

AGENDA
GULFPORT CITY PLANNING COMMISSION MEETING
CITY HALL COUNCIL CHAMBERS
THURSDAY, MAY 24, 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 - April 26, 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. Zoning Map Amendment 1805PC046:

Bruce Dunagan, property owner, requests to rezone the tax parcel 0808P-01-003.000 containing 2.94 acres from R-1-10 (Single Family) to B-1 (Neighborhood Business): located north of Warren Drive, south of and adjacent to Dedeaux Road, east of Three Rivers Road, and west of Dede Drive, in Ward 5.

2. Planning Commission Approval 1805PC047:

James D. Giles, agent for Red Creek Properties, LLC, property owner, requests approval for automobile truck and body repair use at 14341 Dedeaux Road on the tax parcel 0808O-02-001.001 zoned B-2 (General Business): located north of Ben Drive, south of and adjacent to Dedeaux Road, east of Hendry Road, and west of and adjacent to Tanner Road, in Ward 5.

3. Planning Commission Approval 1805PC048:

David Wolf, property owner, requests for a warehouse use at 4013 Adams Avenue on the tax parcel 0910F-04-024.000 zoned B-2 (General Business): located northeast of Hewes Avenue, south of 41st Street, northwest of Glover Street, and southwest of and adjacent to Adams Avenue, in Ward 4.

4. Zoning Map Amendment 1805PC049:

Jacques Pucheu, agent for 9P Holding, LLC, property owner, requests to rezone the tax parcel 1010D-01-008.001 (Lot 1) from R-2 (Single-family) to R-B (Residential Business): located north of Bernard Bayou, south of and adjacent to Sundown Drive, east of Carl Legett Road, and west of and adjacent to Cowan-Lorraine Road, in Ward 4.

5. Zoning Map Amendment 1805PC050:

Jacques Pucheu, agent for 9P Holding, LLC, property owner, requests to rezone the tax parcel 1010D-01-008.001 (Lot "2") from R-2 (Single-Family) to R-B (Residential Business): located north of Bernard Bayou, south of and adjacent to Sundown Drive, east of Carl Legett Road, and west of and adjacent to Cowan-Lorraine Road, in Ward 4.

6. Zoning Map Amendment 1805PC051:

Paul Brooks, agent for William H. Durham, property owner, requests to rezone the tax parcels 0810K-01-001.004 and 0810K-01-001.002 containing approx. 10.2 acres from B-2 (General Business) to I-1 (Light Industrial) and 0810F-02-050.000 containing approx. 14.4 acres from R-1-5 (Single-Family) to I-1: located north of and adjacent to John Hill Boulevard, south of Jefferson Street, east of Highway 49, and west of 8th Avenue, in Ward 3.

7. Resubdivision 1805PC052:

Theresa Hydrick, agent for Patricia Lynn Moran, property owner, requests to divide the 9.9 acre tax parcel 0707O-01-015.000 into two parcels zoned R-1-15 (Single-family): located north of and adjacent to John Clark Road, south of Flat Branch, east of Quail Ridge Road, and west of Tiara Drive, in Ward 7.

8. Resubdivision 1805PC053:

Riddhi and Nirav Patel, agents for Gulfport HP, LLC, property owner, request to divide the 4.73 acre tax parcel 0809K-02-007.000 at 9415 Highway 49 into three parcels zoned B-4 (Highway Business): located north of Poole Street, south of Middle Drive, east of Old Highway 49, and west of and adjacent to Highway 49, in Ward 3.

9. General Plan 1805PC054:

Charlie Gant, agent for 2G LLC, property owner, requests general plan approval for a 24-lot subdivision on the tax parcel 0711O-04-028.000 zoned T4L (General Urban "Limited"): located north of and adjacent to W Beach Boulevard, south of and adjacent to Finley Street, east of Maria Avenue, and west of and adjacent to Fournier Avenue, in Ward 2.

10. Special Exception 1805PC056:
(Withdrawn)

Florita and Roosevelt Keller, property owners, request to allow an assisted living facility use at 1427 Genevieve Drive on the tax parcel 0711K-04-009.001 zoned R-2 (Single-family): located north of Old Pass Road, south of First Street, east of Jo Ellen Circle, and west of and adjacent to Genevieve Drive, in Ward 1.

11. Special Exception 1804PC039:
(Deferred from the April 26, 2018, meeting)

Bridgette Taylor, agent for Gulf South Pediatric, LLC, property owner, requests the use of an adult daycare at 1215 31st Avenue on the tax parcel 0811L-04-117.000 zoned T4+ (General Urban Zone "Plus"): located north of 12th Street, south of 13th Street, east of 32nd Avenue, and west of and adjacent to 31st Avenue, in Ward 2.

12. Zoning Text Amendment 1801PC017:

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, (2) Accessory buildings.

G4. Other Business

1. Urban Renewal Resolutions

H. Adjournment