

AGENDA
GULFPORT CITY PLANNING COMMISSION MEETING
CITY HALL COUNCIL CHAMBERS
THURSDAY, DECEMBER 19, 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. PC Proof of Publication

- F. Adoption of Minutes**

F1. Planning Commission Meeting - November 21, 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 1912PC152:

Planning Commission Approval 1912PC152, by owner Jessica Simon, tax parcel 1010J-02-144.000, Requests home occupation for candle manufacture, 5 Lafayette Pl, Zoned R-1-7.5 (Single-family), Ward 2

2. Planning Commission Approval 1912PC153:

Planning Commission Approval 1912PC153, by agent Andy Sawyer, tax parcel 0810N-05-018.000, Requests an auto sales of less than 50 vehicles use, 3215 25th Ave, Zoned B-2 (General business), Ward 3

3. Planning Commission Approval 1912PC158:

Planning Commission Approval 1912PC158, by agent Linnette Graveley, tax parcel 0711L-02-079.000, Request home occupation T-Shirt Business, 1131 Rich Ave, Zoned R-2 (Single-family), Ward 1

4. Resubdivision 1912PC159:

Resubdivision 1912PC159, by owner Harry J. Nause, Sr., tax parcel 0710N-01-048.000, Divide into three new parcels, 53rd Ave, Zoned R-2 (Single-family), Ward 1

5. Zoning Map Amendment 1912PC161:

Zoning Map Amendment 1912PC161, by agent Heinrich & Associates, LLC, tax parcel 1009L-02-033.000, Request to rezone from R-1-7.5 (Single-family) to R-B (Residence-business), Creel Cir, Ward 5

6. Resubdivision 1912PC163:

Resubdivision 1912PC163, by owner Kirk Edrington, tax parcel 0911D-03-060.000, Request to divide into 2 new parcels, 3rd St, Zoned R-1-7.5 (Single-family), Ward 2

7. Planning Commission Approval 1912PC165:

Planning Commission Approval 1912PC165, by agent Kevin Hall, Request a small cell tower, 36th Ave, Lat 30.361984, Long -89.104354, Zoned E-G (Entertainment gaming), Ward 2

8. Planning Commission Approval 1912PC166:

Planning Commission Approval 1912PC166, by agent Kevin Hall, Request a small cell tower, 36th Ave, Lat 30.364850, Long -89.103870, Zoned E-G (Entertainment gaming), Ward 2

9. Planning Commission Approval 1912PC167:

Planning Commission Approval 1912PC167, by agent Kevin Hall, Request a small cell tower, 20th Ave, Lat 30.367462, Long -89.086155, Zoned B-2 (General business), Ward 2

10. Planning Commission Approval 1912PC168:

Planning Commission Approval 1912PC168, by agent Kevin Hall, Request a small cell tower, Pass Rd, Lat 30.380397, Long -89.082142, Zoned B-2 (General Business), Ward 3

11. Planning Commission Approval 1912PC169: **(Withdrawn by Applicant)**

Planning Commission Approval 1912PC169, by agent Kevin Hall, Request a small cell tower, Hill Pl, Lat 30.371874, Long -89.074114, Zoned R-1-7.5 (Single-family), Ward 2

12. Planning Commission Approval 1912PC170:

Planning Commission Approval 1912PC170, by agent Kevin Hall, Request a small cell tower, Crossroads Pkwy, Lat 30.437650, Long -89.095880, Zoned B-4 (Highway business), Ward 7

