

**AGENDA**  
**GULFPORT CITY PLANNING COMMISSION MEETING**  
**CITY HALL COUNCIL CHAMBERS**  
**THURSDAY, OCTOBER 24, 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 - September 26, 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. Final Plat 1910PC116:**

Final Plat 1910PC116, by agent Brown, Mitchell & Alexander Inc, between tax parcels 1008M-04-006.000 and 1008M-04-003.002, Final Plat approval of a 3-lot subdivision (Gulfport Promenade), Lorraine Rd, Zoned B-2 (General business), Ward 6

#### **2. Planning Commission Approval 1910PC118:**

Planning Commission Approval 1910PC118, by agent Kevin Hall, Request a small cell tower, Factory Shops Blvd, Lat 30.427515, Long -89.098048, Zoned B-4 (Highway Business), Ward 3

#### **3. Planning Commission Approval 1910PC119:**

Planning Commission Approval 1910PC119, by agent Kevin Hall, Request a small cell tower, Factory Shops Blvd, Lat 30.427353, Long -89.100817, Zoned B-4 (Highway Business), Ward 3

#### **4. Planning Commission Approval 1910PC120:**

Planning Commission Approval 1910PC120, by agent Kevin Hall, Request a small cell tower, Factory Shops Blvd, Lat 30.427365, Long -89.099103, Zoned B-4 (Highway Business), Ward 3

#### **5. Planning Commission Approval 1910PC121:**

Planning Commission Approval 1910PC121, by agent Kevin Hall, Request a small cell tower, Factory Shops Blvd, Lat 30.427584, Long -89.096631, Zoned B-4 (Highway Business), Ward 3

#### **6. Resubdivision 1910PC124:**

Resubdivision 1910PC124, by agent Heinrich & Associates, tax parcel 1010F-02-015.000, Divide into two new parcels, 1215 Pine St, Zoned T3 (Sub-Urban zone), Ward 4

#### **7. Planning Commission Approval 1910PC129:**

Planning Commission Approval 1910PC129, by agent Doug Hanson, tax parcel 0808F-02-022.000, Requests home occupation for mobile windshield repair, 12083 Essex Pl, Zoned R-1-10 (Single-family), Ward 7

#### **8. Planning Commission Approval 1910PC130:**

Planning Commission Approval 1910PC130, by owner Jelicia Mallory, tax parcel 0808F-01-001.083, Request for home occupation for online retail store, 12212 Emily Cv, Zoned R-1-10 (Single-family), Ward 7

#### **9. Resubdivision 1911PC134:**

Resubdivision 1911PC134, by owner Sonzie J. McInnis, tax parcels 0810F-05-028.000, 0810F-05-029.000, Divide into two new parcels, 4110 Arkansas Ave, Zoned B-4 (Highway Business), Ward 3

### **G4. Other Business**

**1. General Plan Approval 1502PC010:**  
**(Request for modification tabled from the September 26, 2019, meeting)**

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**

# MEMORANDUM

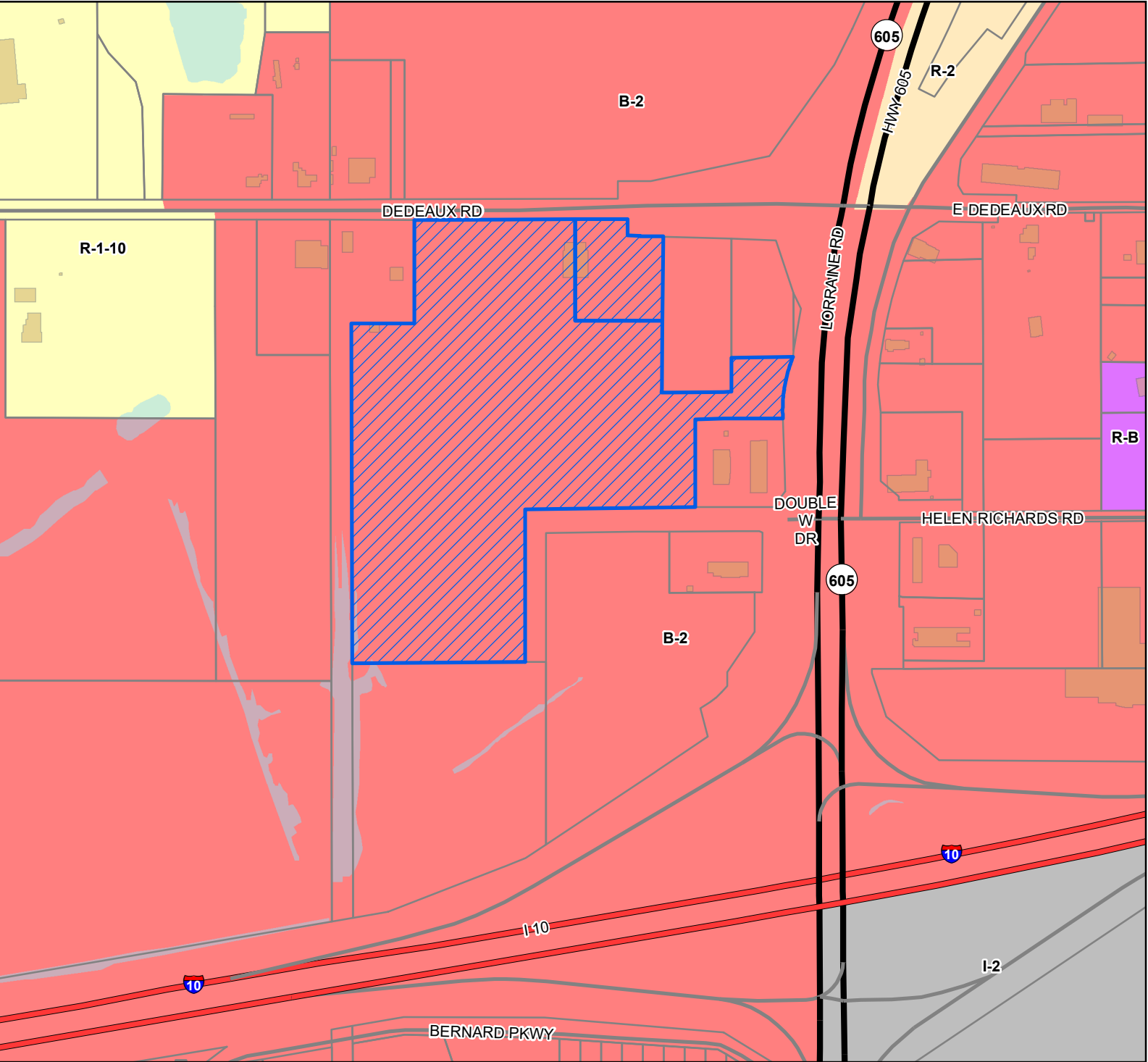
**To:** City of Gulfport Planning Commission

