

AGENDA
GULFPORT CITY PLANNING COMMISSION MEETING
CITY HALL COUNCIL CHAMBERS
THURSDAY, NOVEMBER 16, 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 Publications

- F. Adoption of Minutes**

F1. Planning Commission Meeting -October 26, 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 1711PC126:

Angie A. and John D. Molyneaux, property owners, request to rezone the tax parcels 1010M-04-051.000, 1010M-04-051.001, and 1010M-04-051.003 containing approx. 1.88 acres from T4L (General Urban Zone "Limited") to T4+ (General Urban Zone "Plus"): located north of N Railroad Street, south of Silver Lane, east of and adjacent to Tegarden Road, and west of Live Oak Avenue, in Ward 2.

2. Resubdivision 1711PC127:

Virgil G. Gillespie, agent for the Estate of Helen M. Holliman, property owner, requests to divide the tax parcels 0808I-01-003.000 and 0808I-01-004.000 containing 15.36 acres into six parcels zoned R-1-10 (Single Family): located north of and adjacent to 4th Street, south of Prudie Circle, east of and adjacent to Three Rivers Road, and west of Wingate Drive, in Ward 6.

3. Zoning Map Amendment 1711PC128:

Dorothy R. Prior, property owner, requests to rezone the tax parcels 0711K-02-088.000 and 0711K-02-089.000 containing approx. 2.58 acres from R-1-7.5 (Single Family) and R-2 (Single Family) to entirely B-1 (Neighborhood Business): located north of and adjacent to 11th Street, south of and adjacent to Old Pass Road, east of and adjacent to Fournier Avenue, and west of Mills Avenue, in Ward 1.

4. Zoning Map Amendment 1711PC129:

Brax Clark, agent for Sandra G. and Vernon A. Clark, property owner, requests to rezone the tax parcel 1010F-02-041.000 containing 2.2 acres from T4+ (General Urban Zone "Plus") to T5 (Urban Center Zone): located north of E Pass Road, south of and adjacent to Magnolia Street, east of Cowan Road, and west of Old Taylor Place, in Ward 4.

5. Resubdivision 1711PC131:

J. Michael Cassady, agent for Deborah and Freddie Rodrigue, property owners, requests to divide the tax parcel 0711N-02-076.000 containing approx. 9,734 square feet into two parcels, zoned T3 (Suburban Zone): located north of Finley Street, south of W Railroad Street, east of Hardy Avenue, and west of and adjacent to Ruth Avenue, in Ward 2.

6. Resubdivision 1711PC132:

Jonathan Jr. and Cathy Tate, property owners, request to divide the tax parcel 0811E-05-027.000 containing 13,556 square feet into five parcels zoned T4+ (General Urban Zone "Plus"): located north of and adjacent to 16th Street, south of 17th Street, east of 34th Avenue, and west of and adjacent to 33rd Avenue, in Ward 2.

7. Resubdivision 1710PC113: **(Deferred from the October 26, 2017)**

Rodney Ladner, agent for Voetress Lucille Ladner Breazeale Trustee for Voetress Lucille Ladner Breazeale Living Trust, property owner, requests to divide the 19,262 square foot tax parcel 0810N-04-023.000 into two parcels zoned R-2 (Single Family): located north of 29th Street, south of and adjacent to 30th Street, east of 25th Avenue, and west of 23rd Avenue, in Ward 3.

8. Planning Commission Approval 1710PC116:
(Tabled from the October 26, 2017)

Ronnie Simnicht of The Salvation Army, property owner, requests a homeless assistance facility use at 8405 Highway 49 on the tax parcels 0810C-05-005.000 and 0810C-05-005.001 zoned B-4 (Highway Business): located north of Polk Street, south of Russell Boulevard, east of and adjacent to Arkansas Avenue, and west of and adjacent to Highway 49, in Ward 3.

9. Zoning Map Amendment 1709PC098:
(Tabled from October 26, 2017)

Rick and Jonathan Marshall, agents for Southern Mississippi Cemetery Properties LLC, property owner, request to rezone the tax parcel 1010D-01-001.001 from split B-1 (Neighborhood Business) and R-2 (Single Family) zones to an entirely B-1 zone: located north of Bayou Oaks Lane, south of and adjacent to W Taylor Road, east of and adjacent to Carl Legett Road, and west of and adjacent to Lorraine Road, in Ward 4.

G4. Other Business

H. Adjournment

MEMORANDUM

To: City of Gulfport Planning Commission

From: Greg Holmes, Planning Administrator
Urban Development Department

Date of Hearing: November 16, 2017

Re: Zoning Map Amendment 1711PC126:

Angie A. and John D. Molyneaux, property owners, request to rezone the tax parcels 1010M-04-051.000, 1010M-04-051.001, and 1010M-04-051.003 containing approx. 1.88 acres from T4L (General Urban Zone "Limited") to T4+ (General Urban Zone "Plus"); located north of N Railroad Street, south of Silver Lane, east of and adjacent to Tegarden Road, and west of Live Oak Avenue, in Ward 2.

