



**PLANNING COMMISSION MEETING AGENDA
CITY OF OCEAN SPRINGS - PLANNING COMMISSION
TUESDAY, SEPTEMBER 8, 2026 - 6:00 PM**

- 1. Call Meeting to Order**
- 2. Approval of Minutes**
 - a. August 11, 2026
- 3. Old Business**
- 4. New Business**
 - a. **PUBLIC HEARING:** Omas Pine Grove Estates Subdivision, located off Helmsdale Drive – Stephen Braun on behalf of Braun Enterprises, LLC – Request for approval to vacate an unimproved 50-foot right-of-way and cul-de-sac adjoining Lots 57, 58, 63, and 64 (PIDNs: 61350070.000, 61350049.000, 61350073.000, and 61350020.000)
 - b. 5700 Riley Road - PIDN: 63024260.050 - Post-Newsweek Cable, Inc.- Request for approval of a LOt Split to create a 22,259-square-foot parcel from an existing 2.74-acre parcel within the R-1 (Jackson County) Single-Family Residential District.
- 5. General Public Comment**
- 6. Commissioner's Forum**
- 7. Adjourn**

The Minutes of the City of Ocean Springs
Planning Commission
Tuesday, August 11, 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, August 11, 2026. The members present were Kevin O'Connell, Michael Smith, Marshall Johnson, Jennifer Dalgo, and Nicolaus Geiser. Commissioner Clay McArdle attended the meeting by teleconference pursuant to Mississippi Code § 25-41-5. Also present were Amanda Crose - Planning Director, Rae Williams – Planning Technician, and David Harris - City Attorney.

Chairman Phelan gave the Invocation and Commissioner Johnson led the Pledge of Allegiance.

2. Approval of Minutes:

- a) July 14, 2026

A motion was made by Marshall Johnson, seconded by Nicolaus Geiser, to approve July 14, 2026, Planning Commission meeting minutes as presented. The motion carried unanimously (7-0).

3. Old Business:

- a) None

4. New Business:

- a) **Election of Officers**

The Commission conducted its annual Election of Officers. Ballots were distributed to the Commission members, and the votes were tallied by staff.

Following the tally of votes, the following officers were elected to serve for the 2026 – 2027 term:

- **Chairman** - Andy Phelan
- **Vice Chairman** - Kevin O'Connell
- **Secretary** – Marshall Johnson

- b) **Public Hearing: 125 Sherwood Circle – PIDN: 61375006.000 – Lewis Investments, LLC – Requesting approval of a Residential Short-Term Rental Permit**

A motion was made by Marshall Johnson, seconded by Kevin O'Connell, to open the public hearing. The motion carried unanimously (7-0).

Amanda Crose, Planning Director, presented the request and stated that the property is located in Ward 3, zoned RD Two-Family Residential, and is located within the City-Wide Short-Term Rental Zone. Approval of the request would constitute 58 of the 60 available permits within the zone.

Ms. Crose further stated that the proposed local property manager would be Chris Dearman. The property was inspected and approved for a maximum occupancy of six (6) occupants and a maximum of three (3) vehicles. The required guest rules were posted during the inspection. Staff identified no code violations associated with the property, and no public feedback was received prior to the meeting.

No members of the public spoke in favor of or in opposition to the request. The applicant was present but declined additional comment.

A motion was made by Kevin O'Connell, seconded by Marshall Johnson, to close the public hearing. The motion carried unanimously (7-0).

A motion was made by Kevin O'Connell, seconded by Michael Smith, to recommend approval of the Residential Short-Term Rental Permit located at 125 Sherwood Circle subject to annual renewal and continued compliance with the City of Ocean Springs Short-Term Rental Ordinance. The motion carried unanimously (7-0).

c) 5050 Gibson Road – PIDN: 601238108.000 – Meritage Homes of Mississippi, Inc. – Request to Replat Lot 43, Madison Place Subdivision, Phase 2A

Amanda Crose, Planning Director, presented the request to replat Lot 43 of Madison Place Subdivision, Phase 2A, reducing the recorded south side-yard setback from 15 ft to 12 ft. She explained that the RD zoning district requires a minimum 10-ft side-yard setback and that the reduction was requested after Singing River Electric determined its easement could be reduced from 10 ft to 7 ft. The proposed replat would affect only the setback line on Lot 43, with no changes to the lot boundaries or other recorded features. Ms. Crose also advised that a written public comment letter from Janet Veloz had been received and provided to the Commission. (Ex. 1)

A motion was made by Michael Smith, seconded by Kevin O'Connell, to accept the written comments submitted by Janet Veloz into the official meeting minutes. The motion carried (6-0), with Commissioner Clay McArdle abstaining.

Commissioners discussed the relationship between the utility easement and the required side-yard setback. Staff confirmed that the UDC requires a minimum 10-ft side-yard setback and that the proposed 12-ft setback would continue to exceed the minimum requirement. Staff further clarified that the requested change applied only to Lot 43.

- Jordan Burch, representing Meritage Homes of Mississippi, Inc., addressed the Commission. Mr. Burch stated that the request resulted from coordination with Singing River Electric regarding the amount of space necessary for installation of the underground utilities. He stated that staff had accurately represented the request and offered to answer questions from the Commission.

Commissioners confirmed with staff and the applicant that the proposed replat applied only to Lot 43 and that the requested 12-ft setback consisted of the revised 7-ft Singing River Electric easement and the existing 5-ft easement.

A motion was made by Kevin O'Connell, seconded by Jennifer Dalgo, to recommend approval of the replat of Lot 43, Madison Place Subdivision, Phase 2A, reducing the recorded south side-yard setback line from 15 ft to 12 ft. The motion carried unanimously (7-0).

5. General Public Comment

- Steve Parker addressed the Commission regarding Madison Place. He stated that he had no objection to the Lot 43 setback modification but recommended that the replat certification specifically reference Lot 43 of Madison Place Phase 2A.

Mr. Parker also expressed concerns regarding UDC compliance, conservation areas, stormwater management, tree replacement, and the detention pond, and requested that these matters be addressed prior to future phases of development.

Mr. Parker submitted written materials in support of his comments. (Ex. 2–3). A motion was made by Kevin O'Connell, seconded by Marshall Johnson, to accept the submitted materials into the meeting record. The motion carried unanimously (7–0).

- Janet Veloz addressed the Commission regarding Madison Place and expressed concerns related to UDC compliance, conservation areas, stormwater management, drainage, tree replacement, and the detention pond. She requested continued review and enforcement of applicable UDC requirements.
- Rachel Lieblang expressed concerns regarding future phases of Madison Place, including clearing, loss of wooded areas and privacy, and the long-term management of conservation areas. She requested continued coordination among the City, developer, and residents.
- Laura Parker expressed concerns regarding the loss of mature trees and related impacts on privacy, drainage, stormwater management, and the surrounding environment. She requested that future development consider impacts on existing residents and the environment.
- Easy Rider discussed communication between Meritage Homes and surrounding residents and suggested establishing a centralized source for project information and updates.

6. Commissioners Forum

Commissioner O'Connell asked about the Planning Department's review of the UDC compliance concerns raised by Madison Place residents. Planning Director Amanda Crose summarized the subdivision review process and the City's engineering review of the Phase 2B detention pond, noting that required improvements had been completed and reviewed for consistency with the approved civil plans.

Commissioner McArdle asked whether Phase 2B could be returned to the Planning Commission for additional consideration. Chairman Phelan and David Harris, City Attorney,

clarified that the Board of Aldermen may remand the matter to the Planning Commission; however, the Commission could not independently reconsider the matter while it remained pending before the Board.

7. Adjourn

A motion was made by Marshall Johnson, seconded by Kevin O'Connell, to adjourn the meeting. The motion carried unanimously (7-0).

The meeting was adjourned at 7:00 p.m.

DRAFT

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

PLANNING COMMISSION REPORT

MEETING DATE: September 8, 2026

APPLICANT/OWNER: Stephen Braun/ Braun Enterprises, LLC

REQUESTED ACTION: Request to Vacate Unimproved Right-of-Way & Cul-de-sac

DATE OF REQUEST: July 27, 2026

LOCATION: Omas Pine Grove Estates Subdivision, between lots 57, 58, 63, and 64 – Ward 6



Figure 1. Planning Commission Signage on Helmsdale Road

I. REQUEST SUMMARY:

The applicant, Stephen Braun, on behalf of Braun Enterprises, LLC, is requesting approval to vacate an unimproved 50-foot right-of-way and cul-de-sac adjoining Lots 57, 58, 63, and 64 within the Omas Pine Grove Estates Subdivision.

The subject right-of-way separates Lots 64 and 57, owned by Braun Enterprises, LLC, from Lots 63 and 58, owned by Dwain and Tiffany Lowe. The proposed vacation would divide the vacated right-of-way equally between the adjoining property owners. Dwain and Tiffany Lowe have submitted written documentation supporting the request.



Figure 2. Proposed ROW & Cul-de-sac Vacate

II. ZONING/LAND USE:

The subject property is zoned R-1 Single-Family Residential – Jackson County zoning designation.

The four adjoining parcels are located within the Omas Pine Grove Estates Subdivision and are residential lots. The subject area is a platted, unimproved 50-foot right-of-way and cul-de-sac extending from Helmsdale Drive.

The applicant is requesting vacation of the unimproved right-of-way, with the vacated area proposed to be divided between the adjoining properties.

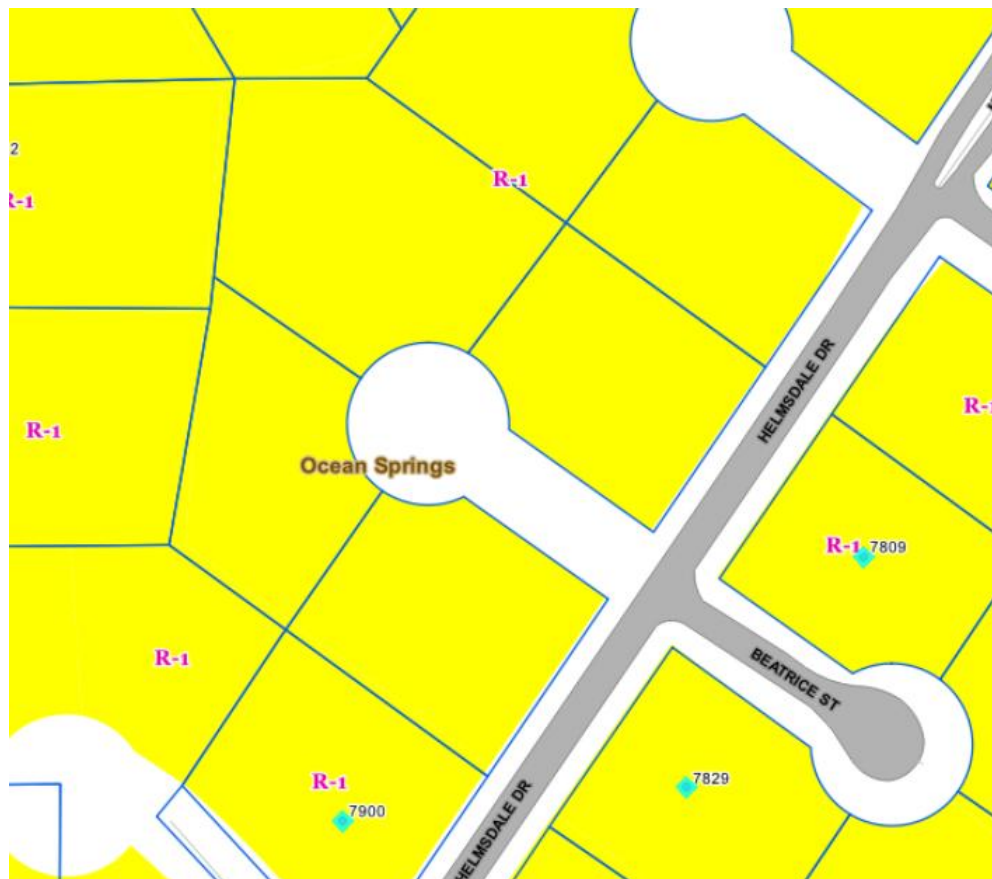


Figure 2. Subject Property and Adjacent Zoning District

III. FINDINGS:

- The subject area is a platted 50-foot right-of-way and cul-de-sac within Omas Pine Grove Estates that extends from Helmsdale Drive and is located directly across from Beatrice Street. The submitted survey identifies the right-of-way as unimproved.
- The right-of-way lies between Lots 57 and 64, owned by Braun Enterprises, LLC, and Lots 58 and 63, owned by Dwain and Tiffany Lowe.

