seeking approval for 2441 total accessory structure square footage where 2000 square feet is allowed, Tax Parcel 0808B-02-001.000, 12310 Cold Springs Rd, Zoned R-1-10 (Single Family), Ward 6

Variance 2608ZB118, by owner Randy Lampley, seeking approval for a third accessory structure where 2 are allowed, Tax Parcel 0808B-02-001.000, 12310 Cold Springs Rd, Zoned R-1-10 (Single Family), Ward 6

Variance 2608ZB120, by agent Gene Peters, seeking approval for a 9-foot high front yard fence where 4 feet is the maximum height, Tax Parcel 1009O-02-002.007, 10741 Bayou Plantation Ln, Zoned R-2 (Single Family), Ward 5

Variance 2608ZB121, by agent Denise Cherry, seeking approval for 0 regular parking spaces where 7 are required, Tax parcel 0910I-01-073.000, 600 East Pass Rd, Zoned T4+ (General Urban Zone "Plus"), Ward 4

Variance 2608ZB122, by agent M. Brant Pettis, seeking approval for a 6-foot high front yard fence where 4 feet is the height limit as well as seeking approval for an 8-foot side and backyard fence where 6 feet is the height limit, Tax Parcel 1010N-03-019.000, 176 Allan Dr, Zoned T3 (Sub-Urban Zone), Ward 2

Variance 2609ZB128, by owner Hage Properties LLC, seeking approval for 0 regular parking spaces where 7 are required, Tax Parcel 0910N-07-007.000, 406 Pass Road, Zoned B-2 (General Business), Ward 4

This the 29th day of July 2026
Nathan Boddie, Chairman
City of Gulfport Zoning Board of Adjustment and Appeals
IPL0361940
Aug 5 2026

STATE OF MISSISSIPPI
COUNTY OF HARRISON

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

1.0 insertion(s) published on:
08/05/26 Print

[Print Tearsheet Link](#)

[Marketplace Link](#)

Julie Ambry



Julie Ambry

Mary Castro



Sworn to and subscribed before
me on

Aug 5, 2026, 10:26 AM EDT



Online Notary Public. Notarization facilitated by SIGNiX®

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This the 29th day of July 2026

Nathan Boddie, Chairman

City of Gulfport Zoning Board of Adjustment and Appeals

IPL0361940

Aug 5 2026



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

ZONING BOARD OF ADJUSTMENT AND APPEALS

Hearing Date: Thursday, August 20, 2026

Variance 2608ZB109: Variance 2608ZB109, by agent Wayne O'Neal, seeking approval for a 0-foot front yard setback where 25 feet is required, Tax Parcel 0811C-04-047.000, 2714 25th Avenue, Zoned B-2 (General Business), Ward 3

Technical Report

VARIANCE

GENERAL INFORMATION

Case File Number: 2608ZB109

Hearing Date: August 20, 2026

Current Zoning/Use: B-2 / Vacant Property

Legal: Variance 2608ZB109, by agent Wayne O'Neal, seeking approval for a 0-foot front yard setback where 25 feet is required, Tax Parcel 0811C-04-047.000, 2714 25th Avenue, Zoned B-2 (General Business), Ward 3

TECHNICAL DETAILS

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

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

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

Technical Report

VARIANCE

The applicant is requesting a variance of 0-foot front yard setback where 25 feet is required, to construct a commercial building that will be built on the property line adjacent to Highway 49's right-of-way.

- (a) The applicant notes that the "special conditions & circumstances exist due to the requirement set forth of a 25-foot setback when other properties are presently on the same front property line which is flush to city right of way". The staff found in September of 2018 case # 1808ZB094 for Kessler Federal Credit Union located at the corner of Highway 49 and 28th Street which the project resides does have Highway-49-facing building that also has a 0-setback on the Highway side.
- (b) In the application, the applicant cites that "we did not cause the need for the variance because all other buildings are flush with front property lines as well". The staff finds that alternative designs exist that could allow the use and meet the intent and spirit of the ordinance.
- (c) Unnecessary hardship is defined by the applicant as the result of the imposed 25-foot setback causing an inefficient layout and loss of building prominence along Highway 49. Regretfully, inefficiency and prominence are not issues addressed in the Gulfport zoning ordinance. No other hardship has been made readily apparent to the staff.
- (d) The applicant attests that other buildings in the area front directly on the property line and literal interpretation of the ordinance would deprive the applicant of rights enjoyed by others in the area. In short, "The 25th Place Plaza" has been the only recent development permitted under current codes and regulations that has been allowed to be on at the property line, except for the design standards.
- (e) The applicant feels the proposed facade placement fits traditional development patterns and that special privilege would be conferred onto others in the neighborhood if unapproved. From this, it should be noted that traditional development patterns in the area, before adoption of the zoning ordinance, had tended to front on property lines.
- (f) This property zone is B-2, and a commercial building is allowed.

EXECUTIVE SUMMARY

The six criteria of hardship have been met. The staff found that the block in which the project resides does have Highway-49-facing buildings that also have 0-setbacks on the Highway side, apart from Domino's built in 2007. However, of the opposing block on the west side of Highway 49, there is the strip-center referred to as "The 25th Place Plaza" which has frontage on the property line. This structure was built in 2008 but only as a replacement to another structure destroyed in Hurricane Katrina. Recent constructions adjacent to property lines along this section of Highway 49 could not be found. However, there have been several developments on the two blocks to the north, all of which meet the required setbacks and were built to the current design standards: these constructions are Dodges Convenience Store, O'Rielly's Auto Parts, and the 2905 25th Avenue Shopping Center.

Any approval should consider these conditions:

1. Must comply with all current Building Codes and City of Gulfport Ordinances.

Technical Report

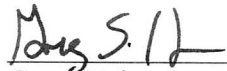
VARIANCE

DEPARTMENTAL CONDITIONS

<u>Engineering:</u>	No conditions. Memo dated 8/7/2026.
<u>Public Works:</u>	No comment as of 8/7/2026.
<u>Traffic and Safety:</u>	No conditions. Memo dated 8/7/2026.
<u>Building Code Services:</u>	Must comply with all current Building Codes and City of Gulfport Ordinances. Memo dated 7/29/2026.
<u>GIS:</u>	No conditions. Memo dated 8/7/2026.
<u>Police Department:</u>	No comment as of 8/3/2026.
<u>Fire Department:</u>	No conditions. Memo dated 8/3/2026.
<u>City Arborist:</u>	No conditions. Memo dated 8/3/2026.

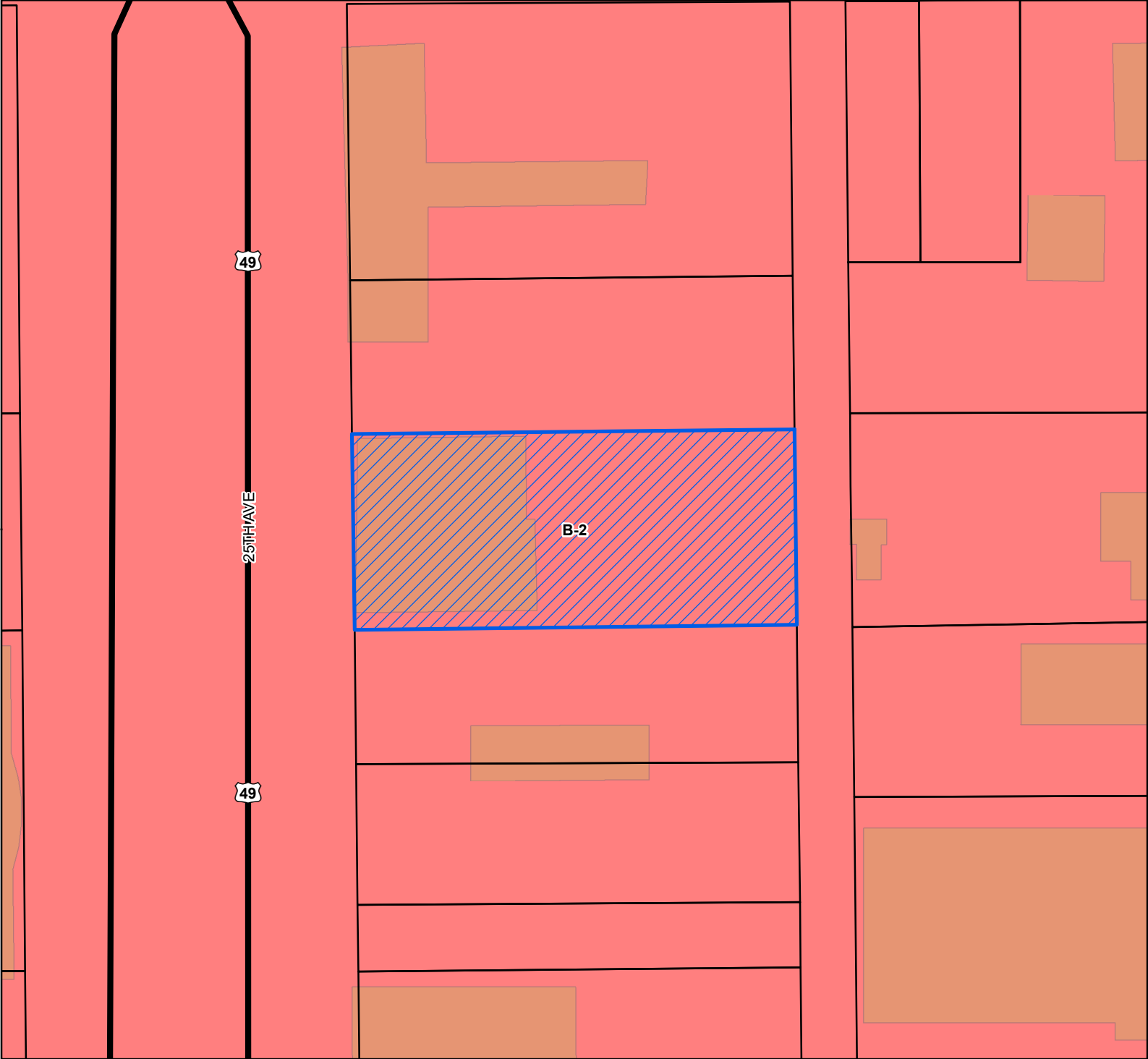
DIRECTOR APPROVAL

This report has been reviewed and approved by:



Greg Holmes

Director of Urban Development Department



 Site

 US or State Highway

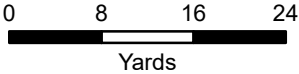
 Parcels

 Buildings

Zoning

 B-2 - General Business District

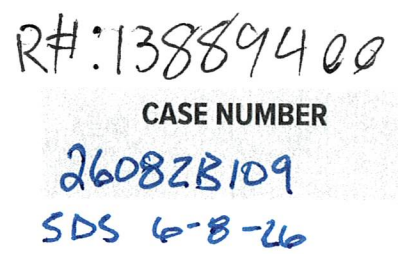
Site Information
0811C-04-047.000
Zoning: B-2 (General Business)
Size: 11214.69 sqft
Flood: X



1 inch = 50 feet



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Designation of Agent

^{WE}
T. James K. Wetzel, ^{Garnette Wetzel ? Garner Wetzel} being property owner of 2714 25th Avenue
PRINT NAME PRIMARY ADDRESS OR PARCEL
which is the subject of this application hereby authorize Wayne O'Neal 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.

James K. Wetzel 5/28/26
Garnette Wetzel. James Wetzel
Signature Da

STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 28th day of May, 2026

Michelle Gaines
Notary Public



11/19/24
Commission Expiration



Covenant Affidavit

we, James K Wetzel, Garnette Wetzel & Garner Wetzel, being owner or agent of the property 2714 25th Avenue
PRINT NAME PRIMARY ADDRESS OR PARCEL

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

James K. Wetzel 5/28/26
Signature Garnette Wetzel Garner Wetzel Date

STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 28th day of May, 2026
11/19/26

Michelle Gaines
Notary Public

Commission Expiration





Outlook

Fw: PARKING/FRONT YARD SET BACK & BACKING INTO CITY RIGHT OF WAY/ALLY

From Wayne O'Neal <resdesignsone@gmail.com>

Date Wed 6/3/2026 9:59 AM

To Wayne O'Neal <resdesignsone@gmail.com>

From: Wayne O'Neal <resdesignsone@gmail.com>

Sent: Wednesday, June 3, 2026 9:32 AM

To: Wayne O'Neal <resdesignsone@gmail.com>

Subject: **PARKING/FRONT YARD SET BACK & BACKING INTO CITY RIGHT OF WAY/ALLY**

"VARIANCE SUBMISSIONS" (PARKING/BACKING INTO CITY RIGHT OF WAY/FRONT SET BACK)

1. Special conditions & circumstances exist due to the requirement set forth of a 25' setback when the other properties are presently on the same front property line which is flush to city right of way thus making it peculiar to set building back 25' as the present regs. Require.
This is special due to the fact that in order to look & conform to the other buildings on same street, we must get this variance as the other buildings have been there for several years,
2. We did not cause the need for the variance because all other buildings are flush with front property lines as well.
3. This 25' setback would definitely be unusual if the building were to be set back 25' and not conform to the visual facade as presented. This hardship will require construction to be 25' from front and cause a hardship to build, instead of matching the flush front.
4. The literal interpretation is simple. One must be aware that the flush construction is best for the area to keep the commercial look.
5. The granting of the variance will comply with the existing buildings, thus not creating any hardships on anyone involved and will comply with all building codes as required.
6. This variance is permissible by right due to the fact it requires parking to meet existing parking in rear and be allowed to backing into city right of way (ally) in order to have parking. Thus the front set back will allow enough parking in the rear as well as on street parking already in place.
7. Parking requires 18 spaces. Due to the fact we have a small lot we can only fit 6 spaces w/one h/c parking.
8. We need 12 more spaces as our parking variance, but keeping in mind we have on street parking in front. Thus we need the variance of 12 parking places.
9. This will allow us to build our building and get more tax revenue for the city.



1st JUDICIAL DISTRICT
INSTRUMENT 2026-0008476-D-J1
FILED/RECORDED 5/4/2026 1:48:01 PM
TOTAL FEES \$31.00
10 PAGES RECORDED

PREPARED BY AND RETURN TO:
MICHAEL B. MCDERMOTT (2379)
PAGE, MANNINO, PERESICH & MCDERMOTT, P.L.L.C.
759 HOWARD AVENUE
BILOXI, MS 39530
(228)374-2100

STATE OF MISSISSIPPI
COUNTY OF HARRISON
FIRST JUDICIAL DISTRICT

INDEXING INSTRUCTIONS: Lots 23, 24, 25, Blk 5, Original Gulfport S/D, City of Gulfport, First Judicial District, Harrison County, Mississippi

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, for and on behalf of

THE MATTER OF THE GUARDIANSHIP/CONSERVATORSHIP
OF LARRY RICHBURG, by SHAYNA FARNER,
Guardian/Conservator
20397 West Lake Court
Saucier, MS 39574
(228)234-0732

does hereby sell, convey and warrant unto

JAMES K. WETZEL, GARNETTE ANN WETZEL,
AND GARNER JAMES WETZEL
1701 24th Avenue
Gulfport, MS 39501
(228)864-6400

as joint tenants with the full right of survivorship, and not as tenants in common, the following described real property, together with all improvements thereon, located in the First Judicial District of Harrison County, State of Mississippi, more particularly and certainly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO

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

This conveyance is made and executed pursuant to the Order Approving Motion to Sell dated April 21, 2026, in the The Matter of the Guardianship/Conservatorship of Larry Richburg, bearing Cause No. 24-1613, in the Chancery Court, of the First Judicial District of Harrison County, Mississippi. A copy of the aforementioned Order is attached hereto as Exhibit "B".

Ad valorem taxes for the current tax year 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 4th of April, 2026.

The Matter of the Guardianship/Conservatorship of
Larry Richburg

BY:

Shayna Farner
Shayna Farner, Guardian/Conservator

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 Shayna Farner, known to me to be a Guardian/Conservator of The Matter of the Guardianship/Conservatorship of Larry Richburg, and who acknowledged that in said representative capacity and for and on its behalf he/she/they signed and delivered the foregoing instrument on the day and year therein mentioned as its act and deed, being first duly authorized so to do.

GIVEN UNDER MY HAND, and official seal of office, this 30th day of April, 2026

Racheal Ballard
NOTARY PUBLIC

My Commission Expires:

File No.: A02459

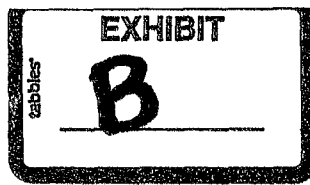


EXHIBIT "A"
LEGAL DESCRIPTION

LOTS 23, 24 and 25, BLOCK 5, ORIGINAL GULFPORT SUBDIVISION, in the City of Gulfport, a subdivision according to the official map or plat thereof on file and of record in the office of the Chancery Clerk, First. Judicial District, Harrison County, Mississippi.

LESS AND EXCEPT:

The North 5 feet of LOT 25, BLOCK 5 of said ORIGINAL GULFPORT SUBDIVISION.



IN THE CHANCERY COURT OF HARRISON COUNTY, MISSISSIPPI
FIRST JUDICIAL DISTRICT

IN THE MATTER OF THE
GUARDIANSHIP/CONSERVATORSHIP
OF LARRY RICHBURG

CAUSE NO. 24-1613 (4) D.C.

SHAYNA FARNER

PETITIONER

ORDER APPROVING MOTION TO SELL

THIS day this cause came to be heard on the Motion to Sell in the Guardianship / Conservatorship of Larry Richburg and the Court does find that said Motion is well taken and finds as follows:

1) That the Guardian and Conservator now wishes to sell the real property located at 2714 25TH Avenue, Gulfport , MS 39501 in Harrison County, MS, to JAMES WETZEL, for \$140,000.00 paying broker commission and proration of the ad valorem property taxes, according to the terms and conditions in the Contract for the Sale and Purchase of Real Estate.

II.

That it is necessary to sell the real property located at 2714 25TH Avenue, Gulfport , MS 39501, which is a commercial lot. That certain amounts for expenses, as listed below, were expended and must be paid from the proceeds from the sale of the commercial property by the title company and the remainder of the proceeds, after payment of expenses, shall be placed in the Conservators's Checking Account.

III.

That Kathy Brown van Zutphen of Coastwide Law, LLC has rendered valuable legal services on behalf of the Guardian and Conservator of the Estate of BETTY RICHBURG and should be paid \$1,450.00 for the services rendered, and a check shall be issued by the title company to Coastwide

Law, LLC from the proceeds of the sale.

IV.

That Kathy Brown van Zutphen of Coastwide Law, LLC has rendered valuable legal services on behalf of the Guardian and Conservator of the Estate of LARRY RICHBURG and should be paid \$ 4,105.00 for the services rendered, and requests that a check be issued by the title company to Coastwide Law, LLC from the proceeds of the sale.

V.

That the court also approves and authorizes the title company to issue a check in the amount of \$5,000.00 to Kathy Brown van Zutphen of Coastwide Law, LLC, to be held in the Coastwide Law, IOLTA account for future legal services and those funds only disbursed by future court orders.

VI.

That the Guardian and Conservator, SHAYNA FARNER, has incurred expenses on behalf of the Guardian and Conservator of the Estate of LARRY RICHBURG, and should receive reimbursement for payment of funeral expenses and initial fees to open the Conservatorship, and shall be reimbursed in the amount of \$6,502.00 for those expenses from the proceeds of the sale.

VII.

That the Guardian and Conservator, SHAYNA FARNER requests that she be paid for In-Home Care of the wards for the period of August 28, 2024, through current date, and for Conservator Fees for her services rendered as Guardian and Conservator for the period of October 05, 2024, through current date, in the amount of \$ 24,240.00. The Guardian and Conservator should receive payment for those services, and shall be paid in the amount of \$24,240.00 for those services from the proceeds of the sale.

VIII.

That the Guardian and Conservator requests that ADAM RICHBURG be paid for his services for In-Home Care for the wards for the period of December 24, 2024 through August 28, 2025, in the amount of \$ 23,100.00. ADAM RICHBURG should receive payment for those services and shall be paid in the amount of \$23,100.00 for those services from the proceeds of the sale.

IX.

That J. William Williams of Williams Law Firm has incurred legal fees and expenses on behalf of the Guardian and Conservator of the Estate of LARRY RICHBURG for demolishing the real property located at 2714 25TH Avenue, Gulfport , MS 39501, and should be paid \$17,500.00 and requests that a check be issued by the title company to Williams Law Firm from the proceeds of the sale. Williams Law Firm should receive payment for those services and expenses and shall be paid in the amount of \$17,500.00 for those services from the proceeds of the sale.

X.

That Anderson Environmental Services rendered services on behalf of the Guardian and Conservator of the Estate of LARRY RICHBURG for Asbestos Remediation of the real property located at 2714 25TH Avenue, Gulfport, MS 39501, and should be paid \$14,205.69 and requests that a check be issued by the title company to Biggs, Ingram & Solop, LLC from the proceeds of the sale. Biggs, Ingram & Solop, LLC should receive payment for those services and expenses and shall be paid in the amount of \$14,205.69 for those services from the proceeds of the sale.

XI.

That bills were submitted and the court hereby authorizes the title company to issue checks to the following companies for Medical Services rendered:

- | | | |
|----|--------------------------|-------------|
| 1. | Saad Healthcare Services | \$ 1,927.89 |
| 2. | Rankin Rural Medical | \$ 81.65 |
| 3. | Memorial Hospital | \$ 173.38 |

XII.

That, in summary, the title company shall issue checks to pay for the following expenses:

- | | | |
|-----|--|-------------|
| 1. | Coastwide Law, LLC -
Pmt for Betty Richburg | \$1,450.00 |
| 2. | Coastwide Law, LLC-
Pmt for Larry Richburg | \$4,150.00 |
| 3. | Coastwide Law, LLC
Retainer in Trust Acct. for Larry Richburg | \$5,000.00 |
| 4. | Shayna Farner
Reimburs. Expenses | \$6,502.00 |
| 5. | Shayna Farner
Conservator Fee and In-Home Care | \$24,240.00 |
| 6. | Adam Richburg
In-Home Care | \$23,100.00 |
| 7. | Williams Law Firm | \$17,500.00 |
| 8. | Biggs, Ingram & Solop, LLC | \$14,205.69 |
| 9. | Saad Healthcare Services | \$ 1,927.89 |
| 10. | Rankin Rural Medical | \$ 81.65 |
| 11. | Memorial Hospital | \$ 173.38 |

XIII.

That the bond is hereby released / waived in this matter and that the remaining proceeds from the sale of the real property, after the payment of above expenses, be placed in the Conservatorship Account of LARRY RICHBURG.

IT IS THEREFORE, ORDERED AND ADJUDGED that the Court approves, ratifies, and confirms the Motion to Sell and enters this Order allowing the Guardian and Conservator to sell the real property located at 2714 25TH Avenue, Gulfport , MS 39501, in Harrison County, MS, to JAMES WETZEL, for \$140,000.00, paying broker commission and proration of the ad valorem property taxes, according to the terms and conditions in the Contract for the Sale and Purchase of Real Estate; and

FURTHER, orders the title company to issue checks to pay for the following expenses from the proceeds of the sale:

- | | | |
|----|--|-------------|
| 1. | Coastwide Law, LLC - | \$1,450.00 |
| | Pmt for Betty Richburg | |
| 2. | Coastwide Law, LLC- | \$4,150.00 |
| | Pmt for Larry Richburg | |
| 3. | Coastwide Law, LLC | \$5,000.00 |
| | Retainer in Trust Acct. for Larry Richburg | |
| 4. | Shayna Farner | \$6,502.00 |
| | Reimburs. Expenses | |
| 5. | Shayna Farner | \$24,240.00 |
| | Conservator Fee and In-Home Care | |
| 6. | Adam Richburg | \$23,100.00 |

In-Home Care

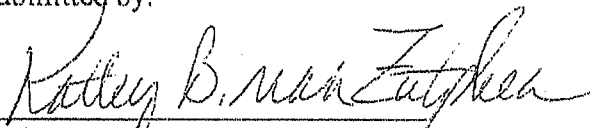
7.	Williams Law Firm	\$17,500.00
8.	Biggs, Ingram & Solop, LLC	\$14,205.69
9.	Saad Healthcare Services	\$ 1,927.89
10.	Rankin Rural Medical	\$ 81.65
11.	Memorial Hospital	\$ 173.38

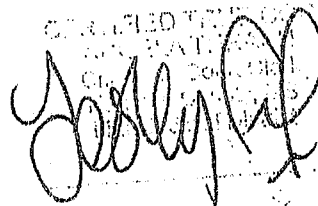
IT IS FURTHER ORDERED AND ADJUDGED that the bond is hereby released /
waived in this matter and that the remaining proceeds from the sale of the real property, after the
payment of above expenses, be placed in the Conservatorship Account of LARRY RICHBURG.

SO ORDERED AND ADJUDGED on this the 21 day of April, 2026.


C H A N C E L L O R

Submitted by:


Kathy Brown van Zutphen (MS Bar #99375)
Coastwide Law, LLC
2723 Pass Road
Biloxi, MS 39531
(228) 357-5227
office@coastwidelaw.com


COASTWIDE LAW, LLC
2723 PASS ROAD
BILLOXI, MS 39531
(228) 357-5227
OFFICE@COASTWIDELAW.COM

CERTIFICATE OF VITAL RECORD



NFD-4273384-2-10



FILING DATE 02/18/2026

CERTIFICATE OF DEATH

STATE FILE NUMBER 123-2026-003940 7 3 5 4 5 3 1

1. DECEDENT'S LEGAL NAME (First, Middle, Last, Suffix) BETTY JOYCE RICHBURG		2. GENDER FEMALE	3. HOUR OF DEATH 09:40	3b. DATE OF DEATH (Month, Day, Year) 01/24/2026
4. RACE (Check one or more races, to indicate what the decedent considered himself or herself to be) ☒ White ☐ Black or African American ☐ Chinese ☐ Filipino ☐ Japanese ☐ Korean ☐ Vietnamese ☐ Native Hawaiian ☐ Samoan ☐ Asian Indian ☐ Guamanian or Chamorro ☐ Other Asian (Specify) _____ ☐ Other Pacific Islander (Specify) _____				
5a. AGE AT LAST BIRTHDAY 82	ONLY IF UNDER 1 YEAR 5b. MOS 5c. DAYS	ONLY IF UNDER 1 DAY 5d. HOURS 5e. MINS	6. DATE OF BIRTH (Month, Day, Year) 08/28/1943	
7. BIRTH PLACE (State or Foreign Country) ALABAMA				
8. PLACE OF DEATH (Check only one box) ☐ Inpatient ☐ ER/Outpatient ☐ DOA ☐ Hospice facility ☒ Nursing Home/Long term care facility ☐ Decedent's home ☐ Other (Specify) _____				
9a. FACILITY NAME (If not a facility, give street address, route number, or other location) AZALEA GARDENS NURSING CENTER (66AG)		9b. CITY, TOWN OR LOCATION OF DEATH WIGGINS		9c. ZIP CODE 39577
9d. COUNTY OF DEATH STONE				
10. DECEDENT'S EDUCATION - Check the box that best describes the highest degree or level of school completed at time of death. ☐ 8th grade or less ☐ 9th - 11th grade, no diploma ☐ High school graduate or GED completed ☐ Some college, no degree ☐ Associate degree (e.g., AA, AS) ☐ Bachelor's degree (e.g., BA, AB, BS) ☐ Master's degree (e.g., MA, MS, MEd, MEd, MEd) ☐ Doctorate (e.g., PhD, EdD) or Professional degree (e.g., MD, DDS, DVM, LL.D., JD) ☐ Unknown				
11. MARITAL STATUS AT TIME OF DEATH ☒ Married ☐ Married, but separated ☐ Widowed ☐ Divorced ☐ Never married ☐ Unknown		12. SURVIVING SPOUSE (If no legal name prior to first marriage) LARRY THEODORE RICHBURG		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. ☒ No, not Spanish/Hispanic/Latino ☐ Yes, Mexican, Mexican American, Chicano ☐ Yes, Puerto Rican ☐ Yes, Cuban ☐ Yes, Other Spanish/Hispanic/Latino (Specify) _____				
15. SOCIAL SECURITY NUMBER 420-56-4242		16a. USUAL OCCUPATION (Kind of work done most of working life) BUSINESS OWNER		16b. KIND OF BUSINESS OR INDUSTRY HARDWARE STORE
17a. RESIDENCE - STATE MISSISSIPPI	17b. COUNTY HARRISON	17c. CITY OR TOWN LONG BEACH	17d. ZIP CODE 39560	17e. STREET AND NUMBER OR RURAL LOCATION (Include apartment number) 116 CLOWER AVENUE
17f. INSIDE CITY LIMITS (Yes or No) YES				
18. FATHER'S OR PARENT'S NAME PRIOR TO FIRST MARRIAGE (First, Middle, Last, Suffix) ARIEL MISSILDINE JR		19. MOTHER'S OR PARENT'S NAME PRIOR TO FIRST MARRIAGE (First, Middle, Last, Suffix) MERLE WATKINS		
20a. INFORMANT - NAME (Type or print) SHAYNA FARNER		20b. RELATIONSHIP TO DECEDENT DAUGHTER		20c. MAILING ADDRESS (Street and number, City or town, State, ZIP Code) 20397 W LAKE COURT, SAUCIER, MS, 39574
21a. DISPOSITION OF BODY (Specify: Burial, Cremation, Removal, etc) BURIAL		21b. CEMETERY/CREMATORY - NAME EVERGREEN CEMETERY		21c. LOCATION (City and State) WIGGINS, MISSISSIPPI
21d. FUNERAL HOME (Who first assumed custody of body) MOBILE MEMORIAL GARDENS FUNERAL HOME (ALF)		21e. FUNERAL HOME LICENSE NUMBER AL-0936		21f. MAILING ADDRESS (Street and number, City or town, State, ZIP Code) 6040 THREE NOTCH ROAD, MOBILE, AL 36619
21g. FUNERAL HOME (If body was transferred prior to disposition) MOBILE MEMORIAL GARDENS FUNERAL HOME		21h. MAILING ADDRESS (Street and number, City or town, State, ZIP Code) 6040 THREE NOTCH ROAD, MOBILE, AL 36619		21i. FUNERAL DIRECTOR - SIGNATURE AND LICENSE NUMBER ELECTRONICALLY SIGNED BY DANA S. GARDNER FS-9215
22a. PERSON WHO PRONOUNCED DEATH - NAME AND TITLE (Type or print) ROSHUNRA STALLINGS RN		22b. MAILING ADDRESS (Street and number, City or town, State, ZIP Code) ON 01/24/2026		22c. PRONOUNCED DEAD (Time) AT 09:40
23a. NAME OF CERTIFIER (Type or print) WAYNE FLURRY		23b. MAILING ADDRESS (Street and number, City or town, State, ZIP Code) PO DRAWER 7, WIGGINS, MS 39577		
24a. SIGNATURE WAYNE FLURRY		24b. SIGNATURE WAYNE FLURRY, CMEI		
24c. DATE SIGNED (Month, Day, Year) 01/26/2026		24d. DATE SIGNED (Month, Day, Year) 01/26/2026		
25. 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) PROGRESSION OF TERMINAL CONDITION (b) DUE TO, OR AS A CONSEQUENCE OF (Enter one cause only) ALZHEIMERS DISEASE (c) DUE TO, OR AS A CONSEQUENCE OF (Enter one cause only) (d) DUE TO, OR AS A CONSEQUENCE OF (Enter one cause only)				
26. PART II: OTHER SIGNIFICANT CONDITIONS - Conditions contributing to death but not resulting in the underlying cause given in PART I.				
27. DID TOBACCO USE CONTRIBUTE TO DEATH? ☐ Yes ☐ Probably ☒ No		28. IF FEMALE: ☐ NOT pregnant within the past year ☐ PREGNANT at time of death ☐ Not pregnant, BUT PREGNANT WITHIN 42 DAYS OF DEATH ☐ Not pregnant, BUT PREGNANT 43 DAYS TO 1 YEAR BEFORE DEATH ☐ Unknown if pregnant within the past year		
29. ACCIDENT, SUICIDE, HOMICIDE, PENDING INVESTIGATION, OR UNDETERMINED (Specify) 32a. IF TRANSPORTATION INJURY, SPECIFY ☐ Driver/Operator ☐ Passenger ☐ Pedestrian ☐ Other (Specify) _____		32b. DATE OF INJURY (Month, Day, Year) 01/24/2026		
32c. PLACE OF INJURY (Specify Home, Farm, Street, Factory, Office building, etc.)		32d. LOCATION (Street or route number, City or town, State)		
32e. INJURY AT WORK (Yes or No)		32f. TIME OF INJURY		
32g. DESCRIBE HOW OR BY WHAT MEANS INJURY OCCURRED				

Mississippi State Department of Health

Revised 04/01/2019

Form 511

This is a true and correct reproduction of the document officially registered and placed on file with the Mississippi Bureau of Vital Records and Public Health Statistics.

DATE ISSUED: MARCH 03, 2026

ISSUED

Patricia Garrelte-Olajade
Patricia Garrelte-Olajade
State Registrar

This copy not valid unless prepared on an engraved border displaying state seal and signature of the Registrar.

ANY ALTERATION OR ERASURE VOIDS THIS CERTIFICATE

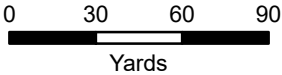


Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
Y		0811C-04-047.000	JAMES, GARNETTE, AND GARNER WETZEL (OWNERS)	1701 24TH AVE	GULFPORT	MS	39501
			WAYNE O'NEAL (AGENT)	11070 DAURO ROAD	GULFPORT	MS	39503
			Adjacent Property Owners (2608ZB109)				
	18829	0811C-04-021.000	STARS & STRIPES HOLDINGS LLC	22209 RED FOX RUN	SAUCIER	MS	39574
	18856	0811C-05-004.000	PRICE MICHAEL T & DEBRA ANN	2701 25TH AVE	GULFPORT	MS	39501
	18844	0811C-04-044.000	WETZEL JAMES K & GARNETTE & GARNER	616 E BEACH BLVD	GULFPORT	MS	39501
	18857	0811C-05-005.000	MILLER LOUIS H	348 SAINT IVES DR	MADISON	MS	39110
	18842	0811C-04-034.000	M & N ENTERPRISES LLC	2701 24TH AVE	GULFPORT	MS	39501
	18849	0811C-04-050.000	KEESLER FEDERAL CREDIT UNION	2602 PASS RD	BILOXI	MS	39531
	18853	0811C-05-002.000	TRAN THU THANH	150 W SECOND STREET	PASS CHRISTIAN	MS	39571
N	18843	0811C-04-043.000	WETZEL JAMES K & GARNETTE & GARNER	616 E BEACH BLVD	GULFPORT	MS	39501
	112146	0810N-04-051.001	O'REILLY AUTOMOTIVE STORES INC	P O BOX 9167	SPRINGFIELD	MO	65801
	18835	0811C-04-026.000	BASS MARGUERITE -ESTATE- ETAL	18588 RAY RD	LONG BEACH	MS	39560
	18836	0811C-04-028.000	NO PRESSURE PROPERTIES LLC	1130 E OLD PASS RD	LONG BEACH	MS	39560
N	18848	0811C-04-048.000	KEESLER FEDERAL CREDIT UNION	2602 PASS RD	BILOXI	MS	39531
	18832	0811C-04-024.000	PROPST KENNY L	2716 24TH AVE	GULFPORT	MS	39501
	18846	0811C-04-046.000	SMALL PROPERTIES LLC	15384 5TH ST	GULFPORT	MS	39503
	18831	0811C-04-023.000	PROPST KENNY	2716 24TH AVE	GULFPORT	MS	39501
N	18838	0811C-04-029.000	NO PRESSURE PROPERTIES LLC	1130 E OLD PASS RD	LONG BEACH	MS	39560
N	18837	0811C-04-030.000	NO PRESSURE PROPERTIES LLC	1130 E OLD PAS RD	LONG BEACH	MS	39560
N	102768	0811C-04-033.001	NO PRESSURE PROPERTIES LLC	1130 E OLD PASS RD	LONG BEACH	MS	39560
	18859	0811C-05-007.000	TOMOHAWK PROPERTIES LLC	P O BOX 420	KILN	MS	39556
N	18845	0811C-04-045.000	SMALL PROPERTIES LLC	15384 5TH ST	GULFPORT	MS	39503
	18830	0811C-04-022.000	PROPST KENNY LEE	2716 24TH AVE	GULFPORT	MS	39501
	18833	0811C-04-025.000	HOPKINS ALBEN N SR -ESTATE-	2701 24TH AVE	GULFPORT	MS	39501
	18847	0811C-04-047.000	RICHBURG LARRY T & BETTY J	116 CLOWER AVE	LONG BEACH	MS	39560
	18854	0811C-05-003.000	BANA LLC	2015 MAGAZINE ST	NEW ORLEANS	LA	70130
	18858	0811C-05-006.000	VENABLE BONNIE MICHELLE	2704 26TH AVE	GULFPORT	MS	39501
N	88004	0811C-05-001.000	TRAN THU	150 W SECOND ST	PASS CHRISTIAN	MS	39571
N	18840	0811C-04-032.000	NO PRESSURE PROPERTIES LLC	1130 E OLD PASS RD	LONG BEACH	MS	39560
	18861	0811C-05-008.000	MOSS ALVIN E	2511 28TH ST	GULFPORT	MS	39501
	18862	0811C-05-009.000	NGUYEN LIEN	150 W SECOND STREET	PASS CHRISTIAN	MS	39571
	87819	0810N-04-065.000	CBSM II LLC	C/O LEIGH ANNE SMITH	ROME	GA	30161



Legend

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



1 inch = 200 feet



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

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
51445	IPL0361940	Legal Ad - IPL0361940		2.0	128.0L

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

LEGAL NOTICE PUBLIC HEARING

In conformance with Section VIII of the Comprehensive Zoning Ordinance of the City of Gulfport, Mississippi, 1979, as amended, notice is hereby given advising that the Zoning Board of Adjustment and Appeals will hold a public hearing in the City of Gulfport, Mississippi at 3:00 PM., Thursday, August 20th, 2026 in the Council Chambers of the Gulfport City Hall located at 2309 15th Street to consider the following requests. A copy of the requests will be available for public review at the office of the Department of Urban Development-Planning Division located on first floor of the William H. Hardy Building, 1410 24th Avenue.

Variance 2608ZB107, by agent Wayne O'Neal, seeking approval for 6 normal parking spaces where 18 are required, Tax Parcel 0811C-04-047.000, 2714 25th Avenue, Zoned B-2 (General Business), Ward 3

Variance 2608ZB108, by agent Wayne O'Neal, seeking approval for parking that backs out into city right of way, Tax Parcel 0811C-04-047.000, 2714 25th Avenue, Zoned B-2 (General Business), Ward 3

Variance 2608ZB109, by agent Wayne O'Neal, seeking approval for a 0-foot front yard setback where 25 feet is required, Tax Parcel 0811C-04-047.000, 2714 25th Avenue, Zoned B-2 (General Business), Ward 3

Variance 2608ZB112, by owner Grant Curtis Bell, seeking approval for a 5-foot 2-inch side-yard setback where 15 feet is required, Tax Parcel 0708B-02-037.001, 12299 Brittany Blvd, Zoned R-1-15 (Single Family), Ward 7

Variance 2608ZB116, by agent Calvin Stevenson, seeking approval for a lot size of 4150 square feet where 7500 square feet is required as well as seeking approval for a lot width of 41.5 feet where 60 feet is required, Tax Parcel 0810N-03-042.000, 2822 23rd Avenue, Zoned R-2 (General Business), Ward 3

Variance 2608ZB117, by owner Randy Lampley, seeking approval for 2441 total accessory structure square footage where 2000 square feet is allowed, Tax Parcel 0808B-02-001.000, 12310 Cold Springs Rd, Zoned R-1-10 (Single Family), Ward 6

Variance 2608ZB118, by owner Randy Lampley, seeking approval for a third accessory structure where 2 are allowed, Tax Parcel 0808B-02-001.000, 12310 Cold Springs Rd, Zoned R-1-10 (Single Family), Ward 6

Variance 2608ZB120, by agent Gene Peters, seeking approval for a 9-foot high front yard fence where 4 feet is the maximum height, Tax Parcel 1009O-02-002.007, 10741 Bayou Plantation Ln, Zoned R-2 (Single Family), Ward 5

Variance 2608ZB121, by agent Denise Cherry, seeking approval for 0 regular parking spaces where 7 are required, Tax parcel 0910I-01-073.000, 600 East Pass Rd, Zoned T4+ (General Urban Zone "Plus"), Ward 4

Variance 2608ZB122, by agent M. Brant Pettis, seeking approval for a 6-foot high front yard fence where 4 feet is the height limit as well as seeking approval for an 8-foot side and backyard fence where 6 feet is the height limit, Tax Parcel 1010N-03-019.000, 176 Allan Dr, Zoned T3 (Sub-Urban Zone), Ward 2

Variance 2609ZB128, by owner Hage Properties LLC, seeking approval for 0 regular parking spaces where 7 are required, Tax Parcel 0910N-07-007.000, 406 Pass Road, Zoned B-2 (General Business), Ward 4

This the 29th day of July 2026
Nathan Boddie, Chairman
City of Gulfport Zoning Board of Adjustment and Appeals
IPL0361940
Aug 5 2026

STATE OF MISSISSIPPI
COUNTY OF HARRISON

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

1.0 insertion(s) published on:
08/05/26 Print

[Print Tearsheet Link](#)

[Marketplace Link](#)

Julie Ambry



Julie Ambry

Mary Castro



Sworn to and subscribed before
me on

Aug 5, 2026, 10:26 AM EDT



Online Notary Public. Notarization facilitated by SIGNiX®

**LEGAL NOTICE
PUBLIC HEARING**

In conformance with Section VIII of the Comprehensive Zoning Ordinance of the City of Gulfport, Mississippi, 1979, as amended, notice is hereby given advising that the Zoning Board of Adjustment and Appeals will hold a public hearing in the City of Gulfport, Mississippi at 3:00 PM, Thursday, August 20th, 2026 in the Council Chambers of the Gulfport City Hall located at 2309 15th Street to consider the following requests. A copy of the requests will be available for public review at the office of the Department of Urban Development-Planning Division located on first floor of the William H. Hardy Building, 1410 24th Avenue.