MEMORANDUM

To: City of Gulfport Planning Commission

From: Greg Holmes, Planning Administrator
Urban Development Department

Date of Hearing: November 16, 2017

Re: Resubdivision 1711PC127:

Virgil G. Gillespie, agent for the Estate of Helen M. Holliman, property owner, requests to divide the tax parcels 0808I-01-003.000 and 0808I-01-004.000 containing 15.36 acres into six parcels zoned R-1-10 (Single Family): located north of and adjacent to 4th Street, south of Prudie Circle, east of and adjacent to Three Rivers Road, and west of Wingate Drive, in Ward 6.

MEMORANDUM

To: City of Gulfport Planning Commission

From: Greg Holmes, Planning Administrator
Urban Development Department

Date of Hearing: November 16, 2017

Re: **Zoning Map Amendment 1711PC128:**

Dorothy R. Prior, property owner, requests to rezone the tax parcels 0711K-02-088.000 and 0711K-02-089.000 containing approx. 2.58 acres from R-1-7.5 (Single Family) and R-2 (Single Family) to entirely B-1 (Neighborhood Business): located north of and adjacent to 11th Street, south of and adjacent to Old Pass Road, east of and adjacent to Fournier Avenue, and west of Mills Avenue, in Ward 1.

MEMORANDUM

To: City of Gulfport Planning Commission

From: Greg Holmes, Planning Administrator
Urban Development Department

Date of Hearing: November 16, 2017

Re: Zoning Map Amendment 1711PC129:

Brax Clark, agent for Sandra G. and Vernon A. Clark, property owner, requests to rezone the tax parcel 1010F-02-041.000 containing 2.2 acres from T4+ (General Urban Zone "Plus") to T5 (Urban Center Zone): located north of E Pass Road, south of and adjacent to Magnolia Street, east of Cowan Road, and west of Old Taylor Place, in Ward 4.

MEMORANDUM

To: City of Gulfport Planning Commission

From: Greg Holmes, Planning Administrator
Urban Development Department

Date of Hearing: November 16, 2017

Re: Resubdivision 1711PC131:

J. Michael Cassady, agent for Deborah and Freddie Rodrigue, property owners, requests to divide the tax parcel 0711N-02-076.000 containing approx. 9,734 square feet into two parcels, zoned T3 (Suburban Zone): located north of Finley Street, south of W Railroad Street, east of Hardy Avenue, and west of and adjacent to Ruth Avenue, in Ward 2.

MEMORANDUM

To: City of Gulfport Planning Commission

From: Greg Holmes, Planning Administrator
Urban Development Department

Date of Hearing: November 16, 2017

Re: Resubdivision 1711PC132:

Jonathan Jr. and Cathy Tate, property owners, request to divide the tax parcel 0811E-05-027.000 containing 13,556 square feet into five parcels zoned T4+ (General Urban Zone "Plus"): located north of and adjacent to 16th Street, south of 17th Street, east of 34th Avenue, and west of and adjacent to 33rd Avenue, in Ward 2.

MEMORANDUM

To: City of Gulfport Planning Commission

From: Greg Holmes, Planning Administrator
Urban Development Department

Date of Hearing: November 16, 2017

Re: Resubdivision 1710PC113:
(Deferred from the October 26, 2017)

Rodney Ladner, agent for Voetress Lucille Ladner Breazeale Trustee for Voetress Lucille Ladner Breazeale Living Trust, property owner, requests to divide the 19,262 square foot tax parcel 0810N-04-023.000 into two parcels zoned R-2 (Single Family): located north of 29th Street, south of and adjacent to 30th Street, east of 25th Avenue, and west of 23rd Avenue, in Ward 3.

MEMORANDUM

To: City of Gulfport Planning Commission

From: Greg Holmes, Planning Administrator
Urban Development Department

Date of Hearing: November 16, 2017

Re: Planning Commission Approval 1710PC116:
(Tabled from the October 26, 2017)

Ronnie Simnicht of The Salvation Army, property owner, requests a homeless assistance facility use at 8405 Highway 49 on the tax parcels 0810C-05-005.000 and 0810C-05-005.001 zoned B-4 (Highway Business): located north of Polk Street, south of Russell Boulevard, east of and adjacent to Arkansas Avenue, and west of and adjacent to Highway 49, in Ward 3.

MEMORANDUM

To: City of Gulfport Planning Commission

From: Greg Holmes, Planning Administrator
Urban Development Department

Date of Hearing: November 16, 2017

Re: Zoning Map Amendment 1709PC098:
(Tabled from October 26, 2017)

Rick and Jonathan Marshall, agents for Southern Mississippi Cemetery Properties LLC, property owner, request to rezone the tax parcel 1010D-01-001.001 from split B-1 (Neighborhood Business) and R-2 (Single Family) zones to an entirely B-1 zone: located north of Bayou Oaks Lane, south of and adjacent to W Taylor Road, east of and adjacent to Carl Legett Road, and west of and adjacent to Lorraine Road, in Ward 4.