

AGENDA
GULFPORT CITY PLANNING COMMISSION MEETING
CITY HALL COUNCIL CHAMBERS
THURSDAY, MAY 23, 2019 AT 4:30 PM

- A. Prayer**
- B. Pledge of Allegiance**
- C. Call to Order**
- D. Determination of a Quorum**

D1. Proof of Publication

- E. Confirmation of Agenda**
- F. Adoption of Minutes**

F1. Planning Commission Meeting -April 25, 2019

- 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. Planning Commission Approval 1905PC046:

Planning Commission Approval 1905PC046, by agent Harold Puderer, tax parcel 0810K-01-009.001, Request for warehouse use, 3420 Giles Rd Bldg C, Zoned B-2 (General business), Ward 3

2. Special Exception 1905PC048:

Special Exception 1905PC048, by agent Angel Jones, tax parcel 0808M-02-001.000, Request for Day Care use, 15489 Dedeaux Rd, Zoned B-4 (Highway Business), Ward 7

3. Planning Commission Approval 1905PC050:

Planning Commission Approval 1905PC050, by agent Iris Moore, tax parcel 0907I-03-076.000, Request for mobile home use, 13440 Scott St., Ward 6

4. Zoning Map Amendment 1905PC051:

Zoning Map Amendment 1905PC051, by agent D. Steven Ladner, tax parcels 1011D-01-049.000, 1011D-01-050.000, 1011D-01-052.000, 1011D-01-053.000, 1011D-01-056.000, Request to rezone from T6 (Urban core) to T4+ (General Urban Zone "Plus"), E Cedar Dr, Ocean View Dr, Laurel Dr, Ward 2

5. Zoning Map Amendment 1905PC052:

Zoning Map Amendment 1905PC052, by owner Garland and Shelia Crosby, tax parcel 0807O-01-010.075, Request to rezone from R-1-10 (Single-family) to R-2 (Single-family), 14444 O'neal Rd, Ward 7

6. Planning Commission Approval 1905PC053:

Planning Commission Approval 1905PC053, by owners Garland and Shelia Crosby, tax parcel 0807O-01-010.075, Request a wedding event center, 14444 O'Neal Rd, Zoned R-1-10 (Single-family), Ward 7

7. Special Exception 1905PC055:

Special Exception 1905PC055, by agent Hannah Awad, tax parcel 0811L-01-035.000, Request for free-standing lounge use, 2805 13th St, Zoned T6 (Urban Core Zone), Ward 2

8. Planning Commission Approval 1905PC056:

Planning Commission Approval 1905PC056, by agent Andy Sawyer, tax parcel 0808O-01-005.000, Request for a church use, 14307 Dedeaux Rd, Zoned B-2 (General business), Ward 5

9. General Plan 1905PC057:

General Plan 1905PC057, by agent Heinrich & Associates, tax parcels 0911B-02-052.000, 0911B-02-054.000, 0911B-02-054.001, and 0911B-02-054.002, Approval of General Plan for 31-lot subdivision (Centennial Park), E Beach Blvd, Zoned T4L (General Urban Zone "Limited") and T4+ (General Urban Zone "Plus"), Ward 2

10. Resubdivision 1905PC058:

Resubdivision 1905PC058, by agent Heinrich and Associates, LLC, tax parcel 1010F-02-015.000, Divide into 3 new parcels, 1215 Pine St, Zoned T3 (Sub-Urban Zone), Ward 4

11. Appeal 1905PC059:

Appeal 1905PC059, by agent Ben Sudduth, tax parcel 1010J-02-059.001, appeal of design standards denial, 4 Palmer Pl, Zoned R-1-7.5 (Single-family), Ward 2

12. Zoning Map Amendment 1904PC035:

Zoning Map Amendment 1904PC035, by agent David Wheeler, tax parcels 1009M-03-006.000 and 1009M-03-004.000, Request to rezone from R-1-7.5 (Single-family) to B-1 (Neighborhood business), Lorraine Rd, Ward 4

13. Resubdivision 1903PC023:

(Deferred from the March 28, 2019, meeting)

Resubdivision 1903PC023, by owner Jermille Johnson, tax parcel 0810C-02-047.000, Divide into 2 new parcels, 8291 Florida Avenue, Zoned R-1-5 (Single-family), Ward 3

14. Planning Commission Approval 1903PC024:

(Deferred from the March 28, 2019, meeting)

Planning Commission Approval 1903PC024, by owner Jermille Johnson, tax parcel 0810C-02-047.000 Lot A, Request for duplex use, 8291 Florida Ave, Zoned R-1-5 (Single-family), Ward 3

G4. Other Business

1. Planned Building Group 1711PC130:

(Request for extension)

Penny Ladner & Ryan Rovick, property owners, request a Planned Building Group on the tax parcel 0808O-02-016.000 zoned R-1-5 (Single Family): 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.

