



**PLANNING COMMISSION MEETING AGENDA
CITY OF OCEAN SPRINGS - PLANNING COMMISSION
TUESDAY, JULY 14, 2026 - 6:00 PM**

1. Call Meeting to Order

2. Approval of Minutes

- a. June 9, 2026

3. Old Business

- a. **WITHDRAWN BY APPLICANT:** 711 Mosley Ave - PIDN: 60137646.000 - Conditional Use Permit (CUP) requested by Cynthia Butz to operate a Bed & Breakfast – Brad Melchert, Frank B. Butz, Samuel Butz, Krista Brown, and Cynthia & Frank P. Butz (LE) zoned R-2 (Low-Medium Density Residential)

4. New Business

- a. **Public Hearing:** 115 Watersedge Lane – PIDN: 61490006.000 – Kelly A. Williams – Requesting approval of a Short-Term Rental Permit
- b. **Public Hearing:** 111 Industrial Park Cir – PIDN: 60126170.075 – Laura E. Bolton on behalf of R. F. Ederer Company, Inc. – Requesting a map amendment to rezone subject property from M-1 Manufacturing, Warehousing & Service District to C-H Regional Commercial District
- c. **Public Hearing:** Groveland Rd – PIDN: 60123040.000 – Crosspoint Capital, LLC - Requesting Preliminary Plat approval for Willow Springs Subdivision, a 29-lot single-family residential subdivision. Subject property is zoned R-3 Medium Density Residential

5. General Public Comment

6. Commissioner's Forum

7. Adjourn

The Minutes of the City of Ocean Springs
Planning Commission
Tuesday, June 9, 2026

1. Call Meeting to Order

The meeting of the City of Ocean Springs Planning Commission was called to order by Chairman Andy Phelan at 6:00 p.m. on Tuesday, June 9, 2026. The members present were Clay McArdle, Michael Smith, Kevin O'Connell, Marshall Johnson, and Jennifer Dalgo. Absent was Nicolaus Geiser. Also, present were Amanda Crose - Planning Director, Rae Williams - Planning Technician, and David Harris - City Attorney.

Chairman Phelan gave the Invocation and Commissioner O'Connell led the Pledge of Allegiance.

Pre-Meeting Announcement:

Prior to consideration of agenda items, Chairman Phelan noted that Item 3(a), 703 Rayburn Avenue, should be heard as a Public Hearing.

A motion was made by Kevin O'Connell, seconded by Marshall Johnson, to amend the agenda and designate Item 4(a) as a Public Hearing. The motion carried unanimously.

Approval of Minutes:

- a) May 12, 2026

A motion was made by Kevin O'Connell, seconded by Clay McArdle, to approve May 12, 2026, planning commission meeting minutes as presented. The motion carried unanimously.

2. Old Business:

- a) **Madison Place Drive & Gibson Road – PIDN: 60124060.000 – Madison Place Phase 2B – Meritage Homes of Mississippi, Inc. – Requesting Final Plat Approval for 21 Lots of the 51-Lot Single-Family Residential Subdivision**

Planning Director Amanda Crose presented the request. She explained that the Unified Development Code (UDC) permits Final Plats to be submitted in phases and that approval of the Final Plat represents the final step prior to plat recordation and issuance of building permits. She stated the property is zoned R-D and the smallest proposed lot contains approximately 8,060 square feet. Ms. Crose further explained the subdivision was originally approved utilizing the Conservation Subdivision provisions of the UDC and that approximately 24.25 acres are reserved as conservation areas pursuant to the recorded restrictive covenants. She stated that one public comment letter was received prior to publication of the meeting packet and six additional opposition letters and one

response letter from the applicant's wetland consultant were received after publication and distributed to the Commission members.

A motion was made by Jennifer Dalgo, seconded by Michael Smith, to enter the opposition letters and applicant response letter into the record (Exhibits 1-7). The motion carried unanimously.

Bobby Heinrich, representing the owner, addressed the Commission. Mr. Heinrich stated all required approvals, permits, and documentation associated with the subdivision had been obtained and submitted and the project satisfied the requirements necessary for Final Plat approval.

Jordan Bursch, Meritage Homes, addressed the Commission. Mr. Bursch stated that concerns regarding the conservation easement had previously been discussed with residents and explained that Meritage Homes would remain responsible for maintenance of common areas until turnover to the homeowners' association. He further stated that discussions previously occurred regarding future management of the conservation area and that any modifications would require coordination with the U.S. Army Corps of Engineers.

Chairman Phelan requested clarification from the City Attorney regarding the Planning Commission's authority over homeowners' association matters and restrictive covenants.

David Harris, City Attorney, addressed the Commission. Mr. Harris explained that restrictive covenants and homeowners' association matters are private agreements between property owners and are not enforced by the Planning Commission. He further stated that wetlands permitting and enforcement fall under the jurisdiction of the U.S. Army Corps of Engineers and that the Commission's authority is limited to administration of the Unified Development Code and applicable City regulations.

- Steve Parker, Ward 6, spoke in opposition to the request. Mr. Parker expressed concerns regarding clearing within conservation areas and potential noncompliance with restrictive covenants and Army Corps of Engineers permit requirements. He requested that the Commission defer action or condition the final plat approval pending further review by the Army Corps of Engineers.
- Laura Parker, Ward 6, spoke in opposition to the request. Mrs. Parker stated that preservation of the wooded area behind her property was a significant factor in purchasing her home and expressed concerns regarding the extent of tree removal within the conservation area. She further expressed concerns regarding the loss of buffering, drainage impacts, and a lack of follow-up communication regarding prior discussions with the developer.

- Tracy Trosper, Ward 6, spoke in opposition to the request. Mr. Trosper stated that he was previously informed the area behind his property would remain undeveloped and expressed concerns regarding future development, conservation area impacts, and clearing activities within the area.
- Daniel Nguyen, Ward 6, spoke in opposition to the request. Mr. Nguyen expressed concerns regarding the long-term maintenance, management, and ownership of the conservation area, including potential fire and liability issues, and requested that those concerns be addressed prior to Final Plat approval.

Jordan Bursch responded to public comments and stated maintenance and ownership responsibilities for the conservation area are addressed within the governing documents and would ultimately transfer to the homeowner's association. He further stated that Meritage Homes was coordinating with the U.S. Army Corps of Engineers regarding the area in question and would comply with any required mitigation or restoration measures.

Mr. Parker submitted additional exhibits and correspondence, including email communications with the U.S. Army Corps of Engineers regarding the ongoing review of the conservation easement area.

A motion was made by Kevin O'Connell, seconded by Jennifer Dalgo, to enter Mr. Parker's submitted materials (Exhibit 8) into the record. The motion carried unanimously.

Commissioners discussed whether the request should be deferred pending additional information from the U.S. Army Corps of Engineers. Commissioner Smith expressed concerns regarding acting before a formal determination had been issued. Ms. Crose stated to date the Planning Department has not received any correspondence from the Corps regarding a violation or required mitigation. Commissioners discussed whether contingent approval would be more appropriate than deferral.

A motion was made by Clay McArdle, seconded by Michael Smith, to defer consideration of the Final Plat until the July Planning Commission meeting pending additional information from the U.S. Army Corps of Engineers. The motion failed 2-4. Commissioners Phelan, O'Connell, Dalgo, and Johnson voted nay.

A second motion was made by Kevin O'Connell, seconded by Jennifer Dalgo, to recommend approval of Madison Place Phase 2B Final Plat consisting of 21 single-family residential lots based upon compliance with the Unified Development Code, consistency with prior approvals, and contingent upon the Planning Department receiving either an approved mitigation plan or written confirmation from the U.S. Army Corps of Engineers that no mitigation is required before going to the Board of Aldermen. The motion carried unanimously.

3. New Business:

a) Public Hearing: 703 Rayburn Ave – PIDN: 60119091.000 – Cynthia Butz – Requesting a Conditional Use Permit to Operate a Bed & Breakfast

A motion was made by Kevin O'Connell, seconded by Marshall Johnson, to open the public hearing. The motion carried unanimously.

Planning Director Amanda Crose presented the request and stated the property is located in Ward 2 and is zoned R-2. She stated that one of the property owners currently resides at the property and that guest accommodation for the proposed Bed & Breakfast would be limited to one guest room and bathroom located within the loft area of the home.

Ms. Crose stated the Planning Department received information indicating that unauthorized short-term rental activity had been occurring at the property without obtaining a short-term rental permit, resulting in the issuance of a Stop Work Order on April 24, 2026. She explained the applicant subsequently submitted an application for a Bed & Breakfast and the property had passed inspection for a maximum occupancy of two persons and one vehicle. Ms. Crose further stated that online reviews indicated the property continued to host guests after issuance of the Stop Work Order and reviewed the applicable Bed & Breakfast regulations and denial provisions of the UDC. She noted the applicant obtained the required neighboring property owner signatures and that no opposition comments were received.

Commissioner McArdle requested clarification regarding the distinction between a Bed & Breakfast and a Short-Term Rental.

Ms. Crose explained that a Bed & Breakfast requires owner occupancy, guest accommodation within the residence, and provision of meals for guests, whereas a Short-Term Rental operates as a separate lodging use without the owner residing on-site. She further explained that Bed & Breakfast permits require Conditional Use Permit approval under certain zoning classifications and require annual inspections and renewal.

Cynthia Butz, applicant, addressed the Commission. Ms. Butz stated the property had historically operated as a Bed & Breakfast under family ownership and explained that her brother continues to reside at the property full-time. She stated she believed the operation was allowed based on prior discussions with City staff years ago and that she continued operating the Bed & Breakfast following her mother's passing. Ms. Butz explained that she resides adjacent to the property, remains available to guests, and provides breakfast accommodation as part of the operation.

Regarding the Stop Work Order, Ms. Butz stated that she ceased accepting new reservations after receiving notice from the City but continued to honor reservations that had been booked prior to issuance of the Stop Work Order instead of canceling them.

She stated no new reservations were accepted after receiving the notice.

Commissioners questioned Ms. Butz regarding owner occupancy, operation of the Bed & Breakfast, and the continuation of guest stays after issuance of the Stop Work Order. Ms. Butz reiterated that her brother resides full-time at the property and that she believed honoring previously booked reservations was appropriate while she worked toward compliance with City requirements.

No members of the public spoke in favor of or in opposition to the request.

A motion was made by Marshall Johnson, seconded by Clay McArdle, to close the public hearing. The motion carried unanimously.

Following closure of the public hearing, Commissioners discussed the continued rental activity following issuance of the Stop Work Order and whether honoring previously booked reservations constituted operation without the required approvals. Commissioner Smith stated that while the property appeared to meet the operational requirements of a Bed & Breakfast, the continued rental activity raised concerns regarding compliance. Commissioners also discussed the denial provisions of the Unified Development Code and enforcement procedures associated with Stop Work Orders. Ms. Crose explained that enforcement actions are handled through the Building Department and Municipal Court process when necessary.

A motion was made by Michael Smith, seconded by Clay McArdle, to recommend denial of the Conditional Use Permit for operation of a Bed & Breakfast at 703 Rayburn Avenue for a period of six months based upon Bed & Breakfast permit denial conditions No. 1 and No. 4 of the Unified Development Code, specifically:

1. The applicant failed to conform to conditions and requirements established by the ordinance; and
2. Operation of a Bed & Breakfast or Short-Term Rental occurred prior to obtaining the necessary approvals.

The motion carried by a vote of 4-1, with Commissioner Kevin O'Connell voting nay.

b) DEFERRED – 711 Mosley Ave – PIDN: 60137646.000 – Conditional Use Permit Requested by Cynthia Butz to Operate a Bed & Breakfast

Chairman Phelan announced that the item had been deferred and would not be heard.

c) 3711 Government St – PIDN: 60127090.000 – Russell & Kim Dossett – Requesting Approval of a Lot Split

Planning Director Amanda Crose presented the request and stated the property is located at 3711 Government Street in Ward 5 and is zoned R-1. Ms. Crose explained the applicant was requesting approval to divide the existing parcel into two separate

lots. She stated the property currently contains a single-family residence and consists of approximately nine acres.

Ms. Crose reviewed the minimum dimensional requirements of the R-1 zoning district and stated that the minimum lot size is 13,500 square feet, minimum lot width is 100 feet, the required front setback is 25 feet, side setbacks are 10 feet, and the rear setback is 25 feet. She explained that the proposed lot split would create a new parcel containing approximately 27,878 square feet with a width of approximately 150 feet with a depth of approximately 185 feet.

Ms. Crose stated both the newly created parcel and the remaining parent tract exceed all minimum lot size and dimensional requirements of the UDC. Ms. Crose stated that public notice had been provided in accordance with City requirements and that no public comments had been received regarding the request.

Commissioner Phelan asked about the purpose of the strip of land shown extending toward Government Street. Ms. Crose explained that the area appeared to provide access to the proposed parcel but was not intended to represent a separate parcel.

Commissioner McArdle asked whether the property had previously been divided. Ms. Crose stated that the property had not previously been split.

The applicant was present; however, no questions were asked by the commission, and the applicant didn't have any additional information to add to the case. No members of the public spoke in favor of nor against the request.

A motion was made by Jennifer Dalgo, seconded by Kevin O'Connell, to recommend approval of the Lot Split located at 3711 Government Street as presented. The motion carried unanimously.

4. General Public Comment

- None

5. Commissioners Forum

Chairman Phelan noted that several Planning Commission appointments would be coming up for renewal and asked Commissioners to be aware of the upcoming reappointment process.

Commissioners briefly discussed enforcement procedures, permit violations, and related fee schedule provisions for continuing to operate while a Stop Work Order was issued. The City Attorney, Mr. Harris, stated the City's adopted fee schedule includes penalties for permit violations and advised that operating without the required permit carries a fine of \$430.

No additional comments were offered by Commissioners.

6. Adjourn

A motion to adjourn was made by Marshall Johnson, seconded by Kevin O'Connell. The motion carried unanimously.

The meeting adjourned at 7:15 p.m.

DRAFT

**CITY OF OCEAN SPRINGS
PLANNING DEPARTMENT
POST OFFICE BOX 1800
OCEAN SPRINGS, MS 39566-1800
228-875-4415**

PLANNING COMMISSION REPORT

PUBLIC HEARING DATE: July 14, 2026

APPLICANT: Kelly A. Williams

OWNERS: Kelly A. Williams

LOCATION: 115 Watersedge Ln – Ward 4
Lot 6 Watersedge Subdivision

PARCEL NUMBER: 61490018.000

REQUESTED ACTION: Residential Short-Term Rental Permit

DATE OF APPLICATION: March 4, 2026



Figure 1. Planning Commission Signage

I. **DESCRIPTION OF REQUEST**

Requesting a permit to operate a short-term rental that allows rental usage for less than (30) thirty consecutive days.

II. **ZONING/LAND USE**

Subject Property: R-1 Low Density Single Family Residential – single family dwelling



Figure 2. Subject Property and Adjacent Zoning District

III. **SHORT-TERM RENTAL DISTRICT**

City-Wide Zone: This property would constitute 57 out of 60 available permits.

IV. **FINDINGS**

- **Local Property Manager:** The property will be managed by the owner, Kelly Williams, who has an address of 2720 Government St.
- **Application:** Submittal is complete and was received prior to the deadline. A copy of the rental agreement is attached for consideration.
- **Homeowner's Association:** The property is not located in a covenant-restricted subdivision and does not have an active homeowner's association.
- **Liability Insurance:** The signed application states that the liability insurance for the property does not exclude short-term rentals from coverage, as well as conformance with building code and zoning requirements. There are no deed restrictions and taxes are current.

- **Fee:** The inspection fee of \$25 was provided with the application. The remaining \$476 is due if approved by the Board of Aldermen and prior to issuing permit.
- **Notice via Standard Mail:** The notice of Public Hearing was mailed to property owners within 500 feet of the subject property, on June 26, 2026. The distribution included the name of the applicant, notice of the hearing date, time and location, and a summary of Frequently Asked Questions regarding short-term rentals. All advertising requirements have been met.
- **Publication:** Notice of the Public Hearing was advertised at least 15 days prior to the date of the hearing per ordinance on June 28, 2026. Additionally, the required yard sign was placed on June 26, 2026.
- **Inspection:** The property was inspected for all required elements on May 27, 2026, and was approved. The inspection form is attached for review.
 - **Maximum Occupancy:** Maximum occupancy of **6** was approved by the Fire Marshall during the inspection.
 - **Maximum Number of Vehicles:** Maximum number of **4** vehicles were approved by the Building Official during the inspection.
- **Guest Rules:** The guest rules were posted and visible during the property inspection. *The guest rules state maximum occupancy of 10; however, the passed inspection only approved 6. If approved by the Board of Aldermen, this will need to be updated and submitted to the Planning Department before issuance of a permit.*
- **Parking Plan:** *The parking plan provided indicates 6 vehicles. If approved, the plan must be updated and submitted to the Planning Department before issuance of a permit.*
- **Code Violations:** No code violations received.

V. **PUBLIC FEEDBACK**

- 1 opposition letter was received via mail from Natalie Colle on July 8, 2026

VI. **POTENTIAL MOTION**

To recommend **approval** of the short-term rental permit located at 115 Watersedge Ln with an annual renewal and compliance with the City of Ocean Springs STR Ordinance.

– OR –

To recommend **denial** of the short-term rental permit located at 115 Watersedge Ln.

williams @ oceanspring-ms



City of Ocean Springs Planning Department
1018 Porter Avenue / PO Box 1800 Ocean Springs, MS 39564 / (228) 875-4415

RESIDENTIALLY ZONED SHORT TERM RENTAL ANNUAL PERMIT APPLICATION

Application Date: _____ A \$25.00 reinspection will be charged if the inspection is missed.

REQUIRED ATTACHMENTS:

FEES: \$501 (NON-REFUNDABLE) ~ Application Fee Effective 10/1/2024- \$25 must be paid at the time application is submitted, Remaining \$475 is due when permit is approved ~ Administrative Fee: \$1.00 (per Ordinance 2022-17 following the requirements of Section 25-60-5 MS code Annotated)

- ☐ Completed Application
- ☒ Warranty Deed
- ☒ Copy of Proposed Rental Agreement
- ☒ Proposed Parking Plan – Sketch
- ☐ Copy of rules, including trash management and reference of the city's noise ordinance (available upon request), to be posted inside unit
- ☐ Affirmation of Code Compliance – Ord.2015-11 (Section 401.3(10)) – Attached.
- ☐ ~~Standard mailout fee will be calculated during the review process and must be paid prior to scheduling of the public hearing~~
- ✓ Properties will be reviewed and inspected prior to scheduling the public hearing date and sending the required notices.
- ✓ Permits are renewed annually and are not transferable to new ownership.
- ✓ Renovations must be completed prior to applying

REQUIRED: RENTAL PROPRTY INFORMATION:

- Address of Rental Property: 115 Watersedge Lane
- Parcel Identification Number: 61490006.000 Number of bedrooms: 3
- Proposed maximum # guests: 6 Number of existing off-street parking spaces: 6
- Is this property located in a covenant-restricted subdivision? ☐ Yes ☒ No ~ If yes, a copy of the covenants must be included.

PROPERTY OWNER – Name: <u>Kelly A. Williams</u>	
Address: <u>2720 Government Street, Ocean Springs, Ms. 39564</u>	
Phone No. <u>(228) 217-6959</u>	Email: <u>bodebts@hotmail.com</u>
OWNER SIGNATURE: <u>Kelly A. Williams</u>	
LOCAL PROPERTY MANAGER – [Must RESIDE within two (2) miles of the OS City Limits]	
Name: <u>Owner Kelly A. Williams</u>	
Address: <u>same as above</u>	
Phone No. _____	Email: _____
Is the Property Manager OR the Owner the best contact for scheduling Inspections? <u>Choose One...</u>	

Owner – initial to indicate receipt:

Copy of Current Short-Term Rental Ordinance Received: KW (initials)

Physical Inspection of Property:

- All applicable fire and health codes as would apply to a commercially zoned structure must be compliant.
- As part of the review process, an inspection will be scheduled to determine that all physical requirements are met per the ordinance
- Inspection will also include but are not limited to: adequate parking, proposed occupancy, number of vehicles allowed, location of garbage storage, posting of rules, etc. (per *most current* Inspection Checklist dated: 2/08/18)

Affirmation of Codes/Regulations

I, (print name) Kelly A. Williams, hereby certify that:

1. I am the owner of the property that is the subject of this application and that I have read and understand the requirements as outlined in the application.
2. There are no outstanding City of Ocean Springs property taxes or special assessments on the parcel(s).
3. Per Section 2.C.5 of Ordinance No. 2015-11, I will obtain a Mississippi State Sales Tax License through the MS Dept. of Revenue to pay all city, county, and state taxes required by law.
4. The property included in this application is in compliance with all applicable building codes, zoning requirements, and deed restrictions and/or covenants.
5. The Homeowner's liability insurance does not exclude short term rentals from coverage.
6. Any existing mortgage or deed does NOT prohibit use of property as a short term rental.
7. Proper documentation of covenants that may restrict use of the property as a short rental and/or a letter of support from the HOA has been provided.

I further acknowledge that the information provided herein is true and correct to the best of my knowledge.

Owner(s) Name: Kelly A. Williams

Parcel ID(s): 61490006.000

Date Property Acquired: 3-07-25

Owner's Signature Kelly A. Williams Date _____

Office Use Only

Date of Inspection: _____

Result of Occupancy Inspection: _____

Maximum Occupancy Determination: _____

(attached)

Maximum Parking Spaces: _____

Permit Renewal Date: _____

PC Public Hearing Date: _____

BOA Approval Date: _____



ENHANCED LIFE SAFETY FOR OCCUPANCY EGRESS

(RESIDENTIAL & COMMERCIAL ZONED SHORT-TERM RENTALS & BED & BREAKFASTS)

The following items must be complete and inspection passed prior to approval of any Short-Term related enterprise. ***Additional Code requirements may apply from other Departments.***

Before an occupancy inspection is scheduled, please make sure the following items have been completed. *Someone must be present at the time of inspection.*

All Occupancy Inspections are scheduled Monday – Thursday at 10am



- Type 2A 10BC fire extinguishers – placed in a location visible to occupants and *mounted to the wall.*

NOTE: maximum travel distance to a fire extinguisher is 75 feet – additional fire extinguishers may be required on each floor.

- Emergency lighting – *hardwired with battery backup* (not “exit” lighting) in locations that will allow adequate illumination in case of emergency or power outage.
- Address clearly displayed on the outside of the building. This must be visible from the street. In locations not visible from the street, a pilaster or signage must be placed at the street – not to exceed 1 square foot.
- All Main and Distribution panel boxes must have all circuits labeled properly.
- Smoke detectors must be installed in all sleeping areas and corridors leading to sleeping areas. SMOKE DETECTORS MUST BE INTERLOCKED EITHER BY HARD-WIRED OR WI-FI SYSTEM. *If a residence has gas service, all locations must also include Carbon Monoxide Detectors (outside bedrooms).* If there is an attached garage, a carbon monoxide detector must be installed in that location separately.
- Adequate garbage receptacles and storage locations.
- Stove must have a no-tip device installed.
- Adequate emergency egress from all rooms within the residence. Sleeping areas must have two (2) means of egress. *If there it is a two-story structure, or has windows over 78”, it is required to have an emergency escape ladder.)*
- No exposed wiring.
- All outlets within 6 feet of any water source must be on a GFCI circuit or have that type of outlet installed.
- Adequate off-street parking for guests. No designated parking will be allowed on grassy surfaces or on streets.
- Extension cords shall not be substituted for permanent wiring in any case. Multi-plug electrical adaptors are prohibited unless they are overcurrent protected (surge protected).

OWNER SIGNATURE: _____

Kelly A Williams

DATE: _____

3-4-26



Bobby Cox
Matthew Hinton
Steve Tillis
Karen Stennis

Mayor
Alderman at Large
Alderman Ward 1
Alderman Ward 2

Kevin Wade
Shannon Pfeiffer
Rob Blackman
Julie Messenger

Alderman Ward 3
Alderman Ward 4
Alderman Ward 5
Alderman Ward 6

www.oceansprings-ms.gov    

Short-Term Rentals (STR's) FAQ's

1. There are two different types of permits for short-term rental, **Residential Short-Term Rental** permit and **Commercial Short-Term Rental** permit.
2. There is a City map that you can look up what short term rental zone you are located in
<https://atlas.geoportalmaps.com/os>
3. There are three zones for the city-wide zone, Short-Term Rental Density zone and the Downtown Overlay District zone.
4. There is a cap on all residential short-term rental permits of **115** (City-Wide & Density Zone). There is no cap on commercial short-term rentals or Residential Downtown Overlay District.
5. The permits are renewed annually. **PLEASE NOTE: Your permit must be in the process of renewal BEFORE its expiration date.**
6. You can be placed on a waiting list, but Staff cannot predict when a spot will come up.
7. The permit **MUST** be displayed in the unit to be compliant with the current ordinance.
8. If this is a new permit: The permit must be taken to the Tax Counter to request a privilege license.
9. If the permit is a renewal or a new permit, you will be required to secure or renew your privilege or business license. The privilege license should be displayed on site. The Tax Department can be contacted at 228-875-4236.
10. Sales Tax, 1 of 2 scenarios:
 - a. One of the common platforms to rent is AIRBNB and VRBO.
 - b. Other renting methods will require registration with the State Department of Revenue to receive a Tax License.
 - c. The applications for both the commercial and residential permit are located in the Tax Department of City Hall
11. Please do not call for an inspection if you are not ready for an inspection. If you fail, your inspection you will be charged a re-inspection fee. After 3 failed inspections, we will require you to start the process over as a **NEW Short-Term Rental**
12. Please turn in your application and fee of \$501.00 per permit, with the following attachments. All inspections are scheduled for M-Th Only. ****All fees are Non-Refundable****
13. Residential new short term rental permits require Planning Commission and Board of Alderman approval, renewals do not require a public hearing.
14. Your property will be posted with a sign from the Planning Commission and notices will be sent out to the adjacent neighbors. **DO NOT** remove the sign, or you will be charged. You will be billed for public mailers and the invoice **MUST** be paid prior your Planning Commission Meeting.
15. Someone will need to be at the Planning Commission and Board of Alderman to answer any questions. The application is not approved until the Board of Alderman has voted on it.
16. Permits are not mailed, Once issued, it **MUST** be picked up within **10** business days from the Planning Dept

ADDRESS: 115 Watersedge Dr iWorQ Permit#: 11151



PLANNING DEPARTMENT
P.O. Box 1800 / Ocean Springs, MS. 39566
Phone 228-875-4415 Fax 228-872-5427

RESIDENTIALLY-ZONED SHORT TERM RENTAL – OCCUPANCY INSPECTION FORM

Before requesting an occupancy inspection from the Building Official and the Fire Marshall, please make sure the following items have been completed. Someone must be present at the time of inspection.

All Occupancy Inspections are done at 10am

The following items must be complete prior to inspection:

- | | |
|---|---|
| ▪ Type 2A 10BC Fire Extinguishers
(Maximum travel distance 75 ft.) | ▪ Adequate garbage receptacles |
| ▪ Emergency Lighting hardwired battery backup | ▪ Smoke detectors in all bedrooms
and hallways. |
| ▪ Address on Building | ▪ Carbon monoxide detectors if there
is gas service. |
| ▪ Breaker Box needs to be labeled | ▪ Identified # of Bedrooms: <u>3</u> |
| ▪ Outlet and switch plate covers need to be
installed. (GFCI Circuits within 6 ft. of water
source) | ▪ Proposed # of Guests: <u>10</u> |
| ▪ No exposed wiring | Approved # of Guests per OSFD: <u>6</u> |
| ▪ Adequate emergency egress | ▪ Proposed # of vehicles: <u>6</u> |
| ▪ Operable windows in sleeping areas | Approved # of vehicles per OSFD: <u>4</u> |
| ▪ Guest rules (noise, garbage, etc.) must be
visibly posted. | |

Property Owner: Kelly Williams Phone #: 2282176959
Contact Name: _____ Phone #: _____

.....
Date of Inspection: 27-MAY-2026

COMMENTS: _____

☒ **PASSED**

Building Official: [Signature] Fire Marshall: [Signature]

Property Owner: [Signature] Fire Marshall Not Present ☒

VACATION RENTAL SHORT TERM LEASE AGREEMENT

This Vacation Rental Short Term Lease Agreement (this "Agreement") is made by and between Kelly A. Williams ("Owner") and _____ ("Guest") of the date last written on the signature page of this Agreement. Owner and Guest may be referred to individually as "Party" and collectively as "Parties." For good and valuable consideration, the sufficiency of which is acknowledged, the Parties agree as follows:

1. Property. The property is described as a house with three (3) bedrooms and two and five tenths (2.5) bathrooms located at 115 Watersedge Lane, Ocean Springs, MS 39564 (the "Property"). The Property is owned by Owner. The Property is fully furnished by Owner and equipped for light housekeeping. The following amenities are included in the Property:

- Refrigerator
- Microwave
- Washer
- Wifi
- Linens
- Dryer
- Pool
- Card Table

A starter supply of household cleaning and hygiene products may be available in the Property for use. Guest is responsible for purchasing any additional supplies and all food and beverages.

2. Rental Party. All persons in the rental party will be bound by the terms of this Agreement. Only persons listed on this Agreement may stay in the Property. "Rental Party" means Guest plus the following persons:

First Name & Last Name	Relationship to Guest
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

The total number of adults in the Rental Party will be _____. The total number of children in the Rental Party will be _____.

3. Maximum Occupancy. The maximum number of persons allowed to stay in the Property is limited to six (6), unless the Owner gives prior written consent. A charge of _____ per person per night will be assessed for each person who stays in the Property in addition to the Rental Party. Guest will be charged without notice for additional persons staying in the Property and not disclosed to Owner.

4. Visitors. A visitor is an occupant of the Property who is not staying overnight. The total number of persons permitted in the Property at any given time, including visitors, is twelve (12). Any visitor staying overnight is subject to additional charges.

5. Rental Period & Check-In. The term of this lease will be from _____ ("Arrival Date") to _____ ("Departure Date"). The Property will be ready for Guest's occupancy beginning at 2:00 PM on the Arrival Date and the Property must be vacated by 10:00 AM on the Departure Date, unless otherwise agreed by Owner. If Guest or any member of the Rental Party remains on the Property beyond the Departure Date, Guest will be responsible to pay the rental rate prescribed in Section 8 below for the period of time between Departure Date and the actual date Guest and all members of the Rental Party vacate the Property. The Property requires a two (2) night minimum stay.

6. Keys & Access Codes. Owner will provide Guest with _____ key(s), which will unlock the front door to the Property. Guest is not allowed to make duplicate keys. A fee of _____ will be charged to Guest for failure to return a key. Any attempt to access a locked area is just cause for immediate termination of this Agreement, forfeiture of all rent paid, and Guest will be liable for any missing items or damage. Owner will provide Guest with access codes to the Front door.

7. Rental Rules & Restrictions. Guest agrees to abide by the following restrictions by Owner (the "Rules"):

- (A) No smoking inside the property
- (B) No pets allowed on the property
- (C) Quiet hours are from 10:00 PM to 8:00 AM
- (D) Trash must be disposed of properly
- (E) Refrigerator must be cleaned out properly

If any person in the Rental Party fails to follow any of the Rules, the Rental Party may be asked to vacate the Property and Guest will forfeit all rent paid.

8. Reservation Deposit and Payment. Guest agrees to pay the rent and fees described below (the "Total Amount Due"). A deposit in the amount of \$300.00 (the "Reservation Deposit") is due and payable upon return of this signed Agreement in order to secure Guest's reservation. The Reservation Deposit is non-refundable and will be applied toward the rental rate. Payment in full of the following fees, less the Reservation Deposit, will be due within seven (7) days before the Arrival Date.

Rental rate of \$300.00 x _____ days	_____
Cleaning service fee	\$150.00
State and local sales/rental taxes (9%)	_____
Total Amount Due \$150.00	
(Less Reservation Deposit due immediately) (\$300.00)	
Total Balance Due -\$150.00	

Acceptable payment methods are:

- Debit card
- Credit card

9. Security Deposit. Owner reserves the right, at its discretion, to charge a security deposit at the time of reservation in the amount of _____. This deposit will be refunded after Guest's departure and an inspection of the Property by Owner, less any deductions for damage to the Property or furnishings, excessive mess requiring additional cleaning or other costs incurred outside the normal course due to Guest's stay.

10. Cancellation. Guest may cancel the reservation at least fourteen (14) days before the Arrival Date, and receive a refund on the Reservation Deposit.

11. Cleaning. A cleaning fee of \$150.00 will be charged to the Guest. Daily housekeeping services are not included in the rental rate. Throughout the rental period, Guest will be responsible for keeping the Property clean and in good condition. Any unsafe or dangerous condition must be reported to Owner immediately. Guest acknowledges that on the Arrival Date, the Property is in good condition, except for any defect Guest may report to Owner by the end of the first day following the Arrival Date. The Property should be left in the same condition as it was found by Guest on the Arrival Date. Guest promises to leave the Property in good repair.

12. Furnishings. The following furnishings will be provided with the Property:

- Queen Bed; 1 Television
- Full Bed
- King Bed; 1 Television

Furnishings are subject to change without notice. Furniture, bedding, kitchen equipment, utensils, and any other personal property supplied with the Property must not be removed from the Property. Loss of any items within the Property or damage to the Property or furnishings in excess of normal wear and tear will be charged to Guest. The Property will be inspected by Owner after Guest's departure. All contents of the Property are the property of Owner. If an item should break, Guest must notify Owner immediately. Guest is not permitted to alter the wiring of any television, computer, or gaming equipment.

13. Parking. Parking is limited to six (6) spaces. Guest may only park in designated parking area. Any illegally parked cars may be subject to towing and/or fines.

14. Mechanical Failures. Owner attempts to properly maintain the Property. While all electrical and mechanical equipment within the Property are in good working order, Owner cannot guarantee against mechanical failure of electrical service, stopped plumbing, water supply, heating, air conditioning, audio visual equipment, internet access, cable service, or appliances. Guest agrees to report any inoperative equipment or other maintenance problem to Owner immediately. Owner will make every reasonable effort to have repairs done quickly and efficiently. Guest will allow Owner or a person permitted by Owner

access to the Property for purposes of repair and inspection. Owner is not responsible for any inconvenience that may occur and no refunds or rent reductions will be made due to failure of such items.

15. Acts of God. If there is a storm or severe weather and a mandatory evacuation order is issued by state or local authorities, Guest shall be entitled to a prorated refund for each night Guest is unable to occupy the Property. Owner will not be liable or deemed in default under this Agreement for any failure to perform or delay in performing any of its obligations due to or arising out of any act not within its control, including, without limitation, acts of God.

16. Limitation on Liability. Owner is not responsible for any accidents, injuries or illness that occur to any member of the Rental Party or Guest's visitors while in the Property or on the Property. Owner is not responsible for loss of personal belongings or valuables belonging to any member of the Rental Party or any of Guest's visitors. Guest agrees to assume the risk of any harm arising from use of the Property. UNDER NO CIRCUMSTANCES AND UNDER NO LEGAL THEORY, INCLUDING TORT, CONTRACT, STRICT LIABILITY, OR OTHERWISE, SHALL OWNER BE LIABLE TO GUEST OR ANY OTHER PERSON FOR ANY DAMAGES OF ANY NATURE WHATSOEVER INCLUDING ARISING OUT OF OR RELATING TO THIS AGREEMENT OR GUEST'S RENTAL OF THE PROPERTY OR USE OF THE PROPERTY. IN NO EVENT WILL OWNER BE LIABLE FOR ANY DAMAGES IN CONNECTION WITH THIS AGREEMENT, EVEN IF OWNER SHALL HAVE BEEN INFORMED OF THE POSSIBILITY OF SUCH DAMAGE.

17. Indemnification. Guest acknowledges that the use of the Property by the Rental Party and Guest's visitors is entirely at their own risk. Guest will indemnify and hold harmless Owner from any and all expenses, costs, damages, suits, actions, or liabilities whatsoever arising from or related to any and all loss of or damage to personal property, including injury or death resulting from the use or occupancy of the Property or the failure of any member of Rental Party or Guest's visitors to observe the rules and restrictions set forth in Paragraph 7.

18. Violation of Agreement. If Guest or any member of the Rental Party violates any of the terms of this Agreement, including but not limited to maximum occupancy, visitors and rental rules and restrictions, Owner may evict Guest and the Rental Party from the Property and Guest will forfeit all rent and security deposit paid.

19. Governing Law. This Agreement and all transactions contemplated by this Agreement will be governed by, and constructed and enforced in accordance with the laws of the State of Mississippi (not including its conflicts of laws provisions). Any dispute arising from this Agreement shall be resolved through mediation. If the dispute cannot be resolved through mediation, then the dispute will be resolved through binding arbitration conducted in accordance with the rules of the American Arbitration Association.

20. Amendments. This Agreement may be amended or modified only by a written agreement signed by both Owner and Guest.

21. No Waiver. Neither Owner nor Guest shall be deemed to have waived any provision of this Agreement or the exercise of any rights held under this Agreement unless such waiver is made expressly and in writing.

22. Severability. If any provision of this Agreement is held to be invalid or unenforceable in whole or in part, the remaining provisions shall not be affected and shall continue to be valid and enforceable as though the invalid or unenforceable parts had not been included in this Agreement.

23. Notices. Any notice or communication under this Agreement must be in writing and sent via one of the following options:

- Email
- Text message

24. Successors and Assigns. This Agreement will inure to the benefit of and be binding upon Owner, its successors and assigns, and upon Guest and its permitted successors and assigns.

