

AGENDA
GULFPORT CITY PLANNING COMMISSION MEETING
CITY HALL COUNCIL CHAMBERS
THURSDAY, MAY 25, 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. Proof of Publication

- F. Adoption of Minutes**

F1. Planning Commission Meeting - April 27, 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. Planning Commission Approval 1705PC045:

Miguel Cartagena, agent for John K. Milner, property owner, requests to allow a church use at 942 Pass Road on the tax parcel 0910M-01-051.000 zoned B-2 (General Business): located north of and adjacent to Pass Road, south of 31st street, east of and adjacent to 7th Avenue, and west of 6th Avenue, in Ward 3.

2. Tree Permit Appeal 1705PC046: **(Requesting Deferral to the June 22, 2017 meeting)**

Kathryn Breard Platt and Robert Heinrich, agents for MRD Holdings, LLC, property owner, are appealing the decision of the City of Gulfport Arborist regarding removal of a Live Oak tree for parking spaces at 928 E Pass Road on the tax parcel 1010L-01-014.000 zoned T4+ (General Urban Zone "Plus"): located north of and adjacent to E Pass Road, south of and adjacent to Commerce Street, east of Singley Avenue, and west of Washington Avenue, in Ward 4.

3. Resubdivision 1705PC048: **(Withdrawn)**

Robert Heinrich with Heinrich and Associates, LLC, agent for Melinda and Thomas Lewakowski, property owners, requests to resubdivide the tax parcel 1009M-03-009.000 zoned R-1-7.5 (Single Family) 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.

4. Special Exceptions 1705PC050:

Danny Cowart, agent for Harrison County Schools, property owner, requests an adult daycare use on the tax parcel 0809C-01-002.004 zoned B-4 (Highway Business): located north of Crossroads Parkway, south of and adjacent to Community Road, east of Highway 49, and west of Klein Road, in Ward 7.

5. Zoning Map Amendment 1705PC051:

Mary Alice Bryan Taake, property owner, requests to rezone the tax parcel 1010F-02-019.001 containing 1.2 acres from T3 (Sub-Urban Zone) to T4+ (General Urban Zone "Plus") at 1017 Pine Street: located north of East Pass Road, south of and adjacent to Tinsley Drive, east of Cowan Road, and west of and adjacent to Pine Street, in Ward 4.

6. General Plan 1705PC052:

Meggan Brown of Elliott Land Dev. LLC, property owner, requests approval for an 18-lot subdivision (Duckworth South) on the tax parcel 0807K-01-018.000 containing 4.74 acres zoned R-1-15 (Single Family): located north of O'neal Road, south of and adjacent to Duckworth Road, east of Tara Hills Drive, and west of Aerie Road, in Ward 7.

7. Special Exception 1705PC054:

Charles T. Burden Jr., agent for Mertz Management, LLC, property owner, requests approval for an urban bank use on the tax parcel 0811B-04-078.000 zoned B-2 (General Business): located north of 24th Street, south of and adjacent to Pass Road, east of and adjacent to 18th Avenue, west of 17th Avenue, in Ward 3.

8. Resubdivision 1705PC055:

Irene T. Magee, agent for Shanna Cramer, property owner, requests to resubdivide the tax parcels 0907I-03-059.000 and 0907I-03-060.000 containing 16,384 square feet aggregate and zoned R-1.5 (Single Family) into two parcels: located north of Boles Boulevard, south of Three Rivers Road, east of Scott Street, and west of and adjacent to George Avenue, in Ward 6.

9. Planning Commission Approval 1705PC056:

Warren H. Dedeaux, agent for RBuckle Holdings, LLC, property owner, requests an auto body repair shop use the tax parcel 0811E-02-044.000 zoned T6 (Urban Core Zone): located north of West Railroad Street, south of and adjacent to 16th Street, east of and adjacent to 30th Avenue, and west of 29th Avenue, in Ward 2.

10. Zoning Map Amendment 1705PC057:

Keith L. Helton Sr., agent for DND Towing & Storage Inc., property owner, requests to rezone the tax parcel 0810K-01-001.017 containing 2.5 acres from I-2 (Heavy Industrial) to I-1 (Light Industrial): located north of and adjacent to Lowes Avenue, south of John Hill Boulevard, east of and adjacent to Lowes Drive, and west of 13th Avenue, in Ward 3.

11. Resubdivision 1705PC058:

Elliott Land Development, LLC, agent for Joan Harry, property owner, requests to resubdivide the 19,290 square foot tax parcel 0811H-02-041.000 zoned R-1-7.5 (Single Family) into two parcels: located north of and adjacent to E Beach Boulevard, south of 2nd Street, east of Kelly Avenue, and west of and adjacent to Olive Avenue, in Ward 2.

12. Planning Commission Approval 1704PC035:
(Tabled from the April 27, 2017 meeting)

Sherri Breland and Leander Jones Jr., property owners, request to allow a mobile home use at 8195 Louisiana Ave on the tax parcel 0810F-03-012.000 zoned R-1-5 (Single Family): located north of Monroe Street, south of and adjacent to Martin Luther King Jr Boulevard, east of Highway 49, and west of and adjacent to Louisiana Avenue, in Ward 3.

13. Zoning Map Amendment 1704PC038:
(Tabled from the April 27, 2017 meeting.)

Michael Magee, property owner, requests to rezone the tax parcel 0710N-02-038.000 containing 39,280 square feet from I-1 (Light Industry) to R-2 (Single Family): located north of and adjacent to 31st Street, south of 33rd Street, east of and adjacent to 56th Avenue, and west of and adjacent to 55th Avenue, in Ward 1.

14. Resubdivision 1704PC039:
(Tabled from the April 27, 2017 meeting.)

Eric Wolfson, property owner, requests to resubdivide the tax parcels 1010C-01-001.034 and 1010C-01-001.032 containing 2.47 acres into two parcels: located north of Bayou Bernard, south of and adjacent to Waterside Drive, east of Waterside Boulevard, and west of Watermark Place, in Ward 5.

15. Resubdivision 1612PC164:
(Withdrawn)

Global Surveying Consultants, Inc, agent for O'Reilly Automotive, Inc and Green Channel LLC property owners, requests to resubdivide parcels having an aggregate of 1.258 acres tax parcels 0801N-04-051.001 and 0801N-04-070.000 zoned B-2 (General Business) into two parcels: located north of and adjacent to 28th Street, south of 29th Street, east of and adjacent to 25th Avenue, and west of 23rd Avenue, in Ward 3.

G4. Other Business

H. Adjournment

MEMORANDUM

To: City of Gulfport Planning Commission

From: Greg Holmes, Planning Administrator
Urban Development Department

Date of Hearing: May 25, 2017

Re: Proof of Publication

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