

AGENDA
GULFPORT CITY PLANNING COMMISSION MEETING
CITY HALL COUNCIL CHAMBERS
THURSDAY, SEPTEMBER 26, 2019 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 -August 22, 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 1909PC104:

Planning Commission Approval 1909PC104, by owner Richard C. Lawson, tax parcel 0911C-01-209.000, Request for automotive sales of fewer than fifty cars, 2301 Hewes Ave, Zoned B-2 (General Business), Ward 3

2. Resubdivision 1909PC107:

Resubdivision 1909PC107, by Owner William Edgar Gilmore Revocable Trust, tax parcels 0708P-01-003.000, 0708P-01-004.007, 0708P-01-004.008, 0708P-01-004.009, 0708P-01-004.010, 0808M-03-014.000, divide into 3 new parcels, 16035 W Dedeaux Rd, Zoned R-1-15 (Single-family), Ward 7

3. Planning Commission Approval 1909PC110:

Planning Commission Approval 1909PC110, by owners RFFS, LLC, tax parcel 0808M-02-002.001, Request for a church use, 11213 Highway 49, Zoned B-4 (Highway business), Ward 7

4. Resubdivision 1909PC111:

Resubdivision 1909PC111, by agent Dax Alexander, tax parcels 0711J-06-004.000, 0711J-06-014.001, 0711J-06-016.000, 0711J-06-017.000, Resubdivide into three new parcels, 1391 Broad Ave, Zoned T4+ (General Urban Zone "Plus"), Ward 1

5. Planning Commission Approval 1909PC112:

Planning Commission Approval 1909PC112, agent Brown, Mitchell, & Alexander Inc, tax parcels 0711J-06-004.000, 0711J-06-014.001, 0711J-06-016.000, and 0711J-06-017.000, Request a surface parking lot, 1391 Broad Ave, Zoned T4+ (General Urban Zone "Plus"), Ward 1

6. Final Plat 1910PC117:

Final Plat 1910PC117, by owner 2G Holding, tax parcel 0711O-04-028.000, Approval of Final Plat for 24-lot subdivision (Water Sound), Fournier Ave, Zoned T4L (General Urban Zone "Limited"), Ward 2

7. Final Plat 1910PC126:

Final Plat 1910PC126, by agent Brown, Mitchell, & Alexander, Inc., tax parcel 0908C-01-001.000, Approval of Final Plat for 13-lot, 2-out-parcel subdivision (Florence Gardens Phase 5-B), O'Neal Rd, Zoned R-1-7.5 (Single-family), Ward 6

8. Zoning Text Amendment 1910PC127:

Zoning Text Amendment 1910PC127, by City of Gulfport, Amendments to the Comprehensive Zoning Ordinance, as amended, Section III. District Regulations (J) Chart of Permitted Uses: to amend the Zoning Ordinance index to (K) Chart of Permitted Uses, and to amend Section III. District Regulations: to add Subsection (J) Naval Construction Battalion Center Military Influence Overlay District

9. Zoning Map Amendment 1910PC128:

Zoning Map Amendment 1910PC128, by City of Gulfport, Request to create a Naval Construction Battalion Center Military Influence Overlay District (NCBC MIOD), Ward 1

10. Planning Commission Approval 1908PC090:
(Deferred from the August 22, 2019, meeting)

Planning Commission Approval 1908PC090, by agent Ashley Endsley, tax parcel 0907I-05-020.000, Request approval for mobile home use, Bonnie St, Zoned R-1-5 (Single-family), Ward 6

11. Planning Commission Approval 1908PC094:
(Deferred from the August 22, 2019, meeting)

Planning Commission Approval 1908PC094, by owner Brad McCullom, tax parcel 0710G-01-021.000, Request a mobile home use, Harrison Dr, Zoned R-1-5 (Single-family), Ward 1

G4. Other Business

1. General Plan Approval 1502PC010:
(Request for modification)

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 SR 605 (Lorraine Road), north of I-10 and east of Turnberry Avenue.) Ward 6.

H. Adjournment

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**LEGAL NOTICE
PUBLIC HEARING**

In conformance with Section VIII of the Comprehensive Zoning Ordinance of the City of Gulfport, Mississippi, 1979 as amended, notice is hereby given advising that the Gulfport City Planning Commission will hold a public hearing in the City of Gulfport, Mississippi at 4:30 P.M., Thursday, September 26, 2019 in the Council Chambers of the Gulfport City Hall located at 2309 15th Street to consider the following requests. A copy of the requests will be available for public review at the office of the Department of Urban Development, Planning Division, located on first floor of the William H. Hardy Building, 1410 24th Avenue.

**Planning Commission Approval
1909PC104**

, by owner Richard C. Lawson, tax parcel 0911C-01-209.000, Request for automotive sales of fewer than fifty cars, 2301 Hewes Ave, Zoned B-2 (General Business), Ward 3

Resubdivision 1909PC107, by Owner William Edgar Gilmore Revocable Trust, tax parcels 0708P-01-003.000, 0708P-01-004.007, 0708P-01-004.008, 0708P-01-004.009, 0708P-01-004.010, 0808M-03-014.000, divide into 3 new parcels, 16035 W. Dedeaux Rd, Zoned R-1-15 (Single-family), Ward 7

**Planning Commission Approval
1909PC110**

, by owners RFFS, LLC, tax parcel 0808M-02-002.001, Request for a church use, 11213 Highway 49, Zoned B-4 (Highway business), Ward 7

Resubdivision 1909PC111, by agent Dax Alexander, tax parcels 0711J-06-004.000, 0711J-06-014.001, 0711J-06-016.000, 0711J-06-017.000,

Resubdivide into three new parcels, 1391 Broad Ave, Zoned T4+ (General Urban Zone "Plus"), Ward 1

**Planning Commission Approval
1909PC112**

, agent Brown, Mitchell, & Alexander Inc, tax parcels 0711J-06-004.000, 0711J-06-014.001, 0711J-06-016.000, and 0711J-06-017.000, Request a surface parking lot, 1391 Broad Ave, Zoned T4+ (General Urban Zone "Plus"), Ward 1