- Dwain and Tiffany Lowe are not applicants but have provided written support for the proposed vacation and division of the right-of-way.
- The subject properties are within the annexed area and retain the Jackson County R-1 Residential zoning designation.
- The proposed vacation does not involve a change in the residential land use of the adjoining properties and because the right-of-way is currently unimproved, approval of the request would eliminate the platted cul-de-sac rather than remove an existing constructed public street.
- Any approval should be subject to confirmation that the subject right-of-way is not required for public access, drainage, utilities, or other municipal purposes, and that any necessary easements are retained.
- According to the Omas Pine Grove Estates recorded plat the cul-de-sac previously named Denise was vacated in 1981 and Stevens Court cul-de-sac was also vacated in 2017. The plat is attached to the packet for reference.

IV. DEPARTMENT COMMENTS:

- Public Works requested an easement along the south side of lots 57 and 64 for an existing drainage ditch.

V. PUBLIC NOTICE:

- Legal Advertisement posted in the Sun Herald on August 23, 2026.
- Planning Commission yard signs were posted on the property on August 21, 2026.
- Notifications were mailed to adjacent property owners within a 500-foot radius on August 21, 2026

VI. PUBLIC FEEDBACK:

- Support letter received from Dwain & Tiffany Lowe on August 7, 2026
- Comment letter received from Kim Allen on September 3, 2026

VII. POTENTIAL MOTIONS:

A motion to recommend **approval** of vacation of an unimproved 50-foot right-of-way and cul-de-sac adjoining Lots 57, 58, 63, and 64, in Omas Pine Grove Estates Subdivision.

-OR-

A motion to recommend **denial** of vacation of an unimproved 50-foot right-of-way and cul-de-sac adjoining Lots 57, 58, 63, and 64, in Omas Pine Grove Estates Subdivision.

BRAUN ENTERPRISE LLC

City of Ocean Springs
Planning department
P.O Box 1800
Ocean Springs, MS 39566

27 July 2026

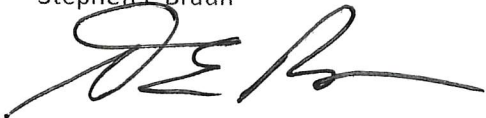
This letter is about lots 64 and 57 Helmsdale Road located in Ocean Springs, MS, my intentions are to apply for or ask the boards permission to remove the unimproved 50' r/w or cu-de-sac that was originally set up for a subdivision many years ago. My neighbor, owning lots 63 and 58 agrees to do the same and split the r/w in half and he also wants to purchase my property to build his personal house on.

I agreed to sell my neighbor the two lots and was informed by Amanda Crose and Rae Williams to write this letter and submit to board for approval. I appreciate the board's time in this matter and will provide information that is needed if reference to this R/W – cu-de-sac removal.

Looking forward to the opportunity to discuss if need be. (Copy of Plat is attached)

Sincerely,

Stephen F Braun



228-337-2857

5900 Chicopee Trace
Ocean Springs, MS

sbraun@baileylumber.com



City of Ocean Springs, Mississippi

Planning Department – Submission Packet Cover Sheet

Cul-de-Sac Delete Request

Applicant Information

Dwain Lowe Phone: 720-630-1396 Email: ewolgd74@gmail.com

Tiffany Lowe

Location

Off Helmsdale Drive Ocean Springs, Mississippi

Cul-de-sac location: A future cul-de-sac off Helmsdale Drive, located directly across from Beatrice Street, currently dividing the Lowe parcels from the Braun Enterprises parcels.

Parcels involved:

- Lots 63 (Parcel 61350073.000) & 58 (Parcel 61350049.000) – Dwain and Tiffany Lowe
- Lots 64 (Parcel 61350020.000) & 57 (Parcel 61350070.000) – Braun Enterprises

Request Summary

The applicants request approval for the **removal (delete) of the cul-de-sac** located off Helmsdale Drive across from Beatrice Street. The cul-de-sac footprint currently divides the Lowe-owned parcels from the Braun Enterprises parcels. The proposed vacated area is to be **split equally** between both ownership groups.

Included Documents

- Printable Letter – Cul-de-Sac Delete Request (Page 1-2)
- Signature Section – Dwain & Tiffany Lowe (Page 2)
- Project Summary / Cost-Savings Exhibit (Page 3-4)
- Parcel Map Exhibit (Page 5)

Primary Contact for Questions

Dwain Lowe Phone: 720-630-1396 Email: ewolgd74@gmail.com

Submission Date – 8/7/2026

Lots 63 & 58 – Dwain and Tiffany Lowe

Lots 64 & 57 – Braun Enterprises

Ocean Springs, Mississippi

City of Ocean Springs Planning Department Ocean Springs, Mississippi

Subject: Request for Cul-de-Sac Delete Approval – Lots 63, 58, 64, and 57

To Whom It May Concern,

We, **Dwain Lowe** and **Tiffany Lowe**, respectfully submit this formal request for approval of a cul-de-sac delete involving our two adjoining lots, **Lot 63** and **Lot 58**, located within the City of Ocean Springs, Mississippi.

The cul-de-sac located **off Helmsdale Drive directly across from Beatrice Street** currently divides our two lots from the two adjoining lots owned by **Braun Enterprises**, identified as **Lot 64** and **Lot 57**. All four lots directly adjoin the cul-de-sac area, and the current roadway configuration splits the Lowe-owned parcels from the Braun Enterprises parcels.

We are jointly requesting that the City approve a **cul-de-sac delete**, with the vacated area to be **split equally** between the two ownership groups:

- **Dwain & Tiffany Lowe – Lots 63 (Parcel 61350073.000) & 58 (Parcel 61350049.00)**
- **Braun Enterprises – Lots 64 (Parcel 61350020.000) & 57 (Parcel 61350070.000)**

This equal division has been mutually agreed upon and reflects the most practical and equitable distribution of the vacated cul-de-sac area.

We appreciate your time and consideration. Please contact us if further information is required.

Sincerely, **Dwain Lowe**

Signature



Tiffany Lowe

Signature



Cul-de-Sac Delete – Off Helmsdale Drive

Applicant: Dwain Lowe **Location:** Off Helmsdale Drive, Ocean Springs, MS **Request:** Removal of the cul-de-sac requirement off of Helmsdale Drive

1. Project Area Description

Greenfield site

Proposed cul-de-sac dimensions:

- ~200 ft overall length
- ~50 ft roadway width at entrance
- ~100 ft diameter turnaround

Total paved area if constructed: $\approx 13,000$ sq ft

2. Construction Cost Avoided

Estimated municipal cost to construct the cul-de-sac:

- Roadway construction (grading, base, asphalt, drainage): **\$80,000 – \$130,000**
- Engineering, surveying, permitting (10–20%): **\$10,000 – \$30,000**

Total immediate cost avoided: **\$90,000 – \$160,000**

3. Long-Term Maintenance Savings

If constructed, the cul-de-sac would require:

- Asphalt crack sealing, patching, resurfacing
- Drainage inlet cleaning and pipe maintenance
- Vegetation and right-of-way upkeep
- Signage and pavement-marking renewal

Estimated 30-year maintenance avoided: **\$60,000 – \$105,000**

4. Total Lifecycle Savings

Combined savings to the City: **\$150,000 – \$265,000**

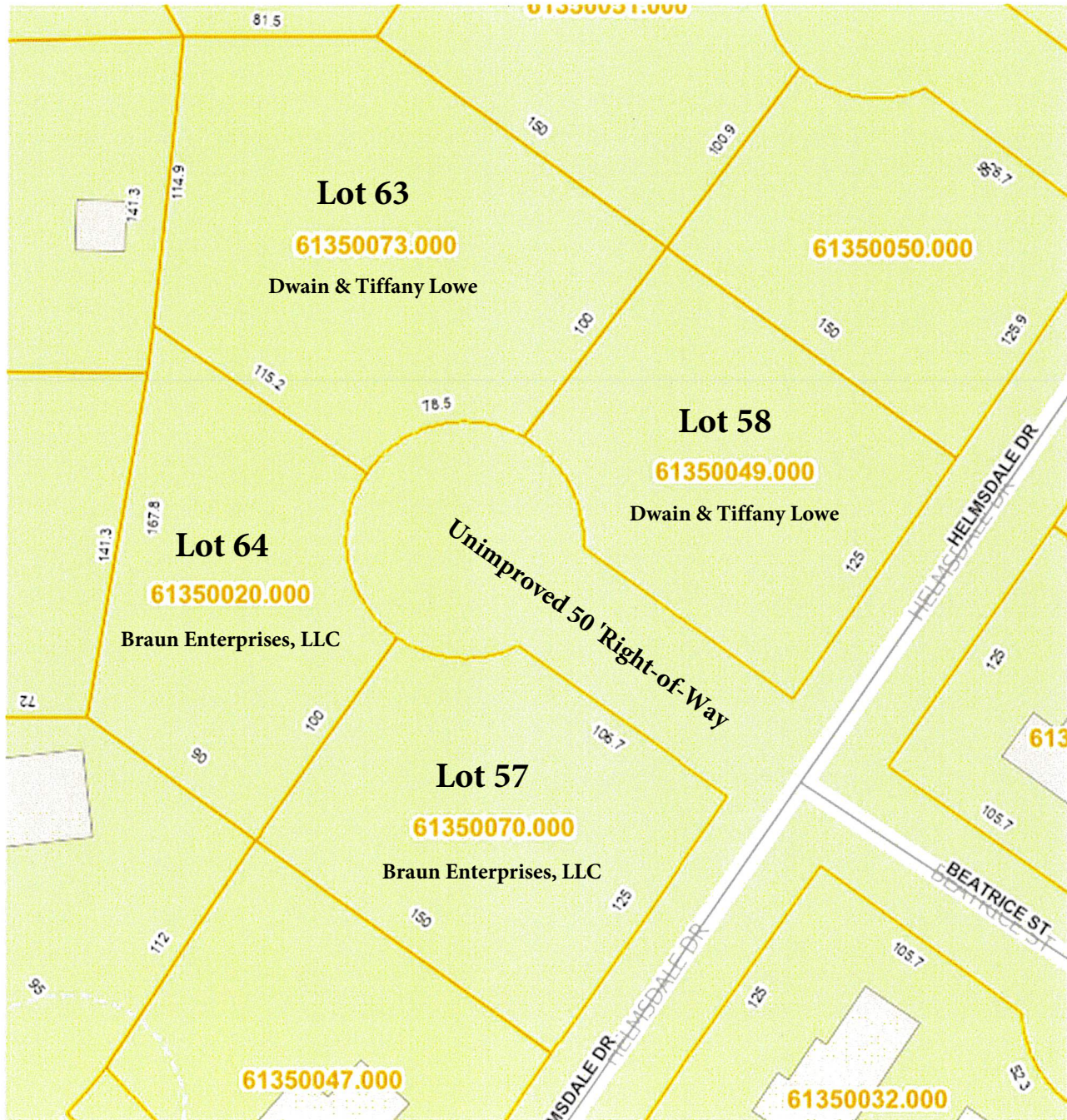
5. Public Benefit

- Eliminates unnecessary municipal capital expenditure
- Reduces long-term maintenance obligations
- Simplifies stormwater management
- Preserves City resources for higher-priority infrastructure
- Supports efficient land use and reduces pavement footprint

