AGENDA

GULFPORT CITY PLANNING COMMISSION MEETING

CITY HALL COUNCIL CHAMBERS

THURSDAY, MARCH 23, 2017 AT 4:30 PM

A. Prayer

B. Pledge of Allegiance

C. Call to Order

D. Determination of a Quorum

E. Confirmation of Agenda

E1. March Proof of Publication

F. Adoption of Minutes

F1. Planning Commission Meeting -February 23rd, 2017

G. Hearing of Cases

G1. Public Declaration of Appeal Process of Chairman

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

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

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

G3. Routine Agenda

1. Zoning Map Amendment 1703PC024:

St. Charles Ave Holdings, LLC, property owner, requests to rezone the tax parcel 1010G-02-023.000 from T4+ (General Urban Zone "Plus") to B-1 (Neighborhood Business): located north of and adjacent to E Pass Road, south of Magnolia Street, east of Harrison Road, and west of Lindh Road, in Ward 4.

2. Final Plat 1703PC025: (Status Pending)

Robert Heinrich, agent for WC Builder LLC, requests Final Plat approval for a 11-lot single family subdivision (Brookefield Subdivision) on the tax parcel 0708I-01-010.000 containing approximately 5.6 acres, zoned R-1-15 (Single Family): located north of and adjacent to Orange Grove Road, south of Crestview Drive, east of Oak Lane Drive, west of Daisy Lane, in Ward 7.

3. Planning Commission Approval 1703PC026:

Andy Sawyer of Sawyer Property Management, agent for Box Properties, LLC, property owner, requests a church use at 14321 Dedeaux Road on the tax parcel 0808O-01-006.000 zoned B-2 (General Business): located north of Ben Drive, south of and adjacent to Dedeaux Road, east of Tanner Road, and west of Three Rivers Road, in Ward 5.

4. Zoning Map Amendment 1703PC027:

Warren H. Dedeaux, agent for Dedeaux Utility Company, Inc, property owner, requests to rezone the tax parcels 1010E-02-003.000, 1010E-02-004.000, and 1010E-02-005.000 from T3 (Suburban Zone) to T4+ (General Urban Zone “Plus”): located north of Spring Street, south of W Pine Street, east of and adjacent to Bridge Street, and west of Cowan Road, in Ward 4.

5. Planning Commission Approval 1703PC028:

Shanna and Jonathan P. Cramer, property owners, request duplex uses on the tax parcels 0907I-03-060.000 and 0907I-03-059.000 zoned R-1-5 (Single Family): located north of Boles Road, south of Three Rivers Road, east of Scott Avenue, west of and adjacent to George Avenue, in Ward 6.

6. Resubdivision 1703PC030: (Withdrawn)

Robert Heinrich with Heinrich and Associates, LLC, agent for Melinda and Thomas Lewakowski, property owners, request to resubdivide the tax parcel 1009M-03-009.000 zoned R-1-7.5 into three parcels: located north of Stanton Circle, south of and adjacent to Hillcrest Road, east of Oak Pointe Drive, west of Lorraine Road, in Ward 4.

7. Zoning Map Amendment 1703PC031:

Elizabeth Corkren, agent for James M. Carter, property owner, requests to rezone the tax parcel 0908O-04-102.000 from R-4 (General Residence) to B-1(Neighborhood Business): located north of Fortson Street, south of and adjacent to Dedeaux Road, east of Pine Hills Drive, and west of Jackson Street, in Ward 6.

8. Resubdivision 1702PC016:

Rachel and Charles M. Gant, property owners, request a resubdivision of the tax parcel 0711N-02-100.000 zoned T4L(General Urban Zone "Limited") into four parcels: located north of and adjacent to West Beach Boulevard, south of and adjacent to Finley Street, east of adjacent to Ruth Avenue, and west of Maria Avenue, in Ward 2.

9. Planning Commission Approval 1702PC018:

Ardis Denise Lewis, agent for Glenn A. Miller, property owner, requests Planning Commission Approval for a church use at 2700 14th Avenue Unit A on the tax parcel 0811B-01-012.001 zoned B-2 (General Business): located north of and adjacent to 27th Street, south of 28th Street, east of and adjacent to 14th Avenue, and west of 13th Avenue, in Ward 3.

G4. Other Business

1. General Plan Extension Case 1503PC021:

Daniel Boudreaux, agent for Grand Oak Estates Subdivision requests a one year extension of the approved General Plan.

H. Adjournment

MEMORANDUM

To: City of Gulfport Planning Commission

From: Greg Holmes, Planning Administrator
Urban Development Department

Date of Hearing: March 23, 2017

Re: **Zoning Map Amendment 1703PC024:**

St. Charles Ave Holdings, LLC, property owner, requests to rezone the tax parcel 1010G-02-023.000 from T4+ (General Urban Zone "Plus") to B-1 (Neighborhood Business): located north of and adjacent to E Pass Road, south of Magnolia Street, east of Harrison Road, and west of Lindh Road, in Ward 4.

MEMORANDUM

To: City of Gulfport Planning Commission

From: Greg Holmes, Planning Administrator
Urban Development Department

Date of Hearing: March 23, 2017

Re: Final Plat 1703PC025:
(Status Pending)

Robert Heinrich, agent for WC Builder LLC, requests Final Plat approval for a 11-lot single family subdivision (Brookefield Subdivision) on the tax parcel 0708I-01-010.000 containing approximately 5.6 acres, zoned R-1-15 (Single Family): located north of and adjacent to Orange Grove Road, south of Crestview Drive, east of Oak Lane Drive, west of Daisy Lane, in Ward 7.

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To: City of Gulfport Planning Commission

From: Greg Holmes, Planning Administrator
Urban Development Department

Date of Hearing: March 23, 2017

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To: City of Gulfport Planning Commission

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Urban Development Department

Date of Hearing: March 23, 2017

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To: City of Gulfport Planning Commission

From: Greg Holmes, Planning Administrator
Urban Development Department

Date of Hearing: March 23, 2017

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(Withdrawn)

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MEMORANDUM

To: City of Gulfport Planning Commission

From: Greg Holmes, Planning Administrator
Urban Development Department

Date of Hearing: March 23, 2017

Re: **Zoning Map Amendment 1703PC031:**

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MEMORANDUM

To: City of Gulfport Planning Commission

From: Greg Holmes, Planning Administrator
Urban Development Department

Date of Hearing: March 23, 2017

Re: **Resubdivision 1702PC016:**

Rachel and Charles M. Gant, property owners, request a resubdivision of the tax parcel 0711N-02-100.000 zoned T4L(General Urban Zone "Limited") into four parcels: located north of and adjacent to West Beach Boulevard, south of and adjacent to Finley Street, east of adjacent to Ruth Avenue, and west of Maria Avenue, in Ward 2.

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To: City of Gulfport Planning Commission

From: Greg Holmes, Planning Administrator
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