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Zoning Text Amendment 1910PC127, by City of Gulfport, Amendments to the Comprehensive Zoning Ordinance, as amended, Section III. District Regulations (J) Chart of Permitted Uses: to amend the Zoning Ordinance index to (K) Chart of Permitted Uses, and to amend Section III. District Regulations: to add Subsection (J) Naval Construction Battalion Center Military Influence Overlay District

Zoning Map Amendment 1910PC128, by City of Gulfport, Request to create a Naval Construction Battalion Center Military Influence Overlay District (NCBC MIOD), Ward 1

This the 5th day of September 2019
Keith Williams, Chairman
City of Gulfport Planning Commission

MEMORANDUM

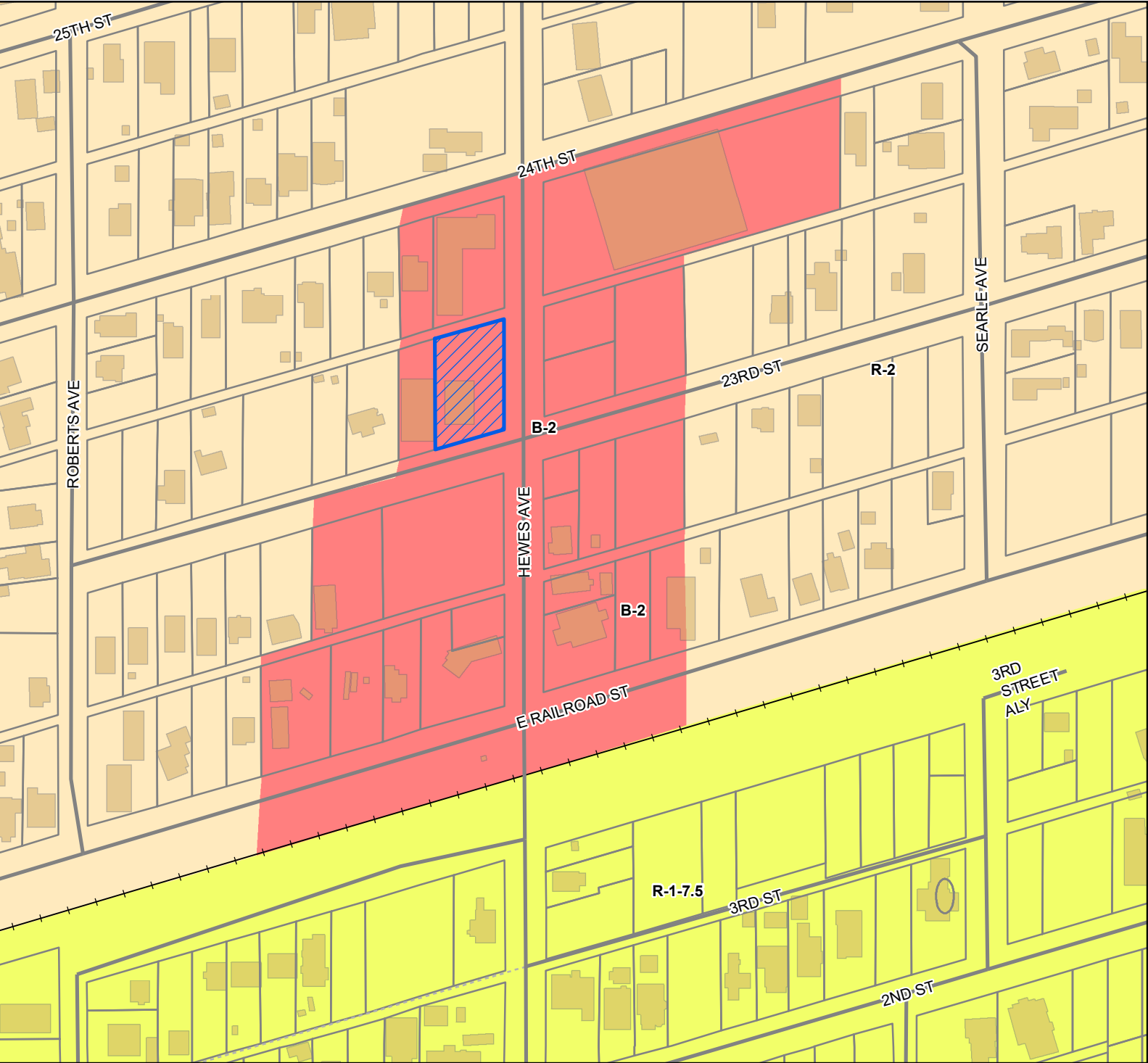
To: City of Gulfport Planning Commission

From: Greg Holmes, Planning Administrator
Urban Development Department

Date of Hearing: September 26, 2019

Re: Planning Commission Approval 1909PC104:

Planning Commission Approval 1909PC104, by owner Richard C. Lawson, tax parcel 0911C-01-209.000, Request for automotive sales of fewer than fifty cars, 2301 Hewes Ave, Zoned B-2 (General Business), Ward 3



Site

Street

Alley

Railroad

Parcels

Buildings

Zoning

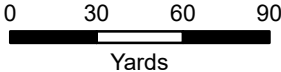
B-2 - General Business District

R-1-7.5 - Single Family Residence District (Low Density)

R-2 - Single Family Residence District (Medium Density)

Site Information

0911C-01-209.000
Zoning: B-2 (General Business)
Size: 15,770 Square feet
Flood: X