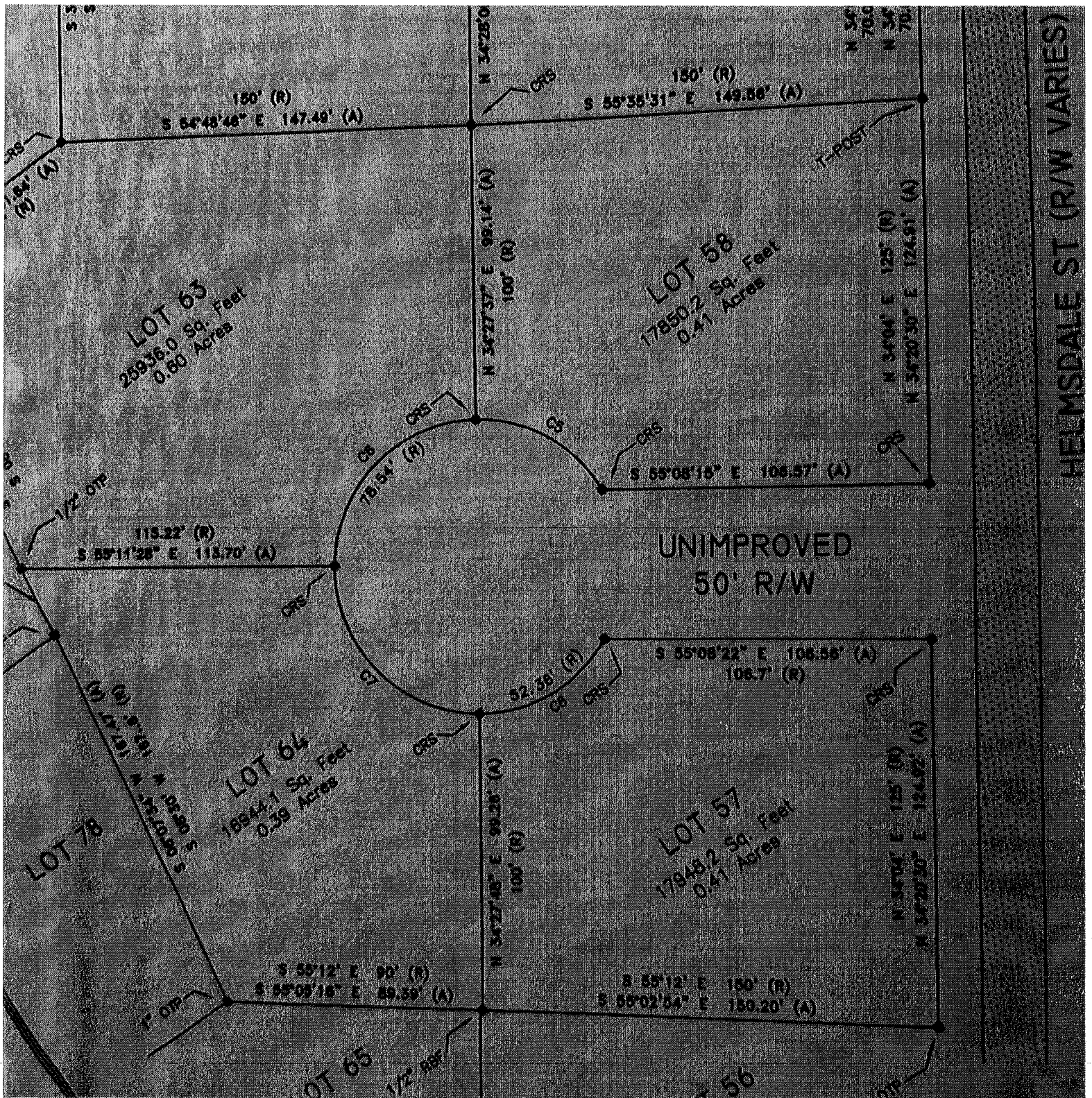
6. Applicant Request

Approval of the cul-de-sac delete based on clear financial, operational, and long-term municipal benefits.

Parcel Map for Proposed Cul-De-Sac Delete



- Lots 63 (Parcel 61350073.000) & 58 (Parcel 61350049.000) Dwain and Tiffany Lowe
- Lots 64 (Parcel 61350020.000) & 57 (Parcel 61350070.000) Braun Enterprises



OMAS PINE GROVE ESTATES

LOCATED IN N.W. 1/4 OF NE 1/4 & N 1/2 OF
NW 1/4 SEC. 24, T7S R8W, JACKSON
COUNTY, MISS.

*Service Drive Vacated per
Deed in B 704 Pp 477,
Case # 40, 164, abutting
Property owned, vested with title
to vacated street.*

June 22, 1981

*Lynn Presley
Chancery Clerk
By Judge Lamm DC.*

S.W. COR. OF NW 1/4 OF
NE 1/4, SEC. 24, T7S
R8W

N.W. 1/4 OF NE 1/4

NE 1/4 OF NW
1/4

EAST 1978.89'

NE 1/4 OF
NW 1/4

SEE SHEET
1 OF 2

SCALE 1" = 100'
MAG. VAR
4°30'

WAYNE H. BROWN
PROFESSIONAL ENGINEER
P.O. BOX 205 LUCEDALE, MISSISSIPPI

Wayne H. Brown

SHEET 2 OF 2

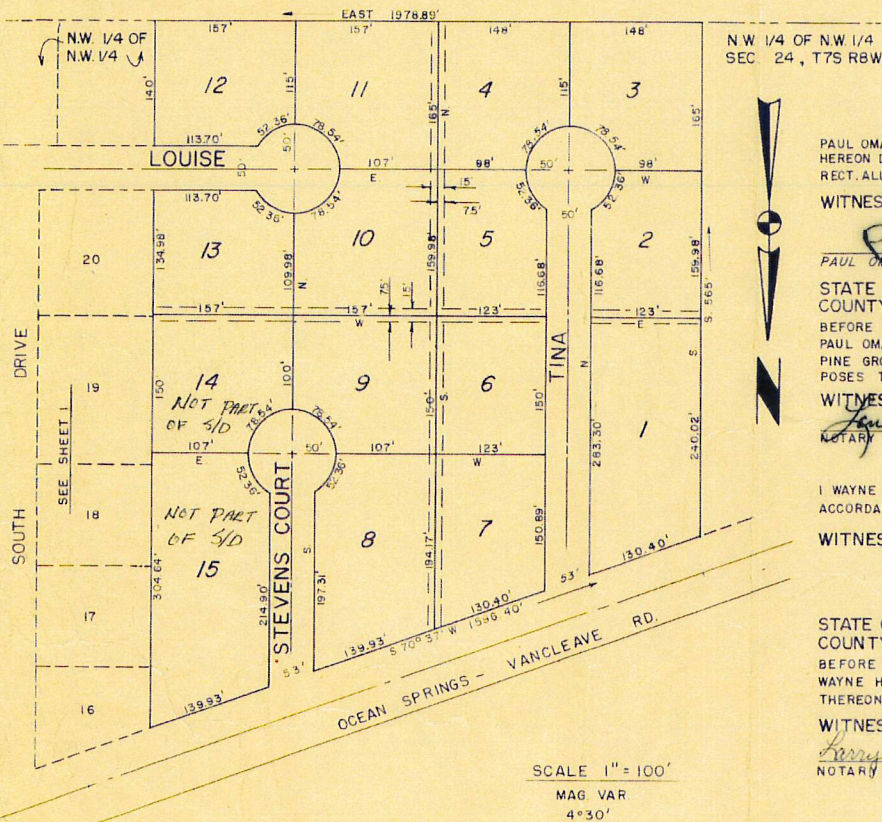
Page 17 of 15

OMAS PINE GROVE ESTATES

44

LOCATED IN N.W. 1/4 OF N.E. 1/4 & N. 1/2
OF N.W. 1/4 SEC. 24, T7S R8W, JACKSON
COUNTY, MISSISSIPPI.

Resolution DB 1854-538 signed 6/19/17 Recorded 6/20/17
Be it Resolved that the Board of Supervisors hereby declares
no public interest in this platted, unopened road identified
as Stevens Court as per Plat Map thereof records in
Record of Plats, PB 10 pp 44-45 of Land Records Jackson Co. MS.
4/21/2017
Josh Eldridge, Chancery Clerk By: Jeannette Garulo D.C.



SEE SHEET 2 OF 2

Resolution DB 1868-558
signed 04/03/2017 Recorded 11/20/2017
Be it Resolved that the Board of Supervisors
hereby declares no public interest in
that platted, unopened road identified
as Tina Street in Omas Pine Grove Estates
as per plat BK 1 pp 44-45 of Land Records of Jackson Co. MS.
Josh Eldridge, Chancery Clerk
By: Jeannette Garulo D.C. 3/19/19

EASE SHOWN THUS ===
ARE FOR DRAINAGE AND
UTILITIES. 20 FT. IN WIDTH
UNLESS OTHERWISE NOTED.

DESCRIPTION
BEGINNING AT THE S.W. COR. OF N.W. 1/4 OF N.E. 1/4, SECTION 24, T7S R8W,
JACKSON COUNTY, MISS.; THENCE N 34°46'E 1010.20 FT. TO TAPP ROAD; THENCE N
52°37'W 648.50 FT. ALONG SAID ROAD; THENCE S 37°23'W 308.38 FT.; THENCE
WEST 343.55 FT.; THENCE NORTH 154.88 FT. TO THE SOUTH MARGIN OF VAN-
CLEASE - OCEAN SPRINGS ROAD; THENCE SOUTHWESTERLY (APPROX S 70°40'W)
1596.41 FT. ALONG SAID ROAD; THENCE SOUTH 565 FT.; THENCE EAST 1978.
89 FT. BACK TO THE POINT OF BEGINNING.

DEDICATION

PAUL OMAS AND ANNIE T. OMAS, HUSBAND AND WIFE, ~~AND~~ ^{HUSBAND AND WIFE, OWNERS OF THE LAND}
HEREON DESCRIBED, HEREBY CERTIFY THAT THE PLAT HEREON IS OF OMAS PINE GROVE ESTATES SUBDIVISION AND THAT SAID PLAT IS ACCEPTED AS COR-
RECT. ALL ROADS AND STREETS SHOWN HEREON ARE DEDICATED TO THE USE OF PUBLIC AS SUCH FOREVER.

WITNESS OUR HANDS, THIS THE 3 DAY OF September, 1968.

Paul Omas Annie T. Omas
PAUL OMAS ANNIE T. OMAS

STATE OF MISSISSIPPI
COUNTY OF Jackson

BEFORE ME, THE UNDERSIGNED AUTHORITY WITHIN AND FOR THE STATE AND COUNTY AFORESAID, THIS DAY PERSONALLY CAME AND APPEARED
PAUL OMAS AND ANNIE T. OMAS, HUSBAND AND WIFE, ~~AND~~ ^{HUSBAND AND WIFE, OWNERS OF OMAS}
PINE GROVE ESTATES SUBDIVISION, WHO ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE ABOVE AND FOREGOING INSTRUMENT FOR THE PUR-
POSES THEREIN SET FORTH.

WITNESS MY HAND AND SEAL OF OFFICE, THIS THE 3 DAY OF September, 1968.

Janola Ballou
NOTARY PUBLIC MY COMMISSION EXPIRES Dec. 11, 1969

SURVEYOR'S CERTIFICATE

I WAYNE H. BROWN, SURVEYOR, HEREBY CERTIFY THAT THE FOREGOING PLAT OF OMAS PINE GROVE ESTATES SUBDIVISION IS CORRECT AND IN
ACCORDANCE WITH SURVEY MADE BY ME IN Aug, 1968, AT THE REQUEST OF OWNERS OF THE LAND HEREON DESCRIBED.

WITNESS MY HAND AND SEAL THIS THE 2nd DAY OF Sept, 1968.

Wayne H. Brown
WAYNE H. BROWN, REGISTERED SURVEYOR

STATE OF MISSISSIPPI
COUNTY OF Greene

BEFORE ME, THE UNDERSIGNED AUTHORITY WITHIN AND FOR THE STATE AND COUNTY AFORESAID, THIS DAY PERSONALLY CAME AND APPEARED
WAYNE H. BROWN REGISTERED LAND SURVEYOR, WHO ACKNOWLEDGED THAT HE SIGNED AND DELIVERED THE FOREGOING PLAT FOR THE PURPOSES
THEREON EXPRESSED.