Variance 2608ZB107, by agent Wayne O'Neal, seeking approval for 6 normal parking spaces where 18 are required, Tax Parcel 0811C-04-047.000, 2714 25th Avenue, Zoned B-2 (General Business), Ward 3

Variance 2608ZB108, by agent Wayne O'Neal, seeking approval for parking that backs out into city right of way, Tax Parcel 0811C-04-047.000, 2714 25th Avenue, Zoned B-2 (General Business), Ward 3

Variance 2608ZB109, by agent Wayne O'Neal, seeking approval for a 0-foot front yard setback where 25 feet is required, Tax Parcel 0811C-04-047.000, 2714 25th Avenue, Zoned B-2 (General Business), Ward 3

Variance 2608ZB112, by owner Grant Curtis Bell, seeking approval for a 5-foot 2-inch side-yard setback where 15 feet is required, Tax Parcel 0708B-02-037.001, 12299 Brittany Blvd, Zoned R-1-15 (Single Family), Ward 7

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Variance 2608ZB118, by owner Randy Lampley, seeking approval for a third accessory structure where 2 are allowed, Tax Parcel 0808B-02-001.000, 12310 Cold Springs Rd, Zoned R-1-10 (Single Family), Ward 6

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Variance 2609ZB128, by owner Hage Properties LLC, seeking approval for 0 regular parking spaces where 7 are required, Tax Parcel 0910N-07-007.000, 406 Pass Road, Zoned B-2 (General Business), Ward 4

This the 29th day of July 2026
Nathan Boddie, Chairman
City of Gulfport Zoning Board of Adjustment and Appeals
IPL0361940
Aug 5 2026



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

ZONING BOARD OF ADJUSTMENT AND APPEALS

Hearing Date: Thursday, August 20, 2026

Variance 2608ZB112: Variance 2608ZB112, by owner Grant Curtis Bell, seeking approval for a 5-foot 2-inch side-yard setback where 15 feet is required, Tax Parcel 0708B-02-037.001, 12299 Brittany Blvd, Zoned R-1-15 (Single Family), Ward 7

Technical Report

VARIANCE

GENERAL INFORMATION

Case File Number: 2608ZB112

Hearing Date: August 20, 2026

Current Zoning/Use: R-1-15 / Single-Family Home

Legal: Variance 2608ZB112, by owner Grant Curtis Bell, seeking approval for a 5-foot 2-inch side-yard setback where 15 feet is required, Tax Parcel 0708B-02-037.001, 12299 Brittany Blvd, Zoned R-1-15 (Single Family), Ward 7

TECHNICAL DETAILS

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

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

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

Technical Report

VARIANCE

The applicant requests a variance for a setback of 5' 2" for an existing structure where 15' is the minimum. This is due to the property in question applying for a parcel resubdivision and as such, the existing structure will no longer meet the setback requirements for an R-1-15 zoning.

- (a) The applicant states that the property contains two houses that were built in 1984. These two structures are 20' apart and as such, it would not be possible to subdivide the parcel in a way that would accommodate the setback for both structures. The owner is trying to separate the property to make each structure sit on their own parcel, and thus, the hardship is caused by the owner's desire to make the property more conforming.
- (b) The applicant states that the structures have existed since 1984, and that they only became owner of the property in 2021. This shows that the property has existed as such for a long time and thus, the owner has not caused the hardship.
- (c) The applicant does not address any unnecessary hardship created by the physical character of the property. It could be understood that granting the variance would be a proper solution to this case, as granting said variance to allow for the setback would allow for the property to be more conforming.
- (d) The applicant does not state if the literal interpretation of the ordinance would deprive them of rights commonly enjoyed by others in their zoning district. However, while there are no properties in the nearby area that are less than 15' from the property line, approving this variance would make the property more conforming as this would allow for the 2 houses located on the property to be on their own parcels.
- (e) The applicant believes that this would not grant any special privileges. While approval of this variance would be the first of its kind in this area, it is clear that approval of this variance would lead to a more conforming property.
- (f) This property is zoned R-1-15, and a single-family home is allowed by right.

EXECUTIVE SUMMARY

The six criteria needed for a variance have been met. The applicant requests a variance to allow for a setback of 5' 2" where 15' is required. The property in question contains two homes that were built in the 80's located on a single parcel. As by current ordinance, a property is only allowed to have a single primary structure per parcel. The applicant is requesting this variance as they are attempting to subdivide the parcel to make both structures exist on individual lots. Approving this variance would allow for the applicant to make this property more conforming overall.

Any approval should consider these conditions:

1. Approval would allow for a 5' 2" setback where 15' is required.
2. Must comply with all Building Codes and Ordinances.

DEPARTMENTAL CONDITIONS

Engineering: No conditions. Memo dated 8/6/2026.

Public Works: No comment as of 08/10/2026.

Technical Report

VARIANCE

Traffic and Safety: No comment as of 08/10/2026.

Building Code Services: Must comply with all Building Codes and Ordinances. Memo dated 7/29/2026.

GIS: No conditions. Memo dated 8/7/2026.

Police Department: No comment as of 08/10/2026.

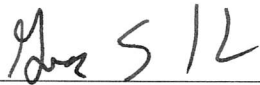
Fire Department: No conditions. Memo dated 8/3/2026.

City Arborist: No conditions. Memo dated 8/3/2026.

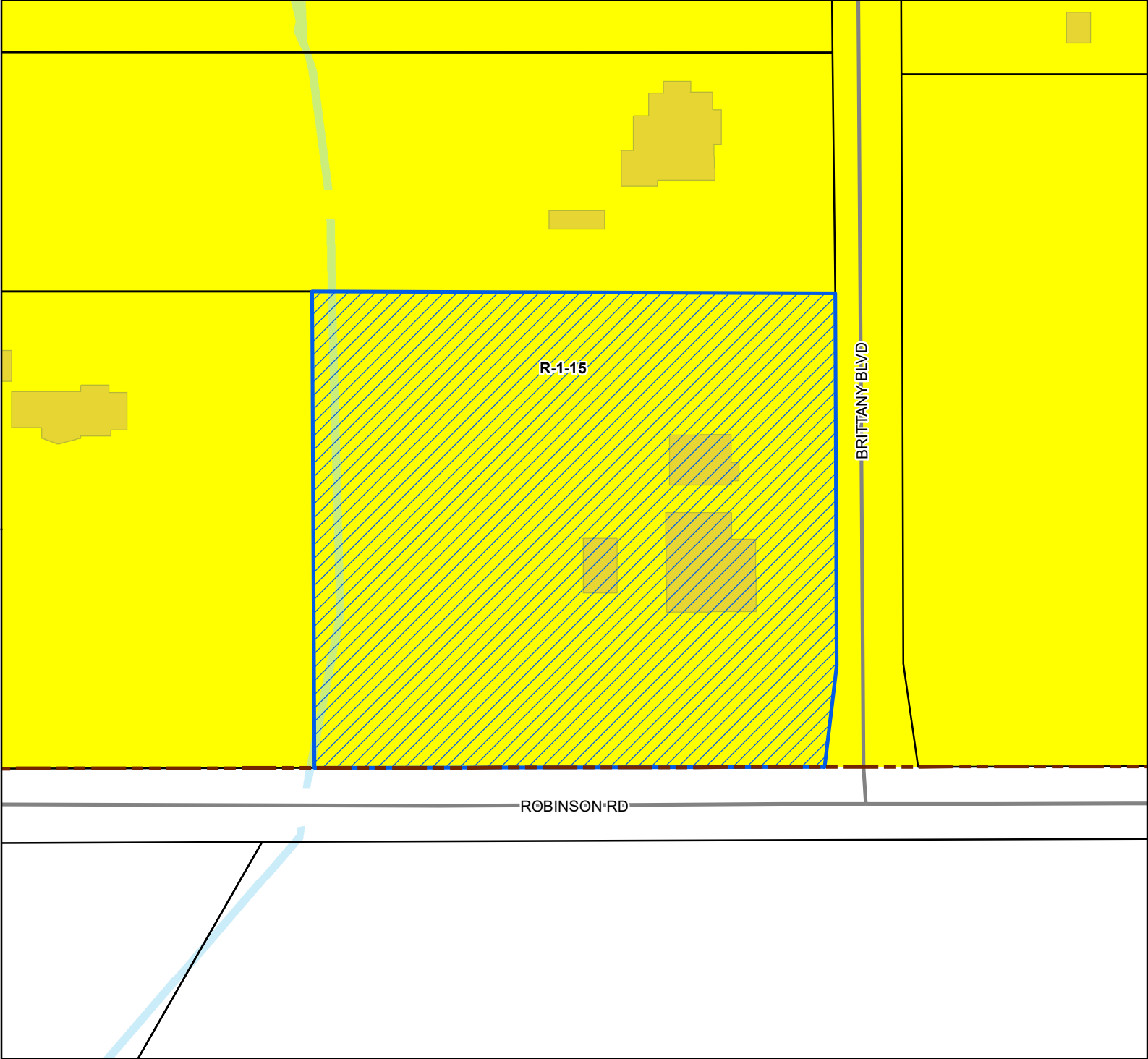
Leisure Services: No conditions. Memo dated 8/4/2026.

DIRECTOR APPROVAL

This report has been reviewed and approved by:



Greg Holmes
Director of Urban Development Department



Site

Street

Parcels

Buildings

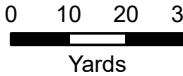
Water Features

City Limit

Zoning

R-1-15 - Single Family Residence District (Low Density)

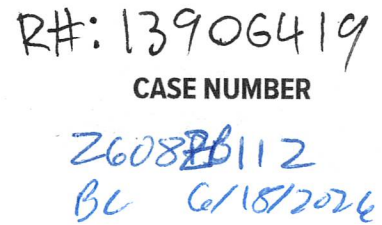
Site Information
0708B-02-037.001
Zoning: R-1-15 (Single Family)
Size: 3 Acres
Flood: X



1 inch = 100 feet



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





Covenant Affidavit

I, Grant Curtis Bell, being owner or agent of the property 12299 Brittany Blvd, Gulfport MS 39503

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

Grant Bell

Signature

06/18/2026

Date

STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 18 day of June, 2026

[Signature]

Notary Public

Commission Expiration



1. "My property contains two legally constructed single-family homes on a single residential parcel—a ~3,100-square-foot main house and a ~1,000-square-foot guest house—both built around 1984, located only 20 feet apart so that placing a lot line between them cannot meet the current 30-foot building-separation standard; this configuration is unique on my street, where every other lot contains only one single-family house."
2. "These special conditions existed long before my ownership and are not the result of my actions: both homes were built in approximately 1984, and since purchasing the property in 2021 I have not altered the location, footprint, or spacing of either structure, nor did I have any role in deciding the distance between them."
3. "Because the two houses are on a single parcel and cannot be separated under the current 30-foot spacing rule, the 1,000-square-foot guest house is effectively treated as having no independent value by lenders and appraisers, creating an unnecessary economic hardship that is specific to this property's unusual configuration. When I purchased the property in 2021, the bank's appraiser assigned the guest house an appraised value of zero dollars due to the lack of comparable sales for a second detached dwelling on the same lot, and multiple interested buyers have since reported that their lenders likewise will not attribute value or make loans when both houses must be purchased together; as a result, I am required to own, maintain, and pay taxes and insurance on a fully renovated second home that cannot be sold, refinanced, or used as normal collateral, a hardship that does not exist for neighboring owners whose single homes each sit on their own lots and can be independently sold and financed."
4. "Strict, literal enforcement of the 30-foot separation requirement would prevent me from creating a separate lot for the existing guest house and would deprive me of the reasonable property rights commonly enjoyed by other owners in my residential district. All of the surrounding homes are on individual lots and can be sold, financed, and valued separately, but without the requested variance I cannot realize normal economic return from either dwelling: potential buyers and lenders are unwilling to treat the guest house as having value while it is tied to the same parcel, and I am left with a configuration that is functionally unsellable despite containing two viable single-family homes."
5. "Granting this variance will not confer any special privilege or create adverse impacts on neighboring properties or the public. The variance would simply allow each existing home to sit on its own lot, like every other house in the neighborhood, without increasing the number of dwellings, density, traffic, noise, or intensity of

use; both structures will continue to be used as standard single-family residences, and the only physical change anticipated is a new driveway for the guest house located entirely within my property, which will not require use of or access across any neighboring land.”

6. “The proposed use after the variance remains a permitted residential use: each lot will contain one single-family home, which is consistent with the residential zoning and with how the surrounding properties are used. The requested variance affects only the internal lot line between two existing houses and the minimum distance requirement between them; it does not change the type of use, increase density, or introduce any commercial or non-residential activities, and therefore is compatible with the city’s zoning and planning objectives for this area.”
-

EXISTING SITE PLAN AND PROPOSED LOT SPLIT PLAN

PROJECT ADDRESS:

12299 BRITTANY BLVD GULFPORT, MS 39503

ADJACENT PROPERTY – 12325 Brittany
Blvd, Gulfport, MS 39503

—377

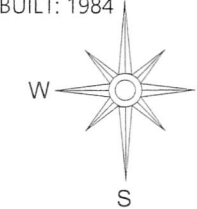
PROPERTY LINE

PARCEL INFORMATION:
 PARCEL ID: 0708B-02-037.001
 PARCEL PIN: 95441
 COUNTY: HARRISON COUNTY
 STATE: MISSISSIPPI
 OWNER NAME:
 FIRST NAME: GRANT CURTIS BELL

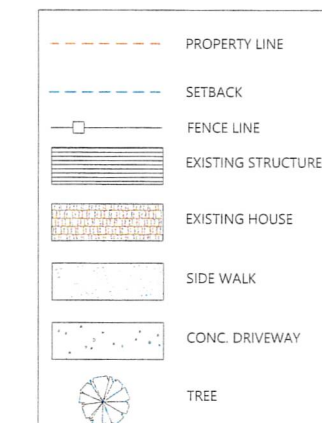
MAILING ADDRESS: 12299 BRITTANY
BLVD, GULFPORT, MS 39503

ZONING INFORMATION:
ZONING CODE: R-1-15
ZONING DESCRIPTION: SINGLE FAMILY
RESIDENCE DISTRICT LOW DENSITY
LAND USE: RESIDENTIAL / PRIVATE
HOUSEHOLD

LOT INFORMATION:
LOT AREA: 2.95 ACRES
COUNTY-PROVIDED AREA: 2.950846
ACRES
DEEDED AREA: 3 ACRES
APPROX. BUILDING AREA: 2,955 SQ. FT.
EXISTING STORIES: 1 STORY
YEAR BUILT: 1984



LEGEND



SITE PLAN
SCALE : 1"=20'-0"

ROBINSON ROAD

ROBINSON ROAD

ROBINSON ROAD

PARCEL
INFORMATION

PROJECT DATA

PROJECT ADDRESS:
12299 BRITTANY BLVD
GULFPORT, MS 39503

PROJECT
DESCRIPTION:
PREPARATION OF
EXISTING SITE
SURVEY / PLAN AND
PROPOSED LOT SPLIT
SURVEY / PLAN FOR
CITY OF GULFPORT
REVIEW AND
APPROVAL.

SCOPE OF WORK:

1. EXISTING LOT SURVEY / SITE PLAN
2. PROPOSED LOT SPLIT SURVEY / SITE PLAN
3. SHOW EXISTING STRUCTURES, DRIVEWAY, PARCEL BOUNDARY, LOT DIMENSIONS, AND PROPOSED NEW LOT DIVISION LINE
4. SHOW PROPOSED SECOND DRIVEWAY
LOCATION NORTH OF THE SMALL GUEST HOUSE
NO BUILDING OR CONSTRUCTION DRAWINGS ARE INCLUDED IN THIS SCOPE.
PARCEL INFORMATION:
PARCEL ID: 0708B-02-037.001
PARCEL PIN: 95441
COUNTY: HARRISON
COUNTY

PROJECT ADDRESS:

12299
BRITTANY
BLVD
GULFPORT,
MS 39503

PROJECT NAME:

EXISTING &
PROPOSED LOT
SPLIT SITE PLAN

SHEET TITLE:

EXISTING SITE
PLAN

JUNE 2026 DATE

0 1 2 4 8" SCALE
(SAY 1" LONG TO SCALE)
OR AS NOTED IN DETAIL

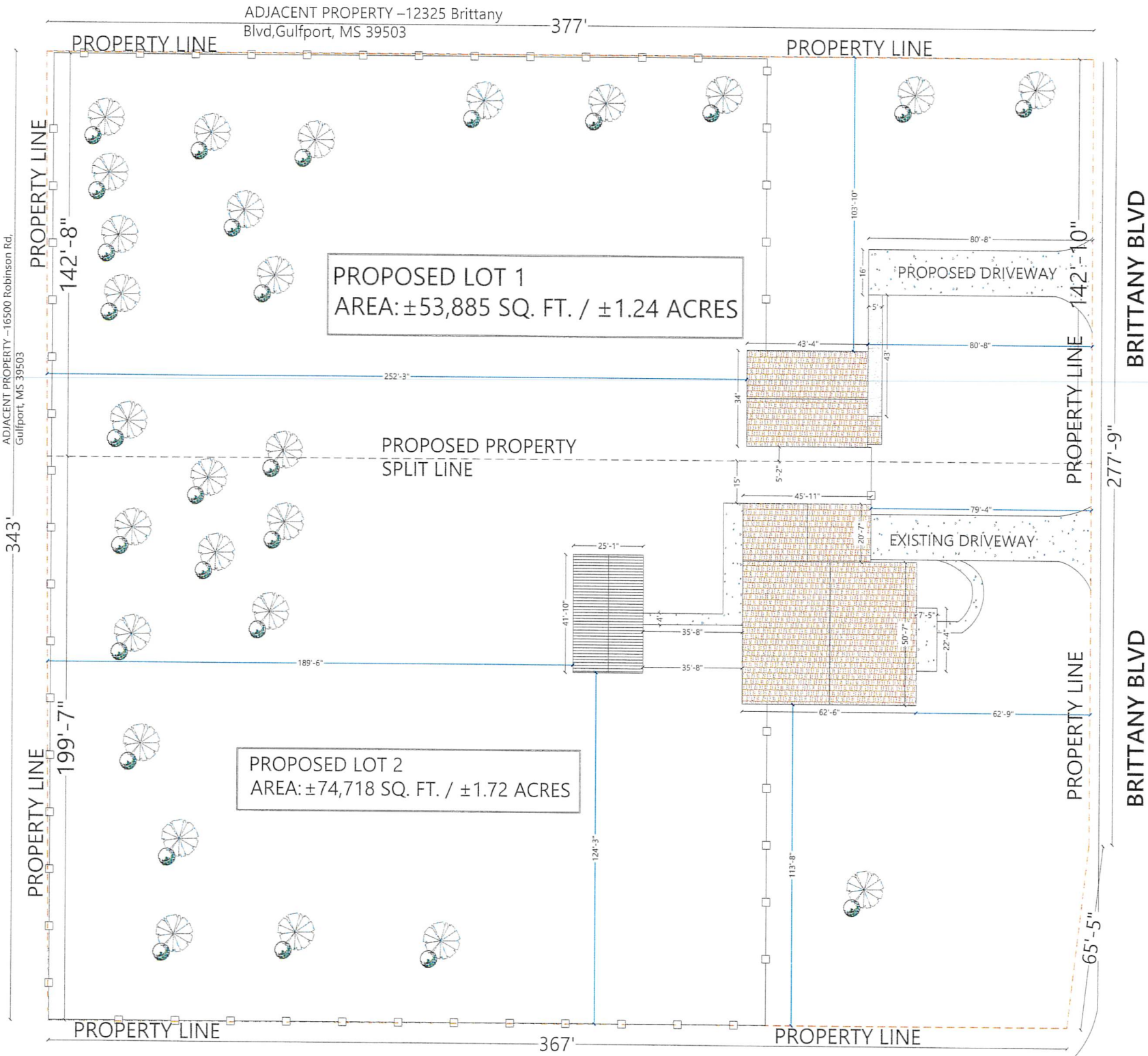


C-01

EXISTING & PROPOSED LOT SPLIT SITE PLAN

PROJECT ADDRESS:

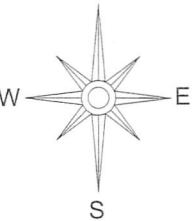
12299 BRITTANY BLVD GULFPORT, MS 39503



PARCEL INFORMATION:
PARCEL ID: 0708B-02-037.001
PARCEL PIN: 95441
COUNTY: HARRISON COUNTY
STATE: MISSISSIPPI
OWNER NAME:
FIRST NAME: GRANT CURTIS BELL
MAILING ADDRESS: 12299 BRITTANY BLVD, GULFPORT, MS 39503

ZONING INFORMATION:
ZONING CODE: R-1-15
ZONING DESCRIPTION: SINGLE FAMILY RESIDENCE DISTRICT LOW DENSITY
LAND USE: RESIDENTIAL / PRIVATE HOUSEHOLD

LOT INFORMATION:
LOT AREA: 2.95 ACRES
COUNTY-PROVIDED AREA: 2.950846 ACRES
DEEDED AREA: 3 ACRES
APPROX. BUILDING AREA: 2,955 SQ. FT.
EXISTING STORIES: 1 STORY
YEAR BUILT: 1984 N



LEGEND

	PROPERTY LINE
	PROPOSED PROPERTY SPLIT LINE
	SETBACK
	FENCE LINE
	EXISTING STRUCTURE
	EXISTING HOUSE
	SIDE WALK
	CONC. DRIVEWAY
	TREE

PARCEL INFORMATION

PROJECT DATA

PROJECT ADDRESS:
12299 BRITTANY BLVD
GULFPORT, MS 39503

PROJECT DESCRIPTION:
PREPARATION OF
EXISTING SITE
SURVEY / PLAN AND
PROPOSED LOT SPLIT
SURVEY / PLAN FOR
CITY OF GULFPORT
REVIEW AND
APPROVAL.

SCOPE OF WORK:

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 2. PROPOSED LOT SPLIT SURVEY / SITE PLAN
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 4. SHOW PROPOSED SECOND DRIVEWAY
- LOCATION NORTH OF THE SMALL GUEST HOUSE
NO BUILDING OR CONSTRUCTION DRAWINGS ARE INCLUDED IN THIS SCOPE.
PARCEL INFORMATION:
PARCEL ID: 0708B-02-037.001
PARCEL PIN: 95441
COUNTY: HARRISON COUNTY

PROJECT ADDRESS:

12299
BRITTANY
BLVD
GULFPORT,
MS 39503

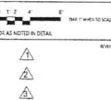
PROJECT NAME:

EXISTING &
PROPOSED LOT
SPLIT SITE PLAN

SHEET TITLE:

PROPOSED SITE
PLAN

JUNE 2026



C-02



J1 - GULFPORT DISTRICT
INSTRUMENT 2022-0001524-D-J1
FILED/RECORDED 1/20/2022 3:38:01 PM
TOTAL FEES \$26.00
3 PAGES RECORDED

PREPARED BY:

Law Offices of
LAURA F. PAULK, PLLC
16127 Orange Grove Road
Gulfport, MS 39503
228-831-1818
LFP File No.: 2107627
MS Bar No.: 10733

Return To:

Law Offices of
LAURA F. PAULK, PLLC
16127 Orange Grove Road
Gulfport, MS 39503
228-831-1818
LFP File No.: 2107627

STATE OF MISSISSIPPI

COUNTY OF HARRISON

WARRANTY DEED

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

Grant Curtis and spouse, Debbie Bacon Curtis, Grantors
12299 Brittany Blvd.
Gulfport, MS 39503
228-547-5918

do hereby sell, convey and warrant unto

Grant Curtis Bell, a single person, Grantee
12299 Brittany Blvd.
Gulfport, MS 39503
228-223-1816,

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

(See Exhibit A attached)

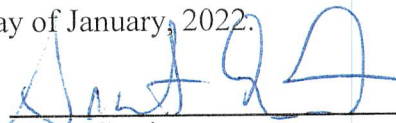
INDEXING INSTRUCTIONS: Pcl in SW1/4 of NW1/4, Section 5-7-11
Harrison Co., MS

It is agreed and understood that the taxes for the current year have been prorated as of this date on an estimated basis and are assumed by the Grantee. When said taxes are actually determined, if the proration as of this date is incorrect, the Parties hereto agree to pay on the basis of an actual proration.

This conveyance is made expressly subject to any and all restrictive covenants, rights-of-way, easements, and mineral reservations and any other rights now of

record which effect the above described property.

WITNESS MY SIGNATURE, this the 20th day of January, 2022.



Grant Curtis



Debbie Bacon Curtis

STATE OF MISSISSIPPI

COUNTY OF HARRISON

Personally appeared before me, the undersigned Notary Public in and for the above named jurisdiction, the within named, Grant Curtis and Debbie Bacon Curtis, who severally acknowledged that they signed and delivered the foregoing instrument on the day and year therein stated.

Given under my hand and seal, this the 20th day of January, 2022.



NOTARY PUBLIC

My Commission Expires:



EXHIBIT A

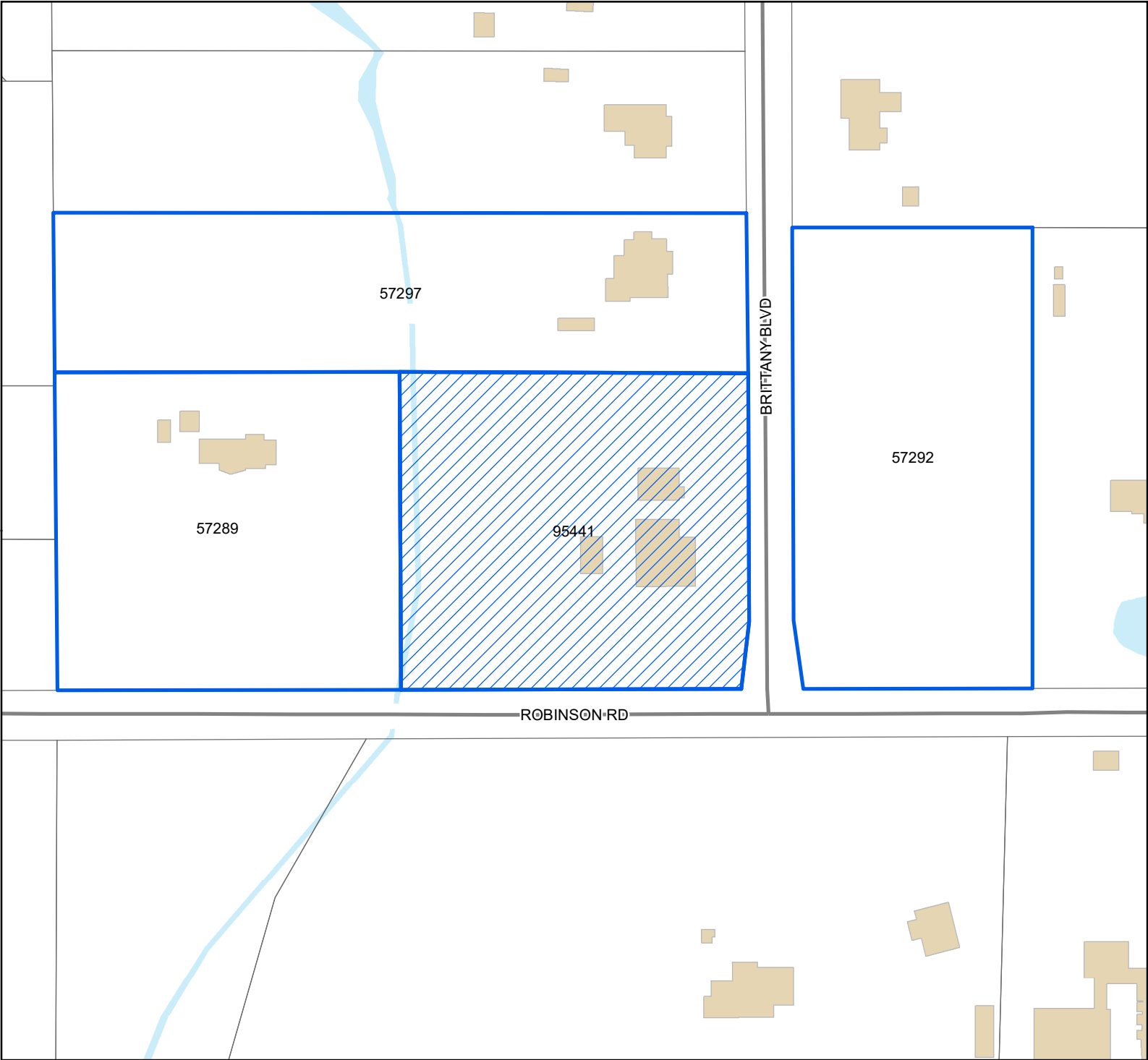
LEGAL DESCRIPTION

That Certain parcel of land and property situated and being in the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW1/4) of Section 5, Township 7 South, Range 11 West, in the First Judicial District of Harrison County, Mississippi, and referred to as Parcel #12 on owner's Plat prepared by T.L. Reynolds, Jr. and revised on 11/8/78, said parcel being more particularly described in metes and bounds, as follows:

Commencing at an iron pipe which marks the intersection of the West line of the Southwest Quarter (SW1/4) of the Northwest Quarter (NW1/4) of Section 5, Township 7 South, Range 11 West, Harrison County, Mississippi, and the North margin of Robinson Road, and run thence North 89 degrees 42 minutes 00 seconds East along said North margin a distance of 375.47 feet to an iron rod, which marks the Point of Beginning; and from said point of beginning, run thence North a distance of 348.44 feet to an iron rod located at the South margin of parcel conveyed to Roy Daniels by Warranty Deed recorded in Deed Book 893 at Page 124; and thence run East along said South line of parcel formerly conveyed to Daniels a distance of 377.37 feet to an iron rod in the West margin of Brittany Boulevard (sometimes known as Allen Drive), thence run South along said West margin a distance of 271.46 feet; and thence run South 7 degrees 85 minutes 41 seconds West continuing along said West margin a distance of 75.66 feet, more or less, to the North margin of said Robinson Road; and thence run South 89 degrees 42 minutes 00 seconds West along the North margin of Robinson Road a distance of 367.37 feet, more or less, to the point of beginning of the parcel hereby conveyed.

DBL
GEC

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
Y		0708B-02-037.001	GRANT CURTIS BELL (OWNER)	12299 BRITTANY BLVD	GULFPORT	MS	39503
			Adjacent Property Owners (2608ZB112)				
	57297	0708B-02-038.000	TATE JONATHAN	12325 BRITTANY BLVD	GULFPORT	MS	39503
	57292	0708B-02-036.000	WATSON LARRY E & MARY N	4311 BETTS ST	GULFPORT	MS	39501
	57289	0708B-02-037.000	MORGAN JASON & GREEN CORIANNE	16500 ROBINSON RD	GULFPORT	MS	39503
N	95441	0708B-02-037.001	BELL GRANT CURTIS	12299 BRITTANY BLVD	GULFPORT	MS	39503



Legend

- Site
- Street
- Buildings
- Water Features

0 25 50 75
Yards

1 inch = 150 feet

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AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
51445	IPL0361940	Legal Ad - IPL0361940		2.0	128.0L

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

LEGAL NOTICE PUBLIC HEARING

In conformance with Section VIII of the Comprehensive Zoning Ordinance of the City of Gulfport, Mississippi, 1979, as amended, notice is hereby given advising that the Zoning Board of Adjustment and Appeals will hold a public hearing in the City of Gulfport, Mississippi at 3:00 PM., Thursday, August 20th, 2026 in the Council Chambers of the Gulfport City Hall located at 2309 15th Street to consider the following requests. A copy of the requests will be available for public review at the office of the Department of Urban Development-Planning Division located on first floor of the William H. Hardy Building, 1410 24th Avenue.

Variance 2608ZB107, by agent Wayne O'Neal, seeking approval for 6 normal parking spaces where 18 are required, Tax Parcel 0811C-04-047.000, 2714 25th Avenue, Zoned B-2 (General Business), Ward 3

Variance 2608ZB108, by agent Wayne O'Neal, seeking approval for parking that backs out into city right of way, Tax Parcel 0811C-04-047.000, 2714 25th Avenue, Zoned B-2 (General Business), Ward 3

Variance 2608ZB109, by agent Wayne O'Neal, seeking approval for a 0-foot front yard setback where 25 feet is required, Tax Parcel 0811C-04-047.000, 2714 25th Avenue, Zoned B-2 (General Business), Ward 3

Variance 2608ZB112, by owner Grant Curtis Bell, seeking approval for a 5-foot 2-inch side-yard setback where 15 feet is required, Tax Parcel 0708B-02-037.001, 12299 Brittany Blvd, Zoned R-1-15 (Single Family), Ward 7

Variance 2608ZB116, by agent Calvin Stevenson, seeking approval for a lot size of 4150 square feet where 7500 square feet is required as well as seeking approval for a lot width of 41.5 feet where 60 feet is required, Tax Parcel 0810N-03-042.000, 2822 23rd Avenue, Zoned R-2 (General Business), Ward 3

Variance 2608ZB117, by owner Randy Lampley, seeking approval for 2441 total accessory structure square footage where 2000 square feet is allowed, Tax Parcel 0808B-02-001.000, 12310 Cold Springs Rd, Zoned R-1-10 (Single Family), Ward 6

Variance 2608ZB118, by owner Randy Lampley, seeking approval for a third accessory structure where 2 are allowed, Tax Parcel 0808B-02-001.000, 12310 Cold Springs Rd, Zoned R-1-10 (Single Family), Ward 6

Variance 2608ZB120, by agent Gene Peters, seeking approval for a 9-foot high front yard fence where 4 feet is the maximum height, Tax Parcel 1009O-02-002.007, 10741 Bayou Plantation Ln, Zoned R-2 (Single Family), Ward 5

Variance 2608ZB121, by agent Denise Cherry, seeking approval for 0 regular parking spaces where 7 are required, Tax parcel 0910I-01-073.000, 600 East Pass Rd, Zoned T4+ (General Urban Zone "Plus"), Ward 4

Variance 2608ZB122, by agent M. Brant Pettis, seeking approval for a 6-foot high front yard fence where 4 feet is the height limit as well as seeking approval for an 8-foot side and backyard fence where 6 feet is the height limit, Tax Parcel 1010N-03-019.000, 176 Allan Dr, Zoned T3 (Sub-Urban Zone), Ward 2

Variance 2609ZB128, by owner Hage Properties LLC, seeking approval for 0 regular parking spaces where 7 are required, Tax Parcel 0910N-07-007.000, 406 Pass Road, Zoned B-2 (General Business), Ward 4

This the 29th day of July 2026
Nathan Boddie, Chairman
City of Gulfport Zoning Board of Adjustment and Appeals
IPL0361940
Aug 5 2026

STATE OF MISSISSIPPI
COUNTY OF HARRISON

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

1.0 insertion(s) published on:
08/05/26 Print

[Print Tearsheet Link](#)

[Marketplace Link](#)

Julie Ambry



Julie Ambry

Mary Castro



Sworn to and subscribed before
me on

Aug 5, 2026, 10:26 AM EDT



Online Notary Public. Notarization facilitated by SIGNiX®

**LEGAL NOTICE
PUBLIC HEARING**

In conformance with Section VIII of the Comprehensive Zoning Ordinance of the City of Gulfport, Mississippi, 1979, as amended, notice is hereby given advising that the Zoning Board of Adjustment and Appeals will hold a public hearing in the City of Gulfport, Mississippi at 3:00 PM., Thursday, August 20th, 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.

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This the 29th day of July 2026
Nathan Boddie, Chairman
City of Gulfport Zoning Board of Adjustment and Appeals
IPL0361940
Aug 5 2026



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

ZONING BOARD OF ADJUSTMENT AND APPEALS

Hearing Date: Thursday, August 20, 2026

Variance 2608ZB116: Variance 2608ZB116, by agent Calvin Stevenson, seeking approval for a lot size of 4150 square feet where 7500 square feet is required as well as seeking approval for a lot width of 41.5 feet where 60 feet is required, Tax Parcel 0810N-03-042.000, 2822 23rd Avenue, Zoned R-2 (General Business), Ward 3

Technical Report

VARIANCE

GENERAL INFORMATION

Case File Number: 2608ZB116

Hearing Date: August 20, 2026

Current Zoning/Use: R-2 / Single Family Home

Legal: Variance 2608ZB116, by agent Calvin Stevenson, seeking approval for a lot size of 4150 square feet where 7500 square feet is required as well as seeking approval for a lot width of 41.5 feet where 60 feet is required, Tax Parcel 0810N-03-042.000, 2822 23rd Avenue, Zoned R-2 (General Business), Ward 3

TECHNICAL DETAILS

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

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

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

Technical Report

VARIANCE

The applicant requests a variance for a lot size of 4150 square feet is required as well as a lot width of 41.5 square feet where 60 feet is required. The City of Gulfport's ordinance requires a lot to be at least 7500 square feet and to be at least 60 feet wide in order to develop a single family home. In this case, the applicant would be subdivided an existing pre-existing non-conforming property that has two single family homes and two duplexes currently. The proposed division requires these variances. It should be noted that, due to the pre-existing nature of the property, the only realistic way to further develop or improve this property without a variance would be to demolish the buildings. Currently, the money any developer would like to put into any of these buildings would be capped due to the non-conforming land use. The granting of this variance would create a conforming lot that would allow the single family home to be improved. It should be noted that no special privilege would be given to the applicant with the granting of this variance. There are multiple properties in the area with similar lot sizes and smaller widths.

- (a) The applicant states that the house is low income and they would like to put a tenant back into the home. It is clear that this does not represent a special condition. However, the pre-existing nature of the property can be considered a special condition due to the number of structures that were built on one property.
- (b) The applicant states that the development was done long ago and they would like to update it. It is clear that the current development is pre-existing non-conforming and the applicant did not create the need for the current variance.
- (c) The applicant explains that due to the age of the property and the damage over the years it has created a harmful environment. The applicant does not mention any unnecessary hardship but it is clear that the pre-existing nature of the property constitutes a hardship. Amending of the zoning ordinance would not offer a reasonable solution.
- (d) The applicant does not address the literal interpretation of the ordinance and how it may affect them. It is clear that the literal interpretation of the ordinance would not allow the applicant to create a lot with this size or width.
- (e) The applicant does not address if the granting of this variance will confer any special privilege. It is clear to staff that multiple properties in the area have similar lot sizes and widths. No special privilege would be given if the variance were to be granted.
- (f) This property is zoned R-2, and a single family home is allowed by right.

EXECUTIVE SUMMARY

The six criteria needed for a variance have been met. The applicant requests a variance for a lot size of 4150 square feet is required as well as a lot width of 41.5 square feet where 60 feet is required. A single family home requires a 7500 square feet lot size and a 60-foot lot width in the R-2 zoning district. The granting of this variance would create a more conforming lot for the already existing single family home. It would also enable the applicant to further improve the home. As it stands, the amount of money able to be put into these structures is capped due to the non-conforming land use. The granting of this variance would create a more conforming lot that is similar to lots in the immediate area and allow the developer to improve the home for use. It should be noted that the Traffic and Safety Department has disapproved of this variance being granted due to not enough information being provided.

Technical Report

VARIANCE

Any approval should consider these conditions:

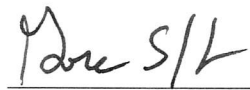
1. Approval would allow for a 4,150 square foot lot where 7,500 square feet is required.
2. Approval would allow for a lot width of 41.5 feet where 60 feet is required.
3. Comply with 2018 International Fire Code.
4. Traffic and Safety have disapproved due to not enough information being provided.

DEPARTMENTAL CONDITIONS

<u>Engineering:</u>	No conditions. Memo dated 8/6/26.
<u>Public Works:</u>	No comment as of 8/7/26.
<u>Traffic and Safety:</u>	Disapprove- not enough information provided. Memo dated 8/7/26.
<u>Building Code Services:</u>	Must comply with all current Building Codes and City of Gulfport Ordinances. Memo dated 7/29/26.
<u>GIS:</u>	No conditions. Memo dated 8/7/26.
<u>Police Department:</u>	No comment as of 8/7/26.
<u>Fire Department:</u>	Comply with 2018 International Fire Code. Memo dated 8/3/26.
<u>City Arborist:</u>	No conditions. Memo dated 8/3/26.

DIRECTOR APPROVAL

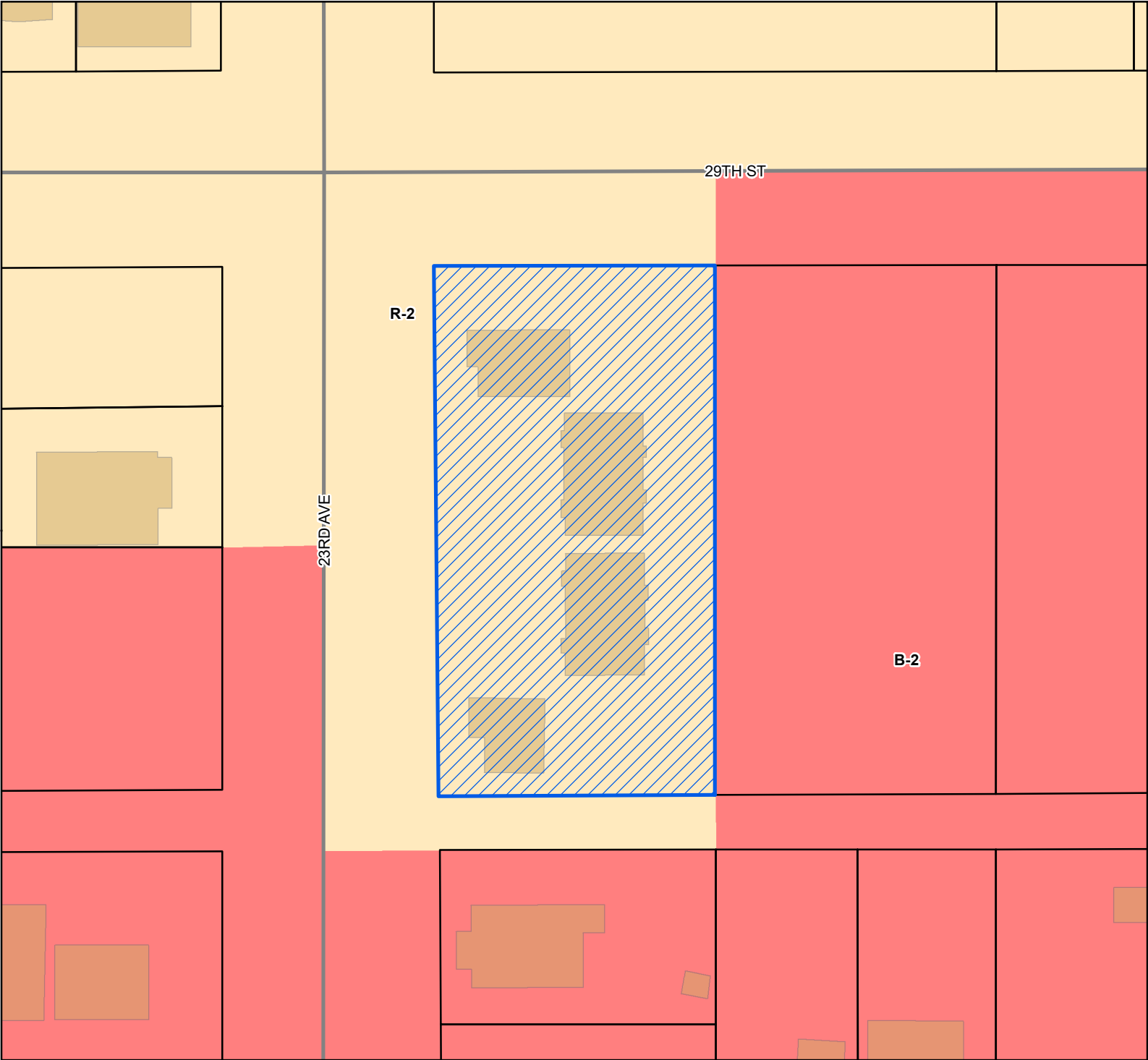
This report has been reviewed and approved by:



Greg Holmes
Director of Urban Development Department

2608ZB116

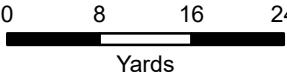
Variance



- Site
- Street
- Parcels
- Buildings
- City Limit

- Zoning**
- B-2 - General Business District
 - R-2 - Single Family Residence District (Medium Density)

Site Information
0810N-03-042.000
Zoning: R-2 (Single Family)
Size: 19162.6 sqft
Flood: X



1 inch = 50 feet



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06/29/2006 SJS BC



Designation of Agent

I, Nakisha R. Williams, being property owner of 2822 23rd Ave. Gulfport, MS
PRINT NAME PRIMARY ADDRESS OR PARCEL
which is the subject of this application hereby authorize Calvin Stevenson 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.