1 inch = 200 feet



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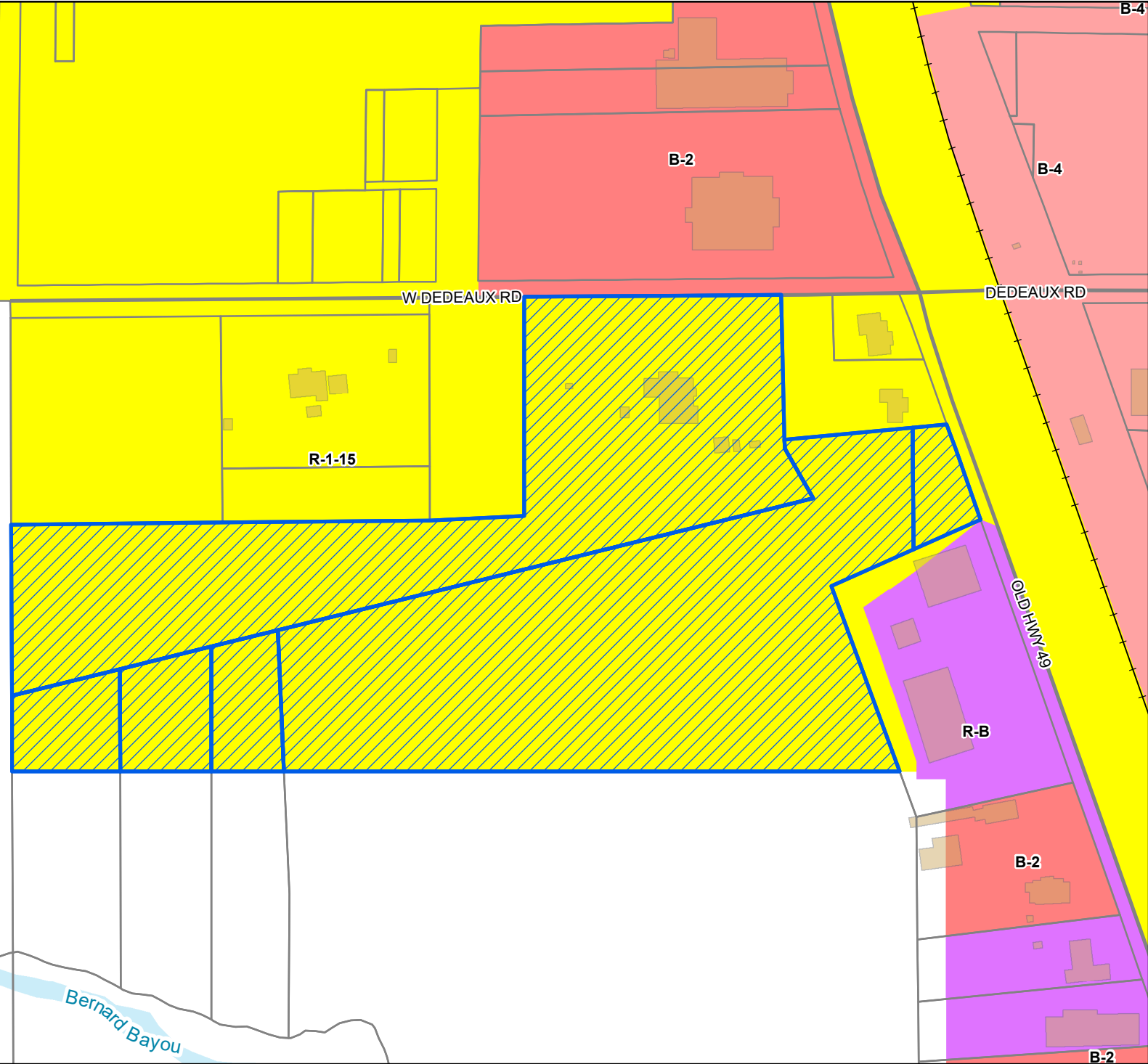
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Legend

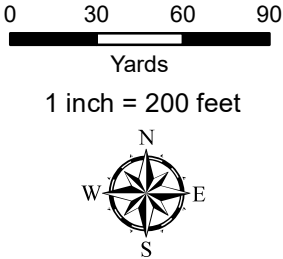
- Site
- Street
- Railroad
- Parcels
- Buildings

Zoning

- B-2 - General Business District
- B-4 - Highway Business District
- R-1-15 - Single Family Residence District (Low Density)
- R-B - Residence-Business District
- Water Features

Site Information

0708P-01-003.000
0708P-01-004.007
0708P-01-004.008
0708P-01-004.009
0708P-01-004.010
0808M-03-014.000
Zoning: R-1-15 (Single-family)
Size: 13.78 acres
Flood: X, 0.2% Annual, AE



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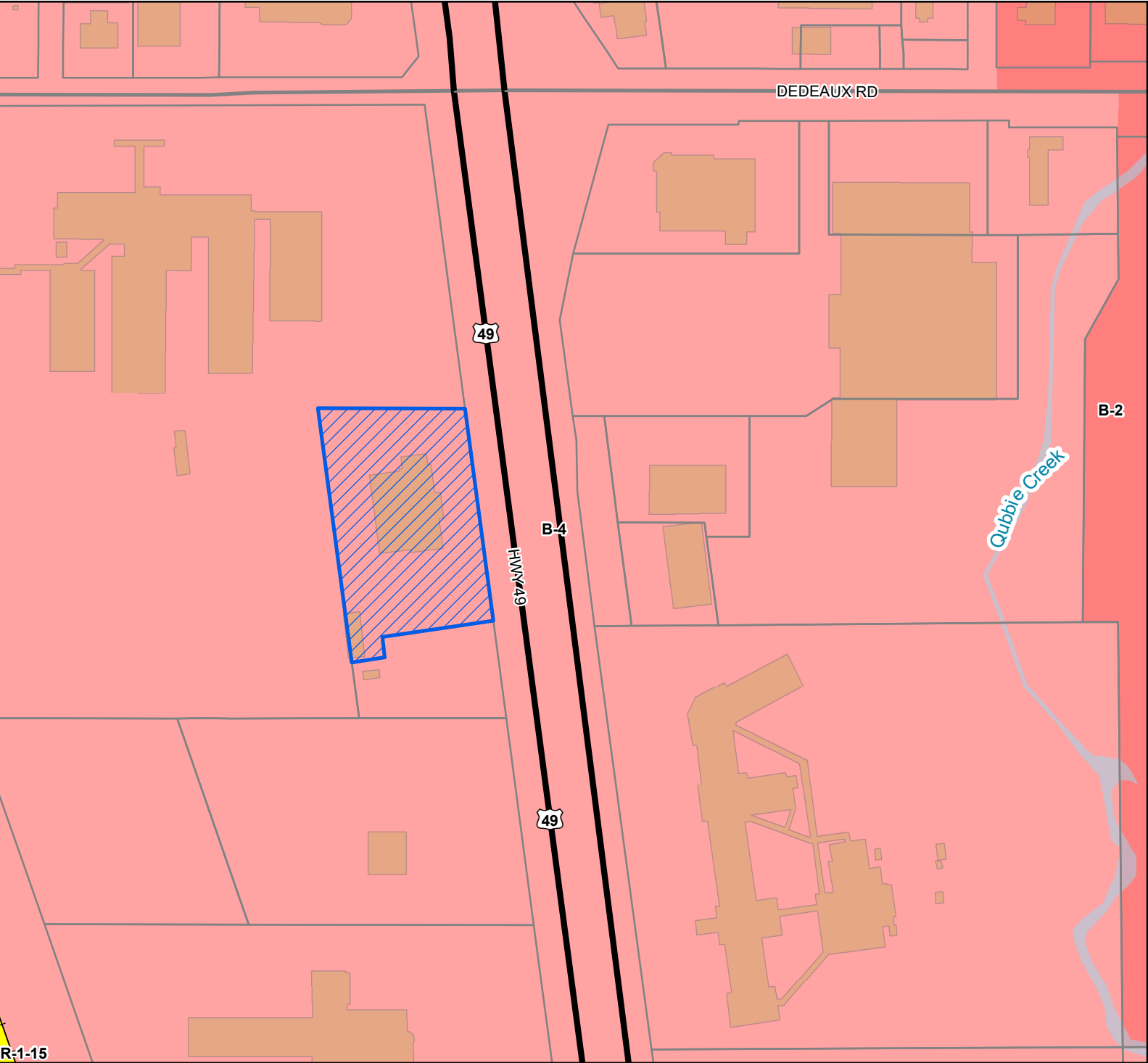
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Date of Hearing: September 26, 2019