25. Entire Agreement. This Agreement represents the entire understanding and agreement between the Parties with respect to the subject matter of this Agreement and supersedes all other negotiations, understandings and representations (if any) made by and between the Parties.

SIGNATURES

Owner Signature

Guest Signature

Kelly A. Williams
Owner Name

Guest Name

Date

Date

Vacation Rental/Short Term Lease Agreement Booking Confirmation

Dear _____,

Thank you for selecting our property for your vacation.

The property is located at: 115 Watersedge Lane, Ocean Springs, MS 39564

Arrival: _____	After 2:00 PM (No early arrival please)
Departure: _____	By 10:00 AM

Number of Adults: _____	Number of Children: _____
--------------------------------	----------------------------------

Your reservation deposit is due immediately in the amount of \$300.00.

Rental rate and fees are as follows:

Rental rate of \$300.00 x _____ days	_____
Cleaning service fee	\$150.00
State and local sales/rental taxes (9%)	_____
Total Amount Due \$150.00	
(Less Reservation Deposit due immediately) (\$300.00)	
Total Balance Due -\$150.00	

Please sign and return the attached short-term lease agreement along with your reservation deposit. The balance of the rental amount is due seven (7) days before your arrival date. When the total amount due is received, we will send instructions on how to access the property.

Sincerely,

Vacation Rental Short Term Lease Agreement Checklist

Prior to Arrival:

- ☐ Signed and dated agreement
- ☐ Rental deposit
- ☐ Security deposit
- ☐ Balance due
- ☐ Keys and access information

Arrival:

- ☐ Check-in time: 2:00 PM
- ☐ Go through inspection checklist
- ☐ Review rental rules and regulations

Departure:

- ☐ Check-out time: 10:00 AM
- ☐ Go through inspection checklist
- ☐ Return keys
- ☐ Return security deposit

Inspection Checklist:

	<u>Arrival</u>	<u>Departure</u>	<u>N/A</u>	<u>Notes</u>
	Good	Good	Good	
A/C Heater	☐	☐	☐	
Lights	☐	☐	☐	
Floors	☐	☐	☐	
Walls	☐	☐	☐	
Doors	☐	☐	☐	
Windows	☐	☐	☐	
Window treatments	☐	☐	☐	
Screens	☐	☐	☐	
Locks	☐	☐	☐	
Fireplace	☐	☐	☐	
Kitchen	☐	☐	☐	
Refrigerator	☐	☐	☐	
Oven	☐	☐	☐	
Stove	☐	☐	☐	
Dishwasher	☐	☐	☐	
Garbage Disposal	☐	☐	☐	
Bathrooms	☐	☐	☐	
Bedrooms	☐	☐	☐	
Living Room	☐	☐	☐	
Dining Room	☐	☐	☐	
Family Room	☐	☐	☐	
Washer/Dryer	☐	☐	☐	
Garage	☐	☐	☐	
Backyard/Patio	☐	☐	☐	
	☐	☐	☐	
	☐	☐	☐	
	☐	☐	☐	
	☐	☐	☐	

Guest acknowledges that he/she has inspected the Property and unless otherwise noted, everything is in good repair. Any damages upon departure shall be charged to Guest or deducted from the security deposit.

SIGNATURES

Check-in Inspection

Check-out Inspection

Signature of **Guest**

Signature of **Guest**

Signature of **Owner**

Signature of **Owner**

HOUSE RULES

No smoking inside the house

**Be considerate of your new neighbors.
Quiet hours are from 10:00PM until 8:00AM**

Wash all sand off before coming into the house

Maximum occupancy visitors ten (10), sleeping six (6)

No pets allowed

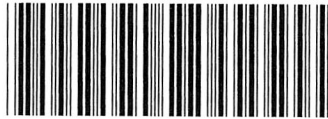
Trash collection is early Tuesday morning. The trash bin with wheels must be pulled out onto the street the night before.

Please park in the driveway and off of the road.

115 Watersedge Lane
Proposed Parking Plan



OFFICIAL RECORDS JACKSON COUNTY
Josh Eldridge
CHANCERY CLERK
RECORDING FEE: \$36.00
#202503818 BK:2201 PG:238-239
03/07/2025 11:05:40 AM 2 PGS
KH0DGE,DC Rcpt#4904



202503818 2 PGS

INDEXING INSTRUCTIONS: Lot 6 Watersedge Subdivision

Prepared by: Kelly A. Williams

Return to: Kelly A. Williams

2720 Government Street

2720 Government Street

Ocean Springs, MS 39564

Ocean Springs, MS 39564

228-217-6959

STATE OF MISSISSIPPI

COUNTY OF JACKSON

QUIT CLAIM DEED

For and in consideration of sum of Ten Dollars (\$10.00) cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, I, JACKIE DANNER, OF 15019 South Shadow Creek Drive, Biloxi, MS 39532, do hereby bargain, sell, convey, and quitclaim all of my interest in and to the following described property, located in Ocean Springs, Mississippi, as described as follows:

Lot 6 Watersedge Subdivision, according to plat located in the office of the Chancery Clerk of Jackson County, Mississippi,

to Kelly A. Williams

Witness my signature this the ___ day of March 7, 2025

Jackie Danner

JACKIE DANNER

228-257-6500

STATE OF MISSISSIPPI

COUNTY OF JACKSON

Personally appeared this date before me, the undersigned authority in and for the above described jurisdiction, the above named JACKIE DANNER, who acknowledged that she signed and delivered the above and foregoing instrument on the day and year indicated.

This the 7 day of March, 2025

JOSH ELDRIDGE, CHANCERY CLERK

By: Kristen Hodge

NOTARY PUBLIC



MY COMMISSION EXPIRES:

JOSH ELDRIDGE
CHANCERY CLERK
JACKSON COUNTY, MS
COMMISSION EXPIRES 12-31-2027

PUBLIC HEARING NOTICE

Residential Short-Term Rental

Planning Department



THIS INFORMATION IS BEING SENT TO YOU AS PART OF THE PERMITTING PROCESS FOR A NEARBY PROPERTY.

Per adopted Code for the City of Ocean Springs, notice has been advertised in the MS Press Newspaper and copies are sent via Standard mail at the cost of the applicant.

PUBLIC NOTICE is hereby given that the City of Ocean Springs **PLANNING COMMISSION** will hold a **public hearing** on the date listed below to consider an application for a Short-Term Rental Permit per Ordinance governing the provision of Short Term Rentals of dwellings in residential zones after application, hearing, and approval.

Application for the address listed below will be considered in the regular meeting place of the Board of Aldermen at the City Hall located at 1018 Porter Avenue Ocean Springs, MS 39564.

Short-Term Rental Applied for: 115 Watersedge Lane

Public Hearing Date/Time: July 14, 2026, at 6:00 p.m.

Applicant Kelly A. Williams

Local Contact Kelly A. Williams

The Residential Short-Term Rental Ordinance (2015-11) was approved on July 7, 2015. The ordinance was researched, modified, and re-approved on February 20, 2018, December 17, 2019, December 7, 2021, and May 16, 2023. This document addresses what the ordinance requires of an applicant, the process, and contact information for questions or concerns. For more details, please call the Planning Department at 228-875-4415.

Short-Term Rentals: Considered as less than 30 days. Conditions for permitting include an approval process, occupancy/vehicle requirements, guest registry, noise/garbage management, posting of rules, local management, and a process for complaints, basis for denial or revocation, and violations.

Frequently Asked Questions regarding Residential Short-Term Rental permits:

- 1) ***Why am I receiving this information?*** All property owners within 500 feet of the property requesting a permit are required to receive notification via standard mail. Additionally, the hearing was advertised in the local newspaper and a yard sign placed on the property. This notice was mailed to your address of record with the Jackson County Tax Assessor's office.
- 2) ***What is allowed under a Short-Term Rental Permit?*** Approval of the permit will allow the property owner to rent the residence for periods of less than 30 days at a time, governed by restrictions listed in the ordinance. The permit does not allow any other non-permitted activity.
- 3) ***Who will be responsible for management of the property?*** The property owner is ultimately responsible for all activity on the property. The Local Property Manager **MUST** reside or have their business physically located within 2 miles of the city limits and be available 24/7 to address issues related to the property. The Planning Department will have a contact number in case of emergencies.
- 4) ***Do the property owners pay sales tax for this activity?*** Yes – the property owner will be issued a city privilege license that will allow them to register with the state for payment of sales tax, including the additional "bed tax" required for all hotel activity.
- 5) ***What review has been done by the City?*** The application, a \$500 application fee, and payment for mailing was received. All information was reviewed to ensure all administrative requirements have been met. The home

has been inspected to ensure that all life safety elements are in place and a maximum occupancy/vehicle allowance has been set.

- 6) ***What physical modifications were required for the home?*** Required life safety improvements include, but are not limited to, hard-wired smoke detectors (carbon monoxide if served by gas), emergency lighting for exits during power outages, properly functioning exits, current fire extinguishers, labeled fuse box, etc.
- 7) ***How will the maximum occupancy and number of vehicles be established?*** During the physical inspection, the Building Official and Fire Inspector assess the availability of space including sleeping areas and space for off-street parking. These maximums will be established prior to the public hearing and can be enforced during operation of the rental.
- 8) ***Where can I report code violations, disturbances, etc.?*** Just as you would with any residential occupant, if there are problems with noise, excessive vehicles, trash, or other intrusive behavior, the proper city officials should be notified. For life-threatening emergencies, dial 9-1-1 as you would with any type of residential occupancy. Documented complaints will be considered during the renewal process. The ordinance provides guidelines for the basis of revocation or denial or permit issuance and/or renewal.

Complaint Contact Information:

- a. Police: 228-875-2211 – noise, trespassing, other criminal activity
 - b. Code Enforcement: 228-875-6712 – improper vehicle parking, improper trash storage
 - c. Any other complaints can be forwarded to the Planning Department at **228-875-4415** or mailed to Attn: Planning Department, City of Ocean Springs, 1018 Porter Avenue, Ocean Springs, MS 39564
- 9) ***What is the process if the rules are not followed?*** If the City receives documentation that the property owners and/or tenants have violated the provisions set forth in the ordinance, or have met any other criteria that allows for revocation, written notice will be given to the property owner of the violation(s). If corrective action is not taken in the allotted time period, the permit can be revoked and citations issued.
- 10) ***How long is the permit valid?*** The Residential Short-Term Rental permit is an annual renewal. Once the initial permit is approved, the property will be inspected annually and complaint records reviewed prior to renewal. The ordinance provides guidelines for the basis of revocation or denial or permit issuance and/or renewal.
- 11) ***Is the permit transferable to new owners?*** No. The permit is issued to the owner for that specific address. Permits are not transferrable to other owners or properties without the full approval process, including an advertised public hearing.
- 12) ***Is the approval process the same for properties in commercially zoned districts?*** The application itself is similar, but commercial properties do not require notice or public hearing.
- 13) ***What if the property has covenants that do not allow for short-term rentals?*** The ordinance requires that any application for a property with filed covenants indicate that there are covenants in place. If there is an active Homeowner's Association (HOA), they must provide a letter from that HOA supporting the activity. If you are aware of such a restriction in your neighborhood, please notify the Planning Department at 228-875-4415. The permit will not be approved unless supported by an ACTIVE HOA where applicable or if the covenants do not allow short-term rental.
- 14) ***Will the property owner be required to maintain renter information?*** Yes, the property owner must maintain a guest registry and provide to the city for review upon request.
- 15) ***Will the renters be informed of the rules and regulations that are included in the permit?*** Yes, part of the application and inspection includes provision of the rental agreement for review and posting of the house rules in a visible location within the home.

Questions and/or comments can be sent to the Planning Department up to the day of the hearing and will be provided to the Planning Commission for consideration. Comments can be sent to:
1018 Porter Avenue, Ocean Springs, MS 39564.

July 2, 2026

RECEIVED
JUL 08 2026

BY: *Kayla Stringer*

To:
Ocean Springs Planning Commission
1018 Porter Ave
Ocean Springs, MS 39564

From:
Natalie Colle
116 Seaside Drive
Ocean Springs, MS 39564

Dear OS Planning Commission:

I received a letter about the application for VRBO or Short Term rental of 115 Watersedge Lane, which is the house directly behind my home. I would like to say I have concerns about this. Especially, in regards to the possible extra noise that will come from random people using this home and pool. What will the noise/party rules be since this is in a residential area? This is my home and my sanctuary and I have invested a lot to make it so. The last thing I would want is for this to be compromised. If there will not be strict rules to protect the peace of the homes surrounding this rental property, then I am very opposed to this application.

Please let me know, what else I need to do or what the exact rules will be to protect the full time residents peace around this house.

Thank you
Natalie Colle

Natalie Colle

**CITY OF OCEAN SPRINGS
PLANNING DEPARTMENT
POST OFFICE BOX 1800
OCEAN SPRINGS, MS 39566-1800
228-875-4415**

PLANNING COMMISSION REPORT

MEETING DATE: July 14, 2026

APPLICANT/OWNER: Laura E. Bolton / R. F. Ederer Company, Inc.

REQUESTED ACTION: Map Amendment (Rezoning) from M-1 Manufacturing, Warehousing & Service District to C-H Regional Commercial District

DATE OF APPLICATION: June 3, 2026

LOCATION: 111 Industrial Park Cir – Ward 5

PARCEL NUMBER: 60126170.075



Figure 1. Planning Commission Signage

I. REQUEST SUMMARY:

The applicant, Laura E. Bolton on behalf of R.F. Ederer Co., Inc., requests a map amendment to rezone subject property from M-1 Manufacturing, Warehousing & Service District to C-H Regional Commercial District.

II. **ADJACENT ZONING DISTRICTS:**

Subject Property: M-1- (identified below by blue diamond on the map)

North: CH - Regional Commercial

South, East, & West: M-1

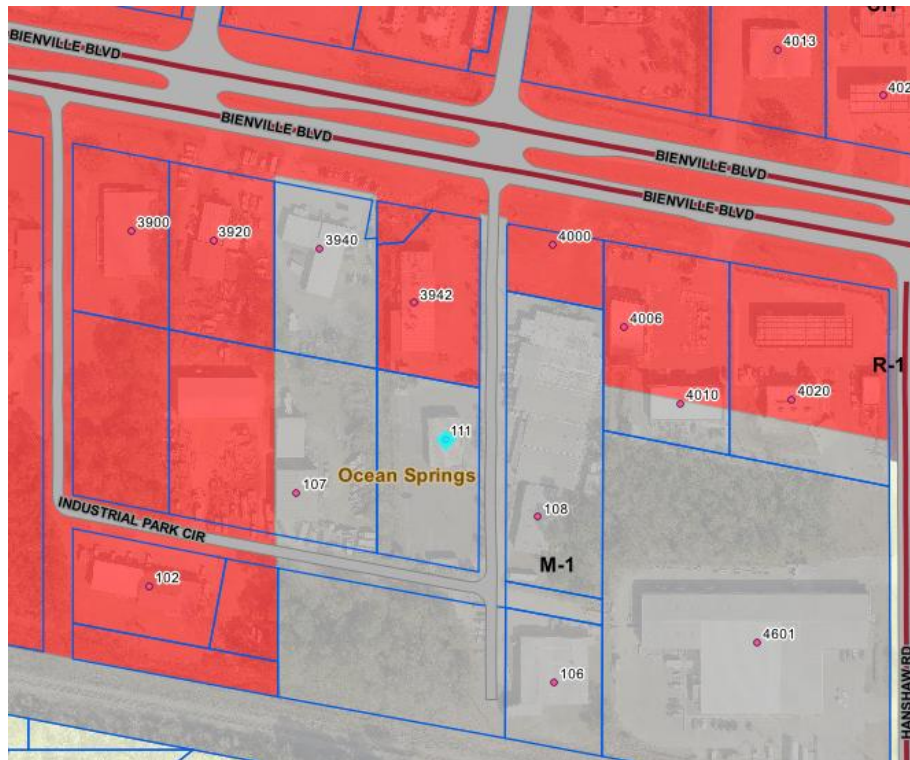


Figure 2. Subject Property and Adjacent Zoning District

III. **FINDINGS:**

- The subject property consists of 1.0 acre and is currently zoned M-1. The adjacent parcel to the north is currently zoned CH – Regional Commercial.
- **M-1 Zoning District:**
 - Light industrial uses that are incompatible with primary corridor activities and residential uses due to noise or traffic generation, outdoor storage requirements or other performance or design standards.
 - Min. Lot Width – 100’
 - Max Building Height – 2 stories not to exceed 50’
 - Setbacks: 5’ Front, 5’ Side, 10’ Rear
- **CH – Regional Commercial District:**
 - Most intense commercial mixed-use district. Includes most intense retail, office and residential development patterns with high traffic generation rates that serve a regional population.
 - Min. Lot Width – 25’
 - Max Building Height – 75’ or 6 stories
 - Setbacks: 5’ Front, 5’ Side, 10’ Rear (same as M-1 zoning)

- The surrounding area contains a mixture of commercial and industrial development patterns.
- The prior uses of this property have been primarily retail, office, health & wellness, sports & fitness, and a meeting space for local community groups.
- The applicant has identified a prospective coffee shop tenant interested in occupying the site if the rezoning is approved by the Board of Aldermen.

IV. PUBLIC NOTICE:

- Legal Advertisement was posted in the Sun Herald on June 28, 2026.
- Planning Commission yard signs were posted on property on June 26, 2026.
- Notifications were mailed to adjacent property owners within a 500-foot radius on June 26, 2026

V. PUBLIC FEEDBACK:

None received as of July 10, 2026

VI. POTENTIAL MOTIONS:

A motion to recommend **approval** of a map amendment to rezone subject property from M-1 Manufacturing, Warehousing & Service District to C-H Regional Commercial District.

-OR-

A motion to recommend **denial** of a map amendment to rezone subject property from M-1 Manufacturing, Warehousing & Service District to C-H Regional Commercial District.



City of Ocean Springs
Planning Department
 PO Box 1800
 Ocean Springs, MS 39564
 (228) 875-4415

MAP AMENDMENT APPLICATION

Per the adopted fee schedule, the following application fees apply:

Application Fee Required: **\$251.00*** (NON-REFUNDABLE)

*Ordinance 2022-17 following the requirements of Section 25-60-5 MS Code Annotated, \$1.00 fee included

Applicant is responsible for all public mailer fees. Must be paid prior to Planning Commission meeting.

Application Date: 6/3/26 Applications are due by the 7th of each month.

Name of Rightful Owner(s): R.F. Ederer Co. Inc. / Laura E. Bolton

Name of Applicant (if different than Owner): Laura E. Bolton

Property Address: 111 Industrial Park Cr. Ocean Springs

PIDN: (list all applicable) 60126170.075

- | | | | |
|---------------------|---|--------|------------------------------|
| 1. Applicant: | <u>Laura E. Bolton</u> | Phone: | <u>228-217-3074</u> |
| Address: | <u>13945 E. El Bonito Dr.</u>
<u>Ocean Springs</u> | Email: | <u>lauraelb872@gmail.com</u> |
| 2. Owner of Record: | <u>R.F. Ederer Co. Inc.</u> | Phone: | <u>228-875-9345</u> |
| Address: | <u>108 Ind. PK. Cr.</u>
<u>Ocean Springs</u> | Email: | <u>mark@rfederer.com</u> |

Please note:

No rezoning application shall be received or filed with the Planning Commission if, during the previous six-months, an application requesting a change to the same zoning district was received or filed and withdrawn after a full, fair, complete, and final hearing occurred on the rezoning before the Planning Commission.

No application for rezoning to the same zoning district shall be received or filed with the Planning Commission within one-year after the Board of Aldermen has denied an application for rezoning of the same property.

ANSWER ALL QUESTIONS BELOW:

1. Current Zoning classification of property: M-1

2. Proposed Zoning classification of the property: C-H

3. State the reason for map amendment (Reference 2.15.5.B). MS law requirements: There must have been either an error in the initial zoning or a change in the character of the neighborhood to such an extent as to justify reclassification of the property and some demonstrated compelling need before existing zoning may be changed:

There has been a significant change in the character of the neighborhood from Industrial to Retail/Restaurant.

4. Is the proposed map amendment consistent with the Comprehensive Plan? Please explain:

Yes

4. Describe the public need for the request of map amendment:

Because we have a coffee shop that is interested in leasing this perfect spot we have for them.

5. Has there been a change in the character of the neighborhood? Please explain:

Yes there has. Super Wal-Mart + numerous Food services + Retail are now in this area.

6. Was there a mistake in the original zoning of the property? Please explain:

No, this property was originally zoned many years ago and this neighbor has changed.

ATTACHMENTS REQUIRED (initial each box or N/A if not applicable):

- ☒ 1. **\$251.00*** Application Fee.
- ☒ 2. Aerial map and zoning map of the subject property and the surrounding neighborhood.
- ☒ 3. Legal description; street address.
- ☒ 4. Copy of protective covenants or deed restrictions, if any.
- ☒ 5. Warranty Deed (Proof of Ownership)**

*****All property owners must sign the application. You may include additional signature pages if needed.***

*****If the applicant is authorized to represent property owner, the applicant must provide documentation signed by the property owner.***

Affidavit of Ownership (if multiple owners, each owner must complete separate pages)

Attached hereto is an affidavit of ownership indicating the dates the respective holdings of land were acquired, together with the book and page of each conveyance into the present owner as recorded in the County Records of Deeds (Chancery Clerk) office. This affidavit shall indicate the legal ownership of the property, the contract owner of the property, and the date the contract of sale was executed.

I, (print name) Laura E. Bolton, hereby certify that:

1. I am the owner of the property that is the subject of this application and that I have read and understand the requirements as outlined in the application.
2. There are no outstanding City of Ocean Springs property taxes or special assessments on the original parcel(s).

I further acknowledge that the information provided herein is true and correct to the best of my knowledge.

Owner(s) Name: R. F. Edeyer Co., Inc

Parcel ID(s): 60126170, 075

Date Property Acquired Date: 4/26/2016

Book and Page of Each Conveyance: _____

Owner's Signature Laura E. Bolton Date 6/3/26

STATE OF Mississippi

COUNTY OF Jackson

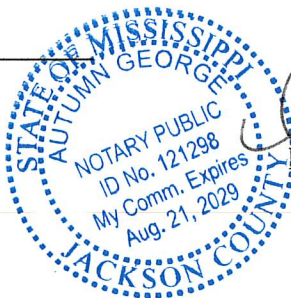
I Laura E. Bolton, hereby depose and say that all the above statements and the statements contained in the papers submitted herewith are true.

Mailing Address 13945 E El Bonito
Ocean Springs, MS 39524

Subscribed and sworn before me this 4th day of June 2026.

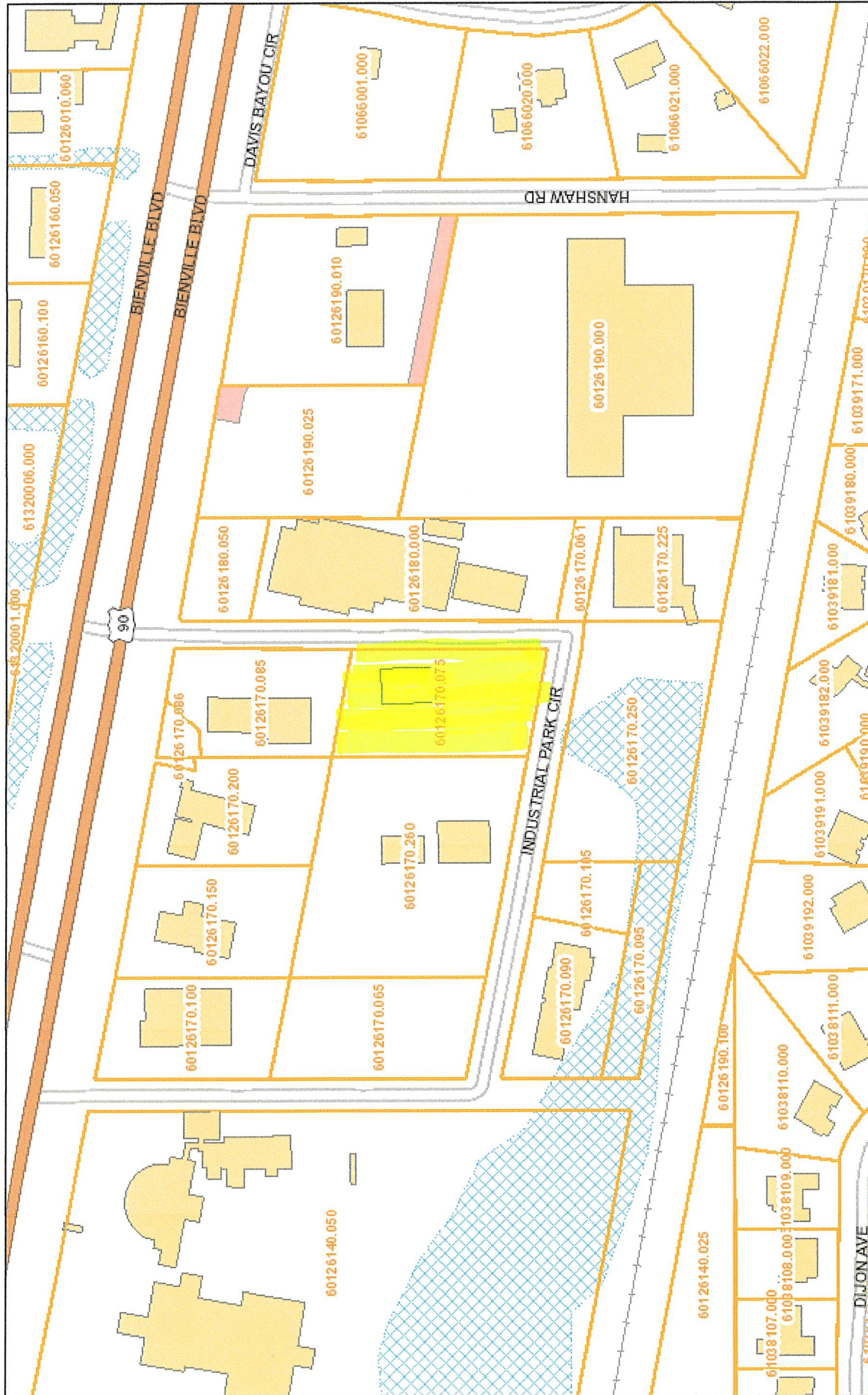
My commission expires:

08/21/2029



[Signature]
Notary Signature

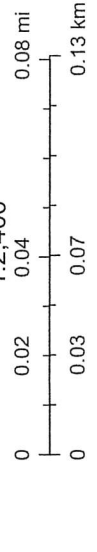
ArcGIS Web Map



June 3, 2026

1:2,400

- Parcels
- PrimaryRoads
- Major
- CenterLines



Jackson County GIS

Parcels: R F EDERER COMPANY INC

GISP 787.26-02-0082.00
FIRST_ROUT 0082
FIRST_SUFF 00
FIRST_SHAP 43,363.26
OID_
ID 69,366.00
PIDN 60126170.075
MAPNO 789.26-26-019.00
GISP_1 787.26-02-0082.00
NAME R F EDERER COMPANY INC
NAME2
ADDRESS 108 INDUSTRIAL PARK CIR
CITY OCEAN SPRINGS MS
ZIP 39564
LOCATION 111 INDUSTRIAL PARK CIR OCEAN SPRINGS
DESC1 COM E/M HANSHAW RD & S/M HWY 90
DESC2 N 79DEG W 690' S 270' TO POB S 2
DESC3 70' N 79DEG W 157.5' N 270' S 79
DESC4 DEG E 157.5' TO POB BEING LOT 9
DESC5 OF O S INDUSTRIAL PARK DB 1814-6
DESC6 08 (82 MAP787.26-02)
DESC7
DESC8
DESC9
DB 1814
DP 608
SECTION 26
TOWN 7
RANGE 8
ACREAGE 0.97
EXEMPT 0
DISTRICT 5660
TYPE OTHER GENERAL MERCHANDISE
COMMERCIAL
LANDVAL 53,270.00
IMPROVEVAL 230,759.00

60126

[Zoom to](#) [Print](#)

60 126 190.100

60 126 190.100
610 381 10.000

1,008,315.675 330,558.866 Feet

100ft



201606391 5 PGS

OFFICIAL RECORDS JACKSON COUNTY
 Josh Eldridge
 CHANCERY CLERK
 RECORDING FEE: \$12.00
 #201606391 BK:1814 PG:608-612
 04/29/2016 03:15:23 PM 5 PGS
 DLONNEMAN, DC Rpt#7807

Space Above Line For Official Use Only

Instrument Prepared By and Return To: Pringle & Roemer, PLLC P.O. Box 211 Biloxi, MS 39533 (228)374-1747	Grantor: Hancock Bank 10496 Highway 49, 2 nd FL Gulfport, MS 39503 (228)831-2158	Grantee: R.F. Ederer Company, Inc. 108 Industrial Park Ocean Springs, MS 39564 (228)217-3074
Indexing Instructions: Parcel located in SE 1/4 of the NW 1/4 of Section 26, T-7-S, R-8-W, Jackson County, MS		

STATE OF MISSISSIPPI
 COUNTY OF JACKSON

111 Ind. PK Ch.

SPECIAL WARRANTY DEED

For and in consideration of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt, adequacy and sufficiency of which is hereby acknowledged, the undersigned TRACIE L. RYAN, Vice President of Hancock Bank, a Mississippi state bank, 10496 Highway 49, 2nd Floor, Gulfport, MS 39503 (228)831-2158 ("Grantor") does hereby grant, bargain, sell, convey and specially warranty, subject to the exceptions and reservations set forth below, unto R. F. EDERER COMPANY, INC., a Mississippi corporation, 108 Industrial Park, Ocean Springs, MS 39564 (228)217-3074, ("Grantee") the property lying and being situated in Jackson County, Mississippi, and being more particularly described as follows:

ATTACHED AS EXHIBIT "A"

together with all improvements situated thereon and appurtenances thereunto belonging.

AND THE SAID Grantor will only warrant and forever defend the right and title to the above described Property unto the said Grantee against the claims of those persons claiming by, through or under Grantor, but not otherwise.

The warranty of this conveyance is made expressly subject to all zoning ordinances, land use regulations, restrictive covenants, rights of way, and easements for streets, roads, alleys,

electric power lines, water, and sewage lines or other easements affecting the above described real property.

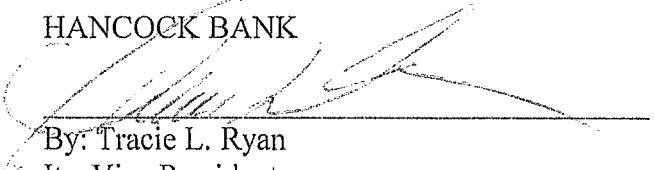
This conveyance is made expressly subject to all oil, gas, and other mineral reservations and/or conveyances of record affecting the above described real property, together with rights of ingress and egress for the purpose of exploring for and mining the same.

The taxes for the current year, which are not yet due and payable, have been pro-rated on an estimated basis by the Grantor and the Grantee as of the date of this conveyance, and Grantee assumes and agrees to pay the same when they become due and payable. If actual taxes differ from the estimate, Grantor and Grantee agree to adjust the pro-ration and the party owing taxes shall pay such amount to the other party.

The term "Grantor" and "Grantee" are used for singular or plural, as context requires, and include the respective heirs, personal representatives, successors, and assigns of the parties

IN WITNESS WHEREOF, Grantor has signed and delivered this Special Warranty Deed on this the 26th day of Apr, 2016.

HANCOCK BANK


By: Tracie L. Ryan
Its: Vice President

STATE OF MISSISSIPPI
COUNTY OF HARRISON

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said County and State, on this the 26th day of April 2016, within my jurisdiction, the within named **Tracie L. Ryan** who acknowledged that she is the Vice President of Hancock Bank, and that for and on behalf of said company, and as its act and deed, he/she executed the above and foregoing instrument on the day and year therein stated, after first having been duly authorized by said company so to do.

[Signature]
Notary Public

My Commission Expires:

6/6/2019

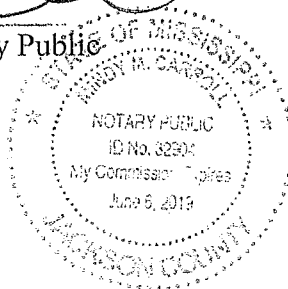


EXHIBIT "A"

Part of the SE 1/4 of the NW 1/4 of Section 26, Township 7 South, Range 8 West, Jackson County, Mississippi, described as follows, to-wit:

Commencing at the Northeast corner of Section 26, Township 7 South, Range 8 West, thence West 2,614 feet; thence South 1,920 feet to the South right-of-way of U.S. 90; thence North 79° and 24' West 690 feet along South right-of-way of U.S. 90 to the West margin of a shelled road; thence run South 270 feet along the West margin of said road to the Point of Beginning; thence South 270 feet along the West margin of said road; thence North 79°24' West 157.5 feet along the North margin of a road; thence North 270 feet; thence South 79°24' East 157.5 feet to the Point of Beginning. Containing 1 acre, more or less, and lying in the SE 1/4 of Section 26, Township 7 South, Range 8 West, Jackson County, Mississippi, and being Lot 9 of an unrecorded plat made by George E. Arndt, P.E., on November 11, 1971. Being part of the land conveyed to Jackson County, Mississippi, by Dolores Smith, et al., by deed dated January 17, 1972, recorded in Book 420, Page 322, Land Deed Records of Jackson County, Mississippi.

Said property also being the same described in Warranty Deed dated April 28, 1978, recorded in Book 619, Page 119, executed by Jackson County, Mississippi, acting by and through the Board of Supervisors of Jackson County, Mississippi and the Jackson County Port Authority, in favor of Douglas and Frances Hall.

**EXTRACT OF THE MINUTES OF THE REGULAR MEETING
OF THE BOARD OF DIRECTORS
WHITNEY BANK**

Held Wednesday, February 25, 2015

RESOLVED, that E. Dale Lindsey, Jr., Senior Vice President, Stephen P. Duffy, Vice President, Tracie Ryan, Vice President, and Brad Stillwagon, Assistant Vice President, each acting alone, are hereby authorized to execute and deliver such acts, instruments and documents that may be necessary and appropriate in order to sell, without any warranties, liability or recourse, except those limited warranties relating to Whitney Bank's own tenure as owner, which may be required or customary in some states, all of Whitney Bank's rights, titles and interests to the property described below, for such price or prices, for such considerations, and on such other terms, conditions, exceptions and stipulations as any such official above designated, so executing and delivering such acts, instruments and documents, may, in the uncontrolled discretion of such official, deem necessary and appropriate.

Part of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 26, Township 7 South, Range 8 West, Jackson County, Mississippi, described as follows, to-wit:

Commencing at the NE corner of Section 26, Township 7 South, Range 8 West, thence West 2,614 feet; thence South 1,920 feet to the South right-of-way of U.S. 90; thence North 79° 24' West 690 feet along South right-of-way of U.S. 90 to the West margin of a shelled road; thence run South 270 feet along the West margin of said road to the Point of Beginning; thence South 270 feet along the West margin of said road; thence North 79° 24' West 157.5 feet along North margin of said road; thence North 270 feet; thence South 79° 24' East 157.5 feet to the Point of Beginning. Containing 1 acre, more or less, and lying in the SE $\frac{1}{4}$ of Section 26, Township 7 South, Range 8 West, Jackson County, Mississippi and being Lot 9 of an unrecorded plat made by George E. Arndt, P.E., on November 11, 1971. Being part of the land conveyed to Jackson County, Mississippi by Dolores Smith, et al., by deed dated January 17, 1972, recorded in Book 420, Page 322, Land Deed Records of Jackson County, Mississippi.

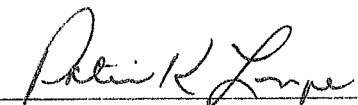
Said property also being the same described in Warranty Deed dated April 28, 1978, recorded in Book 619, Page 119, executed by Jackson County, Mississippi, acting by and through the Board of Supervisors of Jackson County, Mississippi, and the Jackson County Port Authority, in favor of Douglas and Frances Hall.

* * * * *

I, Patricia K. Loupe, Sr. Assistant Corporate Secretary of Whitney Bank, do hereby certify that the above and foregoing is a true and correct copy of the resolution unanimously adopted by the Board of Directors of Whitney Bank at its meeting held on February 25, 2015, a quorum being present and voting, and that such resolution is in full force and effect, without revocation, amendment or change as of the date of this certification.

I further certify that Whitney Bank is a Mississippi state chartered bank doing business as Hancock Bank through its locations in Mississippi, Alabama and Florida, and doing business as Whitney Bank through its locations in Louisiana and Texas.

This certification dated and signed this 18th day of April, 2016.