Nakisha R. Williams
Signature

5/12/24
Date

STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 12 day of May, 20 24

Elisabeth Mitchell
Notary Public



Elisabeth Mitchell 2/28/29
Commission Expiration



Covenant Affidavit

I, Nakisha R. Williams, being owner or agent of the property 2822 23rd Ave. Gulfport MS 39501
PRINT NAME PRIMARY ADDRESS OR PARCEL

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

Nakisha R. Williams
Signature

5/12/24
Date

STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 12 day of May, 20 24

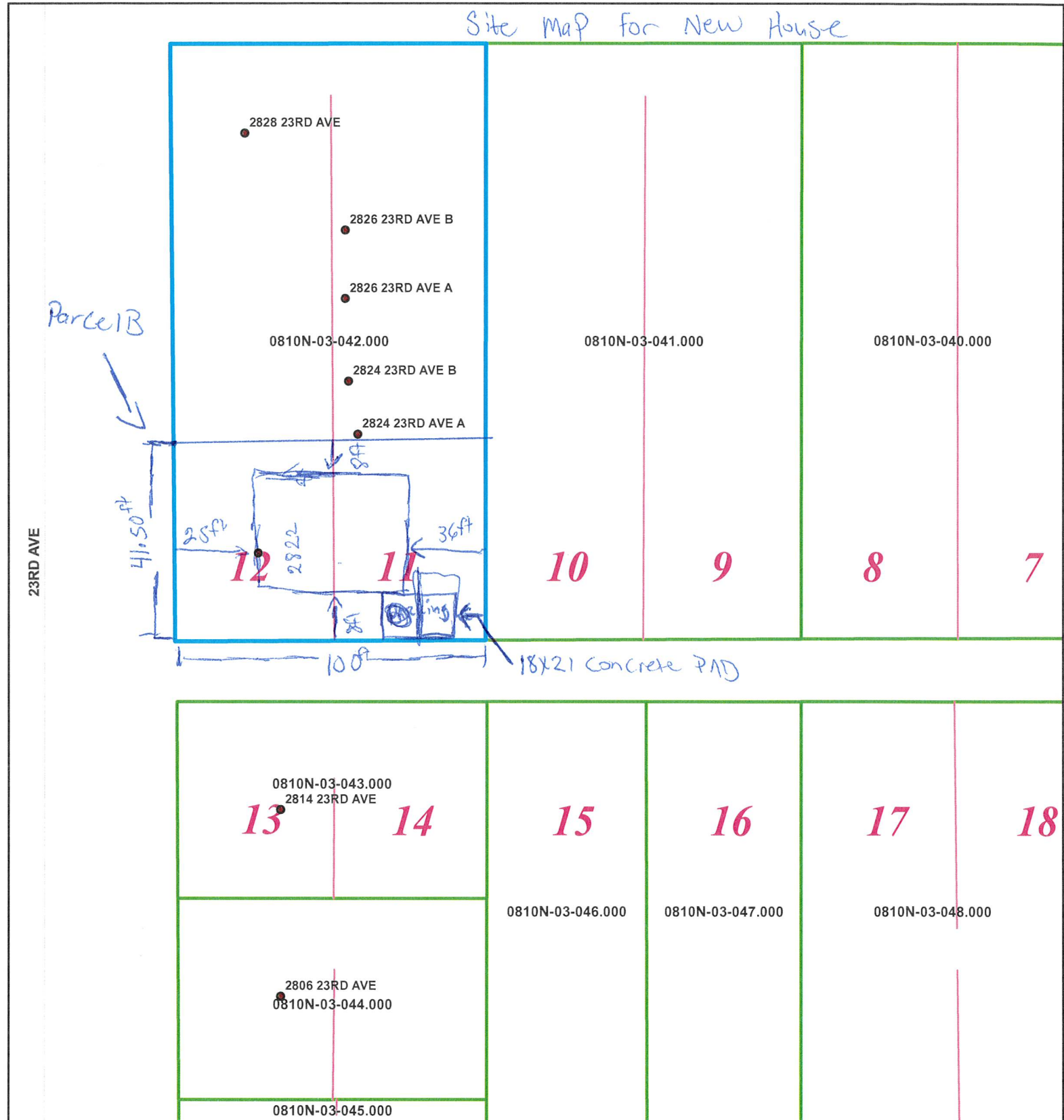
Elisabeth Mitchell
Notary Public



2/28/29
Commission Expiration

1. The house is a low income property, I would love to put a tenant back into it.
2. Because of the age of the home and the property I want to update it.
3. Because of the damage over the years I feel it is unsafe to house anyone and I want to update it and bring it up to code.
4. Being able to remodel/rebuild this home it gives a chance for a low income family to have a place to live.
5. I would like to rebuild a house that is currently on the property and make it more compliant to the city.

Site Map for New House



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1 inch = 42 feet

Area Map

 Parcels

Printed 3/11/2026



2822 23rd AVE

P.

Porch

KIT

13 x 11

12 x 11

4
0

LIVING
RM
12 x 15

13 x 10

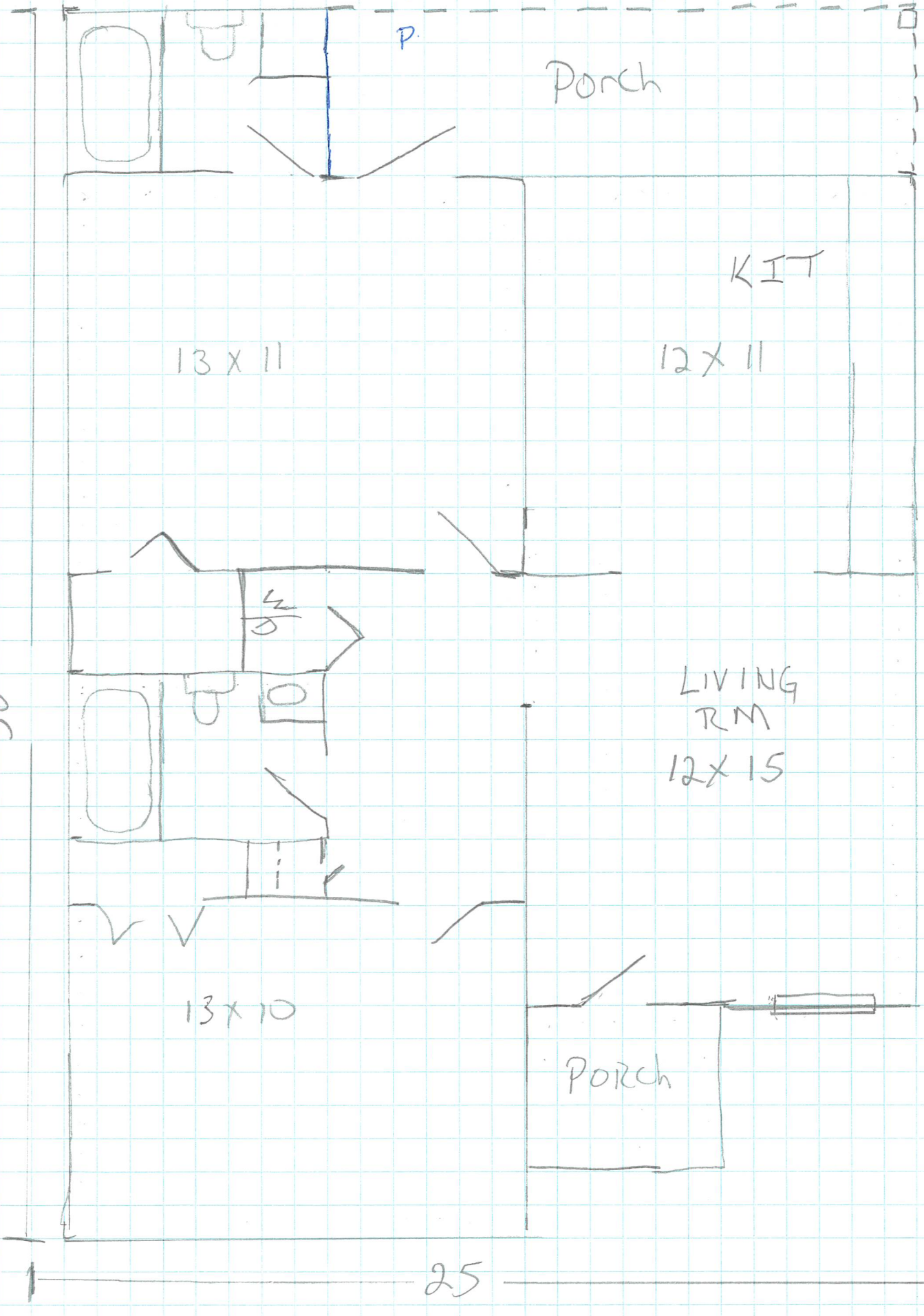
Porch

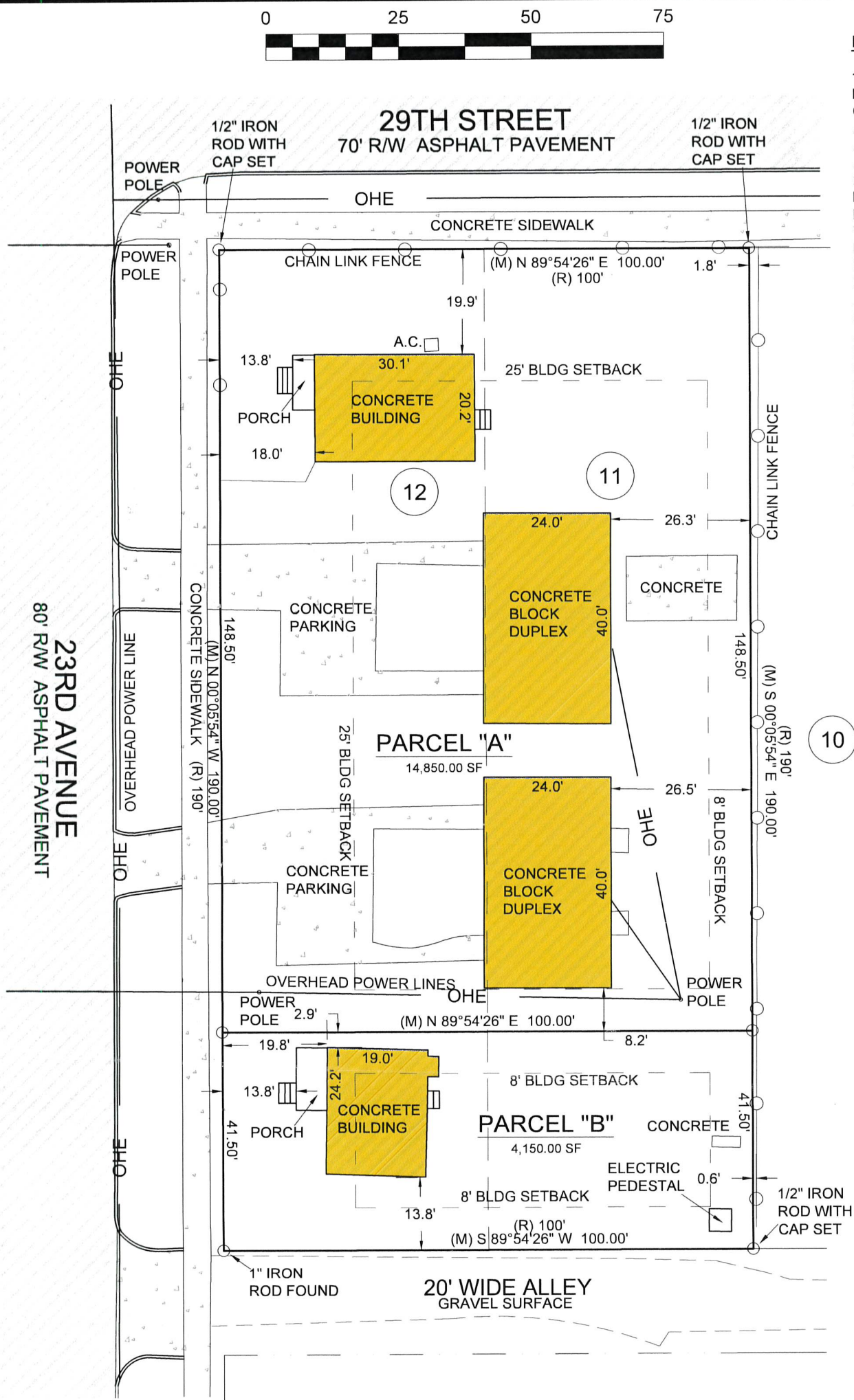
(965 sf House (Proposed))

25

FRONT

38.6





NOTES:

- 1.) STATE PLANE COORDINATES AND BEARINGS SHOWN HEREON ARE DERIVED BY COMBINATION OF GPS STATIC OBSERVATION AND EARL DUDLEY, INC. RTK NETWORK, AND ARE BASED ON SPC (2301 MS E). BEARINGS ARE GRID NORTH.
- 2.) THIS SURVEY HAS BEEN PREPARED BY INFORMATION PROVIDED BY CLIENT AND LIMITED RESEARCH IN COURTHOUSE WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. THIS SURVEY MAY NOT SHOW ALL EASEMENTS AND OTHER RESTRICTIONS OF RECORD. SURVEYOR WILL BE MADE AVAILABLE TO ADD SUCH FEATURES TO THIS SURVEY IF A CURRENT TITLE REPORT OR ABSTRACT OF TITLE IS PROVIDED TO HIM BY PROPER AUTHORITY.
- 3.) UNLESS OTHERWISE NOTED THIS SURVEY IS LIMITED TO ABOVE GROUND AND VISIBLE UTILITIES. A MISSISSIPPI ONE CALL SHOULD BE MADE BEFORE ANY DIGGING @ 1-800-227-6477.
- 4.) BUILDING SETBACKS, ELEVATIONS, WETLAND DETERMINATION AND ET CETERA TO BE PRESCRIBED BY APPROPRIATE GOVERNING BODIES.

LEGEND:

- IRON ROD FOUND
- IRON PIPE FOUND
- IRON ROD SET
- SPIKE FOUND
- SPIKE SET
- CONCRETE MONUMENT FOUND
- CONCRETE MONUMENT SET
- LIGHTARD KNOT FOUND
- (M) --- AS MEASURED
- (R) --- AS PER RECORD
- APP --- AS PER PLAT
- IRF --- IRON ROD FOUND
- IRS --- IRON ROD SET



REFERENCE MATERIAL:

- 1.) RECORDED SUBDIVISION PLAT
- 2.) HARRISON COUNTY TAX MAPS AND GEOPORTAL
- 3.) GULFPORT ONLINE ATLAS
- 4.) DEED 2006-3881-D-J1

DESCRIPTION FOR
PARCEL "A":

THE NORTH 148.50 FEET OF LOTS 11 AND 12, BLOCK 22, STANDARD LAND COMPANY ADDITION, CITY OF GULFPORT, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI

DESCRIPTION FOR
PARCEL "B":

THE SOUTH 41.50 FEET OF LOTS 11 AND 12, BLOCK 22, STANDARD LAND COMPANY ADDITION, CITY OF GULFPORT, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI

THIS IS TO CERTIFY THAT I HAVE MADE A SURVEY OF THE PROPERTY SHOWN HEREON AND THAT ALL DIMENSIONS AND OTHER DATA SHOWN ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

CLIFFORD A. CROSBY, P.L.S.

MARCH 5, 2026

DATE



SURVEY CLASS - "B"
SCALE: 1" = 25'

FOR:
NAKISHA WILLIAMS

BEARINGS SHOWN HEREON ARE DERIVED BY:
GPS OBSERVATION, STATE PLANE GRID, MS EAST



CROSBY SURVEYING
PROFESSIONAL LAND SURVEYING
716 LIVE OAK DRIVE
BILOXI, MISSISSIPPI 39532
PHONE: 228-234-1649
EMAIL: cliffordcrosby@gmail.com

DATE OF FIELD WORK: 3/5/2026
PARTY CHIEF: CG
INSTRUMENT MAN: CG
RODMAN: CG
DRAWN BY: CAC
DRAWING NUMBER: 26016
REVISED:

STATE OF MISSISSIPPI

COUNTY OF Harrison, First JD

Return to: Elite Title Insurance Agency, Inc.
2121 Pass Road Gulfport, MS 39501
228-214-4461

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, Crusader's Evangelistic Church of God In Christ, Inc. by and through the undersigned, Willie H. Williams, President or other duly authorized agent of the Corporation, does hereby sell, convey and warrant unto Nakisha Williams, as joint tenants with full rights of survivorship, and not as tenants in common, the following described property situated and being located in the Harrison, First JD County, Mississippi, and being further described as follows, to-wit:

Lots 11 and 12, Block 22, STANDARD LAND COMPANY ADDITION to the City of Gulfport, First Judicial District of Harrison County, Mississippi, as per the official map or plat thereof on file and of record in the office of the Chancery Clerk of Harrison County, Mississippi.

Acquired: WD from Wayne L. Freeman and Brona J. Freeman, recorded 3/5/01, Book 1532, Page 185.
Physical address: 2824 23rd Avenue, Gulfport, MS 39501

conveyance made subject to any and all recorded restrictive covenants, rights-of-way, easements and the prior reservations of all oil, gas and minerals.

Ad valorem taxes for the current year have been pro-rated between Grantors and Grantees on an estimated basis. When said taxes are actually determined, if the pro-ratio as of this date is incorrect, then Grantors agree to pay Grantees any additional amounts due, and Grantees agree to pay Grantors any amounts overpaid. Grantees assume and agree to pay ad valorem taxes for the current year and for all subsequent years.

TAX FOR THE CURRENT YEAR are hereby prorated as of the date of the closing.

WITNESS MY SIGNATURE, this 18th day of April, 2006.

Willie H. Williams

BY: Willie H. Williams, President



John H. Williams
1st Judicial District
Instrument 2006 3881 D -J1
Filed/Recorded 5 4 2006 10 36 A
Total Fees 13.00
2 Pages Recorded

CORPORATE PARTNERSHIP OR ASSOCIATION ACKNOWLEDGMENT

STATE OF MISSISSIPPI

COUNTY OF HANCOCK

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the aforesaid jurisdiction, the within named, Willie H. Williams, President of Crusader's Evangelistic Church of God In Christ, Inc., who acknowledged that he signed and delivered the above and foregoing Warranty Deed on the Day and year therein mentioned.

GIVEN UNDER MY HAND and official seal of office, this 18th day of April, 2006.

Jeannine Volpe

Notary Public - Jeannine Volpe
Commission expires: 11-27-09



2

Grantor Address:
Crusader's Evangelistic Church of God In Christ, Inc.
2323 29th Street, Gulfport, MS 39501
PHONE NO: 228-326-0435
SS#:

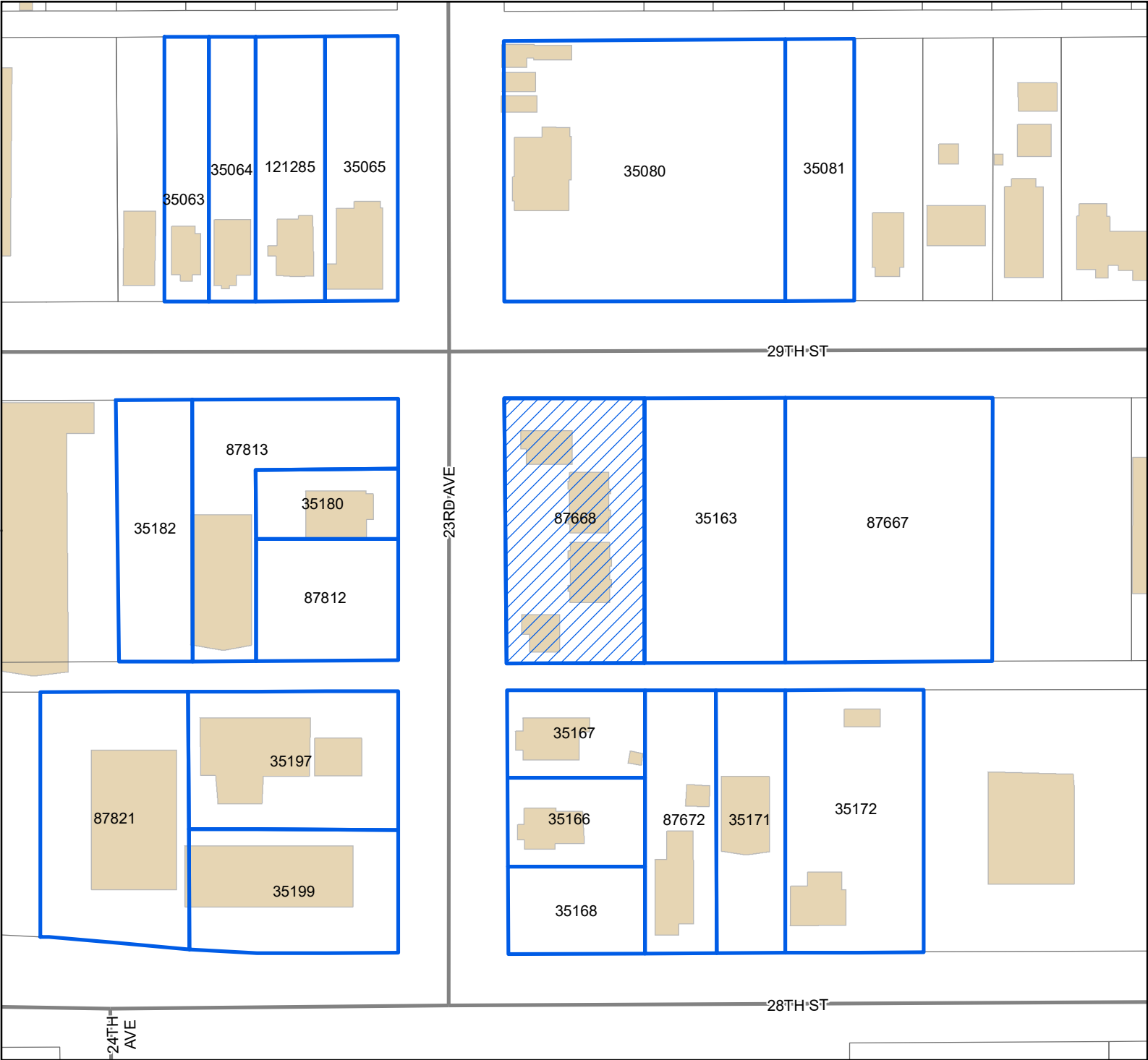
Grantee Address:
Nakisha Williams
2111 31st Street, Gulfport, MS 39501
PHONE NO: 228-868-7404
SS#: 425-75-3111

PREPARED BY:
Dean R. Wilson
Attorney at Law, P.C.
1907 Pass Road, Suite E
Post Office Box 4562
Biloxi, Mississippi 39535-4562
228-388-0053
228-388-9153 FAX
MS Bar No. 9919

RETURN TO:
Gulfport
2121 Pass Rd., Gulfport, MS, 39501
228-214-4461
228-214-4455

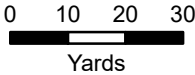
JV

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
Y		0810N-03-042.000	NAKISHA WILLIAMS (OWNER)	12025 SUMMERHAVEN DRIVE	GULFPORT	MS	39503
			CALVIN STEVENSON (AGENT)	14172 CHAMPLIN DRIVE	GULFPORT	MS	39503
			Adjacent Property Owners (2608ZB116)				
	35180	0810N-04-047.000	TRUE DELIVERANCE OUTREACH MINISTRY	2727 22ND AVE	GULFPORT	MS	39501
	35064	0810N-04-045.000	WILLIAMS NAKISHA	2111 31ST STREET	GULFPORT	MS	39501
	35081	0810N-03-030.000	WILLIAMS WILLIE H	2310 29TH STREET	GULFPORT	MS	39501
N	35080	0810N-03-029.000	WILLIAMS WILLIE	2310 29TH STREET	GULFPORT	MS	39501
	35166	0810N-03-044.000	TOMOHAWK PROPERTIES LLC	P O BOX 420	KILN	MS	39556
	35168	0810N-03-045.000	WHO NEEDS ME LLC	1110 PALISADES DR	ELLENWOOD	GA	30294
	35163	0810N-03-041.000	PATTERSONS' RENTAL COMPLEX I LLC	4707 COURTHOUSE RD	GULFPORT	MS	39507
	87813	0810N-04-048.000	NEW TESTAMENT PENTECOSTAL CH INC	2323 29TH ST	GULFPORT	MS	39501
	35171	0810N-03-047.000	CHAVEZ EMANUEL	7516 HAMMOND DR	BILOXI	MS	39532
N	87667	0810N-03-040.000	PATTERSONS' RENTAL COMPLEX I LLC	4707 COURTHOUSE RD	GULFPORT	MS	39507
N	35182	0810N-04-049.000	NEW TESTAMENT PENTECOSTAL CH INC	2323 29TH STREET	GULFPORT	MS	39501
	87672	0810N-03-046.000	SMITH CRYSTAL	2228 28TH ST	GULFPORT	MS	39501
	35167	0810N-03-043.000	SOUTHERN GUARANTY MORTGAGE INC	10105 TUCKER RD	OCEAN SPRINGS	MS	39565
N	87668	0810N-03-042.000	WILLIAMS NAKISHA	2111 31ST ST	GULFPORT	MS	39501
	35063	0810N-04-044.000	NEW TESTAMENT PENTECOSTAL CH INC	2310 29TH ST	GULFPORT	MS	39501
N	35172	0810N-03-048.000	CHAVEZ EMANUEL	7516 HAMMOND DR	BILOXI	MS	39532
N	87812	0810N-04-047.001	NEW TESTAMENT PENTECOSTAL CH INC	2323 29TH ST	GULFPORT	MS	39501
	121285	0810N-04-046.001	WILLIAMS LATONYA	P O BOX 7504	GULFPORT	MS	39506
	35065	0810N-04-046.000	WILLIAMS NAKISHA R & LATONYA	2300 29TH ST	GULFPORT	MS	39501
	35199	0810N-04-072.000	NECAISE DONALD E JR	17244 MORAN RD	GULFPORT	MS	39503
	87821	0810N-04-070.000	MILL-HARD INVESTMENTS LLC	2402 28TH STREET	GULFPORT	MS	39501
N	35197	0810N-04-073.000	NECAISE DONALD E JR	17244 MORAN RD	GULFPORT	MS	39503



Legend

- Site
- Street
- Buildings



1 inch = 100 feet



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AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
51445	IPL0361940	Legal Ad - IPL0361940		2.0	128.0L

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

LEGAL NOTICE PUBLIC HEARING

In conformance with Section VIII of the Comprehensive Zoning Ordinance of the City of Gulfport, Mississippi, 1979, as amended, notice is hereby given advising that the Zoning Board of Adjustment and Appeals will hold a public hearing in the City of Gulfport, Mississippi at 3:00 P.M., Thursday, August 20th, 2026 in the Council Chambers of the Gulfport City Hall located at 2309 15th Street to consider the following requests. A copy of the requests will be available for public review at the office of the Department of Urban Development-Planning Division located on first floor of the William H. Hardy Building, 1410 24th Avenue.

Variance 2608ZB107, by agent Wayne O'Neal, seeking approval for 6 normal parking spaces where 18 are required, Tax Parcel 0811C-04-047.000, 2714 25th Avenue, Zoned B-2 (General Business), Ward 3

Variance 2608ZB108, by agent Wayne O'Neal, seeking approval for parking that backs out into city right of way, Tax Parcel 0811C-04-047.000, 2714 25th Avenue, Zoned B-2 (General Business), Ward 3

Variance 2608ZB109, by agent Wayne O'Neal, seeking approval for a 0-foot front yard setback where 25 feet is required, Tax Parcel 0811C-04-047.000, 2714 25th Avenue, Zoned B-2 (General Business), Ward 3

Variance 2608ZB112, by owner Grant Curtis Bell, seeking approval for a 5-foot 2-inch side-yard setback where 15 feet is required, Tax Parcel 0708B-02-037.001, 12299 Brittany Blvd, Zoned R-1-15 (Single Family), Ward 7

Variance 2608ZB116, by agent Calvin Stevenson, seeking approval for a lot size of 4150 square feet where 7500 square feet is required as well as seeking approval for a lot width of 41.5 feet where 60 feet is required, Tax Parcel 0810N-03-042.000, 2822 23rd Avenue, Zoned R-2 (General Business), Ward 3

Variance 2608ZB117, by owner Randy Lampley, seeking approval for 2441 total accessory structure square footage where 2000 square feet is allowed, Tax Parcel 0808B-02-001.000, 12310 Cold Springs Rd, Zoned R-1-10 (Single Family), Ward 6

Variance 2608ZB118, by owner Randy Lampley, seeking approval for a third accessory structure where 2 are allowed, Tax Parcel 0808B-02-001.000, 12310 Cold Springs Rd, Zoned R-1-10 (Single Family), Ward 6

Variance 2608ZB120, by agent Gene Peters, seeking approval for a 9-foot high front yard fence where 4 feet is the maximum height, Tax Parcel 1009O-02-002.007, 10741 Bayou Plantation Ln, Zoned R-2 (Single Family), Ward 5

Variance 2608ZB121, by agent Denise Cherry, seeking approval for 0 regular parking spaces where 7 are required, Tax parcel 0910I-01-073.000, 600 East Pass Rd, Zoned T4+ (General Urban Zone "Plus"), Ward 4

Variance 2608ZB122, by agent M. Brant Pettis, seeking approval for a 6-foot high front yard fence where 4 feet is the height limit as well as seeking approval for an 8-foot side and backyard fence where 6 feet is the height limit, Tax Parcel 1010N-03-019.000, 176 Allan Dr, Zoned T3 (Sub-Urban Zone), Ward 2

Variance 2609ZB128, by owner Hage Properties LLC, seeking approval for 0 regular parking spaces where 7 are required, Tax Parcel 0910N-07-007.000, 406 Pass Road, Zoned B-2 (General Business), Ward 4

This the 29th day of July 2026
Nathan Boddie, Chairman
City of Gulfport Zoning Board of Adjustment and Appeals
IPL0361940
Aug 5 2026

STATE OF MISSISSIPPI
COUNTY OF HARRISON

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

1.0 insertion(s) published on:
08/05/26 Print

[Print Tearsheet Link](#)

[Marketplace Link](#)

Julie Ambry



Julie Ambry

Mary Castro



Sworn to and subscribed before
me on

Aug 5, 2026, 10:26 AM EDT



Online Notary Public. Notarization facilitated by SIGNiX®

**LEGAL NOTICE
PUBLIC HEARING**

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This the 29th day of July 2026
Nathan Boddie, Chairman
City of Gulfport Zoning Board of Adjustment and Appeals
IPL0361940
Aug 5 2026



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

ZONING BOARD OF ADJUSTMENT AND APPEALS

Hearing Date: Thursday, August 20, 2026

Variance 2608ZB117: Variance 2608ZB117, by owner Randy Lampley, seeking approval for 2441 total accessory structure square footage where 2000 square feet is allowed, Tax Parcel 0808B-02-001.000, 12310 Cold Springs Rd, Zoned R-1-10 (Single Family), Ward 6

Technical Report

VARIANCE

GENERAL INFORMATION

Case File Number: 2608ZB117

Hearing Date: August 20, 2026

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

Legal: Variance 2608ZB117, by owner Randy Lampley, seeking approval for 2,441 total accessory structure square footage where 2,000 square feet is allowed, Tax Parcel 0808B-02-001.000, 12310 Cold Springs Rd, Zoned R-1-10 (Single Family), Ward 6

TECHNICAL DETAILS

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

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

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

Technical Report

VARIANCE

The applicant requests a variance for the square footage for an accessory structure totaling 2,441 square feet, 441 square feet over the allowed 2,000 square feet allowed by ordinance.

- (a) The applicant notes that “the property is 1-acre additional equipment is required to maintain, and additional storage is required for the equipment”. Upon staff site visit, the applicant currently has one accessory structure behind the house that is approximately 1,616 square feet and smaller shed that is approximately 160 square feet and is asking for a third shed case # 2608ZB118. The applicant does not adequately address the question of whether there are special conditions or circumstances unique to the property in that area. This is a result of a personal desire to construct a larger than allowed accessory structure on the property. The request is being questioned because zoning variances must be based on unique property limitations, but the explanation mainly shows a desire for more storage space, which is considered personal preference rather than a legal hardship.
- (b) The applicant states “there is not enough space within the existing structures to house personal property”, however it should be noted that the size of the structure itself is caused by what the property owner propose to store in the accessory structure, therefore causing unnecessary hardship.
- (c) There is no definable hardship on this property in relation to the size of this structure. The applicant states that the purpose of the proposed structure’s intended use is to consolidate large items under one roof. None of the proposed reasons would equate to a hardship caused by the property itself. This further demonstrates that there is no hardship related to the applicant’s property.
- (d) The applicant does not adequately address the hardship. The applicant says, “there is space to place equipment, but it needs to be protected from the elements to maintain value and operation”. This does not adequately answer how a literal interpretation of the ordinances would deprive the applicant of rights enjoyed by other properties. The applicant does not explain which provision of the zoning ordinance is causing the hardship (e.g., setback, lot coverage, height, frontage, etc.). The applicant makes a general claim but fails to provide facts, property-specific conditions, or evidence demonstrating that strict enforcement of the ordinance uniquely restricts the property and deprives it of rights enjoyed by other similarly situated properties.
- (e) The applicant claims in their application that “this will not be providing any special consideration; it is not above and beyond any of the neighbors”. Upon staff review of the surrounding area, staff could not find any accessory structures that are similar the applicant's requested size or match the intensity of the square footage. The closest from staff's review of the surrounding area is an accessory structure south of the subject site that, while is over the allowable square footage, is approximately a third of the size of the structure proposed by the applicant and has been existing in this area prior to 2007 according to the earliest public imagery.
- (f) This property is zoned R-1-10 (Single-Family Residence District), and an accessory structure is allowed by right.

EXECUTIVE SUMMARY

The six criteria for hardship have not been met, and the hardship stated does not meet the criteria for hardship. The applicant requests a variance for the square footage for an accessory structure

Technical Report

VARIANCE

totaling 2,441 square feet. The ordinance states that properties greater than or equal to 1 acre are allowed 2,000 square foot accessory structure by right. There are no preexisting non-conforming structures that exist that are over the allowed square footage, nor have there been any prior variances pulled for a structure exceeding the allowable square footage. As such, this would mean that approval would establish precedence. If approved, the applicant would be able to place the structure in accordance with the setbacks required in the R-1-10 zoning.

Any approval should consider these conditions:

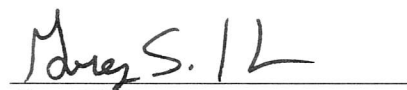
1. Must comply with all current Building Codes and City of Gulfport Ordinances.

DEPARTMENTAL CONDITIONS

<u>Engineering:</u>	No conditions. Memo dated 8/7/2026.
<u>Public Works:</u>	No comment as of 8/7/2026.
<u>Traffic and Safety:</u>	No conditions. Memo dated 8/7/2026.
<u>Building Code Services:</u>	Must comply with all current Building Codes and City of Gulfport Ordinances. Memo dated 7/29/2026.
<u>GIS:</u>	No conditions. Memo dated 8/7/2026.
<u>Police Department:</u>	No comment as of 8/3/2026.
<u>Fire Department:</u>	No conditions. Memo dated 8/3/2026.
<u>City Arborist:</u>	No conditions. Memo dated 8/3/2026.

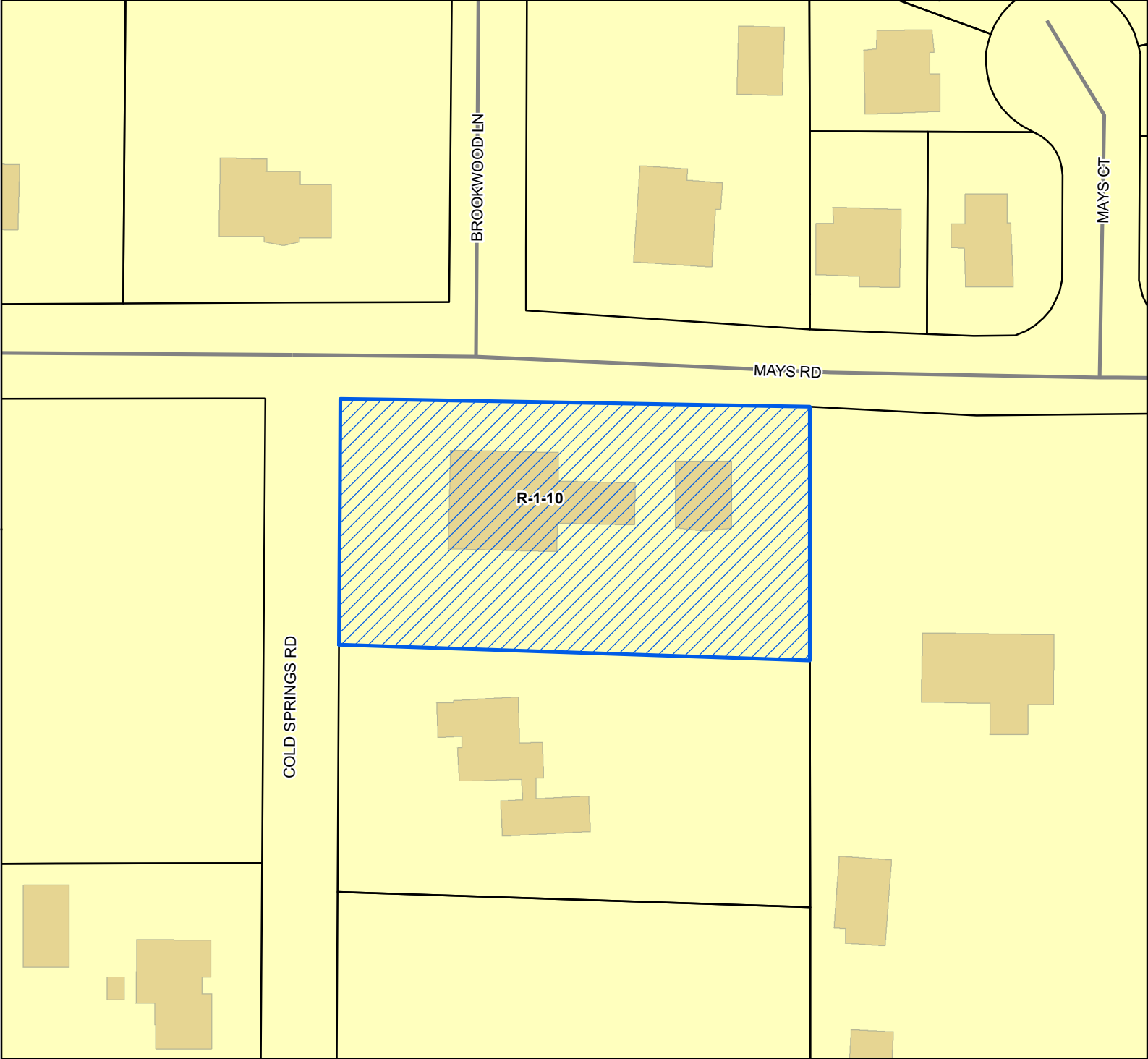
DIRECTOR APPROVAL

This report has been reviewed and approved by:



Greg Holmes

Director of Urban Development Department



Site

Street

Parcels

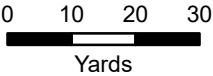
Buildings

City Limit

Zoning

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

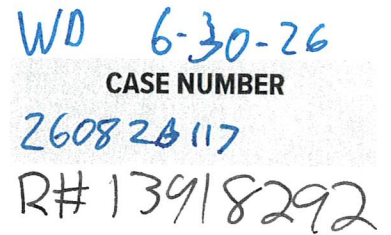
Site Information
0808B-02-001.000
Zoning: R-1-10 (Single Family)
Size: 1.1 Acres
Flood: X



1 inch = 90 feet



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Covenant Affidavit

I, Randy Lampley, being owner or agent of the property 0808B-02-001-000
PRINT NAME PRIMARY ADDRESS OR PARCEL

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

Randy Lampley
Signature

30 June 2026
Date

STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 30th day of June, 20 26

Will D.
Notary Public

8-10-29
Commission Expiration



1. This is a property of 1+ acres additional equipment is require to maintain and additional storage is required for the equipment

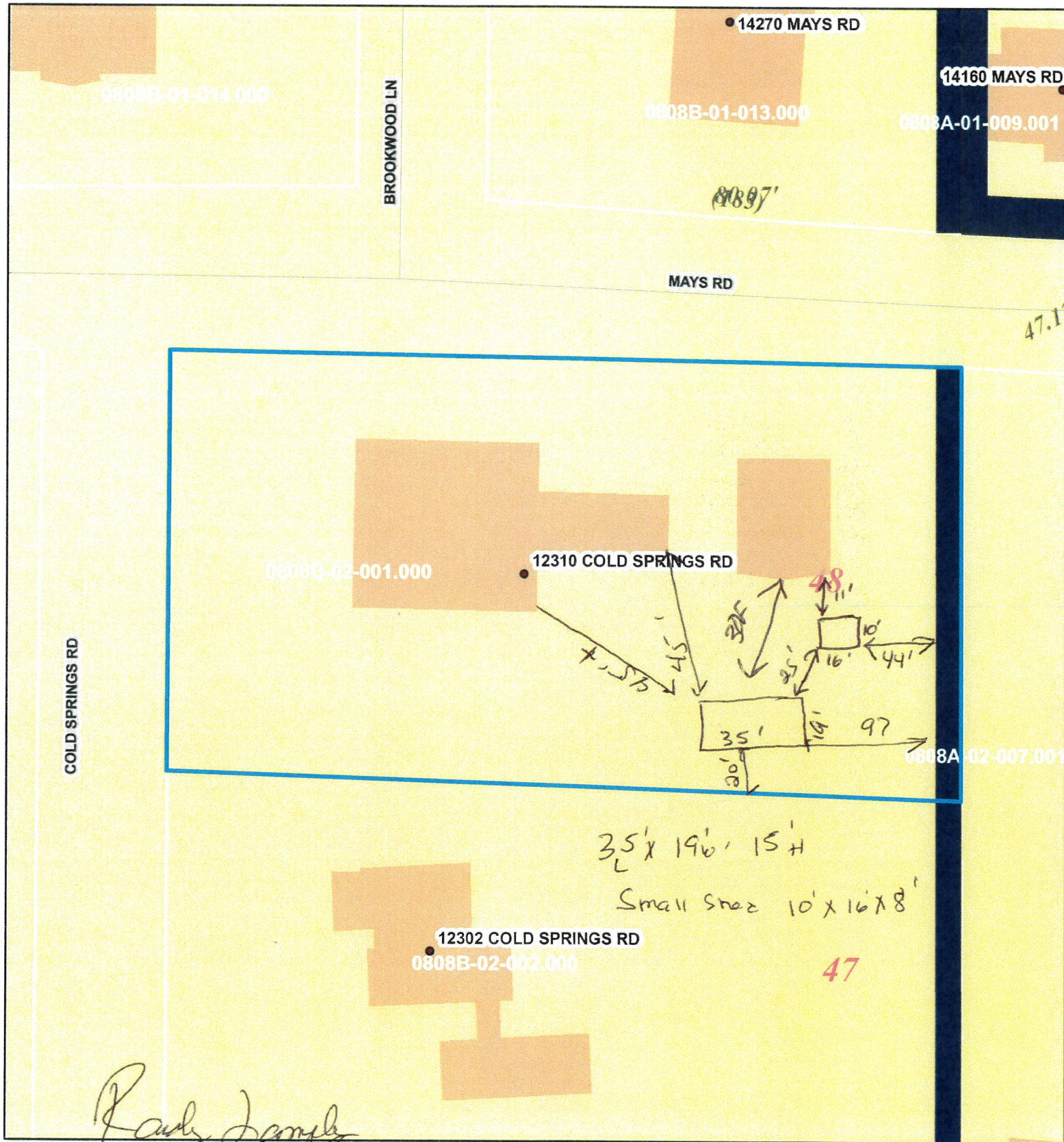
2. there is not enough space within the existing structures to house Personal Property the garage entrance will not allow for storage

3 - there is space to place equipment, but it needs to be protected from the elements to maintain value and proper operation

4. There is sufficient space on the property the structures for the additional square footage is away from the roads and will not be an obstruction

5 This will not be providing any special consideration It is not above and beyond any of the neighbors

6 Additional square footage is allowed by right Property is zoned R-110



Randy L. Smith
 June 30, 2026

1 inch = 50 feet

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Area Map

Parcels

Printed 6/30/2026

Prepared by and Return to:

Island Winds Title Company, LLC

906 Convent Avenue

Pascagoula, MS 39567

Telephone: (228)762-5110

Michael L. Fondren, Attorney at Law

Bar # 8941

Katy E. Boyer-Langston, Attorney at Law

Bar # 104333

James C. Fondren, Attorney at Law

Bar # 106478

Our File # 22-1415



John 1st JUDICIAL DISTRICT
INSTRUMENT 2023-0000855-D-J1
FILED/RECORDED 1/18/2023 8:06:01 AM
TOTAL FEES \$26.00
4 PAGES RECORDED

Indexing: Lot 48, Briarwood Estates

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/I

Tracy Jo Ann Byrd, an unmarried woman
P.O. Box 1989, Gulfport, MS 39502; (228) 380-1823,

do hereby sell, convey and warrant unto

Randy E. Lampley, an unmarried man
12310 Cold Spring Road, Gulfport, MS 39503; (228) 343-6884,

that certain parcel of land situated in Harrison County, Mississippi, being more particularly described as follows, to-wit:

LOT FORTY-EIGHT (48) , BRIARWOOD ESTATES, 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 27 at Page 23, thereof, reference to which is hereby made in aid of and as a part of this description.

