

AGENDA
GULFPORT CITY PLANNING COMMISSION MEETING
CITY HALL COUNCIL CHAMBERS
THURSDAY, JUNE 22, 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 - May 25, 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. General Plan 1706PC063:

Nat Whitten of the Pickering Firm Inc, agent for Gulfport Highlands Development LP, Seashore Campgrounds Retirement Community Inc, First Baptist Church of Gulfport MS, Gulfport Highlands Office Site 1 LLC, and Gulfport Highlands Retail 1 LLC, property owners, requests an 18-lot subdivision (Gulfport Highlands Development, Ph. 1) on the tax parcels 1008F-01-006.000, 1008F-01-001.000, 1008K-01-007.000 1008F-01-006.002, 1008F-01-006.003, 1008K-01-006.000, 1008F-01-002.000, and 1008F-01-007.000 zoned R-B (Residential Business) and B-2 (General Business): located north of and adjacent to Lorraine Road, south of O'Neal Road, east of and adjacent to Highway 605, and west of Ollie road, in Ward 6.

2. Final Plat 1706PC064:

Nat Whitten of the Pickering Firm Inc, agent for Gulfport Highlands Development LP, Seashore Campgrounds Retirement Community Inc, First Baptist Church of Gulfport MS, Gulfport Highlands Office Site 1 LLC, and Gulfport Highlands Retail 1 LLC, property owners, requests an 18-lot subdivision (Gulfport Highlands Development, Ph. 1) on the tax parcels 1008F-01-006.000, 1008F-01-001.000, 1008K-01-007.000 1008F-01-006.002, 1008F-01-006.003, 1008K-01-006.000, 1008F-01-002.000, and 1008F-01-007.000 zoned R-B (Residential Business) and B-2 (General Business): located north of and adjacent to Lorraine Road, south of O'Neal Road, east of and adjacent to Highway 605, and west of Ollie road, in Ward 6.

3. Resubdivision 1706PC066:

Claudia Keyes, agent for Michael K. Touchet, property owner, requests division of the tax parcels 0711O-04-063.000 and 0711O-04-063.001 containing 34,665 square feet into four parcels zoned T3 (Sub-Urban Zone) in the Westside Community Plan: located north of and adjacent to Finley Street, south of and adjacent to Ford Street, east of Fournier Avenue, and west of and adjacent to Mills Avenue, in Ward 2.

4. Planning Commission Approval Home Occupation 1706PC067:

Anthony C. and Sherry A. Evans, property owners, request a car show plaque production use at 12241 Amanda Way on the tax parcel 0708A-01-007.025 zoned R-1-10 (Single Family): located north of Robinson Road, south of Kaila Court, east of Herring Road, and west of and adjacent to Amanda Way, in Ward 7.

5. Special Exception 1706PC069:

LaQuisha Arbuthnot, agent for Lanitea Allen, property owner, requests an adult daycare use at 2198 Collins Boulevard on the tax parcel 1010N-01-118.000 zoned R-1-7.5 (Single Family): located north of Curcor Drive, south of and adjacent to Collins Boulevard, east of Cowan Road, and west of Anniston Avenue, in Ward 2.

6. Planning Commission Approval 1706PC070:

Gregory D. Sullivan, agent for Deborah Dean Weaver Torjusen, William Dudley Weaver III, Lynn Anne Weaver Scrivener, and Laura Jane Weaver Melton, property owners, requests a cabinet shop use at 2115 26th Street on the tax parcel 0811C-01-014.000 zoned B-2 (General Business): located north of Pass Road, south of and adjacent to 26th Street, east of and adjacent to 22nd Avenue, and west of 21st Avenue, in Ward 3.

7. Planning Commission Approval 1706PC071:

Gene and Brent Warr, property owners, request a homeless assistance facility use at 1200 Pass Road on the tax parcel 0811A-05-056.000 zoned B-2 (General Business): located north of and adjacent to Pass Road, south of and adjacent to 28th Street, east of and adjacent to 13th Avenue, and west of Bullis Avenue, in Ward 3.