G4. Other Business

H. Adjournment

MEMORANDUM

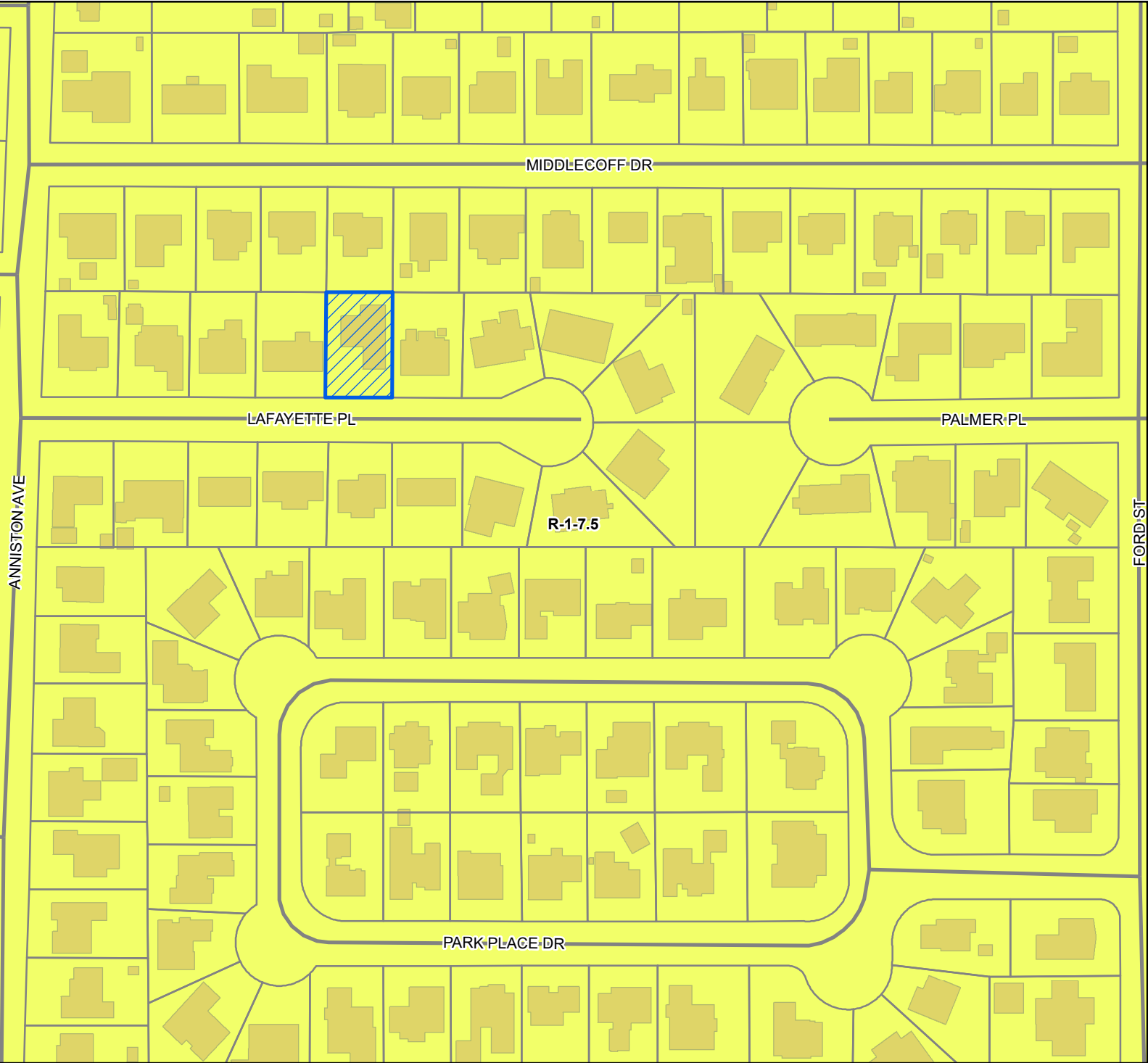
To: City of Gulfport Planning Commission

From: Greg Holmes, Planning Administrator
Urban Development Department

Date of Hearing: December 19, 2019

Re: Planning Commission Approval 1912PC152:

Planning Commission Approval 1912PC152, by owner Jessica Simon, tax parcel 1010J-02-144.000, Requests home occupation for candle manufacture, 5 Lafayette Pl, Zoned R-1-7.5 (Single-family), Ward 2



 Site

 Street

 Parcels

 Buildings

Zoning

R-1-7.5 - Single Family

 Residence District (Low Density)

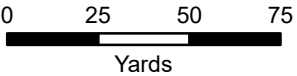
Site Information

1010J-02-144.000

Zoning: R-1-7.5 (Single-family)