WITNESS MY HAND AND SEAL OF OFFICE, THIS THE 2nd DAY OF Sept, 1968.

Harry R. Cooley
NOTARY PUBLIC MY COMMISSION EXPIRES Sept. 6, 1971

CERTIFICATE OF COMPARISON

WE, THE UNDERSIGNED, HEREBY CERTIFY THAT WE HAVE EACH COMPARED Duplicate WITH THE Original PLAT OF OMAS
PINE GROVE ESTATES SUBDIVISION AND THAT WE FIND THE SAME TO BE AN EXACT DUPLICATE THEREOF, AND OF THE WHOLE OF SAID PLAT.

Wilbur G. Dees
WILBUR G. DEES, CHANCERY CLERK

BY: Carolyn Fairley
DEPUTY CLERK

Wayne H. Brown
SURVEYOR

FILING AND RECORDATION

FILED IN THE LAND RECORDS OF JACKSON COUNTY, MISSISSIPPI, IN PLAT BOOK NO. 10 AT PAGE 44-45 THIS THE 3rd DAY OF Sept,
1968.

Wilbur G. Dees
WILBUR G. DEES, CHANCERY CLERK

Carolyn Fairley
DEPUTY CLERK

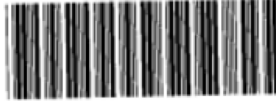
APPROVED BY THE JACKSON COUNTY ZONING OFFICER ON THIS THE 31st DAY OF August, 1968.

John Morgan
ZONING OFFICER

SHEET 1 OF 2

WAYNE H. BROWN
PROFESSIONAL ENGINEER
P.O. BOX 205 LUCEDALE, MISSISSIPPI

OFFICIAL RECORDS JACKSON COUNTY
John Elledge
CHANCERY CLERK
RECORDING FEE: \$25.00
#202207234 BK 2066 PG 345-346
04/04/2022 11:56:34 AM 2 PGS
NPOHE:DC-Rcpt#8405



202207234 2 PGS

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

Indexing Instructions:

File#220477

STATE OF MISSISSIPPI

COUNTY OF JACKSON

WARRANTY DEED

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

CHARLES R. PITTS and wife, SUSAN PITTS
7813 TAPP ROAD
OCEAN SPRINGS, MS 39564
228-355-0019

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

BRAUN ENTERPRISES, LLC,
a Mississippi limited liability company
5900 CHICOPEE TRACE
OCEAN SPRINGS, MS 39564
228-257-9313

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

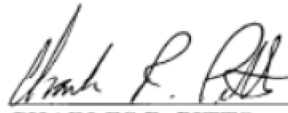
Lots Fifty Seven (57), and Sixty Four (64), OMAS PINE GROVE ESTATES , a subdivision according to the official map or plat thereof on file and of record in the office of the Chancery Clerk of Jackson County, Mississippi, in Plat Book 10 at Pages 44-45, reference to which is hereby made in aid of and as a part of this description.

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

Estimated county ad valorem taxes have been prorated between the parties as a part of the consideration for this conveyance. In the event the estimates upon which such proration is based prove to be inaccurate for any reason, the Grantee agrees to refund any excess, and the Grantor agrees to pay any deficiency, upon receipt of a copy of the tax statement for the current year and a computation of the true amount due, based on a 365 day year.

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

WITNESS THE SIGNATURE of the Grantors on this the 30th day of March, 2022.


CHARLES R. PITTS

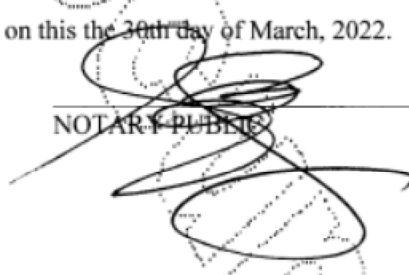

SUSAN PITTS

STATE OF MISSISSIPPI

COUNTY OF HARRISON

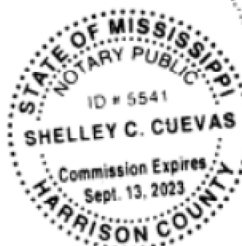
THIS DAY personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid, CHARLES R. PITTS and SUSAN PITTS, who acknowledged that they signed, executed and delivered the above and foregoing instrument as a voluntary act and deed on the day and year therein mentioned.

GIVEN under my hand and official seal on this the 30th day of March, 2022.


NOTARY PUBLIC

(SEAL)

My Commission Expires:



OFFICIAL RECORDS JACKSON COUNTY
Josh Eldridge
CHANCERY CLERK
RECORDING FEE \$26.00
#202205405 BK: 2063 PG: 385-388
03/11/2022 02:37:22 PM 4 PGS
NPOWE, DC Rcpt #6363



202205405 4 PGS

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

Grantors:
Charles R. Pitts
Susan Pitts
10020 Wire Rd.
Vanceleave, MS 39565
(228) 355-2631

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

Grantees:
Dwain Lowe
Tiffany Lowe
1009 Pine St.
Ocean Springs, MS 39564
(720) 630-1396

File No. O222981N

INDEXING INSTRUCTIONS: Lots 58 and 63, Omas Pine Grove Est S/D, 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, **Charles R. Pitts and Susan Pitts**, do hereby sell, convey and warrant unto **Dwain Lowe and Tiffany Lowe**, as joint tenants with right of survivorship and not as tenants in common, all of that certain tract, piece or parcel of land situated in Jackson County, Mississippi, together with all improvements, buildings, fixtures, and appurtenances thereunto belonging, and being more particularly described as follows, to-wit:

Legal Description attached hereto as Exhibit "A"

This being the same property as that conveyed to Charles R. Pitts and Susan Pitts, by instrument recorded in Deed Book 1123, at Page 383, 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.

Grantors quitclaims any and all oil, gas, and other minerals owned, if any, to Grantees. 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.

Survey attached hereto as Exhibit "B".

WITNESS OUR SIGNATURES, on this the 8th day of March, 2022.

Charles R. Pitts
Charles R. Pitts

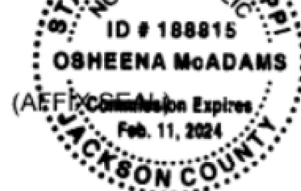
Susan Pitts
Susan Pitts

ACKNOWLEDGEMENT

STATE OF MISSISSIPPI
COUNTY OF JACKSON

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, **Charles R. Pitts and Susan Pitts**, 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.

WITNESSED BY MY HAND AND OFFICIAL SEAL, on this the 8th day of March, 2022.



Osheena McAdams
NOTARY PUBLIC

My commission expires: 2/11/24

DEED ACCEPTED BY:

Dwain Lowe
Dwain Lowe

Tiffany Lowe
Tiffany Lowe

Exhibit "A"

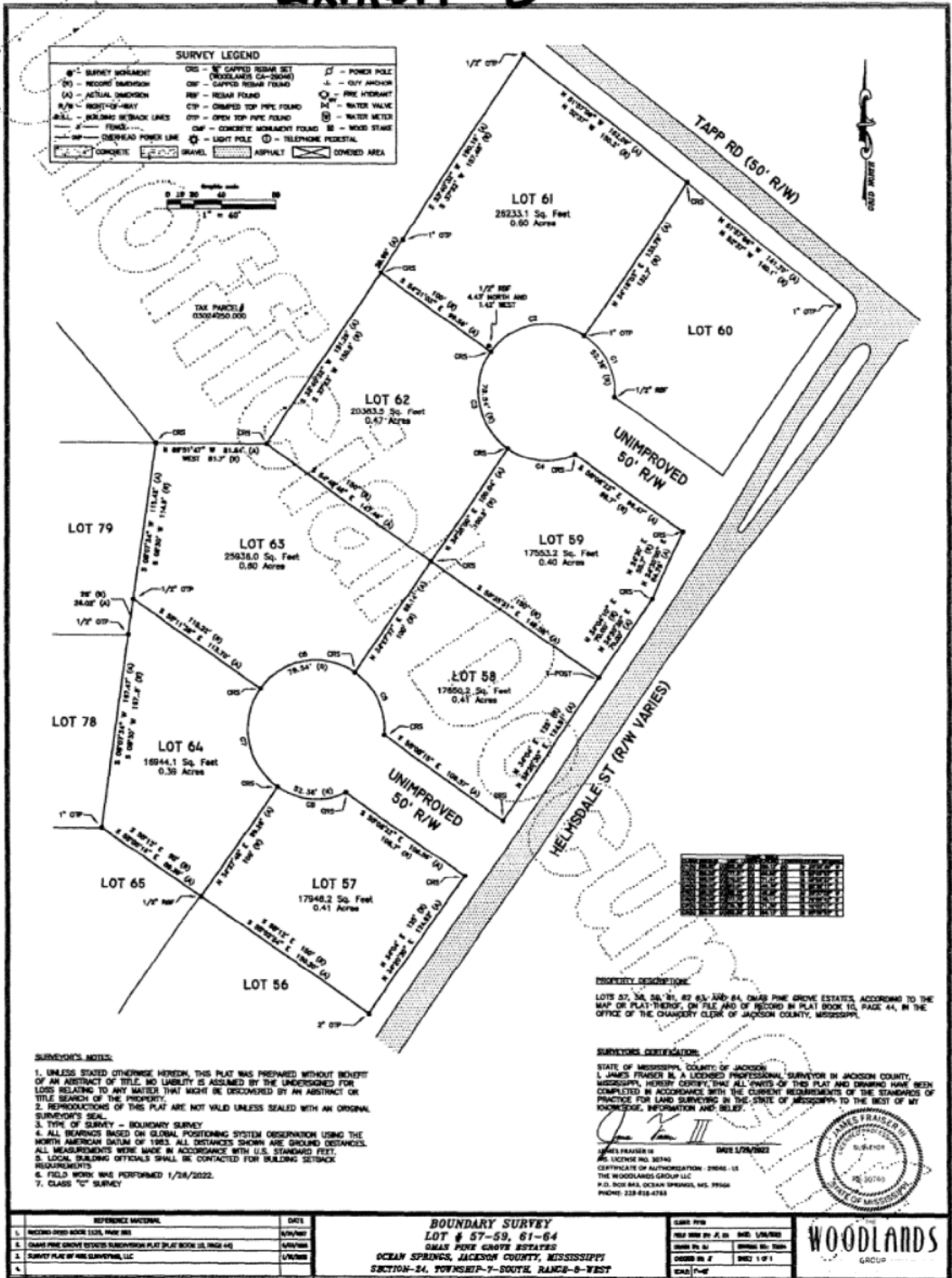
Legal Description

Commencing at the Southwest corner of the Northwest Quarter of the Northeast Quarter of Section 24, Township 7 South, Range 8 West, Jackson County, Mississippi; thence West 475 feet; thence North 665 feet; thence East 222 feet; thence North 08°03' East 167.80 feet to the Point of Beginning; thence North 08°03' East 114.90 feet; thence East 81.7 feet; thence South 55°19' East 300 feet to the West margin of Island Drive; thence South 34°41' West 125 feet; thence North 55°19' West 106.7 feet; thence in a Northwesterly direction 130.90 feet along a curve (I=150 degrees + R=50 Minutes); thence North 55°19' West 115.22 feet back to the Point of Beginning.

AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Lots 58 and 63, Omas Pine Grove Estates Subdivision, a subdivision according to the map or plat thereof on file and of record in the office of the Chancery Clerk of Jackson County, Mississippi, in Plat Book 10, at Page 44.

Exhibit "B"



You are receiving this notice as the owner of property located within the required notification area for the project described below.

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

on

Tuesday, September 8, 2026 at 6:00 p.m.