H. Adjournment

MEMORANDUM

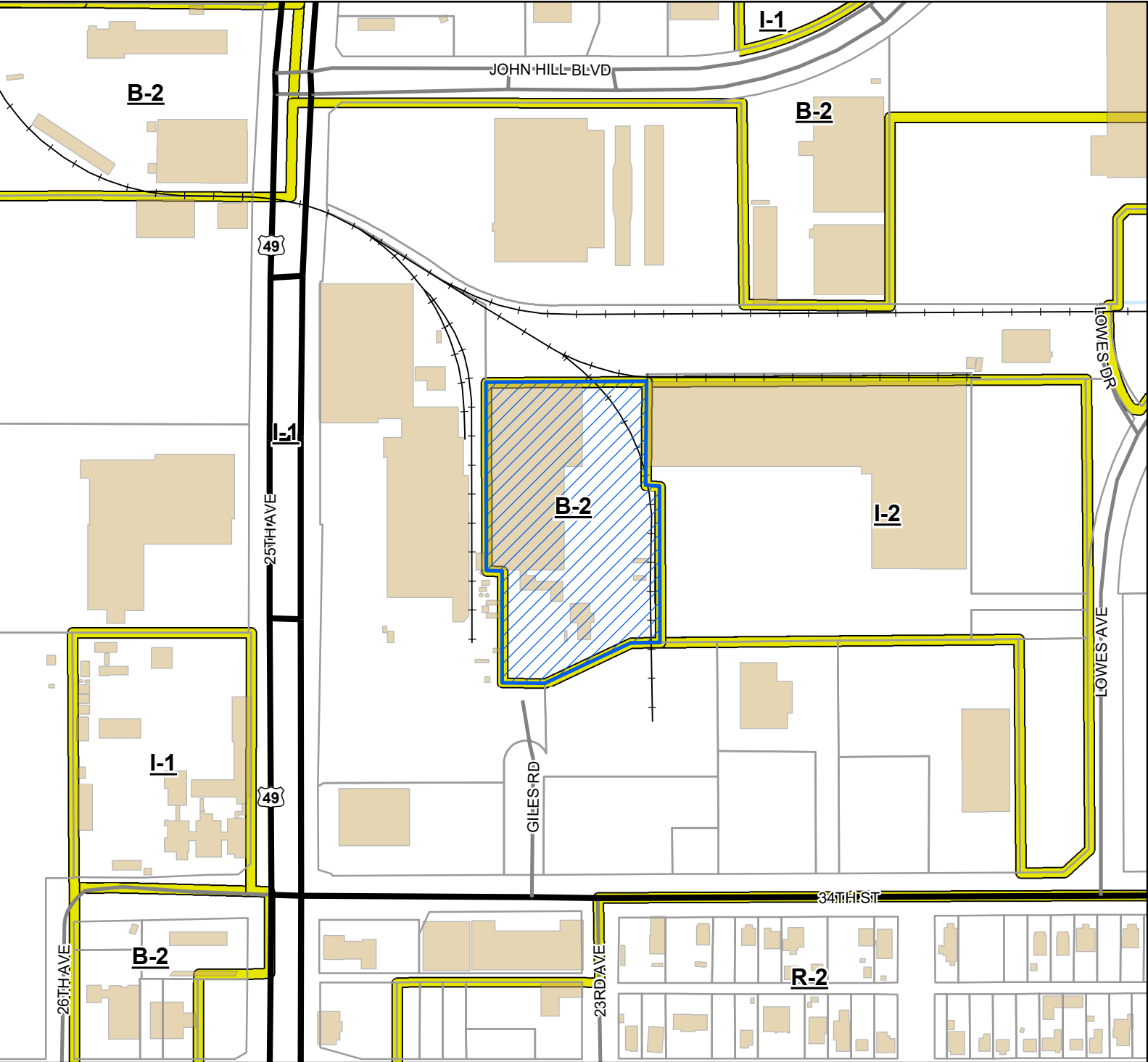
To: City of Gulfport Planning Commission

From: Greg Holmes, Planning Administrator
Urban Development Department

Date of Hearing: May 23, 2019

Re: Planning Commission Approval 1905PC046:

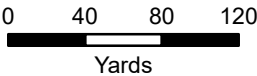
Planning Commission Approval 1905PC046, by agent Harold Puderer, tax parcel 0810K-01-009.001, Request for warehouse use, 3420 Giles Rd Bldg C, Zoned B-2 (General business), Ward 3



Legend

- Site
- US or State Highway
- Street
- Railroad
- Parcels
- Buildings
- Zoning
- Water Features

Site Information
 0810K-01-009.001
 Zoning: B-2 (General Business)
 Size: 4.530 acres
 Flood: X



1 inch = 300 feet



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MEMORANDUM

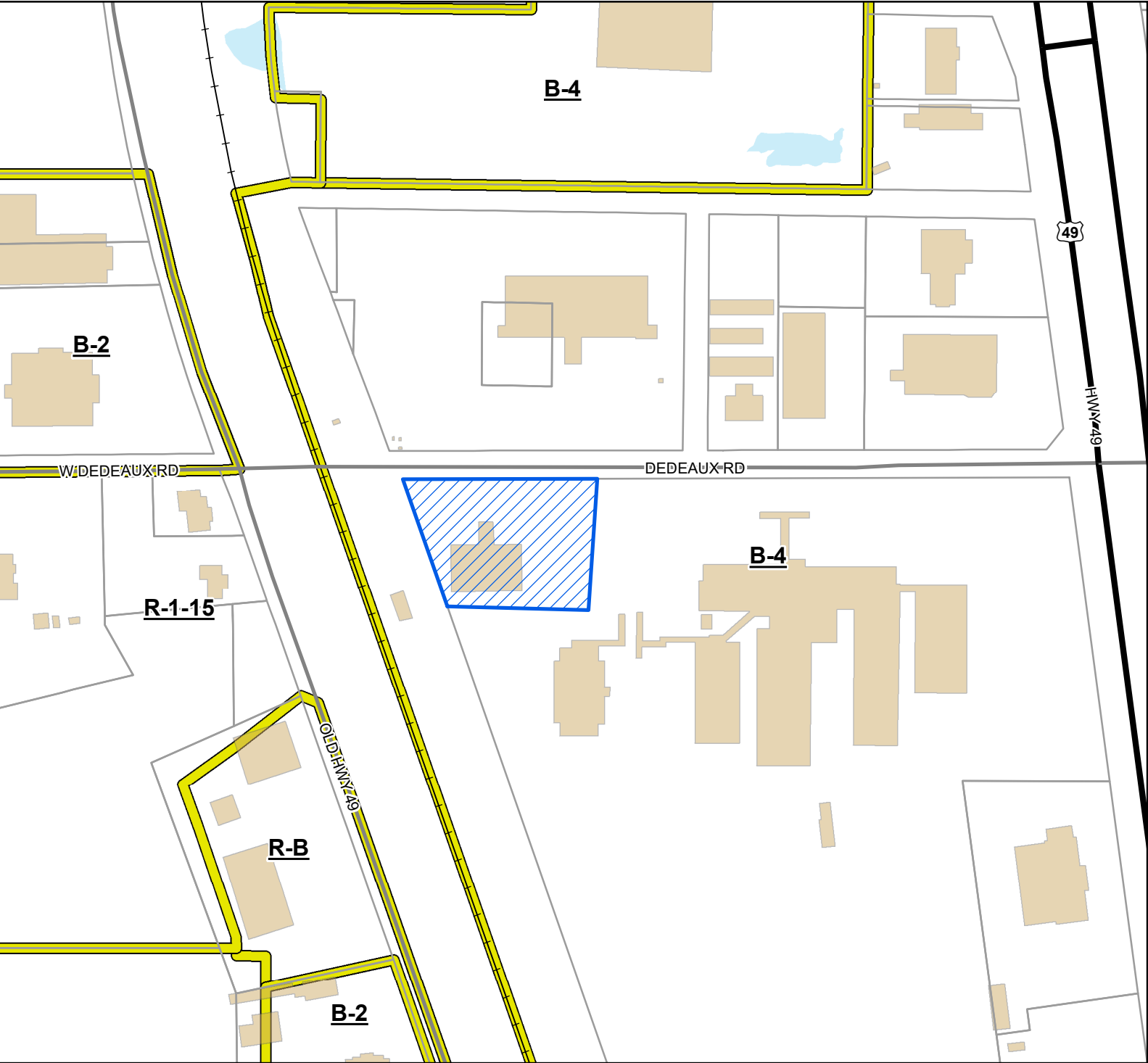
To: City of Gulfport Zoning Board of Adjustment and Appeals