Being the same property as conveyed in Deed Book/Instrument No. 2012-2691-D-J1, Land Deed Records of Harrison County, Mississippi.

Said property being further described as County Parcel No. 0808B-02-001.000

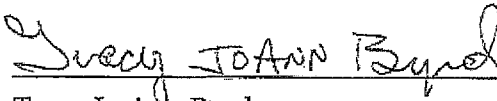
Proof of Death for Mattie Jo Byrd, who held joint title with her daughter, Tracy Jo Ann Byrd, as per the instrument on file and of record under Instrument No. 2012-2691-D-J1, is attached hereto and made a part hereof as Exhibit "A".

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

This conveyance is made subject to the reservation of all oil, gas and minerals of record in the office of the Chancery Clerk of Harrison County, Mississippi.

It is agreed and acknowledged that the ad valorem taxes for the current year are prorated as of the date of this conveyance upon an estimated basis and are assumed by the Grantee(s) herein. When said taxes are actually determined, the Grantor(s) agree to pay the amount of any deficit due and the Grantee(s) agree to pay the Grantor(s) the amount of any excess paid, based on actual prorations.

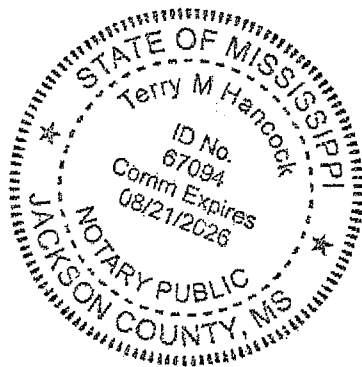
WITNESS MY/OUR SIGNATURE, this the 17th day of January, 2023.


Tracy Jo Ann Byrd

STATE OF MISSISSIPPI
COUNTY OF JACKSON

PERSONALLY appeared before me, the undersigned authority in and for the aforesaid County and State, Tracy Jo Arn Byrd, who acknowledged that he/she/they signed, executed and delivered the above and foregoing instrument on the date thereof and for the use and purpose therein mentioned as his/her/their voluntary act and deed.

GIVEN under my hand and official seal, this the 17th day of January
2023.



File #22-1415

Terry M Hancock
Notary Public
My Commission Expires: 08/21/2026

The seal of the State of Mississippi is circular, featuring a central figure of a Native American holding a bow and arrow, surrounded by the text "THE GREAT SEAL OF THE STATE OF MISSISSIPPI".

1. The first step in the process is to identify the problem or issue that needs to be addressed. This involves gathering information and understanding the context of the problem.

FILED
DATE DEC 30 2013

STATE FILE 123- 2013-078133
NUMBER

1. DECEASED'S FULL NAME (Last, First, Middle, Initial)		2. SEX		3. HOUR OF DEATH		4. DATE OF DEATH	
MATTIE JOANN BYRD		FEMALE		03:52 A.		DECEMBER 18, 2013	
5. RACE (Check one or more; specify if none checked) (Considered himself or herself to be)							
☒ White ☐ Black or African American ☐ Chinese ☐ Filipino ☐ Japanese ☐ Korean ☐ Vietnamese ☐ Native Hawaiian ☐ Samoan ☐ Asian Indian ☐ Guamanian or Chamorro ☐ Other Asian (Specify): _____ ☐ Mexican (Indian or Alaska) Native (Name of the enrolled tribe is printed below) _____ ☐ Other (Specify): _____							
6. AGE AT LAST BIRTHDAY		7. DATE OF BIRTH (Month, Day, Year)		8. PLACE OF BIRTH (State or Foreign Country)			
72 Years		July 29, 1941		Texas			
9. PLACE OF DEATH (Check only one box)		10. DEATH OCCURRED IN A HOME		11. DEATH OCCURRED SOMEWHERE OTHER THAN A HOSPITAL			
☐ Inpatient ☐ Outpatient ☐ N/A		☐ Hospice facility ☐ Nursing home/Long term care facility ☐ Decedent's home ☐ Other (Specify): _____					
12. FACILITY NAME (If not a facility, give street address, street number, or other location)		13. CITY, TOWN OR LOCATION OF DEATH		14. ZIP CODE		15. COUNTY OF DEATH	
12310 GOLD SPRINGS ROAD		GULFPORT		39503		HARRISON	
16. DECEASED'S EDUCATION - Check the box that best describes the highest degree or level of education completed at time of death.							
☐ 8 th grade or less ☐ 9 th -11 th grade, not diploma ☐ High school graduate or GED completed ☐ Some college, no degree ☐ Associate degree (e.g., A.A., A.S.) ☐ Bachelor's degree (e.g., B.A., B.S.) ☐ Master's degree (e.g., M.A., M.S., M.Ed., M.B.A.) ☐ Doctorate (e.g., Ph.D., Ed.D.) or professional degree (e.g., M.D., D.O., D.N.B., D.V.) ☐ Unknown							
17. MARITAL STATUS AT TIME OF DEATH		18. SURVIVING SPOUSE (Circle, give maiden name)				19. WAS DECEASED EVER IN U.S. ARMED FORCES? (Yes or No)	
☐ Married ☐ Married, but separated ☐ Widowed ☒ Never married ☐ Unknown						No	
20. DECEASED'S HISPANIC ORIGIN (Check the box that best describes whether the decedent is Spanish/Hispanic/Latino. Check the "Yes" box if decedent is of Spanish/Hispanic/Latino descent.)							
☐ Not of Spanish/Hispanic/Latino descent ☐ Yes, Mexican ☐ Yes, Mexican American, Chicano ☐ Yes, Puerto Rican ☐ Yes, Cuban ☐ Yes, some other Spanish/Hispanic/Latino (Specify): _____							
21. SOCIAL SECURITY NUMBER		22. USUAL OCCUPATION (Kind of work done most of working life)		23. KIND OF BUSINESS OR INDUSTRY			
		Sales Agent		Real Estate			
24. RESIDENCE - STATE		25. CITY OR TOWN		26. ZIP CODE		27. STREET AND NUMBER OR RAILROAD LOCATION (Include apartment number)	
Mississippi		Gulfport		39503		12310 Gold Springs Road	
28. FATHER'S NAME (Last, Middle, Last)		29. MOTHER'S NAME (Last, Middle, Last)		30. MARITAL ADDRESS (Street and number, City or town, State, ZIP Code)			
Raymond F. Smith, Jr.		Charloette Ruth Hasselmeier		12302 Cold Springs Road, Gulfport, MS 39503			
31. INFORMANT - Name (Type or print)		32. RELATIONSHIP TO DECEDENT		33. SIGNATURE OF INFORMANT (Type or print)			
Tracy Ford		Daughter		[Signature]			
34. DISPOSITION OF BODY (Specify: Burial, Cremation, Removal, etc.)		35. CEMETERY/CREMATORY - NAME		36. LOCATION (City and State)		37. SIGNATURE OF DIRECTOR - SIGNATURE AND LICENSE NUMBER	
Burial		Finley Cemetery		Gulfport, MS		[Signature]	
38. FUNERAL HOME (Was the deceased cared for by body)		39. FUNERAL HOME LICENSE NUMBER		40. MAILING ADDRESS (Street and number, City or town, State, ZIP Code)			
Rienana Funeral Home R24		FE0603		P.O. Box 2168, Gulfport, MS 39505			
41. FUNERAL HOME (If body was transferred prior to disposition)		42. MAILING ADDRESS (Street and number, City or town, State, ZIP Code)		43. MAILING ADDRESS (Street and number, City or town, State, ZIP Code)			
44. PERSON WHO PRONOUNCED DEATH - NAME AND TITLE (Type or print)		45. PRONOUNCED DEAD (Month, Day, Year)		46. PRONOUNCED DEAD (Time)		47. PRONOUNCED DEAD (Date and Time)	
LIZ WATTS, R.N.		DECEMBER 18, 2013		03:52 A.			
48. NAME OF CERTIFYING PHYSICIAN OR CORONER (Type or print)		49. MAILING ADDRESS (Street and number, City or town, State, ZIP Code)		50. SIGNATURE OF PHYSICIAN OR CORONER			
GARY T. HARGROVE		P.O. BOX 4036, GULFPORT, MS 39502		[Signature]			
51. TO DO DEATH OF THIS PERSON (Check one or more) (Type or print)		52. TO DO DEATH OF THIS PERSON (Check one or more) (Type or print)		53. TO DO DEATH OF THIS PERSON (Check one or more) (Type or print)			
☐ This person is deceased		☐ This person is deceased		☐ This person is deceased			
54. DATE SIGNED (Month, Day, Year)		55. STATE LICENSE NUMBER		56. SIGNATURE OF PHYSICIAN OR CORONER			
				[Signature]			
57. NAME OF PHYSICIAN OR CORONER (Type or print)		58. NAME OF PHYSICIAN OR CORONER (Type or print)		59. NAME OF PHYSICIAN OR CORONER (Type or print)			
60. CAUSE OF DEATH PART I - State the cause of death - disease, injury, or complication - that directly caused the death. DO NOT state external causes such as motor vehicle accident, gunshot, or heart failure without showing for medicality. List only one cause on each line. DO NOT USE ABBREVIATIONS.							
(a) ALCOHOLIC CIRRHOSIS OF THE LIVER							
(b) DUE TO, OR AS A CONSEQUENCE OF (Specify one cause only)							
(c) DUE TO, OR AS A CONSEQUENCE OF (Specify one cause only)							
(d) DUE TO, OR AS A CONSEQUENCE OF (Specify one cause only)							
61. PART II: OTHER SIGNIFICANT CONDITIONS - Condition(s) contributing to death but not resulting from underlying cause listed in PART I.							
62. DID TOBACCO USE CONTRIBUTE TO DEATH?		63. IF FEMALE: ☒ NOT pregnant within the past year ☐ Pregnant ☐ Not pregnant, BUT PREGNANT < 45 DAYS TO DEATH BEFORE DEATH ☐ Unknown if pregnant within the past year		64. AUTOPSY (Yes or No)			
☐ Yes ☐ Probably ☒ No				NO			
65. ACCIDENT, SUICIDE, HOMICIDE, HUNTING INVESTIGATION, OR UNDETERMINED		66. DATE OF INQUIRY		67. TIME OF INQUIRY		68. DISCUSS HOW OR BY WHAT MEANS INQUIRY OCCURRED	
69. IF TRANSPORTATION INQUIRY, SPECIFY		70. IF TRANSPORTATION INQUIRY, SPECIFY		71. IF TRANSPORTATION INQUIRY, SPECIFY			
☐ Driver/Operator ☐ Passenger ☐ Pedestrian ☐ Other (Specify): _____							
72. THE INQUIRY WORK		73. PLACE OF INQUIRY (Specify: Home, Street, Store, Factory, Office, Hospital, etc.)		74. LOCATION		75. CITY OR TOWN	
(Yes or No)						State	

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

12/31/2013

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.

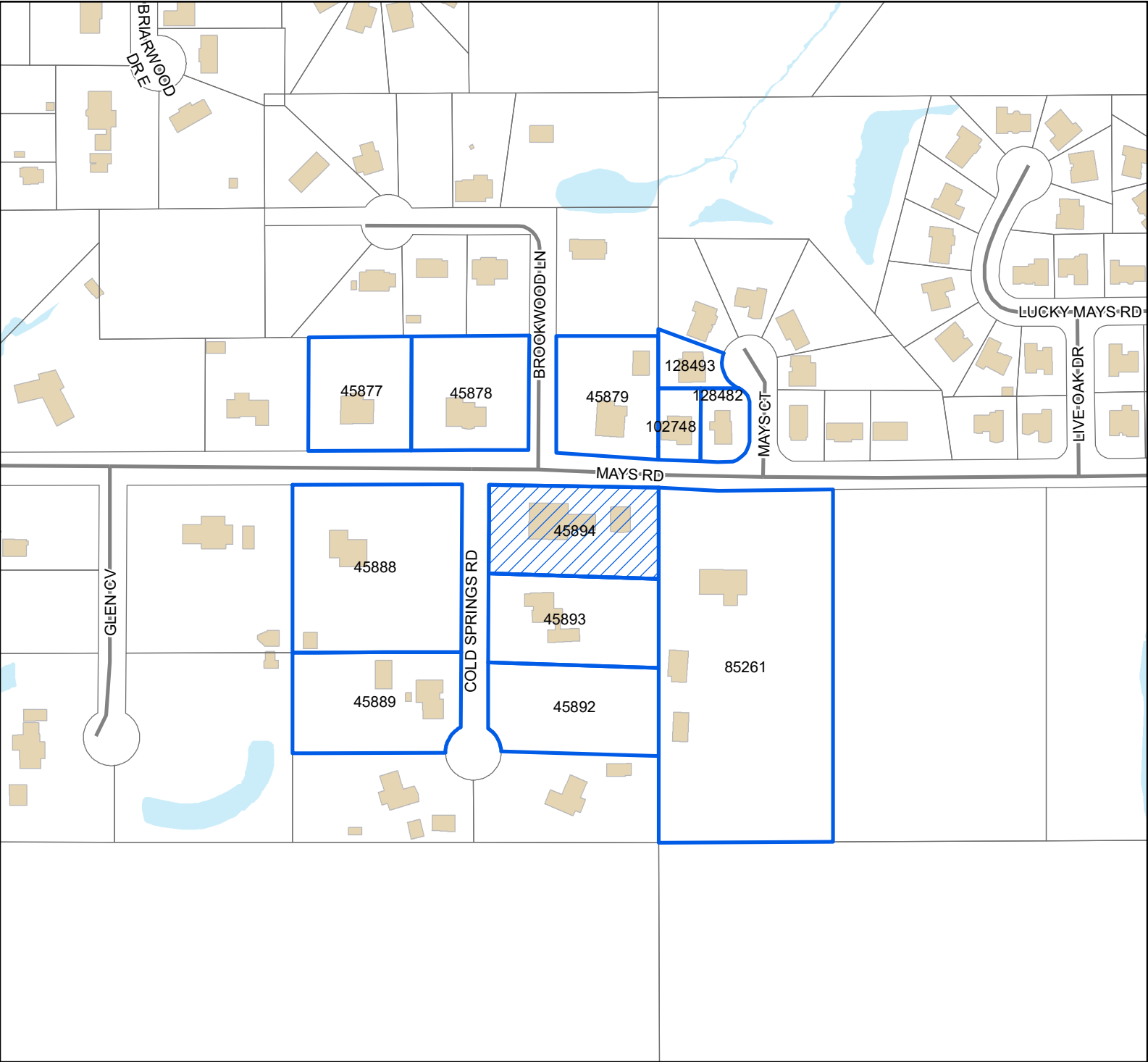
VERIFY PRESENCE OF WATERMARK HOLD TO LIGHT TO VIEW

THE FACE OF THIS DOCUMENT HAS A COLORED BACKGROUND ON WHITE PAPER THIS IS WATERMARKED PAPER. DO NOT ACCEPT WITHOUT FIRST HOLDING TO LIGHT TO VERIFY WATERMARK.

ANY ALTERATION OR ERASURE VOIDS THIS CERTIFICATE

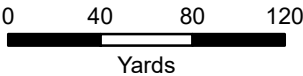
ANALYSIS OF ERRORS AND VOIDS IN CERTIFICATION

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
Y		0808B-02-001.000	RANDY E. LAMPLEY (OWNER)	12310 COLD SPRINGS RD	GULFPORT	MS	39503
			Adjacent Property Owners(2608ZB117)				
N	45894	0808B-02-001.000	LAMPLEY RANDY E	12310 COLD SPRINGS RD	GULFPORT	MS	39503
	45878	0808B-01-014.000	CATCHINGS DAVID C	14296 MAYS RD	GULFPORT	MS	39503
	45879	0808B-01-013.000	LIFER KYLE	14270 MAYS RD	GULFPORT	MS	39503
	45877	0808B-01-016.000	CHAPMAN CHARLES W	14316 MAYS RD	GULFPORT	MS	39503
	128493	0808A-01-009.013	ANDERSON KIERRA	12323 MAYS CT	GULFPORT	MS	39503
	85261	0808A-02-007.001	WATTS SANDRA J	14281 MAYS RD	GULFPORT	MS	39503
	45893	0808B-02-002.000	GREEN JOHN DAVID JR & DENISE RACHEL	12302 COLD SPRINGS RD	GULFPORT	MS	39503
	102748	0808A-01-009.001	BOYKIN APRIL L	14160 MAY'S RD	GULFPORT	MS	39503
	128482	0808A-01-009.002	FORTENBERRY LORETTA ANN	12319 MAYS COURT	GULFPORT	MS	39503
	45889	0808B-02-006.000	BROWNE RICHARD L	43 COLD SPRINGS RD	GULFPORT	MS	39503
	45888	0808B-02-007.000	LOTT FRANK B & HELEN S -TOD-	14317 MAYS RD	GULFPORT	MS	39503
	45892	0808B-02-003.000	JEFFERS STEVEN E & GLORY J	45 COLD SPRING RD	GULFPORT	MS	39503



Legend

- Site
- Street
- Buildings
- Water Features



1 inch = 250 feet



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

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
51445	IPL0361940	Legal Ad - IPL0361940		2.0	128.0L

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

LEGAL NOTICE PUBLIC HEARING

In conformance with Section VIII of the Comprehensive Zoning Ordinance of the City of Gulfport, Mississippi, 1979, as amended, notice is hereby given advising that the Zoning Board of Adjustment and Appeals will hold a public hearing in the City of Gulfport, Mississippi at 3:00 PM., Thursday, August 20th, 2026 in the Council Chambers of the Gulfport City Hall located at 2309 15th Street to consider the following requests. A copy of the requests will be available for public review at the office of the Department of Urban Development-Planning Division located on first floor of the William H. Hardy Building, 1410 24th Avenue.

Variance 2608ZB107, by agent Wayne O'Neal, seeking approval for 6 normal parking spaces where 18 are required, Tax Parcel 0811C-04-047.000, 2714 25th Avenue, Zoned B-2 (General Business), Ward 3

Variance 2608ZB108, by agent Wayne O'Neal, seeking approval for parking that backs out into city right of way, Tax Parcel 0811C-04-047.000, 2714 25th Avenue, Zoned B-2 (General Business), Ward 3

Variance 2608ZB109, by agent Wayne O'Neal, seeking approval for a 0-foot front yard setback where 25 feet is required, Tax Parcel 0811C-04-047.000, 2714 25th Avenue, Zoned B-2 (General Business), Ward 3

Variance 2608ZB112, by owner Grant Curtis Bell, seeking approval for a 5-foot 2-inch side-yard setback where 15 feet is required, Tax Parcel 0708B-02-037.001, 12299 Brittany Blvd, Zoned R-1-15 (Single Family), Ward 7

Variance 2608ZB116, by agent Calvin Stevenson, seeking approval for a lot size of 4150 square feet where 7500 square feet is required as well as seeking approval for a lot width of 41.5 feet where 60 feet is required, Tax Parcel 0810N-03-042.000, 2822 23rd Avenue, Zoned R-2 (General Business), Ward 3

Variance 2608ZB117, by owner Randy Lampley, seeking approval for 2441 total accessory structure square footage where 2000 square feet is allowed, Tax Parcel 0808B-02-001.000, 12310 Cold Springs Rd, Zoned R-1-10 (Single Family), Ward 6

Variance 2608ZB118, by owner Randy Lampley, seeking approval for a third accessory structure where 2 are allowed, Tax Parcel 0808B-02-001.000, 12310 Cold Springs Rd, Zoned R-1-10 (Single Family), Ward 6

Variance 2608ZB120, by agent Gene Peters, seeking approval for a 9-foot high front yard fence where 4 feet is the maximum height, Tax Parcel 1009O-02-002.007, 10741 Bayou Plantation Ln, Zoned R-2 (Single Family), Ward 5

Variance 2608ZB121, by agent Denise Cherry, seeking approval for 0 regular parking spaces where 7 are required, Tax parcel 0910I-01-073.000, 600 East Pass Rd, Zoned T4+ (General Urban Zone "Plus"), Ward 4

Variance 2608ZB122, by agent M. Brant Pettis, seeking approval for a 6-foot high front yard fence where 4 feet is the height limit as well as seeking approval for an 8-foot side and backyard fence where 6 feet is the height limit, Tax Parcel 1010N-03-019.000, 176 Allan Dr, Zoned T3 (Sub-Urban Zone), Ward 2

Variance 2609ZB128, by owner Hage Properties LLC, seeking approval for 0 regular parking spaces where 7 are required, Tax Parcel 0910N-07-007.000, 406 Pass Road, Zoned B-2 (General Business), Ward 4

This the 29th day of July 2026
Nathan Boddie, Chairman
City of Gulfport Zoning Board of Adjustment and Appeals
IPL0361940
Aug 5 2026

STATE OF MISSISSIPPI
COUNTY OF HARRISON

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

1.0 insertion(s) published on:
08/05/26 Print

[Print Tearsheet Link](#)

[Marketplace Link](#)

Julie Ambry



Julie Ambry

Mary Castro



Sworn to and subscribed before
me on

Aug 5, 2026, 10:26 AM EDT



Online Notary Public. Notarization facilitated by SIGNiX®

**LEGAL NOTICE
PUBLIC HEARING**

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This the 29th day of July 2026
Nathan Boddie, Chairman
City of Gulfport Zoning Board of Adjustment and Appeals
IPL0361940
Aug 5 2026



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

ZONING BOARD OF ADJUSTMENT AND APPEALS

Hearing Date: Thursday, August 20, 2026

Variance 2608ZB118: Variance 2608ZB118, by owner Randy Lampley, seeking approval for a third accessory structure where 2 are allowed, Tax Parcel 0808B-02-001.000, 12310 Cold Springs Rd, Zoned R-1-10 (Single Family), Ward 6

Technical Report

VARIANCE

GENERAL INFORMATION

Case File Number: 2608ZB118

Hearing Date: August 20, 2026

Current Zoning/Use: R-1-10 / Single-family home

Legal: Variance 2608ZB118, by owner Randy Lampley, seeking approval for a third accessory structure where 2 are allowed, Tax Parcel 0808B-02-001.000, 12310 Cold Springs Rd, Zoned R-1-10 (Single Family), Ward 6.

TECHNICAL DETAILS

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

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

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

Technical Report

VARIANCE

The applicant is seeking approval for a third accessory structure when the ordinance only allows for two accessory structures on a parcel in which a single-family home exists.

- (a) The applicant claims that the current storage on the property is insufficient for storage of valuable property. The applicant's claims do not note any special conditions or circumstances that are particular to the land, structure, or building involved which is not applicable to other lands, structures, or buildings in the same district. This is a result of the applicant's desire to place a third additional accessory structure where 2 are allowed. The applicant is applying for a squarefootage variance for accessory squarefootage in addition to this variance. Variances are based upon legal hardship and what the applicant has stated as their reasoning is indicative of personal desire for more storage space rather than a genuine hardship.
- (b) Applicant states the "property to be stored will not be protected and vulnerable to damage and requires extra care from looking abandoned." This statement does not address how the special conditions do not result from the actions of the applicant. The applicant is requesting approval for the third accessory structure for additional storage space. The hardship is caused by the actions of the applicant.
- (c) The applicant states the "property does not have existing cover that will provide any relief." The applicant's statement does not address how any unnecessary hardship is created by the physical character of the property. The accessory structure ordinance was amended in March 2024 to allow for two accessory structures for properties containing single-family homes when only one was initially allowed. Since that ordinance change there has been only one other variance for a third accessory structure, Case# 2502ZB020, that was heard in February 2025. An amendment to the accessory structure ordinance to allow for 3 accessory structures is not necessary, nor appropriate.
- (d) The applicant's claims about the additional storage space increasing the property's resale value does not address how the literal interpretations of the ordinance would deprive the applicant of rights enjoyed by other properties in this same zoning district. Upon staff review of the surrounding area, staff found one location that currently has three accessory structures southwest of the subject site. From staff's research these structure appear to be pre-existing non-conforming.
- (e) The applicant states they have "neighbors with multiple additional storage structures so this would not be a special benefit." Upon staff's review of the surrounding area, staff could only find one nearby property southwest of the subject site that had more than two accessory structures. Upon staff's research, these accessory structures appear to be pre-existing non-conforming and would have required a similar variance to what the applicant is requesting.
- (f) This property is zoned R-1-10, and an accessory structure alongside a single-family home is allowed by right.

EXECUTIVE SUMMARY

The applicant is seeking approval for a third accessory structure when the ordinance only allows for two accessory structures on a parcel in which a single-family home exists. The six hardship criteria has not been met, and hardship stated does not meet the criteria for hardship. The applicant claims that the current storage on the property is insufficient for

Technical Report

VARIANCE

storage of valuable property. The applicant's claims do not note any special conditions or circumstances that are particular to the land, structure, or building involved which is not applicable to other lands, structures, or buildings in the same district. This is a result of the applicant's desire to place a third additional accessory structure where 2 are allowed. The applicant is applying for a squarefootage variance for accessory squarefootage in addition to this variance. Variances are based upon legal hardship and what the applicant has stated as their reasoning is indicative of personal desire for more storage space rather than a genuine hardship. Applicant states the "property to be stored will not be protected and vulnerable to damage and requires extra care from looking abandoned." This statement does not address how the special conditions do not result from the actions of the applicant. The applicant is requesting approval for the third accessory structure for additional storage space. The hardship is caused by the actions of the applicant. The applicant states the "property does not have existing cover that will provide any relief." The applicant's statement does not address how any unnecessary hardship is created by the physical character of the property. The accessory structure ordinance was amended in March 2024 to allow for two accessory structures for properties containing single-family homes when only one was initially allowed. Since that ordinance change there has been only one other variance for a third accessory structure, Case# 2502ZB020, that was heard in February 2025. An amendment to the accessory structure ordinance to allow for 3 accessory structures is not necessary, nor appropriate. The applicant states they have "neighbors with multiple additional storage structures so this would not be a special benefit." Upon staff's review of the surrounding area, staff could only find one nearby property southwest of the subject site that had more than two accessory structures. Upon staff's research on these accessory structures, they appear to be pre-existing non-conforming and would have required a similar variance to what the applicant is requesting should they have been built under the current ordinance.

Any approval should consider these conditions:

1. Variance for additional squarefootage for accessory structures will need to be approved alongside this variance.
2. Must comply with all current Building Codes and City of Gulfport Ordinances.

DEPARTMENTAL CONDITIONS

Engineering: No conditions. Memo dated 8/6/26.

Public Works: No comments as of 8/10/26.

Traffic and Safety: No conditions. Memo dated 8/7/26.

Building Code Services: Must comply with all current Building Codes and City of Gulfport Ordinances. Memo dated 7/29/26.

GIS: No comment as of 8/10/26.

Technical Report

VARIANCE

Police Department: No comment as of 8/10/26.

Fire Department: No conditions. Memo dated 8/3/26.

City Arborist: No conditions. Memo dated 8/4/26.

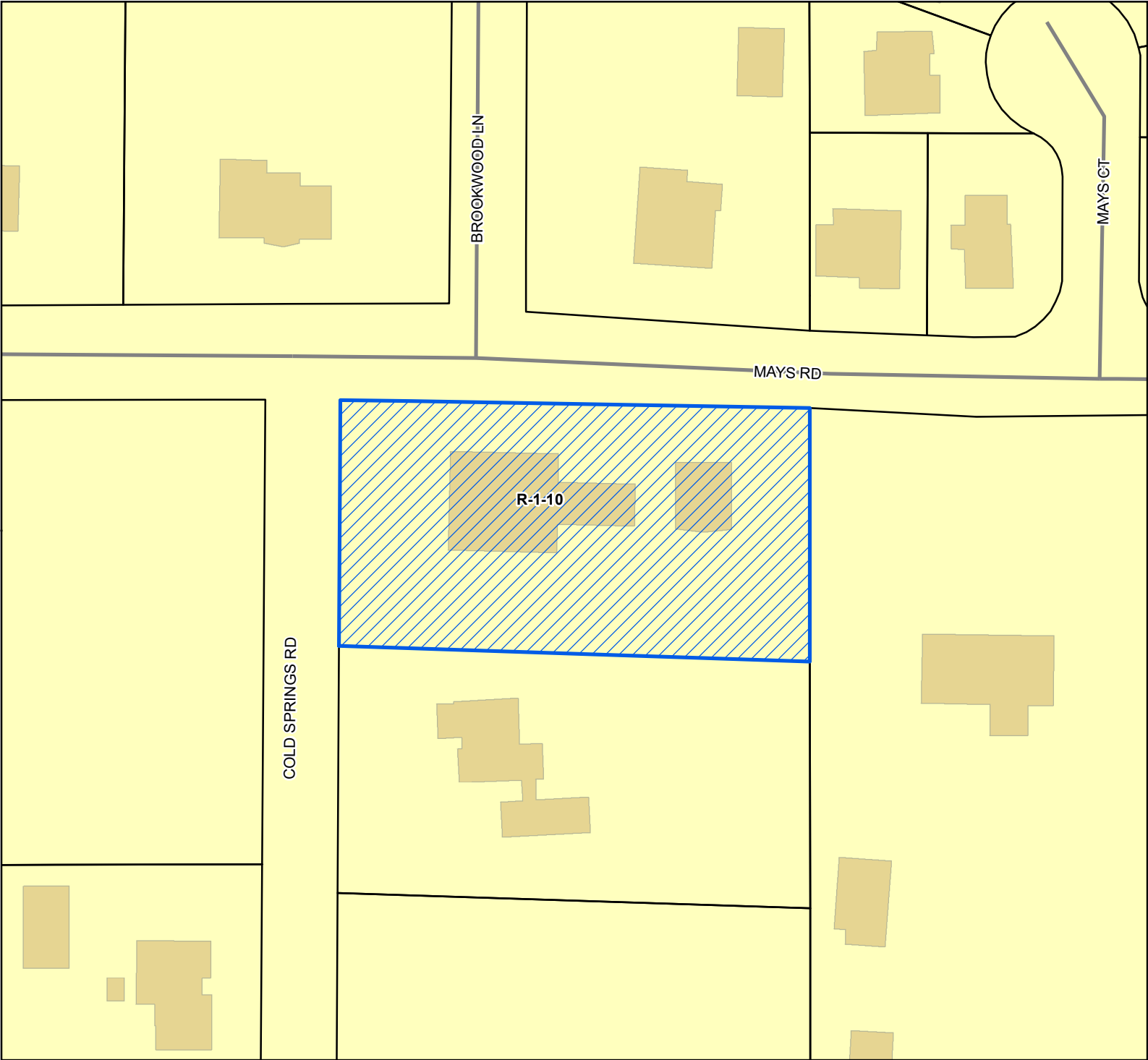
Landscape Manager: No conditions. Memo dated 8/4/26.

DIRECTOR APPROVAL

This report has been reviewed and approved by:



Greg Holmes
Director of Urban Development Department



Site

Street

Parcels

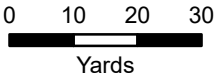
Buildings

City Limit

Zoning

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

Site Information
0808B-02-001.000
Zoning: R-1-10 (Single Family)
Size: 1.1 Acres
Flood: X



1 inch = 90 feet



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Covenant Affidavit

I, Randy Lampley, being owner or agent of the property D808B-02-001-000
PRINT NAME PRIMARY ADDRESS OR PARCEL

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

Randy Lampley
Signature

30 June 2026
Date

STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 30th day of June, 20 26

Will A.
Notary Public

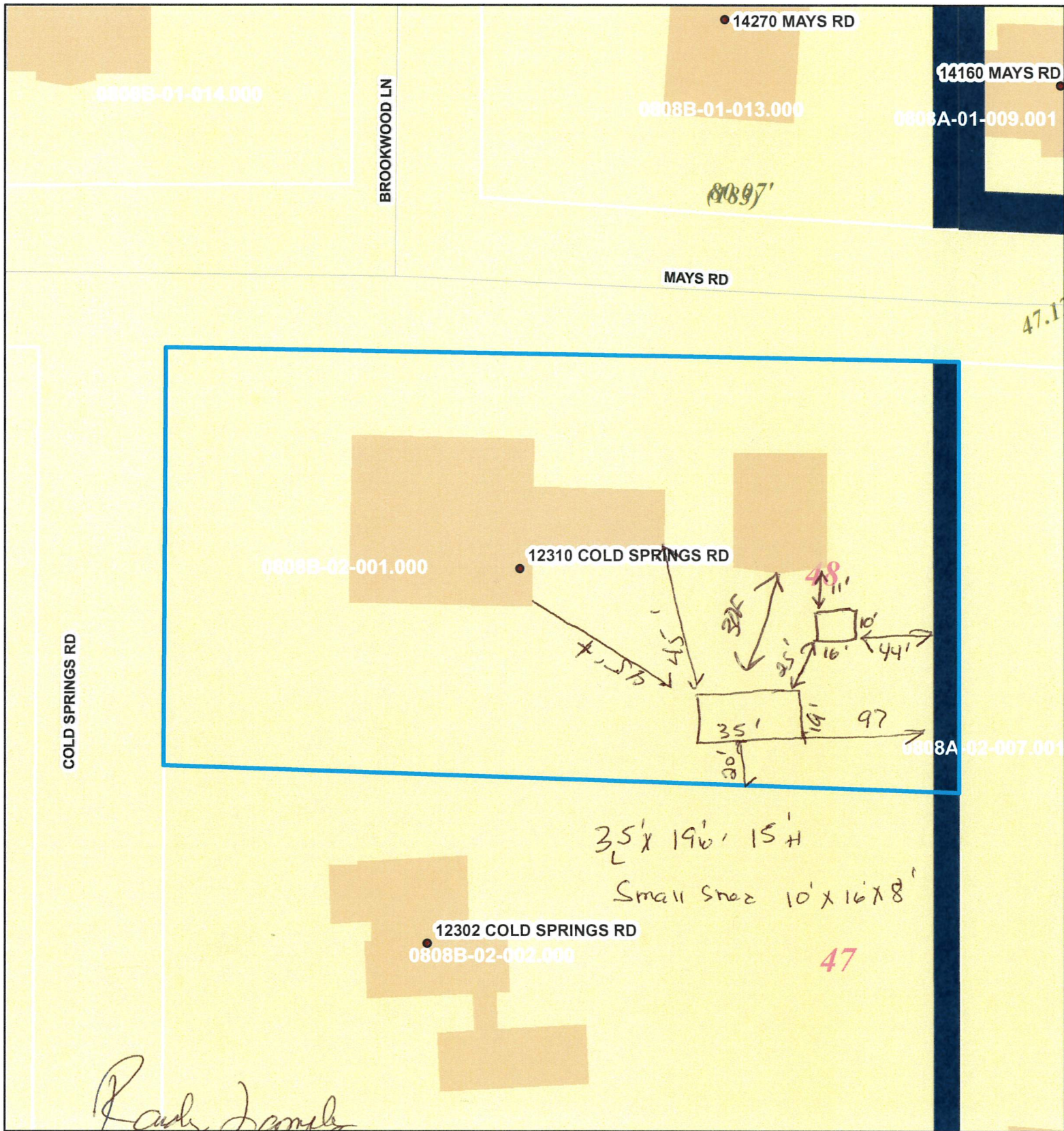
8-10-29
Commission Expiration



1. Current storage existing on property at time of Purchase does not provide sufficient storage for valuable property
2. Property to be stored will not be protected and vulnerable to damage and require extra care to keep from looking abandoned
3. Property does not have existing cover of any type that will provide any relief.
4. This will provide additional storage needed by any purchaser with any type of R.V. This would increase the property resale value

5 I have multiple neighbors with additional storage structures so this would not be a special benefit

6 Accessory structures are allowed by right property is zoned R-110



Randy Lample
 June 30, 2026

1 inch = 50 feet

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Area Map

Parcels

Printed 6/30/2026

Prepared by and Return to:

Island Winds Title Company, LLC

906 Convent Avenue

Pascagoula, MS 39567

Telephone: (228)762-5110

Michael L. Fondren, Attorney at Law

Bar # 8941

Katy E. Boyer-Langston, Attorney at Law

Bar # 104333

James C. Fondren, Attorney at Law

Bar # 106478

Our File # 22-1415



1st JUDICIAL DISTRICT
INSTRUMENT 2023-0000855-D-J1
FILED/RECORDED 1/18/2023 8:06:01 AM
TOTAL FEES \$26.00
4 PAGES RECORDED

Indexing: Lot 48, Briarwood Estates

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/I

Tracy Jo Ann Byrd, an unmarried woman
P.O. Box 1989, Gulfport, MS 39502; (228) 380-1823,

do hereby sell, convey and warrant unto

Randy E. Lampley, an unmarried man
12310 Cold Spring Road, Gulfport, MS 39503; (228) 343-6884,

that certain parcel of land situated in Harrison County, Mississippi, being more particularly described as follows, to-wit:

LOT FORTY-EIGHT (48) , BRIARWOOD ESTATES, 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 27 at Page 23, thereof, reference to which is hereby made in aid of and as a part of this description.

Being the same property as conveyed in Deed Book/Instrument No. 2012-2691-D-J1, Land Deed Records of Harrison County, Mississippi.

Said property being further described as County Parcel No. 0808B-02-001.000

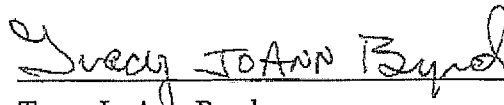
Proof of Death for Mattie Jo Byrd, who held joint title with her daughter, Tracy Jo Ann Byrd, as per the instrument on file and of record under Instrument No. 2012-2691-D-J1, is attached hereto and made a part hereof as Exhibit "A".

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

This conveyance is made subject to the reservation of all oil, gas and minerals of record in the office of the Chancery Clerk of Harrison County, Mississippi.

It is agreed and acknowledged that the ad valorem taxes for the current year are prorated as of the date of this conveyance upon an estimated basis and are assumed by the Grantee(s) herein. When said taxes are actually determined, the Grantor(s) agree to pay the amount of any deficit due and the Grantee(s) agree to pay the Grantor(s) the amount of any excess paid, based on actual prorations.

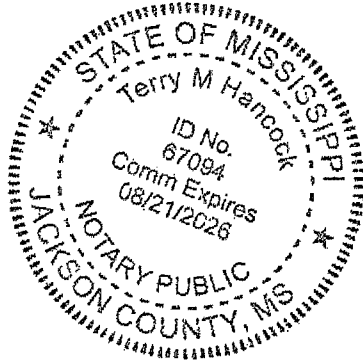
WITNESS MY/OUR SIGNATURE, this the 17th day of January, 2023.


Tracy Jo Ann Byrd

STATE OF MISSISSIPPI
COUNTY OF JACKSON

PERSONALLY appeared before me, the undersigned authority in and for the aforesaid County and State, Tracy Jo Arn Byrd, who acknowledged that he/she/they signed, executed and delivered the above and foregoing instrument on the date thereof and for the use and purpose therein mentioned as his/her/their voluntary act and deed.

GIVEN under my hand and official seal, this the 17th day of January, 2023.