Sr. Assistant Corporate Secretary

**This notice is being mailed to you as the owner of property near the project described below.
Copies are sent via standard mail at the cost of the applicant.**

City of Ocean Springs
Planning Department
P.O. Box 1800
Ocean Springs, MS 39566-1800
228-875-4415

PUBLIC NOTICE

PUBLIC NOTICE is hereby given that the City of Ocean Springs Planning Commission will hold a Public Hearing in the regular meeting place of the Board of Aldermen located in City Hall at:

1018 Porter Avenue
Ocean Springs, MS, 39564

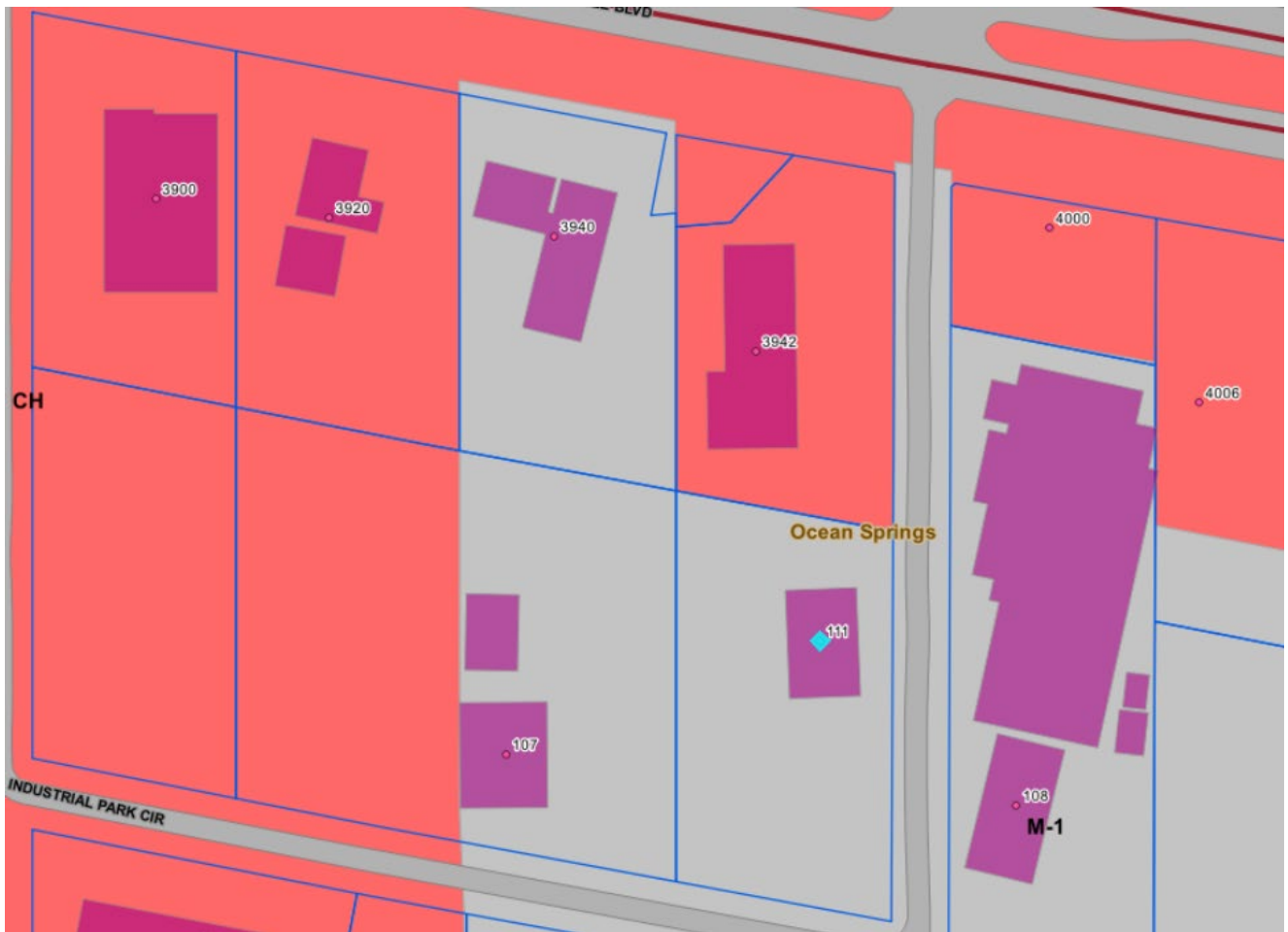
Tuesday, July 14, 2026 @ 6:00 PM

Regarding the following:

111 Industrial Park Cir – PIDN: 60126170.075 – Laura E. Bolton on behalf of R. F. Ederer Company, Inc. – Requesting a map amendment to rezone subject property from M-1 Manufacturing, Warehousing & Service District to C-H Regional Commercial District.

Written comments related to the above request will be accepted and may be mailed to the City of Ocean Springs Planning Department, Post Office Box 1800, Ocean Springs, MS 39566-1800 or emailed to acrose@oceansprings-ms.gov or rwilliams@oceansprings-ms.gov

All parties of interest shall have an opportunity to be heard at the public hearing.



**CITY OF OCEAN SPRINGS
PLANNING DEPARTMENT
POST OFFICE BOX 1800
OCEAN SPRINGS, MS 39566-1800
228-875-4415**

PLANNING COMMISSION REPORT

MEETING DATE: July 14, 2026

APPLICANT/OWNER: Crosspoint Capital, LLC

REQUESTED ACTION: Preliminary Plat Approval

DATE OF APPLICATION: February 9, 2026

LOCATION: Corner of Groveland Road and Deana Road – Ward 5

PARCEL NUMBER: 60123040.000



Figure 1. Planning Commission Signage at Willow Springs Subdivision

I. REQUEST SUMMARY:

The applicant, Crosspoint Capital, LLC, is requesting approval of the Preliminary Plat for Willow Springs Subdivision consisting of twenty-nine (29) single-family residential lots.

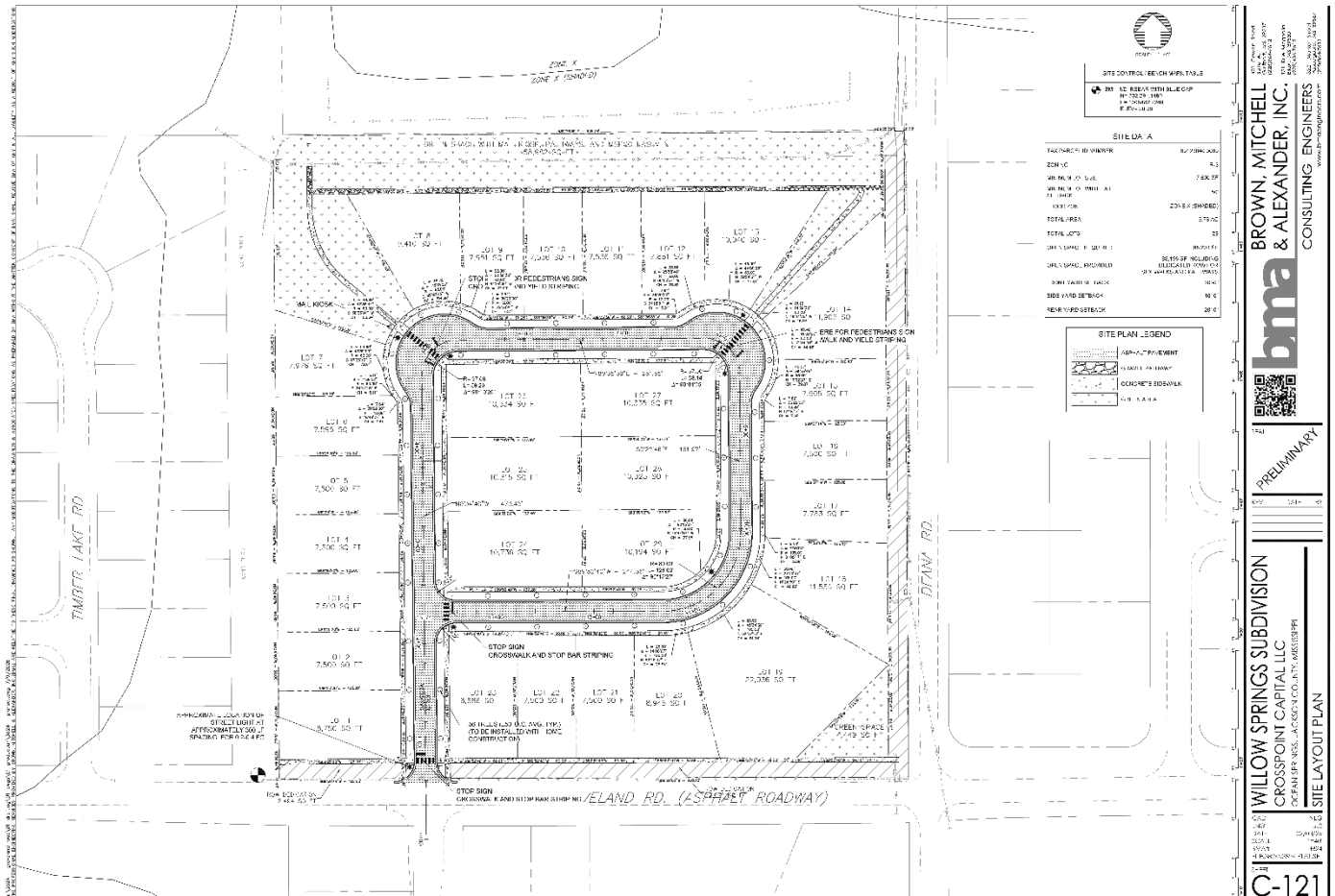


Figure 2. Proposed Preliminary Plat

II. ZONING/LAND USE:

The property is zoned R-3 Medium Density Residential – vacant parcel

• R-3 Zoning Requirements:

- Minimum Lot Area – 7,500 SF
- Minimum Lot Width – 50'
- Front Setback – 20'
- Side Setback – 10'
- Rear Setback – 20'

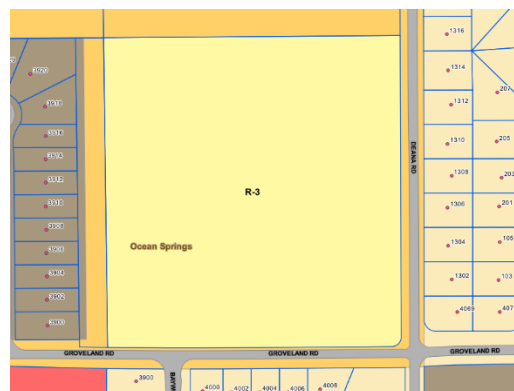


Figure 3. Subject Property and Adjacent Zoning District

III. FINDINGS:

- The property is approximately 9.78 acres, zoned R-3, and currently vacant cleared land.
- The Sketch Plat for Willow Springs was previously approved by the Board of Aldermen on October 7, 2025, consisting of a 33-lot single-family residential subdivision (Sketch Plat shown below).

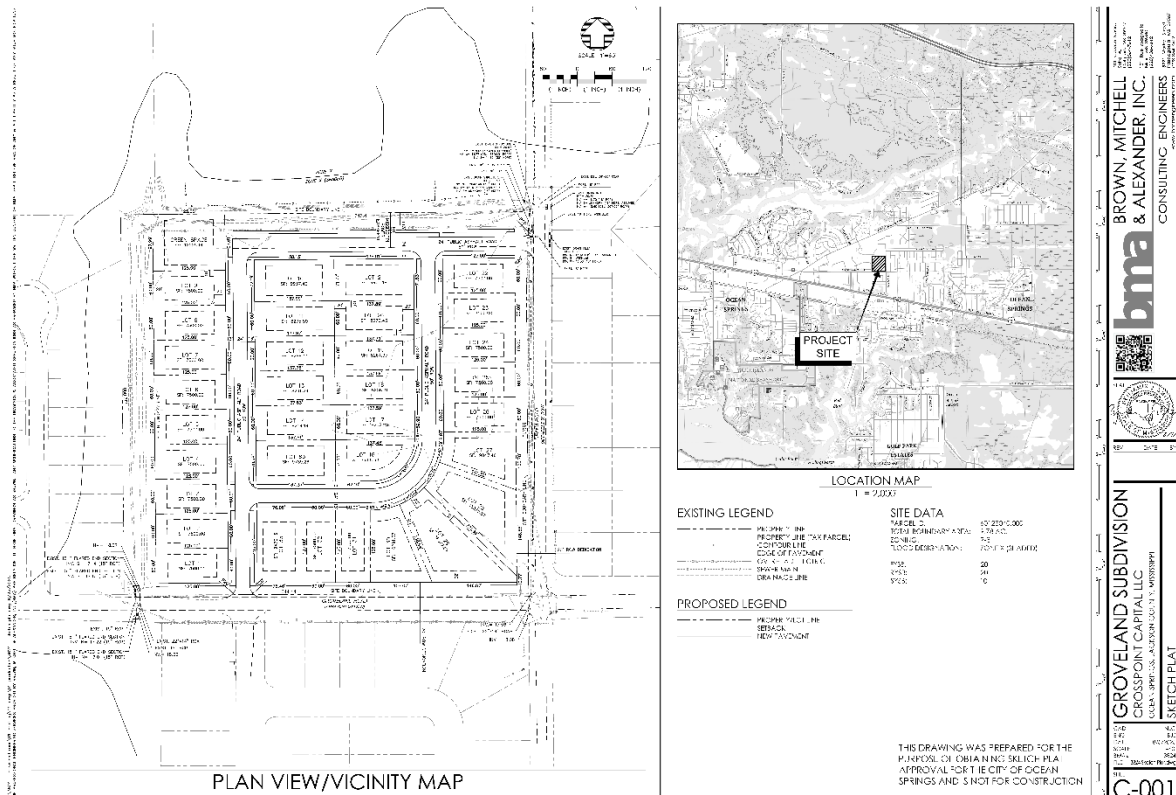


Figure 4. Approved Sketch Plat consisting of 33-lots

- The Unified Development Code (UDC) permits a reduction in the number of lots between Sketch Plat approval and Preliminary Plat approval but does not allow an increase. The proposed Preliminary Plat includes twenty-nine (29) residential lots, representing a reduction of four (4) lots from the thirty-three (33) residential lots approved with the Sketch Plat.
- The Preliminary Plat depicts a fifty-foot (50') public right-of-way, proposed public infrastructure, and five-foot (5') sidewalks throughout the development.
- The landscaping plan indicates that a total of fifty-six (56) trees will be planted during home construction, meeting the minimum landscaping requirements of the UDC.
- The Unified Development Code (UDC) requires a minimum of 85,203 square feet of open space for the size of this development. The proposed Preliminary Plat provides approximately 88,196 square feet of open space, which includes dedicated right-of-way for sidewalks and pedestrian pathways. A pedestrian trail is proposed at the north end of

the subdivision, with access provided from both northern corners of the subdivision. The trail extends behind Lots 8 through 13 within the Mississippi Power easement, consisting of concrete sidewalks and a gravel walking path.

- Approximately 24,765 square feet of right-of-way along Deana Road and Groveland Road will be dedicated to the City of Ocean Springs.
- All proposed lots meet the minimum UDC requirements for lot width and lot area, with a minimum lot width of fifty feet (50') and a minimum lot size of 7,500 square feet. The proposed building setbacks of twenty feet (20') in the front yard, ten feet (10') on each side yard, and twenty feet (20') in the rear yard comply with the minimum setback requirements of the UDC.
- The applicant has submitted approval letters from the Mississippi Department of Health for the proposed water system, as well as approvals from the Mississippi Department of Environmental Quality (MDEQ) for stormwater and wastewater. In addition, the applicant provided a U.S. Fish and Wildlife Service Information for Planning and Consultation (IPaC) report indicating a "No Effect" determination.
- The applicant has addressed all staff review comments and revised the plans accordingly prior to submittal to the Planning Commission for consideration.

IV. PUBLIC NOTICE:

- Legal Advertisement was posted in the Sun Herald on June 28, 2026.
- Planning Commission yard signs were posted on property on June 26, 2026.
- Notifications were mailed to adjacent property owners within a 500-foot radius on June 26, 2026.

V. PUBLIC FEEDBACK:

None received as of July 10, 2026

VI. POTENTIAL MOTIONS:

A motion to recommend **approval** of a Preliminary Plat for Willow Springs Subdivision consisting of twenty-nine (29) single-family residential lots.

OR

A motion to recommend **denial** of a Preliminary Plat for Willow Springs Subdivision consisting of twenty-nine (29) single-family residential lots.



City of Ocean Springs Planning Department
1018 Porter Avenue / PO Box 1800 Ocean Springs, MS 39564
(228) 875-4415

APPLICATION: SUBDIVISION DEVELOPMENT

—Specific Requirements Outlined in Chapter 2 of the Unified Development Code—

SUBDIVISION TYPE: ☐ Minor (4 lots or less) ☒ Major (more than 4 lots)

Phase of Development: ☐ Sketch Plat ☒ Preliminary Plat ☐ Final Plat

Effective June 11, 2006, the following application fees apply:

	<u>Minor S/D</u>	<u>Major S/D</u>
Sketch Plat	\$ 250 + \$1	\$ 300 + \$1
Preliminary Plat	\$ 250 + \$ 50/lot	\$ 250 + \$ 50/lot
Final Plat	\$ 250 + \$ 50/lot	\$ 250 + \$ 50/lot

\$1.00 fee per Ordinance 2022-17 following requirements of Section 25-60-5 MS Code Annotated.

Standard mail fee required for notification of property owners within 500' of applicant property. Exact fee to be determined by City, based on current postage rates.

Application Date: _____ (Applications are due by the 7th of each month.)

Name of Subdivision: Willow Springs
Address of Original Parcel(s): Northwest corner of Deana Rd. and Groveland Rd. Intersection
Parcel ID(s): 60123040.000

- Applicant: Crosspoint Capital, LLC Phone (228)-366-3223
Address 129 Gannet Lane #1240 Ocean Springs, MS Email jesses@phoenixlaborgroup.com
- Local Agent: _____ Phone _____
Address _____ Email _____
- Owner of Record: Same as applicant Phone _____
Address _____ Email _____
- Engineer: Brown, Mitchell, & Alexander, Inc. Phone (228)-436-7612
Address 131 Rue Magnolia Biloxi, MS 39530 Email nick@bmaengineers.com
- Land Surveyor: Brown, Mitchell, & Alexander, Inc. Phone (228)-864-7612
Address 401 Cowan Rd., Suite A Gulfport, MS 39507 Email cseward@bmaengineers.com
- Attorney: _____ Phone _____
Address _____ Email _____

☒ **Attach Appropriate Checklist for Requested Phase of Review**

Property Information

1. Tax Map Designation: Section 23 Township: 7 Range: 8
2. Proposed Subdivision Location: On the West side of Deana Rd. (street)
10 ft (distance in feet) North (relative direction) of Groveland Rd. (street)
3. List all contiguous holdings in the same ownership:
Section N/A Lot(s) N/A
4. Zoning of Parcel(s): R-3
5. Total Acreage: 9.78
6. Smallest Lot Size: 0.172 acre
7. Proposed # of Lots: 33
9. Is the property located within a special district? (historic district, waterview preservation, or other designated overlay district, etc.) No
11. Does the property include any wetlands? If so, include professional wetland delineation. No
12. Has any lot included in this request been previously split or reconfigured, to your knowledge? No
13. Are there any easements or other legal restrictions on the property? If so, please explain. No
14. Are there any existing structures on the property? If so, will they be kept or demolished? No

Proposed Subdivision Information

15. Is the subdivision infrastructure proposed to be: ☒ PUBLIC or ☐ PRIVATE?
16. Are any commercial or multi-use activities proposed? ☐ Yes ☒ No
If so, please describe: _____
17. Are any variances being requested for the proposed subdivision? If so, please explain.
No
18. Have there been any variances, exceptions, appeals or special uses granted for any properties in this request?
☐ Yes ☒ No If yes, please explain and state the date(s) of approval: _____
19. Is any open space or common area included in this subdivision? (Include any bus stops.) ☒ Yes ☐ No
If yes, please describe: A general use green space used for detention that will also include a mail kiosk
20. Is the subdivision ingress/egress onto a "major" road, as classified by the City? ☐ Yes ☒ No
21. **Complete where applicable:**
For Preliminary Plat: Date SKETCH PLAT was approved by Board of Aldermen: 10/7/2025
For Final Plat: Date PRELIMINARY PLAT was approved by Board of Aldermen: _____
 - Were any changes made subsequent to preliminary plat approval? ☐ Yes ☐ No
If yes, please describe: _____
 - Does this final plat request include the entire area approved in the preliminary plat? ☐ Yes ☐ No

Notes and Next Steps for each phase are provided on the REQUIRED checklists.

Affidavit of Ownership

Attached hereto is an affidavit of ownership indicating the dates the respective holdings of land were acquired, together with the book and page of each conveyance into the present owner as recorded in the County Records of Deeds (Chancery Clerk) office. This affidavit shall indicate the legal ownership of the property, the contract owner of the property, and the date the contract of sale was executed.

I, (print name) JESUS SAUCEDA, hereby certify that:

1. I am the owner of the property that is the subject of this application and that I have read and understand the requirements as outlined in the application.
2. There are no outstanding City of Ocean Springs property taxes or special assessments on the original parcel(s).

I further acknowledge that the information provided herein is true and correct to the best of my knowledge.

Owner(s) Name: _____ Parcel ID(s): 60123040.000

Date Property Acquired Date: _____ Book and Page of Each Conveyance: _____

Owner's Signature [Signature] Date: 2/2/26

NOTE: If corporate ownership, attach a list of all directors, officers, stockholders of each corporation owning more than 5% of any class of stock.

STATE OF Mississippi

COUNTY OF Jackson

I Kama Geiger, hereby depose and say that all the above statements and the statements contained in the papers submitted herewith are true.

Mailing Address 1108 Highway 90 Gautier MS 39553

Subscribed and sworn before me this 2nd day of February, 2026

My Commission expires: August 27 2027

Notary Signature: Kama Geiger





CHECKLIST: SUBDIVISION DEVELOPMENT – PRELIMINARY PLAT

—Specific Requirements Outlined in Chapter 2.21 of the Unified Development Code—

PROPOSED SUBDIVISION NAME AND/OR PID#: _____

The following items **MUST** be checked off {☒}, APPLICANT signature must be provided on the second page, and this document must be included with a fully completed application to be eligible for review:

SUBMITTAL DOCUMENTS

- ☒ Preliminary Plat - 4 full size plan sets (24"x36"), one 11"x17", and electronic PDF file if possible. The proposed plat shall be at a scale that is legible and functional on sheets of 24"x 36" in size.
- ☒ Construction Plans and Specifications, including Erosion Control Plan - 2 full size plan sets (24"x36")
- ☒ Two (2) copies of the developer's engineer's basis of design and complete design calculations, including pavement design
- ☒ The name of the subdivision and the name and address of the owner.
- ☒ Name, signature and seal of licensed engineer or registered land surveyor who prepared drawings
- ☒ Vicinity map identifying lot(s) relationship to nearby parcels, roadways or other landmarks
- ☒ Date, north arrow and scale
- ☒ Parcel ID number(s) – proposed location and adjacent properties
- ☒ Existing and proposed lot lines, lot dimensions, lot areas and all setbacks – including the setbacks from proposed structures to proposed property lines
- ☒ Name and address of property owner(s) including all abutting property owners, as shown on tax records
- ☒ Existing zoning of all parcels, proposed and existing
- ☒ Existing and proposed driveway(s), roads, road easements/rights-of-way, and utility easements
- ☒ Proposed street alignments and widths including right-of-way widths, pavement widths, approximate grades and vertical curves of proposed streets that are notated as public or

private. Also indicate street pavements adjacent to the proposed plat, right-of-way width and location.

- ☒ Proposed street names
- ☒ Existing utilities, including any septic tanks or other private utilities
- ☒ Proposed utilities (sewer, gas, water, telephone, cable television, electric): location and size; location of manholes, valves, hydrants, transformers, junction boxes; location of street lights and connections to existing system
- ☒ All required utility plan notes and other required information requested on the attached Public Works checklist
- ☒ Location of any existing structures on the lots, with nature, location and dimensions
- ☒ Natural watercourses/wetlands (delineated), railroads, sewers, bridges, culverts (location/size), drain pipes
- ☒ Location and types of any protected trees
- ☒ Location/size of proposed permanent common fixtures (signs, monuments, plantings, walls, fences, etc.)
- ☒ Areas that may be reserved for parks, conservation or open space
- ☒ Future development phases, if any
- ☒ FEMA flood zone designations, base flood elevations and any areas within proposed subdivision subject to inundation by stormwater; plans to show proposal to eliminate ponding
- ☒ If subdivision is more than 600' from an established school bus route, a school bus loading area must be designated. (see Subdivision Ordinance, Section 71 for details)
- N/A ☐ If land disturbance activity is 1<5 acres, submit Notice of Intent (NOI), Small Construction Permit and Stormwater Pollution Prevention Plan (SWPPP) to City.
- ☐ If land disturbance activity is >5 acres, submit Notice of Intent (NOI), Large Construction Permit and Stormwater Pollution Prevention Plan (SWPPP) to City and MDEQ.
- ☒ Draft Covenants, if applicable: Bylaws to govern the maintenance of subdivision entrance structures and other common areas such as monuments, pillars, fences, walls, plantings, statuary or other permanent features
- ☐ State approval letters: Department of Health, Department of Environmental Quality, as required
- ☒ Signed Stormwater Erosion Control Agreement (see attached)
- ☐ Stormwater Pollution Prevention Plan (SWPPP)

- ☒ Contours at vertical intervals of 1' for plats with 4 or more lots (Ocean Springs datum or USGS datum)
- ☒ Show plats on grid on even 500-ft intervals of state plane coordinates, township section, range boundaries

Survey Requirements:

- ☒ Name of surveyor and date of survey
- ☒ Legal description and boundary survey, class B surveying accuracy (minimum closure error, 1: 5,000), bearings and distances referenced to sectional or fractional section corners or other base lines

Engineering Calculations:

- ☒ Length and radii of all curbed street and lot lines, bearings and length of all straight street and lot lines and the area in sq ft of each lot
- ☒ Street centerline bearing and distance with centerline curve data (deflection angle, radii, degree of curvature, chord distance and bearing and length of curve)
- ☒ Profiles of all proposed streets showing the natural and finished grades drawn to a scale of not less than 1"=100' horizontal and 1"=20' vertical
- ☒ Design calculations for pavements, utilities and any other improvements to be dedicated to the City as described in Section 2.21.5.B.8.
- ☒ Stormwater calculations (drainage and retention), if applicable

Preliminary Plat Notes:

1. Purpose is to provide plans for the construction of the subdivision and its improvements plus a draft of the final plat of the subdivision.
2. Preliminary plat can be submitted prior to approval of sketch plat, although it is not recommended.
3. A lot clearing permit can be obtained prior to sketch plat approval, if applicable. However, all stormwater requirements must be met prior to permit issuance.
4. Approval of a preliminary plat is required for any site where the eventual platting of the property involves a major subdivision. No final plat shall be approved until a preliminary plat for the property has been approved, unless the application is for a minor subdivision.
5. An application must be filed with the Jackson County Utility Authority (JCUA) prior to construction, so it is recommended the developer do so immediately after Sketch Plat Approval and prior to Preliminary Plat application.
6. The USPS has a separate policy regarding mail delivery: "National Delivery Planning Standards / A Guide for Builders and Developers". These standards must be reviewed and any questions regarding provisions for mail delivery must be addressed with USPS prior to approval.
7. Amendments are approved in same manner as the original plat – Reference Section 2.21.10 and 2.21.11.
8. If development has not been initiated within two years of preliminary plat approval, any

changes in development standards shall apply to the development proposed by the preliminary plat. If a final plat is not submitted within 24 months after approval of the preliminary plat, or within such extended period as may be allowed, the preliminary plat approval shall be void.

Next Steps

Once the application is received (with all attachments) and fee is paid, the City will review the package and schedule the request on the next appropriate Planning Commission agenda. Appropriate time must be allowed for City review and public notification via standard mail and City review prior to the Planning Commission meeting. The Planning Commission will make a recommendation to the Board of Alderman, which will approve or reject the request. Applicants are encouraged to attend both the Planning Commission and Board of Aldermen meetings to respond to questions. The Planning Commission meets the 2nd Tuesday of each month at 6:00 pm and the Board of Aldermen meets the 1st and 3rd Tuesday of each month at 6:00 pm. All meetings occur in the City Hall Board room at 1018 Porter Avenue.

After preliminary plat approval, but before construction – REQUIRED steps:

- ☐ City to designate numerical street addresses for each lot.
- ☐ Preconstruction meeting between developer, developer engineer, contractor, City engineer and City inspector.
- ☐ City to assess developer \$75/lot for a construction inspection fee.

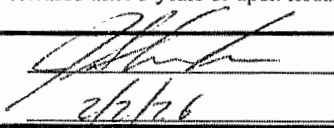
After infrastructure construction, before final engineering inspection – REQUIRED steps:

- ☐ Developer to have registered engineer or surveyor check final as-built elevations and locations of all improvements shown on the originally approved construction plans and preliminary plat.
- ☐ Lot numbers shall be clearly indicated (painted, stamped, cut, etc.) onto the curb or edge of pavement abutting the lot.
- ☐ Location of water and sewer services shall be indicated with a “W” and “S” and shall be permanently stamped or cut into the curb abutting each lot by developer.
- ☐ Developer to submit as built plans to City.
- ☐ City to review any variations from approved Preliminary Plat.

Before Final Plat approval – REQUIRED steps:

- ☐ Developer to submit to City warranty of proper engineering, installation, materials and construction of all improvements on all property to be owned by the City for a period of 3 years or until such time that 85% of the lots in the subdivision have received certificate of occupancy for the dwelling units constructed, with a minimum warranty of 2 years.
- ☐ Developer to post security instrument of \$700 per lot for up to three years. Security instrument may be released after 3 years or upon issuance of certificate of occupancies for 85% of lots.

Applicant Signature:



DATE:

2/2/26

STORMWATER EROSION CONTROL AGREEMENT

This regulation is to prevent introduction of pollutants that may potentially enter the City Drainage System (CDS) or waterways. The following practices are the minimum requirements for construction sites that involve disturbance of the natural earth. No owner or their agent of any parcel of land or property, whether with or without a structure thereupon, shall permit the erosion or escape of soil, sand, gravel or similar material from said parcel onto any adjoining property, public street or into any drainage channel that receives rainwater runoff from said parcel in such quantities as to harm said adjoining property, public street, drainage channel, or stormwater drainage system. In the development or use of any site, the owner or their agents shall not construct or conduct any activity so as to cause the discharge of rainwater runoff in such a manner as to cause erosion or to increase blockage of any channel or storm drainage system. This includes both pre-construction and post-construction.

Minimum requirements for construction sites with land disturbance:

1. Storm control measures shall be installed at the onset of construction.
2. These measures shall capture sediment prior to it leaving the property.
3. Silt fencing is a last line control measure and should be maintained continuously.
4. Temporary and/or permanent revegetation of bare ground must be utilized in order to stabilize disturbed soil at the earliest practicable date.
5. Steep slopes require Hydro seeding/sod and/or the installation of erosion control mat.
6. Construction of on-site stormwater retention should function as temporary sedimentation retention until permanent revegetation of the subject tract is accomplished.
7. Other measures may be necessary to control erosion and sedimentation on a site-by-site basis.

During the construction, if at any time, these measures are not in compliance, the building department will issue a stop work order until the site is in compliance.

Requirements from the Ocean Springs Stormwater Ordinance:

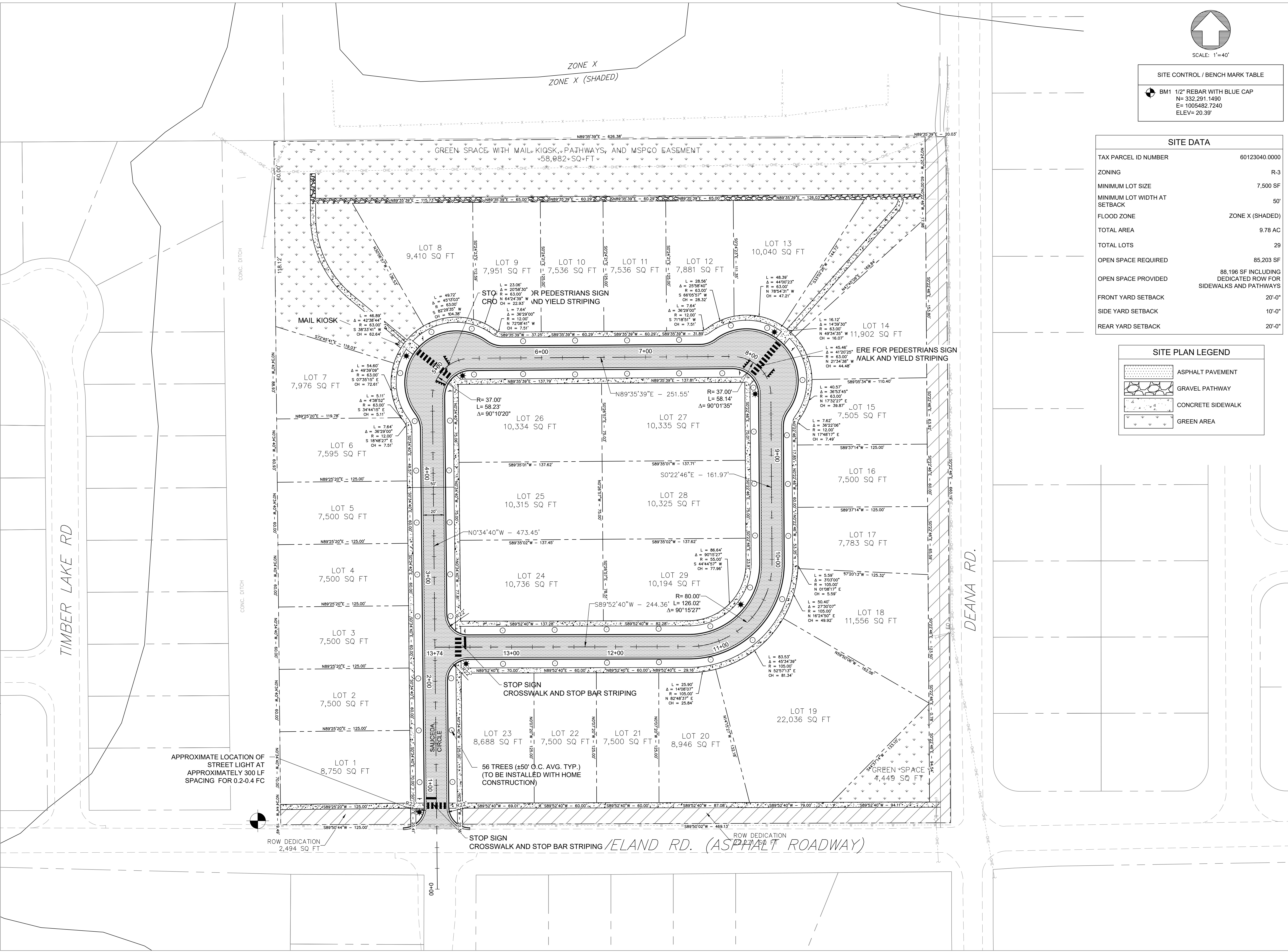
0<0.9 acre of land disturbed: No permit or SWPPP currently required unless the disturbance is part of a Larger Common Plan of Development or Sale. A SWPPP may be requested or required if there are complaints or nuisance conditions.

1<5 acres of land disturbed: Permit required from City of Ocean Springs Code Enforcement Office. A Small Construction Notice of Intent (NOI) and SWPPP must be submitted to the Planning Department.

Above 5 acres: Permit required from the City and MDEQ. A SWPPP must be submitted to the City and a Large Construction NOI and SWPPP should also be submitted to MDEQ.

I certify under penalty of law that I understand the terms and conditions of the Mississippi Department of Environmental Quality's Large Construction and Small Construction General Permits. I also certify that I have received stormwater related education materials for construction activities from the City of Ocean Springs (materials included Small Construction General Permit; Large Construction General Permit; the *Planning and Design Manual for the Control of Erosion, Sediment, and Stormwater*; Ocean Springs' ordinance for Stormwater Runoff; Illicit Discharges and Illegal Connections). I will implement, install and properly maintain erosion and sediment controls at any site with land disturbance greater than 1 acre. I understand that failure to reasonably control sediment from land disturbing activities is considered a violation of City Ordinance, MDEQ's general permits, and the Clean Water Act and can result in suspension of work and monetary fines.

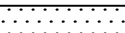
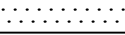
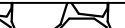
Sign: [Signature] Date: 2/2/26
Company: CROSSPOINT CAPITAL Phone: (228) 366-3223



SITE CONTROL / BENCH MARK TABLE	
	BM1 1/2" REBAR WITH BLUE CAP N= 332,291.1490 E= 1005482.7240 ELEV= 20.39'

SITE DATA	
TAX PARCEL ID NUMBER	60123040.0000
ZONING	R-3
MINIMUM LOT SIZE	7,500 SF
MINIMUM LOT WIDTH AT SETBACK	50'
FLOOD ZONE	ZONE X (SHADED)
TOTAL AREA	9.78 AC
TOTAL LOTS	29
OPEN SPACE REQUIRED	85,203 SF
OPEN SPACE PROVIDED	88,196 SF INCLUDING DEDICATED ROW FOR SIDEWALKS AND PATHWAYS
FRONT YARD SETBACK	20'-0"
SIDE YARD SETBACK	10'-0"
REAR YARD SETBACK	20'-0"

SITE PLAN LEGEND

	ASPHALT PAVEMENT
	GRAVEL PATHWAY
	CONCRETE SIDEWALK
	GREEN AREA

WILLOW SPRINGS SUBDIVISION

CROSSPOINT CAPITAL LLC

OCEAN SPRINGS, JACKSON COUNTY, MISSISSIPPI

SITE LAYOUT PLAN

CAD _____

ENG _____

SCALE _____

BMA# _____

FILE\3824\3824 PLANSET _____

NLG _____

BJS _____

02/03/26 _____

1"=40' _____

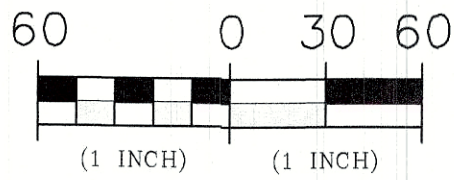
3824 _____

SHEET _____

C-121

NORTH

GRAPHIC SCALE
(IN FEET)



Coordinates, bearings, and distances are based on the Mississippi State Plane Coordinate System, NAD83 (2011), East Zone (2301), (Epoch 2009.55), U.S. Survey Feet, derived by a TOPCON HIPER VR series G.P.S. receiver utilizing a Real Time Network administered by Earl Dudley, Inc. Scale Factor = 0.999950518 Convergence Angle = 00°02'03" (at the Southwest Property Corner)

LEGEND

(A.P.R.) AS PER RECORD
(A.P.S.) AS PER SURVEY

SURVEY NOTES:

This survey was prepared without benefit of a current title report and may not show all easements and other restrictions of record.