Regarding the following:

Omas Pine Grove Estates Subdivision, located off Helmsdale Drive – Stephen Braun on behalf of Braun Enterprises, LLC – Request for approval to vacate an unimproved 50-foot right-of-way and cul-de-sac adjoining Lots 57, 58, 63, and 64 (PIDNs: 61350070.000, 61350049.000, 61350073.000, and 61350020.000)

Written comments regarding the above request may be submitted by mail to the City of Ocean Springs Planning Department, P.O. Box 1800, Ocean Springs, MS 39566-1800 or by email to Amanda Crose, Planning Director at acrose@oceansprings-ms.gov or Rae Williams, Planning Technician at rwilliams@oceansprings-ms.gov.

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



From: [Kim Allen](#)
To: [Rae Williams](#)
Subject: Omas Pine Grove/Braun Request
Date: Thursday, September 3, 2026 9:11:01 AM

To: Rae Williams,

September 02, 2026

Amanda Crose, Planning Director
Rae Williams, Planning Technician
Ocean Springs Board of Aldermen

Ref: Omas Pine Grove Estates Subdivision, located off Helmsdale Drive- Stephen Braun on behalf of Braun Enterprises, LLC-
Request for approval to vacate an unimproved 50-foot right of way and cul-de-sac adjoining Lots 57,58,63 and 64 (PIDNs: 61350070.000, 61350049.000, 61350073.000, and 61350020.000).

Please consider the following upon your decision on this matter:

- DRAINAGE ISSUES WITH SOIL AND STREETS WITH HEAVY RAIN/ALREADY AN ISSUE ON HELMSDALE DR
- PASSABLE LANES UPON PARKING ON HELMSDALE (ESPECIALLY WHEN SCHOOL BUSES ARE TRYING TO PASS ON ALREADY NARROW STREET, POSSIBILITY OF MAILBOX/AUTO DAMAGE
- RESIDENTS TRYING TO BACK OUT OF DRIVEWAY, IF AUTOS ARE PARKED ON HELMSDALE DR.
- COMMUNITY FAMILY ORIENTED WITH CUL-DE-SAC AND FAMILIES WITH YOUNGER CHILDREN USING CUL-DE-SACS TO PLAY INSTEAD OF MAIN STREETS
- FUTURE SALE OF LOTS 57,58,63,AND 64—IF SOLD SEPARATELY, THE CITY WOULD HAVE TO RE-ACCESS THIS DECISION FOR OWNERS TO HAVE ACCESS TO THEIR HOMES AND MAIL DELIVERY or **EMERGENCY VEHICLES**

**WHATEVER DECISION IS MADE, HOPFULLY OMAS PINE GROVE
WILL BE AN ASSET TO WARD 6 FOR THE CITY OF OCEAN
SPRINGS.**

SINCERELY,

Kimberly V Allen

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

PLANNING COMMISSION REPORT

MEETING DATE: September 8, 2026
APPLICANT/OWNER: Post-Newsweek Cable, Inc.
ENGINEER: Rumsey Consulting Engineering, Inc.
REQUESTED ACTION: Lot Split
DATE OF APPLICATION: July 23, 2026
LOCATION: 5700 Riley Rd – Ward 6
PARCEL NUMBER: 63024260.050



Figure 1. Planning Commission Signage at 5700 Riley Road

I. REQUEST SUMMARY:

The applicant, Post-Newsweek Cable, Inc., is requesting approval of a Lot Split to create a 22,259-square-foot parcel from an existing 2.74-acre parcel within the R-1 (Jackson County) Single-Family Residential District.

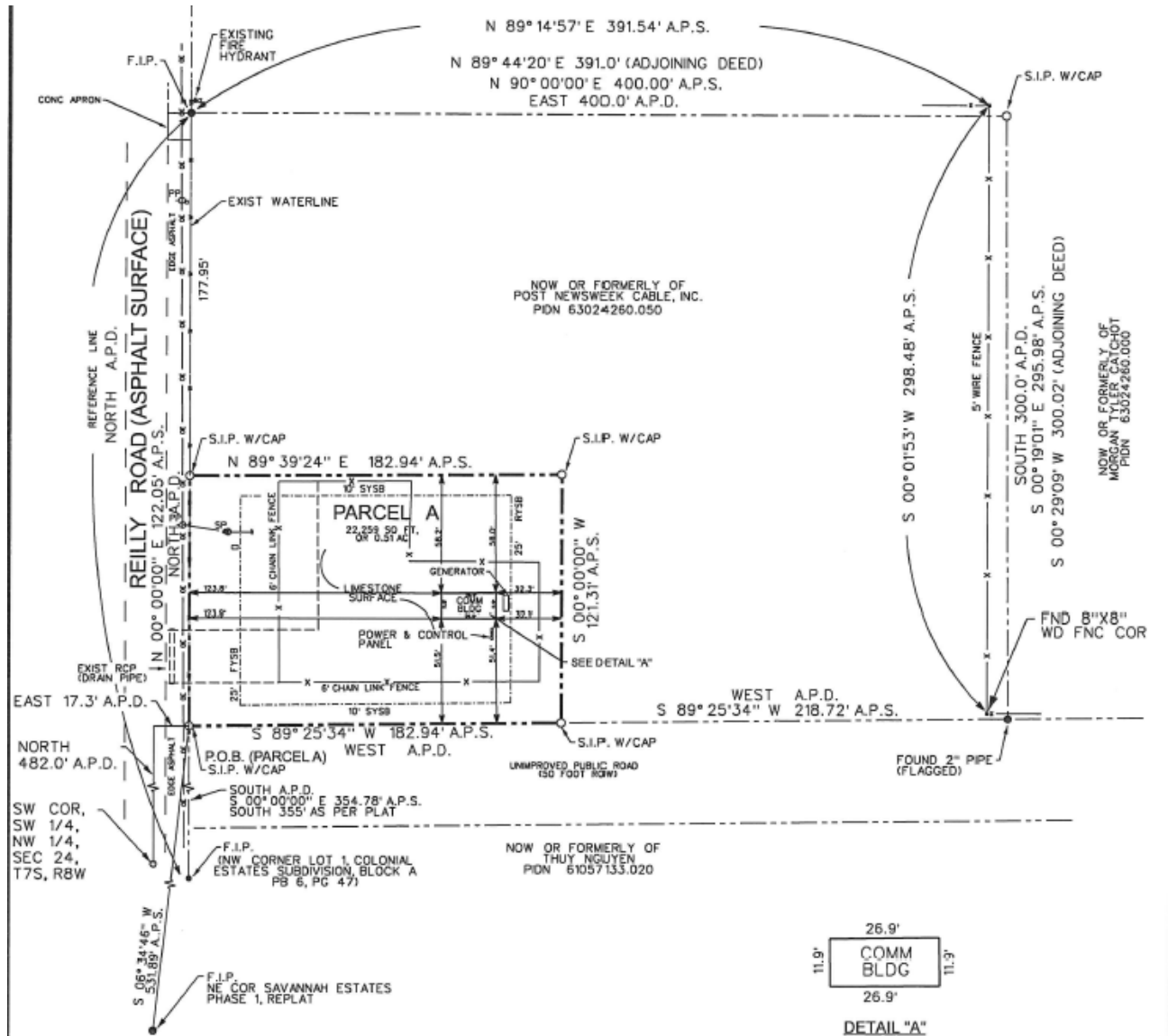


Figure 2. Proposed Parcel "A" consisting of 22,259 square feet

II. ZONING/LAND USE:

The subject property is in the annexed area of Jackson County and zoned R-1 (Jackson County), Single-Family Residential District

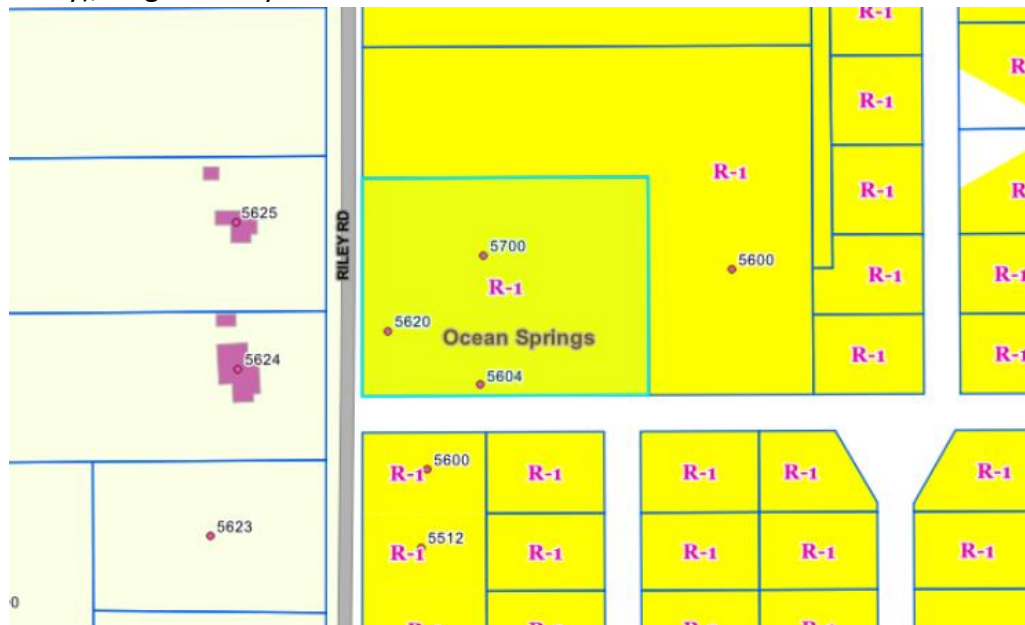


Figure 4. Subject Property and Adjacent Zoning District

III. FINDINGS:

- The applicant requests approval of a lot split to divide the existing approximately 2.74-acre parcel into two separate lots.
 - Proposed Parcel A will contain approximately 22,259 square feet and will contain the existing communications equipment compound. Proposed Parcel B will contain approximately 2.23 acres.
 - The minimum lot area in the R-1 zoning district under Jackson County zoning regulations is 9,600 square feet, with a minimum lot width of 80 feet. Both proposed parcels exceed the minimum lot area and lot width requirements.
- The application indicates that the proposed lot split will not interfere with existing easements, utilities, or public improvements.
- The submitted survey indicates that the proposed lot split will not create any landlocked or non-buildable parcels, and both proposed parcels will maintain legal frontage and access along Riley Road.
- The Planning Commission is to make a recommendation of the proposed lot split and be forwarded to the Board of Aldermen for final decision. If approved, the new deeds with the legal descriptions shall be recorded with the Jackson County Chancery Clerk prior to recognition of the newly created parcels.

IV. PUBLIC NOTICE:

- Legal Advertisement posted in the Sun Herald on August 23, 2026.
- Planning Commission yard signs were posted on the property on August 21, 2026.
- Public Notice notifications were mailed to adjacent property owners within a 500-foot radius on August 21, 2026

V. PUBLIC FEEDBACK:

None received as of September 4, 2026

VI. POTENTIAL MOTIONS:

A motion to recommend **approval** of a Lot Split to create a 22,259-square-foot parcel from an existing 2.74-acre parcel within the R-1 (Jackson County) Single-Family Residential District.

-OR-

A motion to recommend **denial** of a Lot Split to create a 22,259-square-foot parcel from an existing 2.74-acre parcel within the R-1 (Jackson County) Single-Family Residential District.



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

LOT/ PARCEL RECONFIGURATION/SPLIT APPLICATION

Indicate Request:

SPLIT ☒

RECONFIGURATION ☐

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

Lot/Parcel Reconfiguration/Split \$200

Additional Fee \$1 (Per Ordinance 2022-17 following the requirements of Section 25-60-5 MS Code Annotated)

applicant responsible for all cost associated with public mailers

Application Date: July 23, 2024 (Applications are due by the 7th of each month.)