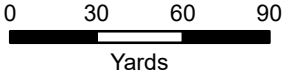
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Planning Commission Approval 1909PC110, by owners RFFS, LLC, tax parcel 0808M-02-002.001, Request for a church use, 11213 Highway 49, Zoned B-4 (Highway business), Ward 7



- Site
- US or State Highway
- Street
- Railroad
- Parcels
- Buildings
- Zoning**
 - B-2 - General Business District
 - B-4 - Highway Business District
 - R-1-15 - Single Family Residence District (Low Density)
 - Water Features

Site Information
0808M-02-002.001
Zoning: B-4 (Highway business)
Size: 1.6 acres
Flood: X



1 inch = 200 feet



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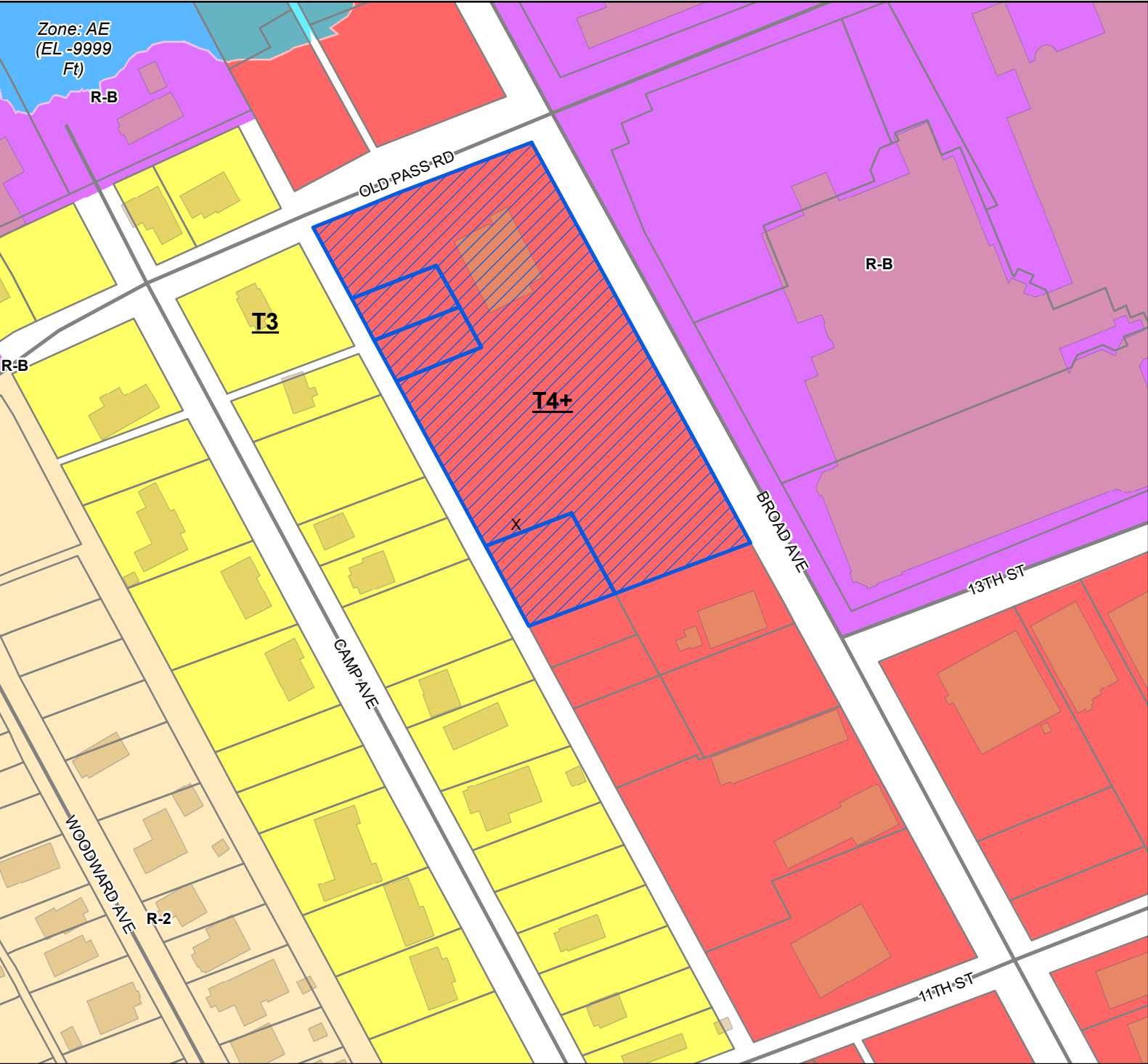
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- Site
- Street
- Parcels
- Buildings
- Smart Code**
 - T4+
 - T3
- Zoning**
 - R-2 - Single Family
 - Residence District (Medium Density)
 - R-B - Residence-Business District