File #22-1415

Terry M Hancock
Notary Public
My Commission Expires: 08/21/2026

STATE OF MISSISSIPPI

MISSISSIPPI STATE DEPARTMENT OF HEALTH VITAL RECORDS



11045847

FILING DATE **DEC 30 2013** CERTIFICATE OF DEATH STATE OF MISSISSIPPI STATE FILE NUMBER **123- 2013-078133**

1. DECEASED'S LEGAL NAME (First, Middle, Last) Mattie JoAnn Byrd		2. SEX FEMALE	3a. HOUR OF DEATH 03:52 A.	3b. DATE OF DEATH (Month, Day, Year) DECEMBER 18, 2013
4. RACE (Check one or more races to indicate what the decedent considered himself or herself to be) ☒ White ☐ Black or African American ☐ Chinese ☐ Filipino ☐ Japanese ☐ Korean ☐ Vietnamese ☐ Native Hawaiian ☐ Samoan ☐ Asian Indian ☐ Guamanian or Chamorro ☐ Other Asian (Specify): _____ ☐ American Indian or Alaska Native (Name of the enrolled tribe or tribes) _____ ☐ Other (Specify): _____				
5a. AGE AT LAST BIRTHDAY 72 Years	5b. MONTHS 02	5c. DAYS 29	6. DATE OF BIRTH (Month, Day, Year) July 29, 1941	
7. PLACE OF DEATH (Check only one box) ☒ Death occurred at a hospital ☐ Death occurred somewhere other than a hospital ☐ Inpatient ☐ Outpatient ☐ In a nursing home/long-term care facility ☐ Decedent's home ☐ Other (Specify): _____				
8a. FACTORY NAME (If not a facility, give street address, rural route, or other location) 12310 COLD SPRINGS ROAD		8b. CITY, TOWN OR LOCATION OF DEATH GULFPORT		
9. ZIP CODE 39503		10. COUNTY OF DEATH HARRISON		
11. DECEASED'S EDUCATION - Check the box that best describes the highest degree or level of school completed in terms of grade. ☐ 8 th grade or less ☐ 9 th -12 th grade, no diploma ☐ High school graduate or GED completed ☐ Some college, no degree ☐ Associate degree (e.g., A.A., A.S.) ☐ Bachelor's degree (BA, BS, etc.) ☐ Master's degree (e.g., MA, MS, MEd, MDiv, MBA) ☐ Doctorate (e.g., PhD, EdD) or professional degree (e.g., MD, DDS, DVM, LL.M., JD) ☐ Unknown				
12. MARRIAGE STATUS AT TIME OF DEATH ☐ Married ☐ Widowed, but remarried ☒ Widowed ☐ Never married ☐ Unknown				
13. DECEASED'S ETHNIC ORIGIN (Check one box) ☒ Not of Spanish, Mexican, or Puerto Rican descent ☐ Spanish, Mexican, or Puerto Rican descent ☐ Not of Mexican, Mexican American, or Chicano descent ☐ Mexican, Mexican American, or Chicano descent ☐ Not of Cuban descent ☐ Cuban descent ☐ Not of other Spanish, Mexican, or Puerto Rican descent ☐ Other Spanish, Mexican, or Puerto Rican descent (Specify): _____				
14. SOCIAL SECURITY NUMBER [REDACTED]				
15. USUAL OCCUPATION (Kind of work done most of working life) Sales Agent				
16. TYPE OF BUSINESS OR INDUSTRY Real Estate				
17a. RESIDENCE - STATE Mississippi	17b. COUNTY Harrison	17c. CITY OR TOWN Gulfport	17d. ZIP CODE 39503	17e. STREET AND NUMBER OR RURAL LOCATION (Include apartment number) 12310 Cold Springs Road
18. INSIDE CITY LIMITS (Yes or No) Yes				
19. DECEASED'S NAME PRIOR TO FIRST MARRIAGE (First, Middle, Last) Charlotte Ruth Hasselmeier				
20. INFORMANT - NAME (Type or print) Tracy Byrd				
21. RELATIONSHIP TO DECEASED Daughter				
22. MAILING ADDRESS (Street and number, City or town, State, ZIP Code) 12302 Cold Springs Road, Gulfport, MS 39503				
23. DEPOSITION OF BODY (Specify: Burial, Cremation, Removal, etc.) Burial				
24. CEMETERY/CREMATORY - NAME Pinley Cemetery				
25. LOCATION (City and State) Gulfport, MS				
26. FURNERAL HOME (Name, Street and number, City or town, State, ZIP Code) Riemann Funeral Home R24				
27. FURNERAL HOME LICENSE NUMBER FE0603				
28. MAILING ADDRESS (Street and number, City or town, State, ZIP Code) P.O. Box 2188, Gulfport, MS 39505				
29. PERSON WHO PRONOUNCED DEATH - NAME AND TITLE (Type or print) LIZ WATTS, R.N.				
30. MAILING ADDRESS (Street and number, City or town, State, ZIP Code) P.O. BOX 4036, GULFPORT, MS 39502				
31. DATE OF DEATH (Month, Day, Year) DECEMBER 18, 2013				
32. TIME OF DEATH (Month, Day, Year) AT 03:52 A.M.				
33. SIGNATURE OF PHYSICIAN OR OTHER PERSON (Type or print) GARY T. HARGROVE				
34. SIGNATURE OF DECEASED (Type or print) [REDACTED]				
35. SIGNATURE OF DECEASED'S NEXT OF KIN (Type or print) [REDACTED]				
36. SIGNATURE OF DECEASED'S ATTORNEY (Type or print) [REDACTED]				
37. SIGNATURE OF DECEASED'S SPOUSE (Type or print) [REDACTED]				
38. SIGNATURE OF DECEASED'S CHILD (Type or print) [REDACTED]				
39. SIGNATURE OF DECEASED'S PARENT (Type or print) [REDACTED]				
40. SIGNATURE OF DECEASED'S SISTER (Type or print) [REDACTED]				
41. SIGNATURE OF DECEASED'S BROTHER (Type or print) [REDACTED]				
42. SIGNATURE OF DECEASED'S NEPHEW (Type or print) [REDACTED]				
43. SIGNATURE OF DECEASED'S Niece (Type or print) [REDACTED]				
44. SIGNATURE OF DECEASED'S UNCLE (Type or print) [REDACTED]				
45. SIGNATURE OF DECEASED'S AUNT (Type or print) [REDACTED]				
46. SIGNATURE OF DECEASED'S GRANDFATHER (Type or print) [REDACTED]				
47. SIGNATURE OF DECEASED'S GRANDMOTHER (Type or print) [REDACTED]				
48. SIGNATURE OF DECEASED'S GREAT-GRANDFATHER (Type or print) [REDACTED]				
49. SIGNATURE OF DECEASED'S GREAT-GRANDMOTHER (Type or print) [REDACTED]				
50. SIGNATURE OF DECEASED'S OTHER RELATIVE (Type or print) [REDACTED]				
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99. SIGNATURE OF DECEASED'S OTHER PERSON (Type or print) [REDACTED]				
100. SIGNATURE OF DECEASED'S OTHER PERSON (Type or print) [REDACTED]				

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

12/31/2013

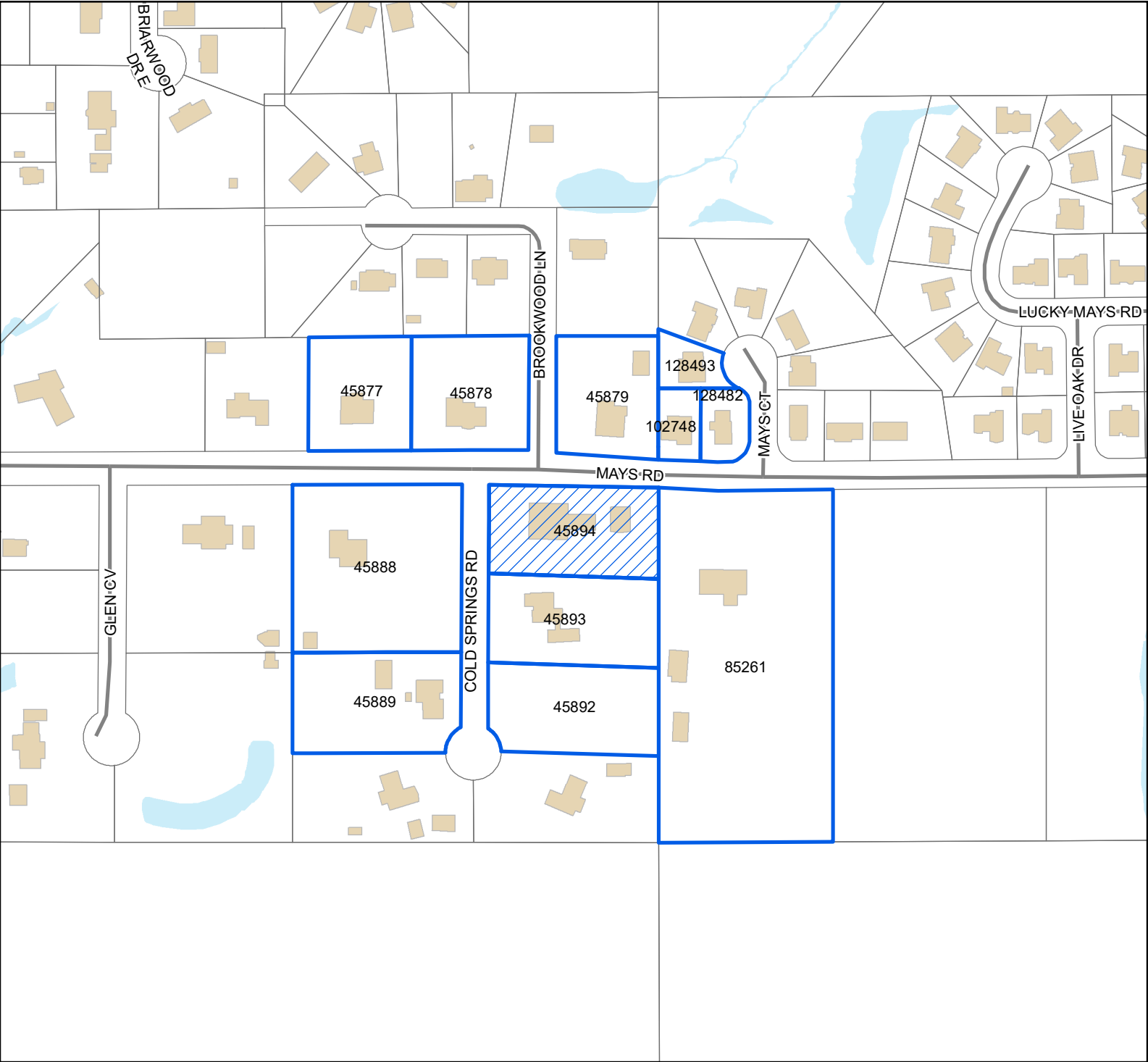
Judy Moulder
Judy Moulder
STATE REGISTRAR

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

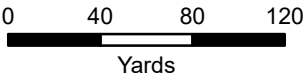
THE FACE OF THIS DOCUMENT HAS A COLORED BACKGROUND ON WHITE PAPER. THIS IS WATERMARKED PAPER. DO NOT ACCEPT WITHOUT FIRST HOLDING TO LIGHT TO VERIFY WATERMARK.

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
Y		0808B-02-001.000	RANDY E. LAMPLEY (OWNER)	12310 COLD SPRINGS RD	GULFPORT	MS	39503
			Adjacent Property Owners(2608ZB118)				
N	45894	0808B-02-001.000	LAMPLEY RANDY E	12310 COLD SPRINGS RD	GULFPORT	MS	39503
	45878	0808B-01-014.000	CATCHINGS DAVID C	14296 MAYS RD	GULFPORT	MS	39503
	45879	0808B-01-013.000	LIFER KYLE	14270 MAYS RD	GULFPORT	MS	39503
	45877	0808B-01-016.000	CHAPMAN CHARLES W	14316 MAYS RD	GULFPORT	MS	39503
	128493	0808A-01-009.013	ANDERSON KIERRA	12323 MAYS CT	GULFPORT	MS	39503
	85261	0808A-02-007.001	WATTS SANDRA J	14281 MAYS RD	GULFPORT	MS	39503
	45893	0808B-02-002.000	GREEN JOHN DAVID JR & DENISE RACHEL	12302 COLD SPRINGS RD	GULFPORT	MS	39503
	102748	0808A-01-009.001	BOYKIN APRIL L	14160 MAY'S RD	GULFPORT	MS	39503
	128482	0808A-01-009.002	FORTENBERRY LORETTA ANN	12319 MAYS COURT	GULFPORT	MS	39503
	45889	0808B-02-006.000	BROWNE RICHARD L	43 COLD SPRINGS RD	GULFPORT	MS	39503
	45888	0808B-02-007.000	LOTT FRANK B & HELEN S -TOD-	14317 MAYS RD	GULFPORT	MS	39503
	45892	0808B-02-003.000	JEFFERS STEVEN E & GLORY J	45 COLD SPRING RD	GULFPORT	MS	39503



Legend

- Site
- Street
- Buildings
- Water Features



1 inch = 250 feet



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

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
51445	IPL0361940	Legal Ad - IPL0361940		2.0	128.0L

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

LEGAL NOTICE PUBLIC HEARING

In conformance with Section VIII of the Comprehensive Zoning Ordinance of the City of Gulfport, Mississippi, 1979, as amended, notice is hereby given advising that the Zoning Board of Adjustment and Appeals will hold a public hearing in the City of Gulfport, Mississippi at 3:00 PM., Thursday, August 20th, 2026 in the Council Chambers of the Gulfport City Hall located at 2309 15th Street to consider the following requests. A copy of the requests will be available for public review at the office of the Department of Urban Development-Planning Division located on first floor of the William H. Hardy Building, 1410 24th Avenue.

Variance 2608ZB107, by agent Wayne O'Neal, seeking approval for 6 normal parking spaces where 18 are required, Tax Parcel 0811C-04-047.000, 2714 25th Avenue, Zoned B-2 (General Business), Ward 3

Variance 2608ZB108, by agent Wayne O'Neal, seeking approval for parking that backs out into city right of way, Tax Parcel 0811C-04-047.000, 2714 25th Avenue, Zoned B-2 (General Business), Ward 3

Variance 2608ZB109, by agent Wayne O'Neal, seeking approval for a 0-foot front yard setback where 25 feet is required, Tax Parcel 0811C-04-047.000, 2714 25th Avenue, Zoned B-2 (General Business), Ward 3

Variance 2608ZB112, by owner Grant Curtis Bell, seeking approval for a 5-foot 2-inch side-yard setback where 15 feet is required, Tax Parcel 0708B-02-037.001, 12299 Brittany Blvd, Zoned R-1-15 (Single Family), Ward 7

Variance 2608ZB116, by agent Calvin Stevenson, seeking approval for a lot size of 4150 square feet where 7500 square feet is required as well as seeking approval for a lot width of 41.5 feet where 60 feet is required, Tax Parcel 0810N-03-042.000, 2822 23rd Avenue, Zoned R-2 (General Business), Ward 3

Variance 2608ZB117, by owner Randy Lampley, seeking approval for 2441 total accessory structure square footage where 2000 square feet is allowed, Tax Parcel 0808B-02-001.000, 12310 Cold Springs Rd, Zoned R-1-10 (Single Family), Ward 6

Variance 2608ZB118, by owner Randy Lampley, seeking approval for a third accessory structure where 2 are allowed, Tax Parcel 0808B-02-001.000, 12310 Cold Springs Rd, Zoned R-1-10 (Single Family), Ward 6

Variance 2608ZB120, by agent Gene Peters, seeking approval for a 9-foot high front yard fence where 4 feet is the maximum height, Tax Parcel 1009O-02-002.007, 10741 Bayou Plantation Ln, Zoned R-2 (Single Family), Ward 5

Variance 2608ZB121, by agent Denise Cherry, seeking approval for 0 regular parking spaces where 7 are required, Tax parcel 0910I-01-073.000, 600 East Pass Rd, Zoned T4+ (General Urban Zone "Plus"), Ward 4

Variance 2608ZB122, by agent M. Brant Pettis, seeking approval for a 6-foot high front yard fence where 4 feet is the height limit as well as seeking approval for an 8-foot side and backyard fence where 6 feet is the height limit, Tax Parcel 1010N-03-019.000, 176 Allan Dr, Zoned T3 (Sub-Urban Zone), Ward 2

Variance 2609ZB128, by owner Hage Properties LLC, seeking approval for 0 regular parking spaces where 7 are required, Tax Parcel 0910N-07-007.000, 406 Pass Road, Zoned B-2 (General Business), Ward 4

This the 29th day of July 2026
Nathan Boddie, Chairman
City of Gulfport Zoning Board of Adjustment and Appeals
IPL0361940
Aug 5 2026

STATE OF MISSISSIPPI
COUNTY OF HARRISON

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

1.0 insertion(s) published on:
08/05/26 Print

[Print Tearsheet Link](#)

[Marketplace Link](#)

Julie Ambry



Julie Ambry

Mary Castro



Sworn to and subscribed before
me on

Aug 5, 2026, 10:26 AM EDT



Online Notary Public. Notarization facilitated by SIGNiX®

**LEGAL NOTICE
PUBLIC HEARING**

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This the 29th day of July 2026
Nathan Boddie, Chairman
City of Gulfport Zoning Board of Adjustment and Appeals
IPL0361940
Aug 5 2026



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

ZONING BOARD OF ADJUSTMENT AND APPEALS

Hearing Date: Thursday, August 20, 2026

Variance 2608ZB120: Variance 2608ZB120, by agent Gene Peters, seeking approval for a 9-foot high front yard fence where 4 feet is the maximum height, Tax Parcel 1009O-02-002.007, 10741 Bayou Plantation Ln, Zoned R-2 (Single Family), Ward 5

Technical Report

VARIANCE

GENERAL INFORMATION

Case File Number: 2608ZB120

Hearing Date: August 20, 2026

Current Zoning/Use: R-2 / Single-Family Home

Legal: Variance 2608ZB120, by agent Gene Peters, seeking approval for a 9-foot high front yard fence where 4 feet is the maximum height, Tax Parcel 1009O-02-002.007, 10741 Bayou Plantation Ln, Zoned R-2 (Single Family), Ward 5

TECHNICAL DETAILS

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

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

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

Technical Report

VARIANCE

The applicant requests a variance for fence height of 9 feet where 4 feet and 6 feet is the maximum. While the application lists 9 feet, it should be noted that this is due to the columns that exist on the fence. Overall, a majority of the fence sits 6 feet high. While there is no hardship shown, it is noted that several properties in the area have gone for fence heights before, and this neighborhood is known to have very ornate and large fences.

- (a) The applicant states that the property is very large, similarly to most properties in this area. While this doesn't constitute a hardship, it is true that a large portion of properties in this area are very large and contain very large and ornate fences.
- (b) The applicant states that what they wish to do has comparably been done at other properties on the street. While once again this does not constitute a hardship, the statement is accurate to the neighborhood.
- (c) The applicant does not address any unnecessary hardship created by the physical character of the property. A change to the ordinance could potentially address this request.
- (d) The applicant does not state if the literal interpretation of the ordinance would deprive them of rights commonly enjoyed by others in their zoning district. However, it is noted that a large sum of properties has fences of similar heights and have obtained variances to allow for them. Approval of request would be in line with the area.
- (e) The applicant believes that this would not grant any special privileges. Approval of this petition would be in line with the area as many properties have gone for variances for similar requests.
- (f) This property is zoned R-2, and a fence is allowed by right.

EXECUTIVE SUMMARY

The six criteria needed for a variance have not been met. The applicant requests a variance to allow for a fence height of 9 feet where 4 feet and 6 feet is the maximum. It is noted that while the application lists 9 feet, this is due to the columns that exist on the fence. Overall, a majority of the fence sits 6 feet high. It should also be noted that a majority of properties in this have gone before the board for similar fence heights, and thus approval of this request would be in line with the area.

Any approval should consider these conditions:

- 1. Approval would allow for a fence height of 9 feet where 4 feet and 6 feet is the maximum.
- 2. Must not impede line of sight.

DEPARTMENTAL CONDITIONS

Engineering: No conditions. Memo dated 8/6/2026.

Public Works: No comment as of 08/10/2026.

Traffic and Safety: No conditions. Memo dated 8/7/2026.

Technical Report

VARIANCE

Building Code Services: Must not impede line of sight. Memo dated 7/29/2026.

GIS: No conditions. Memo dated 8/7/2026.

Police Department: No comment as of 08/10/2026.

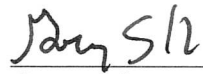
Fire Department: No conditions. Memo dated 8/3/2026.

City Arborist: No conditions. Memo dated 8/3/2026.

Leisure Services: No conditions. Memo dated 8/4/2026.

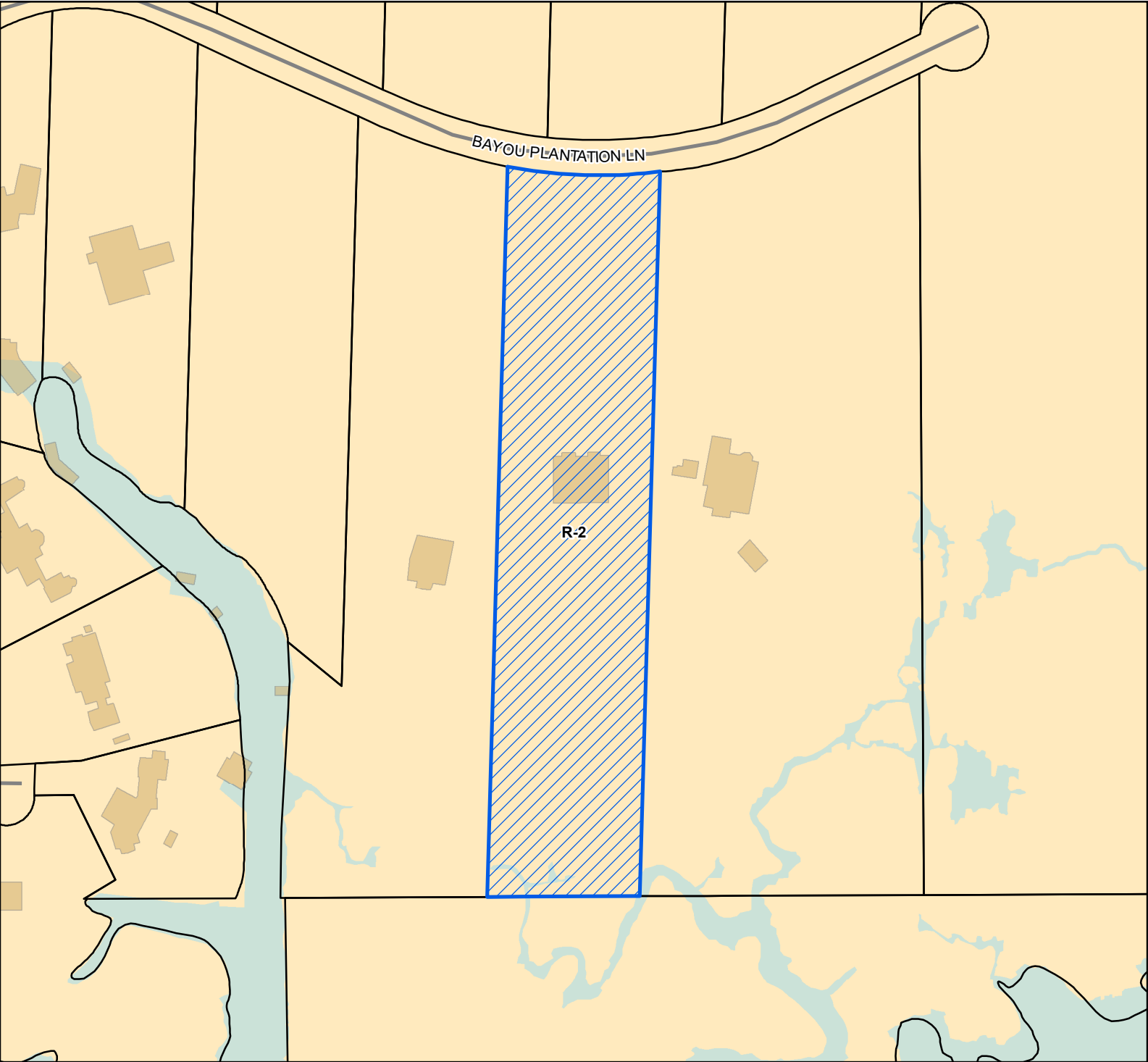
DIRECTOR APPROVAL

This report has been reviewed and approved by:



Greg Holmes

Director of Urban Development Department



Site

Street

Parcels

Buildings

Water Features

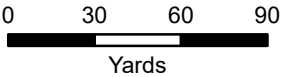
City Limit

Zoning

R-2 - Single Family

Residence District (Medium Density)

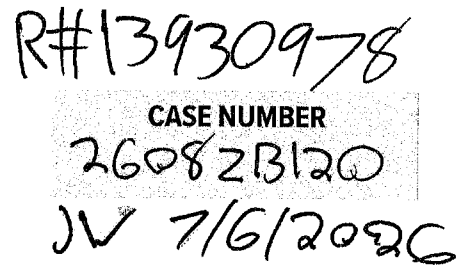
Site Information
10090-02-002.007
Zoning: R-2 (Single Family)
Size: 5.24 Acres
Flood: AE



1 inch = 200 feet



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





Designation of Agent

I, Perkela Burchette, being property owner of 10741 Bayou Plantation Ln.
which is the subject of this application hereby authorize Gene Peters w/RC1 to act as my
representative with the City of Gulfport's Zoning Board of Adjustment and Appeals, and/or Planning
Commission, and/or City Council, and/or permitting and licensing, as required by the City.

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

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

[Signature]
Signature

7/2/26
Date

STATE OF MISSISSIPPI | COUNTY OF HARRISON

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

[Signature]
Notary Public



4/23/29
Commission Expiration



Covenant Affidavit

I, Perkins Buchette being owner or agent of the property 10741 Bayou Plaquemine Rd.
PRINT NAME PRIMARY ADDRESS OR PARCEL

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

[Signature]

Signature

7/2/26

Date

STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 2nd day of July, 2024

[Signature]

Notary Public

4/23/29

Commission Expiration





Rotolo Consultants Incorporated

38001 Brownsville Rd. | Slidell, LA 70460
(985) 643-2427 | Fax (985) 643-2691
RotoloConsultants.com

July 6, 2026

Gulfport Urban Development
1410 24th Avenue
Gulfport, MS 39501

Re: Response to 6 Variance Submission Questions (pg. 6 of 10)

To Whom it May Concern:

1. There are no safety conflicts with the request to build a 6' ht front fence instead of 4' at this location due to the fence setback behind the ROW, straight section of roadway, no intersecting driveways, etc.
2. The request for the taller fence and entrance statement is all about improving the visual impact of the streetscape and the owner's property.
3. The design is of a consistent nature with other properties on the subject street and adjacent neighborhoods.
4. There is no impact on ingress or egress.
5. The owner plans to install low layers of landscaping in front of the fence to provide more elegance and softening of the fencing.
6. The desired fence height is compatible with neighboring fencing and entrance feature structures.

Sincerely,
Gene Peters
Agent for Perkela Burchette (Property Owner)



Rotolo Consultants Incorporated

38001 Brownsville Rd. | Slidell, LA 70460
(985) 643-2427 | Fax (985) 643-2691
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July 6, 2026

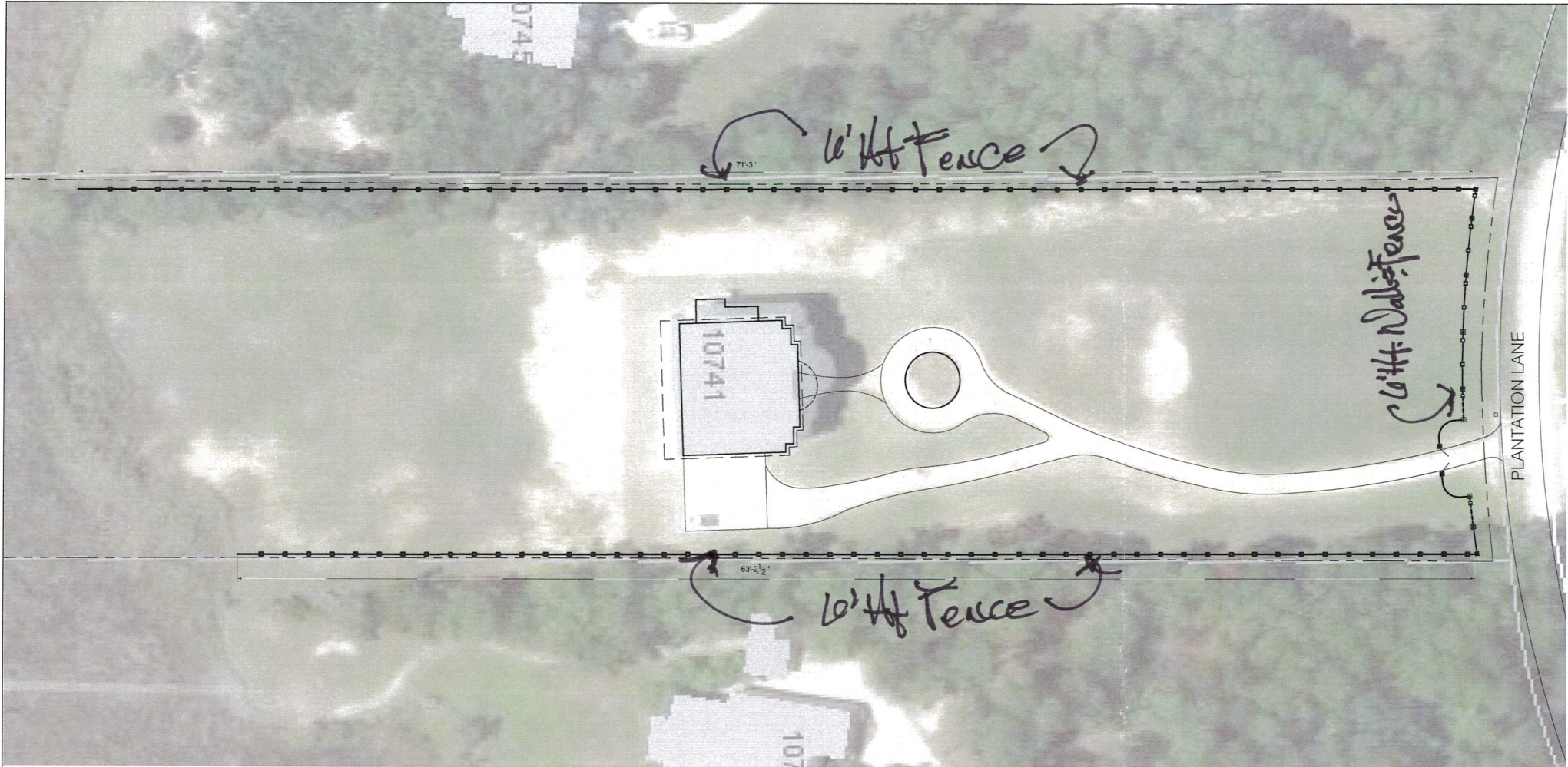
Gulfport Urban Development
1410 24th Avenue
Gulfport, MS 39501

Re: Response to 6 Variance Submission Questions (pg. 8 of 10)

To Whom it May Concern:

1. The property at 10741 Plantation Lane is very large as are most of the residential properties on this street. The scale of the properties and houses work well with taller fences. This is not a typical small lot urban street for which this 4' ht. front fence ordinance seems to be written.
2. The owner is only desiring to do what has comparably been done at other properties on the street.
3. There are several existing entrance monuments and front fences that are over the 4' ht. ordinance restriction. The taller entrance monuments and fences are in scale with the houses and properties on the street.
4. As can be seen by the elevation and material sample pictures included in the application package, the owner desires to build a high-end masonry and metal fence entrance statement to her property. The side fences are of the same level of craftsmanship and will complement the subject property as well as surrounding properties. The end result should be continued high value residences.
5. There are other residences on the street and in adjacent neighborhoods that appear to have received this same variance that is requested in this application.
6. The property owner politely requests that this fence height variance be approved by review of the planning and development department.

Sincerely,
Gene Peters
Agent for Perkela Burchette (Property Owner)



GENERAL NOTES:

1. THE CONTRACTOR IS RESPONSIBLE FOR CALLING UNDERGROUND UTILITY LOCATE FOR IDENTIFICATION (CALL 811.COM/811 IN YOUR STATE) PRIOR TO BEGINNING ANY SUB-SURFACE WORK ACTIVITIES. CONTRACTOR SHALL NOTIFY OWNER OF ANY UTILITY CONFLICTS PRIOR TO COMMENCING WORK. LOCATIONS OF ANY UTILITIES SHOWN ON PLANS IS APPROXIMATE AND REQUIRE FIELD VERIFICATION.
2. CONTRACTOR IS RESPONSIBLE FOR VERIFYING AND/OR OBTAINING ALL REQUIRED PERMITS AND APPROVALS PRIOR TO COMMENCING CONSTRUCTION.
3. ANY INCONSISTENCIES FOUND ON THE DRAWINGS OR BETWEEN THE DRAWINGS AND SPECIFICATIONS AND EXISTING SITE CONDITIONS SHALL BE IMMEDIATELY REPORTED TO THE CONSTRUCTION SUPERVISOR.
4. CONTRACTOR SHALL VERIFY LOCATION, SIZE AND ELEVATION OF EXISTING UTILITIES, STRUCTURES, PIPES, PAVEMENTS, ETC. NOTIFY SUPERVISOR OF ANY CONFLICT AND/OR DISCREPANCIES IN THE CONSTRUCTION DOCUMENTS, PRIOR TO THE START OF CONSTRUCTION.
5. THE CONTRACTOR SHALL SALVAGE AND PROTECT ALL EXISTING POWER POLES, SIGNS, MANHOLES, TELEPHONE RISERS, WATER VALVES, ETC., DURING ALL CONSTRUCTION PHASES UNLESS NOTED OTHERWISE. THE CONTRACTOR SHALL REPAIR, AT HIS OWN EXPENSE, ANY EXISTING UTILITIES DAMAGED DURING CONSTRUCTION.
6. ALL SURPLUS DEMOLITION AND CONSTRUCTION MATERIALS SHALL BE TAKEN TO A SITE DESIGNATED BY OWNER. IF OWNER CHOOSES, THE CONTRACTOR MAY TAKE POSSESSION OF SURPLUS DEMOLITION MATERIALS.
7. CONTRACTOR IS TO MAINTAIN CONTROLLED PEDESTRIAN AND ADA ACCESS THROUGH ALL AREAS OF THE SITE THROUGHOUT CONSTRUCTION PERIOD.
8. CONTRACTOR SHALL MAINTAIN THE SITE IN A NEAT AND ORDERLY CONDITION AT ALL TIMES, DAILY, AND MORE OFTEN IF NECESSARY, INSPECT & AND PICK UP ALL SCRAP, DEBRIS, & WASTE MATERIAL. CONCLUDE EACH WORK DAY WITH A CLEAN WORK SITE.
9. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REMOVE ALL MUD, DIRT, GRAVEL AND OTHER MATERIALS TRACKED ONTO ANY PRIVATE OR PUBLIC STREETS OR SIDEWALKS. THE CONTRACTOR MUST CLEAN THESE AREAS DAILY, IF NECESSARY.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ANY DAMAGE RESULTING FROM CONSTRUCTION ACTIVITY TO EXISTING ELEMENTS THAT ARE TO REMAIN.
11. SILT FENCING AND TREE PROTECTION FENCING SHALL BE MAINTAINED BY THE CONTRACTOR. ANY DAMAGED TO THESE FENCELINES BY THE CONTRACTOR SHALL BE REPAIRED OR REPLACED AS NEEDED.
12. ALL AREAS OUTSIDE THE LIMITS OF CONSTRUCTION LINE OR TREE PROTECTION FENCE SHALL NOT BE CROSSED BY HEAVY EQUIPMENT OR USED FOR STORING ANY EQUIPMENT OR MATERIALS.

HARDSCAPE SCHEDULE

SYMBOL	CODE	QTY	DESCRIPTION
Fencing			
	F-101	125 LF	6' HT. ULTRAFENCE ALUMINUM FRONT FENCING UAF 200 FLAT TOP 3 RAIL GLOSS BRONZE COLORED ALUMINUM POWDER COAT FINISH ULTRAFENCE.COM/RES-UAF-200-FLAT-TOP.HTML PHONE # 517-548-6755
	F-102	1,613 LF	6' HT. ULTRAFENCE ALUMINUM SIDE FENCING UAF 200 FLAT TOP 3 RAIL GLOSS BRONZE COLORED ALUMINUM POWDER COAT FINISH PERIMETER SIDE FENCING TO TERMINATE BEFORE WETLANDS ULTRAFENCE.COM/RES-UAF-200-FLAT-TOP.HTML PHONE # 517-548-6755
	F-103	14 LF	6' HT. ULTRAFENCE ALUMINUM ESTATE GATE UAF 200 D FLAT TOP 3 RAIL GLOSS BRONZE COLORED ALUMINUM POWDER COAT FINISH ULTRA WELDED U-FRAME ULTRAFENCE.COM/UAF200ESTATEGATE.HTML PHONE # 517-548-6755
	F-104	32 LF	4' HT. ULTRAFENCE ALUMINUM KNEE-WALL FENCING UAF 200 FLAT TOP 3 RAIL GLOSS BRONZE COLORED ALUMINUM POWDER COAT FINISH ULTRAFENCE.COM/RES-UAF-200-FLAT-TOP.HTML PHONE # 517-548-6755
Hardscape			
	H-101	4	BRICK COLUMN - 9' HT. PRECAST CONCRETE CAP WITH FLEUR DE LIS CHEROKEE BRICK- MAGNOLIA MISSISSIPPI CLASSIC QUEEN BRICK NEUTRAL COLOR FROM ACME BRICK, GULFPORT MS, PHONE # 228-328-4288
	H-102	7	BRICK COLUMN - 7' HT. PRECAST CONCRETE CAP CHEROKEE BRICK- MAGNOLIA MISSISSIPPI CLASSIC QUEEN BRICK NEUTRAL COLOR FROM ACME BRICK, GULFPORT MS, PHONE # 228-328-4288
	H-103	11	PRIMO VICKSBURG GAS LANTERN MODEL VB-31G 17.75" X 32" GOOSENECK ACCESSORY MOUNT COPPER FINISH PRIMO LANTERNS, BATON ROUGE LA PRIMOLANTERNS.COM/INDEX-VICKSBURG_1.HTML
	H-104	1	BRICK MAILBOX COLUMN - 5' HT. CHEROKEE BRICK- MAGNOLIA MISSISSIPPI CLASSIC QUEEN BRICK NEUTRAL COLOR FROM ACME BRICK, GULFPORT MS, PHONE # 228-328-4288
	H-105	48 LF	ENTRANCE WALL - 8' HT. MAX. PRECAST CONCRETE CAP CHEROKEE BRICK- MAGNOLIA MISSISSIPPI CLASSIC QUEEN BRICK NEUTRAL COLOR FROM ACME BRICK, GULFPORT MS, PHONE # 228-328-4288
	H-106	32 LF	KNEE WALL - 2' HT. WHITE CONCRETE CAP RUNNING ALONG TOP OF WALL CHEROKEE BRICK- MAGNOLIA MISSISSIPPI CLASSIC QUEEN BRICK NEUTRAL COLOR FROM ACME BRICK, GULFPORT MS, PHONE # 228-328-4288

LAYOUT NOTES:

1. THE CONTRACTOR IS RESPONSIBLE FOR CALLING UNDERGROUND UTILITY LOCATE FOR IDENTIFICATION (CALL 811.COM/811 IN YOUR STATE) PRIOR TO BEGINNING ANY SUB-SURFACE WORK ACTIVITIES. CONTRACTOR SHALL NOTIFY OWNER OF ANY UTILITY CONFLICTS PRIOR TO COMMENCING WORK. LOCATIONS OF ANY UTILITIES SHOWN ON PLANS IS APPROXIMATE AND REQUIRE FIELD VERIFICATION.
2. DIMENSIONS ARE APPROXIMATE AND FIELD CONDITIONS MAY WARRANT SOME SHIFTING OF HARDSCAPE AND LANDSCAPE ELEMENTS. LANDSCAPE ARCHITECT SHOULD BE NOTIFIED IMMEDIATELY AND PRIOR TO ANY FIELD MODIFICATIONS.
3. DIMENSIONS TAKEN FROM ROAD EDGE ARE TYPICALLY FROM BACK OF CURB (BOC) UNLESS OTHERWISE NOTED ON THE PLAN. DIMENSIONS TAKEN FROM BUILDING FOUNDATIONS, CURBS, OR OTHER HARDSCAPE FEATURES ARE PERPENDICULAR UNLESS OTHERWISE NOTED ON THE PLANS.
4. ALL HARDSCAPE ELEMENT DIMENSIONS ARE TO THE CENTERLINE OF THE ELEMENT UNLESS OTHERWISE NOTED ON THE PLANS.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING TREES TO REMAIN. CONTRACTOR SHALL NOT COMPACT EXISTING TREE ROOT ZONES TO INCLUDE PARKING OF ANY TRUCKS OR EQUIPMENT WITHIN THE DRIPLINE OF EXISTING TREES TO REMAIN.



ROTOLO CONSULTANTS INC.
38001 BROWNSVILLE ROAD
SLIDELL, LOUISIANA 70480
P H . 9 8 5 - 6 4 3 - 2 4 2 7
F A X 9 8 5 - 6 4 3 - 2 6 9 1
ROTOLOCONSULTANTS.COM

BURCHETT RESIDENCE
10741 PLANTATION LANE
GULFPORT, MS 39503
LANDSCAPE CONSTRUCTION PLAN

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Contact: Gaius Peters, P.L.A. 985-643-2427

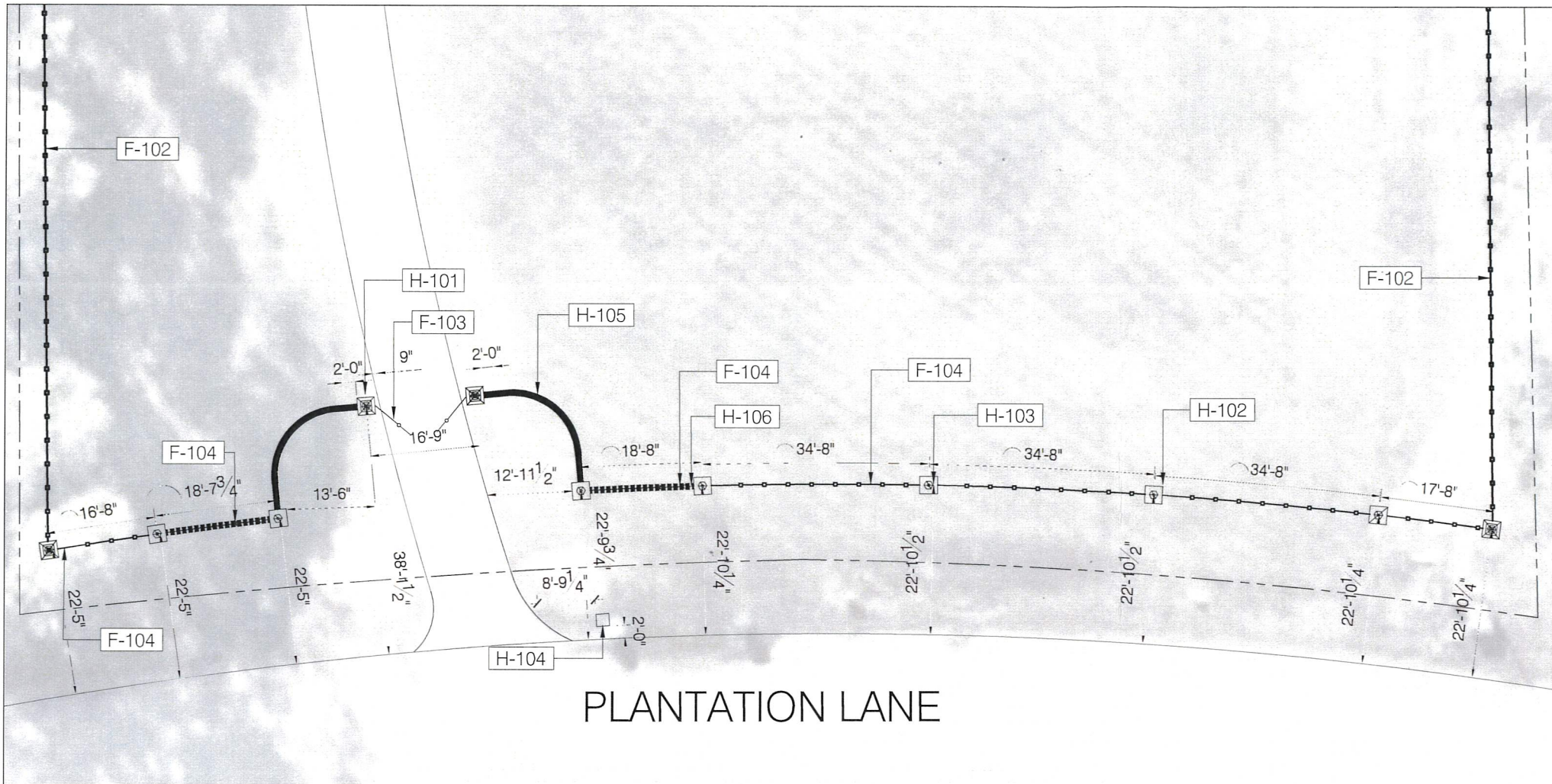
Revisions:		
No.	Date	Description
001	05/29/2025	PER CLIENT COMMENTS

Date: 04.28.2026
Drawn: LL
Checked: TM

Sheet Title:
**HARDSCAPE
OVERALL PLAN**

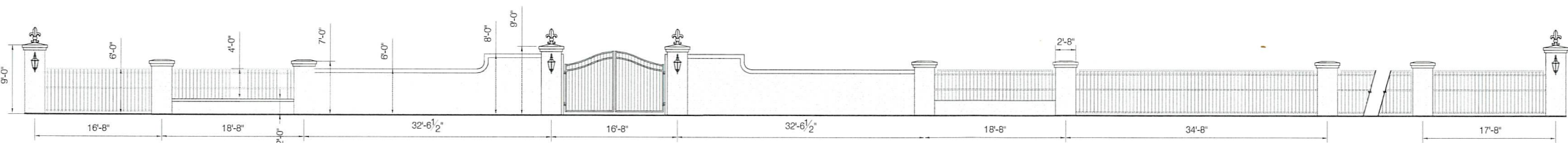
Drawing No.