**From:** Greg Holmes, Planning Administrator  
Urban Development Department

**Date of Hearing:** October 24, 2019

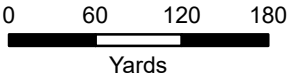
**Re:** **Final Plat 1910PC116:**

Final Plat 1910PC116, by agent Brown, Mitchell & Alexander Inc, between tax parcels 1008M-04-006.000 and 1008M-04-003.002, Final Plat approval of a 3-lot subdivision (Gulfport Promenade), Lorraine Rd, Zoned B-2 (General business), Ward 6



- Site
  - Interstate Highway
  - US or State Highway
  - Street
  - Parcels
  - Buildings
- Zoning**
- B-2 - General Business District
  - I-2 - Heavy Industry District
  - R-1-10 - Single Family Residence (Low Density)
  - R-2 - Single Family Residence District (Medium Density)
  - R-B - Residence-Business District
  - Water Features

**Site Information**  
 1008M-04-003.002  
 1008M-04-006.000  
 Zoning: B-2 (General business)  
 Size: 1.75 acres  
 Flood: X



1 inch = 400 feet



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**From:** Greg Holmes, Planning Administrator  
Urban Development Department

**Date of Hearing:** October 24, 2019

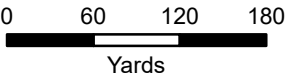
**Re:** Planning Commission Approval 1910PC118:

Planning Commission Approval 1910PC118, by agent Kevin Hall, Request a small cell tower, Factory Shops Blvd, Lat 30.427515, Long -89.098048, Zoned B-4 (Highway Business), Ward 3

Legend

- ★ GPS Locations
- Interstate Highway
- US or State Highway
- Street
- Railroad
- Parcels
- Buildings
- Zoning**
  - B-2 - General Business District
  - B-4 - Highway Business District
  - I-2 - Heavy Industry District
  - Water Features

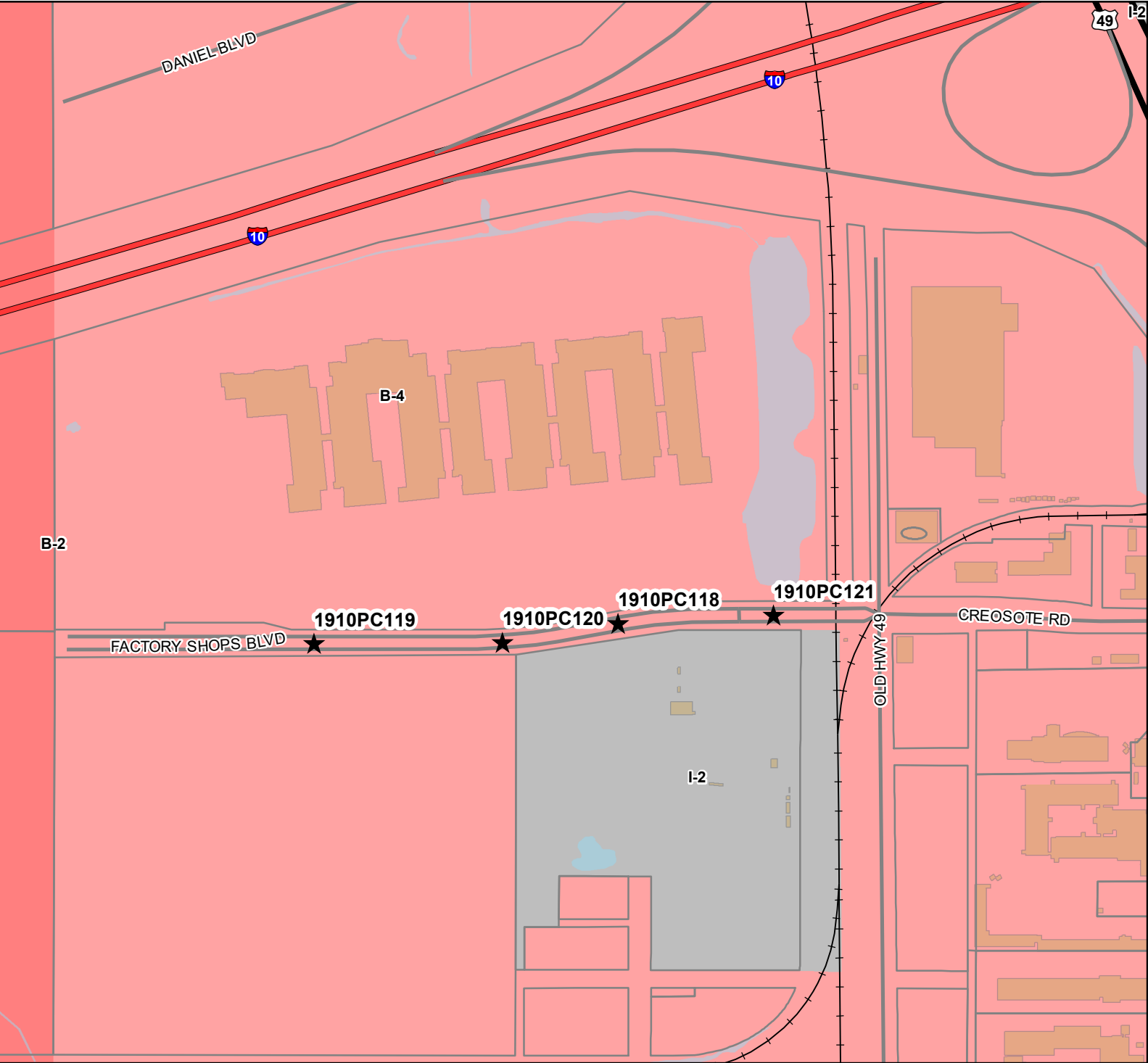
**Site Information**  
Zoning: B-4 (Highway Business)  
Size: N/A  
Flood: X