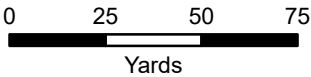
Site Information

0711J-06-004.000, 0711J-06-014.001, 0711J-06-016.000, 0711J-06-017.000

Zoning: T4+ (General Urban Zone Plus)

Size: 2.4 acres

Flood: X



1 inch = 150 feet



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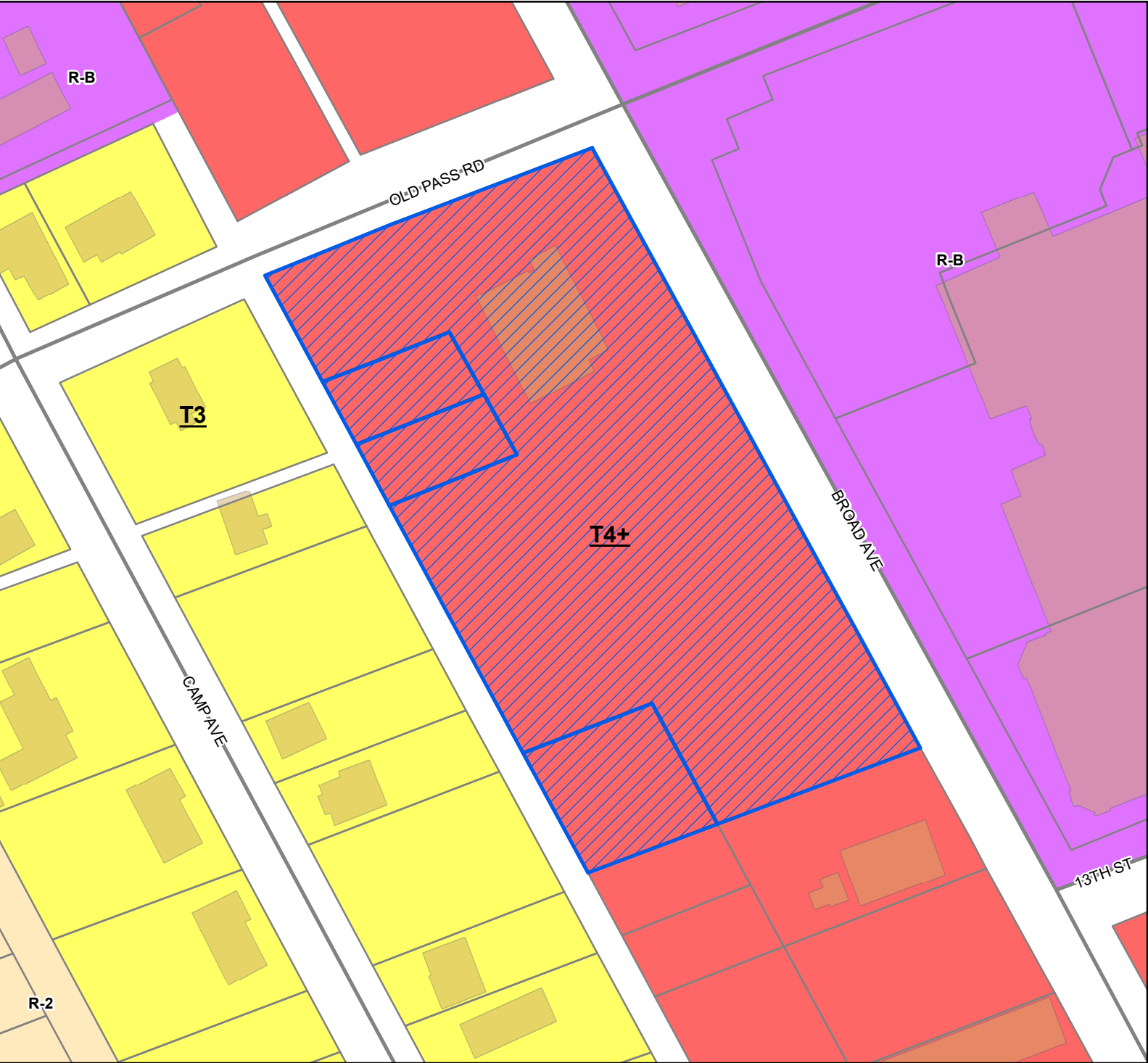
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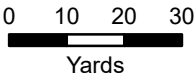
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- Site
- Street
- Parcels
- Buildings
- Smart Code**
 - T4+
 - T3
- Zoning**
 - R-2 - Single Family
 - Residence District (Medium Density)
 - R-B - Residence-Business District

Site Information
0711J-06-004.000
0711J-06-014.001
0711J-06-016.000
0711J-06-017.000
Zoning: T4+(General Urban Zone "Plus")
Size: 2.83 acres
Flood: X



1 inch = 100 feet



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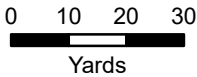
Re: Final Plat 1910PC117:

Final Plat 1910PC117, by owner 2G Holding, tax parcel 0711O-04-028.000, Approval of Final Plat for 24-lot subdivision (Water Sound), Fournier Ave, Zoned T4L (General Urban Zone "Limited"), Ward 2

Legend

- Site
- US or State Highway
- Street
- Parcels
- Buildings
- Smart Code
 - T4L
 - T3

