

AGENDA
GULFPORT CITY PLANNING COMMISSION MEETING
CITY HALL COUNCIL CHAMBERS
THURSDAY, FEBRUARY 22, 2018 AT 4:30 PM

- A. Prayer**
- B. Pledge of Allegiance**
- C. Call to Order**
- D. Determination of a Quorum**
- E. Confirmation of Agenda**
- F. Adoption of Minutes**

F1. Planning Commission Meeting - February 22, 2018

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 1802PC020:

Richard Rose, property owner, requests to divide the tax parcel 1008G-02-060.000 containing 23,794 square feet into two parcels zoned R-1-10 (Single-family): located north of Riverroad Drive, south of Danbury Cove, east of Ollie Road, and west of and adjacent to Fishermans Trail, in Ward 6.

2. Zoning Map Amendment 1802PC022:

Robert Heinrich of Heinrich & Associates LLC, agent for Harrison County School District, property owner, requests to rezone the tax parcel 0809D-03-009.000 containing approx. 2.70 acres from R-1-15 (Single-family) and B-4 (Highway Business) to entirely B-4: located north of Landon Road, south of Anastasia Boulevard, east of 34th Avenue, and west of and adjacent to Coleman Road, in Ward 7.

3. Planning Commission Approval 1802PC023:

David Mason, agent for Carolyn, Chad, and Ivan L. Nichols, property owners, request the use of an automotive laundry and repair shop at 711 Pass Road on the tax parcel 0910M-02-005.000 zoned B-2 (General Business): located north of Mississippi Street, south of and adjacent to Pass Road, east of Gulf Avenue, and west of Chicago Avenue, in Ward 3.

4. Final Plat 1801PC016:

(Requesting Deferral to the March 22, 2018 meeting)

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.

5. Zoning Map Amendment 1712PC143:
(Withdrawn)

Robert G. Bailey, attorney-in-fact for Mary A. Bailey, property owner, requests to rezone the tax parcels 0911F-01-047.000, 0911F-01-048.000, 0911F-01-048.002, 0911F-01-049.000, 0911F-01-049.001, and 0911F-01-002.000 containing approx. 1.80 acres from R-1-7.5 (Single Family) to R-B (Residential Business): located north of and adjacent to East Beach Boulevard, south of and adjacent to Bouslog Street, east of and adjacent to Oak Avenue, and west of and adjacent to Oak Avenue, in Ward 2.

6. Zoning Text Amendment 1702PC021:

The City of Gulfport requests amendments to the Comprehensive Zoning Ordinance, as amended, Section I. Definitions. and Section IV. Supplementary Regulations, (A) Supplementary use regulations, (9) Mobile food vendor.

G4. Other Business

1. 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.

H. Adjournment

MEMORANDUM

To: City of Gulfport Planning Commission

From: Greg Holmes, Planning Administrator
Urban Development Department

Date of Hearing: February 22, 2018

Re: Resubdivision 1802PC020:

Richard Rose, property owner, requests to divide the tax parcel 1008G-02-060.000 containing 23,794 square feet into two parcels zoned R-1-10 (Single-family): located north of Riverroad Drive, south of Danbury Cove, east of Ollie Road, and west of and adjacent to Fishermans Trail, in Ward 6.

MEMORANDUM

To: City of Gulfport Planning Commission

From: Greg Holmes, Planning Administrator
Urban Development Department

Date of Hearing: February 22, 2018

Re: Zoning Map Amendment 1802PC022:

Robert Heinrich of Heinrich & Associates LLC, agent for Harrison County School District, property owner, requests to rezone the tax parcel 0809D-03-009.000 containing approx. 2.70 acres from R-1-15 (Single-family) and B-4 (Highway Business) to entirely B-4: located north of Landon Road, south of Anastasia Boulevard, east of 34th Avenue, and west of and adjacent to Coleman Road, in Ward 7.

MEMORANDUM

To: City of Gulfport Planning Commission

From: Greg Holmes, Planning Administrator
Urban Development Department

Date of Hearing: February 22, 2018

Re: Planning Commission Approval 1802PC023:

David Mason, agent for Carolyn, Chad, and Ivan L. Nichols, property owners, request the use of an automotive laundry and repair shop at 711 Pass Road on the tax parcel 0910M-02-005.000 zoned B-2 (General Business): located north of Mississippi Street, south of and adjacent to Pass Road, east of Gulf Avenue, and west of Chicago Avenue, in Ward 3.

MEMORANDUM

To: City of Gulfport Planning Commission

From: Greg Holmes, Planning Administrator
Urban Development Department

Date of Hearing: February 22, 2018

Re: Final Plat 1801PC016:
(Requesting Deferral to the March 22, 2018 meeting)

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.

MEMORANDUM

To: City of Gulfport Planning Commission

From: Greg Holmes, Planning Administrator
Urban Development Department

Date of Hearing: February 22, 2018

Re: Zoning Map Amendment 1712PC143:
(Withdrawn)

Robert G. Bailey, attorney-in-fact for Mary A. Bailey, property owner, requests to rezone the tax parcels 0911F-01-047.000, 0911F-01-048.000, 0911F-01-048.002, 0911F-01-049.000, 0911F-01-049.001, and 0911F-01-002.000 containing approx. 1.80 acres from R-1-7.5 (Single Family) to R-B (Residential Business): located north of and adjacent to East Beach Boulevard, south of and adjacent to Bouslog Street, east of and adjacent to Oak Avenue, and west of and adjacent to Oak Avenue, in Ward 2.

MEMORANDUM

To: City of Gulfport Planning Commission

From: Greg Holmes, Planning Administrator
Urban Development Department

Date of Hearing: February 22, 2018

Re: **Zoning Text Amendment 1702PC021:**

The City of Gulfport requests amendments to the Comprehensive Zoning Ordinance, as amended, Section I. Definitions. and Section IV. Supplementary Regulations, (A) Supplementary use regulations, (9) Mobile food vendor.

MEMORANDUM

To: City of Gulfport Planning Commission

From: Greg Holmes, Planning Administrator
Urban Development Department

Date of Hearing: February 22, 2018

Re: 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.