Applicant Information

Address of Lot/Parcel(s): 5700 RILEY ROAD, OCEAN SPRINGS, MS 39564

Parcel ID(s): 63024260,050

1. Applicant: POST NEWSWEEK CABLE, INC Phone _____
Address c/o RYAN LLC COMPLEX Email _____
112 EAST DEAN, SUITE 2315, SAN ANTONIO, TX 78205
2. Local Agent: PHILIP Phone _____
Address _____ Email _____
3. Owner of Record: SAME AS ABOVE Phone _____
Address _____ Email _____
4. Engineer: RUMSEY CONSULTING ENGINEERING, INC Phone 728-432-9344
Address 910 HOWARD AVE, BOX 1, MS 39530 Email LARRY@RUMSEYENGINEERING.COM
5. Land Surveyor: SAME AS ABOVE Phone _____
Address _____ Email _____
6. Attorney: _____ Phone _____
Address _____ Email _____

Property Information

1. Tax Map Designation: Section 24 Township: 7S Range: 8W
2. Is this lot/parcel located in a Platted Subdivision: Yes ☐ No ☒ Name of Subdivision: _____
3. Zoning of Lot(s): R-1
4. Current lot area (sq. ft.) 119,440

Regulations of the Unified Development Code:

Lot Split: Section 2.30

Parcel Reconfiguration: 2.43

Plat Amendment: 2.23

Reconfiguration Request

1. Describe lot split/reconfiguration request (existing/proposed size of lot(s), reason for request, etc.).

TO TAKE EXIST BLDG OUT OF LAMBON PARCEL IN ORDER TO SELL REMAINDER

2. Has Zoning and Adjustments Board granted any variance exceptions or special permits for this property?
☐ Yes ☒ No If so, please explain and state the date of approval: _____

3. Has any lot included in this request been previously split or reconfigured? NO

4. Are there any easements or existing structures that would interfere with this lot reconfiguration? NO

5. Are the proposed lots adjacent to public water and sewer lines? YES

LOT SPLIT/ LOT RECONFIGURATION COMPLIANCE CHECKLIST

This checklist to be completed by applicant and verified by City Planning Department.

- ☒ Application complete and submitted.
- ☒ Application fees paid in full (\$201.00)
- ☒ Vicinity map submitted, identifying lot(s) relationship to nearby parcels, roadways, or other landmarks.
- ☒ Survey submitted, including all required information (see survey requirements, p. 3)
- ☒ Evidence of ownership submitted (tax statement, deed, etc.)
- ☒ If corporate ownership, attach a list of all directors, officers, stockholders of each corporation owning more than 5% of any class of stock.
- ☒ Affidavit of Ownership and notarized signature submitted (see attached)
- ☒ Adequate legal and physical access to all proposed lots is provided (no "land locked" parcels).
- ☒ All proposed lots in conformance with lot setback requirements of zoning ordinance.
- ☒ All proposed lots in conformance with lot width requirements of zoning ordinance.
- ☒ All proposed lots in conformance with lot area requirements of zoning ordinance.
- ☒ Neither non-conforming lots nor non-buildable lots are formed as result of proposed split/reconfiguration.
- ☒ Proposed split/reconfiguration does not impair existing access, easements, or public improvements.
- ☒ There are no outstanding City of Ocean Springs property taxes or special assessments on the original parcel(s). (also stated in Affidavit)
- ☒ The split/reconfiguration will not result in significant increases in service requirements (utilities, traffic control, streets, etc.), nor will it interfere with maintaining existing service level (i.e. no additional curb cuts, repaving, etc.)
- ☒ If not located in a platted subdivision, this lot has never been previously split.
- ☒ Lot reconfiguration will provide for development conformable with existing development and City's Comprehensive Plan.

Survey Requirements for Lot Split/Lot Reconfiguration

Information for Applicant, Items to be included in submittal:

- ☒ Date, north arrow and scale
- ☒ Parcel ID number(s)
- ☒ Existing and proposed lot lines, lot widths, lot areas, and any other lot dimensions
- ☒ Existing driveway(s), roads and road easements/rights-of-way
- ☒ Existing utilities, including any septic tanks or other private utilities
- ☒ All existing structures
- ☒ Setbacks from existing structures to existing and proposed property lines
- ☒ Location of any existing structures on the lots, with nature, location and dimensions
- ☒ Any existing and proposed utility or road easements

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 month's Planning Commission agenda. 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. Applicants will be notified when their request will be considered. All meetings occur in the City Hall Board room at 1018 Porter Avenue.

When the approved lot split or lot reconfiguration results in a new deed, the property owner or agent shall record lot split/reconfiguration survey and deed in the Land Records Office (Chancery Clerk) of Jackson County, MS.

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) John Hilbert, 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: Post News Week Cable Inc. / C/O Ryon LL Complex

Parcel ID(s): APN: D-30-24-260.050

Date Property Acquired Date: May 31, 1997

Book and Page of Each Conveyance: 1114 Page 53-57

Owner's Signature

John Hilbert

Date 7/22

STATE OF Mississippi

COUNTY OF Pike

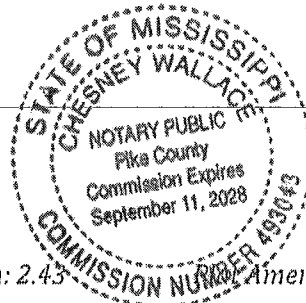
I John Hilbert, hereby depose and say that all the above statements and the statements contained in the papers submitted herewith are true.

Mailing Address 786 Dr. Martin Luther King Blvd
Biloxi, MS 39530

Subscribed and sworn before me this 22nd day of July 2026.

My commission expires

September 11, 2026 Chesney Wallace



Regulations of the Unified Development Code:

Lot Split: Section 2.30

Parcel Reconfiguration: 2.43

Amendment: 2.23

A.P.R. = AS PER RECORD
A.P.S. = AS PER SURVEY
A.P.C. = AS PER CALCULATION
A.P.T. = AS PER TAX MAP
A.P.P.S. = AS PER PREVIOUS SURVEY
C.N.S. = COULD NOT SET
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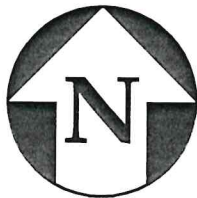
NOTES:

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ONLY VISIBLE, ABOVE GROUND IMPROVEMENTS WERE LOCATED AS A PART OF THIS SURVEY

REFERENCE MATERIAL:

WARRANTY DEED 1114, PAGE 53
JACKSON COUNTY WEB MAPPING
COLONIAL ESTATES SUBDIVISION, PB 6, PG 47
SAVANNAH ESTATES SUBDIVISION REPLAT, PB 26, PG 37

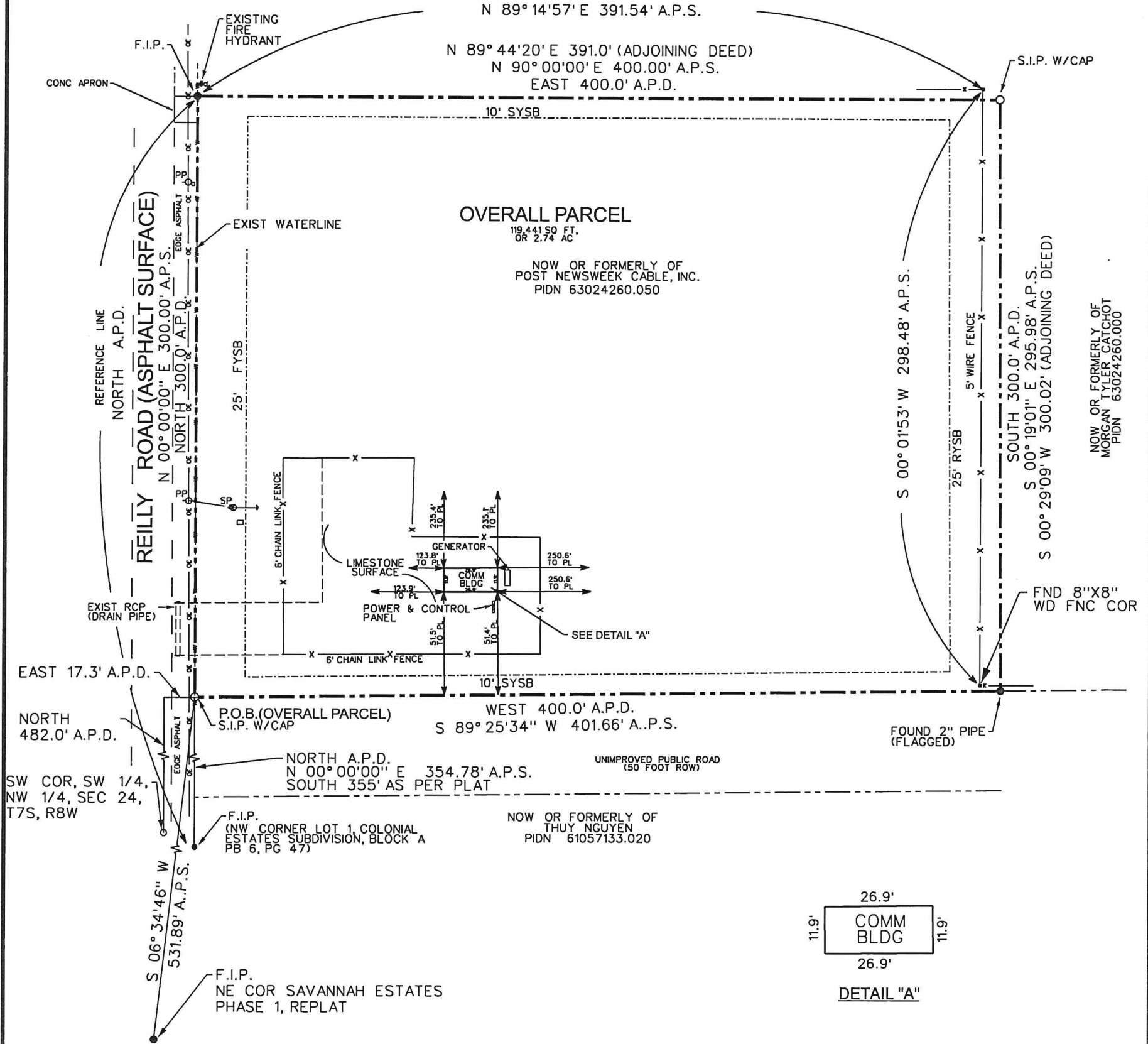
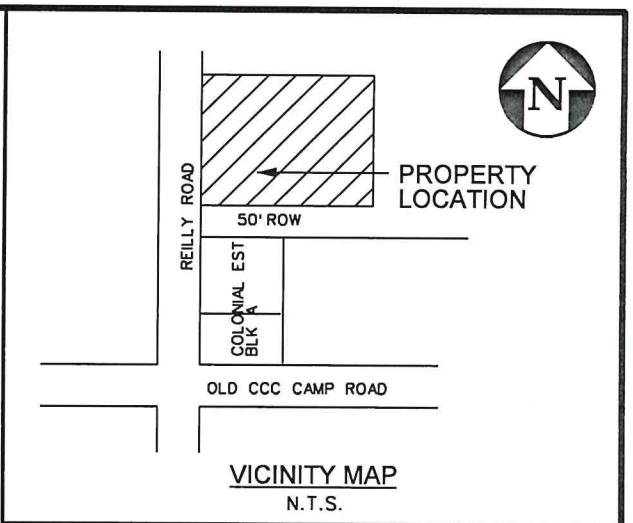


SCALE: 1" = 60'
CLASS "B" SURVEY

LEGEND:

- = FOUND IRON PIN (F.I.P.)
- = SET CAPPED IRON PIN (S.I.P.)
- 19/20
30/29 = SECTION CORNER
- ☒ = CONCRETE MONUMENT

NOW OR FORMERLY OF
MORGAN TYLER CATCHOT
PIDN 63024260.000



LEGAL DESCRIPTION (DEED BOOK 1114, PAGE 54):

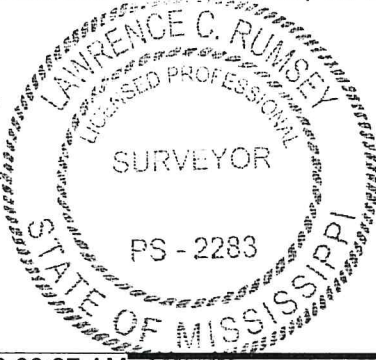
A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (SW 1/4 OF NW 1/4) OF SECTION 24, TOWNSHIP 7 SOUTH, RANGE 8 WEST, JACKSON COUNTY, MISSISSIPPI, MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (SW 1/4 OF NW 1/4) OF SECTION 24, TOWNSHIP 7 SOUTH, RANGE 8 WEST, JACKSON COUNTY, MISSISSIPPI, AND RUNNING THENCE NORTH 482.0 FEET; RUNNING THENCE EAST 17.3 FEET TO THE NORTH MARGIN OF A PUBLIC ROAD AND THE EAST MARGIN OF REILLY ROAD FOR THE POINT OF BEGINNING; RUN THENCE NORTH ALONG SAID MARGIN 300.0 FEET; RUN THENCE EAST 400.0 FEET; RUN THENCE SOUTH 300.0 FEET TO THE NORTH MARGIN OF A PUBLIC ROAD RIGHT-OF-WAY OF 50.0 FEET; RUN THENCE WEST ALONG SAID MARGIN 400.0 FEET TO THE POINT OF BEGINNING.