1 inch = 400 feet



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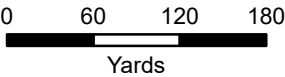
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Planning Commission Approval 1910PC119, by agent Kevin Hall, Request a small cell tower, Factory Shops Blvd, Lat 30.427353, Long -89.100817, Zoned B-4 (Highway Business), Ward 3

Legend

- ★ GPS Locations
- Interstate Highway
- US or State Highway
- Street
- Railroad
- Parcels
- Buildings
- Zoning**
  - B-2 - General Business District
  - B-4 - Highway Business District
  - I-2 - Heavy Industry District
  - Water Features

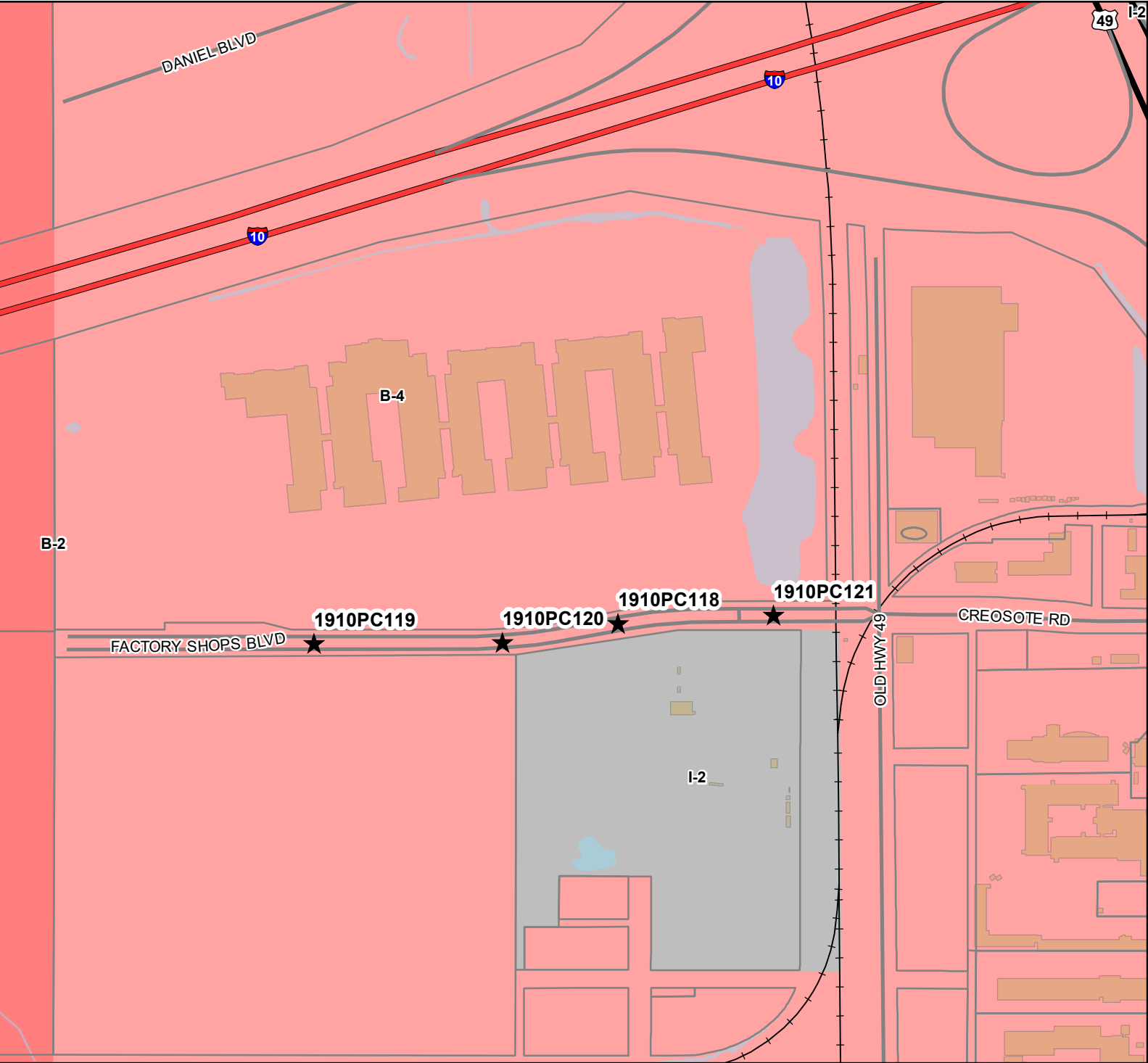
**Site Information**  
Zoning: B-4 (Highway Business)  
Size: N/A  
Flood: X