Owner names and Deed Book & Page references were obtained from Jackson County's On-Line GIS Mapping Portal.

By graphical plotting only, this parcel is located in ZONE X (SHADED) of the flood hazard boundary and flood insurance rate map. Map Number.: 28059C0292G, Effective Date: March 16, 2009. Zone X is an area that has no Base Flood Elevation assigned; it is not in a flood plain.

REFERENCES:

Jackson County's On-Line GIS Mapping Portal

Plat of Waterford Village Phase I, Plat Book 22, Page 47

CITY OF OCEAN SPRINGS
DEED BOOK 902, PAGE 557
TAX ID 60123030.100

ZONE X
ZONE X (SHADED)

1/2" ROD FOUND

N 89°35'39" E 646.41' A.P.S.
S 89°36'37" W 645.95' A.P.R.

OHE

OHE

OHE

OHE

PP

SAUCEDA PROPERTY

DEED BOOK 2074, PAGE 440
TAX ID 60123040.000
9.759 AC.

Boundary Description per Deed Book 2074, Page 440:

The Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of Section 23, Township 7 South, Range 8 West, Jackson County, Mississippi.

APPARENT RIGHT OF WAY

22 23
27 26

S 89°50'02" W 644.14' A.P.S.

GROVELAND RD

(ASPHALT PAVED PUBLIC RIGHT-OF-WAY)

P.O.B. 1/2" ROD FOUND
AT THE SOUTHWEST
CORNER OF SECTION 23,
TOWNSHIP 7 SOUTH,
RANGE 8 WEST.
N=332287.37
E=1005504.82

1/2" IRON ROD FOUND
N=332289.24
E=1006148.95

SURVEYOR'S CERTIFICATE

I, CHRISTOPHER ALAN SEWARD, a Professional Land Surveyor in the State of Mississippi, do hereby certify that the foregoing plat and description are true and correct to the best of my knowledge and belief.

WITNESS my signature this the 14th day of JUNE, 2023.

Christopher Alan Seward
CHRISTOPHER ALAN SEWARD, P.S. No. 3282



S:\3824 - Groveland Road\03-Survey\DWG

SHEET
1
OF
1

CAD
SURVEYOR
DATE
SCALE
BMA#
FILE

EDD
CAS
06.14.2023
1"=60'
3824-H
3824-H SRV

SAUCEDA PROPERTY
TAX PARCEL ID: 60123040.000
CITY OF OCEAN SPRINGS, JACKSON COUNTY, MISSISSIPPI
BOUNDARY SURVEY

**BROWN, MITCHELL
& ALEXANDER, INC.**
CONSULTING ENGINEERS & LAND SURVEYORS
www.bmaengineers.com

401 Cowan Road,
Suite A,
Gulfport, MS 39507
(228)864-7612
Fax(228)864-7676
131 Rue Magnolia
Biloxi, MS 39530
(228)436-7612
Fax.(228)436-7676

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PRELIMINARY PLAT PLANS

FOR

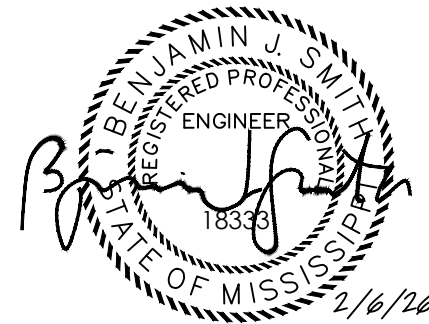
WILLOW SPRINGS SUBDIVISION

GROVELAND ROAD

OCEAN SPRINGS, MISSISSIPPI

PREPARED FOR

CROSSPOINT CAPITAL, LLC
129 GANNEL LANE
OCEAN SPRINGS MS 39564



FEBRUARY, 2026



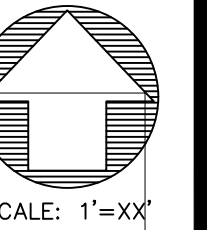
BROWN, MITCHELL
& ALEXANDER, INC.
CONSULTING ENGINEERS

401 Cowan Road,
Suite A,
Gulfport, MS 39507
(228)864-7612

131 Rue Magnolia
Biloxi, MS 39530
(228)436-7612

3221 Market Street
Pascagoula, MS 39567
(228)864-7612

LOCATION MAP



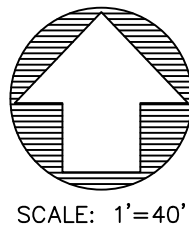
PROJECT
SITE

SHEET INDEX

DESCRIPTION	SHEET NO.
TITLE / LOCATION MAP / SHEET INDEX	C-001
GENERAL NOTES AND LEGEND	C-002
EXISTING CONDITIONS / DEMOLITION PLAN	C-111
SITE LAYOUT PLAN	C-121
GRADING AND DRAINAGE PLAN	C-131
EROSION CONTROL PLAN	C-141
SITE UTILITY PLAN	C-151
PLAN / PROFILE	C-201
TYPICAL SECTIONS	C-301
CONSTRUCTION DETAILS	C-501
CONSTRUCTION DETAILS	C-502
CONSTRUCTION DETAILS	C-503
CONSTRUCTION DETAILS	C-504
CONSTRUCTION DETAILS	C-505

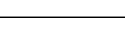
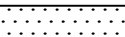
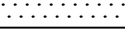
BMA No. 22-3824

SET NO. _____



SITE DATA	
TAX PARCEL ID NUMBER	60123040.0000
ZONING	R-3
MINIMUM LOT SIZE	7,500 SF
MINIMUM LOT WIDTH AT SETBACK	50'
FLOOD ZONE	ZONE X (SHADED)
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FRONT YARD SETBACK	20'-0"
SIDE YARD SETBACK	10'-0"
REAR YARD SETBACK	20'-0"

SITE PLAN LEGEND

	ASPHALT PAVEMENT
	GRAVEL PATHWAY
	CONCRETE SIDEWALK
	GREEN AREA



SEAL

PRELIMINARY

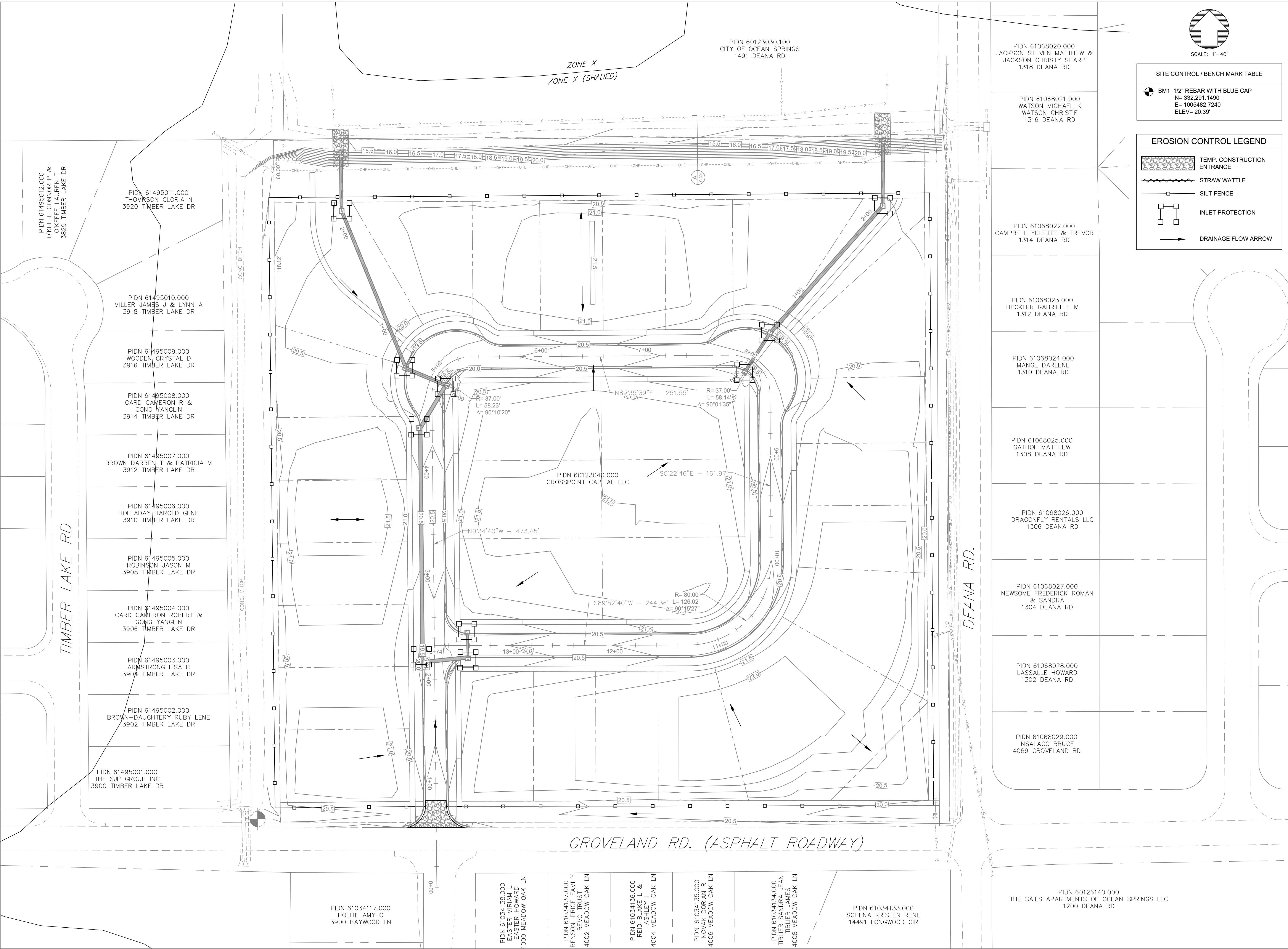
WILLOW SPRINGS SUBDIVISION
CROSSPOINT CAPITAL LLC
OCEAN SPRINGS, JACKSON COUNTY, MISSISSIPPI
SITE LAYOUT PLAN

CAD NLG
ENG BJS
DATE 02/03/26
SCALE 1"=40'
BMA# 3824
FILE\3824\3824 PLANSET

SHEET
C-121

[illegible]

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THE PROFESSIONAL ENGINEERING SERVICES PROVIDED BY BROWN, MITCHELL & ALEXANDER, INC. (BMA) ARE RELATIVE TO THESE FINAL DRAWINGS AS SHOWN. ANY MODIFICATIONS TO THE DRAWINGS & ASSOCIATED SPECIFICATIONS AS PREPARED BY BMA WITHOUT THE WRITTEN CONSENT OF BMA, SHALL RELIEVE BMA OF ANY & ALL LIABILITY AS A RESULT OF ANY SUCH MODIFICATIONS.



SEAL

PRELIMINARY

REV DATE BY

WILLOW SPRINGS SUBDIVISION
CROSSPOINT CAPITAL LLC
OCEAN SPRINGS, JACKSON COUNTY, MISSISSIPPI

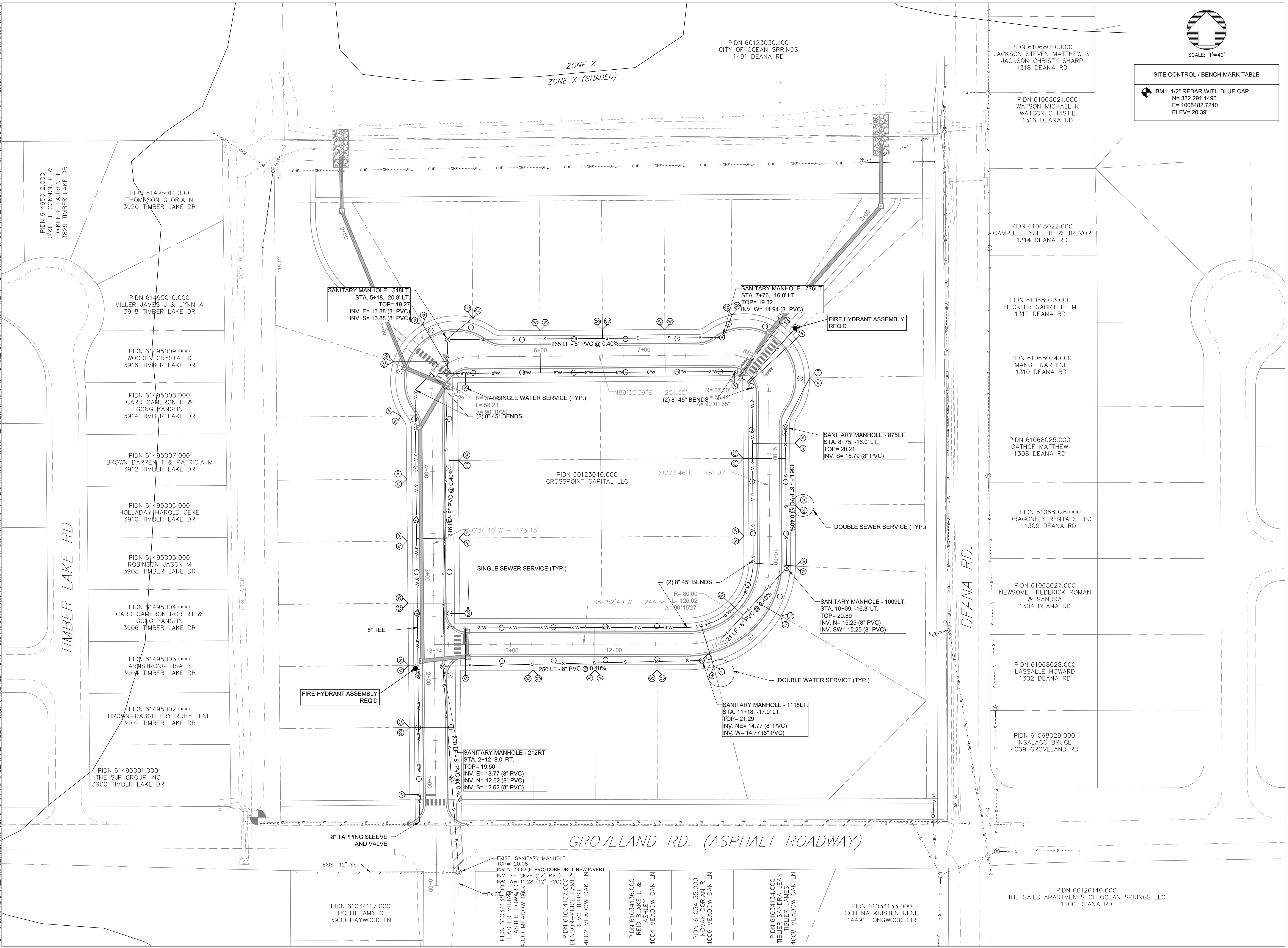
CAD NLG
ENG BJS
DATE 02/03/26
SCALE 1"=40'
BMA# 3824
FILE\3824\3824 PLANSET

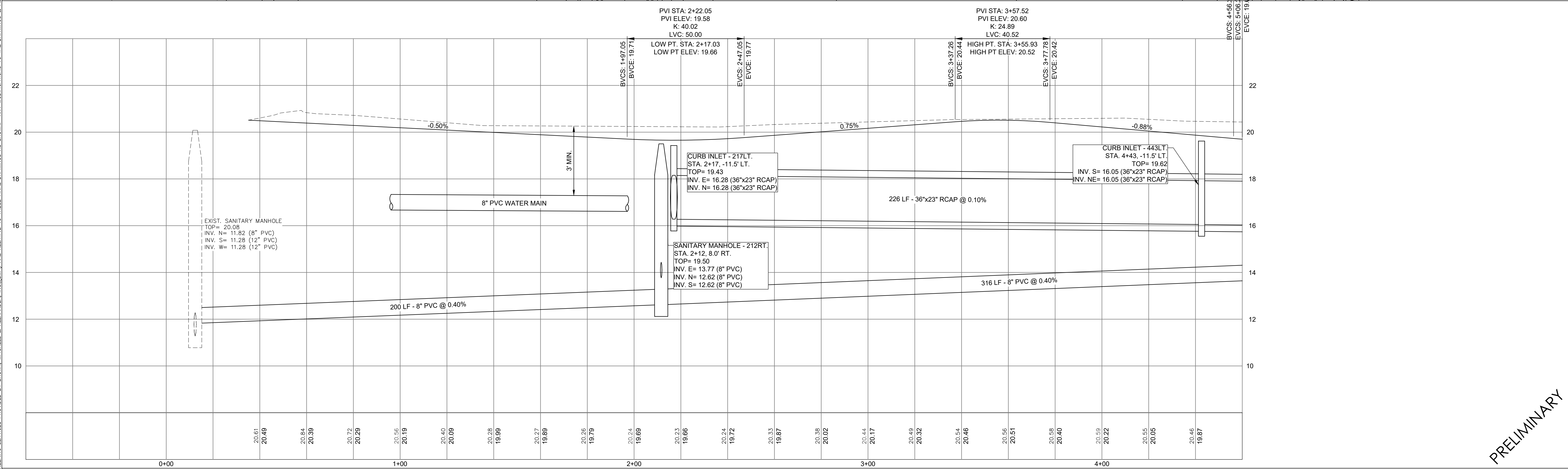
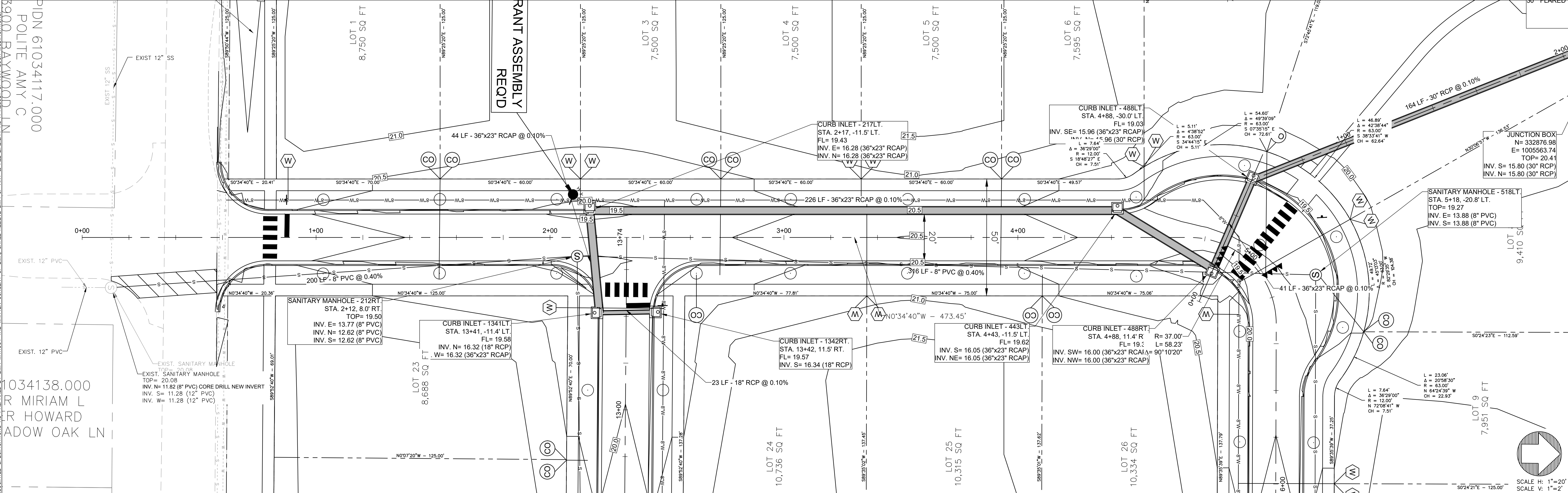
SHEET

C-141

BROWN, MITCHELL & ALEXANDER, INC.
CONSULTING ENGINEERS
www.bmaengineers.com

401 Cowan Road,
Suite 100
Gulfport, MS 39507
(228)864-7612
131 Rue Magnolia
Baton Rouge, LA 70803
(228)436-7612
3221 Market Street
Pascagoula, MS 39567
(228)864-7612



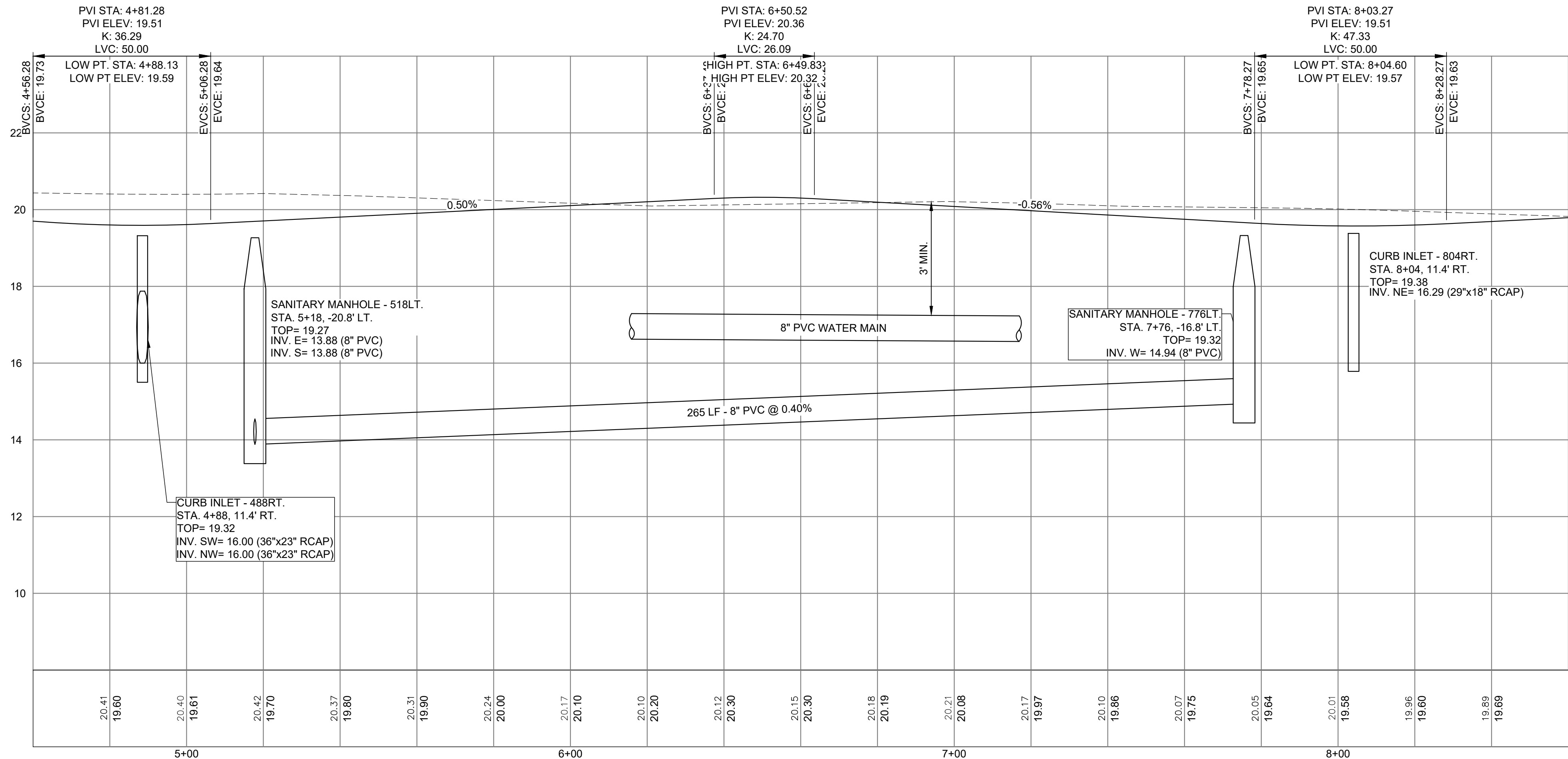
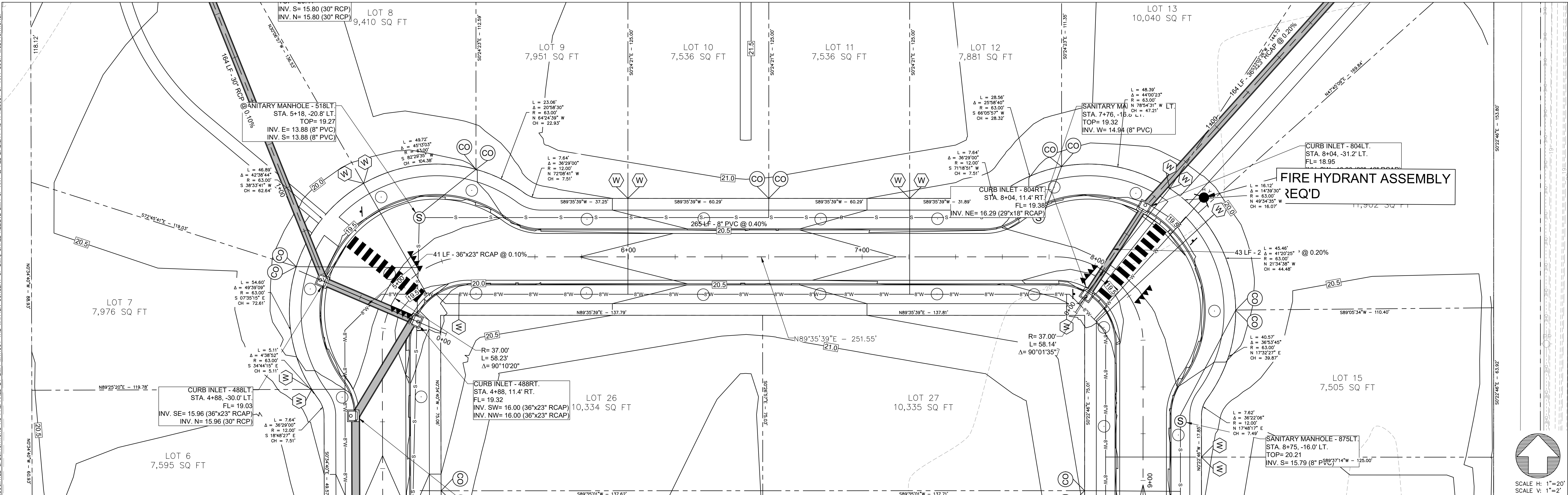


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FILE NAME: 3824 - Planset.dwg DATE: 01/29/26



BROWN, MITCHELL
& ALEXANDER, INC.
CONSULTING ENGINEERS



PRELIMINARY

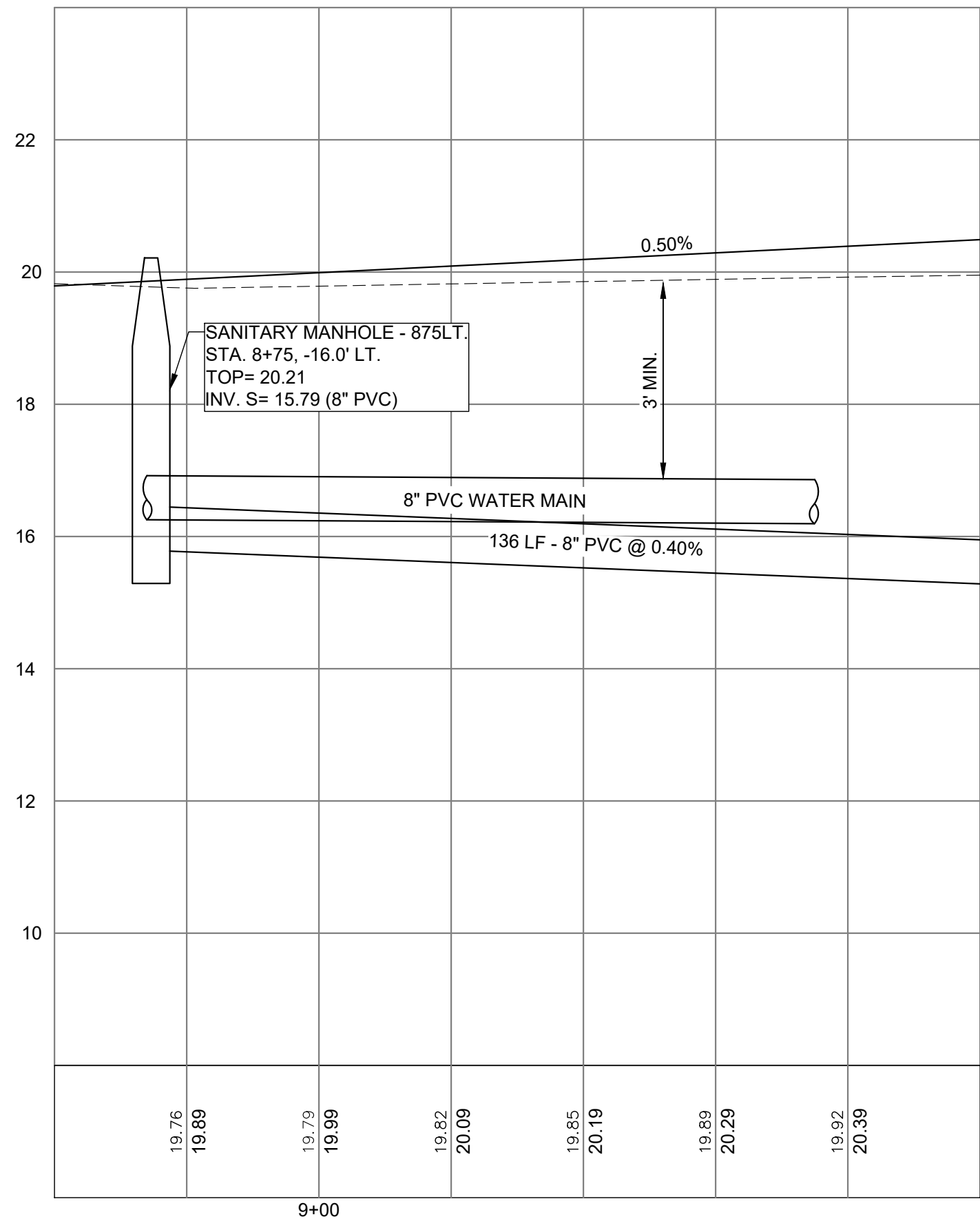
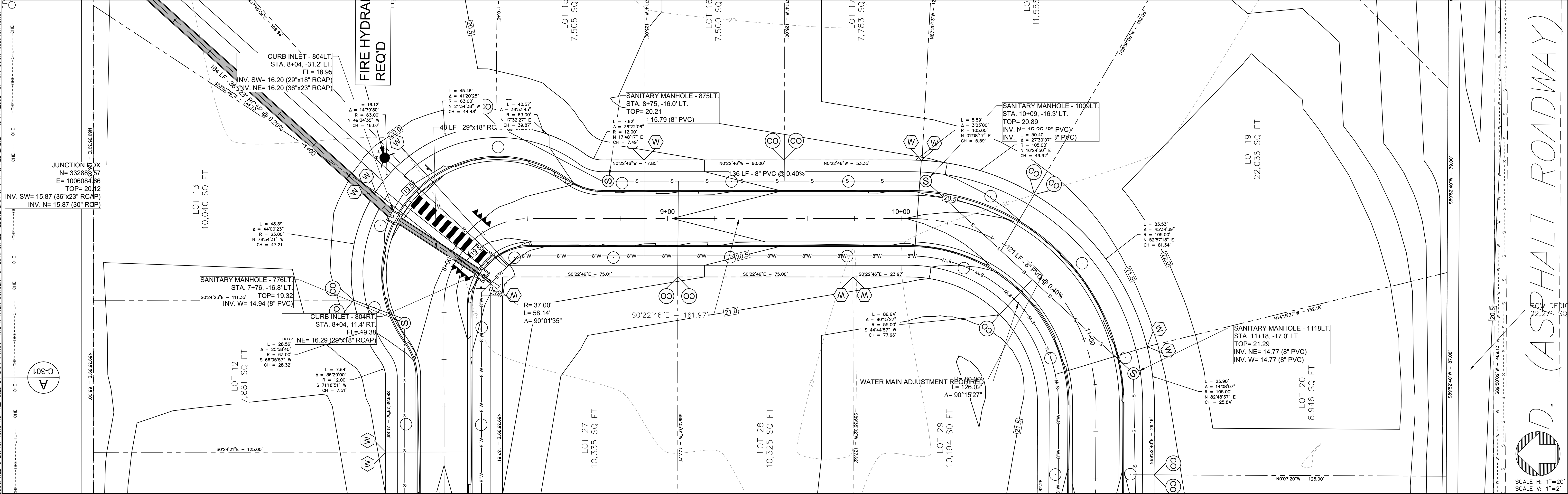
WILLOW SPRINGS SUBDIVISION - PLAN & PROFILE STA. 4+60 TO STA. 8+60

SHEET C-202

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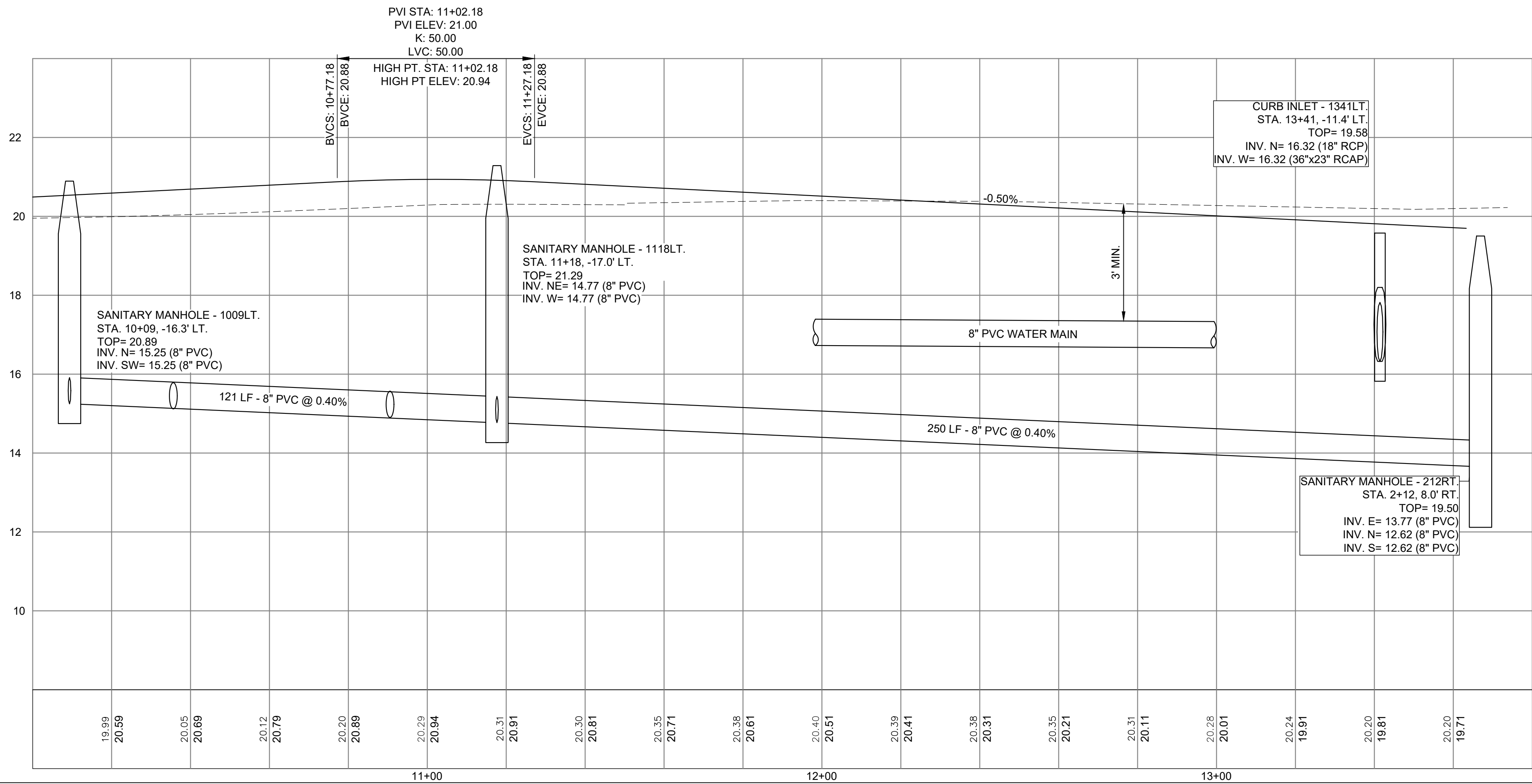
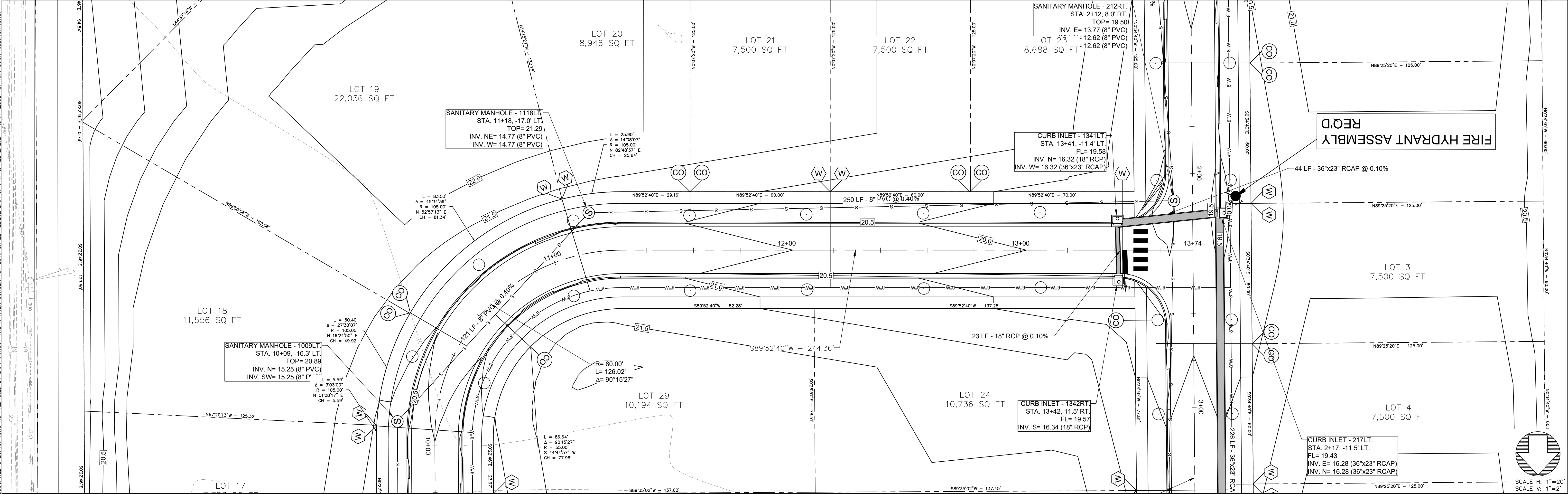
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FILE NAME: 3824 - Planset.dwg DATE: 01/29/26