L.H100



PLANTATION LANE

HARDSCAPE SCHEDULE			
SYMBOL	CODE	QTY	DESCRIPTION
Fencing			
	F-101	125 LF	6' HT. ULTRAFENCE ALUMINUM FRONT FENCING UAF 200 FLAT TOP 3 RAIL GLOSS BRONZE COLORED ALUMINUM POWDER COAT FINISH ULTRAFENCE.COM/RES-UAF-200-FLAT-TOP.HTML PHONE # 517-548-6755
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	H-101	4	BRICK COLUMN - 9' HT. PRECAST CONCRETE CAP WITH FLEUR DE LIS CHEROKEE BRICK- MAGNOLIA MISSISSIPPI CLASSIC QUEEN BRICK NEUTRAL COLOR FROM ACME BRICK, GULFPORT MS. PHONE # 228-328-4288
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	H-106	32 LF	KNEE WALL - 2' HT. WHITE CONCRETE CAP RUNNING ALONG TOP OF WALL CHEROKEE BRICK- MAGNOLIA MISSISSIPPI CLASSIC QUEEN BRICK NEUTRAL COLOR FROM ACME BRICK, GULFPORT MS. PHONE # 228-328-4288



FRONT ENTRANCE GATES AND COLUMN ELEVATION
SCALE: 1" = 1'



UAF 200 FLAT TOP 3 RAIL
ALUMINUM FENCING



VICKSBURG PRIMO
FACE MOUNT
GAS LANTERN



FLEUR DE LIS
CONCRETE FINIAL CAP

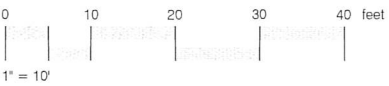


BRICK WALL WITH WHITE
CONCRETE CAP



CHEROKEE BRICK
MAGNOLIA MISSISSIPPI
CLASSIC

NOTES:
CHARACTER IMAGERY, ACTUAL ELEMENTS AND DETAILS
ARE SUBJECT TO CHANGE. PRE-CAST FABRICATOR TO
PROVIDE STOCK OPTIONS FOR COLUMN AND WALL CAPS
TO BE SELECTED BY OWNER.



ROTOLO CONSULTANTS INC.
38201 BROWNSVILLE ROAD
SLIDELL, LOUISIANA 70460
P H 9 8 5 - 6 4 3 - 2 4 2 7
F A X 9 8 5 - 6 4 3 - 2 6 9 1
ROTOLOCONSULTANTS.COM

BURCHETT RESIDENCE
10741 PLANTATION LANE
GULFPORT, MS 39503
LANDSCAPE CONSTRUCTION PLAN

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from Rotolo Consultants Inc.
Contact: Gene Peters, PLA 985-643-2427

Revisions		
No.	Date	Description
001	05/09/2025	PER CLIENT COMMENTS

Date: 04.28.2026
Drawn: LL
Checked: TM

Sheet Title:
**HARDSCAPE
SITE PLAN**

Drawing No.

L.H101



Angela Hines 1st JUDICIAL DISTRICT
INSTRUMENT 2024-0004008-D-J1
FILED/RECORDED 3/1/2024 10:44:03 AM
TOTAL FEES \$26.00
3 PAGES RECORDED

AFTER RECORDING RETURN TO:

Timios, Inc.
5716 Corsa Avenue, Suite 102
Westlake Village, CA 91362
(818) 706-6400
File No. 2546983

PREPARED BY:

John Windsor, Esq., Bar # 102155
8940 Main Street
Clarence, NY 14031
866-333-3081

GRANTOR(S):

PERKELA BURCHETT HALL
A/K/A PERKELA C. BURCHETT
10741 Plantation Lane
Gulfport, MS 39503
(228) 236 6717

GRANTEE(S):

PERKELA C. BURCHETT
10741 Plantation Lane
Gulfport, MS 39503
(228) 236-6717

Indexing Instructions:

QUITCLAIM DEED

THIS DEED made and entered into on this 16 day of February, 2024, by and between **PERKELA BURCHETT HALL, A/K/A PERKELA C. BURCHETT, an unmarried woman, individually and as surviving joint tenant of Darryl W. Hall, deceased**, hereinafter referred to as Grantor(s) and **PERKELA C. BURCHETT, an unmarried woman**, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ONE and NO/100 (\$1.00) DOLLAR, cash in hand paid, the receipt of which is hereby acknowledged, have this day remise, release, quitclaim and convey to the said Grantee(s) the following described real estate located in Harrison County, Mississippi:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Property commonly known as: 10741 Plantation Lane, Gulfport, MS 39503

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining

Parcel ID Number: 1009O-02-002.007

unto the said Grantee(s) and unto the heirs, administrators, successors or assigns of the Grantee(s) forever in FEE SIMPLE.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Perkela Burchett Hall AKA Perkela C. Burchett
PERKELA BURCHETT HALL, A/K/A PERKELA C. BURCHETT

STATE OF Mississippi
COUNTY OF Harrison

PERSONALLY APPEARED before me, the undersigned authority to and for said County and State, on this the 11 day of February, 2024, the within named **PERKELA BURCHETT HALL, A/K/A PERKELA C. BURCHETT** who acknowledged that he/she/they executed, signed and delivered the above and foregoing instrument on the day and year therein contained.

Hannah A. Fuqua
NOTARY PUBLIC

Printed Name: Hannah A. Fuqua

My commission expires: 12-21-2024

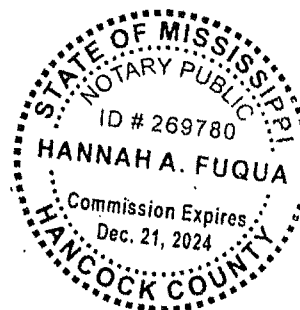


EXHIBIT A
LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF HARRISON, STATE OF MISSISSIPPI, AND IS DESCRIBED AS FOLLOWS:

LOT 7, BAYOU PLANTATIONS 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.

Parcel ID Number: 1009O-02-002.007

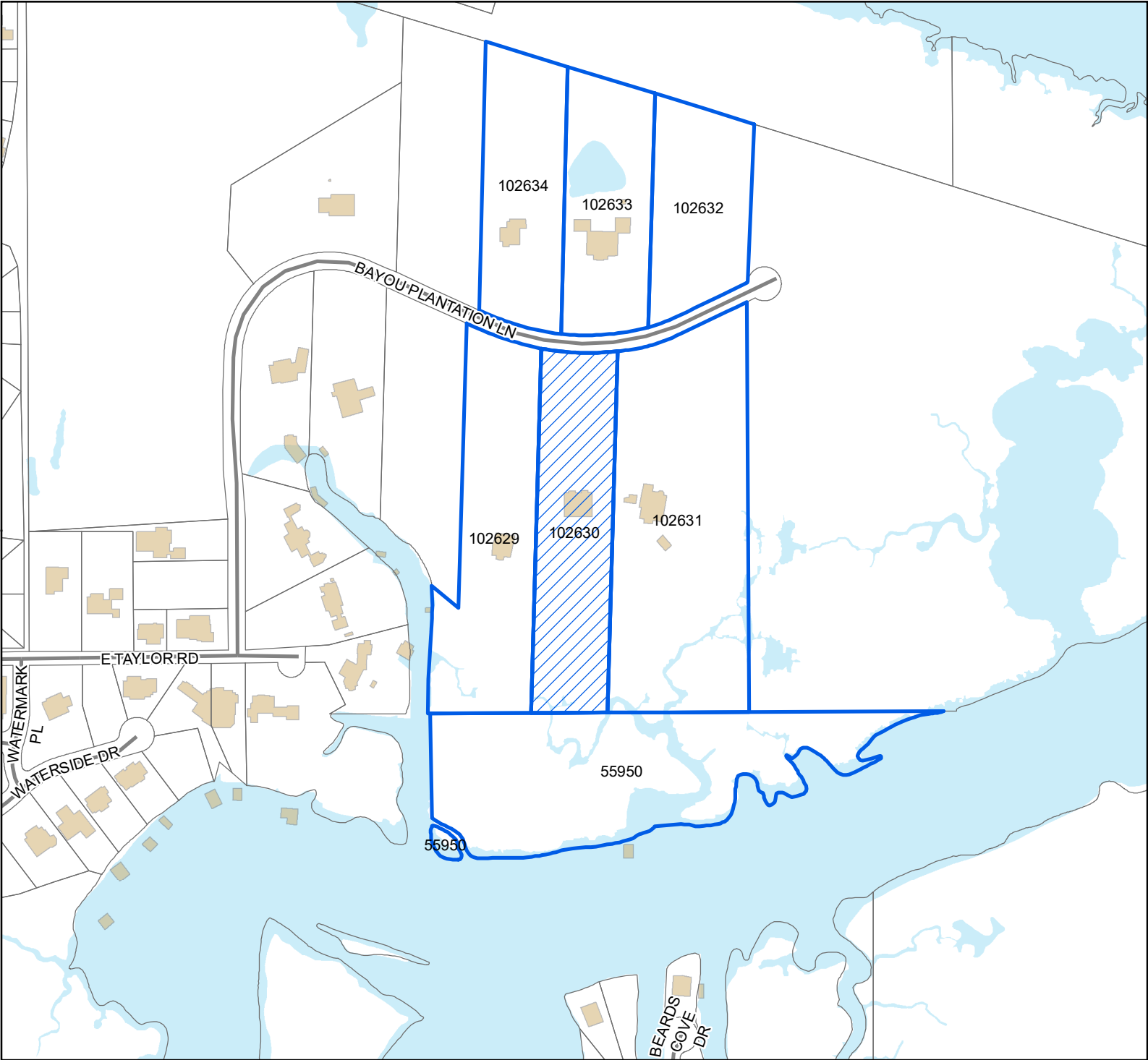
BEING THE SAME PROPERTY CONVEYED TO DARRYL W. HALL AND PERKELA BURCHETT HALL, A/K/A PERKELA C. BURCHETT, AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP AND NOT AS TENANTS IN COMMON BY DEED FROM DIANE E. ROSS-FIELD AND RANDALL D. FIELD RECORDED 01/18/2019 IN DEED INSTRUMENT NO. 2019 359 DJ1, IN THE OFFICE OF THE CHANCERY CLERK OF HARRISON COUNTY, MISSISSIPPI.

AFOREMENTIONED DARRYL W. HALL HAVING DEPARTED THIS LIFE 07/03/2023 LEAVING PROPERTY VESTED SOLEY IN PERKELA BURCHETT HALL, A/K/A PERKELA C. BURCHETT.

Property commonly known as: 10741 Plantation Lane, Gulfport, MS 39503

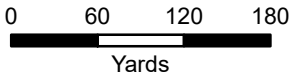
Parcel ID Number: 1009O-02-002.007

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
Y		1009o-02-002.007	PERKELA BURCHETT (OWNER)	10741 BAYOU PLANTATION LANE	GULFPORT	MS	39503
			GENE PETERES (AGENT)	38001 BROWNSVILLAGE ROAD	SLIDELL	LA	70460
		Adjacent Property Owners (2608ZB120)					
	102634	1009O-02-002.011	ALEXANDER RODERICK JR & CHRISTINA M	10744 BAYOU PLANTATION	GULFPORT	MS	39503
	102630	1009O-02-002.007	HALL DARRYL W & PERKELA BURCHETT	16174 SADDLE DR	GULFPORT	MS	39503
	102633	1009O-02-002.010	TOMAJIAN SAMIR & ALINE ASSAKER	10740 PLANTATION LANE	GULFPORT	MS	39503
N	102632	1009O-02-002.009	TOMAJIAN SAMIR & ALINE ASSAKER	10740 PLANTATION LANE	GULFPORT	MS	39503
	102631	1009O-02-002.008	MOORE KENNETH E & DIANE L	10737 PLANTATION LANE	GULFPORT	MS	4E+08
	102629	1009O-02-002.006	STEGALL CHARLES R & TRUDY	10745 PLANTATION LANE	GULFPORT	MS	39503
	55950	1010B-01-001.000	ORANGE GROVE UTILITIES INC	110 S WILSON BLVD	GULFPORT	MS	39503



Legend

-  Site
-  Street
-  Buildings
-  Water Features



1 inch = 400 feet



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

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
51445	IPL0361940	Legal Ad - IPL0361940		2.0	128.0L

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

LEGAL NOTICE PUBLIC HEARING

In conformance with Section VIII of the Comprehensive Zoning Ordinance of the City of Gulfport, Mississippi, 1979, as amended, notice is hereby given advising that the Zoning Board of Adjustment and Appeals will hold a public hearing in the City of Gulfport, Mississippi at 3:00 PM., Thursday, August 20th, 2026 in the Council Chambers of the Gulfport City Hall located at 2309 15th Street to consider the following requests. A copy of the requests will be available for public review at the office of the Department of Urban Development-Planning Division located on first floor of the William H. Hardy Building, 1410 24th Avenue.

Variance 2608ZB107, by agent Wayne O'Neal, seeking approval for 6 normal parking spaces where 18 are required, Tax Parcel 0811C-04-047.000, 2714 25th Avenue, Zoned B-2 (General Business), Ward 3

Variance 2608ZB108, by agent Wayne O'Neal, seeking approval for parking that backs out into city right of way, Tax Parcel 0811C-04-047.000, 2714 25th Avenue, Zoned B-2 (General Business), Ward 3

Variance 2608ZB109, by agent Wayne O'Neal, seeking approval for a 0-foot front yard setback where 25 feet is required, Tax Parcel 0811C-04-047.000, 2714 25th Avenue, Zoned B-2 (General Business), Ward 3

Variance 2608ZB112, by owner Grant Curtis Bell, seeking approval for a 5-foot 2-inch side-yard setback where 15 feet is required, Tax Parcel 0708B-02-037.001, 12299 Brittany Blvd, Zoned R-1-15 (Single Family), Ward 7

Variance 2608ZB116, by agent Calvin Stevenson, seeking approval for a lot size of 4150 square feet where 7500 square feet is required as well as seeking approval for a lot width of 41.5 feet where 60 feet is required, Tax Parcel 0810N-03-042.000, 2822 23rd Avenue, Zoned R-2 (General Business), Ward 3

Variance 2608ZB117, by owner Randy Lampley, seeking approval for 2441 total accessory structure square footage where 2000 square feet is allowed, Tax Parcel 0808B-02-001.000, 12310 Cold Springs Rd, Zoned R-1-10 (Single Family), Ward 6

Variance 2608ZB118, by owner Randy Lampley, seeking approval for a third accessory structure where 2 are allowed, Tax Parcel 0808B-02-001.000, 12310 Cold Springs Rd, Zoned R-1-10 (Single Family), Ward 6

Variance 2608ZB120, by agent Gene Peters, seeking approval for a 9-foot high front yard fence where 4 feet is the maximum height, Tax Parcel 1009O-02-002.007, 10741 Bayou Plantation Ln, Zoned R-2 (Single Family), Ward 5

Variance 2608ZB121, by agent Denise Cherry, seeking approval for 0 regular parking spaces where 7 are required, Tax parcel 0910I-01-073.000, 600 East Pass Rd, Zoned T4+ (General Urban Zone "Plus"), Ward 4

Variance 2608ZB122, by agent M. Brant Pettis, seeking approval for a 6-foot high front yard fence where 4 feet is the height limit as well as seeking approval for an 8-foot side and backyard fence where 6 feet is the height limit, Tax Parcel 1010N-03-019.000, 176 Allan Dr, Zoned T3 (Sub-Urban Zone), Ward 2

Variance 2609ZB128, by owner Hage Properties LLC, seeking approval for 0 regular parking spaces where 7 are required, Tax Parcel 0910N-07-007.000, 406 Pass Road, Zoned B-2 (General Business), Ward 4

This the 29th day of July 2026
Nathan Boddie, Chairman
City of Gulfport Zoning Board of Adjustment and Appeals
IPL0361940
Aug 5 2026

STATE OF MISSISSIPPI
COUNTY OF HARRISON

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

1.0 insertion(s) published on:
08/05/26 Print

[Print Tearsheet Link](#)

[Marketplace Link](#)

Julie Ambry



Julie Ambry

Mary Castro



Sworn to and subscribed before
me on

Aug 5, 2026, 10:26 AM EDT



Online Notary Public. Notarization facilitated by SIGNiX®

**LEGAL NOTICE
PUBLIC HEARING**

In conformance with Section VIII of the Comprehensive Zoning Ordinance of the City of Gulfport, Mississippi, 1979, as amended, notice is hereby given advising that the Zoning Board of Adjustment and Appeals will hold a public hearing in the City of Gulfport, Mississippi at 3:00 P.M., Thursday, August 20th, 2026 in the Council Chambers of the Gulfport City Hall located at 2309 15th Street to consider the following requests. A copy of the requests will be available for public review at the office of the Department of Urban Development-Planning Division located on first floor of the William H. Hardy Building, 1410 24th Avenue.

Variance 2608ZB107, by agent Wayne O'Neal, seeking approval for 6 normal parking spaces where 18 are required, Tax Parcel 0811C-04-047.000, 2714 25th Avenue, Zoned B-2 (General Business), Ward 3

Variance 2608ZB108, by agent Wayne O'Neal, seeking approval for parking that backs out into city right of way, Tax Parcel 0811C-04-047.000, 2714 25th Avenue, Zoned B-2 (General Business), Ward 3

Variance 2608ZB109, by agent Wayne O'Neal, seeking approval for a 0-foot front yard setback where 25 feet is required, Tax Parcel 0811C-04-047.000, 2714 25th Avenue, Zoned B-2 (General Business), Ward 3

Variance 2608ZB112, by owner Grant Curtis Bell, seeking approval for a 5-foot 2-inch side-yard setback where 15 feet is required, Tax Parcel 0708B-02-037.001, 12299 Brittany Blvd, Zoned R-1-15 (Single Family), Ward 7

Variance 2608ZB116, by agent Calvin Stevenson, seeking approval for a lot size of 4150 square feet where 7500 square feet is required as well as seeking approval for a lot width of 41.5 feet where 60 feet is required, Tax Parcel 0810N-03-042.000, 2822 23rd Avenue, Zoned R-2 (General Business), Ward 3

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Variance 2608ZB122, by agent M. Brant Pettis, seeking approval for a 6-foot high front yard fence where 4 feet is the height limit as well as seeking approval for an 8-foot side and backyard fence where 6 feet is the height limit, Tax Parcel 1010N-03-019.000, 176 Allan Dr, Zoned T3 (Sub-Urban Zone), Ward 2

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This the 29th day of July 2026

Nathan Boddie, Chairman

City of Gulfport Zoning Board of Adjustment and Appeals

IPL0361940

Aug 5 2026



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

ZONING BOARD OF ADJUSTMENT AND APPEALS

Hearing Date: Thursday, August 20, 2026

Variance 2608ZB121: Variance 2608ZB121, by agent Denise Cherry, seeking approval for 0 regular parking spaces where 7 are required, Tax parcel 0910I-01-073.000, 600 East Pass Rd, Zoned T4+ (General Urban Zone "Plus"), Ward 4

Technical Report

VARIANCE

GENERAL INFORMATION

Case File Number: 2608ZB121

Hearing Date: August 20, 2026

Current Zoning/Use: T4+ / Commercial Building

Legal: Variance 2608ZB121, by agent Denise Cherry, seeking approval for 0 regular parking spaces where 7 are required, Tax parcel 0910I-01-073.000, 600 East Pass Rd, Zoned T4+ (General Urban Zone "Plus"), Ward 4

TECHNICAL DETAILS

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

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

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

Technical Report

VARIANCE

The applicant requests a variance for 0 normal parking spaces where 7 spaces are required. The City of Gulfport's parking ordinance requires 1 normal space per 300 square feet for Offices and Medical Clinics. It is also required that a site with 1-25 parking spaces have at least 1 ADA compliant handicap space. The proposed development would include the ADA compliant handicap space as noted by the applicant.

- (a) The applicant states the special conditions include the pre-existing building and how it relates to the property lines as well as the uncommon lot configuration. It is clear to staff that this property does have special conditions that other properties do not face.
- (b) The applicant claims that they did not create the need for the variance as the issues faced are pre-existing. It is clear to staff that the applicant did not cause the need for the variance.
- (c) The applicant explains that there is an unnecessary hardship created by the physical character of the property and it is clear that amending of the zoning ordinance would not offer a reasonable solution.
- (d) The applicant claims that the literal interpretation of the ordinance would prevent them from reasonably developing the property. The applicant explains that compliance would depend on the voluntary cooperation of the adjoining property's land owner. It is clear that the literal interpretation of the ordinance would deprive the applicant of rights commonly enjoyed by others.
- (e) The applicant states that the granting of this variance would not confer any special privileges onto them due to the pre-existing nature of the property and its configuration. It is clear to staff that the granting of this variance would not grant any special privilege onto the applicant due to the pre-existing nature of the property.
- (f) This property is zoned T4+, and the proposed orthodontic office use is allowed by right.

EXECUTIVE SUMMARY

The six criteria needed for a variance have been met. The applicant requests a variance for 0 normal parking spaces where 7 spaces are required. The proposed parking layout would include 1 ADA compliant handicap space. Due to the pre-existing nature of the property, any parking plan that met the City's parking standards would need the approval of the adjacent property owner. The adjacent property to the East has a long driveway that, at one point, was clearly used to access the back of this property and the abutting property to the North. If this variance is denied, it will require the applicant to enter into an ingress and egress agreement with the adjacent property. If the adjacent property does not want to enter into an ingress and egress agreement, they could effectively deny any reasonable development at this property. The only solution without the approval of the adjacent property owner or the variance would be to demolish the building and propose a new development without the pre-existing issues of the current building. The approval of this variance would not confer any special privilege onto the applicant, and it would be in harmony with the properties along East Pass Rd.

Technical Report

VARIANCE

Any approval should consider these conditions:

1. Approval would allow for 0 normal parking spaces where 7 are required.
2. Applicant needs to provide a survey to determine if there is sufficient space to provide a driveway to the rear to allow for construction of all or most of the required parking in the rear.
3. Must comply with ADA regulations.

DEPARTMENTAL CONDITIONS

Engineering: Applicant needs to provide a survey to determine if there is sufficient space to provide a driveway to the rear to allow for construction of all or most of the required parking in the rear. Memo dated 8/7/2026.

Public Works: No comment as of 8/7/26.

Traffic and Safety: No conditions. Memo dated 8/7/26.

Building Code Services: Must comply with ADA regulations. Memo dated 7/29/26.

GIS: No conditions. Memo dated 8/7/26.

Police Department: No comment as of 8/7/26.

Fire Department: No conditions. Memo dated 8/3/26.

City Arborist: No conditions. Memo dated 8/3/26.

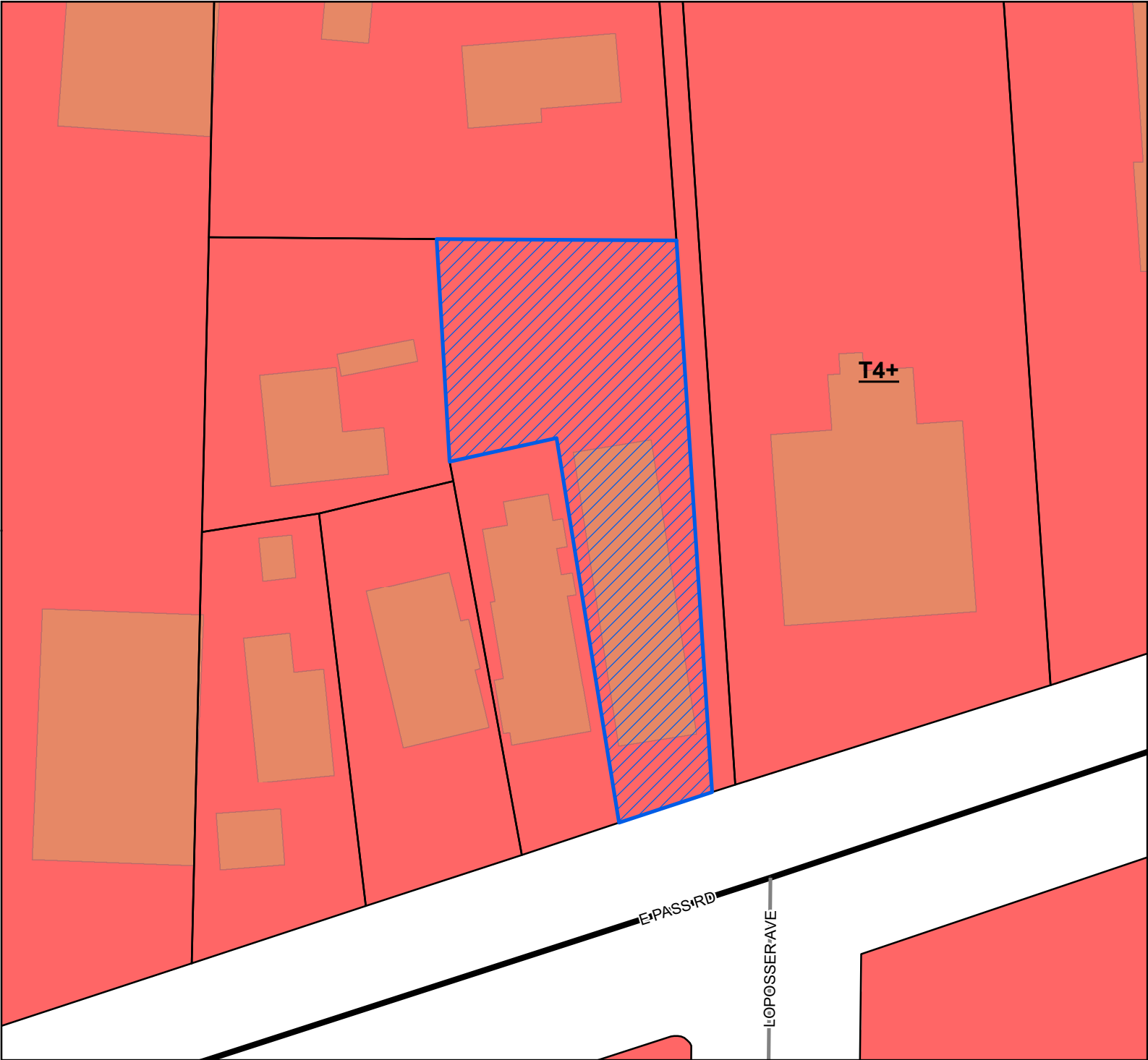
DIRECTOR APPROVAL

This report has been reviewed and approved by:



Greg Holmes

Director of Urban Development Department



Site

US or State Highway

Street

Parcels

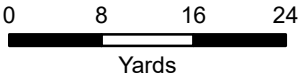
Buildings

City Limit

Smart Code

T4+

Site Information
0910I-01-073.000
Zoning: T4+ (General Urban Zone "Plus")
Size: 11837.18 sq ft
Flood: X



1 inch = 50 feet



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

CASE NUMBER

260823121

SDS 7-6-26

Receipt # 13931340

ZONING BOARD OF ADJUSTMENTS AND APPEALS APPLICATION

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

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

TAX PARCEL NUMBERS

09101-01-073.000	

Property Address:

600 east Pass Rd

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

General Description of Request: ~~To allow parking that backs out into city right of way on Loposser Avenue PC~~

To allow for zero normal parking spaces where seven are required.

OWNERSHIP AND CERTIFICATION:

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

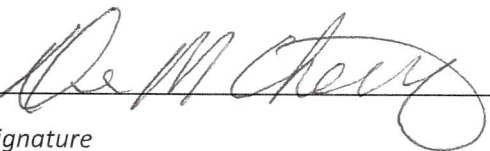


Designation of Agent

I, Dennis Cherry, being property owner of 0910I-01-073.000
PRINT NAME PRIMARY ADDRESS OR PARCEL
which is the subject of this application hereby authorize Denise Cherry 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.

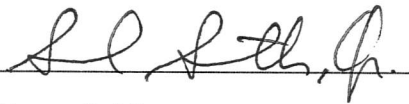
The petitioner understands and acknowledges that the City will rely upon the agent's representations in approval or denial of said petition.


Signature

07/06/26
Date

STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 6th day of July, 20 26


Notary Public



Commission Expiration



Covenant Affidavit

I, Denise Cherry, being owner or agent of the property 0910I-01-073-000
PRINT NAME PRIMARY ADDRESS OR PARCEL

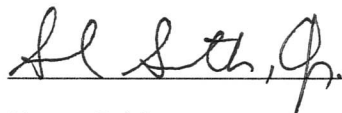
which is the subject of this application, hereby state that this variance request is not in violation of any restrictive or protective covenants.


Signature

7/2/26
Date

STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 2nd day of July, 2026


Notary Public

Commission Expiration



Variance Submission Responses

1. Demonstrate that special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same district.

The subject property is uniquely constrained by its existing lot configuration, property boundaries, and the location of a building that was constructed decades before the current parking regulations were adopted. Due to the physical dimensions of the property, vehicles cannot back out of the existing parking spaces without crossing the adjoining property line.

Therefore, the applicant respectfully requests approval to provide one ADA-accessible parking space and relief from the remaining parking requirements due to the property's unique physical limitations.

2. Demonstrate that the special conditions and circumstances do not result from the actions of the applicant.

The hardship was not created by the applicant. The building, parking layout, and property boundaries have existed for many decades and were established long before the applicant acquired the property and long before the current zoning regulations became applicable.

The applicant is investing more than \$200,000 to renovate and improve an existing building. Because the renovation exceeds the City's threshold, current parking regulations are triggered. The need for this variance results solely from the age and physical characteristics of the property rather than from any action taken by the applicant.

3. Demonstrate that an unnecessary hardship is created by the physical character of the property and is peculiar and unusual to such an extent that it is evidence that amendment of the zoning ordinance does not offer a reasonable solution.

The property's physical dimensions create an unnecessary hardship because there is insufficient maneuvering area entirely within the property boundaries to satisfy the City's parking standards.

As currently configured, vehicles exiting parking spaces must briefly encroach onto the adjoining property in order to maneuver safely. This creates a situation where compliance with Gulfport's parking regulations depends entirely upon the neighboring property owner's continued permission.

This creates an unreasonable hardship because the applicant cannot permanently control or guarantee access over another person's property. A neighboring owner may revoke permission, redevelop their property, install barriers, or otherwise eliminate access at any time. As a result, the applicant's continued compliance with City regulations would be contingent upon circumstances completely outside the applicant's ownership or control.

The requested variance eliminates this uncertainty by recognizing the property's physical limitations and allowing the property to remain in compliance without relying upon neighboring property rights.

4. Demonstrate how the literal interpretation of the provisions of the zoning ordinance would deprive the applicant of rights commonly enjoyed by properties in the same district under the terms of the zoning ordinance.

Strict application of the ordinance would deprive the applicant of the reasonable use of the property because the applicant cannot independently satisfy the parking maneuvering requirements within the existing property boundaries.

Unlike most properties, compliance cannot be achieved solely through improvements on the applicant's own land. Instead, compliance depends upon the voluntary cooperation of an adjoining landowner, creating an unstable and uncertain condition that could result in the property becoming noncompliant at any time.

The applicant is not requesting permission for a more intensive use than is permitted by zoning. Rather, the applicant seeks reasonable relief that allows continued use of the property while investing substantially in renovations that will improve the building, increase property values, and benefit the surrounding community.

5. Demonstrate that granting the variance will not confer on the applicant any special privileges that is denied by the ordinance to other lands, structures, or buildings in the same district, other than permit the applicant to use their property in a manner as nearly equivalent to uses generally permitted in the district considering the conditions and circumstances involved in the hardship.

Granting this variance will not provide the applicant with a special privilege unavailable to other property owners. Instead, it recognizes the unique physical constraints of an older property that cannot reasonably comply with modern parking standards without depending upon neighboring property.

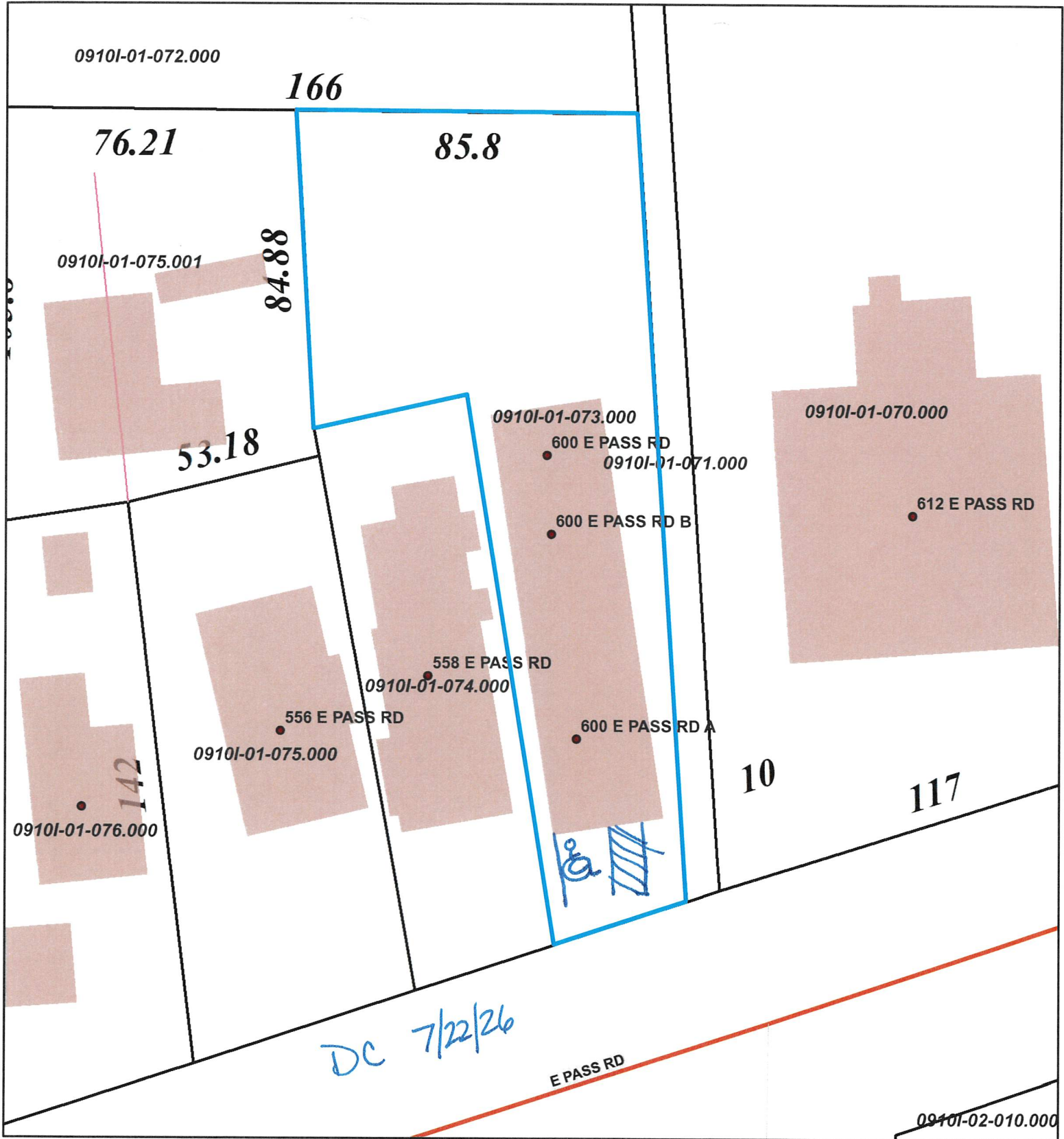
The applicant is requesting approval to maintain one ADA-accessible parking space while eliminating the requirement for additional on-site parking due to the property's physical limitations. This request simply allows reasonable use of an existing building under circumstances that are unique to this property.

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

The proposed use as an orthodontic office is a permitted use within the applicable zoning district. The applicant is not requesting approval for a different land use.

The only request before the Board is relief from the City's parking requirements. Specifically, the applicant respectfully requests approval to provide one ADA-accessible parking space and relief from all other required parking due to the property's unique physical constraints and the inability to achieve permanent compliance without relying upon neighboring property.

Granting this variance would allow the applicant to continue the permitted use of the property while recognizing the practical limitations created by the property's age, configuration, and existing property boundaries.



1 inch = 33 feet



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Area Map

 Parcels

Printed 7/2/2026

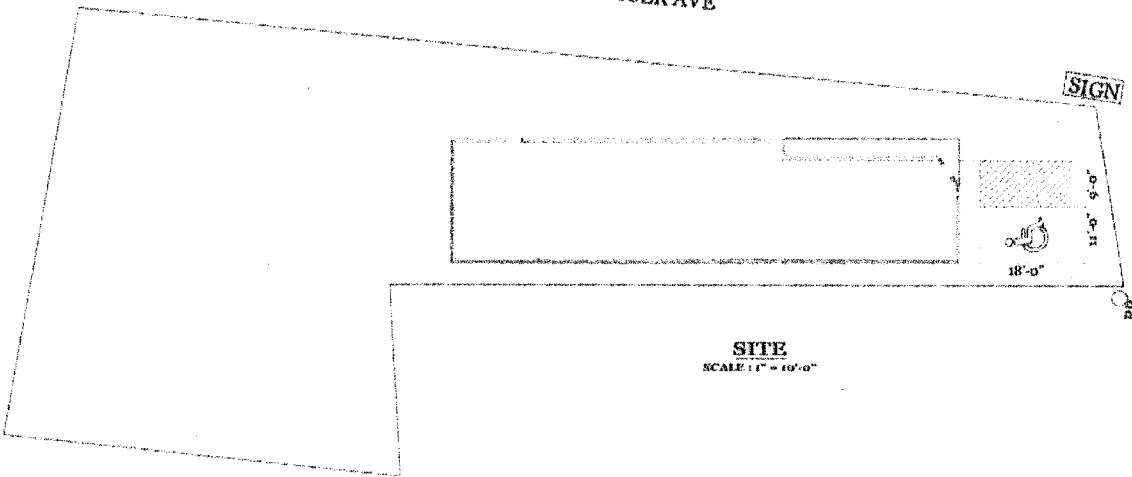


LOPOSSER AVE

SIGN

E PASS RD

SITE
SCALE 1" = 10'-0"





Michael Watson

SECRETARY OF STATE

This is not an official certificate of good standing.

Name History

Name	Name Type
PRN HEALTHCARE GROUP, LLC	Legal

Business Information

Business Type:	Limited Liability Company
Business ID:	708560
Status:	Dissolved
Effective Date:	10/29/2001
State of Incorporation:	Mississippi
Principal Office Address:	600 E Pass Rd Ste B Gulfport, MS 39507

Registered Agent

Name
ROBERT E FARISH 2355 B PASS ROAD , P O BOX 4682 BILOXI, MS 39531

Officers & Directors

Name	Title
DENNIS M CHERRY 600 B EAST PASS ROAD GULFPORT, MS 39533	Manager, Member
KEARN L CHERRY 600 B EAST PASS ROAD	Manager, Member

GULFPORT, MS 39533

BOOK 1562 PAGE 76

DOCUMENT PREPARED BY:
FARISH & SCHWARTZ, PLLC, PLLC
2555 B PASS ROAD
BILOXI, MS 39531
(228) 388-7441
File #8218



1st Judicial District
Instrument Number 2001 8171 D
Filed 11 14 2001 8 A
Total Fees 8.00
Book 1562 Page 76-77 Recorded 11-15-01

STATE OF MISSISSIPPI

GRANTOR: BARBARA H. DELANO
228 Rue Petit Bois
Biloxi, MS 39531
(228) 388-7417

COUNTY OF HARRISON

FIRST JUDICIAL DISTRICT

GRANTEE: PRN HEALTHCARE GROUP, LLC
600 East Pass Road
Gulfport, MS 39507
(228) n/a



WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, BARBARA H. DELANO, an unmarried person, does hereby sell, convey and warrant unto PRN HEALTHCARE GROUP, LLC, a Mississippi Limited Liability Company, the following described property, together with the improvements situated thereon located and situated in the First Judicial District of Harrison County, Mississippi, to-wit:

A parcel of land located in the NE 1/4 of Section 36, Township 7 South, Range 11 West, City of Gulfport, First Judicial District of Harrison County, Mississippi described as: Commencing at an iron pipe set on the North margin of Pass Road a distance of 1,528.8 feet East of the East line of Courthouse Road, said point being on the West side of an alley or roadway known as Lewis Avenue and run thence run North 04° 15' West a distance of 199.8 feet to an iron pipe; thence run South 88° 55' West a distance of 85.8 feet to a point; thence run South 04° 56' East a distance of 77.6 feet to a point; thence North 74° 17' East a distance of 37.4 feet to a point; thence run South 09° 44' East a distance of 143.8 feet to the North margin of said Pass Road; thence run North 70° 24' East a distance of 35.3 feet to the point of beginning.

Index In: NE 1/4, Sec. 36-T7S-R11W

THIS CONVEYANCE is made subject to any and all recorded restrictive covenants, rights-of-way, easements and prior reservations of oil, gas and mineral rights.

AD VALOREM TAXES for the current year will be paid by the grantors. Ad Valorem taxes for year 2002 and future years are assumed by the Grantees.

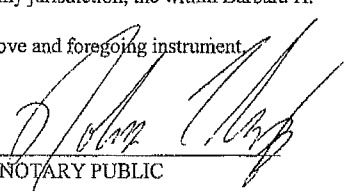
WITNESS THE SIGNATURE of the undersigned on this the 1st day of November, 2001.