8. Zoning Map Amendment 1706PC073:

Brown, Mitchell, Alexander Inc, agent for Florence Gardens, LLC, property owner, request to rezone 17.55 acres of the tax parcel 0908C-01-001.000 from R-1-15 (Single Family) to R-1-7.5 (Single Family); located north and adjacent to Lake Florence Road, south of and adjacent to O'neal Road, east of Three Rivers Road, and west of John Ross Road, in Ward 6.

9. Resubdivision 1706PC074:

Global Surveying Consultants, Inc, agent for O'Reilly Automotive, property owner, requests to resubdivide parcels having an aggregate of 1.258 acres tax parcels 0810N-04-051.001 and 0810N-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.

10. Planning Commission Approval 1704PC035:
(Withdrawn from the table of the May 25, 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.

11. Tree Permit Appeal 1705PC046:
(Deferred from the May 25th, 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.

12. Special Exception 1705PC054:
(Withdrawn from the table of the May 25, 2017 meeting)

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.

13. Planning Commission Approval 1705PC056:
(Tabled from the May 25th, 2017 meeting.)

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.

G4. Other Business

H. Adjournment

MEMORANDUM

To: City of Gulfport Planning Commission

From: Greg Holmes, Planning Administrator
Urban Development Department

Date of Hearing: June 22, 2017

Re: General Plan 1706PC063:

Nat Whitten of the Pickering Firm Inc, agent for Gulfport Highlands Development LP, Seashore Campgrounds Retirement Community Inc, First Baptist Church of Gulfport MS, Gulfport Highlands Office Site 1 LLC, and Gulfport Highlands Retail 1 LLC, property owners, requests an 18-lot subdivision (Gulfport Highlands Development, Ph. 1) on the tax parcels 1008F-01-006.000, 1008F-01-001.000, 1008K-01-007.000 1008F-01-006.002, 1008F-01-006.003, 1008K-01-006.000, 1008F-01-002.000, and 1008F-01-007.000 zoned R-B (Residential Business) and B-2 (General Business): located north of and adjacent to Lorraine Road, south of O'Neal Road, east of and adjacent to Highway 605, and west of Ollie road, in Ward 6.

MEMORANDUM

To: City of Gulfport Planning Commission

From: Greg Holmes, Planning Administrator
Urban Development Department

Date of Hearing: June 22, 2017

Re: **Final Plat 1706PC064:**

Nat Whitten of the Pickering Firm Inc, agent for Gulfport Highlands Development LP, Seashore Campgrounds Retirement Community Inc, First Baptist Church of Gulfport MS, Gulfport Highlands Office Site 1 LLC, and Gulfport Highlands Retail 1 LLC, property owners, requests an 18-lot subdivision (Gulfport Highlands Development, Ph. 1) on the tax parcels 1008F-01-006.000, 1008F-01-001.000, 1008K-01-007.000 1008F-01-006.002, 1008F-01-006.003, 1008K-01-006.000, 1008F-01-002.000, and 1008F-01-007.000 zoned R-B (Residential Business) and B-2 (General Business): located north of and adjacent to Lorraine Road, south of O'Neal Road, east of and adjacent to Highway 605, and west of Ollie road, in Ward 6.

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MEMORANDUM

To: City of Gulfport Zoning Board of Adjustment and Appeals

From: Greg Holmes, Planning Administrator
Urban Development Department

Date of Hearing: June 22, 2017

Re: Special Exception 1706PC069:

LaQuisha Arbuthnot, agent for Lanitea Allen, property owner, requests an adult daycare use at 2198 Collins Boulevard on the tax parcel 1010N-01-118.000 zoned R-1-7.5 (Single Family): located north of Curcor Drive, south of and adjacent to Collins Boulevard, east of Cowan Road, and west of Anniston Avenue, in Ward 2.

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