From: Greg Holmes, Planning Administrator
Urban Development Department

Date of Hearing: May 23, 2019

Re: Special Exception 1905PC048:

Special Exception 1905PC048, by agent Angel Jones, tax parcel 0808M-02-001.000, Request for Day Care use, 15489 Dedeaux Rd, Zoned B-4 (Highway Business), Ward 7



Legend

- Site
- US or State Highway
- Street
- Railroad
- Parcels
- Buildings
- Zoning
- Water Features

Site Information

0808M-02-001.000

Zoning: B-4 (Highway Business)

Size: 1.02 acres

Flood: X

0 30 60 90

Yards

1 inch = 200 feet

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MEMORANDUM

To: City of Gulfport Planning Commission

From: Greg Holmes, Planning Administrator
Urban Development Department

Date of Hearing: May 23, 2019

Re: Planning Commission Approval 1905PC050:

Planning Commission Approval 1905PC050, by agent Iris Moore, tax parcel 0907I-03-076.000,
Request for mobile home use, 13440 Scott St., Ward 6



Legend

- Site
- Street
- Parcels
- Buildings
- Zoning

Site Information
0907I-03-076.000
Zoning: R-1-5
(Single-family)
Size: 10,787 sq ft
Flood: X

0 10 20 30
Yards

1 inch = 100 feet

N
W E
S

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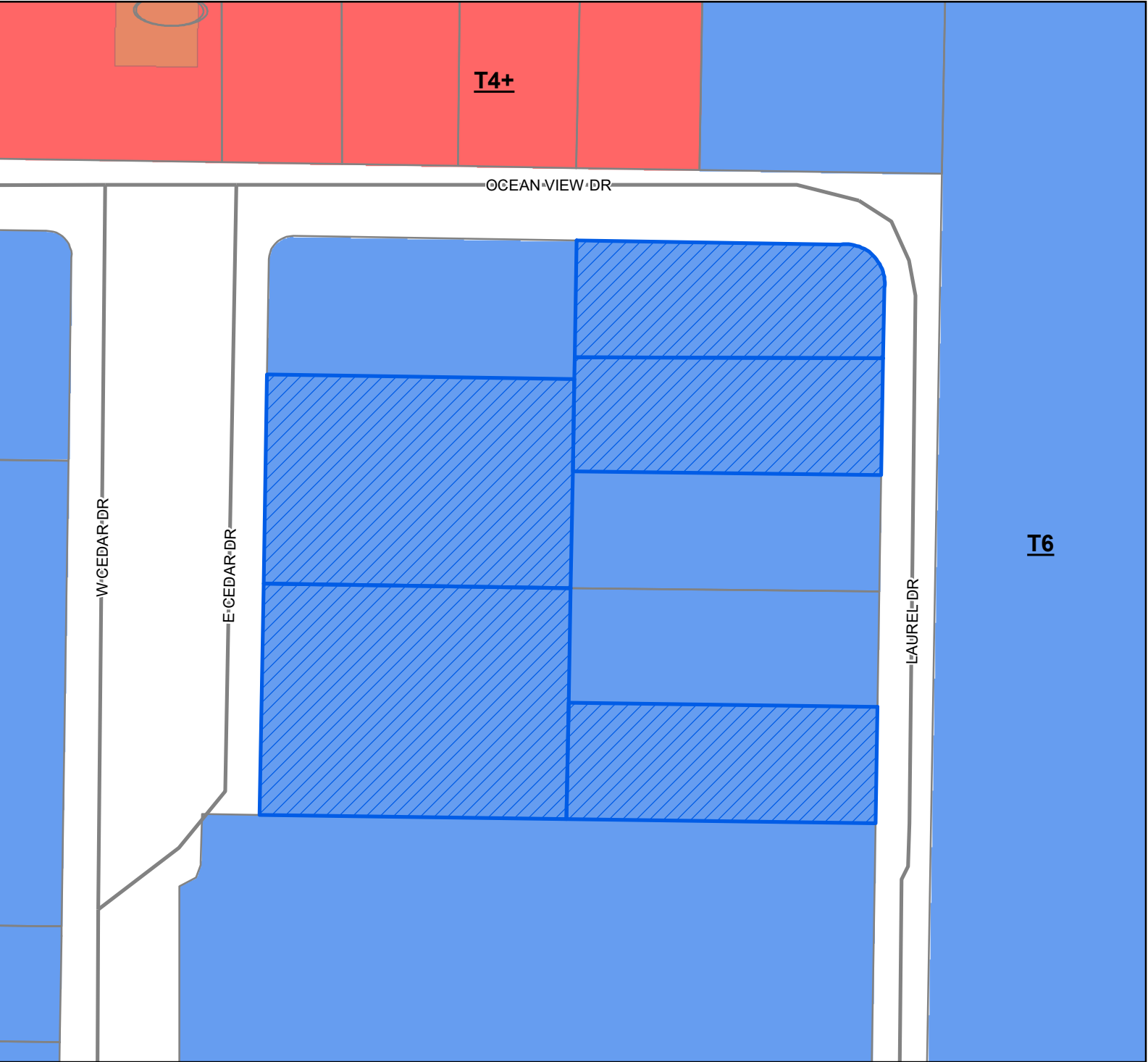
To: City of Gulfport Planning Commission

From: Greg Holmes, Planning Administrator
Urban Development Department

Date of Hearing: May 23, 2019

Re: Zoning Map Amendment 1905PC051:

Zoning Map Amendment 1905PC051, by agent D. Steven Ladner, tax parcels 1011D-01-049.000, 1011D-01-050.000, 1011D-01-052.000, 1011D-01-053.000, 1011D-01-056.000, Request to rezone from T6 (Urban core) to T4+ (General Urban Zone "Plus"), E Cedar Dr, Ocean View Dr, Laurel Dr, Ward 2



Legend

- Site
- Street
- Parcels
- Buildings

Zoning

- T6
- T4+

Site Information

1011D-01-049.000
1011D-01-050.000
1011D-01-052.000
1011D-01-053.000
1011D-01-056.000
Zoning: T6 (Urban core)
Size: 45,054 square feet
Flood: AE