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FILE NAME:3824 - Planset.dwg DATE: 01/29/26

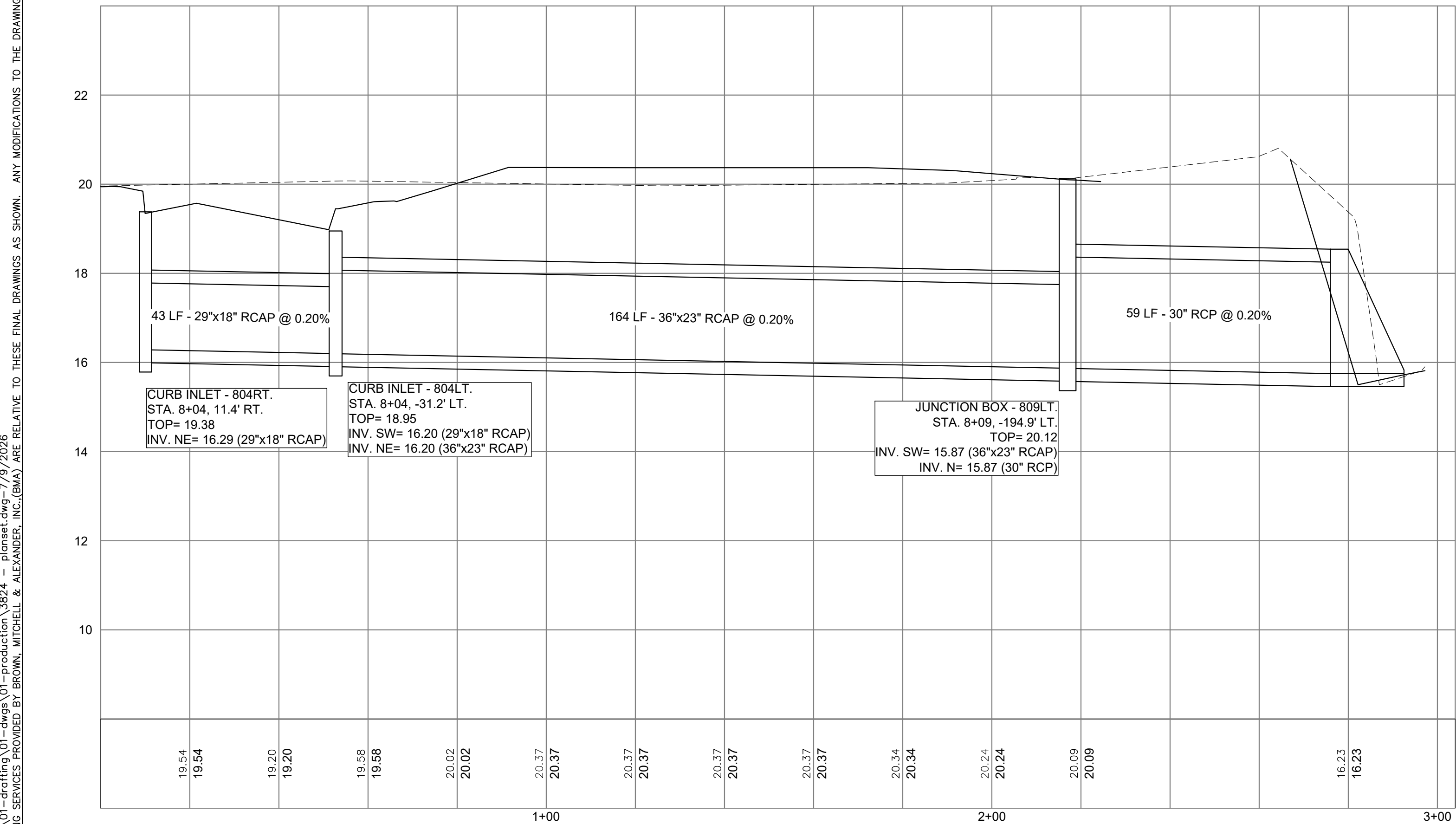


PRELIMINARY

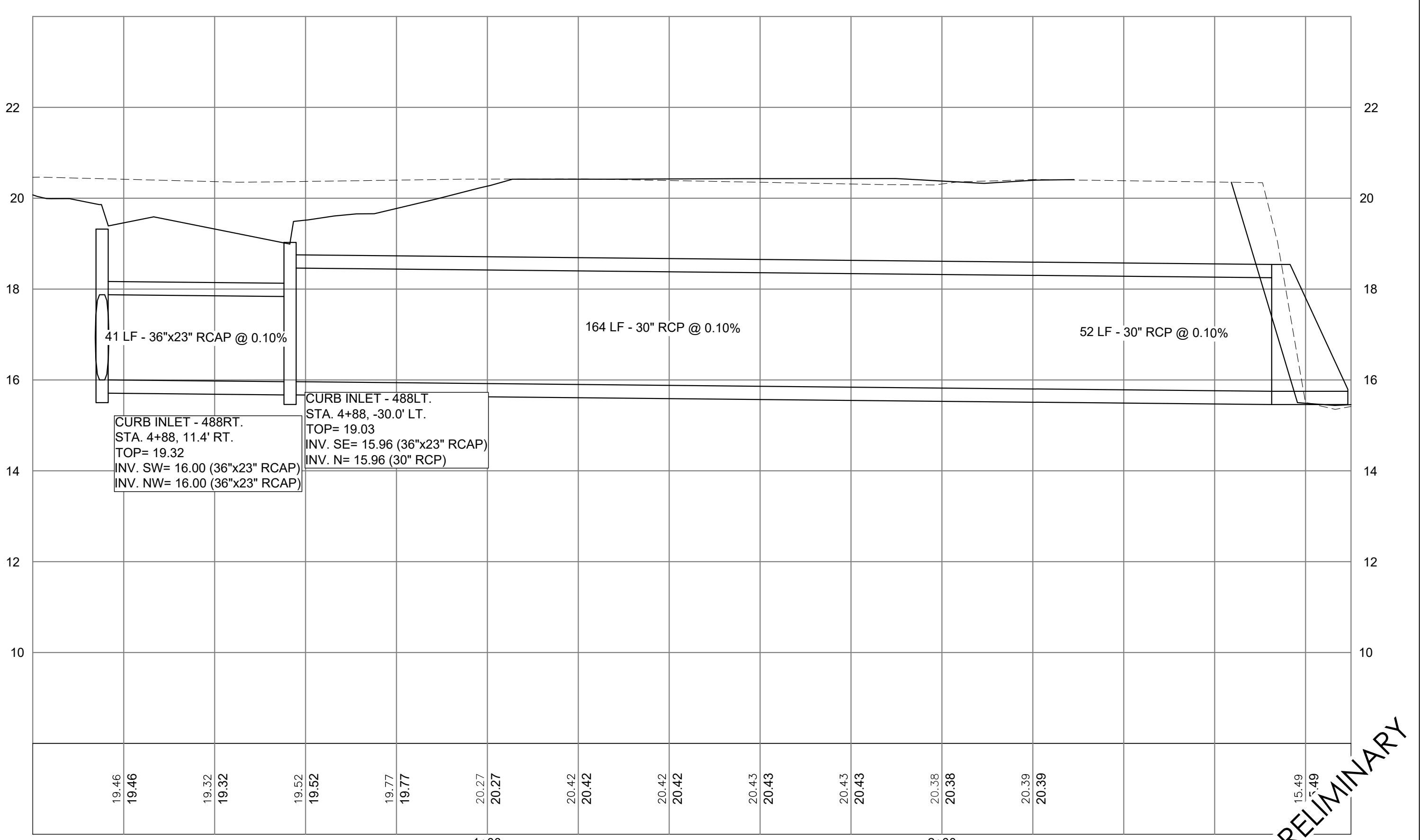
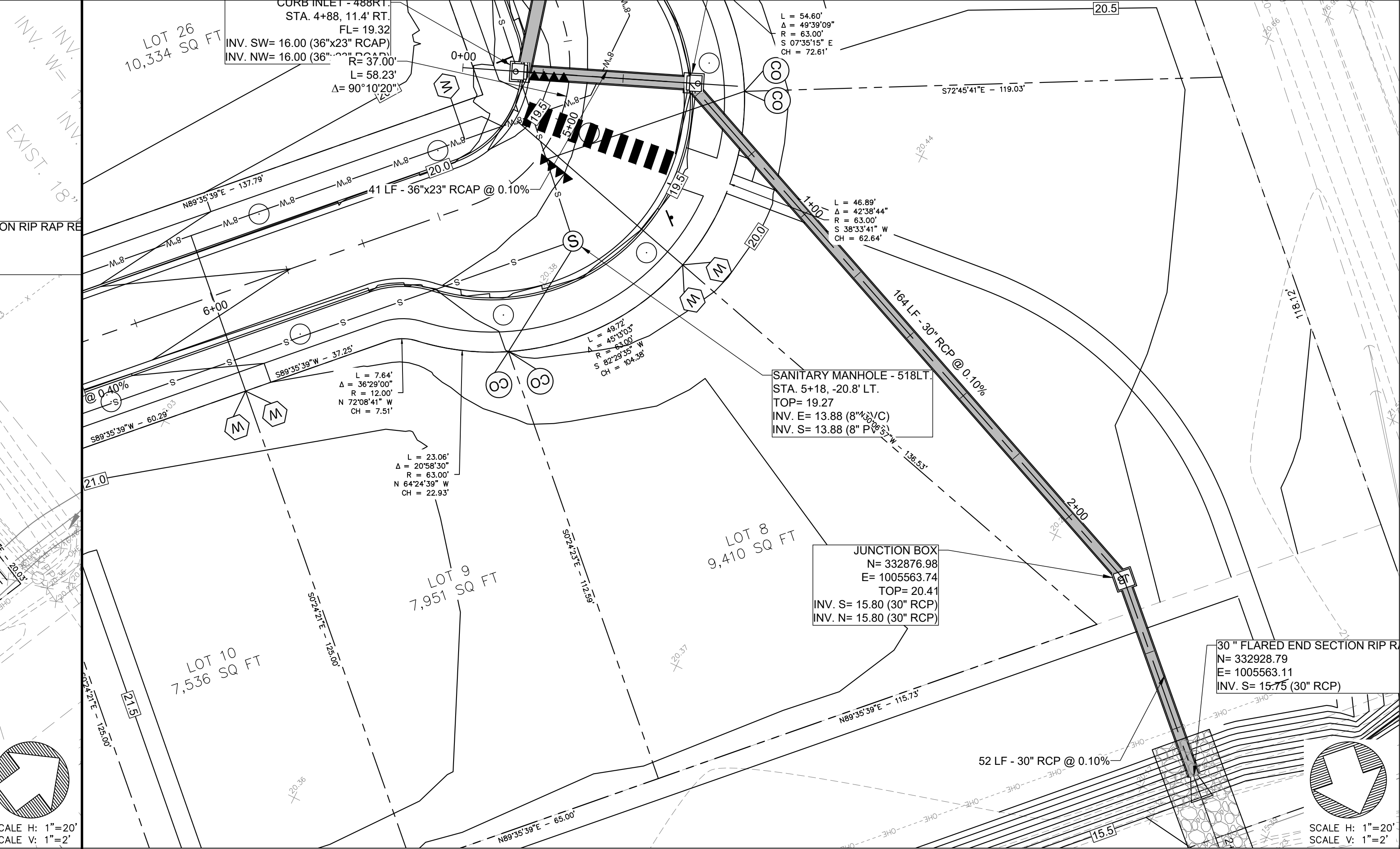
WILLOW SPRINGS SUBDIVISION - PLAN & PROFILE STA. 10+00 TO STA. 14+00

SHEET C-204

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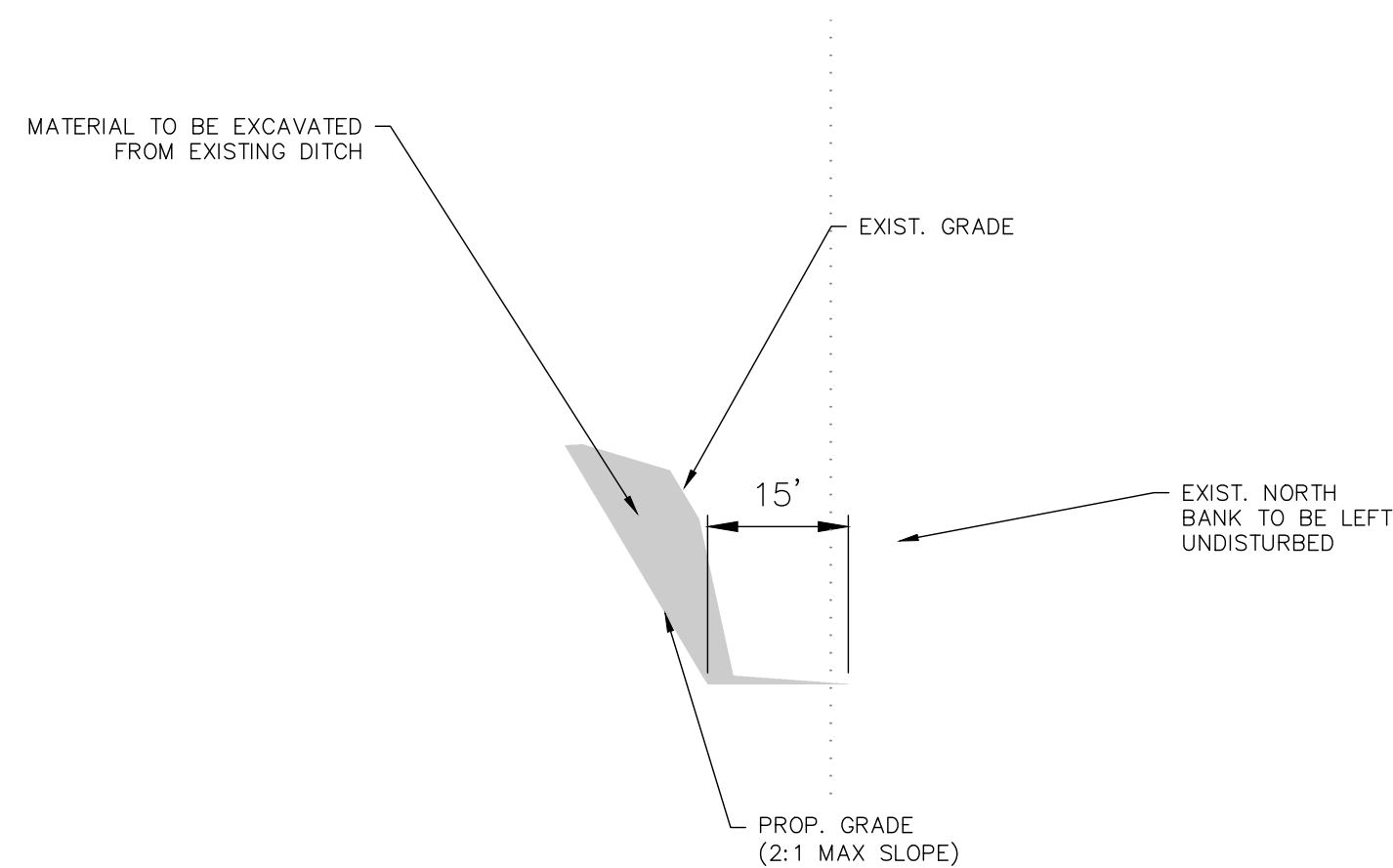
FILE NAME: 3824 - Planset.dwg DATE: 01/29/26



PRELIMINARY



- ① 3" HMA SURFACE
- ② 8" LIMESTONE BASE BASE
- ③ 6" PREPARED SUBGRADE (COMPACTED TO 95% MODIFIED PROCTOR)
- ④ 2' MOUNTABLE CURB & GUTTER



A SECTION 'A'
C-301 SCALE H: 1" = 20' SCALE V: 1" = 4'



SEAL

SEAL

PRELIMINARY

REV	DATE	BY
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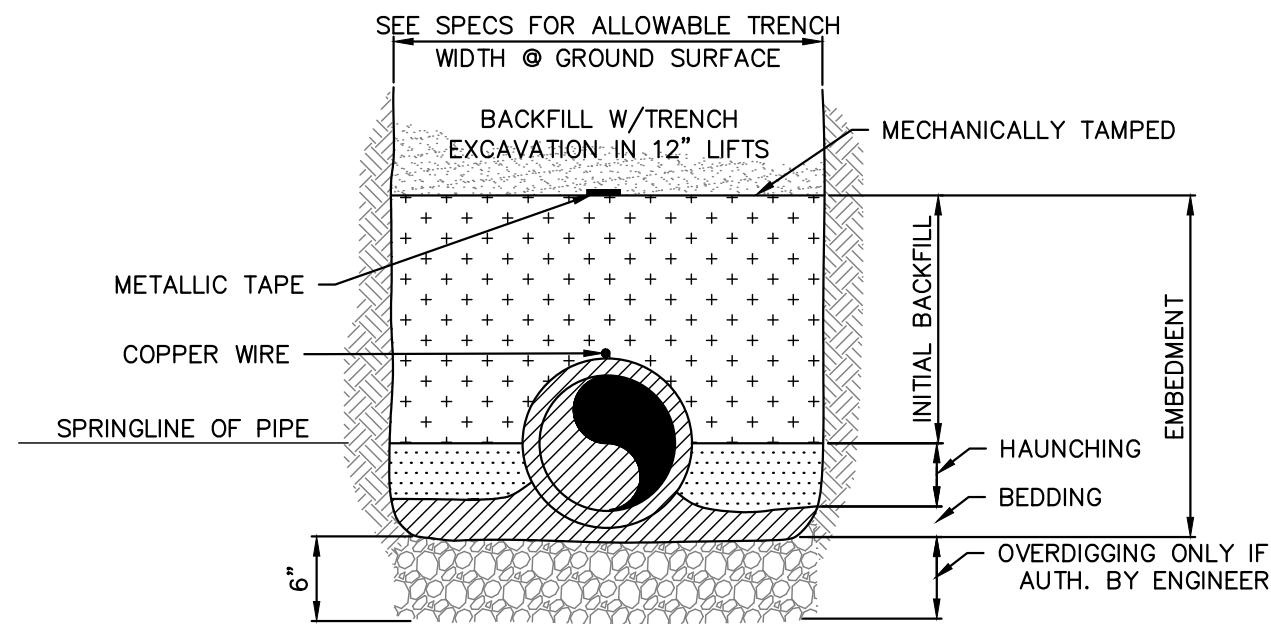
WILLOW SPRINGS SUBDIVISION
CROSSPOINT CAPITAL LLC
OCEAN SPRINGS, JACKSON COUNTY, MISSISSIPPI
TYPICAL SECTIONS

CAD	NLG
ENG	BJS
DATE	02/03/26
SCALE	1"=40'
BMA#	3824
FILE	3824\3824 PLANSET

SHEET

C-301

s:\3824 - groveland road\01-drafting\01-dwg\01-production\3824 - planset.dwg-7/9/2026
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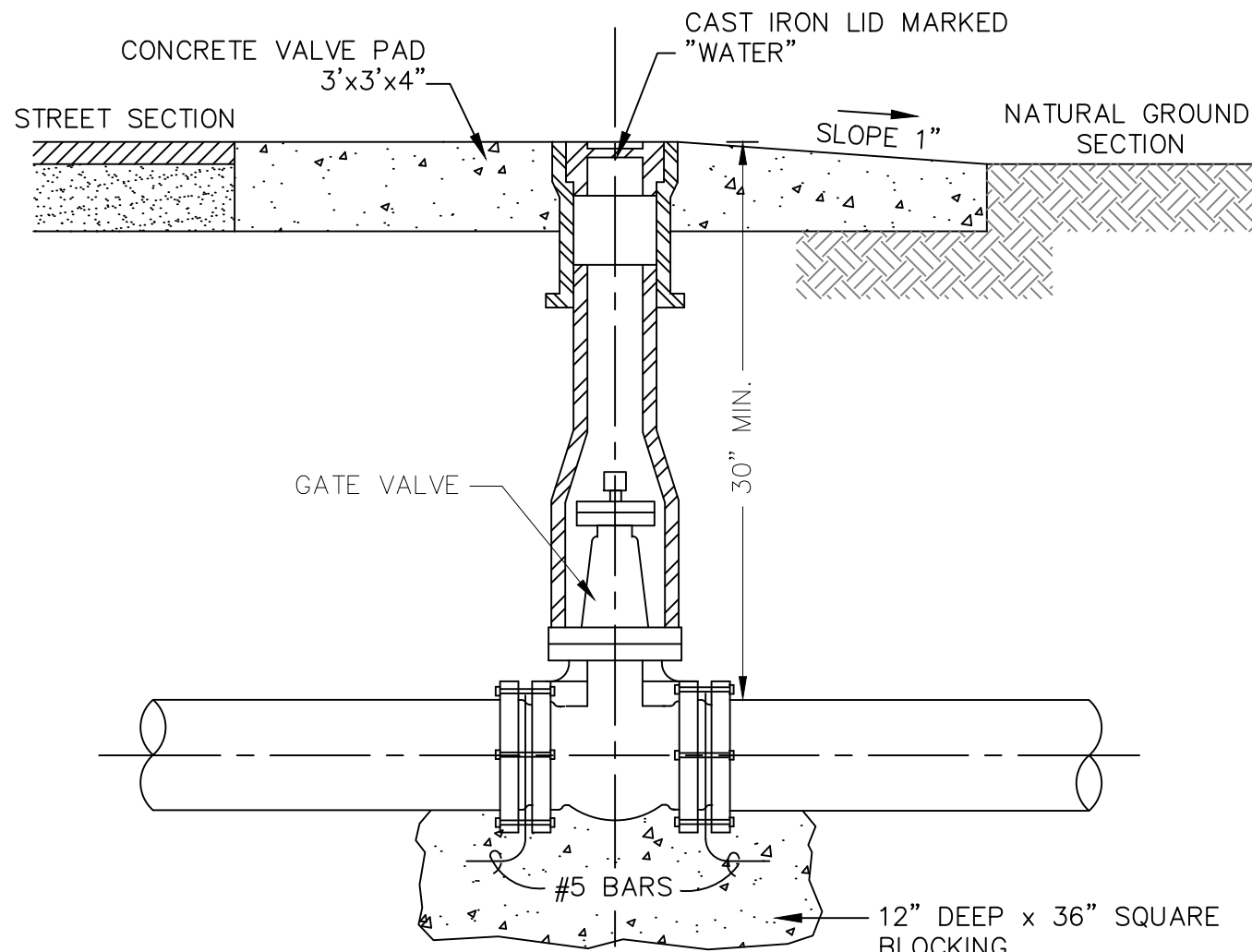


TYPICAL PIPE EMBEDMENT & BACKFILL
N.T.S.

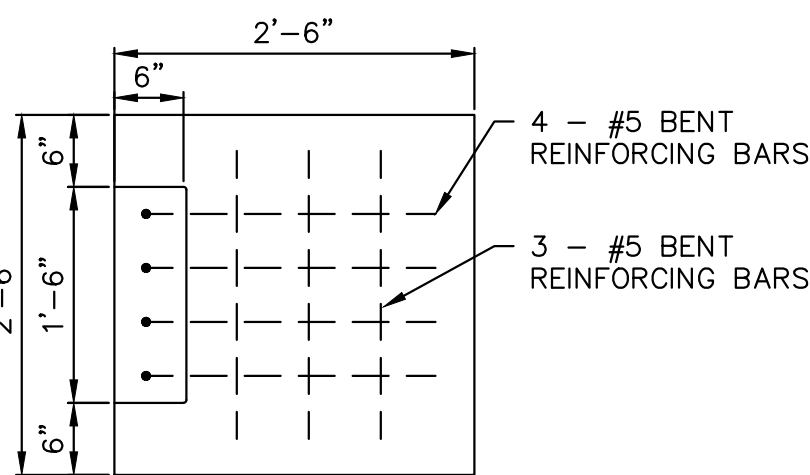
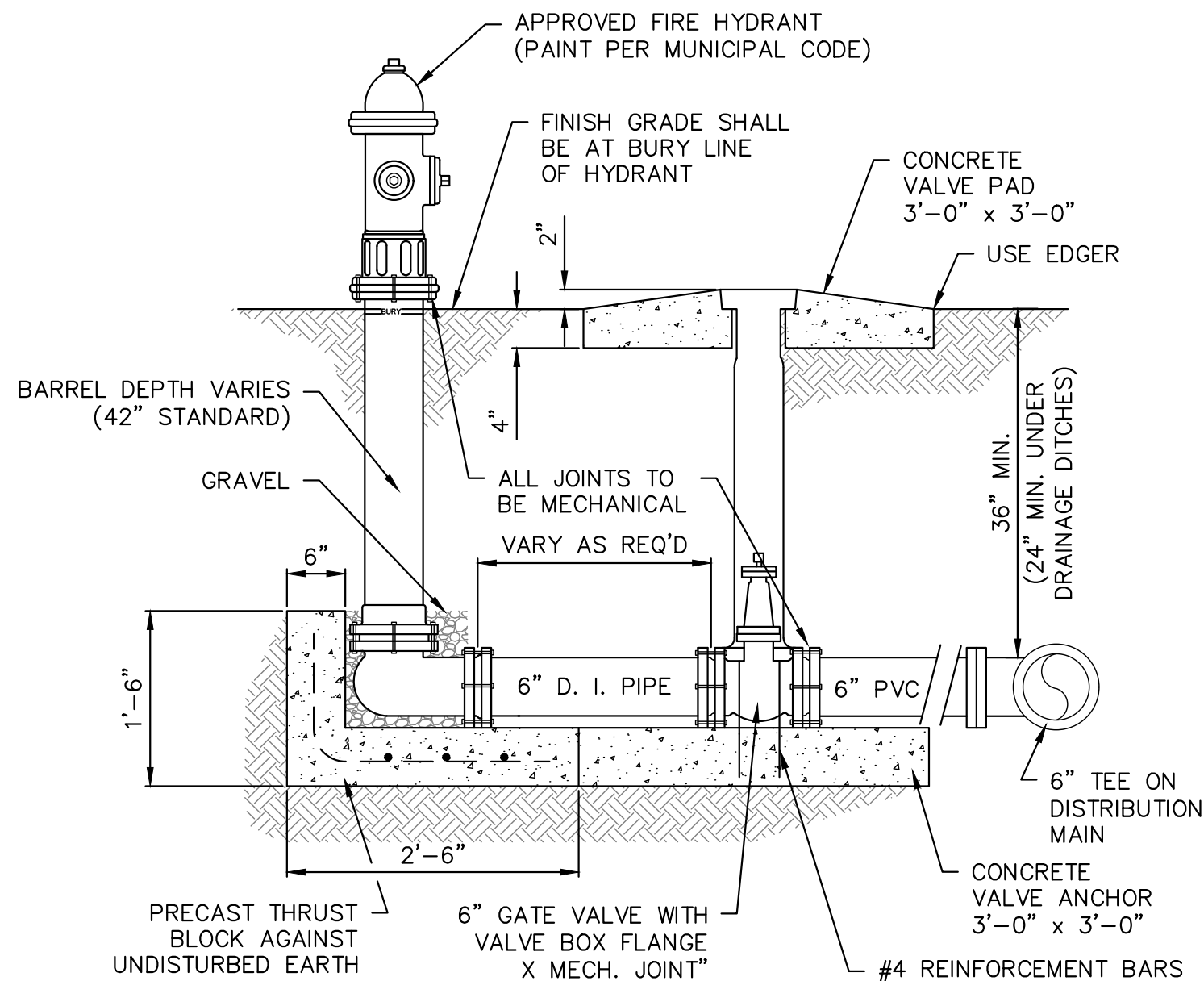
FOR WATER MAINS, FORCE MAINS, GRAVITY SEWERS & CULVERT PIPE

NOTES:

- PIPE EMBEDMENT AND BACKFILL
1. SHOULD ENGINEER DETERMINE THAT THE NATIVE MATERIAL AT THE BOTTOM OF THE TRENCH IS NOT A SUITABLE FOUNDATION FOR THE PIPE. HE MAY AUTHORIZE OVERDIGGING THE TRENCH A DEPTH OF 6 INCHES AND REPLACE WITH A SELECT FOUNDATION MATERIAL.
 2. GENERALLY, LOOSE MATERIAL LEFT BY THE EXCAVATOR WILL BE ADEQUATE FOR BEDDING THE PIPE SO THAT IT IS FULLY SUPPORTED.
 3. THE HAUNCHING MATERIAL SHALL BE NATIVE MATERIAL SECURED FROM THE TRENCH EXCAVATION AND THOROUGHLY COMPACTED TO THE SPRING LINE OF THE PIPE AND EXTENDING TO THE SIDE WALLS OF THE TRENCH. A MINIMUM 85 PERCENT STANDARD PROCTOR WILL BE CONSIDERED ADEQUATE COMPACTION.
 4. THE INITIAL BACKFILL (NATIVE MATERIAL SECURED FROM THE TRENCH EXCAVATION) MAY THEN PROCEED TO A HEIGHT OF 12 INCHES ABOVE THE TOP OF THE PIPE AND MECHANICALLY TAMPERED. FURTHER BACKFILL SHALL NOT PROCEED UNTIL INITIAL BACKFILL HAS BEEN OBSERVED BY ENGINEER.
 5. SHOULD ENGINEER DETERMINE THAT THE NATIVE MATERIAL SECURED FROM THE TRENCH EXCAVATION IS NOT SUITABLE FOR EMBEDMENT, HE MAY AUTHORIZE THE USE OF A SELECT BEDDING MATERIAL.
 6. FURTHER BACKFILL UTILIZING MATERIAL FROM TRENCH EXCAVATION MAY THEN PROCEED TO THE ORIGINAL GROUND SURFACE IN 12 INCH LIFTS COMPACTED TO ELIMINATE AIR VOIDS. IN AREAS WHERE THE GROUND SURFACE IS TO RECEIVE PAVEMENT, A MINIMUM 85 PERCENT STANDARD PROCTOR FOR EACH LIFT SHALL BE CONSIDERED ADEQUATE COMPACTION.
 7. CONTRACTOR SHALL MAINTAIN TRENCH BACKFILL AT ORIGINAL GROUND SURFACE UNTIL FINAL ACCEPTANCE OF THE WORK.
 8. ALL SURPLUS MATERIALS NOT USED IN BACKFILLING SHALL BE REMOVED AND DISPOSED BY CONTRACTOR AT HIS OWN EXPENSE.
 9. METALLIC TAPE WILL BE PLACED IN THE BACKFILL 12 INCHES ABOVE THE TOP OF PVC WATER MAINS, SEWAGE FORCE MAINS, AND PVC GRAVITY SEWER MAINS WITH LETTERING FACE UP

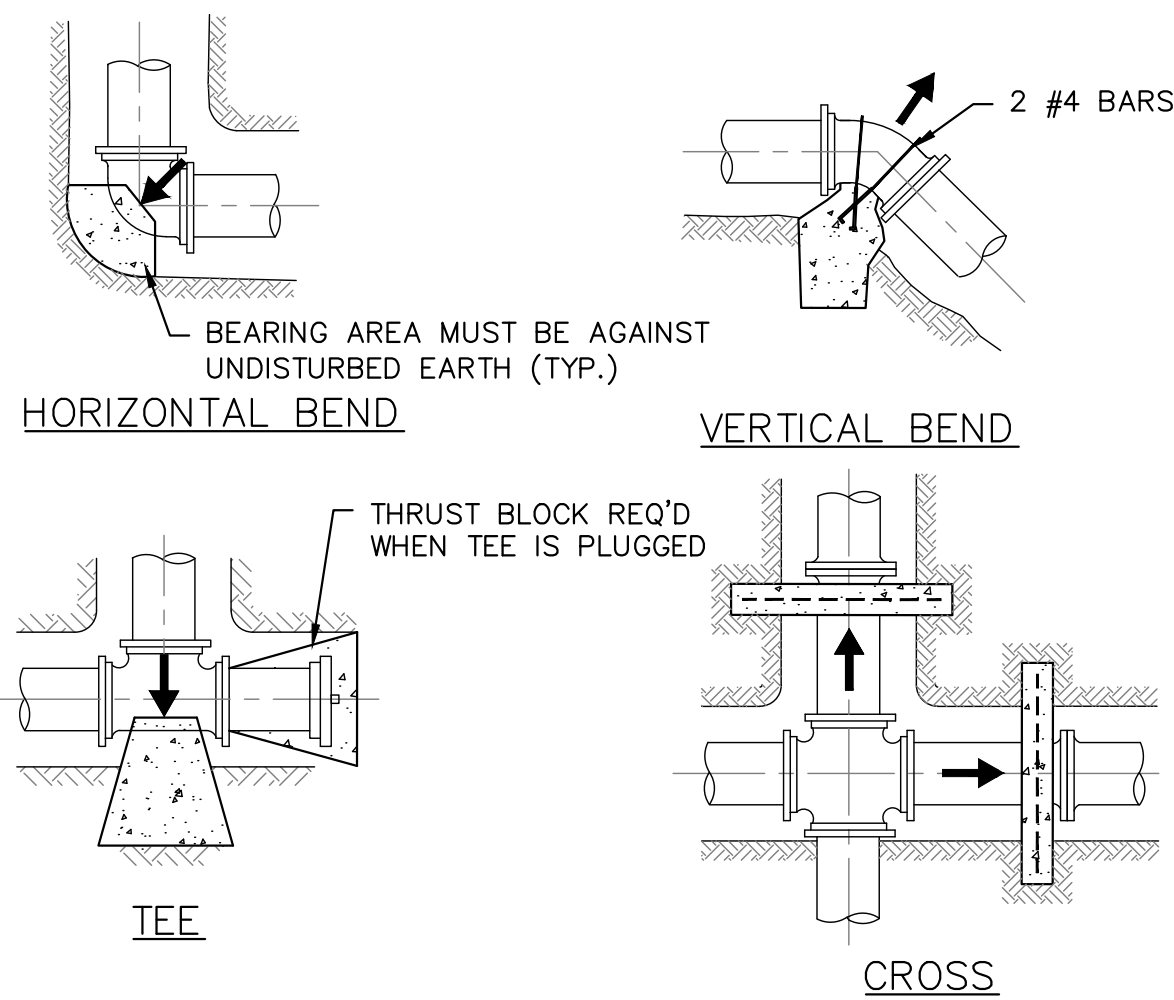


TYPICAL GATE VALVE ASSEMBLY



THRUST BLOCK PLAN

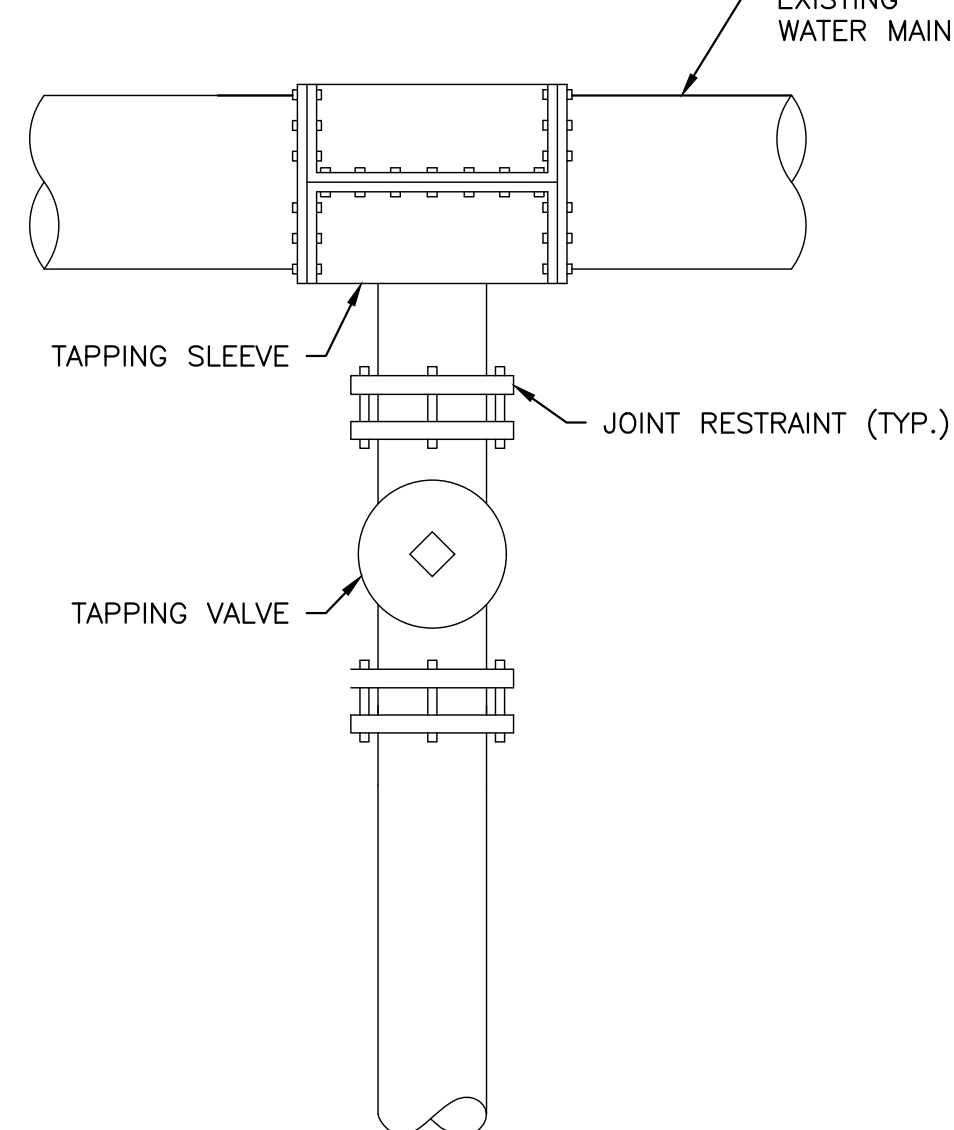
FIRE HYDRANT ASSEMBLY
N.T.S.