1 inch = 400 feet



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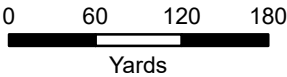
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Legend

- ★ GPS Locations
- Interstate Highway
- US or State Highway
- Street
- Railroad
- Parcels
- Buildings
- Zoning**
  - B-2 - General Business District
  - B-4 - Highway Business District
  - I-2 - Heavy Industry District
  - Water Features

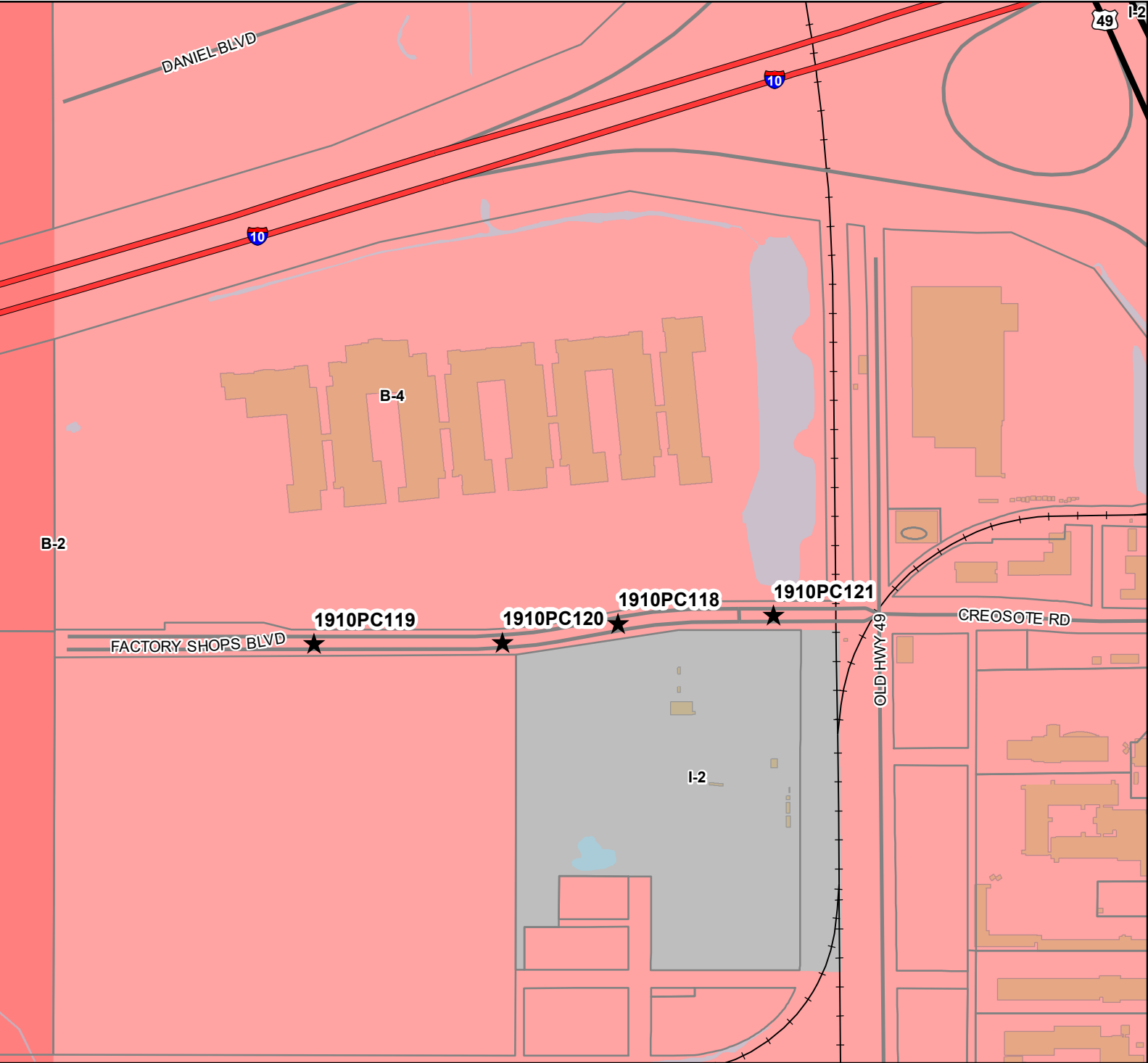
**Site Information**  
Zoning: B-4 (Highway Business)  
Size: N/A  
Flood: X