Barbara H. Delano

BARBARA H. DELANO

STATE OF MISSISSIPPI
COUNTY OF HARRISON

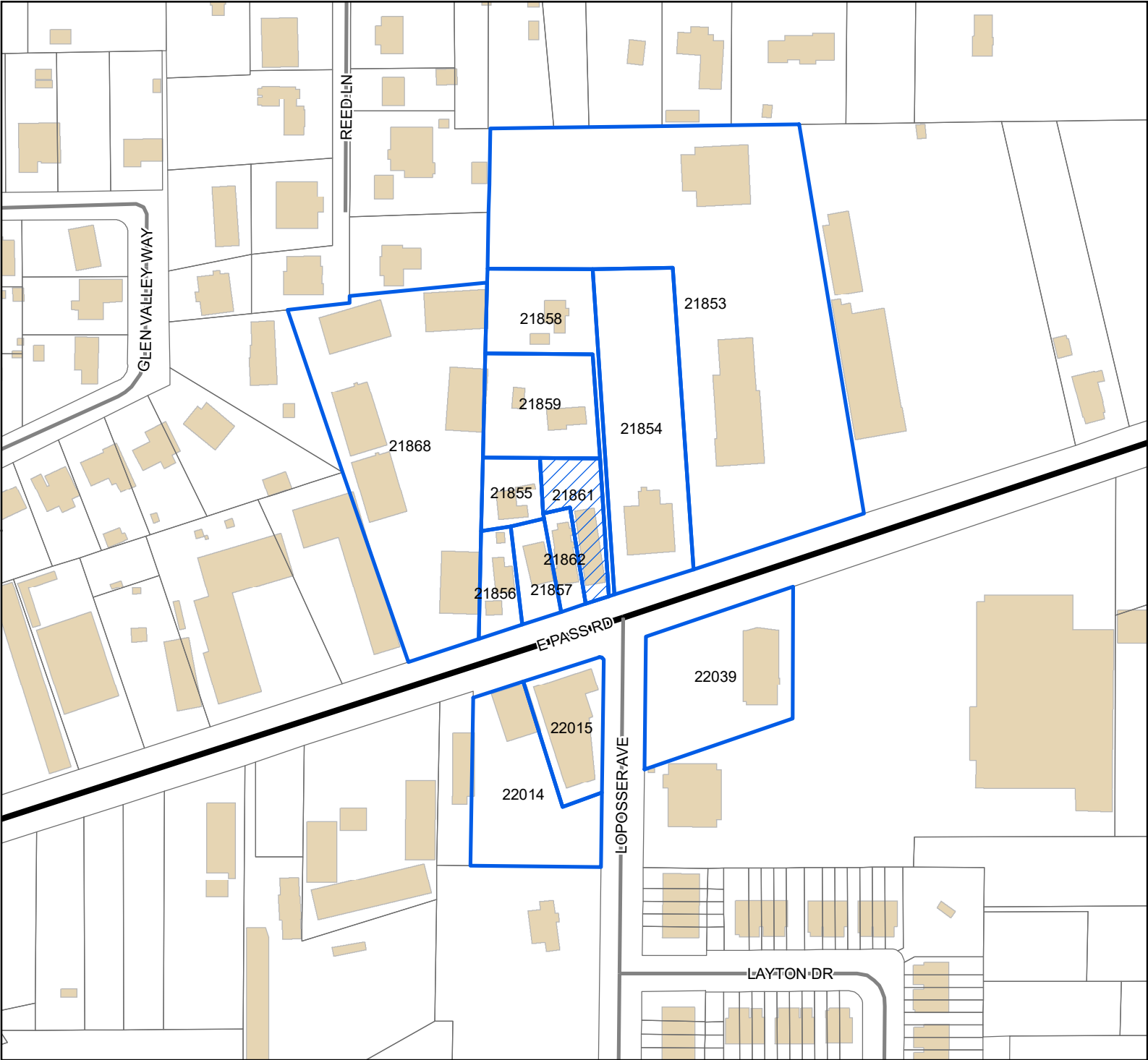
Personally appeared before me, the undersigned authority in and for the said county and
state, on this the 1st day of November, 2001, within my jurisdiction, the within Barbara H.
Delano, who acknowledged that she executed the above and foregoing instrument.


NOTARY PUBLIC

My Commission Expires:

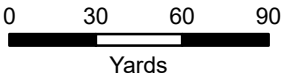


Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
Y		0910I-01-073.000	PRN HEALTHCARE GROUP, LLC (OWNER)	310 ABBEY CT	BILOXI	MS	39531
			DENISE CHERRY (AGENT)	310 ABBEY CT, APT L11	BILOXI	MS	39531
			Adjacent Property Owners (2608ZB121)				
	21855	0910I-01-075.001	SEACOAST AUTO INC	1104 GLENDALE PL	GULFPORT	MS	39507
	21858	0910I-01-071.000	LEWIS DONALD R & BOBBY R & MARY K	604 E PASS RD	GULFPORT	MS	39507
N	21854	0910I-01-070.000	AMERICAN NATIONAL RED CROSS	ATTN: DIRECTOR OF REAL ESTATE	CHARLOTTE	NC	28273
	21859	0910I-01-072.000	MAUFFRAY CHARLES DYLAN	16300 LAKE DRIVE EAST	VANCLEAVE	MS	39565
	21853	0910I-01-069.000	MARBY HOLDINGS LLC	PO BOX 6212	GULFPORT	MS	39506
N	21857	0910I-01-075.000	SEACOAST AUTO INC	1104 GLENDALE PL	GULFPORT	MS	39507
	21856	0910I-01-076.000	LADNER CHARLES & FRANKIE J	550 EAST PASS ROAD	GULFPORT	MS	39507
	22039	0910I-02-010.000	GIMENEZ RUBEN	603 EAST PASS RD	GULFPORT	MS	39507
	22015	0910I-03-001.000	MOZINGO PROPERTIES LLC	549 EAST PASS ROAD	GULFPORT	MS	39507
	22014	0910I-03-002.000	BANNISTER FOUNDATION INC	P O BOX 7605	GULFPORT	MS	39506
	21862	0910I-01-074.000	BEACON AGENCY LLC	2103 20TH AVE	GULFPORT	MS	39507
	21861	0910I-01-073.000	PRN HEALTHCARE GROUP LLC	600 E PASS RD	GULFPORT	MS	39507
	21868	0910I-01-077.000	RAVENWOOD ENTERPRISES LLC	2510 HWY 53	PERKINSTON	MS	39573



Legend

- Site
- US or State Highway
- Street
- Buildings



1 inch = 200 feet



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AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
51445	IPL0361940	Legal Ad - IPL0361940		2.0	128.0L

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

LEGAL NOTICE PUBLIC HEARING

In conformance with Section VIII of the Comprehensive Zoning Ordinance of the City of Gulfport, Mississippi, 1979, as amended, notice is hereby given advising that the Zoning Board of Adjustment and Appeals will hold a public hearing in the City of Gulfport, Mississippi at 3:00 PM., Thursday, August 20th, 2026 in the Council Chambers of the Gulfport City Hall located at 2309 15th Street to consider the following requests. A copy of the requests will be available for public review at the office of the Department of Urban Development-Planning Division located on first floor of the William H. Hardy Building, 1410 24th Avenue.

Variance 2608ZB107, by agent Wayne O'Neal, seeking approval for 6 normal parking spaces where 18 are required, Tax Parcel 0811C-04-047.000, 2714 25th Avenue, Zoned B-2 (General Business), Ward 3

Variance 2608ZB108, by agent Wayne O'Neal, seeking approval for parking that backs out into city right of way, Tax Parcel 0811C-04-047.000, 2714 25th Avenue, Zoned B-2 (General Business), Ward 3

Variance 2608ZB109, by agent Wayne O'Neal, seeking approval for a 0-foot front yard setback where 25 feet is required, Tax Parcel 0811C-04-047.000, 2714 25th Avenue, Zoned B-2 (General Business), Ward 3

Variance 2608ZB112, by owner Grant Curtis Bell, seeking approval for a 5-foot 2-inch side-yard setback where 15 feet is required, Tax Parcel 0708B-02-037.001, 12299 Brittany Blvd, Zoned R-1-15 (Single Family), Ward 7

Variance 2608ZB116, by agent Calvin Stevenson, seeking approval for a lot size of 4150 square feet where 7500 square feet is required as well as seeking approval for a lot width of 41.5 feet where 60 feet is required, Tax Parcel 0810N-03-042.000, 2822 23rd Avenue, Zoned R-2 (General Business), Ward 3

Variance 2608ZB117, by owner Randy Lampley, seeking approval for 2441 total accessory structure square footage where 2000 square feet is allowed, Tax Parcel 0808B-02-001.000, 12310 Cold Springs Rd, Zoned R-1-10 (Single Family), Ward 6

Variance 2608ZB118, by owner Randy Lampley, seeking approval for a third accessory structure where 2 are allowed, Tax Parcel 0808B-02-001.000, 12310 Cold Springs Rd, Zoned R-1-10 (Single Family), Ward 6

Variance 2608ZB120, by agent Gene Peters, seeking approval for a 9-foot high front yard fence where 4 feet is the maximum height, Tax Parcel 1009O-02-002.007, 10741 Bayou Plantation Ln, Zoned R-2 (Single Family), Ward 5

Variance 2608ZB121, by agent Denise Cherry, seeking approval for 0 regular parking spaces where 7 are required, Tax parcel 0910I-01-073.000, 600 East Pass Rd, Zoned T4+ (General Urban Zone "Plus"), Ward 4

Variance 2608ZB122, by agent M. Brant Pettis, seeking approval for a 6-foot high front yard fence where 4 feet is the height limit as well as seeking approval for an 8-foot side and backyard fence where 6 feet is the height limit, Tax Parcel 1010N-03-019.000, 176 Allan Dr, Zoned T3 (Sub-Urban Zone), Ward 2

Variance 2609ZB128, by owner Hage Properties LLC, seeking approval for 0 regular parking spaces where 7 are required, Tax Parcel 0910N-07-007.000, 406 Pass Road, Zoned B-2 (General Business), Ward 4

This the 29th day of July 2026
Nathan Boddie, Chairman
City of Gulfport Zoning Board of Adjustment and Appeals
IPL0361940
Aug 5 2026

STATE OF MISSISSIPPI
COUNTY OF HARRISON

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

1.0 insertion(s) published on:
08/05/26 Print

[Print Tearsheet Link](#)

[Marketplace Link](#)

Julie Ambry



Julie Ambry

Mary Castro



Sworn to and subscribed before
me on

Aug 5, 2026, 10:26 AM EDT



Online Notary Public. Notarization facilitated by SIGNiX®

**LEGAL NOTICE
PUBLIC HEARING**

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Variance 2608ZB122, by agent M. Brant Pettis, seeking approval for a 6-foot high front yard fence where 4 feet is the height limit as well as seeking approval for an 8-foot side and backyard fence where 6 feet is the height limit, Tax Parcel 1010N-03-019.000, 176 Allan Dr, Zoned T3 (Sub-Urban Zone), Ward 2

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This the 29th day of July 2026

Nathan Boddie, Chairman

City of Gulfport Zoning Board of Adjustment and Appeals

JPL0361940

Aug 5 2026



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

ZONING BOARD OF ADJUSTMENT AND APPEALS

Hearing Date: Thursday, August 20, 2026

Variance 2608ZB122: Variance 2608ZB122, by agent M. Brant Pettis, seeking approval for a 6-foot high front yard fence where 4 feet is the height limit as well as seeking approval for an 8-foot side and backyard fence where 6 feet is the height limit, Tax Parcel 1010N-03-019.000, 176 Allan Dr, Zoned T3 (Sub-Urban Zone), Ward 2

Technical Report

VARIANCE

GENERAL INFORMATION

Case File Number: 2608ZB122

Hearing Date: August 20, 2026

Current Zoning/Use: T3 / Single-Family

Legal: Variance 2608ZB122, by agent M. Brant Pettis, seeking approval for a 6-foot-high front yard fence where 4 feet is the height limit as well as seeking approval for an 8-foot side and backyard fence where 6 feet is the height limit, Tax Parcel 1010N-03-019.000, 176 Allan Dr, Zoned T3 (Sub-Urban Zone), Ward 2

TECHNICAL DETAILS

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

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

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

Technical Report

VARIANCE

The City of Gulfport fence ordinance states that fences in Residential Districts between the front property line must not be higher than four (4) feet above grade and must not be higher than six (6) feet above grade except where required to be higher by city ordinance. The applicant is requesting a variance to place 6-foot wrought iron fence in the front yard and rear yard, and 8-foot stucco fence on both sides of the property line.

- (a) The applicant does not address this section and instead addresses the fence variance submission question of safety regarding the subject property. The applicant states that this fence will match neighbor's fencing and will not negatively impact ingress and egress or the surrounding neighborhood.
- (b) The applicant does not address this section and instead addresses the fence variance submission question of visual Impact on adjacent properties. The applicant states that the fence will have a positive impact visually to surrounding properties because it will be in cohesion of the neighborhood.
- (c) The applicant does not address the hardship for the variance, or how the physical character of the property would result in a hardship requiring the need for a variance. However, the applicant answers the fence variance question about design in relation to others in the neighborhood. The applicant states that the fence will blend in and compliment the character of the area.
- (d) The applicant does not address the literal interpretation of the ordinance and instead answers the fence variance questions regarding ingress and egress. The applicant states that the fence will not impact the ingress and egress of the site. It is clear to staff that the literal interpretation of the ordinance would not allow for a 6-foot wrought iron fence in the front façade and an 8-foot stucco fence on both sides of the property.
- (e) The applicant does not address this question and instead answers the fence variance question regarding screening of any nuisance or hazardous feature. The property is subject to the restrictive covenants of Beach Front Park Subdivision; however, the only stipulation contained therein regarding fences is that solid board fencing is not permitted.
- (f) The applicant states that the fence will be compatible with the adjacent properties in design, style, and appearance. A fence is allowed by right.

EXECUTIVE SUMMARY

The applicant is requesting a variance to place 6-foot wrought iron fence in the front yard and rear yard, and 8-foot stucco fence on both sides of the property line. The six criteria for hardship have not been met by the applicant. The applicant did not address the hardship aspect of this variance other than the fence will be in cohesion of the neighborhood. It is clear to staff, upon site visit, the fence would be in harmony with the surrounding area.

Any approval should consider these conditions:

1. To allow a 6-foot wrought iron fence in the front yard and rear yard, and 8-foot stucco fence on both sides of the property line.

DEPARTMENTAL CONDITIONS

Engineering:

No conditions. Memo dated 8/7/2026.

Technical Report

VARIANCE

Public Works: No comment as of 8/7/2026.

Traffic and Safety: No comment as of 8/7/2026.

Building Code Services: No conditions. Memo dated 7/29/2026.

GIS: No conditions. Memo dated 8/7/2026.

Police Department: No comment as of 8/3/2026.

Fire Department: No conditions. Memo dated 8/3/2026.

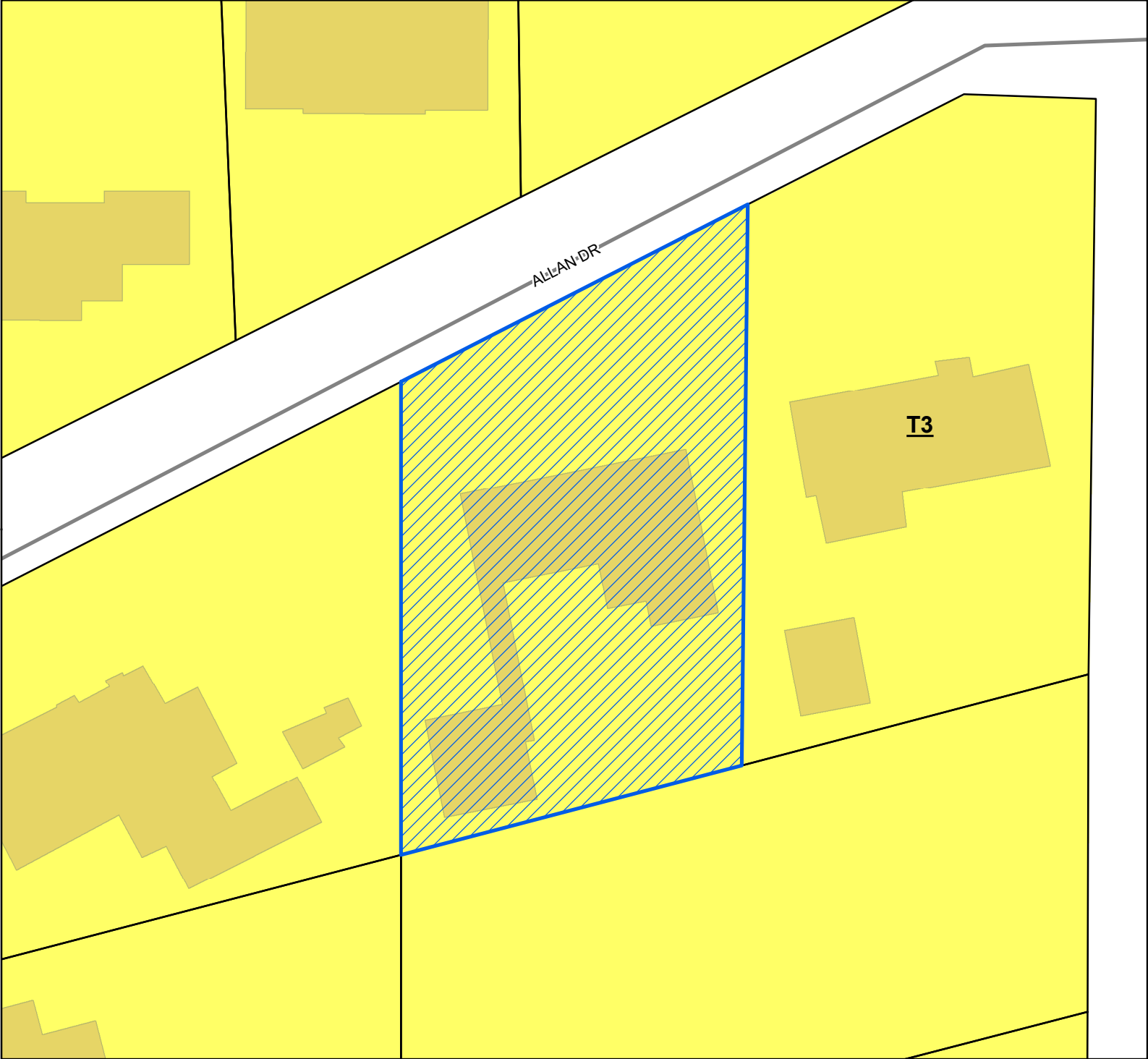
City Arborist: No conditions. Memo dated 8/3/2026.

DIRECTOR APPROVAL

This report has been reviewed and approved by:

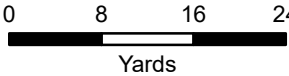


Greg Holmes
Director of Urban Development Department



- Site
- Street
- Parcels
- Buildings
- City Limit
- Smart Code
- T3

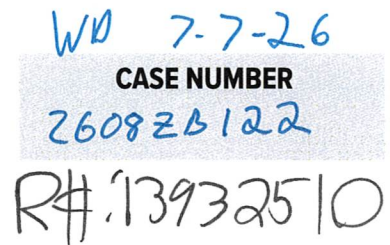
Site Information
1010N-03-019.000
Zoning: T-3 (Sub-Urban Zone)
Size: 22984.55 sqft
Flood: X



1 inch = 50 feet



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





Designation of Agent

I, Raeline McIntyre, being property owner of 176 Allan Drive, Gulfport, MS 39507
PRINT NAME PRIMARY ADDRESS OR PARCEL
which is the subject of this application hereby authorize M. Brant Pettis 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.

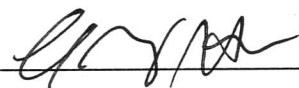
The petitioner understands and acknowledges that the City will rely upon the agent's representations in
approval or denial of said petition.


Signature

7/6/2026
Date

STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 6th day of July, 20 26


Notary Public



May 28, 2030
Commission Expiration

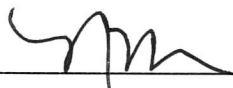


Designation of Agent

I, Neil McIntyre, being property owner of 176 Allan Drive, Gulfport, MS 39507
PRINT NAME PRIMARY ADDRESS OR PARCEL
which is the subject of this application hereby authorize M. Brant Pettis to act as my
PRINT NAME
representative with the City of Gulfport's Zoning Board of Adjustment and Appeals, and/or Planning
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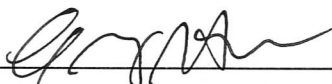
The petitioner understands and acknowledges that the City will rely upon the agent's representations in
approval or denial of said petition.


Signature

07.06.26
Date

STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 16th day of July, 20 26


Notary Public



May 28, 2030
Commission Expiration



Covenant Affidavit

I, Raeline McIntyre, being owner or agent of the property 176 Allan Drive, Gulfport, MS 39507
PRINT NAME PRIMARY ADDRESS OR PARCEL

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


Signature

7/6/2026
Date

STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 6th day of July, 2026


Notary Public

May 28, 2030
Commission Expiration





Covenant Affidavit

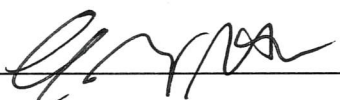
I, Neil McIntyre, being owner or agent of the property 176 Allan Drive, Gulfport, MS 39507
PRINT NAME PRIMARY ADDRESS OR PARCEL

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

 07.06.26
Signature Date

STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 10th day of July, 20 26


Notary Public

May 28, 2030
Commission Expiration





M. BRANT PETTIS
t: +1 (228) 214-0426
f: +1 (228) 864-8221
e: bpettis@balch.com

July 6, 2026

VIA U.S. MAIL

City of Gulfport Zoning Board of Adjustments and Appeals
1410 24th Avenue
Gulfport, MS 39501

Re: Addendum to Fence Variance Application Submission – 176 Allan Drive

To Whom It May Concern:

Neil and Raeline McIntyre (hereafter the "Applicants") respectfully submit this statement in support of their application to the City of Gulfport Zoning Board of Adjustments and Appeals (the "Board") for a fence variance on their property located at 176 Allan Drive, Gulfport, MS 39507 (the "Property").

The Applicants are seeking to install new fencing around the perimeter of the Property as shown on the Site Diagram enclosed with this application. As seen on the diagram, the proposed fencing will consist of alternating sections of stucco and wrought iron. The stucco portions will be eight feet tall and the wrought iron portions will be six feet tall, with transition sections in between each section as shown in the bottom right corner of the diagram. The Property is zoned T-3 and is in a residential district that the City of Gulfport's fence ordinance applies to; as such, a variance approval is needed for the six-foot-tall fencing sections to be placed in the front of the Property.

The proposed fencing does not pose a safety risk with regard to the Property or any adjoining properties. It will not affect ingress or egress to the neighborhood (as evidenced by the traffic flow notated on the diagram), nor is it near any alleyway or body of water. The Applicants' neighbor has the same wrought iron fencing that the Applicants are requesting herein; therefore, approval of this request would be in furtherance of neighborhood cohesion and compatibility. The Property is subject to the restrictive covenants of Beach Front Park Subdivision; however, the only stipulation contained therein regarding fencing is that solid board fencing is not permitted, and that is not being requested in this variance application.

The Applicants appreciate your consideration and respectfully request that the Board approve their request for a fence variance. Should you have any questions about the application, please contact me.

1310 Twenty Fifth Avenue
Gulfport, MS 39501
balch.com

P.O. Box 130
Gulfport, MS 39502

ALABAMA | FLORIDA | GEORGIA | MISSISSIPPI | TEXAS | WASHINGTON, DC

City of Gulfport Zoning Board of Adjustments and Appeals
July 6, 2026
Page 2

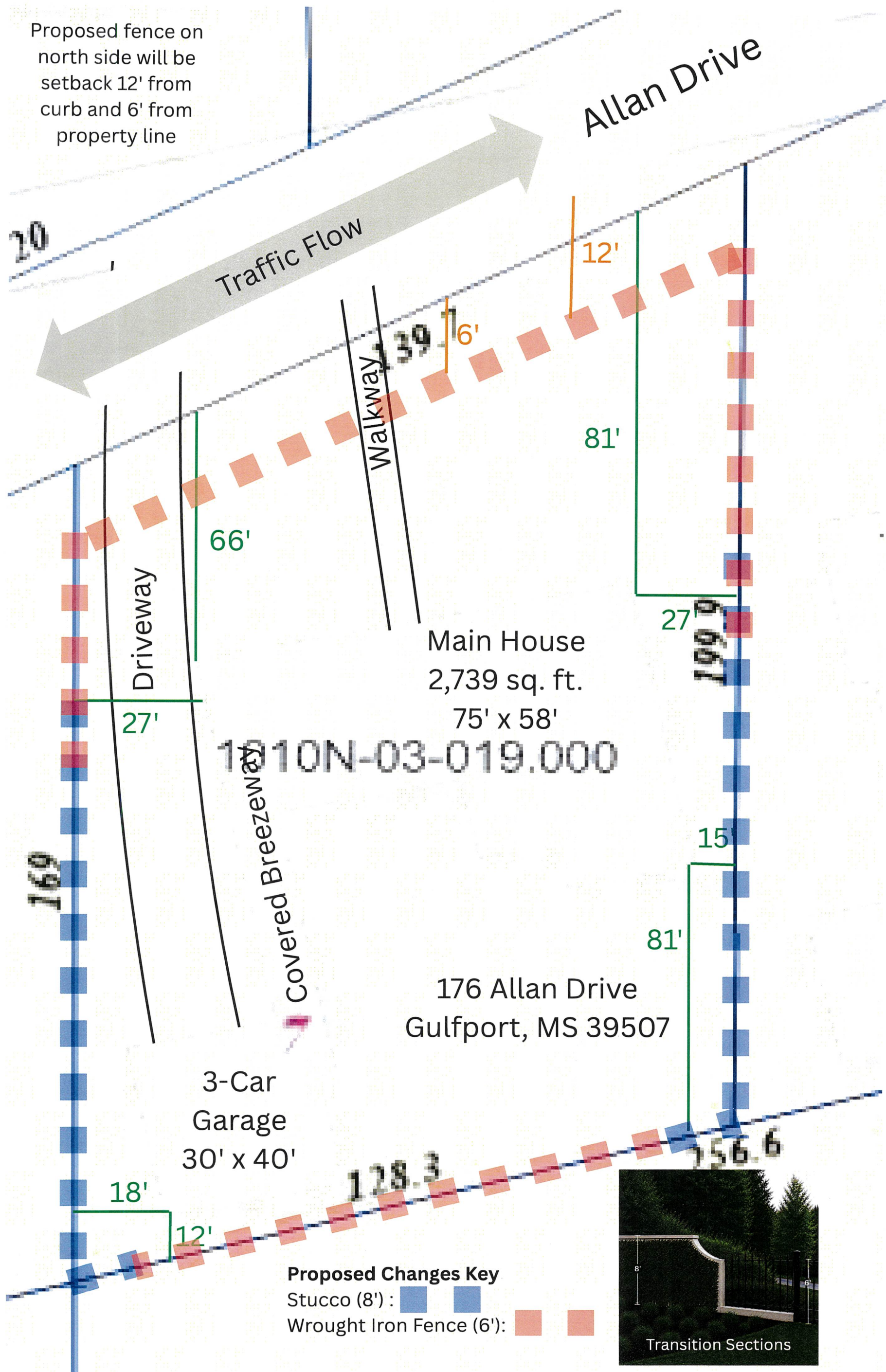
Sincerely,

BALCH & BINGHAM LLP

A handwritten signature in blue ink, appearing to read "Brant Pettis", with a stylized flourish extending from the end.

M. Brant Pettis

BP:eh





John 1st Judicial District
Instrument 2016 3477 D - J1
Filed/Recorded 5/19/2016 04:18 P
Total Fees \$ 12.00
9 Pages Recorded

Prepared By & Return To:
Schwartz, Orgler & Jordan, PLLC
12206 Hwy 49
Gulfport, MS 39503
(228) 832-8550
Our File: 160802

Index As:

STATE OF MISSISSIPPI

COUNTY OF HARRISON

WARRANTY DEED

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

OSCAR BUREN LADNER TRUST
dated October 03, 2012
176 ALLEN DRIVE
GULFPORT, MS 39507
228-604-2515

does hereby sell, convey and warrant unto

NEIL MCINTYRE and wife, RAELINE MCINTYRE
as tenants by the entirety with full rights of survivorship and not as tenants in common,
176 ALLAN DRIVE
GULFPORT, MS 39507
228-324-5585

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

Lot Seven (7), of RE-PLAT OF Block One (1), of BEACH FRONT PARK 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 22, at Page 7, thereof, reference to which is hereby made in aid of and as a part of this description.

and also:

an undivided one-sixteenth (1/16), interest in and to the Water Well situated South of the Southeast corner of Lot 5, Block 2, in said Subdivision, said conveyance to be subject, however, to the conditions and limitations contained

2

in paragraph 9, of the Restrictive Covenants converting said Subdivision, which said Restrictions are dated March 16, 1960, and recorded in Book 461, at Pages 143-7, of the Record of Deeds of Harrison County, Mississippi.

THE ABOVE described property is no part the homestead of the Grantor herein.

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

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

IN WITNESS WHEREOF, THE OSCAR BUREN LADNER TRUST, dated October 03, 2012, has caused this conveyance to be executed by its duly authorized Successor Trustee, she having first been duly authorized to do so, on this the 18th day of May, 2016.

THE OSCAR BUREN LADNER TRUST
dated October 03, 2012

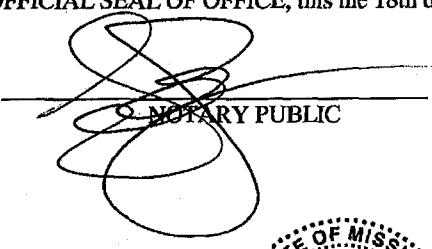
Mildred L. Primanti-North, Successor Trustee
By: Mildred L. Primanti-North, Successor Trustee

STATE OF MISSISSIPPI

COUNTY OF HARRISON

THIS DAY PERSONALLY CAME AND APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, Mildred L. Primanti-North, who acknowledge that she is the Successor Trustee of **THE OSCAR BUREN LADNER TRUST, dated October 03, 2012**, and as its act and deed, she signed, sealed and delivered the above and foregoing instrument of writing on the day and in the year therein mentioned, for and on behalf of said entity, she having been first duly authorized to do so.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 18th day of May, 2016.


NOTARY PUBLIC

My Commission Expires:



STATE OF MISSISSIPPI

MISSISSIPPI STATE DEPARTMENT OF HEALTH VITAL RECORDS



11893800

FILING DATE: NOV 18 2015 CERTIFICATE OF DEATH STATE OF MISSISSIPPI STATE FILE NUMBER: 123-2015-075903

1. DECEASED'S LEGAL NAME (Last, Middle, First) Oscar Buren Ladner		2. SEX Male		3a. HOUR OF DEATH 8:05p		3b. DATE OF DEATH (Month, Day, Year) November 9, 2015	
4. 1. ☒ White ☐ Black or African American ☐ Chinese ☐ Filipino ☐ Japanese ☐ Korean ☐ Vietnamese ☐ Native Hawaiian ☐ Samoan ☐ Asian Indian ☐ Guamanian or Chamorro 2. ☐ Other Asian (Specify): ☐ Other Pacific Islander (Specify): ☐ Other (Specify):							
5a. AGE AT LAST BIRTHDAY 91 Years		5b. MOS ☐ 1. YEAR ☐ 2. MONTH ☐ 3. DAYS		6. DATE OF BIRTH (Month, Day, Year) September 4, 1924		7. BIRTH PLACE (State or Foreign Country) Mississippi	
8. PLACE OF DEATH (Check only one box) ☒ Inpatient ☐ Outpatient ☐ D.O.A.		9. FACILITY NAME (If not a facility, give street address, room number, or other location) Memorial Hospital #24M		10. CITY, TOWN OR LOCATION OF DEATH Gulfport		11. ZIP CODE 39501	
12. DECEASED'S EDUCATION - Check the box that best describes the highest degree or level of school completed at time of death. ☐ 8 th grade or less ☐ 9 th - 12 th grade, no diploma ☐ High school graduate or GED completed ☐ Some college, no degree ☐ Associate degree (e.g., A.A., A.S.) ☐ Bachelor's degree (e.g., B.A., B.S.) ☐ Master's degree (e.g., MA, M.S., M.Ed., M.B.A.) ☐ Doctorate (e.g., Ph.D., Ed.D.) or Professional degree (e.g., M.D., D.D.S., D.V.M., LL.S., J.D.) ☐ Unknown		13. MARITAL STATUS AT TIME OF DEATH ☐ Married ☐ Married, but separated ☐ Widowed ☐ Divorced ☒ Never married ☐ Unknown		14. SURVIVING SPOUSE (If with, give maiden name)		15. WAS DECEASED EVER IN U.S. ARMED FORCES? (Yes or No) Yes	
16. DEPENDENT 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. ☒ No, not Spanish/Hispanic/Latino ☐ Yes, Mexican, Mexican American, Chicano ☐ Yes, Puerto Rican ☐ Yes, Cuban ☐ Yes, other Spanish/Hispanic/Latino (Specify):							
17. SOCIAL SECURITY NUMBER [REDACTED]		18. USUAL OCCUPATION (Kind of work done most of working life) Attorney		19. KIND OF BUSINESS OR INDUSTRY Legal		20. RESIDENCE - STATE Mississippi	
21. RESIDENCE - COUNTY Harrison		22. CITY OR TOWN Gulfport		23. ZIP CODE 39507		24. STREET AND NUMBER OR RURAL LOCATION (Include apartment number) 176 Allan Dr.	
25. INSIDE CITY LIMITS (Yes or No) Yes		26. FATHER'S NAME (First, Middle, Last) Oscar L. Ladner		27. MOTHER'S NAME PRIOR TO FIRST MARRIAGE (First, Middle, Last) Irene Baker		28. INFORMANT - NAME (Type or print) Mildred North	
29. RELATIONSHIP TO DECEASED Sister		30. MAILING ADDRESS (Street and number, City or town, State, ZIP Code) 136 Sunset Pl., Sequim, WA 98382		31. LOCATION (City and State) Sequim, WA		32. FUNERAL DIRECTOR - SIGNATURE AND LICENSE NUMBER [Signature] FD1538	
33. DISPOSITION OF BODY (Specify: Burial, Cremation, Removal, etc.) Burial		34. CEMETERY/CREMATORY - NAME Felix Ladner Cem.		35. LOCATION (City and State) Lumberton, MS		36. FUNERAL HOME LICENSE NUMBER FE0603	
37. FUNERAL HOME (Who first received custody of body) Riemann Funeral Home R24		38. MAILING ADDRESS (Street and number, City or town, State, ZIP Code) P.O. Box 2188, Gulfport, MS 39505		39. DATE SIGNED (Month, Day, Year) November 9, 2015		40. SIGNATURE [Signature]	
41. PERSON WHO PRONOUNCED DEATH - NAME AND TITLE (Type or print) S. Oakley, R.N.		42. PRONOUNCED DEAD (Month, Day, Year) November 9, 2015		43. PRONOUNCED DEAD (Time) 8:05p		44. NAME OF CERTIFYING PHYSICIAN OR CORONER (Type or print) Hema Edupuganti, M.D.	
45. MAILING ADDRESS (Street and number, City or town, State, ZIP Code) P.O. Box 1810, Gulfport, MS 39501		46. DATE SIGNED (Month, Day, Year) 11/11/15		47. SIGNATURE [Signature]		48. DATE SIGNED (Month, Day, Year) 11/11/15	
49. NAME OF ATTENDING PHYSICIAN IF OTHER THAN CERTIFIER (Type or print) [Signature]		50. DATE SIGNED (Month, Day, Year) 11/11/15		51. SIGNATURE [Signature]		52. DATE SIGNED (Month, Day, Year) 11/11/15	
53. CAUSE OF DEATH PART I - Enter the chain of events - diseases, injuries, or complications - that directly caused the death. DO NOT enter terminal event 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							
(b) DUE TO, OR AS A CONSEQUENCE OF (Enter one cause only):							
(c) DUE TO, OR AS A CONSEQUENCE OF (Enter one cause only):							
(d) DUE TO, OR AS A CONSEQUENCE OF (Enter one cause only):							
54. PART II: OTHER SIGNIFICANT CONDITIONS - Condition contributing to death but not resulting in the underlying cause given in PART I.							
55. DID TOBACCO USE CONTRIBUTE TO DEATH? ☐ Yes ☐ Probably ☒ No		56. IF FEMALE, ☐ NOT pregnant within the past year ☐ PREGNANT at the time of death ☐ Not pregnant, BUT PREGNANT WITHIN 42 DAYS OF DEATH		57. AUTOPSY (Yes or No) NO		58. AUTOPSY FINDINGS AVAILABLE TO COMPLETE CAUSE OF DEATH? (Yes or No) NO	
59. ACCIDENT, SUICIDE, HOMICIDE, PENDING INVESTIGATION, OR UNDETERMINED (Specify) 31a. DATE OF INJURY (Month, Day, Year)		31b. TIME OF INJURY m.		31c. DESCRIBE HOW OR BY WHAT MEANS INJURY OCCURRED		31d. WAS CASE REFERRED TO MEDICAL EXAMINER? (Yes or No) NO	
31e. IF TRANSPORTATION INJURY, SPECIFY ☐ Driver/Operator ☐ Passenger ☐ Pedestrian ☐ Other (Specify):		31f. PLACE OF INJURY (Specify Home, Farm, Street, Factory, Office building, etc.)		31g. LOCATION (Street or route number, City or town, State)		31h. DATE SIGNED (Month, Day, Year)	

Mississippi State Department of Health Revised 01/2012 Form 311

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

11/19/2015

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

24

FIRST AMENDED
DECLARATION OF TRUST
for
Oscar Buren Ladner

I, Oscar Buren Ladner, declare that:

1. I executed Declaration of Trust Dated October 3, 2012.
2. I desire this to be the First Amendment to my Declaration of Trust which was executed by me on October 3, 2012.
3. I desire to amend and restate said Declaration of Trust dated October 3, 2012 in the manner herein set forth as follows:

ARTICLE III Paragraph 3.02, Restated

Distribution of Residence and Contents

At the present time, Trustor owns the residence commonly known as 176 Allan Dr. Gulfport, Mississippi. Pertaining to the residence at 176 Allan Dr. Gulfport, Mississippi or to any replacement residence of Trustor acquired by the Trust prior to the date of Trustor's death, the Trustee may sell the residence upon the death of the Trustor and pay all debts owed by the Trust. The remaining proceeds shall then be distributed, outright, free of trust, to Mildred L. Primanti-North (sister to Trustor). All death taxes attributable to the sale of the property distributed to Mildred L. Primanti-North under this paragraph 3.02 shall be allocated to and paid by the recipient.

Any remaining contents of the residence, not needed for payment of debts, which would include all automobiles, furniture, fixtures, personal belongings, chinaware, silverware, works of art, jewelry, and all other items of a personal nature located within Trustor's residence at the time of Trustor's death, I give to my sister, Mildred L. Primanti-North.

In the event Mildred L. Primanti-North, sister to Trustor, shall pre-decease the Trustor, Joseph Troy Primanti shall become the sole beneficiary of the Trustor's estate.

ARTICLE III Paragraph 3.03, Restated**Remainder of Trust Estate**

The Trust shall retain the rights to the book "A Test of Faith and Courage: Patton's Raiders in WW II" authored by the Trustor. The Trustee shall promote and manage the book and retain in the Trust all proceeds from the book.

In reference to the Article V Paragraph 5.05, should the Trustee choose to terminate the Trust, all rights to the book "A Test of Faith and Courage: Patton's Raiders in WW II" shall be allocated to Mildred L. Primanti-North (sister to Trustor).

The Trustee may retain in the Trust any and all Investment Securities, Savings Accounts, Money Market Accounts and all investments of this nature so long as it is required to be used to meet financial obligations for the Trust. When this is no longer a requirement these assets will then be distributed to my beloved sister and caregiver, Mildred L. Primanti-North.

ARTICLE III PARAGRAPH 3:04, Added**OMITTED HEIRS**

The Trustor has intentionally omitted MOLLY CHRISTINE SKINNER as a beneficiary under this Declaration of Trust and the Will executed by the Trustor concurrent herewith.

6

ARTICLE III PARAGRAPH 3:05, ADDED

Sole Beneficiary

The Trustor has named Mildred L. Primanti-North as sole beneficiary to the Trustor's estate to be distributed as directed in this Declaration of Trust. In the event Mildred L. Primanti-North shall pre-decease the Trustor, Joseph Troy Primanti shall become the sole beneficiary of Trustor's estate.

ARTICLE IV PARAGRAPH 4.08 RESTATED

Allocation of Death Taxes

Unless otherwise provided in this Declaration, all estate and inheritance taxes payable as a result of Trustor's death shall be paid out of the Trust Estate and shall be charged to, recovered from, and prorated for the person receiving benefits from the Trust Estate in the same proportion as the total taxes bear to the value of the property received. For purposes of this paragraph, the Trust Estate includes property subject to probate administration by reason of Trustor's death, as well as property passing without administration or by right of survivorship that is included in Trustor's taxable estate.

7

ARTICLE V PARAGRAPH 5.13

Successor Trustee: Restated

On the death of the Trustor, or should the Trustor resign or become unable for licensed physicians(not related by blood or marriage to the Trustor or any beneficiary of this Trust) determine that the Trustor has become physically or mentally incapable of serving as Trustee, then MILDRED L. PRIMANTI-NORTH shall forthwith become the Trustee of the trusts provided for in this Declaration. In the event that MILDRED L. PRIMANTI-NORTH is unable or unwilling to serve as Trustee, then JOSEPH TROY PRIMANTI shall forthwith become the Trustee of the trusts provided for in this Declaration, shall succeed to all title of the Trustee in the Trust Estate, and shall have all of the powers, rights, discretions and obligations conferred on such Trustee by this Declaration. No bond shall be required of any Trustee named on this Declaration.

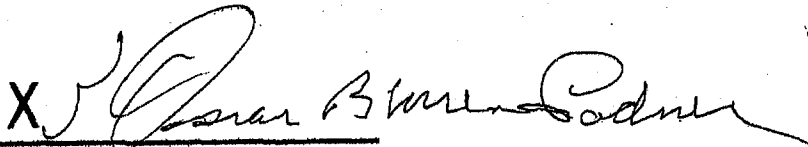
8

CERTIFICATION

I certify that:

1. I have read the foregoing Amended and Restated Declaration of Trust;
2. The foregoing Amended and Restated Declaration of Trust correctly states the terms and conditions under which the Trust Estate is to be held, managed, administered and disposed of by the Trustee;
3. I approve such Amended and Restated Declaration of Trust in all particulars; and
4. As the Trustor and Trustee named in the Amended and Restated Declaration of Trust, I approve and accept the trusts provided for in the Declaration.

Executed on September 24, 2015, at Gulfport, Mississippi.