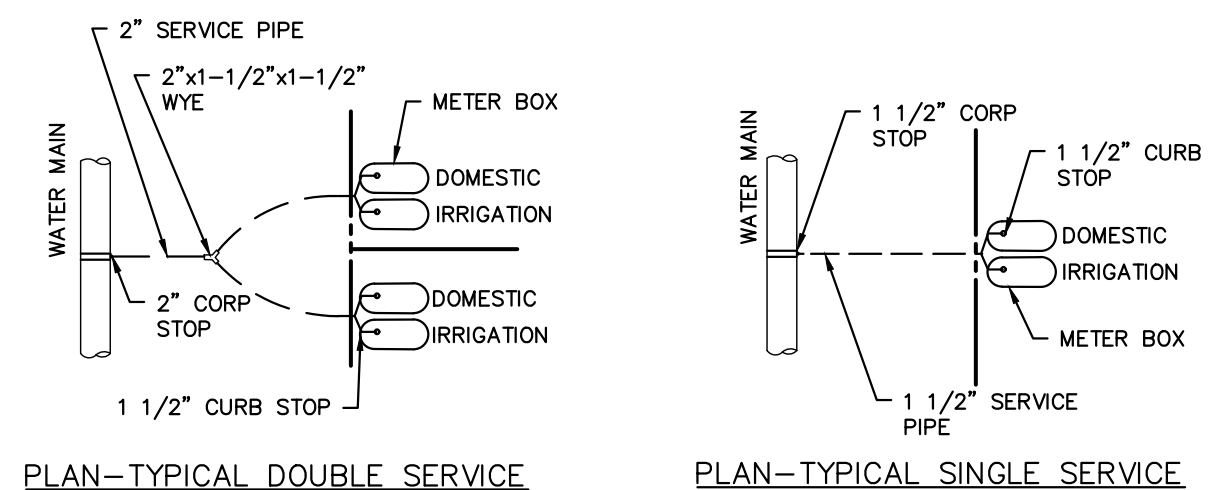
BEARING AREAS FOR THRUST BLOCKING IN SQUARE FEET						
FITTING:	4" DIA.	6" DIA.	8" DIA.	10" DIA.	12" DIA.	14" DIA.
TEES	2.0	2.5	4.7	5.0	7.0	9.0
90°	2.0	2.7	6.7	7.2	10.4	12.7
45°	1.0	1.5	3.6	3.9	5.6	6.9
22 1/2°	1.0	1.0	1.8	2.0	2.9	3.5

THRUST BLOCKING
N.T.S.

- NOTE:
1. ALL FITTINGS SHALL BE COVERED WITH A GEOTEXTILE FABRIC PRIOR TO POURING CONCRETE THRUST BLOCKING

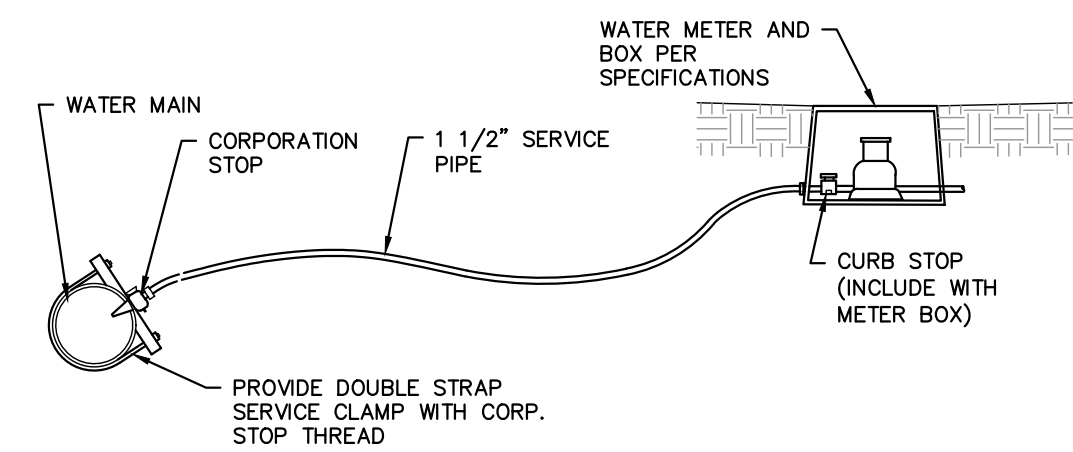


TAPPING VALVE & SLEEVE
DETAIL
N.T.S.

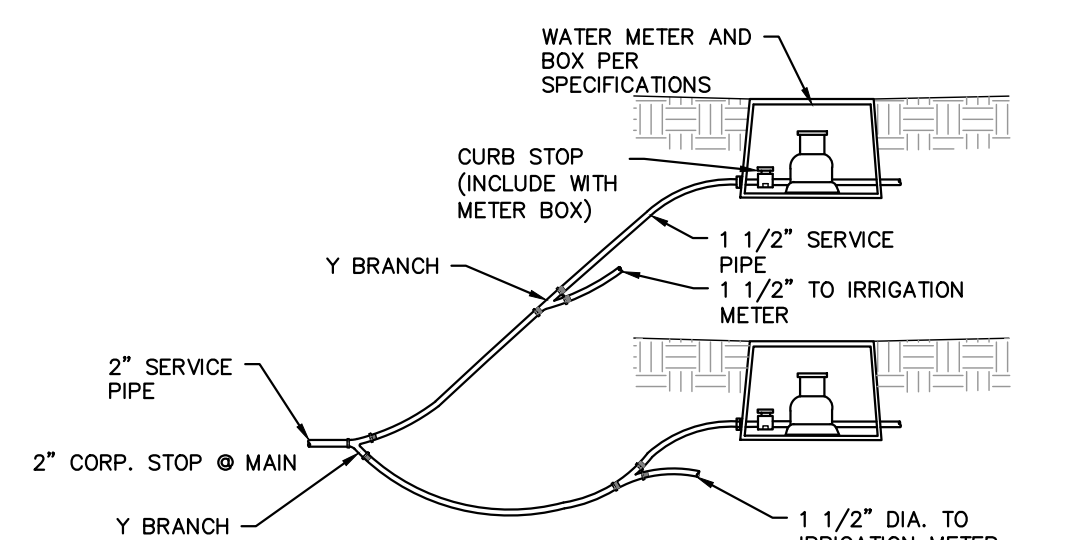


PLAN-TYPICAL DOUBLE SERVICE

PLAN-TYPICAL SINGLE SERVICE



TYPICAL WATER SERVICE TO ONE LOT



TYPICAL WATER SERVICE TO TWO LOTS

WATER SERVICE DETAIL
N.T.S.

BROWN, MITCHELL
& ALEXANDER, INC.

bma



SEAL

PRELIMINARY

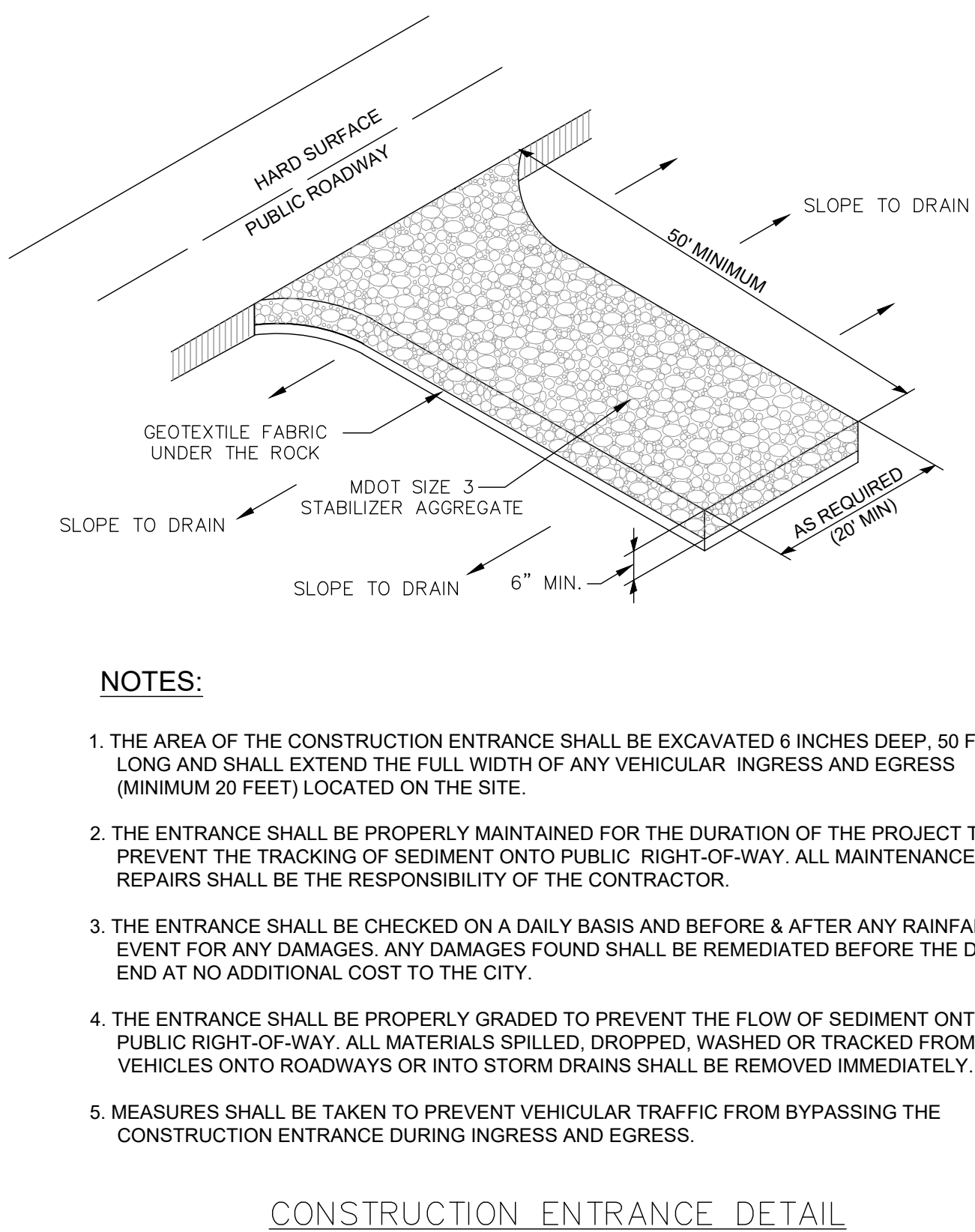
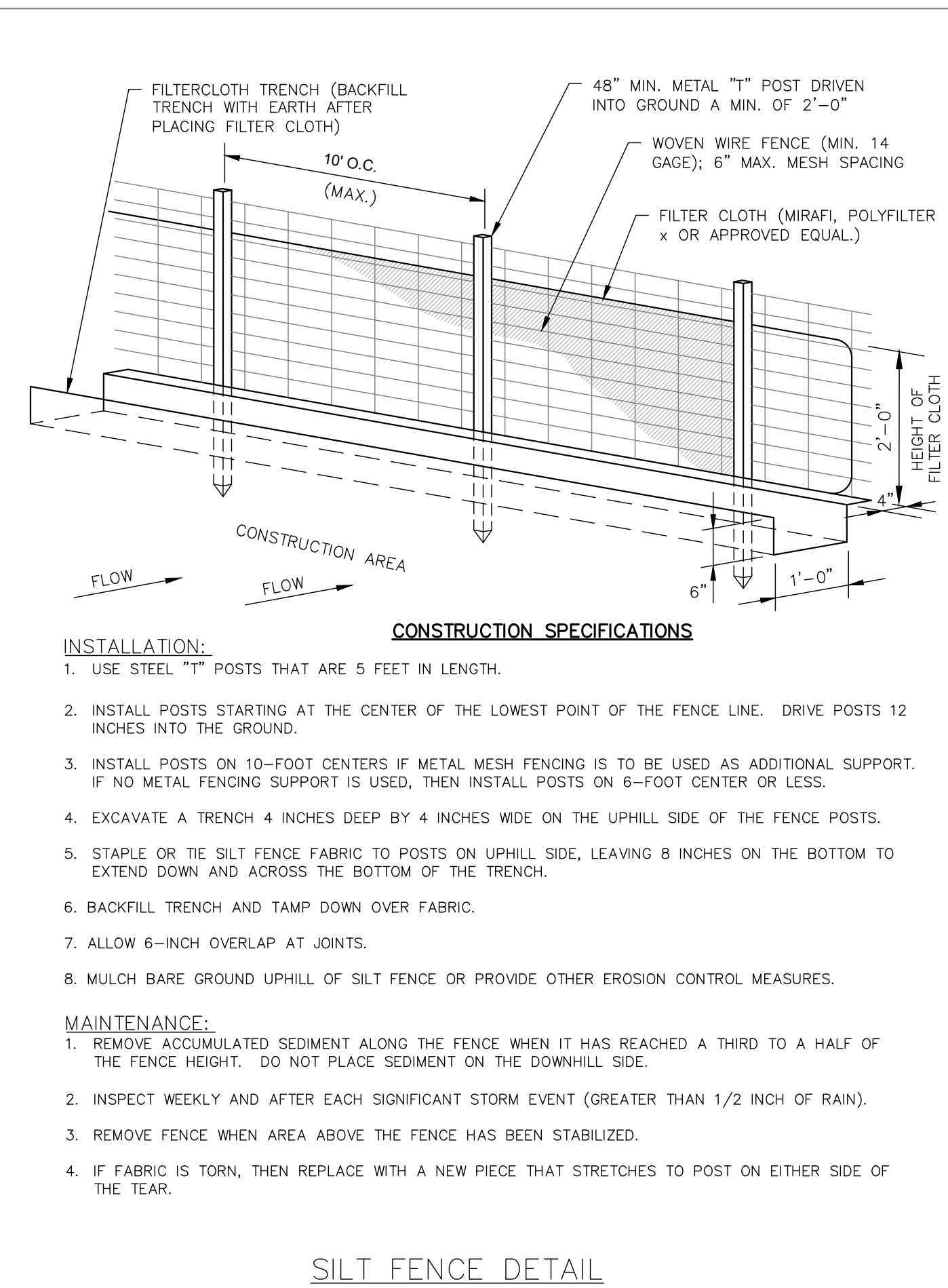
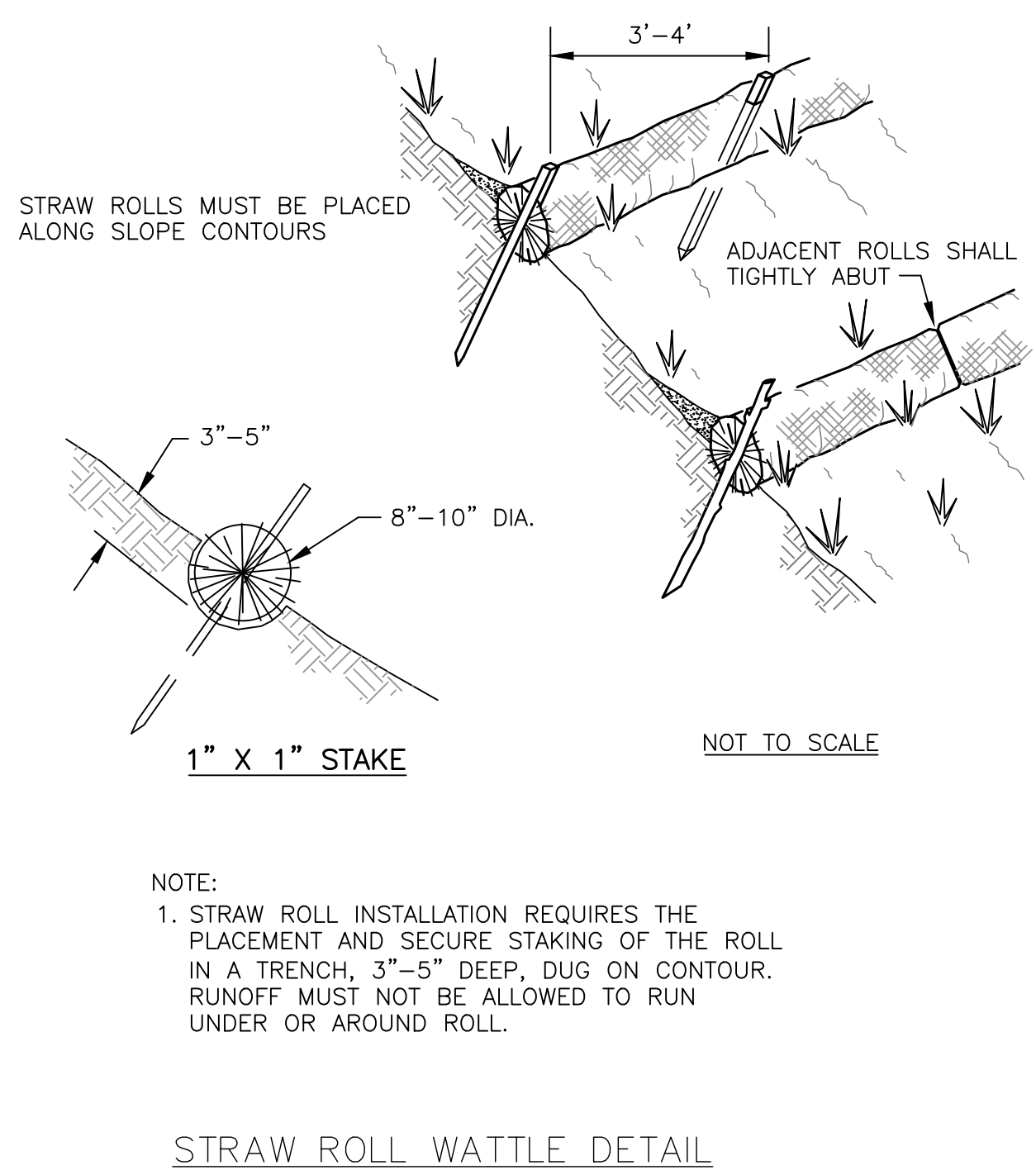
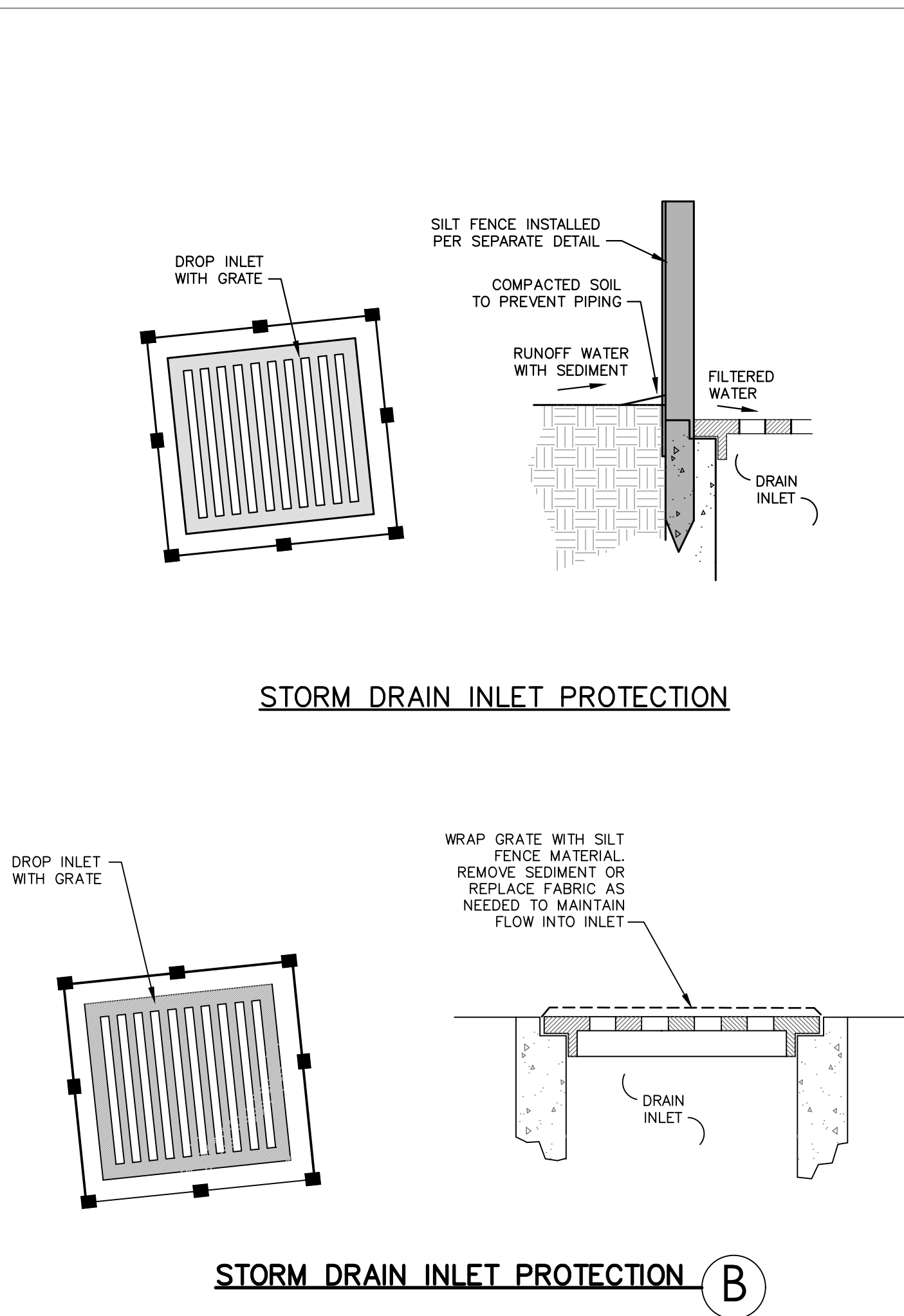
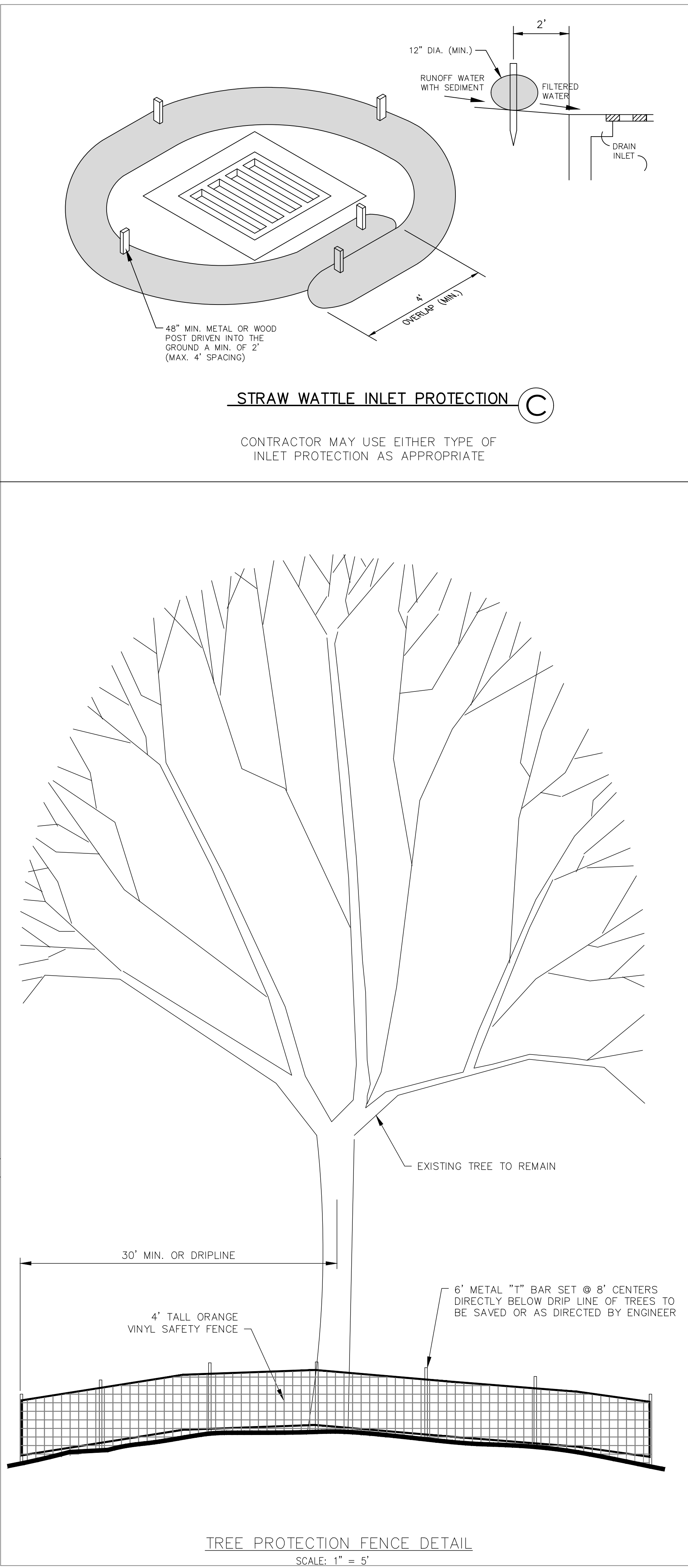
REV DATE BY

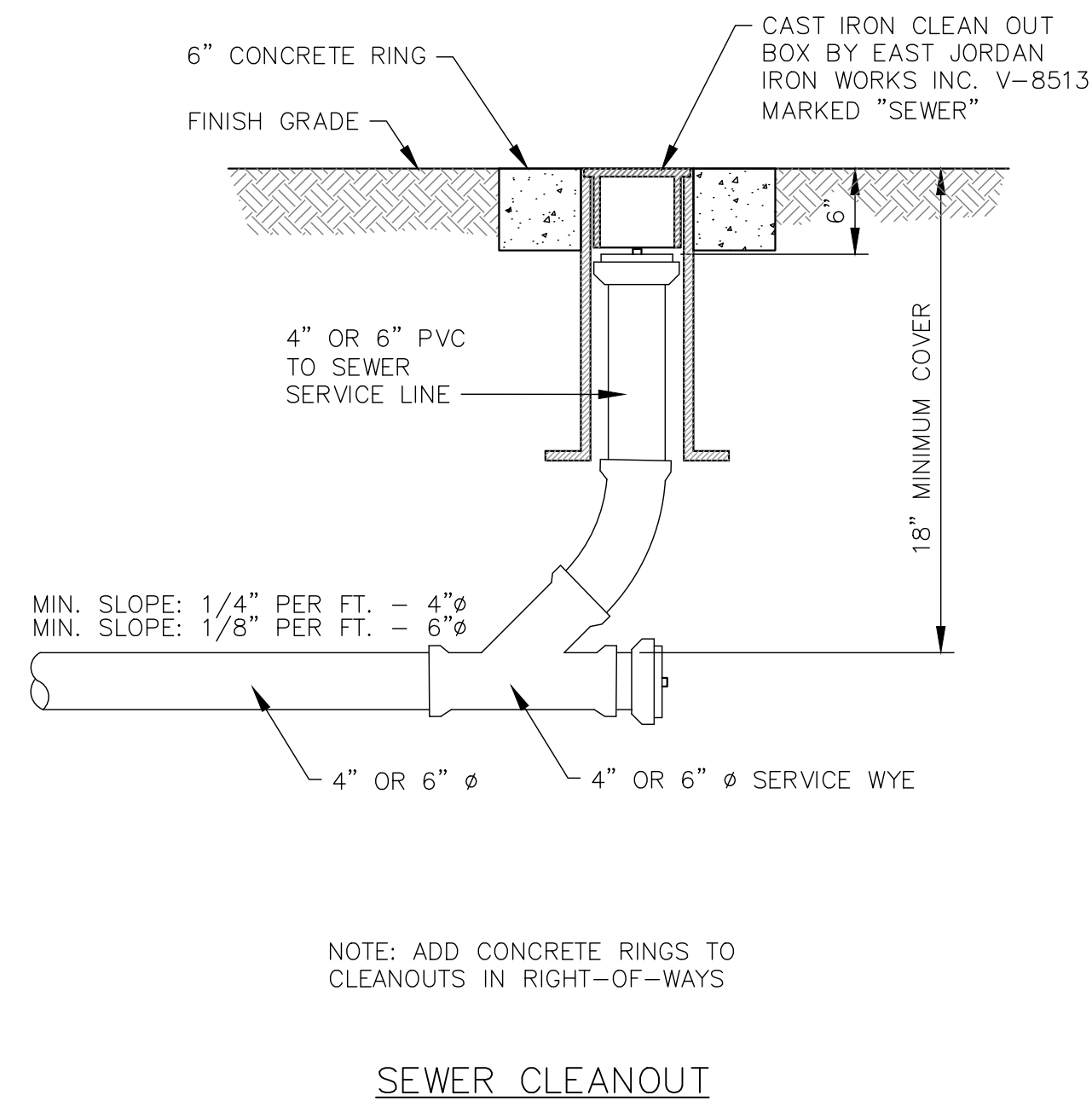
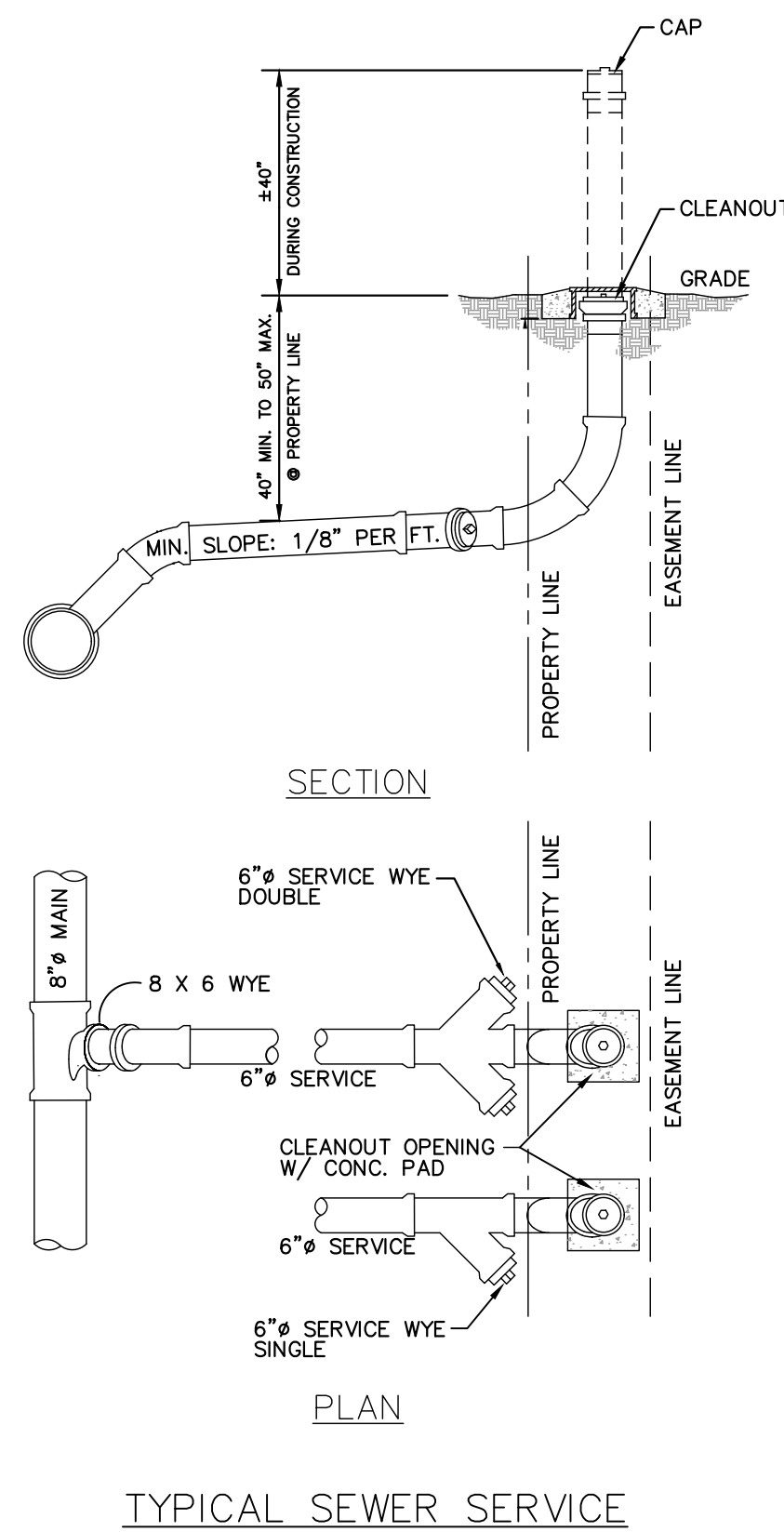
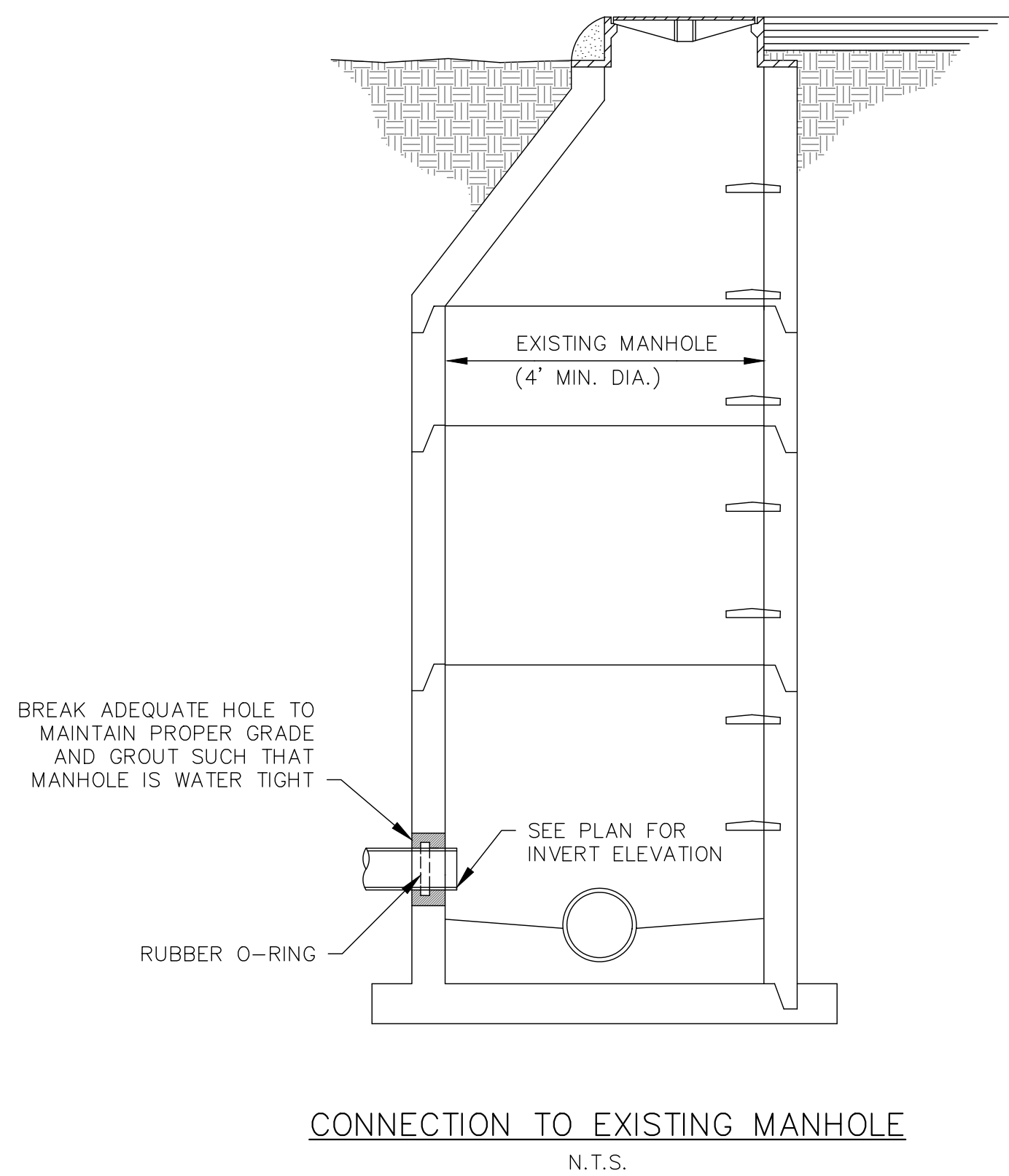
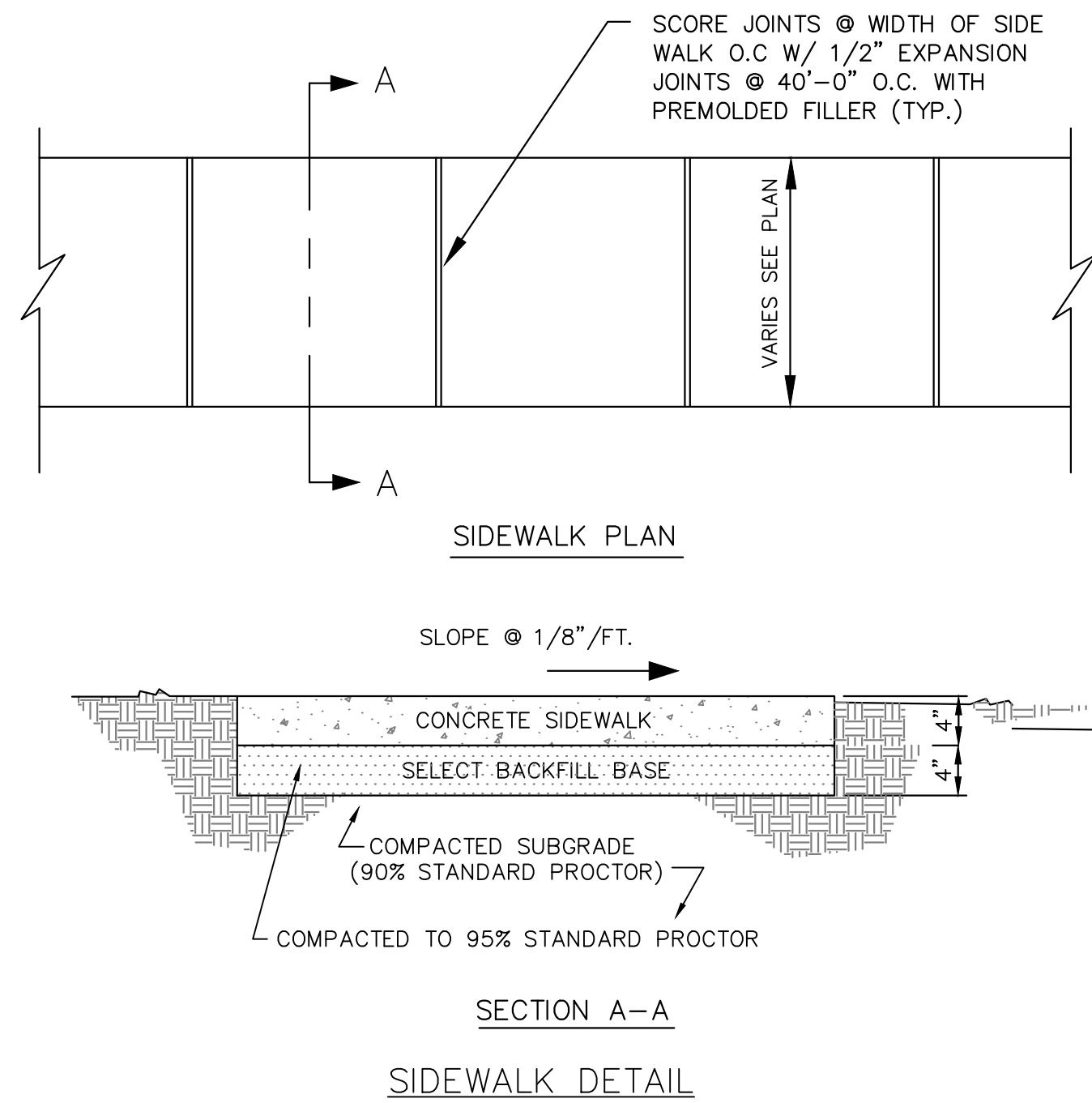
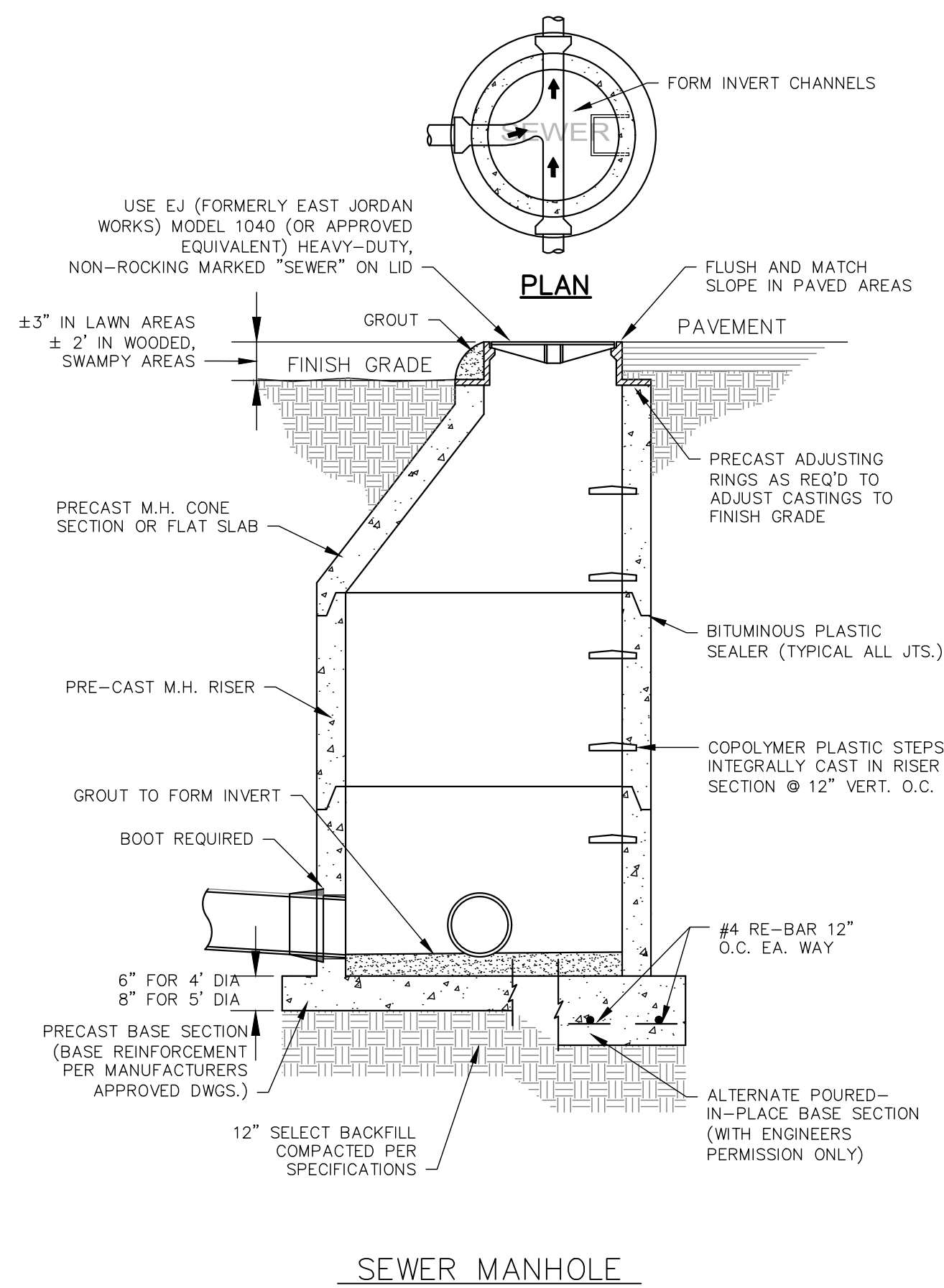
WILLOW SPRINGS SUBDIVISION
CROSSPOINT CAPITAL LLC
OCEAN SPRINGS, JACKSON COUNTY, MISSISSIPPI
EXISTING CONDITIONS / DEMOLITION PLAN