1 inch = 400 feet



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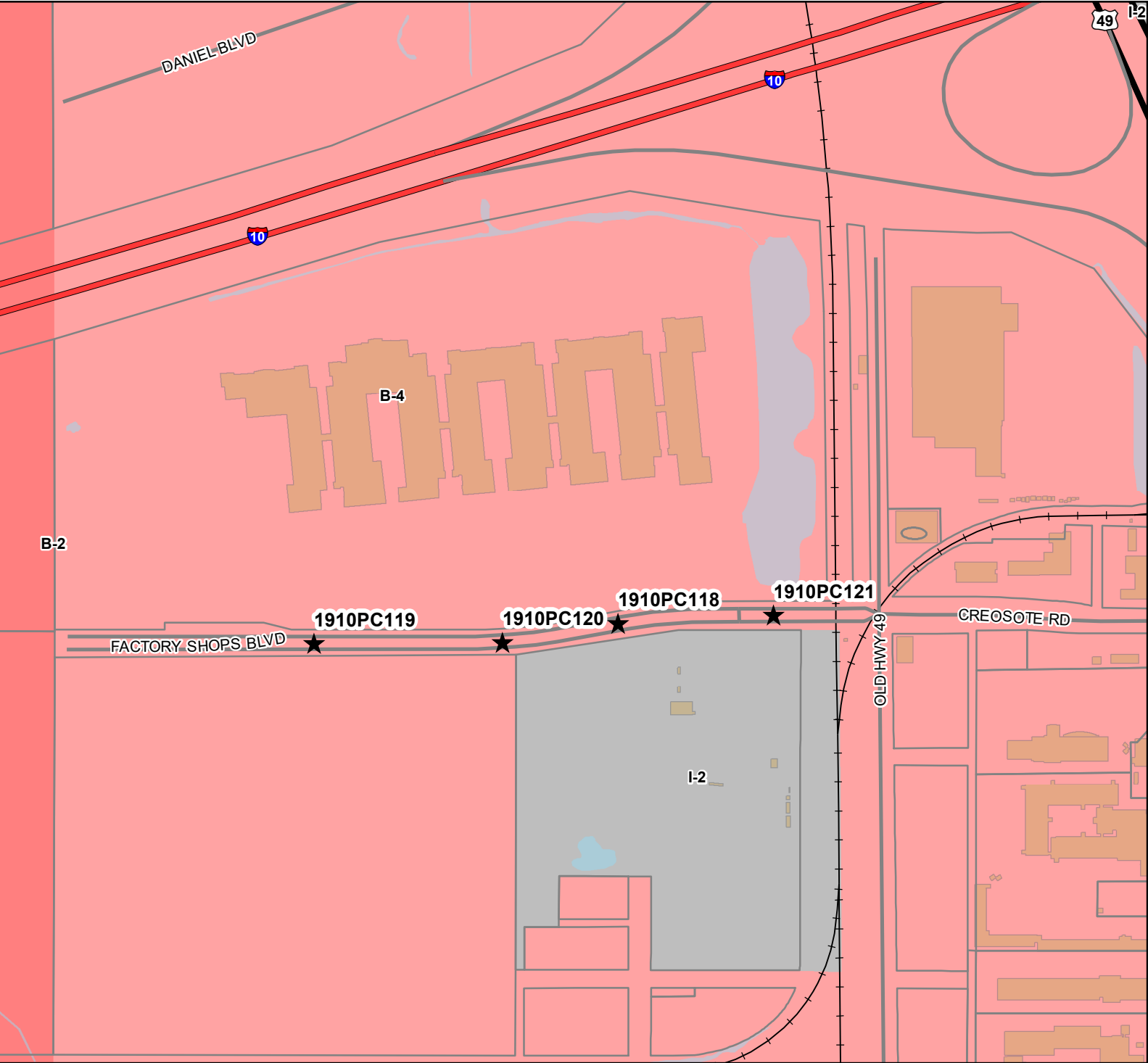
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**From:** Greg Holmes, Planning Administrator  
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**Date of Hearing:** October 24, 2019

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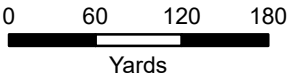


Legend

- ★ GPS Locations
  - Interstate Highway
  - US or State Highway
  - Street
  - Railroad
  - Parcels
  - Buildings
- Zoning**
- B-2 - General Business District
  - B-4 - Highway Business District
  - I-2 - Heavy Industry District
  - Water Features