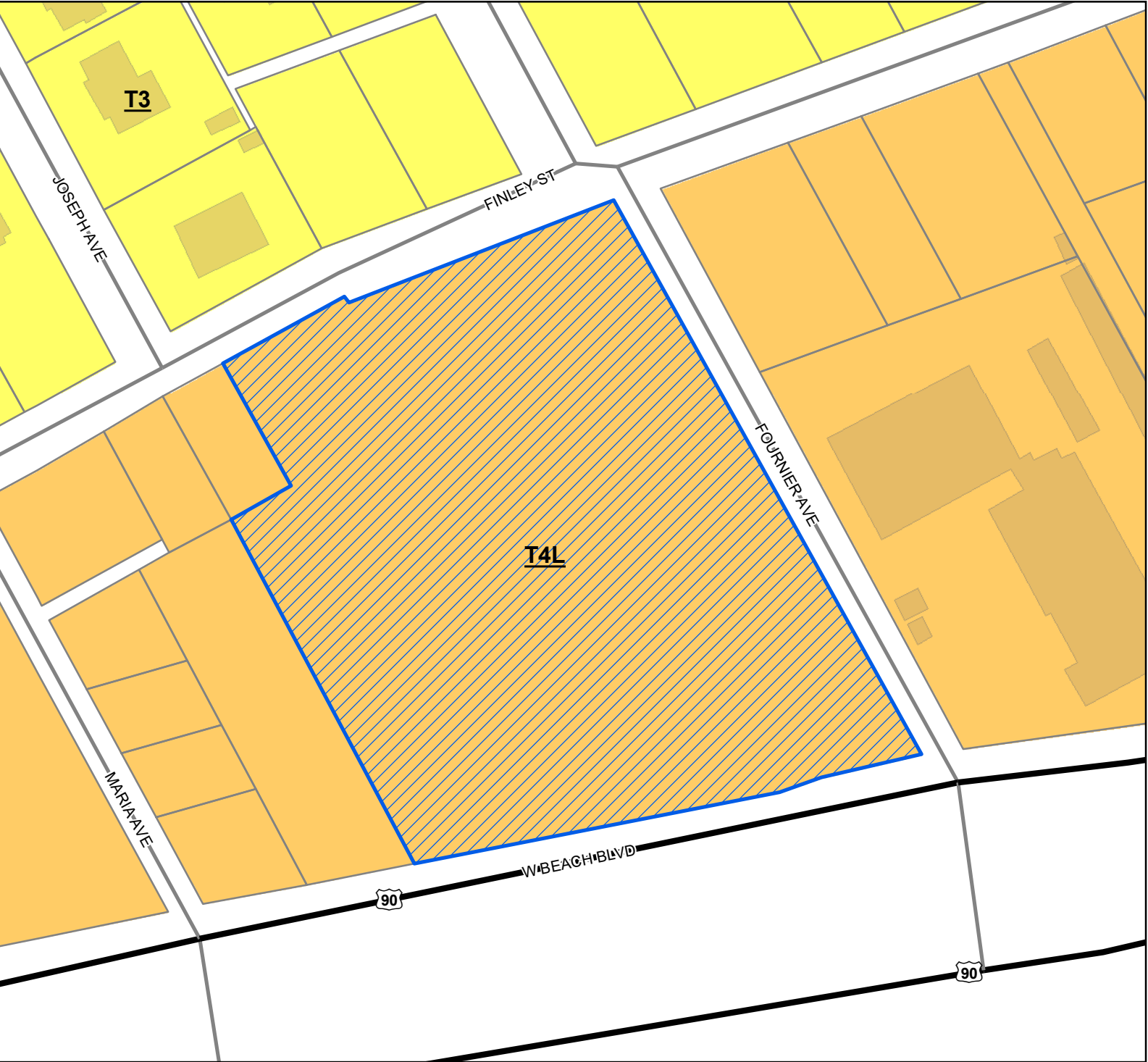
Site Information
07110-04-028.000
Zoning: T4L (General Urban Zone "Limited")
Size: 3.35 acres
Flood: AE



1 inch = 100 feet



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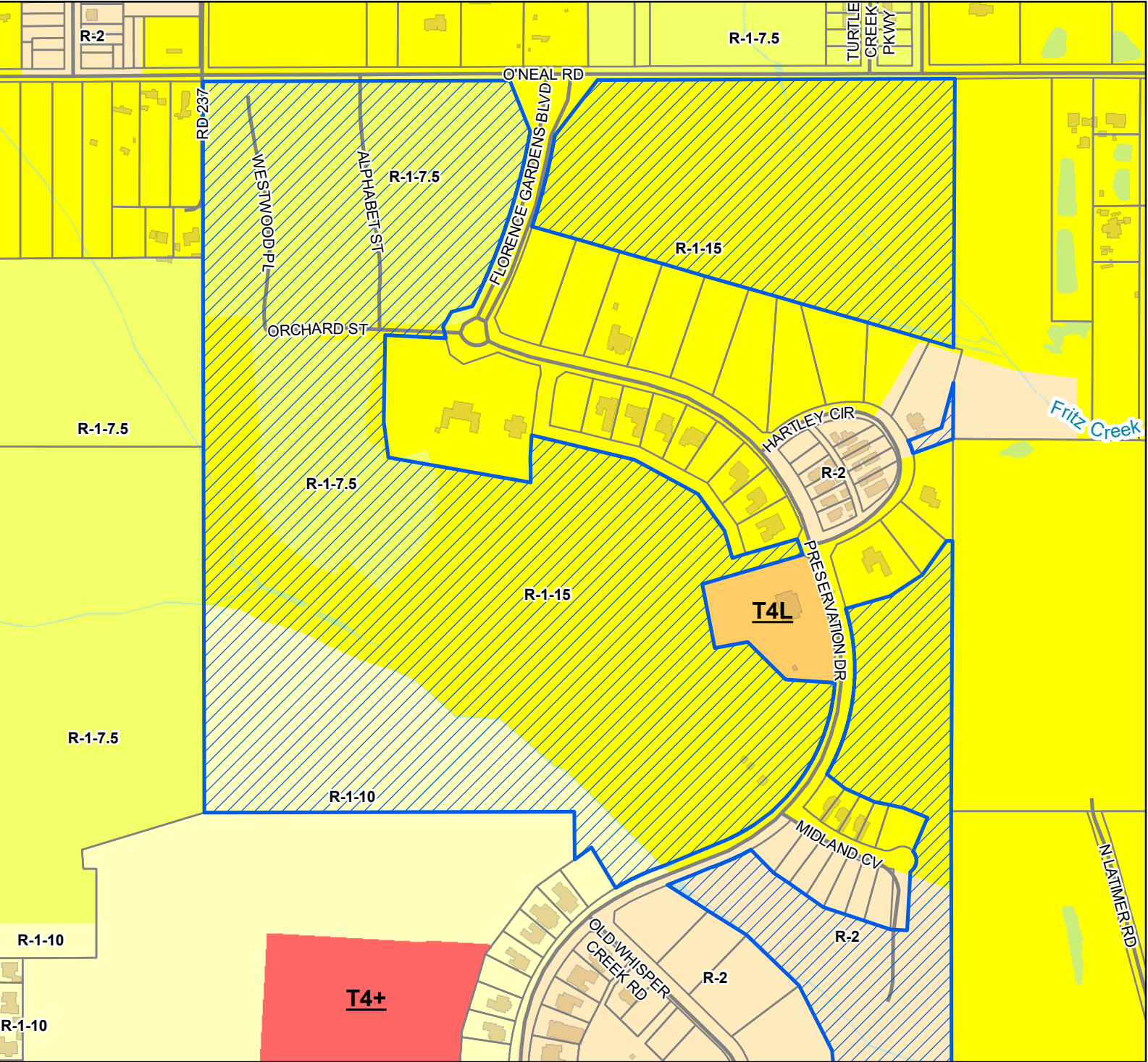
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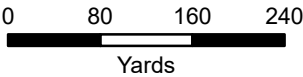
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- Site
- Street
- Parcels
- Buildings
- Smart Code
 - T4+
 - T4L
- Zoning
 - R-1-10 - Single Family Residence (Low Density)
 - R-1-15 - Single Family Residence District (Low Density)
 - R-1-7.5 - Single Family Residence District (Low Density)
 - R-2 - Single Family Residence District (Medium Density)
 - Water Features