0 10 20 30

Yards

1 inch = 60 feet

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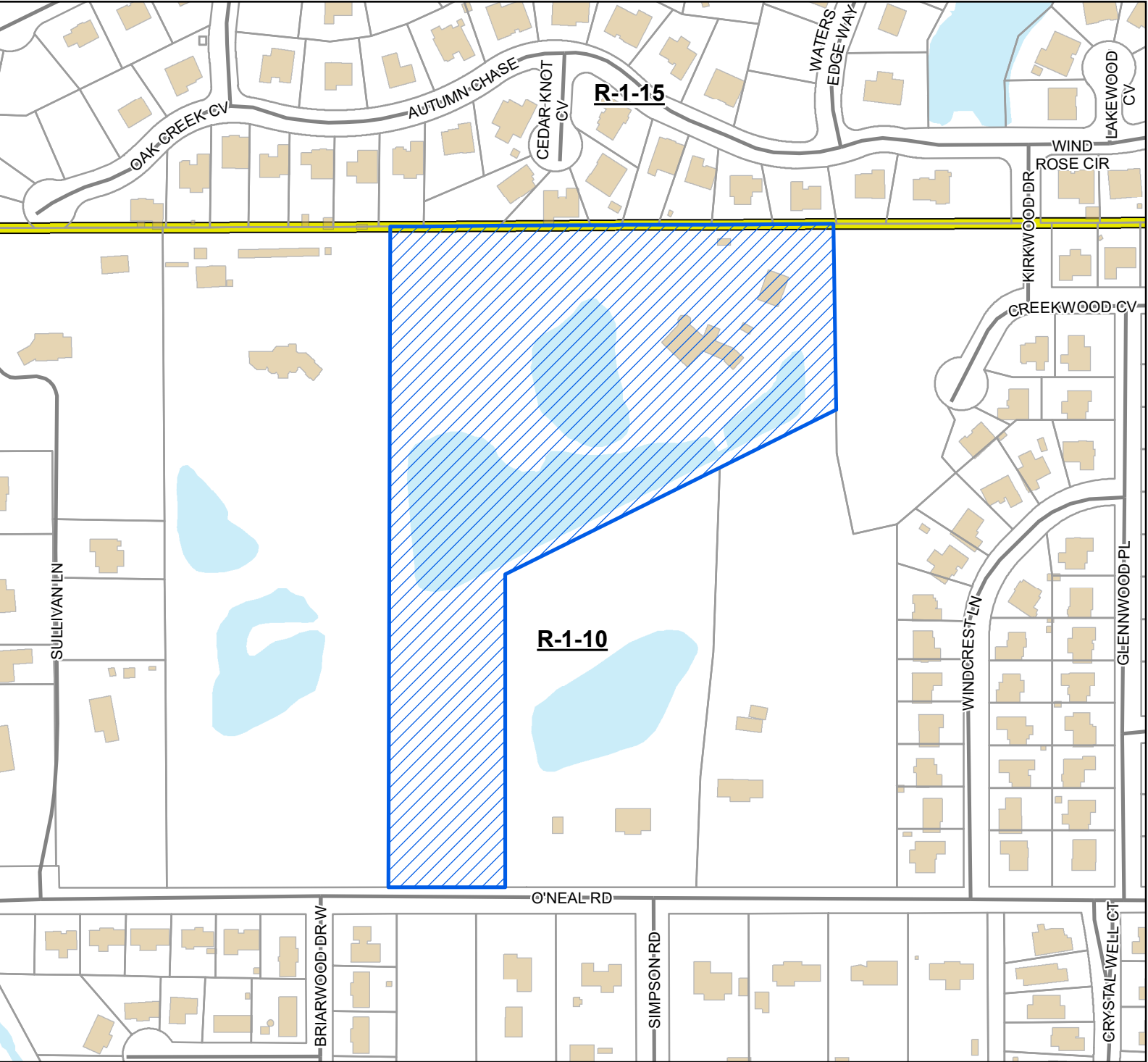
To: City of Gulfport Planning Commission

From: Greg Holmes, Planning Administrator
Urban Development Department

Date of Hearing: May 23, 2019

Re: Zoning Map Amendment 1905PC052:

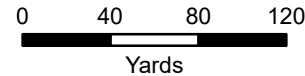
Zoning Map Amendment 1905PC052, by owner Garland and Shelia Crosby, tax parcel 0807O-01-010.075, Request to rezone from R-1-10 (Single-family) to R-2 (Single-family), 14444 O'neal Rd, Ward 7



Legend

- Site
- Street
- Parcels
- Buildings
- Zoning
- Water Features

Site Information
0807O-01-010.075
Zoning: R-1-10 (Single-family)
Size: 13.41 acres
Flood: X



1 inch = 262 feet



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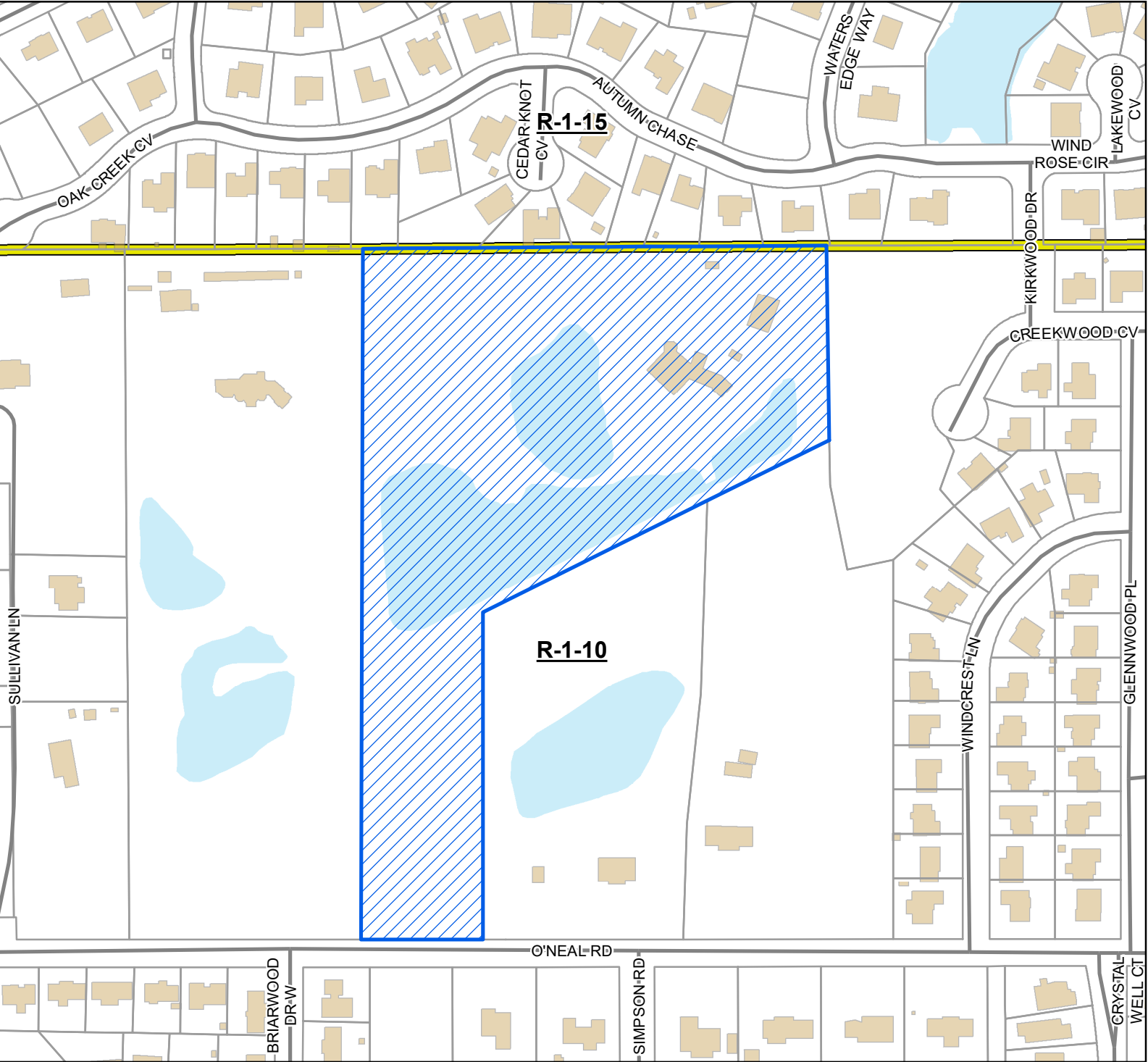
To: City of Gulfport Planning Commission