Site Information

Zoning: B-4 (Highway Business)  
 Size: N/A  
 Flood: X



1 inch = 400 feet



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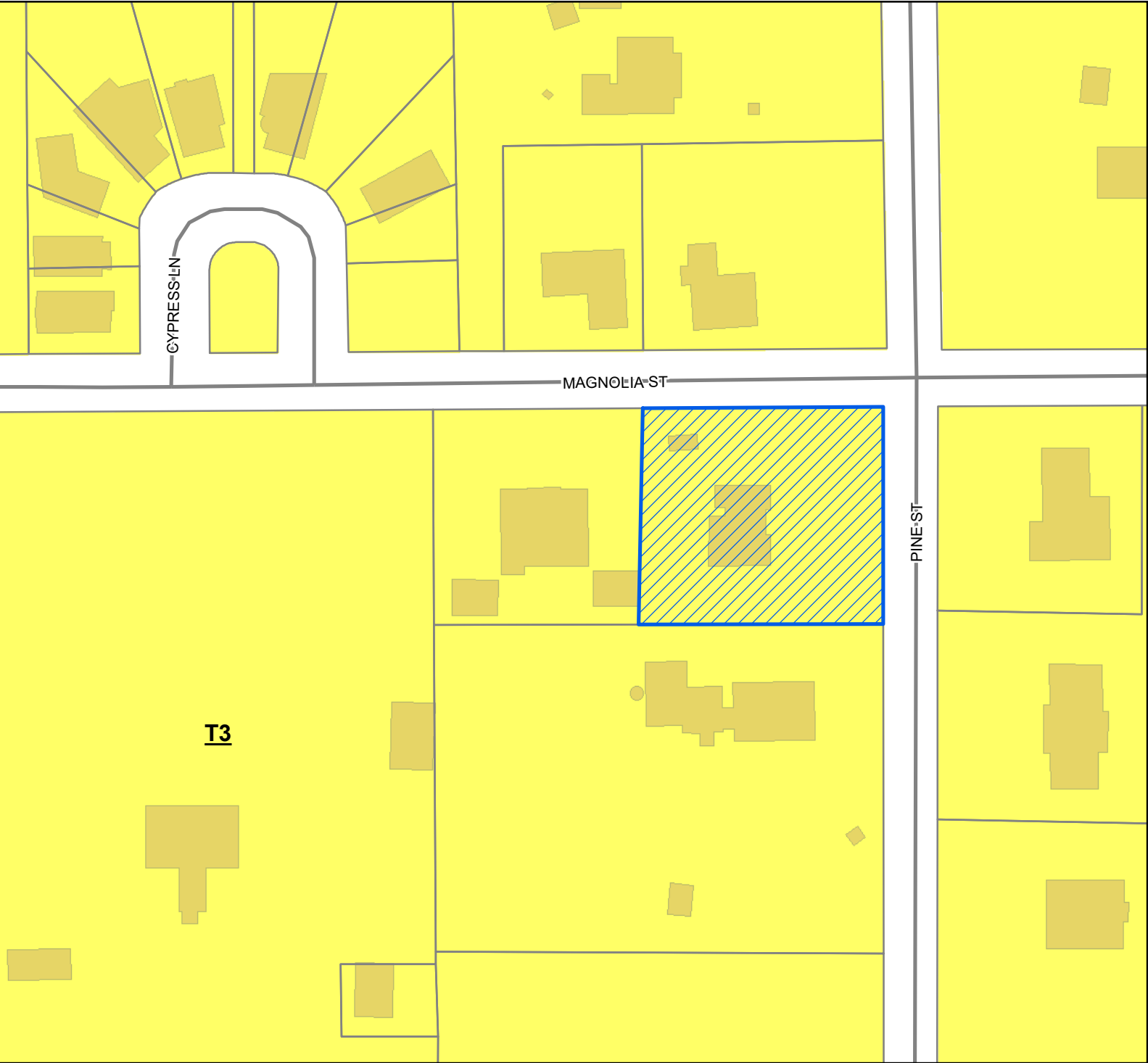
**To:** City of Gulfport Planning Commission

**From:** Greg Holmes, Planning Administrator  
Urban Development Department

**Date of Hearing:** October 24, 2019

**Re:** Resubdivision 1910PC124:

Resubdivision 1910PC124, by agent Heinrich & Associates, tax parcel 1010F-02-015.000,  
Divide into two new parcels, 1215 Pine St, Zoned T3 (Sub-Urban zone), Ward 4



Legend

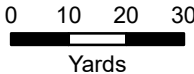
- Site
- Street
- Parcels
- Buildings

Smart Code

T3

Site Information

1010F-02-015.000  
Zoning: T3 (Sub-urban Zone)  
Size: 26,304.60 square feet  
Flood: X



1 inch = 100 feet



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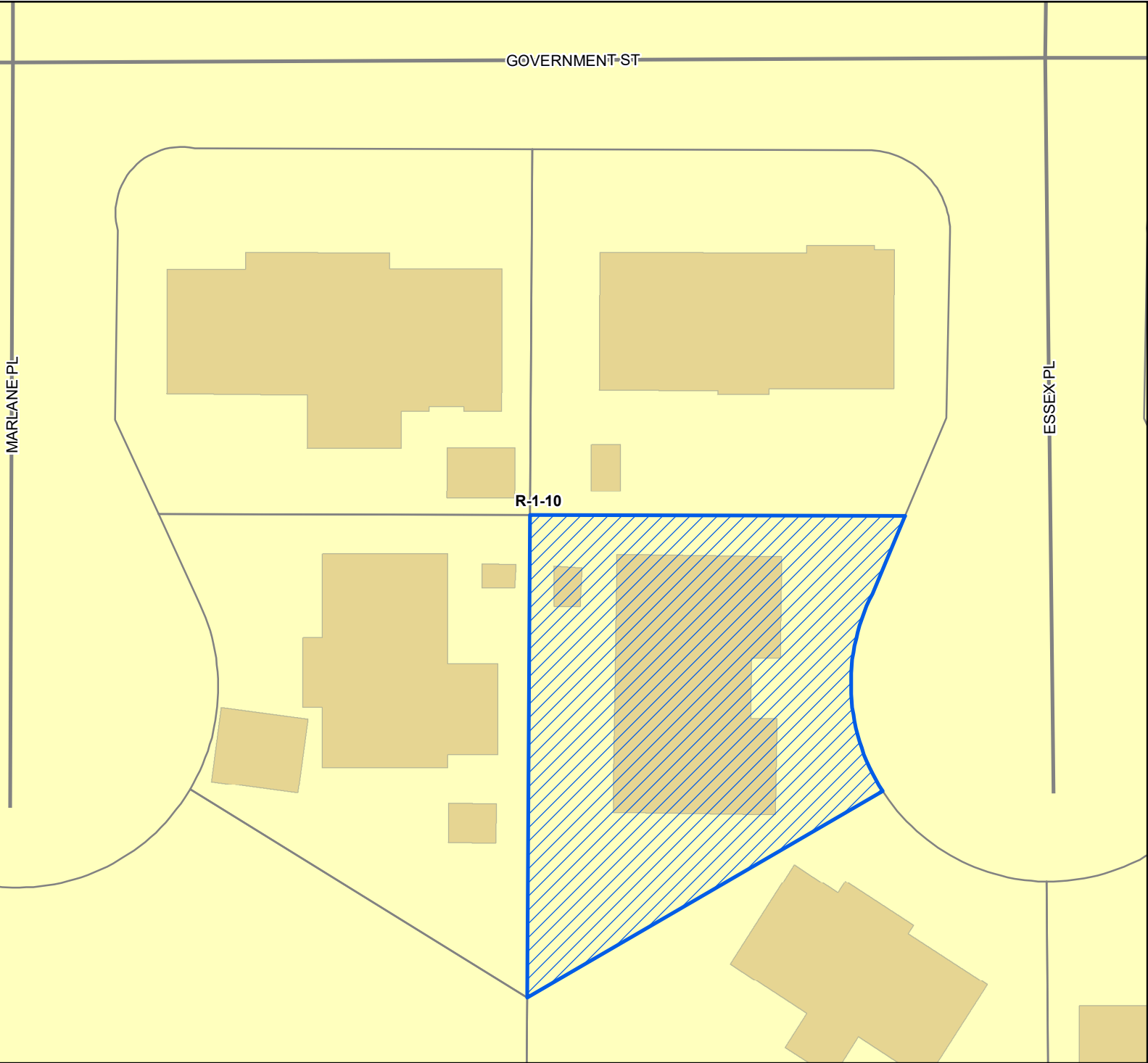
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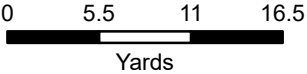
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Planning Commission Approval 1910PC129, by agent Doug Hanson, tax parcel 0808F-02-022.000, Requests home occupation for mobile windshield repair, 12083 Essex Pl, Zoned R-1-10 (Single-family), Ward 7