Site Information
0908C-01-001.000
Zoning: R-1-7.5 (Single-family)
Size: 3.73 acres
Flood: X



1 inch = 500 feet



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Date of Hearing: September 26, 2019

Re: **Zoning Text Amendment 1910PC127:**

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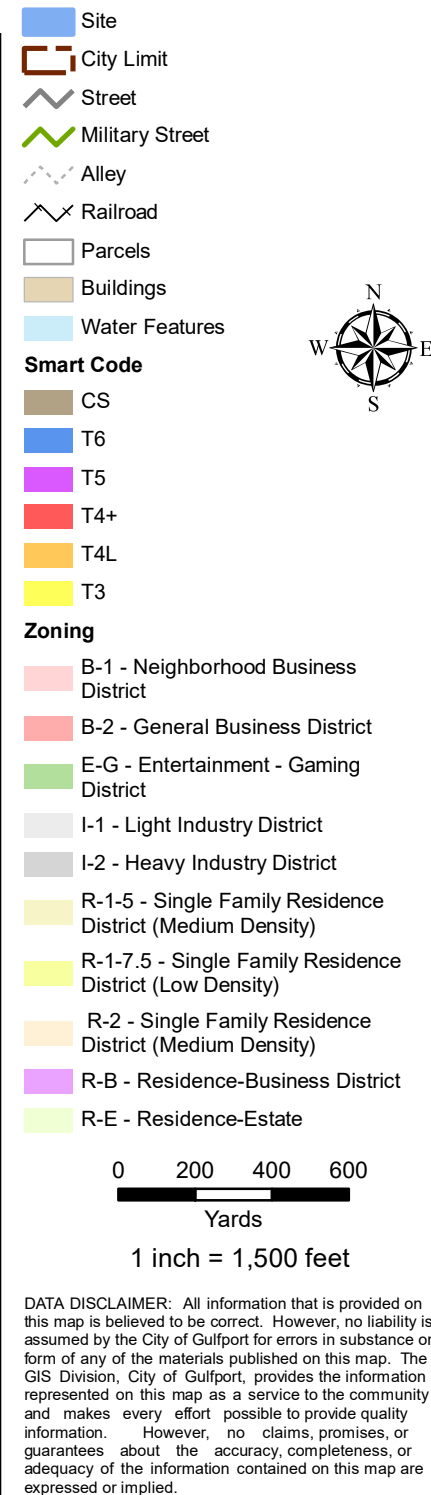
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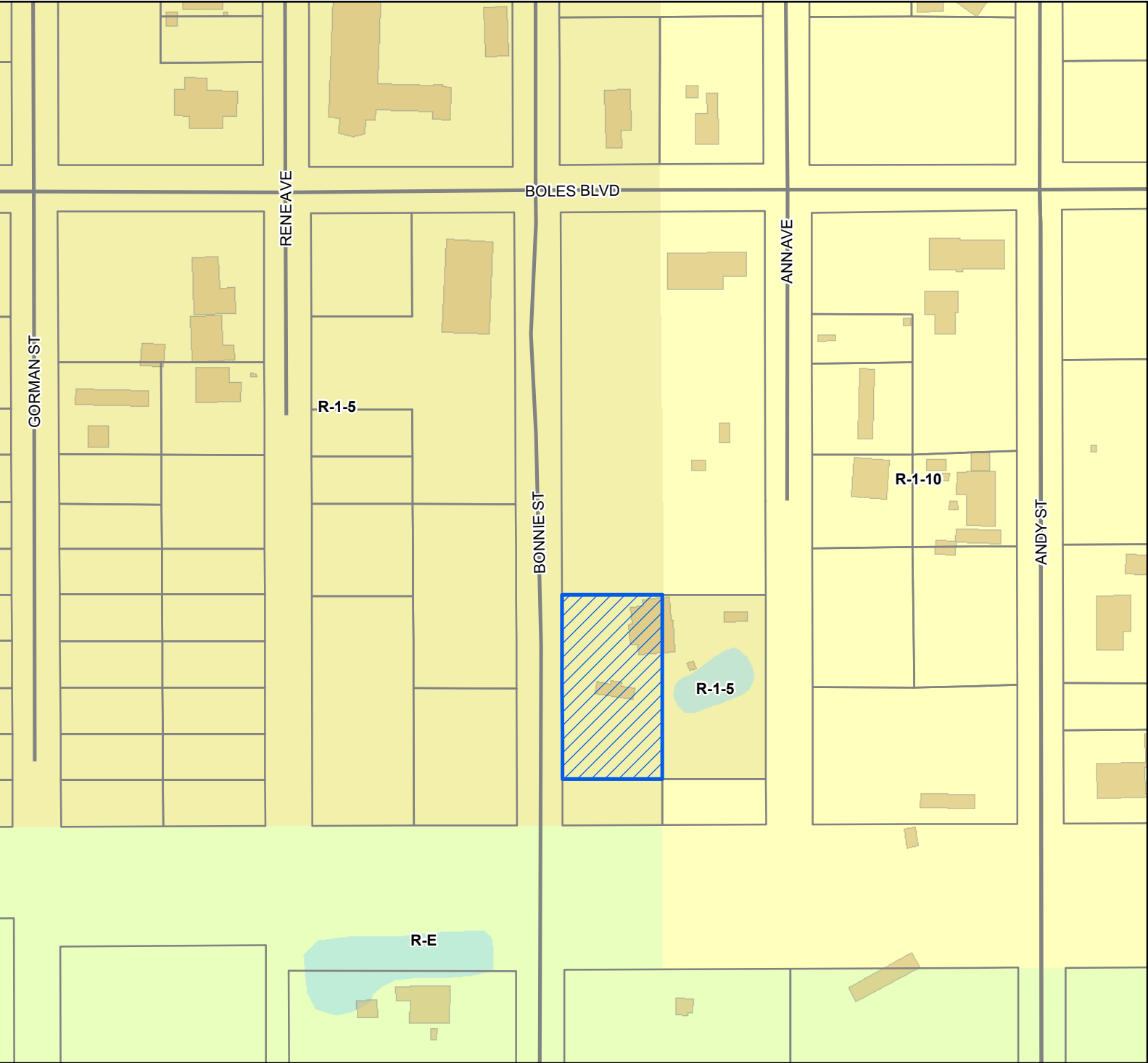
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Site