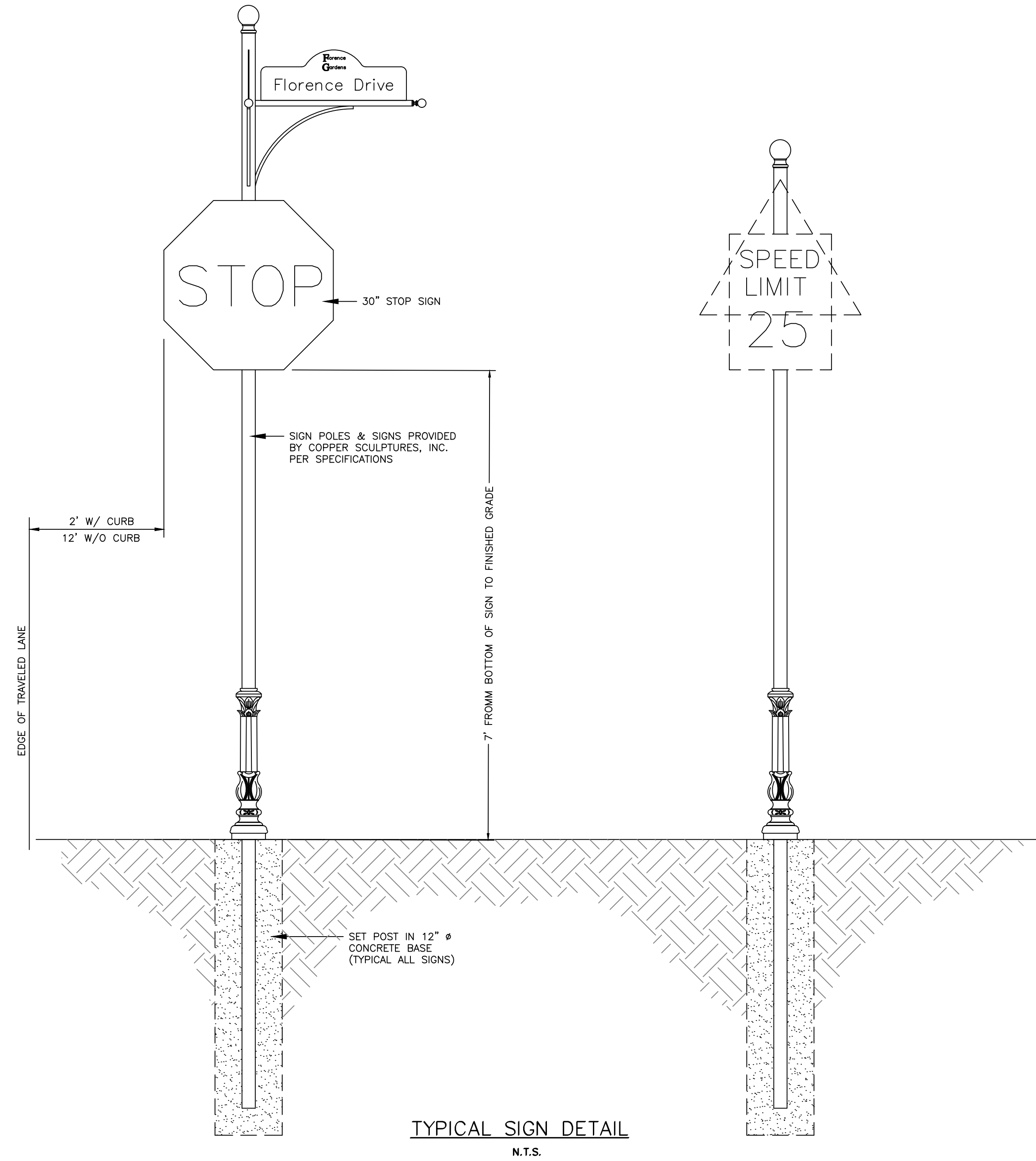
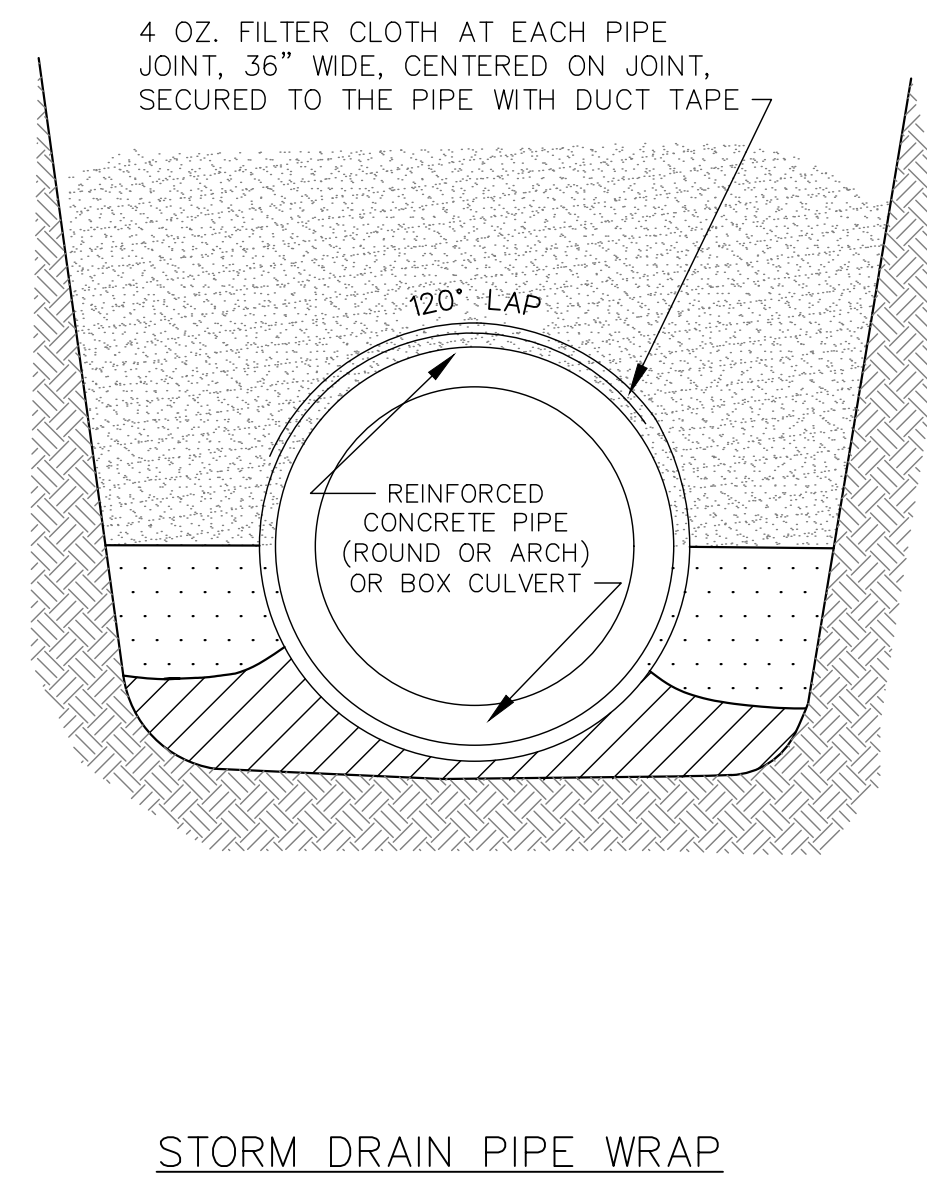
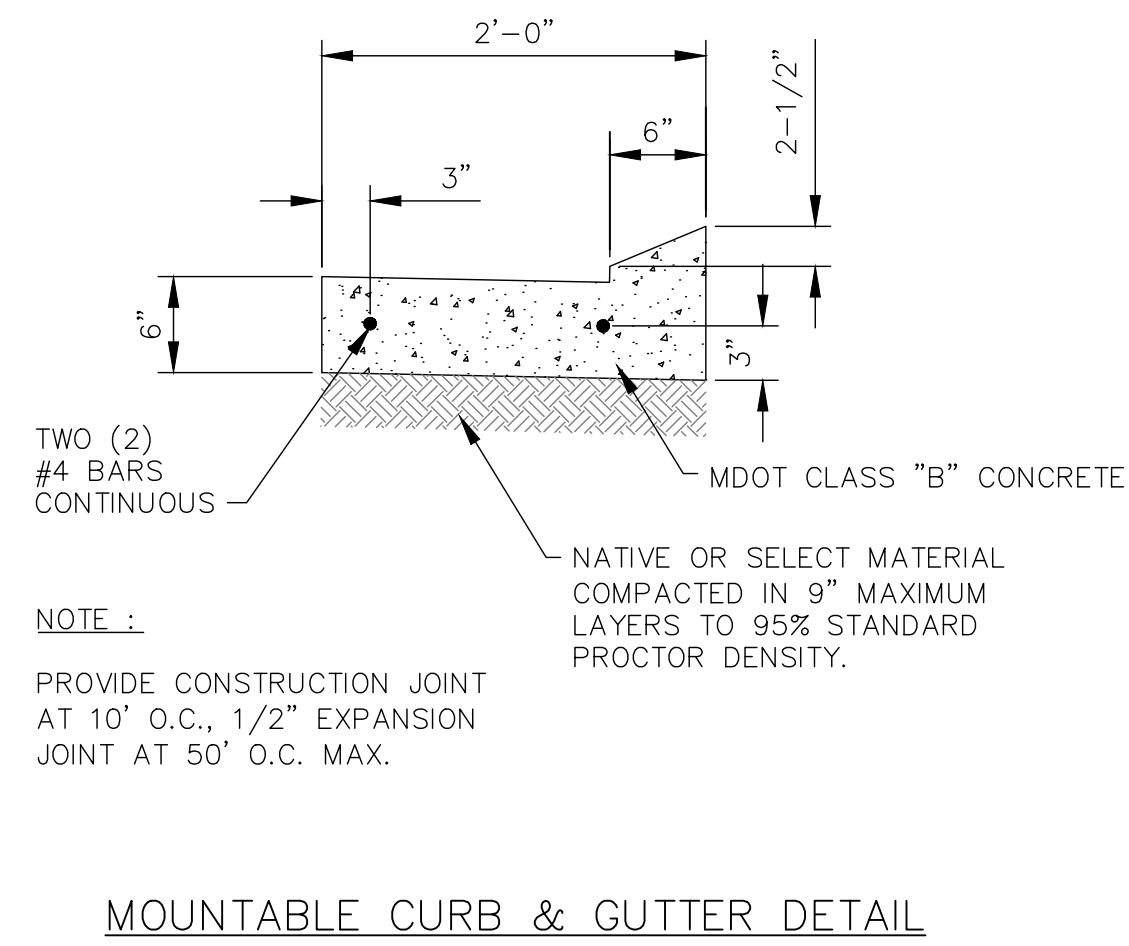
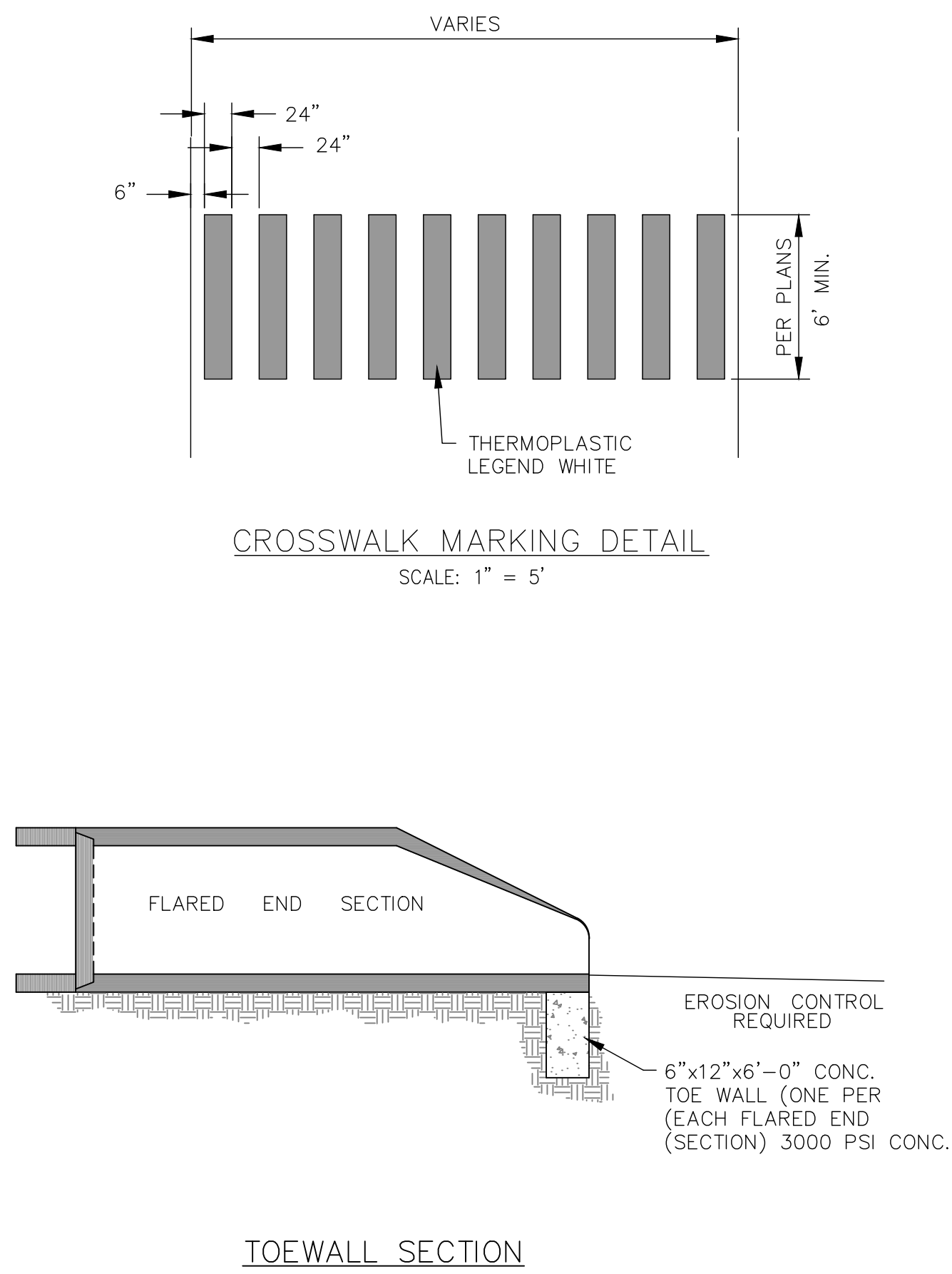
CAD ENG DATE SCALE BMA# NLG BJS 02/03/26 1"=40' FILE:3824\3824 PLANSET

SHEET

C-501

[illegible]







MISSISSIPPI STATE DEPARTMENT OF HEALTH

June 19, 2026

Mr. Nicholas L. Gant, P.E.
Brown, Mitchell & Alexander, Inc.
3103 Pascagoula Street
Pascagoula, MS 39567

RE: Willow Springs Subdivision, 29 Lots, City of Ocean Springs, PWS ID# 0300005, Jackson County, Initial MSDH Ref.# 122109

Dear Mr. Gant:

We have reviewed the information submitted in relation to the above referenced project and the plans and specifications are hereby approved.

The Division of Water Supply, Mississippi State Department of Health must be notified of the final inspection. To assure that a Division representative can be present, please notify the Division **in writing two weeks prior** to the inspection. When this project is completed, we will require:

Certification from you that the project has been constructed in substantial accordance with the approved specifications.

Records of satisfactory bacteriological results from an approved laboratory should be included with your certification.

One set of as-built plans.

If construction of this project has not been initiated within one year from this date, then this approval will be invalid and the project must be resubmitted.

Sincerely,

Wendy Ferrill

Wendy Ferrill, P.E., BCEE
Environmental Engineer



*State of Mississippi
Department of Environmental Quality
Office of Pollution Control*

Certificate of Permit Coverage

under Mississippi's Large Construction Storm Water General NPDES Permit
Be it known

**Crosspoint Capital LLC
Ocean Springs, Mississippi**

having submitted an acceptable Construction Notice of Intent, is hereby granted this Certificate of Permit
Coverage in order to discharge storm water associated with **9.17** acres of land disturbance for the construction of

**Willow Springs Subdivision
Receiving Stream: Fort Bayou
Jackson County**

Becky Simonson

Chief, Environmental Permits Division

Coverage No: MSR109773

Date of Coverage: June 11, 2026

Date General Permit Expires: January 31, 2027

Project Location: 30.414506, -88.764947

90338 GNP20260001



State of Mississippi

TATE REEVES
Governor

MISSISSIPPI DEPARTMENT OF ENVIRONMENTAL QUALITY

CHRIS WELLS, EXECUTIVE DIRECTOR

June 18, 2026

Ms. Jesse Saucedo, Owner
Crosspoint Capital, LLC
129 Gannet Lane
Ocean Springs, MS 39564

Dear Ms. Saucedo:

Re: Willow Springs
Lot Nos. 1-29
Ocean Springs, Jackson County
Project No. 90338-PLA20260001

Our technical review of the plans and specifications for the referenced wastewater collection project has been finalized and initial approval for construction is hereby given.

You are reminded that the owner is responsible for proper planning, design, construction, operation, maintenance, replacement, performance, and fiscal integrity of the project. The Department's approval of any document does not relieve the owner or any others of any liabilities or responsibilities. Department approval of any document is for administrative purposes only, and does not establish or convey any such liability or responsibility.

Please be reminded that it is the full responsibility of the owner to ensure all other approvals, permits, clearances, easements, agreements, etc., which may be required prior to or during construction of the project have been or will be obtained.

No later than 60 days after the completion of the project, the owner must, through a letter signed by a professional engineer, certify to the department that the project has been constructed in accordance with submitted plans and specifications. If any changes to the approved plans and specifications are made, "as-built" drawings with a list of all changes must also be submitted. We strongly encourage the submission of Final Plans and Specifications in an electronic file format such as PDF, TIFF on CD or DVD. Please note this is a change from the past procedure of requiring "hard-copy" plans. A signed and stamped cover letter should be included with any electronic files indicating that the plans and specifications submitted electronically were developed by a professional engineer who holds a valid certificate of registration as a professional engineer issued by the Mississippi State Board of Registration for Professional Engineers and Land Surveyors. **Final approval will not be granted until our office has received the engineer's certification of completeness and our office has finalized review of any significant changes to the initial plans.**

Should you have any questions, please contact me at (601) 961-5171.

OFFICE OF POLLUTION CONTROL

POST OFFICE BOX 2261 • JACKSON, MISSISSIPPI 39225-2261 • TEL: (601) 961-5171 • FAX: (601) 354-6612 • www.mdeq.ms.gov

Facebook: [@mdeq.ms](https://www.facebook.com/mdeq.ms) • Twitter: [@MDEQ](https://twitter.com/MDEQ) • Instagram: [@MDEQ](https://www.instagram.com/MDEQ)

AN EQUAL OPPORTUNITY EMPLOYER

Sincerely,



Bradley R. Crain, P.E., BCEE
Chief, Municipal and Commercial Wastewater Division

cc: Kimberly S. Caviness, P.E., BCEE, MSDH
Nick Gant, P.E., Brown, Mitchell & Alexander, Inc.



MISSISSIPPI DEPARTMENT OF
ENVIRONMENTAL QUALITY



United States Department of the Interior

FISH AND WILDLIFE SERVICE
Mississippi Ecological Services Field Office
6578 Dogwood View Parkway, Suite A
Jackson, MS 39213-7856
Phone: (601) 965-4900



In Reply Refer To:
Project code: 2026-0109678
Project Name: Willow Springs

06/29/2026 20:35:41 UTC

Subject: Technical assistance letter for 'Willow Springs' for specified federally threatened and endangered species and designated critical habitat that may occur in your proposed project area consistent with the Mississippi Determination Key (Mississippi Dkey)

Dear Nick Gant:

The U.S. Fish and Wildlife Service (Service) received on June 29, 2026 , your effects determination(s) for the **Willow Springs** (the Action) using the Mississippi DKey for project review and guidance for federally listed species within the Information for Planning and Consultation (IPaC) system. The Service developed this system in accordance with the Endangered Species Act of 1973 (ESA) (87 Stat.884, as amended; 16 U.S.C. 1531 et seq.).

Based on your answers and the assistance of the Service's Mississippi DKey, you made the following effect determination(s) for the proposed Action.

Species	Listing Status	Determination
Alabama red-bellied turtle (<i>Pseudemys alabamensis</i>)	Endangered	No effect
Black pinesnake (<i>Pituophis melanoleucus lodingi</i>)	Threatened	No effect
Eastern Black rail (<i>Laterallus jamaicensis jamaicensis</i>)	Threatened	No effect
Gopher tortoise (<i>Gopherus polyphemus</i>)	Threatened	No effect
Gulf sturgeon (<i>Acipenser oxyrinchus (=oxyrhynchus)</i> <i>desotoi</i>)	Threatened	No effect
Louisiana quillwort (<i>Isoetes louisianensis</i>)	Endangered	No effect
Mississippi sandhill crane (<i>Antigone canadensis pulla</i>)	Endangered	No effect
Piping Plover (<i>Charadrius melodus</i>)	Threatened	No effect
rufa red knot (<i>Calidris canutus rufa</i>)	Threatened	No effect

Consultation Status

You have indicated there is no federal nexus. Coordination with the Service is complete for the species listed above. Thank you for considering federally listed species in your project planning.

Other Listed Species That May Be Present in the Action Area The IPaC-assisted determination for the species of Mississippi does not apply to the following ESA-protected species and/or critical habitat that also may occur in your Action area:

- Alligator snapping turtle *Macrochelys temminckii* Proposed Threatened
- Monarch butterfly *Danaus plexippus* Proposed Threatened
- Tricolored bat *Perimyotis subflavus* Proposed Endangered

You may complete any other applicable determination keys and/or coordinate with our Office to determine whether the Action may cause prohibited take of the other animal species and/or critical habitat listed above. Note that if a new species is listed that may be affected by the identified action before it is complete, additional review is recommended to ensure compliance with the Endangered Species Act.

Please note the Service shares jurisdiction with the Fisheries division of the National Oceanic and Atmospheric Administration (NOAA Fisheries) over sea turtles and gulf sturgeon. The Service exerts jurisdiction when sea turtles are nesting on coastal beaches while NOAA Fisheries has jurisdiction when sea turtles inhabit coastal and offshore waters. In-water activities may require consultation with NOAA Fisheries. Please visit the NOAA Fisheries website at <https://www.fisheries.noaa.gov/topic/consultations/endangered-species-act-consultations> to review their consultation requirements.

The Service recommends that your agency contact the Mississippi Ecological Services Field Office or re-evaluate this key in IPaC if: 1) the scope, timing, duration, or location of the proposed project changes, 2) new information reveals the action may affect listed species or designated critical habitat; 4) a new species is listed or critical habitat designated. If any of the above conditions occurs, additional consultation with the Mississippi Ecological Services Field Office should take place before project changes are final or resources committed.

Additional Coordination

To request additional technical assistance or consultation, please email your request to MississippiESFO@fws.gov and include relevant site-specific information. The Mississippi Ecological Services Field Office will respond within 30 days of your submittal.

Bald and Golden Eagle Protection Act: Bald eagles, golden eagles, and their nests are protected under the Bald and Golden Eagle Protection Act (54 Stat. 250, as amended, 16 U.S.C. 668a-d) (Eagle Act). The following resources are provided to project proponents and consulting agencies as additional information. Bald and golden eagles are not included in this section 7(a)(2) consultation and this information does not constitute a determination of effects by the Service.

If the Action may impact bald or golden eagles, additional coordination with the Service under the Eagle Act may be required. For more information on eagles and conducting activities in the vicinity of an eagle nest, please visit our [regional eagle website](#). In addition, the Service developed the [National Bald Eagle Management Guidelines \(May 2007\)](#) to assist landowners in avoiding the disturbance of bald eagles.

If the recommendations detailed in the National Bald Eagle Management Guidelines cannot be followed, you may apply for a permit to authorize removal or relocation of an eagle nest in certain instances via [Eagle Incidental Take Permit](#).

Summary of conservation measures for your project:

You agreed to the conservation measures described below under **Determination Key Result** to avoid adverse effects to listed species and Service concurrence with the Federal agency determination(s) for the Action is only valid if the measures are fully implemented. These must be included as permit conditions if a permit is required and/or included in any contract language.

CM_1

Best Management Practices for Aquatic Species in Mississippi

Most aquatic species are sensitive to changes in water quality; therefore, water quality protection measures benefit many listed species. Many existing water quality best management practices (BMPs) reduce or avoid negative impacts to listed species. Properly implemented BMPs could prevent excessive erosion, drainage alteration, and stream obstruction.

General water quality protection measures include preventing sediment from entering streams after soil disturbance, maintaining integrity of the streambed and banks, preventing trash and logging debris from entering streams, limiting pesticide applications in or near streams, avoiding chemical seepage into groundwater, restoring and protecting forested streamside management zones (SMZs), and revegetating denuded areas. The following BMPs should be implemented to reduce impacts to listed species.

Maintain sufficient streamside management zones (SMZs) and adhere to guidelines. Wider SMZs are recommended where listed species are found to protect water temperature, reduce runoff, and to trap sediment, chemicals, and nutrients. Based on most stream widths in Mississippi where listed species are found, a SMZ width of > 32–60 feet could be sufficient, although wider buffers are preferred depending on site conditions and slope, to protect most listed aquatic species.

In addition, and with emphasis to the general water quality protection measures listed above, the following may reduce or avoid impacts to listed aquatic species:

- Avoid stream crossings. If unable to avoid bridge construction, opt for bridges which span the entire stream to avoid in-stream impacts to the substrate.
- Avoid instream disturbance during spawning/breeding season (typically, April–May) where there are known records of listed species.
- Avoid low water crossing and streambed disturbance in areas where species are known to occur.
- Avoid creating dams and other water impoundment structures, including culverts, that alter substrate stability and composition, or inhibit fish passage. Avoid altering water depth in creeks and rivers that contain mussel habitat.
- Leave instream gravel beds undisturbed.
- Prohibit use of drop culverts or any structure that may obstruct fish passage in permanent streams. Where culverts are necessary, countersink at depth that would not obstruct water flow

and fish passage or use bottomless box culverts or bridges.

- Do not remove or disturb existing instream deadwood from streams. This deadwood provides important fish and turtle structure.
- Do not disturb or alter existing sandbars, which can be important nesting sites for turtles, especially during nesting season (typically May – September).
- Avoid introducing organic and inorganic debris into streams.
- Avoid impoundment of streams and rivers.
- Although prescribed fire is an important disturbance tool used to manage natural resources, intense fire, such as is common in site preparation burns, in SMZs could impact species and should be avoided. Ensure conditions are favorable to avoid high intensity fires within these zones.
- Avoid rutting instream that could hinder fish passage or alter water flow.
- Provide sufficient erosion control measures (i.e., scattered slash, revegetation, silt fences, hay bales, water bars, turnouts, etc.) across the project site when working near or upstream of a listed species to prevent sedimentation and degradation of water quality.

Action Description

You provided to IPaC the following name and description for the subject Action.

1. Name

Willow Springs

2. Description

The following description was provided for the project 'Willow Springs':

New subdivision

The approximate location of the project can be viewed in Google Maps: <https://www.google.com/maps/@30.41457995,-88.76489942141225,14z>



DETERMINATION KEY RESULT

1. Is the proposed project or action authorized, funded, or carried out by a Federal agency?
No
2. Is the proposed action solely of operations and maintenance of an existing structure with no temporary or permanent change in habitat conditions (e.g., does not increase sediment in a stream) and no increase in footprint?
No
3. Does the proposed project include only actions that will be conducted in urbanized areas?
Yes
4. Does the project occur **only** within a “*developed area*”?
No
5. Does the project rehabilitate existing buildings (façade projects)?
No
6. Does the project reconstruct or resurface existing infrastructure (sidewalks, and playgrounds) without disturbance to previously undisturbed ground?
No
7. Is this a road resurfacing project where there is no change to the existing road alignment?
No
8. Does the project remove urban blight through the demolition of unwanted and unsightly structures and the locations for disposal and stockpiling of demolition debris are not in plant or animal habitats?
No
9. Does the project refinance or remortgage existing buildings or structures?
No
10. Have you made an effects determination of "no effect" for all species in the area of the project? A "no effect" determination means the project will have no beneficial effect, no short-term adverse effects, and no long-term adverse effects on any of the species on the IPaC-generated species list for the proposed project or those species habitat. A project with effects that cannot be meaningfully measured, detected or evaluated, effects that are extremely unlikely to occur, or entirely beneficial effects should not have a "no effect" determination. If you are unsure of the "no effect" determination, answer NO to this question.