- Site
- Street
- Parcels
- Buildings
- Zoning**
  - R-1-10 - Single Family Residence (Low Density)

**Site Information**  
0808F-02-022.000  
Zoning: R-1-10 (Single-family)  
Size: 8,000 square feet  
Flood: X



1 inch = 35 feet



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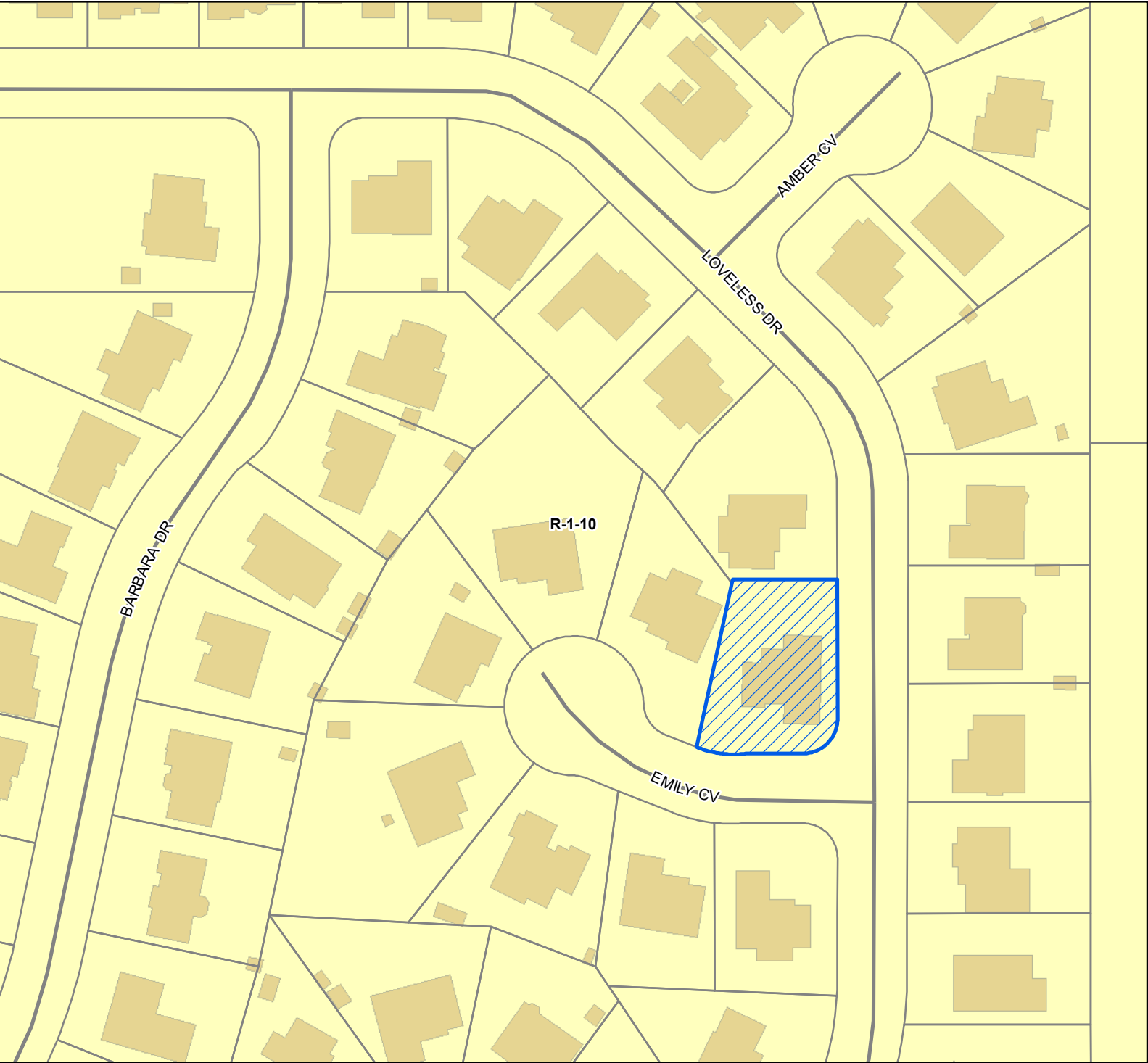
**To:** City of Gulfport Planning Commission