From: Greg Holmes, Planning Administrator
Urban Development Department

Date of Hearing: May 23, 2019

Re: Planning Commission Approval 1905PC053:

Planning Commission Approval 1905PC053, by owners Garland and Shelia Crosby, tax parcel 0807O-01-010.075, Request a wedding event center, 14444 O'Neal Rd, Zoned R-1-10 (Single-family), Ward 7

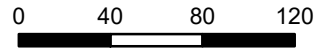


Legend

- Site
- Street
- Parcels
- Buildings
- Zoning
- Water Features

Site Information

0807O-01-010.075
Zoning: R-1-10 (Single-family)
Size: 13.41 acres
Flood: X



1 inch = 250 feet



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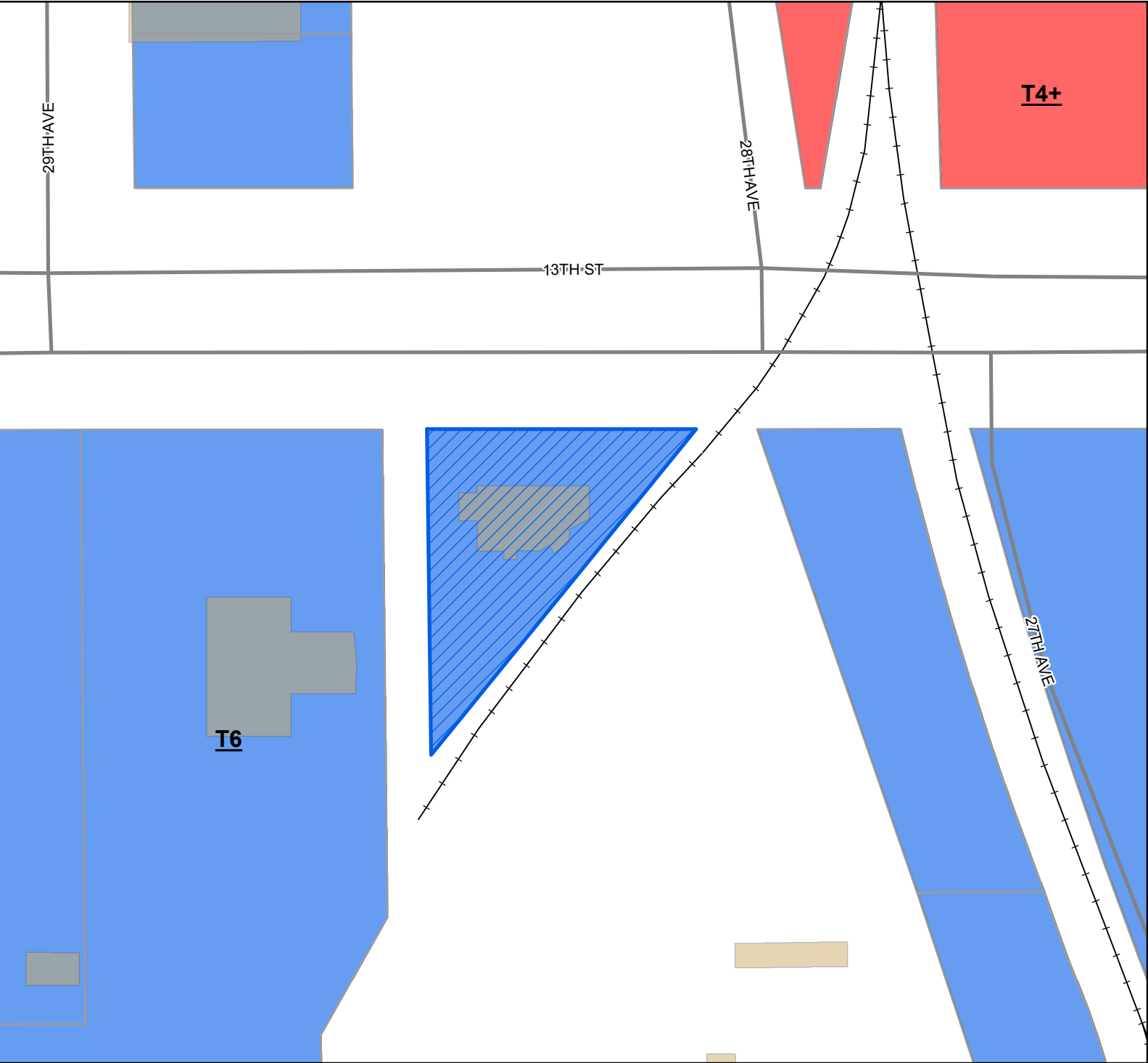
To: City of Gulfport Zoning Board of Adjustment and Appeals

From: Greg Holmes, Planning Administrator
Urban Development Department

Date of Hearing: May 23, 2019

Re: Special Exception 1905PC055:

Special Exception 1905PC055, by agent Hannah Awad, tax parcel 0811L-01-035.000, Request for free-standing lounge use, 2805 13th St, Zoned T6 (Urban Core Zone), Ward 2



Legend

- Site
- Street
- Railroad
- Parcels
- Buildings

Smart Code

- T6
- T4+

Site Information

0811L-01-035.000
Zoning: T6 (Urban Core Zone)
Size: 11,091 square feet
Flood: 0.2% Annual