Note: The action agency assumes all consultation responsibility for "no effect" determinations as the U.S. Fish and Wildlife Service does not review, comment, or concur with "no effect" determinations through the interagency consultation process.

Yes

11. Is the project a solar farm or solar energy facility?

Note: The Mississippi Ecological Services Field Office has developed a siting tool for solar projects that can be accessed on the project mapper page in IPaC.

No

12. Does the project intersect federal lands?

No

13. Does the project intersect the piping plover (*Charadrius melodus*) species list area?

Automatically answered

Yes

14. [Semantic] Does the project intersect the piping plover (*Charadrius melodus*) species list area?

Automatically answered

Yes

15. Does the project intersect the red knot (*Calidris canutus rufa*) species list area?

Automatically answered

Yes

16. Does the project intersect the red knot Critical Habitat?

Automatically answered

No

17. Does the project intersect the Mississippi sandhill crane (*Grus canadensis pulla*) species list area?

Automatically answered

Yes

18. [Hidden Semantic] Does the project intersect the gulf sturgeon (*Acipenser oxyrinchus desotoi*) species list area?

Automatically answered

Yes

19. [Hidden Semantic] Does the project intersect the Alabama red-bellied turtle (*Pseudemys alabamensis*) species list area?

Automatically answered

Yes

20. [Hidden Semantic] Does the project intersect the Alabama red-bellied turtle buffer?

Automatically answered

Yes

IPAC USER CONTACT INFORMATION

Agency: Private Entity

Name: Nick Gant

Address: 131 Rue Magnolia

City: Biloxi

State: MS

Zip: 39530

Email: nick@bmaengineers.com

Phone: 2284367612

**DECLARATION OF COVENANTS,
CONDITIONS AND RESTRICTIONS
FOR WILLOW SPRINGS**

THIS DECLARATION is made this the ____ day of _____, 2026, by Crosspoint Capital, LLC, a Mississippi Limited Liability Company, for itself, its successors, grantees and assigns, hereinafter referred to as "Declarant".

W I T N E S S E T H:

WHEREAS, Declarant is the owner of certain real property in Ocean Springs, Mississippi, which is more particularly described as follows, to-wit:

Lots 1 through 29, inclusive, WILLOW SPRINGS, a subdivision in Ocean Springs, Mississippi, according to a plat thereof recorded in Plat Book __ at Page __ of the public records of Jackson County, Mississippi.

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

ARTICLE I

DEFINITIONS

Section 1. "Association" shall mean and refer to WILLOW SPRINGS HOMEOWNERS ASSOCIATION, INC., a Mississippi non-profit corporation [To be established], its successors and assigns.

Section 2. "Owner" shall mean and refer to the owner of record, whether one or more persons or entities, of a fee simple title to any Lot which is a part of the Properties, including contract sellers, but excluding those having such interest merely as security for the performance of an obligation.

Section 3. "Properties" shall mean and refer to that certain real property hereinabove described, and such additions thereto as may hereafter be brought within the jurisdiction of the Association.

Section 4. "Lot" shall mean and refer to numbered Lots 1 through 29 as illustrated and shown on the plat of WILLOW SPRINGS, as recorded in the public records of Jackson County, Mississippi.

Section 5. "Building Site" shall mean those fractional parts of adjacent lots or one or more lots and all or a portion of an adjacent lot, which are more particularly described and defined in Section 22 of Article VI of this Declaration.

Section 6. "Home" or "dwelling" shall mean and refer to the principal building situated upon a Lot which is designated and intended for use and occupancy as a residence by a single family.

Section 7. "Living Unit" shall mean and refer to a Lot and the Home constructed thereon.

Section 8. "Member" shall mean and refer to all those Owners who are members of the Association as provided in Article II, Section 1 hereof.

Section 9. "Common Area" shall mean all real property (including improvements thereto) owned by the Association and/or which the Association members have the right to use and enjoy.

Section 10. "Declarant" shall mean and refer to CROSSPOINT CAPITAL, LLC, a Mississippi Limited Liability Company, and its successors, assigns and nominees.

Section 11. "Outbuilding" shall mean an accessory structure on a lot primarily used for storage, parking, or similar activities that is not designed or intended for occupancy as a dwelling unit.

ARTICLE II

MEMBERSHIP AND VOTING RIGHTS

Section 1. Every owner of Lots 1 through 29 of WILLOW SPRINGS shall be a member of the Association. Membership shall be appurtenant to and may not be separated from ownership of any Lot.

Section 2. The Association shall have two classes of voting membership.

CLASS A. Class A members shall be all owners, with the exception of the Declarant, who shall be entitled to one vote for each Lot owned in Lots 1 through 29, WILLOW SPRINGS. When more than one person owns an interest in any Lot or Building Site, all such persons shall be members. The vote for such Lot or Building Site shall be exercised as they determine, but in no event shall more than one vote be cast with respect to any Lot or Building Site.

CLASS B. The Class B member(s) shall be the Declarant which shall be entitled to three votes for each Lot owned in Lots 1 through 29, WILLOW SPRINGS. The Class B membership shall cease and shall be converted to Class A membership on the happening of either of the following events, whichever occurs earlier:

(a) When the total votes outstanding in the Class A membership equal the total votes outstanding in the Class B membership, or [This gives owner primary control in a 29 lot subdivision until 21 lots are sold giving declarant 24 votes (B Votes) over the 21 votes (A Votes)]

(b) On December 1, 2036.

ARTICLE III

COVENANT FOR MAINTENANCE ASSESSMENTS

Section 1. Creation of the Lien and Personal Obligation of Assessments. The Declarant, for each Living Unit and/or Lot owned hereby covenants, and each Owner of any Living Unit and/or Lot by acceptance of a deed therefor, whether or not it shall be so expressed in such deed, is deemed to covenant and agree to pay to the Association: (1) annual assessments or charges, and (2) special assessments for capital improvements, such assessments to be established and collected as hereinafter provided. The annual and special assessments, together with interest, costs, and reasonable attorney's fees, shall be a charge on the land and shall be a continuing lien upon the property against which each such assessment is made. Each such assessment, together with interest, costs and reasonable attorney's fees, shall also be the personal obligation of the person who was the owner of such property at the time the assessment fell due. The personal obligation for delinquent assessments shall not pass to successors in title unless expressly assumed by them.

Section 2. Purpose of Assessments. The assessments levied by the Association shall be used exclusively to maintain and care for the common area, the improvements thereon and common landscaping; to maintain, landscape and irrigate entranceway including signs, walls, or fences within common areas; to pay Association's utility bills for

common areas, insurance, legal and professional fees necessary for the performance of duties by the Homeowner's Association; maintenance and operation of entry gates and security system, if established. The maintenance of all items listed in Section 2 shall be the responsibility of the Association and shall not be the responsibility of any governmental entity including the City of Ocean Springs, Mississippi.

Section 3. Maximum Annual Assessments. Until the year beginning January 1, 2030, the maximum annual assessment shall be \$500.00 per lot or building site per year, payable in advance, but prorated for the remainder of the months of the year.

(a) From and after January 1, 2030, the Board of Directors of THE WILLOW SPRINGS HOMEOWNERS ASSOCIATION, INC. may set the annual assessment at an amount not more than 10% above the maximum assessment for the previous year.

(b) From and after January 1, 2030, the annual assessment may not be increased any year more than 10% above the maximum assessment for the previous year without a vote of the membership as provided in Section 3(c) below.

(c) From and after January 1, 2030, the maximum annual assessment may be increased by more than 10% above the maximum assessment for the previous year by a vote of two-thirds of the members who are voting in person or by proxy at a meeting duly called for this purpose.

Section 4. Special Assessments for Capital Improvements. In addition to the annual assessments authorized above, the Association may levy, in any assessment year, a special assessment applicable to that year only for the purpose of defraying, in whole or in part, the costs of any construction, reconstruction, repair or replacement of a capital improvement upon the Common Area or in the subdivision,

including fixtures and personal property related thereto, provided that any such assessment shall have the assent of two-thirds of the members who are voting in person or by proxy at a meeting duly called for this purpose.

Section 5. Notice and Quorum for Any Action Authorized Under Sections 3 and 4. Written notice of any meeting called for the purpose of taking any action authorized under Sections 3 and 4 shall be sent to all members not less than 30 days nor more than 60 days in advance of the meeting. At the first such meeting called, the presence of members or of proxies entitled to cast fifty percent (50%) of all votes shall constitute a quorum. If the required quorum is not present, another meeting may be called subject to the same notice requirement, and the required quorum at the subsequent meeting shall be one-half of the required quorum of the preceding meeting. No such subsequent meeting shall be held more than 60 days following the preceding meeting.

Section 6. Uniform Rate of Assessment. Both annual and special assessments must be fixed at a uniform rate for all Living Units and may be collected on an annual basis.

Section 7. Date of Commencement of Annual Assessments: Due Dates. The annual assessments provided for herein shall commence as to all lots or building sites at such times as are fixed by the Board of Directors, but in no event, no later than January 1, 2028. The first annual assessment shall be adjusted according to the number of months remaining in the calendar year. The Board of Directors shall fix the amount of the annual assessment against each Lot at least 30 days in advance of each annual assessment period. Written notice of the annual assessment shall be sent to every owner subject thereto. The due dates shall be established by the Board of Directors. The Association shall, upon demand, and for a reasonable charge, furnish a certificate signed by an officer of the Association setting forth whether the assessments

on a specified Lot have been paid. A properly executed certificate of the Association as to the status of assessments on a Lot is binding upon the Association as of the date of its issuance.

Section 8. Effect of Nonpayment of Assessments: Remedies of the Association. Any assessment not paid within 30 days after the due date shall bear interest from the due date at the rate of 10% per annum. The Association may bring action at law against the owner personally obligated to pay the same, or foreclose the lien against the property.

No owner may waive or otherwise escape liability for the assessments provided for herein by non-use of the Common Area, if any, or abandonment of his Living Unit. The Association may suspend the voting rights of an Owner for any period during which any assessment against his Living Unit remains unpaid; and for a period not to exceed sixty (60) days for any infraction of its published rules and regulations.

Section 9. Declarant Exempt from Annual and Special Assessments.

All lots owned by Declarant shall be exempt from the payment of annual assessments and special assessments for capital improvements. Annual assessments and special assessments for capital improvements on lots owned by Declarant shall become effective on the date of sale by Declarant and prorated for the remainder of the months of the year.

Section 10. Subordination of the Lien to Mortgages. The lien of the assessments provided for herein shall be subordinate to the lien of any mortgage encumbering any Lot, parcel or Living Unit within the subdivision. Sale or transfer of any Lot or Living Unit shall not affect the assessment lien. However, the sale or transfer of any Lot or Living Unit pursuant to foreclosure of a first mortgage or any proceeding in lieu thereof, shall extinguish the lien of such assessments as to payments which become due prior to such sale or transfer. No sale or transfer shall relieve such Living Unit from

liability for any assessments thereafter becoming due or from the lien thereof.

ARTICLE IV

ARCHITECTURAL CONTROL

Section 1. Architectural Approval. No building, fence, wall, swimming pool, mailbox, decorative objects placed in yards, other than landscaping, or other structure shall be commenced, erected or maintained upon the Properties, nor shall any exterior addition to or change or alteration therein be made until the plans and specifications showing the nature, color, kind, shape, height, materials, roof, and location of the same, shall have been submitted to and approved in writing as to harmony of external design and location in relation to surrounding structures and topography by the Architectural Control Committee composed of at least two (2) and not more than five (5) representatives appointed as herein provided. In the event said committee fails to approve or disapprove such design and location within thirty (30) days after said plans and specifications have been submitted to it, approval will not be required and this Article will be deemed to have been fully complied with.

Section 2. Architectural Control Committee. The initial Architectural Control Committee shall be composed of Jesse Saucedo and an individual to be appointed by the Declarant. Upon the death or resignation of a member or members of the committee, the remaining member or members shall have full authority to designate successor members. The Declarant shall have the authority to appoint committee members in addition to the two (2) original members. Neither the members of the committee nor its designated representatives shall be entitled to any compensation for services performed pursuant to this covenant. At any time after the closing of the sale of all of the lots or building sites by Declarant in WILLOW SPRINGS, the Association shall

have the authority to appoint a committee of at least two (2) and not more than five (5) representatives to exercise the power, duties and responsibilities hereinabove set forth.

Section 3. Granting of Variances. When a building or other structure has been erected or its construction is substantially advanced and the building is located on any lot or building site in a manner that constitutes a violation of these covenants, conditions and restrictions or the building setback lines shown on the recorded plat, or if the Architectural Control Committee, in its sole discretion, determines that a variance is desirable in order to best accommodate the location of a planned building on a particular lot, the Architectural Control Committee may release the lot or building site, or parts of it, from any part of the covenants, conditions and restrictions, or setback lines, that are violated. The Architectural Control Committee shall not give such a release except for a violation that it determines to be a minor or insubstantial violation in its sole discretion. Provided, however, that the Architectural Control Committee shall have no authority to grant a variance of Ocean Springs Subdivision Regulations, Unified Development Code, or current land use regulations, including, but not limited to, those that may be contained in these covenants, conditions and restrictions. Neither the Board of Directors of the Association, nor the Architectural Control Committee, nor any of the respective members, shall in any way be liable or be held liable to any Owner, the Association, or any other person or entity resulting from its good faith exercise of the discretionary authority conferred by this Section.

ARTICLE V

DUTY TO CLEAR A LOT IF OWNER

ELECTS NOT TO REBUILD AFTER DESTRUCTION

In the event of damage to or destruction of any Home on the Properties by fire, windstorm, water, or other cause whatsoever, and the Owner elects not to rebuild the Home, then the Owner shall be required to clear the Lot within ninety (90) days after the damage or destruction to the Home. The Owner shall be required to maintain the Lot in a clean and presentable manner, free from all trash and rubble, and to maintain the Lot so that it is in harmony with the surrounding property.

ARTICLE VI

RESTRICTIONS AS TO USE,

OCCUPANCY AND APPEARANCE

Section 1. General. All of the Lots shall be used and occupied as single family residences and no structures shall be erected, altered, placed or permitted to remain other than one single family dwelling with a private garage for not more than three (3) vehicles and one (1) storage or outbuilding. No Accessory building or outbuilding shall be permitted as a dwelling unit for residents, family members, or guests including short-term rental units. No building, fence, wall, swimming pool or other structure shall be erected or placed on any Lot, except in accordance with the provisions of this Declaration, including written permission of the Architectural Control Committee. No alteration to the exterior (appearance) of any Home, Lot, building, fence, or other structure shall be made without the written permission of the Architectural Control Committee created hereunder. No vinyl siding or E.I.F.S. (exterior insulation and finish system - synthetic stucco) shall be permitted. Each Owner shall be responsible for his/her own exterior maintenance, landscaping, and maintenance of the landscaping, so long as it does not interfere with the adjoining Lot Owners, and is consistent with these Covenants, Conditions and Restrictions, and harmonious with the surrounding improvements.

Section 2. Building Setback Requirements.

No building shall be located on any lot in the subdivision nearer than twenty (20) feet to the front lot line, nearer than ten (10) feet to any interior or street side lot line, and nearer than twenty (20) feet to the back or rear lot line. For the purpose of these covenants, conditions and restrictions, eaves, steps and open patios shall not be considered a part of the building and encroach into setbacks. If a condition is in conflict with regulations of the City of Ocean Springs, the stricter regulation shall prevail.

Section 3. Dwelling Size. The dwellings on Lots 1 to 3 of Phase 1 and 4 to 7 of Phase 2, inclusive, shall have a minimum of 1600 square feet of heated and cooled living area if a single story residence and 1800 square feet of heated and cooled living area if a two story residence. All lots shall have an attached or detached enclosed garage or vehicle storage structure for at least two (2) vehicles. For purposes of determining heated and cooled living area, porches (other than glass-enclosed porches), garages, and storage areas shall not be included.

Section 4. Fences. All fences to be constructed on any lot shall be no greater than six foot high, constructed of treated wood or high quality materials such as aluminum, wrought iron, stucco, living walls, and other artistic expressions and must be approved by the Architectural Control Committee. No other fences will be allowed. Furthermore, fences shall not be painted or stained and the materials shall not be altered in any way. Expenses for repair or replacement of fences located on common property lines shall be shared equally by the respective property owners. Also, THE WILLOW SPRINGS HOMEOWNERS ASSOCIATION, INC. shall be responsible for maintaining the brick columns and walls along Groveland and Deena Roads and common areas.

Section 5. Temporary Structures. No structure of a temporary nature (trailer, shack, tent or other building) shall be moved to, placed upon or used on any Lot at any time, either temporarily or permanently, excepting, however, that during periods of construction, contractors shall be permitted a single storage shed on each separate construction site.

Section 6. Wetlands. Designated wetland areas are not allowed to be cleared, excavated, filled, built upon, sodded, or disturbed in any other way not approved by the Corps of Engineers. The wetland areas may be bush-hogged, mowed, or cut by manual implements if so desired. Fences shall not be placed on any wetlands.

Section 7. Building Condition, General Appearance, Nuisance, and Health Regulations. All premises shall be maintained in good repair, shall be clean and sanitary at all times, and no nuisance and no violation of the rules and regulations of the State Board of Health or any governmental agency shall be permitted.

Section 8. Noxious and Offensive Trade. No noxious or offensive trade or activity shall be carried out upon the Properties nor shall anything be done thereon which may be or become an annoyance to the other Owners. Floodlights, bells, telephones, music, number or noise level of pets, air pollutants, etc. shall not be such as to constitute a nuisance to or impair the enjoyment of neighboring lots or building sites.

Section 9. Signs. No professional, commercial or other signs of any kind shall be erected or maintained on any Lot or Home by any Owner except with the written permission and direction of the Association, or except as may be required by legal proceedings, it being understood that the Association will not grant permission unless reasonably necessary to avert serious hardship to an Owner. However, an Owner may place a professionally made "For Rent" or "For Sale" sign no larger

than three (3) square feet in size on the Lot. This restriction is not applicable to the Declarant during any such period of time that Declarant owns any Lot and is offering any said Lot, Home or Living Unit for sale.

Section 10. No Clothes Lines. No outside clothes lines or other items detrimental to the appearance of the Properties shall be permitted on any Lot. All personal garbage and trash receptacles which are to be furnished by the Owners must be hidden from view.

Section 11. Animals. No livestock, animals, chickens or fowl of any kind shall be permitted on the Properties except for dogs and cats owned as personal pets which shall not be kept in such number as to be an annoyance to other Owners of Lots. In addition, no dogs shall be permitted on the Properties except inside a Home or fenced-in area, without being on a leash and under the immediate control of a responsible individual. All such pets must be walked in appropriate areas, and owners of such pets must clean up after their pets. If any such pet owner fails to properly clean up after his pet, the Association shall perform such service and shall bill the pet owner accordingly. The Association shall have the right to adopt and enforce such additional pet regulations as are reasonably necessary to insure that such pets are not and do not become a nuisance.

Section 12. Use as business prohibited. No lot shall at any time be used for the purpose of any trade, business, manufacture or public amusement. Incidental 'home occupation' that generates no additional traffic and demonstrates no exterior evidence of the home business is permitted. Uses that include vehicles with signage or any additional evidence of the home business must be approved by the Association.

Section 13. Nuisances. No nuisance shall be allowed upon the Properties, nor any use or practice that is a source of annoyance to residents or which interferes with the peaceful possession and proper

use of the Property by its residents. All parts of the Properties shall be kept in a clean and sanitary condition, and no rubbish, refuse or garbage allowed to accumulate or any fire hazard allowed to exist. No Owner shall permit clothes, towels, or other items of personal property to be hung, draped, or otherwise displayed on the patio for the purpose of drying or for any other purpose in a manner which would allow said clothing, towel or other personal property to be viewed by any other person occupying or using the Properties. No Owner shall permit any noise to originate from his Home that would be an annoyance or nuisance to occupants of adjoining Lots, including, but not limited to, radios, record players, stereos, musical instruments, singing, barking of dogs, and meowing of cats.

Section 14. Lawful Use. No immoral, improper, offensive or unlawful use shall be made of the Properties nor any part thereof; and all valid laws, zoning ordinances and regulations of all governmental bodies having jurisdiction shall be observed. The responsibility of meeting the requirements of governmental bodies for maintenance, modification or repair of the Properties shall be the same as the responsibility for the maintenance and repair of the property concerned.

Section 15. Leasing. Entire Living Units may be rented provided that the Living Unit is used only as a residence; that the lease or rental period is for not less than three (3) months or ninety (90) consecutive days; that the Living Unit is occupied by only one family having no more members than the Living Unit is designed to accommodate; and provided that such use by the tenant or tenants does not create a nuisance. An Owner may lease or rent his own Living Unit himself to any lessee provided that he furnishes the Association with the names of all the tenants. All lessees are subject to the provisions of this Declaration and the By-Laws of the Association and failure to comply with said provisions shall be a default under any lease of any Living Unit whether so stated in said lease. All of the foregoing may be enforced by the Association.

Section 16. Parking. No "on street" parking shall be allowed. No boat, boat trailer, travel trailer, house trailer, motor home, truck, tractor or commercial vehicle of any kind, or any other vehicle, machine, equipment or apparatus other than operating passenger automobiles, pickups and operating passenger mini-vans shall be parked or stored in any driveway or on any Lot in the subdivision. All vehicles belonging to Owners or tenants occupying any dwelling, building site or lot must be operable and not in storage and/or being

repaired and must be parked in a garage or in a driveway. No concrete parking pads other than driveways shall be permitted in any front yard.

Section 17. Maintenance of Vacant Lots or Building Sites. If construction of a residential dwelling is not commenced within 24 months from the date the plat is recorded on any lot or building site, then the Owner (excluding Declarant) shall remove all underbrush and mow and maintain the lot on a regular basis. If any unimproved lot or building site is not so maintained, the Declarant or the Association shall be empowered to maintain the lot or building site and file a lien against the property for any and all expenditures in connection with said maintenance.

Section 18. Flagpoles, Antennas, Satellite Dishes, and Basketball Goals. No flagpoles (except those with an overall length that is less than eight (8) feet and affixed to a home), ham radio antennas, citizen band radio antennas, television antennas, or any other type of antenna shall be allowed or permitted to be erected or located or to remain on any lot or building site at any time. Any television satellite dishes erected and located on a building in the subdivision (1) shall not exceed eighteen (18) inches in diameter, (2) shall be located on the rear of the building, and (3) shall not be visible from the street. Basketball goals, posts or backboards shall not be erected, altered or permitted on any lot or building site in the subdivision or on any street right-of-way, unless the same is erected behind the dwelling, is of standard size, height and appearance, and is screened from view to the satisfaction of the Architectural Control Committee.

Section 19. Swimming Pools. All swimming pools shall be built and designed for in-ground use only and must be approved by the Architectural Control Committee.

Section 20. Maintenance of Landscaping. Each Owner shall maintain the appearance of his or her lot or building site in high

quality condition, and will provide and maintain landscaping on the lot or building site. Grass, flowers and shrubbery must be kept in an orderly fashion. No bamboo hedges, plant material or hedges (excluding trees), exceeding three (3) feet in height shall be allowed within the required twenty (20) foot front setback area.

Section 21. Sewage and Drainage Control. No activities shall be permitted that discharge pollutants into the surface drainage system.

Section 22. Adjoining Lots. If one or more lots, or one lot and all or a portion of an adjacent lot, or two or more fractional parts of adjoining lots, within the subdivision, are utilized for one single family residential purposes, the setback requirements herein shall be measured from the boundary line of the entire building site or plot being then and there utilized and devoted to the single family residence. Two fractional parts of adjacent lots may be utilized as a single family residential building site or plot, provided that no such building site or plot shall contain fewer square feet than the smallest platted lot within the subdivision nor have a width, at the building setback line, of less than the width, at the building setback line, of the smallest platted lot within the subdivision.

Section 23. Reservation of Easements. Easements for the installation and maintenance of utilities and drainage facilities, for maintenance of brick entrance wall, subdivision entranceways and entrance signs, and for sidewalks are reserved as shown, noted and indicated on the recorded Plat of the subdivision and are hereby adopted as part of this Declaration.

Section 24. Tree Removal. In order to assure that maximum benefit of natural vegetation accrues to the owners of lots within the subdivision, trees may only be removed in accordance with the Tree Ordinance of Ocean Springs, Mississippi, and approved by the architectural review committee.

Section 25. Sidewalks. Sidewalks must be installed for every lot prior to occupancy of any dwelling unit, provided that five years from approval of the final subdivision plat by the Ocean Springs Board of Aldermen, the owners of any lot, or lots, for which sidewalks have not been installed shall be required to do so. In the event sidewalks are not installed, as herein prescribed, the appropriate agency of the City of Ocean Springs shall be authorized to cause to have installed said sidewalks, the cost of which shall become a special assessment against the affected property.

Section 26. Storage or Outbuildings. Only one storage or outbuilding, shall be placed, permitted or allowed on each lot. The size and design of any such outbuilding must be approved in writing by the Architectural Control Committee and must conform to all setback requirements contained in Section 2 of Article VI of these covenants and those setback requirements of City of Ocean Springs and any other applicable government entity.

Section 27. Regulations. Reasonable regulations concerning the use of the Properties may be made and amended from time to time by the Association in the manner provided by its Articles of Incorporation and By-Laws. Copies of such regulations and amendments shall be furnished by the Association to all Owners and residents on the Properties upon request.

Section 28. Proviso. Provided, however, that until Declarant has completed all of the contemplated improvements and closed the sale of Lots 1 - 29 of WILLOW SPRINGS, neither the Owners nor the Association shall interfere with the completion of the contemplated improvements and the sale of the Lots by Declarant. Declarant may make such use of the unsold Lots and common areas, if any, as may facilitate such completion and sale, including but not limited to maintenance of a sales office, the showing of the Properties and the display of signs.

ARTICLE VII

GENERAL PROVISIONS

Section 1. Enforcement. The Association, the Declarant or any Owner, shall have the right to enforce, by any proceeding at law or in equity, all restrictions, conditions, covenants, reservations, liens and charges now or hereafter imposed by the provisions of this Declaration. Failure by the Association, the Declarant, or by any Owner to enforce any covenant or restriction herein contained shall in no event be deemed a waiver of the right to do so thereafter. In the event that a Court of competent jurisdiction shall determine that any lot owner shall have violated or have attempted to violate any of the covenants herein, the owner of the lot or lots causing the violation upon which the violation occurs shall pay all attorney's fees, court costs, and other necessary expenses incurred by the person instituting such legal proceedings to maintain and enforce the aforesaid covenants.

Said attorney's fees, court costs and other expenses allowed and assigned by the Court shall become a lien upon the lot and improvements.

Section 2. Severability. Invalidation of any one of these covenants or restrictions by judgment or court order shall in no way affect any other provisions which shall remain in full force and effect.

Section 3. Amendment.

(a) The covenants, conditions and restrictions of this Declaration shall run with and bind the land, for a term of fifteen (15) years from the date this Declaration is recorded, after which time they shall be automatically extended for successive periods of five (5) years.

(b) This Declaration may be amended anytime during the initial fifteen (15) year period or any extensions thereof by

Declarant or its nominees, provided they own at least fifty-one percent (51%) of the numbered lots in the subdivision. Beginning five (5) years from the date of recordation of the Declaration and for the remainder of the initial fifteen (15) year period or any extensions, the Covenants may also be amended by the written consent of at least seventy-five percent (75%) of the Lot Owners, exclusive of their mortgagees. Any amendment must be recorded.

(c) Notwithstanding anything herein contained to the contrary, the Declarant reserves and shall have the right for a period of five (5) years from the date of the recording of these Covenants, Conditions and Restrictions to unilaterally amend this Declaration in whole or in part in order to (1) conform this Declaration to the requirements of any governmental agency, federal, state or local, (2) to conform to the requirements of any mortgage lender, or (3) to insure the reasonable development of the property. The Declarant shall retain total control of the property, the development thereof, and the improvements thereon including, without limitation, plan approval, until the development is complete and all of the lots have been sold.

WITNESS ITS SIGNATURE on this the ____ day of _____, 2026.

OWNER - DECLARANT:

CROSSPOINT CAPITAL, LLC

BY: _____
Managing Member

STATE OF MISSISSIPPI

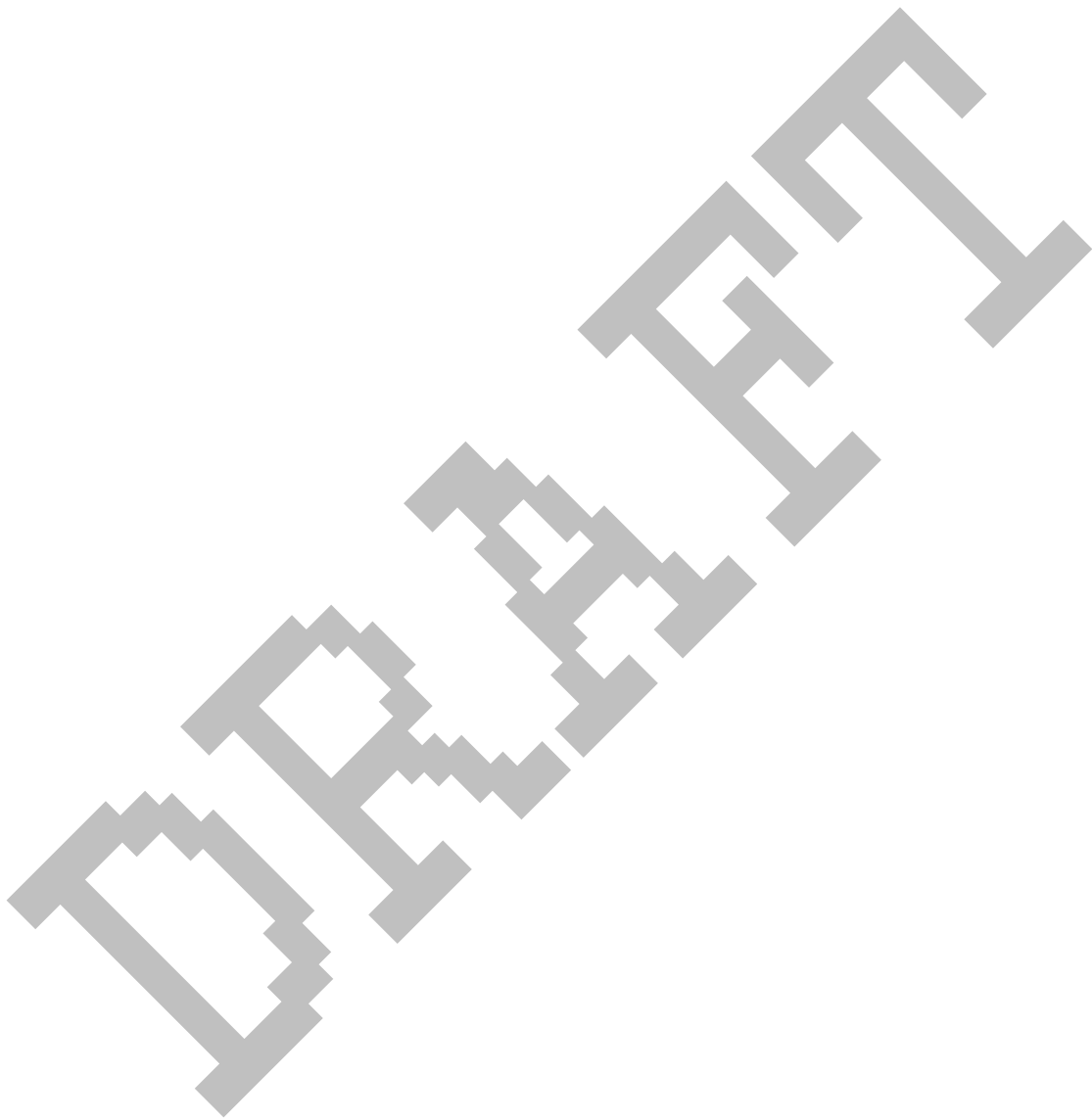
COUNTY OF JACKSON

PERSONALLY appeared before me, the undersigned authority in and for said county and state, on this the ____ day of _____, 2026,

within my jurisdiction, the within named Jesse Saucedo, who acknowledged that he is Managing Member of CROSSPOINT CAPITAL, LLC, a Mississippi limited liability company, and that for and on behalf of said company, and as its act and deed he executed the above and foregoing instrument, after first having been duly authorized by said corporation so to do.

NOTARY PUBLIC

My Commission Expires:



Owner Information

CROSSPOINT CAPITAL LLC
129 GANNET LN CAPITAL TOWERS S
OCEAN SPRINGS, MS 39564

Payment Information

Payment Status	Paid
Last Payment Date	01/06/2026
Total Due	\$0.00

Parcel Information

Parcel Number	60123040.000
Year	2025
Property Type	Real Estate
Address	GROVELAND
Account	538077

Tax Breakdown

County	
City	
School	
Land Value	\$0.00
Improvement Value	\$0.00
Total Value	
Assessed Value	
Exemption Code	
Total Due	\$0.00

Tax Information

Due: 01/31/2026	Tax
	Penalty
	Interest
	Paid
	Balance

Current Amount Due: \$0.00

OFFICIAL RECORDS JACKSON COUNTY
 Josh Etchidge
 CHANCERY CLERK
 RECORDING FEE: \$25.00
 #202225167 BK: 2098 PG: 425-426
 11/09/2022 03:57:35 PM 2 PGS
 TFOUNTAIN,DC Rost#26896



202225167 2 PGS

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

Grantors:
Sotheary Chann
Thyra Seng Tea and Ryzannara Hy
 99-901 Amakiki Loop
 Aiea Honolulu, HA 96701
 (251) 957-0086

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

Grantee:
Crosspoint Capital, LLC
a Mississippi Limited Liability Company
 129 Gannet Lane, Capital Towers, Ste. 1240
 Ocean Springs, MS 39564
 (228) 366-3223

File No. O224545N

INDEXING INSTRUCTIONS: A parcel of land in SW 1/4 of SW 1/4 of SW 1/4 of Sect. 23, T7S, R8W, Jackson County, MS

STATE OF MISSISSIPPI
 COUNTY OF JACKSON

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, **Sotheary Chann a/k/a Sothery Chann, Thyra Seng Tea and Ryzannara Hy**, do hereby sell, convey and warrant unto **Crosspoint Capital, LLC, a Mississippi Limited Liability Company**, all of that certain tract, piece or parcel of land situated in Jackson County, Mississippi, together with all improvements, buildings, fixtures, and appurtenances thereunto belonging; and being more particularly described as follows, to-wit:

The Southwest Quarter of the Southwest Quarter of the Southwest Quarter (SW 1/4 of SW 1/4 of SW 1/4) Section 23, Township 7 South, Range 8 West, Jackson County, Mississippi.

This being the same property as that conveyed to Sothery Chann, Thyra Seng Tea and Ryzannara Hy, by instrument recorded in Deed Book 2074 at Page 440, Land Deed Records of Jackson County, Mississippi.

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

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

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

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

This conveyance is not part of the Grantors' homestead.

WITNESS OUR SIGNATURES, on this, the 2nd day of November, 2022.

 SIGN HERE
SIGN HERE
SIGN HERE
Sotheary Chann
Thyra Seng Tea
Ryzannara Hy

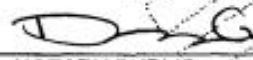
ACKNOWLEDGEMENT

STATE OF Hawaii
City/COUNTY OF Honolulu

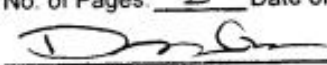
PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, **Sotheary Chann, Thyra Seng Tea and Ryzannara Hy**, who acknowledged before me that they signed, executed and delivered the above and foregoing instrument on the day and year thereof, for the use and purposes therein mentioned.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, on this the 2nd day of Nov., 2022.

(AFFIX SEAL)


NOTARY PUBLIC

My commission expires: 11-25-2022

NOTARY PUBLIC CERTIFICATION
David Goo First Judicial Circuit
Doc. Description: warranty
dead
No. of Pages: 2 Date of Doc. 11-2-22
 11-2-22
Notary Signature Date



**This notice is being mailed to you as the owner of property near the project described below.
Copies are sent via standard mail at the cost of the applicant.**

City of Ocean Springs
Planning Department
P.O. Box 1800
Ocean Springs, MS 39566-1800
228-875-4415

PUBLIC NOTICE

PUBLIC NOTICE is hereby given that the City of Ocean Springs Planning Commission will hold a Public Hearing in the regular meeting place of the Board of Aldermen located in City Hall at:

1018 Porter Avenue
Ocean Springs, MS, 39564

Tuesday, July 14, 2026 @ 6:00 PM

Regarding the following:

Groveland Rd – PIDN: 60123040.000 – Crosspoint Capital, LLC - Requesting Preliminary Plat approval for Willow Springs Subdivision, a 29-lot single-family residential subdivision. Subject property is zoned R-3 Medium Density Residential.

Written comments related to the above request will be accepted and may be mailed to the City of Ocean Springs Planning Department, Post Office Box 1800, Ocean Springs, MS 39566-1800 or emailed to acrose@oceansprings-ms.gov or rwilliams@oceansprings-ms.gov .

All parties of interest shall have an opportunity to be heard at the public hearing.