**From:** Greg Holmes, Planning Administrator  
Urban Development Department

**Date of Hearing:** October 24, 2019

**Re:** Planning Commission Approval 1910PC130:

Planning Commission Approval 1910PC130, by owner Jelicia Mallory, tax parcel 0808F-01-001.083, Request for home occupation for online retail store, 12212 Emily Cv, Zoned R-1-10 (Single-family), Ward 7



 Site

 Street

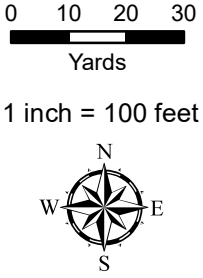
 Parcels

 Buildings

**Zoning**

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

**Site Information**  
0808F-01-001.083  
Zoning: R-1-10 (single-family)  
Size: 10,916 square feet  
Flood: X



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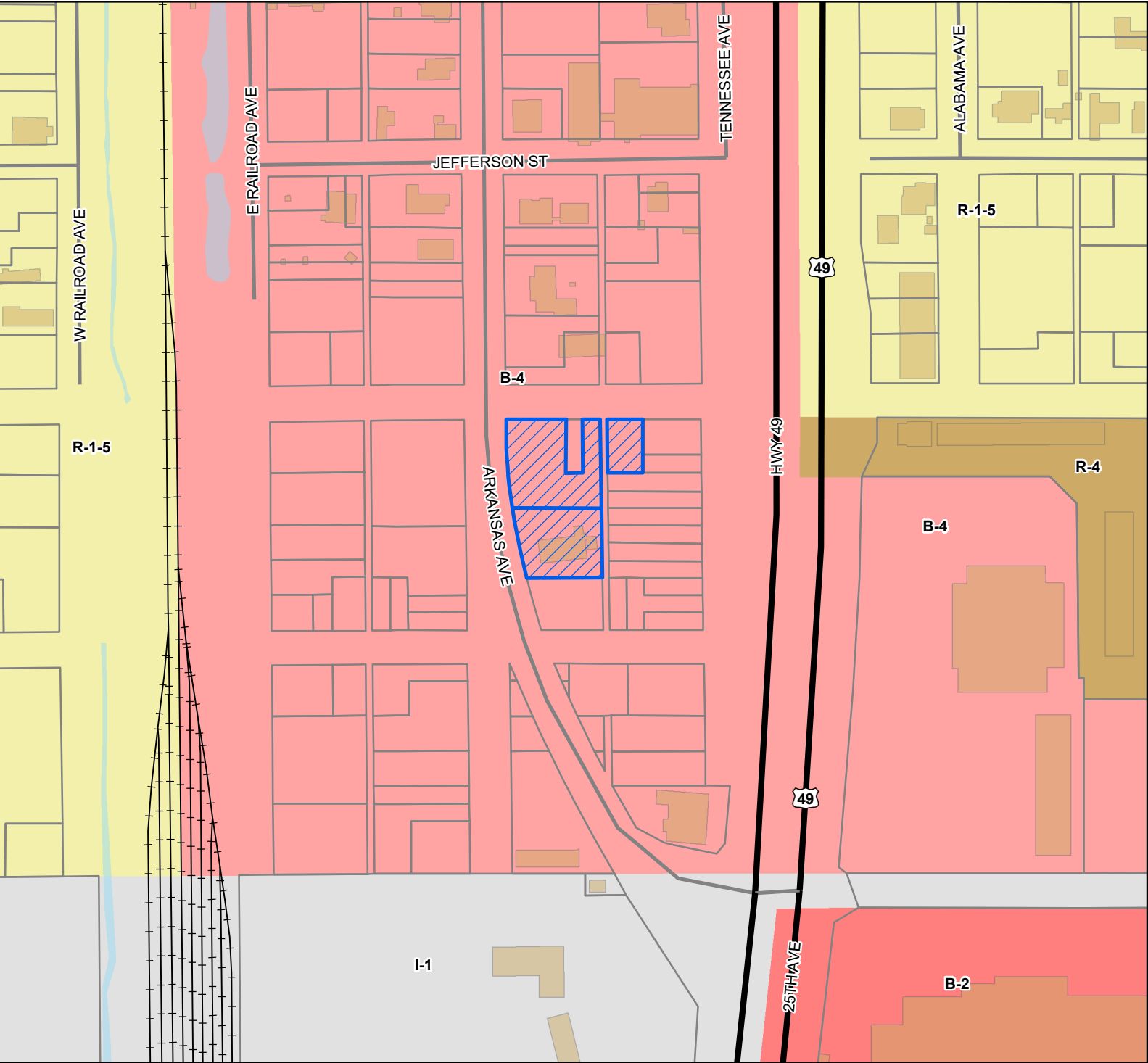
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**Legend**

- Site
- US or State Highway
- Street
- Railroad
- Parcels
- Buildings

**Zoning**

- B-2 - General Business District
- B-4 - Highway Business District
- I-1 - Light Industry District
- R-1-5 - Single Family Residence District (Medium Density)
- R-4 - General Residence (High Density)
- Water Features

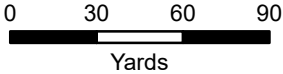
**Site Information**

0810F-05-028.000, 0810F-05-029.000

Zoning: B-4 (Highway Business)

Size: 30,124 Square feet

Flood: X



1 inch = 200 feet



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**Date of Hearing:** October 24, 2019

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