0 10 20 30

Yards

1 inch = 70 feet

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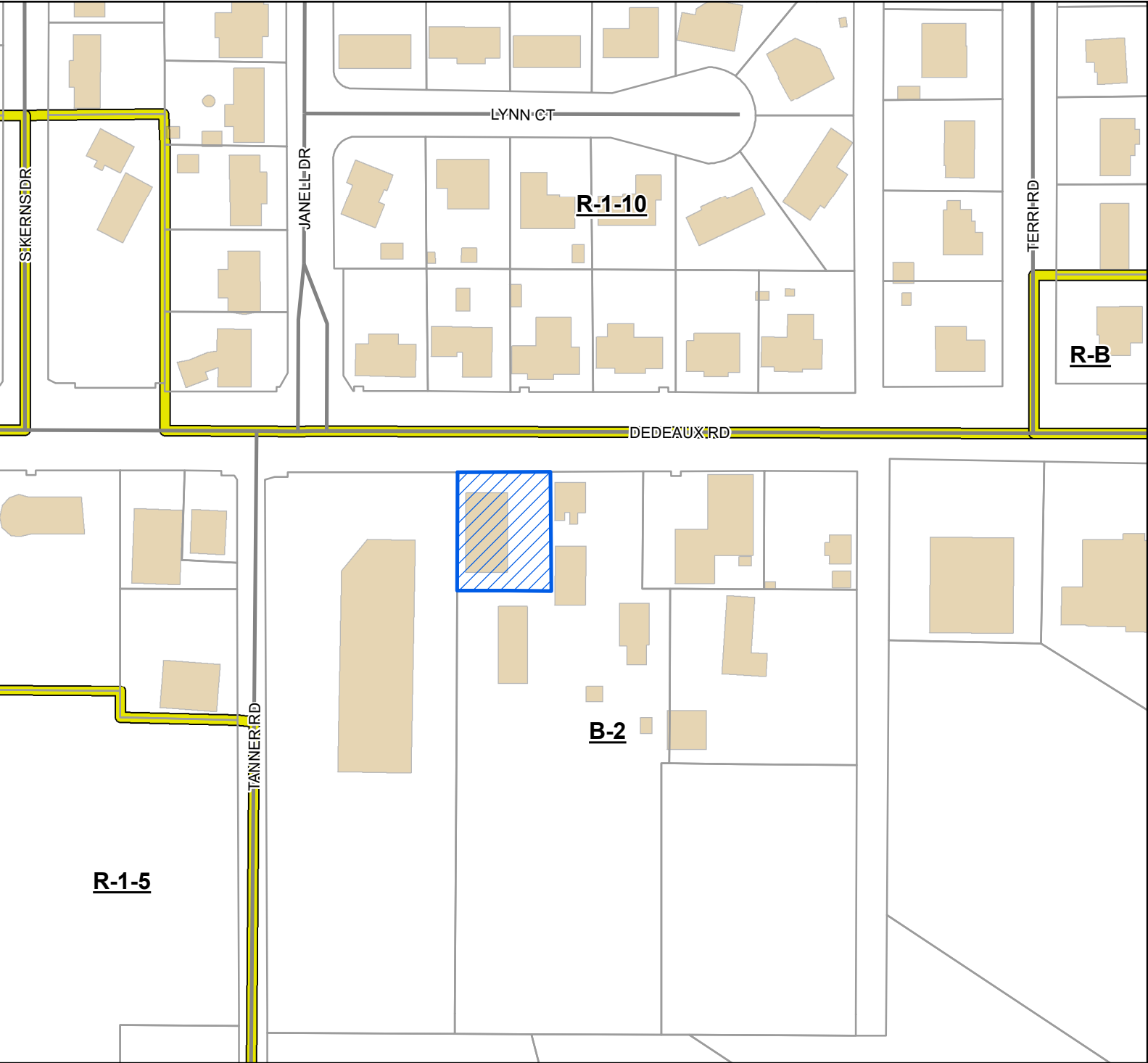
To: City of Gulfport Planning Commission

From: Greg Holmes, Planning Administrator
Urban Development Department

Date of Hearing: May 23, 2019

Re: Planning Commission Approval 1905PC056:

Planning Commission Approval 1905PC056, by agent Andy Sawyer, tax parcel 0808O-01-005.000, Request for a church use, 14307 Dedeaux Rd, Zoned B-2 (General business), Ward 5



Legend

- Site
- Street
- Parcels
- Buildings
- Zoning

Site Information
0808O-01-005.000
Zoning: B-2 (General business)
Size: 123,284 Square Feet
Flood: X

0 25 50 75
Yards

1 inch = 150 feet

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MEMORANDUM

To: City of Gulfport Planning Commission

From: Greg Holmes, Planning Administrator
Urban Development Department

Date of Hearing: May 23, 2019

Re: General Plan 1905PC057:

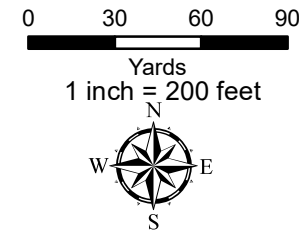
General Plan 1905PC057, by agent Heinrich & Associates, tax parcels 0911B-02-052.000, 0911B-02-054.000, 0911B-02-054.001, and 0911B-02-054.002, Approval of General Plan for 31-lot subdivision (Centennial Park), E Beach Blvd, Zoned T4L (General Urban Zone "Limited") and T4+ (General Urban Zone "Plus"), Ward 2