Being and intending to be the same property conveyed to General Electric Cablevision Corporation as set forth in a Warranty Deed dated September 13, 1974 and recorded on October 29, 1974 in the records of Jackson County, Mississippi in Land Deed Book No. 514, Pages 217-18.

CERTIFICATION:

This is to certify that I have surveyed the property hereon described and delineated and that the measurements and other data indicated are true and correct to the best of my knowledge and belief.

Lawrence C. Rumsey, P.L.S.
MS Reg. No. 2283
Date of Field Survey, June 30, 2026



07/15/26 LCR



Rumsey Consulting Engineering, Inc.
Planning, Surveying, Design

910 Howard Avenue
Biloxi, Mississippi 39530
(228) 432-9344

A.P.R. = AS PER RECORD
A.P.S. = AS PER SURVEY
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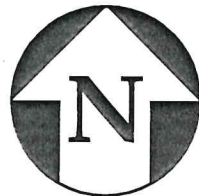
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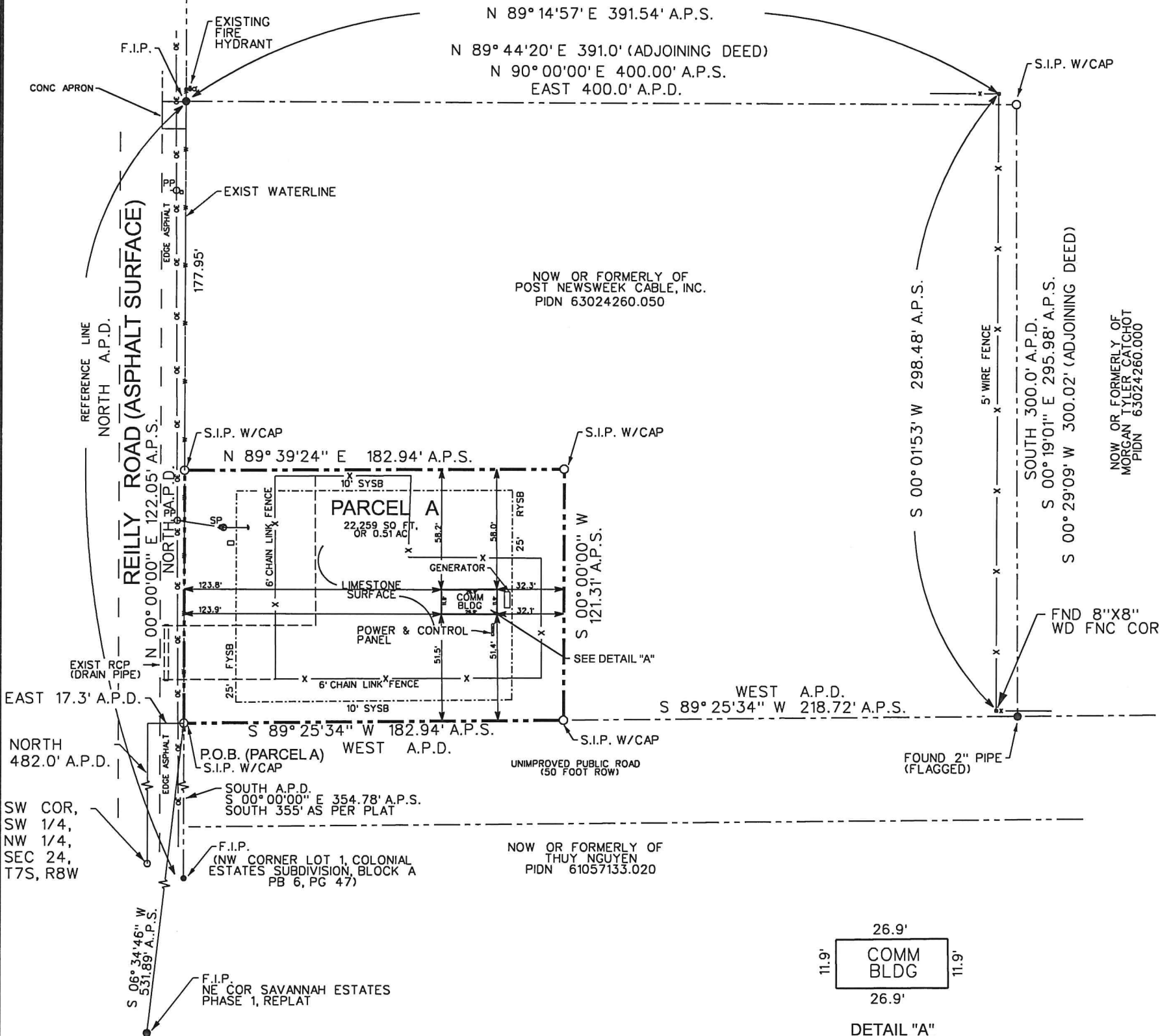
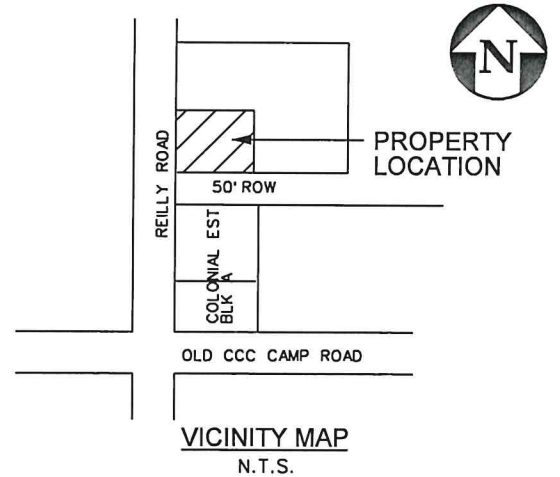


SCALE: 1" = 60'
CLASS "B" SURVEY

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- 19/20
30/29 = SECTION CORNER
- ☒ = CONCRETE MONUMENT

NOW OR FORMERLY OF
MORGAN TYLER CATCHOT
PIDN 63024260.000



LEGAL DESCRIPTION PARCEL A (AS PER FIELD SURVEY):

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (SW 1/4 OF NW 1/4) OF SECTION 24, TOWNSHIP 7 SOUTH, RANGE 8 WEST, JACKSON COUNTY, MISSISSIPPI, MORE PARTICULARLY DESCRIBED AS COMMENCING AT A FOUND IRON PIN AT THE NORTHWEST CORNER OF LOT 1, COLONIAL ESTATES SUBDIVISION, BLOCK A, AS RECORDED IN PLAT BOOK 6, PAGE 47 OF THE LAND RECORDS IN THE OFFICE OF THE CHANCERY CLERK, JACKSON COUNTY, MISSISSIPPI; THENCE RUN N 00° 00' 00" E AND ALONG SAID EAST MARGIN OF REILLY ROAD FOR A DISTANCE OF 354.78 FEET TO A SET CAPPED IRON PIN, THE NORTH MARGIN OF A 50 FOOT UNIMPROVED RIGHT-OF-WAY AND THE POINT OF BEGINNING; THENCE RUN N 00° 00' 00" E AND ALONG SAID EAST MARGIN OF REILLY ROAD FOR A DISTANCE OF 122.05 FEET TO A CAPPED SET IRON PIN; THENCE RUN N 89° 39' 24" E FOR A DISTANCE OF 182.94 FEET TO A CAPPED SET IRON PIN; THENCE RUN S 00° 00' 00" E 121.31 FEET TO A CAPPED SET IRON PIN AND THE NORTH MARGIN OF SAID 50 FOOT UNIMPROVED RIGHT-OF-WAY; THENCE RUN S 89° 25' 34" W AND ALONG SAID 50 FOOT UNIMPROVED RIGHT-OF-WAY FOR A DISTANCE OF 182.94 FEET TO A CAPPED SET IRON PIN, THE EAST MARGIN OF REILLY ROAD AND THE POINT OF BEGINNING; CONTAINING 22,259 SQUARE FEET, OR APPROXIMATELY 0.51 ACRES.

CERTIFICATION:

This is to certify that I have surveyed the property hereon described and delineated and that the measurements and other data indicated are true and correct to the best of my knowledge and belief.

Lawrence C. Rumsey, P.L.S.
MS Reg. No. 2283
Date of Field Survey, June 30, 2026



07/15/26 LGR



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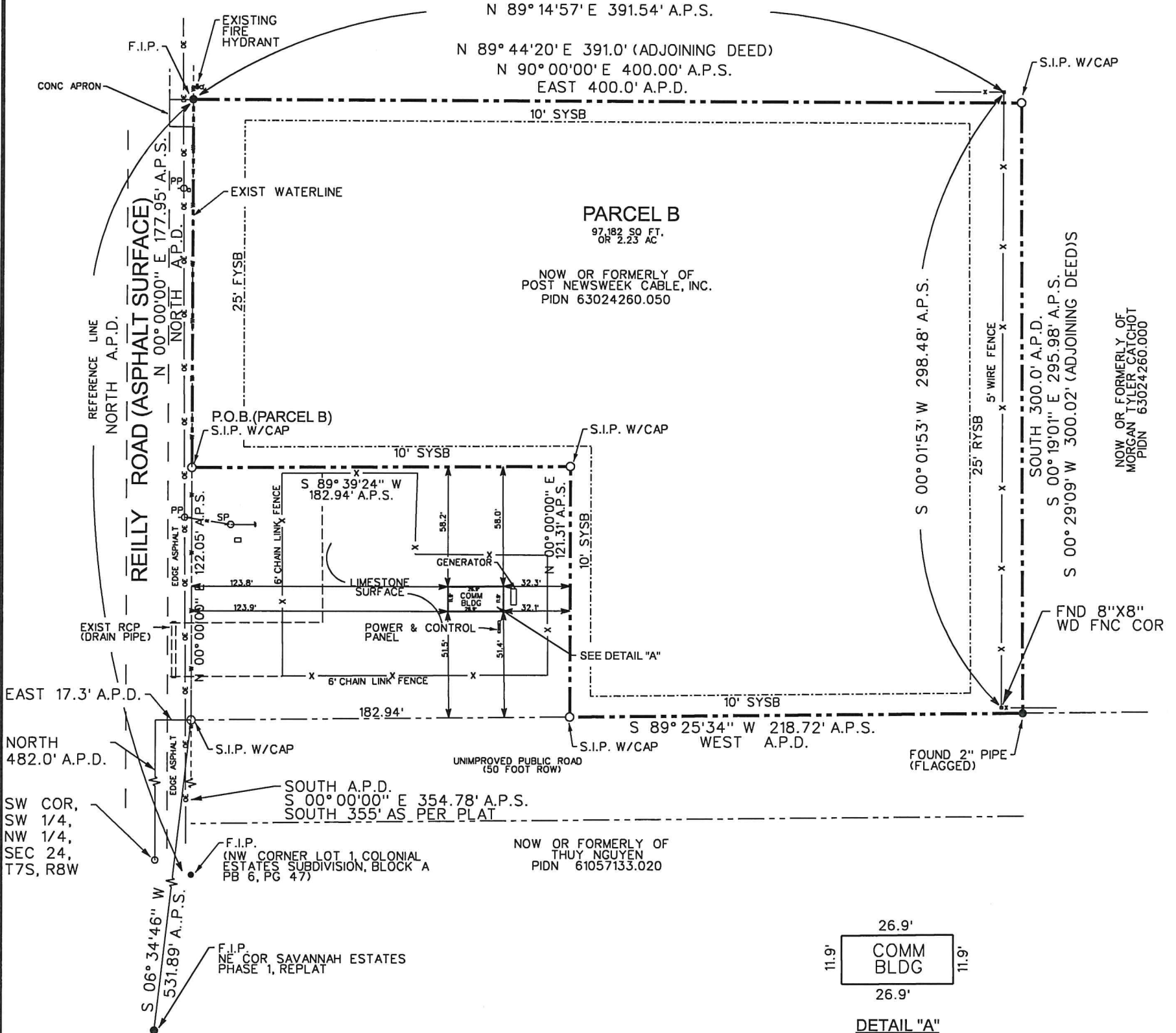
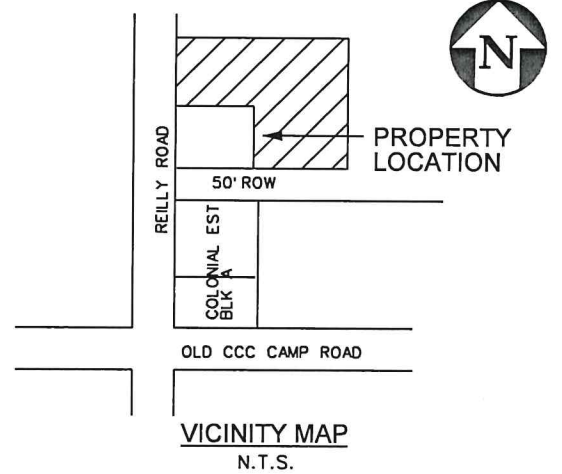