X 

OSCAR BUREN LADNER, Trustor and Trustee

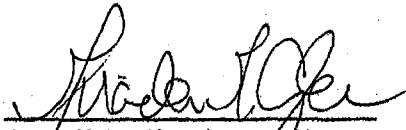
9

ACKNOWLEDGEMENT

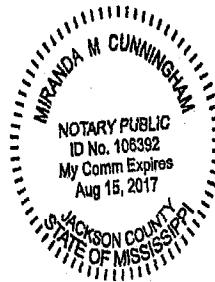
STATE OF MISSISSIPPI)

COUNTY OF HARRISON)

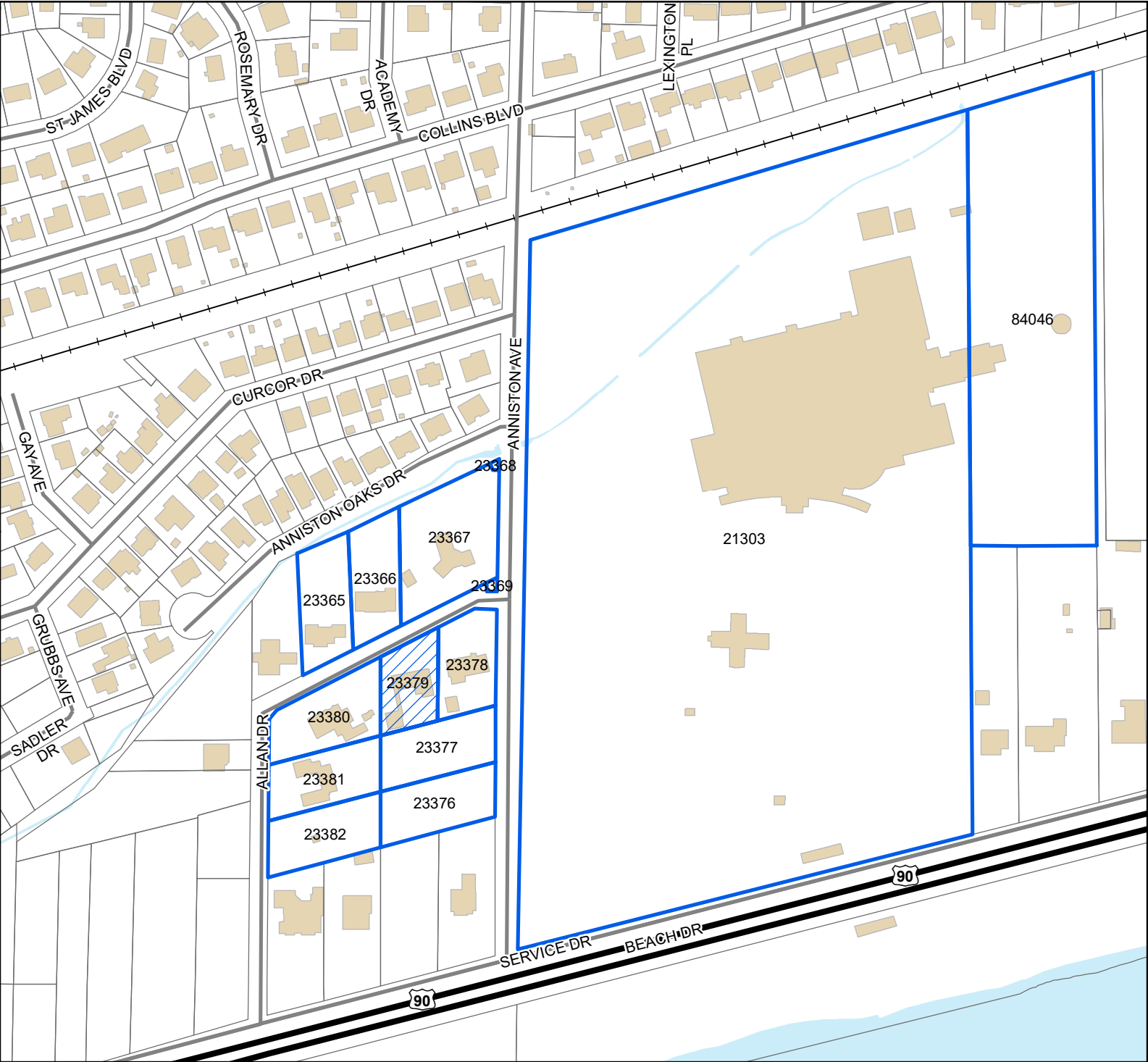
On September 24, 2015, before me, the undersigned Notary Public for the State of Mississippi, personally appeared Oscar Buren Ladner, known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in his authorized capacity and that by his signature in the instrument the person or entity upon behalf of which the person acted, executed the instrument.



Notary Public in and for said County and State
Miranda M. Cunningham

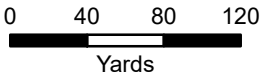


Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
Y		1010N-03-019.000	NEIL & RAE LINE MCINTYRE (OWNER)	176 ALLAN DRIVE	GULFPORT	MS	39507
			M. BRANT PETTIS (AGENT)	1310 25TH AVENUE	GULFPORT	MS	39501
			Adjacent Property Owners (2608ZB122)				
	23379	1010N-03-019.000	MCINTYRE NEIL & RAE LINE	382 COURTHOUSE RD SUITE C	GULFPORT	MS	39507
	23378	1010N-03-020.000	FISH JAMES J & NANCY B -TRUSTEES-	180 ALLAN DRIVE	GULFPORT	MS	39501
N	23377	1010N-03-021.000	FISH JAMES J & NANCY B -TRUSTEES-	180 ALLAN DRIVE	GULFPORT	MS	39507
N	84046	1010O-02-052.000	UNITED STATES OF AMERICA	370 N CAPITOL ST BOX 1303	WASHINGTON	DC	20317
	23382	1010N-03-027.000	RUIZ KATHRYN MCCLURE & RONALD S JR	124 ALLAN DR	GULFPORT	MS	39507
	23381	1010N-03-028.000	HATCH ELIZABETH ANNE	130 ALLAN DR	GULFPORT	MS	39507
	23376	1010N-03-022.000	BOYD JAMES G III & LINDA G	12608 LAKE VILLAGE DRIVE	GULFPORT	MS	39503
	23367	1010N-03-002.000	TAYLOR GAYLE M	179 ALLEN DR	GULFPORT	MS	39501
	23365	1010N-03-005.000	HOLLEMAN MICHAEL B	155 ALLEN DR	GULFPORT	MS	39507
	23368	1010N-03-001.000	JANIS F ALLAN PROPERTIES LLC ETAL	P O BOX 6633	GULFPORT	MS	39506
	23380	1010N-03-018.000	MATTHEWS THOMAS & NICOLE BARRINEAU	140 ALLEN DR	GULFPORT	MS	39507
N	23369	1010N-03-003.000	JANIS F ALLAN PROPERTIES LLC ETAL	P O BOX 6633	GULFPORT	MS	39506
	23366	1010N-03-004.000	NOLEN KIM T	175 ALLAN DR	GULFPORT	MS	39507



Legend

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



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.



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

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

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

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
51445	IPL0361940	Legal Ad - IPL0361940		2.0	128.0L

ATTENTION: GULFPORT URBAN DEVELOPMENT IP

PO BOX 1780

GULFPORT, MS 39502

accountspayable@gulfport-ms.gov;sasmith@gulfport-ms.gov, planners@gulfport-ms.gov

LEGAL NOTICE PUBLIC HEARING

In conformance with Section VIII of the Comprehensive Zoning Ordinance of the City of Gulfport, Mississippi, 1979, as amended, notice is hereby given advising that the Zoning Board of Adjustment and Appeals will hold a public hearing in the City of Gulfport, Mississippi at 3:00 P.M., Thursday, August 20th, 2026 in the Council Chambers of the Gulfport City Hall located at 2309 15th Street to consider the following requests. A copy of the requests will be available for public review at the office of the Department of Urban Development-Planning Division located on first floor of the William H. Hardy Building, 1410 24th Avenue.

Variance 2608ZB107, by agent Wayne O'Neal, seeking approval for 6 normal parking spaces where 18 are required, Tax Parcel 0811C-04-047.000, 2714 25th Avenue, Zoned B-2 (General Business), Ward 3

Variance 2608ZB108, by agent Wayne O'Neal, seeking approval for parking that backs out into city right of way, Tax Parcel 0811C-04-047.000, 2714 25th Avenue, Zoned B-2 (General Business), Ward 3

Variance 2608ZB109, by agent Wayne O'Neal, seeking approval for a 0-foot front yard setback where 25 feet is required, Tax Parcel 0811C-04-047.000, 2714 25th Avenue, Zoned B-2 (General Business), Ward 3

Variance 2608ZB112, by owner Grant Curtis Bell, seeking approval for a 5-foot 2-inch side-yard setback where 15 feet is required, Tax Parcel 0708B-02-037.001, 12299 Brittany Blvd, Zoned R-1-15 (Single Family), Ward 7

Variance 2608ZB116, by agent Calvin Stevenson, seeking approval for a lot size of 4150 square feet where 7500 square feet is required as well as seeking approval for a lot width of 41.5 feet where 60 feet is required, Tax Parcel 0810N-03-042.000, 2822 23rd Avenue, Zoned R-2 (General Business), Ward 3

Variance 2608ZB117, by owner Randy Lampley, seeking approval for 2441 total accessory structure square footage where 2000 square feet is allowed, Tax Parcel 0808B-02-001.000, 12310 Cold Springs Rd, Zoned R-1-10 (Single Family), Ward 6

Variance 2608ZB118, by owner Randy Lampley, seeking approval for a third accessory structure where 2 are allowed, Tax Parcel 0808B-02-001.000, 12310 Cold Springs Rd, Zoned R-1-10 (Single Family), Ward 6

Variance 2608ZB120, by agent Gene Peters, seeking approval for a 9-foot high front yard fence where 4 feet is the maximum height, Tax Parcel 1009O-02-002.007, 10741 Bayou Plantation Ln, Zoned R-2 (Single Family), Ward 5

Variance 2608ZB121, by agent Denise Cherry, seeking approval for 0 regular parking spaces where 7 are required, Tax parcel 0910I-01-073.000, 600 East Pass Rd, Zoned T4+ (General Urban Zone "Plus"), Ward 4

Variance 2608ZB122, by agent M. Brant Pettis, seeking approval for a 6-foot high front yard fence where 4 feet is the height limit as well as seeking approval for an 8-foot side and backyard fence where 6 feet is the height limit, Tax Parcel 1010N-03-019.000, 176 Allan Dr, Zoned T3 (Sub-Urban Zone), Ward 2

Variance 2609ZB128, by owner Hage Properties LLC, seeking approval for 0 regular parking spaces where 7 are required, Tax Parcel 0910N-07-007.000, 406 Pass Road, Zoned B-2 (General Business), Ward 4

This the 29th day of July 2026

Nathan Boddie, Chairman

City of Gulfport Zoning Board of Adjustment and Appeals

IPL0361940

Aug 5 2026

STATE OF MISSISSIPPI

COUNTY OF HARRISON

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

1.0 insertion(s) published on:

08/05/26 Print

[Print Tearsheet Link](#)

[Marketplace Link](#)

Julie Ambry



Julie Ambry

Mary Castro



Sworn to and subscribed before
me on

Aug 5, 2026, 10:26 AM EDT



Online Notary Public. Notarization facilitated by SIGNiX®

**LEGAL NOTICE
PUBLIC HEARING**

In conformance with Section VIII of the Comprehensive Zoning Ordinance of the City of Gulfport, Mississippi, 1979, as amended, notice is hereby given advising that the Zoning Board of Adjustment and Appeals will hold a public hearing in the City of Gulfport, Mississippi at 3:00 P.M., Thursday, August 20th, 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.

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This the 29th day of July 2026
Nathan Boddle, Chairman
City of Gulfport Zoning Board of Adjustment and Appeals
IPL0361940
Aug 5 2026



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

ZONING BOARD OF ADJUSTMENT AND APPEALS

Hearing Date: Thursday, August 20, 2026

Variance 2609ZB128: Variance 2609ZB128, by owner Hage Properties LLC, seeking approval for 0 regular parking spaces where 7 are required, Tax Parcel 0910N-07-007.000, 406 Pass Road, Zoned B-2 (General Business), Ward 4

Technical Report

VARIANCE

GENERAL INFORMATION

Case File Number: 2609ZB128

Hearing Date: August 20, 2026

Current Zoning/Use: B-2 / Commercial Structure

Legal: Variance 2609ZB128, by owner Hage Properties LLC, seeking approval for 0 regular parking spaces where 7 are required, Tax Parcel 0910N-07-007.000, 406 Pass Road, Zoned B-2 (General Business), Ward 4

TECHNICAL DETAILS

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

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

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

Technical Report

VARIANCE

The applicant is seeking approval for zero regular parking spaces where 7 are required for a commercial property on Pass Road. This property received a variance last year from this Board for the same request, however no building permit, certificate of occupancy, or privilege license was secured or maintained within one year of this Board's prior approval. Per Appendix A, Sec VIII (B)(2)(e): "All special exceptions and variances, unless otherwise specified by the board of adjustment, shall be void if the project has not commenced within one year of approval. Commencement shall include securing and maintaining a building permit, certificate of occupancy or privilege license for the use specified in the application and generally conforming to the site plan as approved. Failure to continue use of the special exception or variance for a period of more than one year shall result in the special exception or variance being void; and no permit shall be issued in reliance of such approval unless the matter is resubmitted to the board of adjustment for consideration." The applicant is seeking reapproval of this variance request.

- (a) The applicant states that Gulfport expanded Pass Road and took parking from the site. While documents noting the precise timeline could not be found, the City of Gulfport did expand Pass Road into a four-laned road by taking portion of the subject property through eminent domain. As a result, the available space would not allow for suitable parking in front of the property.
- (b) The applicant refers to their answer for the special condition when answering whether the special conditions were from the actions of the applicant or not. As noted prior, while documents noting the precise timeline could not be found, the City of Gulfport did expand Pass Road into a four-laned road by taking a portion of the subject property through eminent domain. Since the structure existed prior to the widening of Pass Road, the hardship was not caused by the applicant.
- (c) The applicant states that there is "no parking without the variance." This statement does not address how any hardship is created by the physical character of the property and is unusual to such an extent that amendment of the zoning ordinance would not offer a reasonable solution. Upon staff review of the subject site, in order to make the site able to conform to the current parking ordinance would require demolition of the current structure, which would be unreasonable. While an amendment to the zoning ordinance could offer relief, it would not be site specific and would be equally unreasonable.
- (d) The applicant claims in their application that without a variance the ordinance would allow for no parking on location. This is an inaccurate claim. Without the variance the ordinance would require the subject site to be brought up to current parking requirements stated within the parking ordinance. As stated prior, in order for the subject site to be brought into conformity with the current parking ordinance the existing primary structure would need to be demolished, which is an unreasonable request.
- (e) The applicant notes that this variance was given one year ago. This property did receive approval for this same request under Case# 2501ZB009. However no building permit, certificate of occupancy, or privilege license was secured and maintained within one year of such approval. Per Appendix A, Sec VIII (B)(2)(e), the variance approval was considered as void. The applicant is seeking reapproval of this variance request.
- (f) This property is zoned B-2, and some commercial uses are allowed by right.

EXECUTIVE SUMMARY

Technical Report

VARIANCE

The applicant is seeking approval for zero regular parking spaces where 7 are required for a commercial property on Pass Road. The applicant states that Gulfport expanded Pass Road and took parking from the site. While documents noting the precise timeline could not be found, the City of Gulfport did expand Pass Road into a four-laned road by taking portion of the subject property through eminent domain. As a result, the available space would not allow for suitable parking in front of the property. The applicant refers to their answer for the special condition when answering whether the special conditions were from the actions of the applicant or not. As noted prior, while documents noting the precise timeline could not be found, the City of Gulfport did expand Pass Road into a four-laned road by taking a portion of the subject property through eminent domain. Since the structure existed prior to the widening of Pass Road, the hardship was not caused by the applicant. The applicant states that there is "no parking without the variance." This statement does not address how any hardship is created by the physical character of the property and is unusual to such an extent that amendment of the zoning ordinance would not offer a reasonable solution. Upon staff review of the subject site, in order to make the site able to conform to the current parking ordinance would require demolition of the current structure, which would be unreasonable. While an amendment to the zoning ordinance could offer relief, it would not be site specific and would be equally unreasonable. The applicant notes that this variance was given one year ago. This property did receive approval for this same request under Case# 2501ZB009. However no building permit, certificate of occupancy, or privilege license was secured and maintained within one year of such approval. Per Appendix A, Sec VIII (B)(2)(e), the variance approval was considered as void. The applicant is seeking reapproval of this variance request. The Engineering Department and Building Code Services has stated conditions below of the building being made to meet ADA requirements, and providing an ADA ramp for wheelchair access.

Any approval should consider these conditions:

1. Approval allows for zero regular parking spaces where 7 spaces are required.
2. Provide an ADA ramp for wheelchair access to the business entrance.
3. Must comply with ADA regulations.

DEPARTMENTAL CONDITIONS

<u>Engineering:</u>	Provide an ADA ramp for wheelchair access to the business entrance. Memo dated 8/7/26.
<u>Public Works:</u>	No comments as of 8/10/26.
<u>Traffic and Safety:</u>	No conditions. Memo dated 8/7/26.
<u>Building Code Services:</u>	Must comply with ADA regulations. Memo dated 7/29/26.

Technical Report

VARIANCE

GIS: No comments as of 8/10/26.

Police Department: No comment as of 8/10/26.

Fire Department: No conditions. Memo dated 8/3/26.

City Arborist: No conditions. Memo dated 8/3/26.

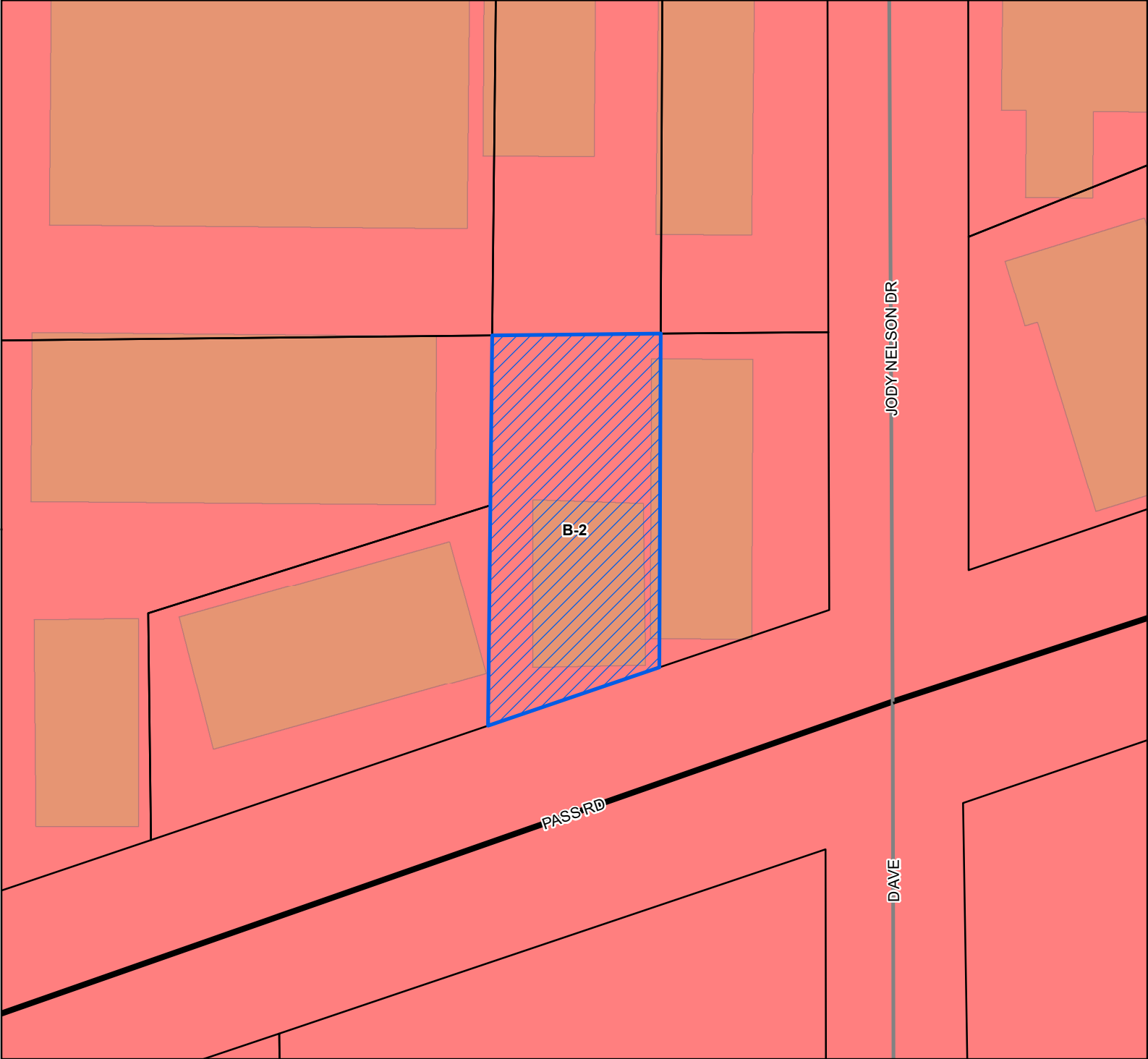
City Arborist: No conditions. Memo dated 8/4/26

DIRECTOR APPROVAL

This report has been reviewed and approved by:

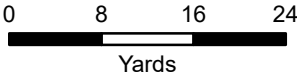


Greg Holmes
Director of Urban Development Department



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

Site Information
0910N-07-007.000
Zoning: B-2 (General Business)
Size: 7974.7 sqft
Flood: X



1 inch = 50 feet



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

CASE NUMBER

26092B128

SDS 7-24-26

Recpt # 13959899

ZONING BOARD OF ADJUSTMENTS AND APPEALS APPLICATION

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

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

TAX PARCEL NUMBERS

0910M-07-007.000	

Property Address:

406 Pass Road, Gulfport 39507

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

General Description of Request:

Zero Parking spaces
and 1 handicapped where 7 spaces are required.

OWNERSHIP AND CERTIFICATION:

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



Covenant Affidavit

I, Lawrence Hays, being owner or agent of the property 406 Pass Road, Gpt.
PRINT NAME PRIMARY ADDRESS OR PARCEL

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

[Signature]
Signature

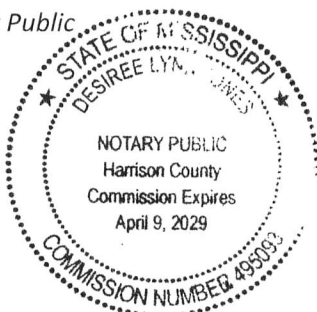
7-24-26
Date

STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 24 day of April, 2026

[Signature]
Notary Public

April 9, 2026
Commission Expiration



1. Gulfport expanded Pass Road and took Parking

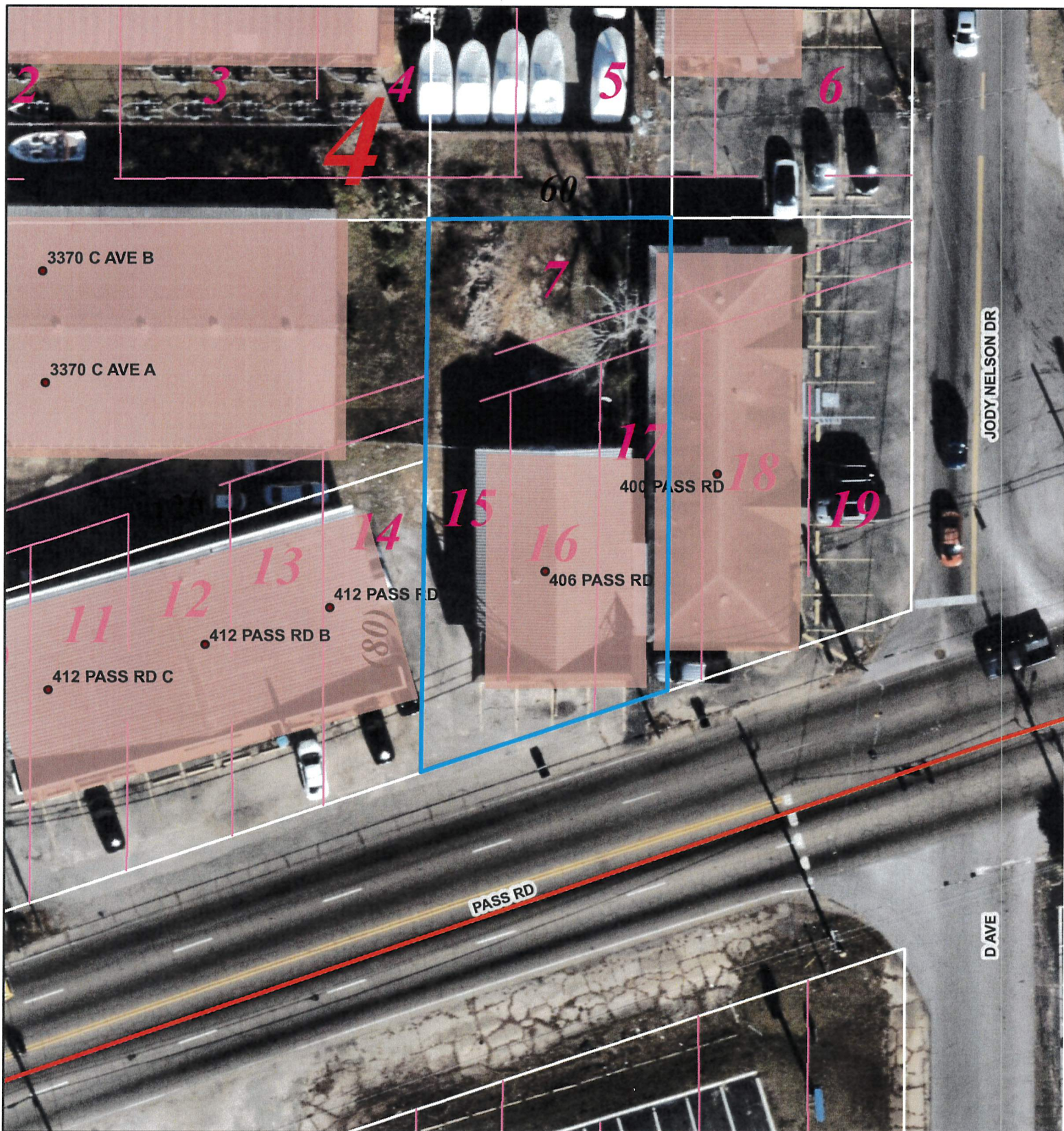
2. See #1

3. No parking without Variance.

4. without variance The ordinance allows for no parking on location.

5. Same Variance already given 1 year ago

6. yes it will be parking for handling



1 inch = 33 feet

DATA DISCLAIMER:

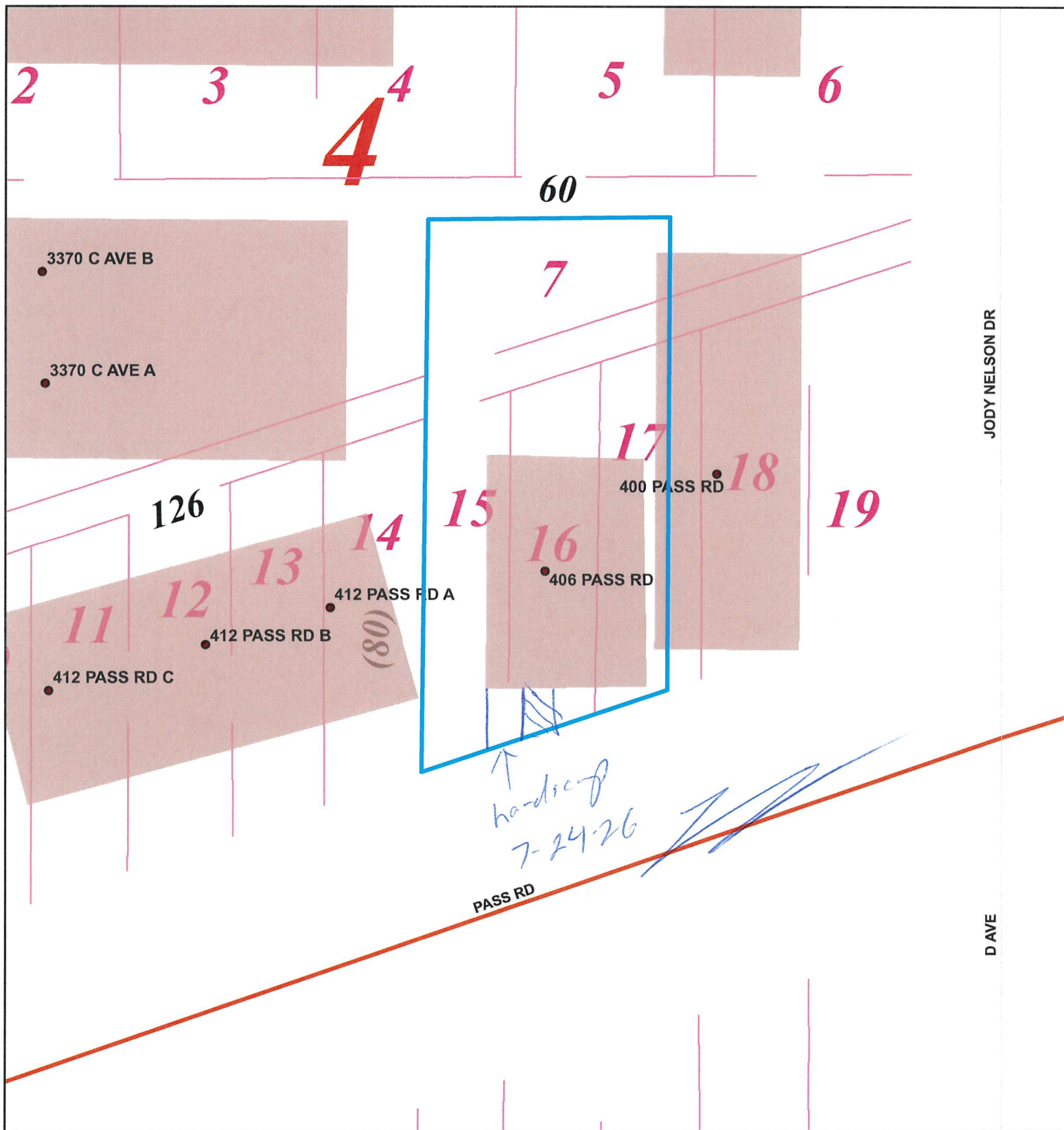
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Area Map

Parcels

Printed 7/24/2022





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Area Ma

Parcels

Printed 7/24/2022





Michael Watson

SECRETARY OF STATE

This is not an official certificate of good standing.

Name History

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

Business Information

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

Registered Agent

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

Officers & Directors

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

STATE OF MISSISSIPPI

COUNTY OF HARRISON/FIRST JUDICIAL DISTRICT

WARRANTY DEED

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

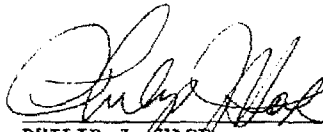
PHILIP J. HAGE and wife, SADIE S. HAGE
do(es) hereby sell, convey and warrant unto,

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

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

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

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


PHILIP J. HAGE

TITLE NOT EXAMINED


SADIE S. HAGE

INDEXING INSTS: LOT 5, BLK. 4, REVISION OF MAGNOLIA GROVE ADD. S/D, FIRST
JD. HARRISON COUNTY, MS.

STATE OF

MS

COUNTY/PARISH OF

Harrison

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

PHILIP J. HAGE and wife, SADIE S. HAGE

acknowledged that they signed and delivered the above and foregoing instrument on the day and date therein mentioned.

GIVEN under my hand and seal of office on this the 30 day of

Dec, 1998.

[Signature]
NOTARY PUBLIC

My Commission Expires:

8/24/99

GRANTORS ADDRESS: 400 PASS ROAD, GULFPORT, MS 39507

GRANTORS TELEPHONE: 228-864-5437

GRANTEES ADDRESS: 400 PASS ROAD, GULFPORT, MS 39507

GRANTEES TELEPHONE: 228-864-5437

Prepared by:

C. Thomas Anderson

918 Washington Ave.

Ocean Springs, MS 39564

875-0176

EXHIBIT "A"

Beginning at the Southeast corner of Lot 5, Block 4, REVISION OF MAGNOLIA GROVE ADDITION, go Westerly along the South line of said Lot 5, 10 feet; thence go Southerly across an open alley to the North line of Lot 7 of said subdivision to the point of beginning; thence from said point of beginning continue Southerly 142.5 feet along what would be an extension of the East line forming the West 40 feet of Lot 5 of said subdivision to Pass Road; thence Southwesterly along Pass Road 63.3 feet; thence Northerly 162.7 feet to the aforementioned alley; thence Easterly along said alley 60 feet to the point of beginning. Being a portion of the property shown on a survey prepared by E. Patrick Cassady, Surveyor, dated May 14th, 1974.

Instrument No. 9815

STATEMENT OF FEES

Recording Fee \$6.00
 Records Maintenance Fee \$1.00
 Abstraction \$1.00
 Marginal Entry \$1.00
 Other \$0.00
 TOTAL FEES COLLECTED \$8.00

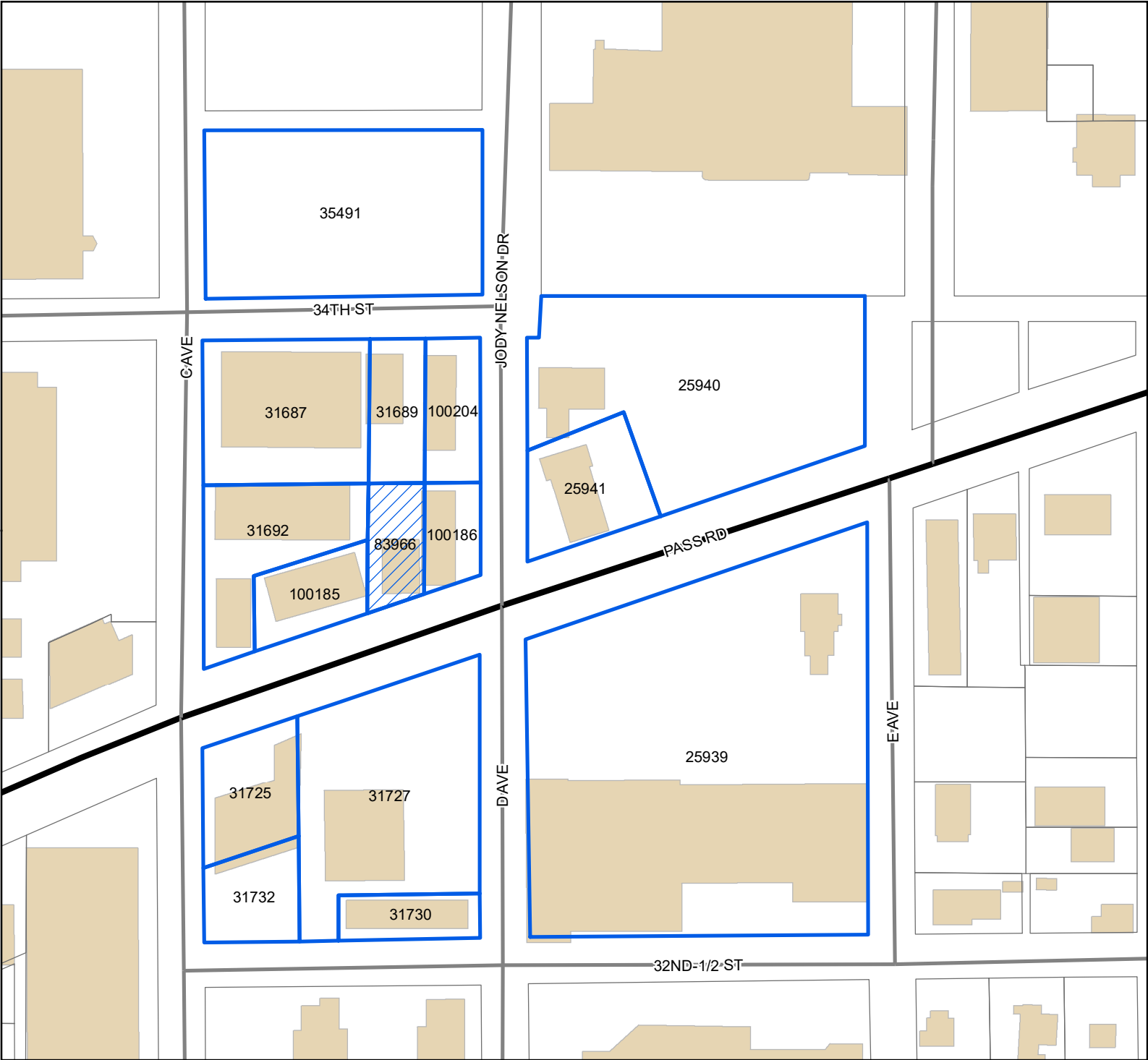
STATE OF MISSISSIPPI, COUNTY OF HARRISON, FIRST JUDICIAL DISTRICT:

I hereby certify that this instrument was received and filed for record at 10 o'clock
 and 45 minutes A. M. on 31 day of Dec, A.D. 19 98
 and recorded Jan 4, 19 99 in Records of Deeds
 Book 1436 Pages 412-414

JOHN McADAMS, Chancery Clerk

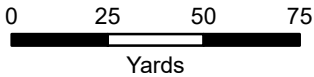
John McAdams
 By John McAdams, D.C.

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
Y		0910N-07-007.000	HAGE PROPERTIES, LLC / HAGE LIMITED PARTNERSHIP (OWNER)	406 PASS RD	GULFPORT	MS	39507
			Adjacent Property Owners (2609ZB128)				
	31730	0910N-06-008.000	UELTSCHHEY REGINA A -TRUSTEE-	13187 N CYPRESS DR	GULFPORT	MS	39503
	35491	0910K-02-018.000	GPT-BILOXI REGIONAL AIRPORT AUTH	14035-L AIRPORT RD	GULFPORT	MS	39503
	25940	0910N-07-003.000	PRIME CAPITAL INVESTMENTS LLC	7421 PLACID LAKE DR APT 207	MASON	OH	45040
N	100185	0910N-07-007.002	HAGE LIMITED PARTNERSHIP	400 PASS RD	GULFPORT	MS	39507
N	100204	0910N-07-007.004	HAGE LIMITED PARTNERSHIP	400 PASS RD	GULFPORT	MS	39507
	31727	0910N-06-001.000	SAGAN DISTRIBUTORS LLC	3210 WYNNFIELD DR W	MOBILE	AL	36695
	25941	0910N-07-004.000	CLARK PROPERTIES LLC	720 STATION ST	WAYNESBORO	MS	39363
	31732	0910N-06-004.000	MARBY HOLDINGS LLC	PO BOX 6212	GULFPORT	MS	39506
N	83966	0910N-07-007.000	HAGE LIMITED PARTNERSHIP	400 PASS RD	GULFPORT	MS	39507
N	31692	0910N-07-007.001	HAGE LIMITED PARTNERSHIP	400 PASS ROAD	GULFPORT	MS	39507
	25939	0910N-01-024.000	MS GULF COAST YOUTH FOR CHRIST INC	111 PASS RD	GULFPORT	MS	39507
	31689	0910N-07-005.000	MIDDLETON SHANNON DUKE	3410 A AVE	GULFPORT	MS	39507
N	31687	0910N-07-006.000	MIDDLETON DUKE	3410 A AVE	GULFPORT	MS	39507
N	100186	0910N-07-007.003	HAGE LIMITED PARTNERSHIP	400 PASS RD	GULFPORT	MS	39507
N	31725	0910N-06-003.000	MARBY HOLDINGS LLC	PO BOX 6212	GULFPORT	MS	39506



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
51445	IPL0361940	Legal Ad - IPL0361940		2.0	128.0L

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

LEGAL NOTICE PUBLIC HEARING

In conformance with Section VIII of the Comprehensive Zoning Ordinance of the City of Gulfport, Mississippi, 1979, as amended, notice is hereby given advising that the Zoning Board of Adjustment and Appeals will hold a public hearing in the City of Gulfport, Mississippi at 3:00 PM., Thursday, August 20th, 2026 in the Council Chambers of the Gulfport City Hall located at 2309 15th Street to consider the following requests. A copy of the requests will be available for public review at the office of the Department of Urban Development-Planning Division located on first floor of the William H. Hardy Building, 1410 24th Avenue.

Variance 2608ZB107, by agent Wayne O'Neal, seeking approval for 6 normal parking spaces where 18 are required, Tax Parcel 0811C-04-047.000, 2714 25th Avenue, Zoned B-2 (General Business), Ward 3

Variance 2608ZB108, by agent Wayne O'Neal, seeking approval for parking that backs out into city right of way, Tax Parcel 0811C-04-047.000, 2714 25th Avenue, Zoned B-2 (General Business), Ward 3

Variance 2608ZB109, by agent Wayne O'Neal, seeking approval for a 0-foot front yard setback where 25 feet is required, Tax Parcel 0811C-04-047.000, 2714 25th Avenue, Zoned B-2 (General Business), Ward 3

Variance 2608ZB112, by owner Grant Curtis Bell, seeking approval for a 5-foot 2-inch side-yard setback where 15 feet is required, Tax Parcel 0708B-02-037.001, 12299 Brittany Blvd, Zoned R-1-15 (Single Family), Ward 7

Variance 2608ZB116, by agent Calvin Stevenson, seeking approval for a lot size of 4150 square feet where 7500 square feet is required as well as seeking approval for a lot width of 41.5 feet where 60 feet is required, Tax Parcel 0810N-03-042.000, 2822 23rd Avenue, Zoned R-2 (General Business), Ward 3

Variance 2608ZB117, by owner Randy Lampley, seeking approval for 2441 total accessory structure square footage where 2000 square feet is allowed, Tax Parcel 0808B-02-001.000, 12310 Cold Springs Rd, Zoned R-1-10 (Single Family), Ward 6

Variance 2608ZB118, by owner Randy Lampley, seeking approval for a third accessory structure where 2 are allowed, Tax Parcel 0808B-02-001.000, 12310 Cold Springs Rd, Zoned R-1-10 (Single Family), Ward 6

Variance 2608ZB120, by agent Gene Peters, seeking approval for a 9-foot high front yard fence where 4 feet is the maximum height, Tax Parcel 10090-02-002.007, 10741 Bayou Plantation Ln, Zoned R-2 (Single Family), Ward 5

Variance 2608ZB121, by agent Denise Cherry, seeking approval for 0 regular parking spaces where 7 are required, Tax parcel 0910I-01-073.000, 600 East Pass Rd, Zoned T4+ (General Urban Zone "Plus"), Ward 4

Variance 2608ZB122, by agent M. Brant Pettis, seeking approval for a 6-foot high front yard fence where 4 feet is the height limit as well as seeking approval for an 8-foot side and backyard fence where 6 feet is the height limit, Tax Parcel 1010N-03-019.000, 176 Allan Dr, Zoned T3 (Sub-Urban Zone), Ward 2

Variance 2609ZB128, by owner Hage Properties LLC, seeking approval for 0 regular parking spaces where 7 are required, Tax Parcel 0910N-07-007.000, 406 Pass Road, Zoned B-2 (General Business), Ward 4

This the 29th day of July 2026
Nathan Boddie, Chairman
City of Gulfport Zoning Board of Adjustment and Appeals
IPL0361940
Aug 5 2026

STATE OF MISSISSIPPI
COUNTY OF HARRISON

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

1.0 insertion(s) published on:
08/05/26 Print

[Print Tearsheet Link](#)

[Marketplace Link](#)

Julie Ambry



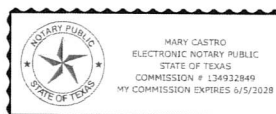
Julie Ambry

Mary Castro



Sworn to and subscribed before
me on

Aug 5, 2026, 10:26 AM EDT



Online Notary Public. Notarization facilitated by SIGNiX®

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