Legend

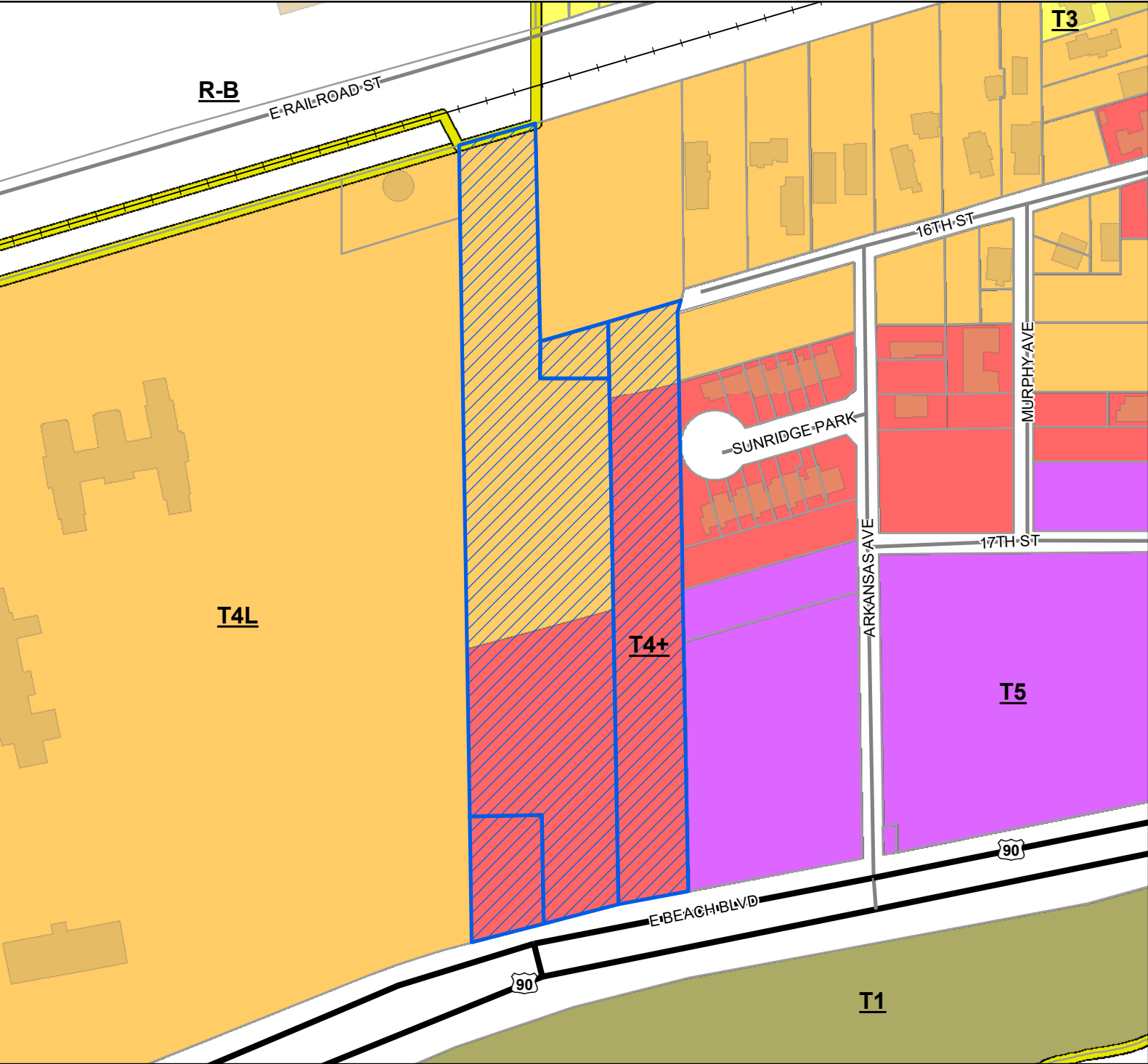
- Site
- US or State Highway
- Street
- Railroad
- Parcels
- Buildings
- Zoning
- Smart Code
 - T5
 - T4+
 - T4L
 - T3
 - T1

Site Information

0911B-02-052.000
0911B-02-054.000
0911B-02-054.001
0911B-02-054.002
Zoning: T4L (General urban zone limited) and T4+ (General urban zone plus)
Size: 6.62 acres
Flood: AE, 0.2% Annual



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MEMORANDUM

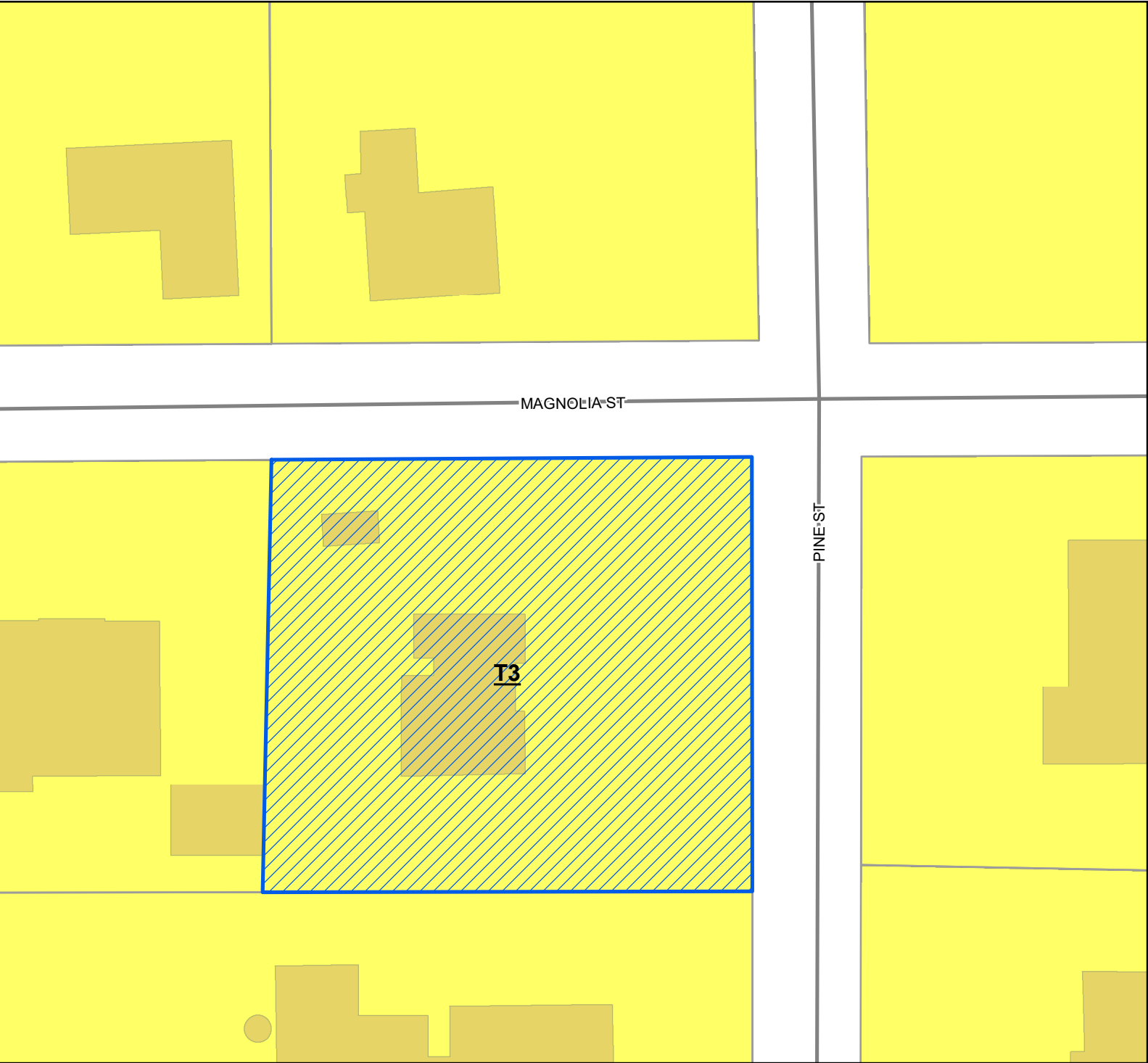
To: City of Gulfport Planning Commission

