

AGENDA
GULFPORT CITY PLANNING COMMISSION MEETING
CITY HALL COUNCIL CHAMBERS
THURSDAY, JANUARY 25, 2018 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 -December 14, 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. Resubdivision 1801PC002:

Randy Marker, property owner, requests to divide the tax parcel 1010L-02-001.003 containing 20,333 square feet into two parcels zoned T3 (Suburban Zone): located north of and adjacent to Church Street, south of East Pass Road, east of Watkins Avenue, and west of Cowan Road, in Ward 2.

2. Zoning Map Amendment 1801PC003:

Keith Dern, property owner, requests to rezone the tax parcel 0910P-02-004.001 containing approx. 14,263 square feet from T3 (Suburban Zone) and T4+ (General Urban Zone "Plus") to entirely T4+: located north of North Railroad Street, south of White Street, east of Oakwood Drive, and west of Tegarden Road, in Ward 2.

3. Resubdivision 1801PC005:

Rick and Jonathan Marshall, agents for Southern Mississippi Cemetery Properties LLC, property owner, request to divide the 11.378 acre tax parcel 1010D-01-001.001 into four parcels, zoned B-1 (Neighborhood Business) and R-2 (Single Family): located north of Sundown 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.

4. Resubdivision 1801PC007:

Charles Randolph Box, property owner, requests to divide the tax parcel 0811G-03-029.000 containing 14,466 square feet into two parcels zoned T4L (General Urban Zone "Limited"): located north of 2nd Street, south of and adjacent to 3rd Street, east of and adjacent to Nichols Court, and west of Pratt Avenue, in Ward 2.

5. Resubdivision 1801PC010:

Robert Heinrich of Heinrich & Associates, LLC, agent for Bobbye Carraway of BA Development, LLC, property owner, requests to divide two parcels 0911A-02-039.001 and 0911A-02-048.000 containing approx. 1.03 acres into five parcels, zoned T4L (General Urban "Limited"): located north of McIntosh Street, south of and adjacent to South Railroad Street, east of Church Avenue, and west of Dolan Avenue, in Ward 2.

6. Planning Commission Approval 1801PC011:

Carolyn T. Malveaux, Mary L. Rogers, and Victor S. Tillis, property owners, request to allow a mobile home use at 8198 Florida Avenue on the tax parcel 0810F-01-030.000 zoned R-1-5 (Single Family): located north of Monroe Street, south of Martin Luther King Jr Boulevard, east of and adjacent to Florida Avenue, and west of Georgia Avenue, in Ward 3.

7. Planning Commission Approval 1801PC013:

Michael R. and Sonia M. Smith, property owners, request to provide administrative functions for an attack preparedness and training business as a home occupation at 13396 Cedar Knot Cove on the tax parcel 0807O-01-030.033 zoned R-1-15 (Single-Family): located north of O'Neal Road, south of Autumn Chase, east of and adjacent to Cedar Knot Cove, and west of Kirkwood Drive, in Ward 7.

8. Resubdivision 1801PC014:

David and Donna Machado, Christopher E. Smith, Lisa M. Mabry, and Keith A. and Shelley P. Williams, property owners, request to divide the tax parcels 1010C-01-001.013, 1010C-01-001.014, and 1010C-01-001.015 containing 1.25 acres into two parcels zoned R-2 (Single Family): located north of Bernard Bayou, south of and adjacent to Channelside Drive, east of Lorraine Road, and west of Bayou Plantation Lane, in Ward 5.

9. Zoning Map Amendment 1801PC015:

Outdoor Way Development, LLC, agent for Outdoor Way, LLC, property owner, requests to rezone the tax parcel 0809A-02-007.001 containing 3.89 acres from I-2 (Heavy Industrial) to I-3 (Planned Industrial): located north of and adjacent to Seaway Road, south of Interstate 10, east of Three Rivers Road, and west of and adjacent to Outdoor Way, in Ward 5.

10. Final Plat 1801PC016: Requesting Deferral to February 22, 2018)

Brown, Mitchell, and Alexander, Inc, agent for Florence Gardens, LLC, property owner, request approval of a 20-lot single-family subdivision (The Westwood District Florence Gardens Phase IV) on 17.54 acres of the tax parcel 0908C-01-001.000 containing 134 acres zoned R-1-7.5 (Single Family): located north of Kinder Drive, south of and adjacent to O'neal Road, east of Holliman Road, and west of and adjacent to Florence Gardens Boulevard, in Ward 6.

11. Planning Commission Approval 1801PC019:

Chuck Compton, agent for Top Rock Holdings, LLC, property owner, requests approval for a warehouse use at 1251 Pass Road on the tax parcel 0811A-05-054.000 zoned B-2 (General Business): located north of and adjacent to Deborah Place, south of and adjacent to Pass Road, east of 13th Avenue, and west of Joan Avenue, in Ward 2.

12. Text Amendment 1801PC018:

The City of Gulfport requests amendments to Chapter 8: Parks, Grounds, and Beautification; Article I: Tree Protection; Section 8-4: Application of Provisions.

G4. Other Business

1. General Plan 1502PC010:

Ben Smith of Brown, Mitchell & Alexander, Inc., agent for DDR Gulfport Promenade, LLC, property owner, requests General Plan approval of an extension of a 60' – 80' right-of-way improvements of Helen Richards Drive, zoned B-2: located south of and adjacent to Dedeaux Road, west of Highway 605, north of I-10 and east of Turnberry Avenue, in Ward 6.

The applicant requests a one-year extension of a General Plan approval for an extension of a 60'-80' right-of-way that was extended until February 26, 2018 and shall be extended until February 26, 2019

H. Adjournment

MEMORANDUM

To: City of Gulfport Planning Commission

From: Greg Holmes, Planning Administrator
Urban Development Department

Date of Hearing: January 25, 2018

Re: Resubdivision 1801PC002:

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