Street

Parcels

Buildings

Zoning

R-1-10 - Single Family Residence (Low Density)

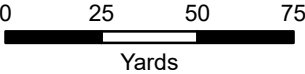
R-1-5 - Single Family Residence District (Medium Density)

R-E - Residence-Estate

Water Features

Site Information

09071-05-020.000
Zoning: R-1.5 (Single-family)
Size: 17,768 Square feet
Flood: X



1 inch = 150 feet



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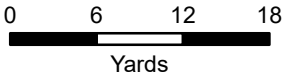
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- Site
- Street
- Parcels
- Buildings

- Zoning**
- R-1-5 - Single Family
 - Residence District (Medium Density)

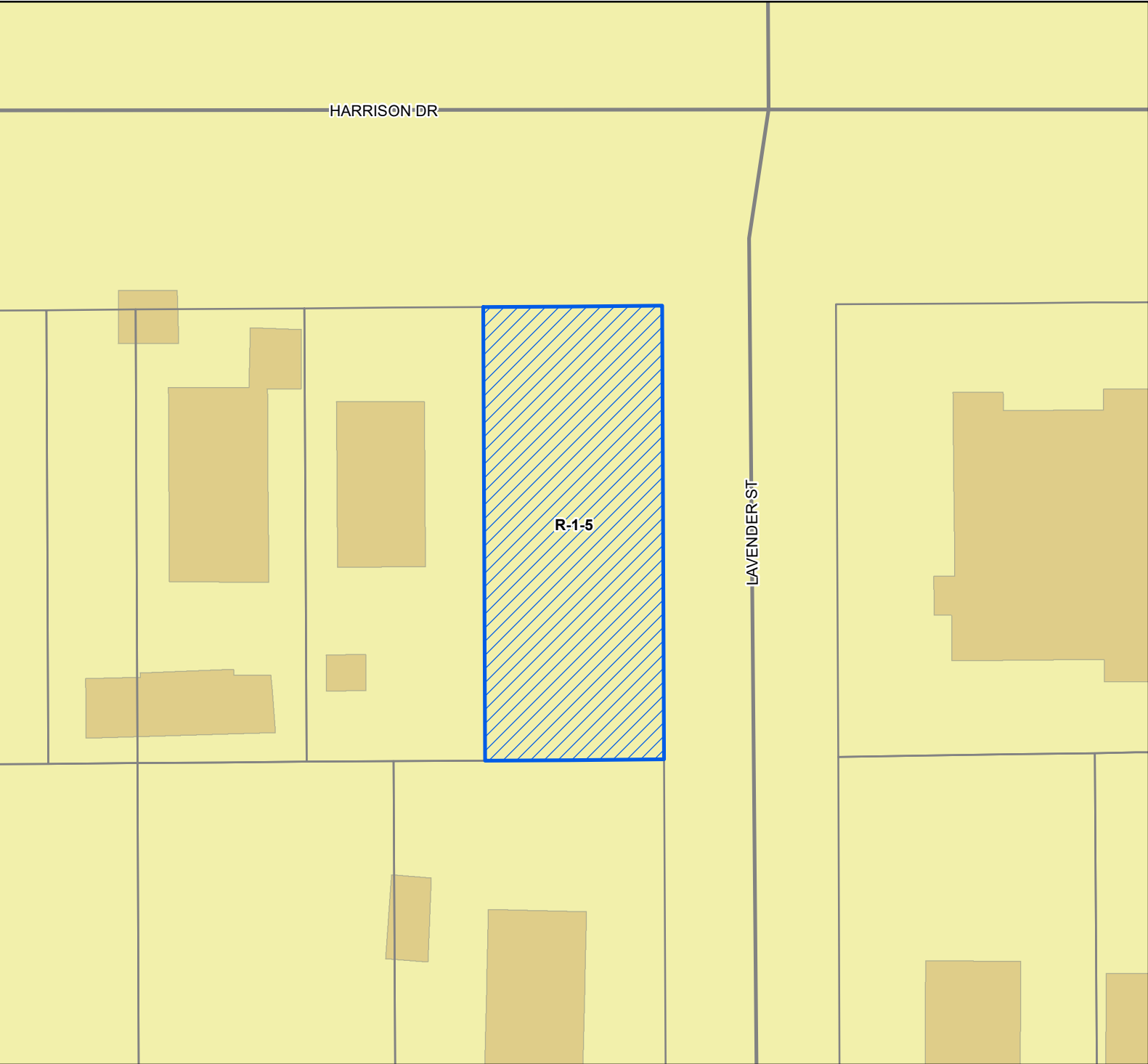
Site Information
0710G-01-021.000
Zoning: R-1-5 (Single-family)
Size: 6,683 sq ft
Flood: AE



1 inch = 40 feet



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