From: Greg Holmes, Planning Administrator
Urban Development Department

Date of Hearing: May 23, 2019

Re: Resubdivision 1905PC058:

Resubdivision 1905PC058, by agent Heinrich and Associates, LLC, tax parcel 1010F-02-015.000, Divide into 3 new parcels, 1215 Pine St, Zoned T3 (Sub-Urban Zone), Ward 4



Legend

- Site
- Street
- Parcels
- Buildings

Smart Code

- T3

Site Information

1010F-02-015.000
Zoning: T3 (Sub-urban Zone)
Size: 27,113 square feet
Flood: X

081624

Yards

1 inch = 50 feet

N

W

E

S

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MEMORANDUM

To: City of Gulfport Planning Commission

From: Greg Holmes, Planning Administrator
Urban Development Department

Date of Hearing: May 23, 2019

Re: Appeal 1905PC059:

Appeal 1905PC059, by agent Ben Sudduth, tax parcel 1010J-02-059.001, appeal of design standards denial, 4 Palmer Pl, Zoned R-1-7.5 (Single-family), Ward 2



Legend

- Site
- Street
- Parcels
- Buildings
- Zoning

Site Information
1010J-02-059.001
Zoning: R-1-7.5 (Single-family)
Size: 14,873 Square Feet
Flood: X

0 30 60 90
Yards

1 inch = 200 feet

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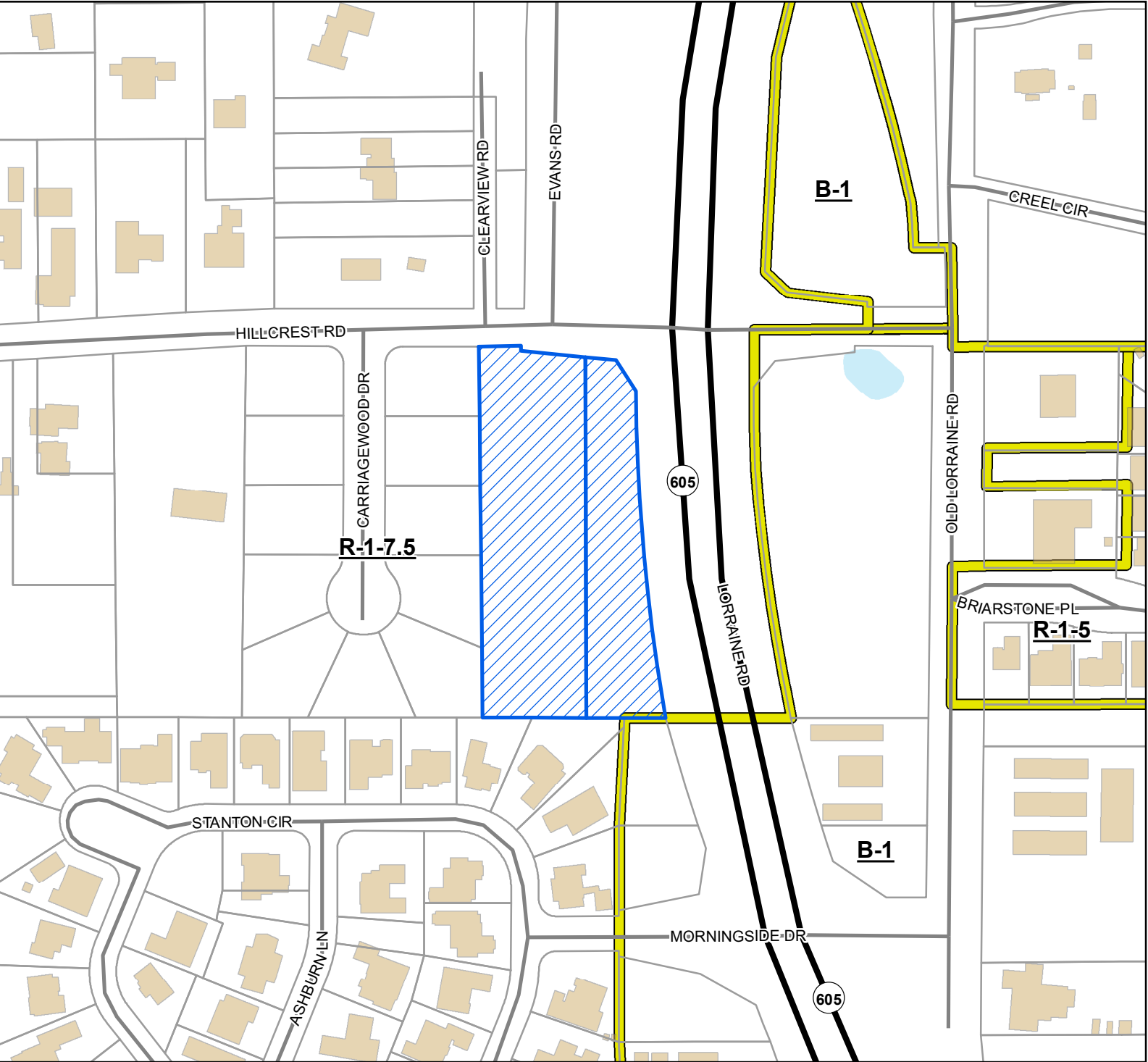
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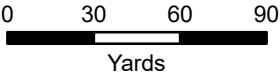
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Legend

- Site
- US or State Highway
- Street
- Parcels
- Buildings
- Zoning
- Water Features

Site Information
1009M-03-006.000 &
1009M-03-004.000
Zoning: R-1-7.5 (Single-family)
Size: 123,284 Square Feet



1 inch = 200 feet



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From: Greg Holmes, Planning Administrator
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Date of Hearing: May 23, 2019

Re: Resubdivision 1903PC023:
(Deferred from the March 28, 2019, meeting)

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Legend

- Site
- Street
- Parcels
- Buildings
- Zoning

Site Information

0810G-02-047.000
Zoning: R-1-5 (Single-family)
Size: 17,006 Square Feet
Flood: X

0 9 18 27

Yards

1 inch = 56 feet

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Date of Hearing: May 23, 2019

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From: Greg Holmes, Planning Administrator
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Date of Hearing: May 23, 2019

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(Request for extension)

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