SCALE: 1" = 60'
CLASS "B" SURVEY

LEGEND:

- = FOUND IRON PIN (F.I.P.)
- = SET CAPPED IRON PIN (S.I.P.)
- 19/20
30/29 = SECTION CORNER
- ☒ = CONCRETE MONUMENT

NOW OR FORMERLY OF
MORGAN TYLER CATCHOT
PIDN 63024260.000



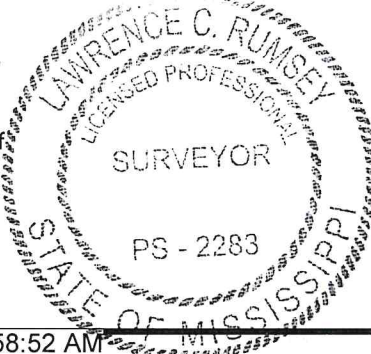
LEGAL DESCRIPTION PARCEL B (AS PER FIELD SURVEY):

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (SW 1/4 OF NW 1/4) OF SECTION 24, TOWNSHIP 7 SOUTH, RANGE 8 WEST, JACKSON COUNTY, MISSISSIPPI, MORE PARTICULARLY DESCRIBED AS COMMENCING AT A FOUND IRON PIN AT THE NORTHWEST CORNER OF LOT 1, COLONIAL ESTATES SUBDIVISION, BLOCK A, AS RECORDED IN PLAT BOOK 6, PAGE 47 OF THE LAND RECORDS IN THE OFFICE OF THE CHANCERY CLERK, JACKSON COUNTY, MISSISSIPPI; THENCE RUN N 00°00'00" E AND ALONG SAID EAST MARGIN OF REILLY ROAD FOR A DISTANCE OF 354.78 FEET TO A SET CAPPED IRON PIN AND THE NORTH MARGIN OF A 50 FOOT UNIMPROVED RIGHT-OF-WAY; THENCE CONTINUE N 00°00'00" E AND ALONG SAID EAST MARGIN OF REILLY ROAD FOR A DISTANCE OF 122.05 FEET TO A CAPPED SET IRON PIN AND THE POINT OF BEGINNING; THENCE CONTINUE N 00°00'00" E AND ALONG SAID EAST MARGIN OF REILLY ROAD FOR A DISTANCE OF 177.95 FEET TO A FOUND IRON PIN; THENCE RUN N 90°00'00" E FOR A DISTANCE OF 400.00 FEET TO A CAPPED SET IRON PIN; THENCE RUN S 00°19'01" E FOR A DISTANCE OF 295.98 FEET TO A FOUND FLAGGED 2" PIPE AND THE NORTH MARGIN OF SAID 50 FOOT UNIMPROVED RIGHT-OF-WAY; THENCE RUN S 89°25'34" W AND ALONG THE NORTH MARGIN OF SAID 50 FOOT UNIMPROVED RIGHT-OF-WAY FOR A DISTANCE OF 218.72 FEET TO A CAPPED SET IRON PIN; THENCE RUN N 00°00'00" E FOR A DISTANCE OF 121.31 FEET TO A CAPPED SET IRON PIN; THENCE RUN S 89°39'24" W FOR A DISTANCE OF 182.94 FEET TO A CAPPED SET IRON PIN, SAID EAST MARGIN OF REILLY ROAD AND THE POINT OF BEGINNING; CONTAINING 97,182 SQUARE FEET, OR APPROXIMATELY 2.23 ACRES.

CERTIFICATION:

This is to certify that I have surveyed the property hereon described and delineated and that the measurements and other data indicated are true and correct to the best of my knowledge and belief.

Lawrence C. Rumsey, P.L.S.
MS Reg. No. 2283
Date of Field Survey, June 30, 2026



07/15/26 LCR

Rumsey Consulting Engineering, Inc.
Planning, Surveying, Design

910 Howard Avenue
Biloxi, Mississippi 39530
(228) 432-9344

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800-1114 PAGE 53

GRANTOR:
UACC Midwest, Inc.
c/o Tele-Communications, Inc.
5619 DTC Parkway
Englewood, CO 80111
ATTN: Patty Conroy
(303) 267-4806

GRANTEE:
Post-Newsweek Cable, Inc.
4742 North 24th Street
Suite 270
Phoenix, AZ 85016
(602) 468-1177

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF TEN AND NO/100 DOLLARS (\$10.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, UACC Midwest, Inc., a Delaware corporation, does hereby convey and warrant specially unto Post-Newsweek Cable, Inc., a Delaware corporation, that certain real property in Jackson County, Mississippi, more particularly described on Exhibit "A" hereto which is attached hereto and made a part hereof. 249

The warranty of this conveyance is subject to any prior reservation or conveyance, together with release of damages, of minerals of every kind and character, including, but not limited to, oil, gas, sand and gravel, in, on, and under subject property.

The ad valorem taxes for the current year are to be prorated as of the date of this conveyance.

EXECUTED this, the 31st day of May, 1997.

UACC MIDWEST, INC.

By: Stephen M. Brett
Vice President

STATE OF COLORADO)
COUNTY OF ARAPAHOE) ss

Personally appeared before me, the undersigned authority in and for the above jurisdiction, Stephen M. Brett, being Vice President of UACC Midwest, Inc., who acknowledged to me that, acting in the name and on behalf of the said corporation, he signed and delivered the above and foregoing instrument on the day and year therein written, as the act and deed of said corporation, being duly authorized so to do and act.

Given under my hand and official seal of office, this the 31st day of May, 1997.



My Commission Expires:

Commission expires October 8, 1998
5619 DTC Parkway
Englewood, CO 80111

NOTARY PUBLIC

WHEN RECORDED RETURN TO:
LAWYERS TITLE INSURANCE CORP.
6595 S DAYTON ST. STE. 1000
ENGLEWOOD CO 80111-8143
FILE NO. 112-1041-101

Document Name: UACC Special Warranty Deed
Document #: 8756
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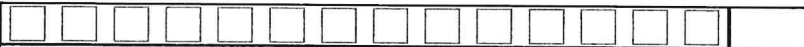
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BOOK 1114 PAGE 54

EXHIBIT A
SPECIAL WARRANTY DEED
(Ocean Springs, MS Tower Site)

A PARCEL OF LAND LOCATED IN SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (SW ¼ OF NW ¼) OF SECTION 24, TOWNSHIP 7 SOUTH, RANGE 8 WEST, JACKSON COUNTY, MISSISSIPPI, MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (SW ¼ OF NW ¼) OF SECTION 24, TOWNSHIP 7 SOUTH, RANGE 8 WEST, JACKSON COUNTY, MISSISSIPPI, AND RUNNING THENCE NORTH 482.0 FEET; RUNNING THENCE EAST 17.3 FEET TO THE NORTH MARGIN OF A PUBLIC ROAD AND THE EAST MARGIN OF REJILY ROAD FOR THE POINT OF BEGINNING; RUN THENCE NORTH ALONG SAID MARGIN 300.0 FEET; RUN THENCE EAST 400.0 FEET; RUN THENCE SOUTH 300.0 FEET TO THE NORTH MARGIN OF A PUBLIC ROAD RIGHT-OF-WAY OF 50.0 FEET; RUN THENCE WEST ALONG SAID MARGIN 400.0 FEET TO THE POINT OF BEGINNING.

Being and intending to be the same property conveyed to General Electric Cablevision Corporation as set forth in a Warranty Deed dated September 13, 1974 and recorded on October 29, 1974 in the records of Jackson County, Mississippi in Land Deed Book No. 514, Pages 217-18.

Document #: 9302
Path: J:\ROXANNE\76\011.DOC

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BOOK 1114 PAGE 55

DOCUMENT PREPARED BY:

Karla L. Tartz
Tele-Communications, Inc.
6519 DTC Parkway
Englewood, CO 80111-000

Telephone: 303/267-4806

INDEXING INSTRUCTIONS:

Ocean Springs: Tax Parcel 0302-4260-050, in the SW 1/4 of NW 1/4, Section 24, Township 7 South, Range 8 West, Jackson County, Mississippi

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Office of the Secretary of State

I, EDWARD J. FREEL, SECRETARY OF STATE OF THE STATE OF
DELAWARE, DO HEREBY CERTIFY THE ATTACHED IS A TRUE AND CORRECT
COPY OF THE CERTIFICATE OF AMENDMENT OF "POST-NEWSWEEK CABLE,
INC.", CHANGING ITS NAME FROM "POST-NEWSWEEK CABLE, INC." TO
"CABLEONE, INC.", FILED IN THIS OFFICE ON THE TWENTY-SECOND DAY
OF MAY, A.D. 1997, AT 10 O'CLOCK A.M.

☐ 1 of 5

☐ 2 of 5

☐ 3 of 5

☐ 4 of 5

☐ 5 of 5



Edward J. Freel, Secretary of State

AUTHENTICATION:

DATE:

8480382

05-27-97

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971170565

WHEN RECORDED RETURN TO:
LAWYERS TITLE INSURANCE CORP.
6595 S DAYTON ST STE 1000
ENGLEWOOD CO 80111-6143
FILE NO. 100-1-1-1-1

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FIRST: That the Board of Directors of said corporation, by the unanimous written consent of its

You are receiving this notice as the owner of property located within the required notification area for the project described below.

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 meeting in the regular meeting place of the Board of Aldermen located in City Hall at:

1018 Porter Avenue
Ocean Springs, MS, 39564

on

Tuesday, September 8, 2026 at 6:00 p.m.

Regarding the following:

5700 Riley Road – PIDN: 63024260.050 – Post-Newsweek Cable, Inc. – Request for approval of a Lot Split to create a 22,259-square-foot parcel from an existing 2.74-acre parcel within the R-1 (Jackson County) Single-Family Residential District.

Written comments regarding the above request may be submitted by mail to the City of Ocean Springs Planning Department, P.O. Box 1800, Ocean Springs, MS 39566-1800 or by email to Amanda Crose, Planning Director at acrose@oceansprings-ms.gov or Rae Williams, Planning Technician at rwilliams@oceansprings-ms.gov.