Size: 9,049 square feet

Flood: X



1 inch = 158 feet



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MEMORANDUM

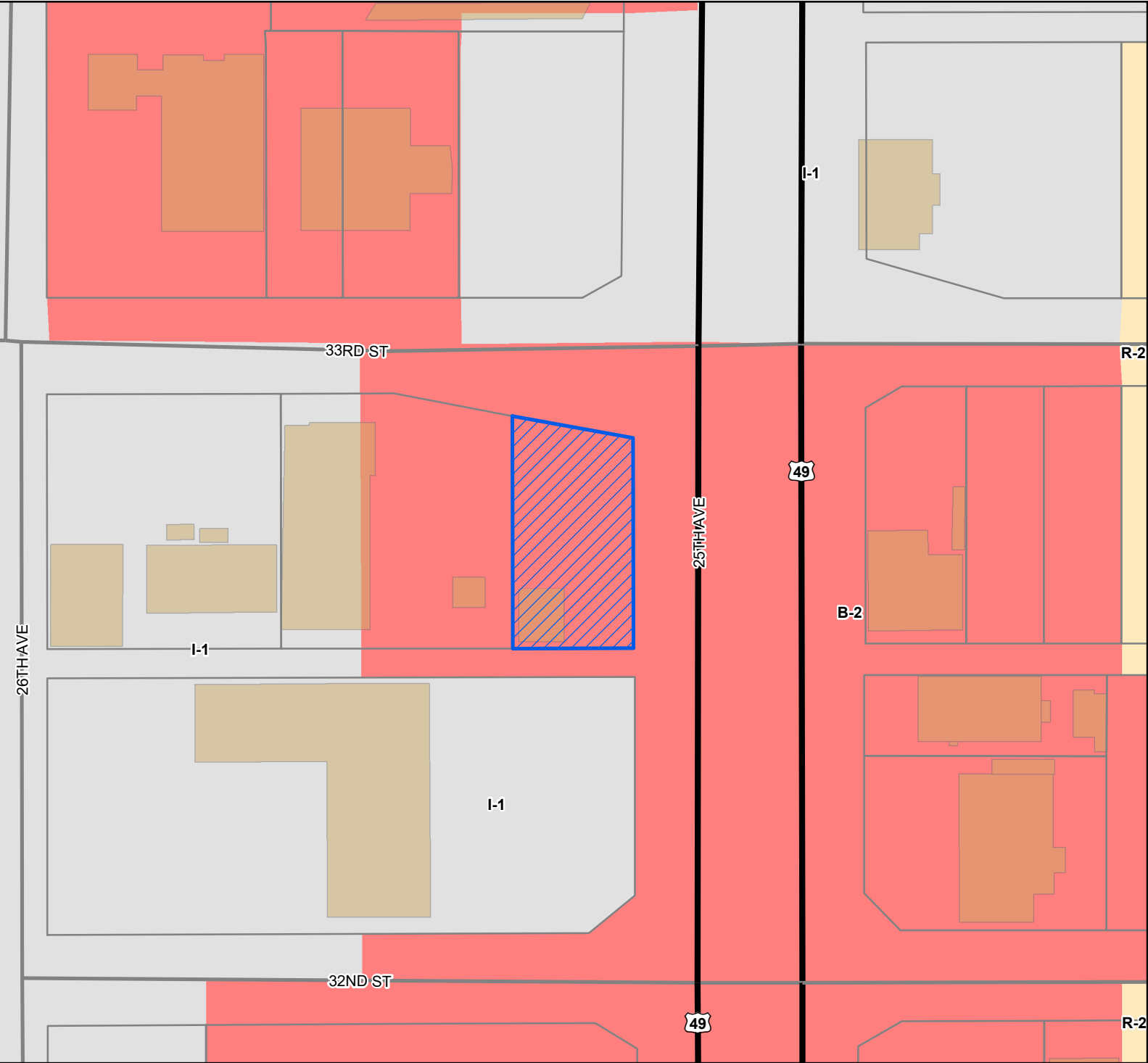
To: City of Gulfport Planning Commission

From: Greg Holmes, Planning Administrator
Urban Development Department

Date of Hearing: December 19, 2019

Re: Planning Commission Approval 1912PC153:

Planning Commission Approval 1912PC153, by agent Andy Sawyer, tax parcel 0810N-05-018.000, Requests an auto sales of less than 50 vehicles use, 3215 25th Ave, Zoned B-2 (General business), Ward 3



Site

US or State Highway

Street

Parcels

Buildings

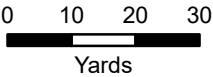
Zoning

B-2 - General Business District

I-1 - Light Industry District

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

Site Information
0810N-05-018.000
Zoning: B-2 (General business)
Size: 11,159 sq ft
Flood: X



1 inch = 90 feet



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MEMORANDUM

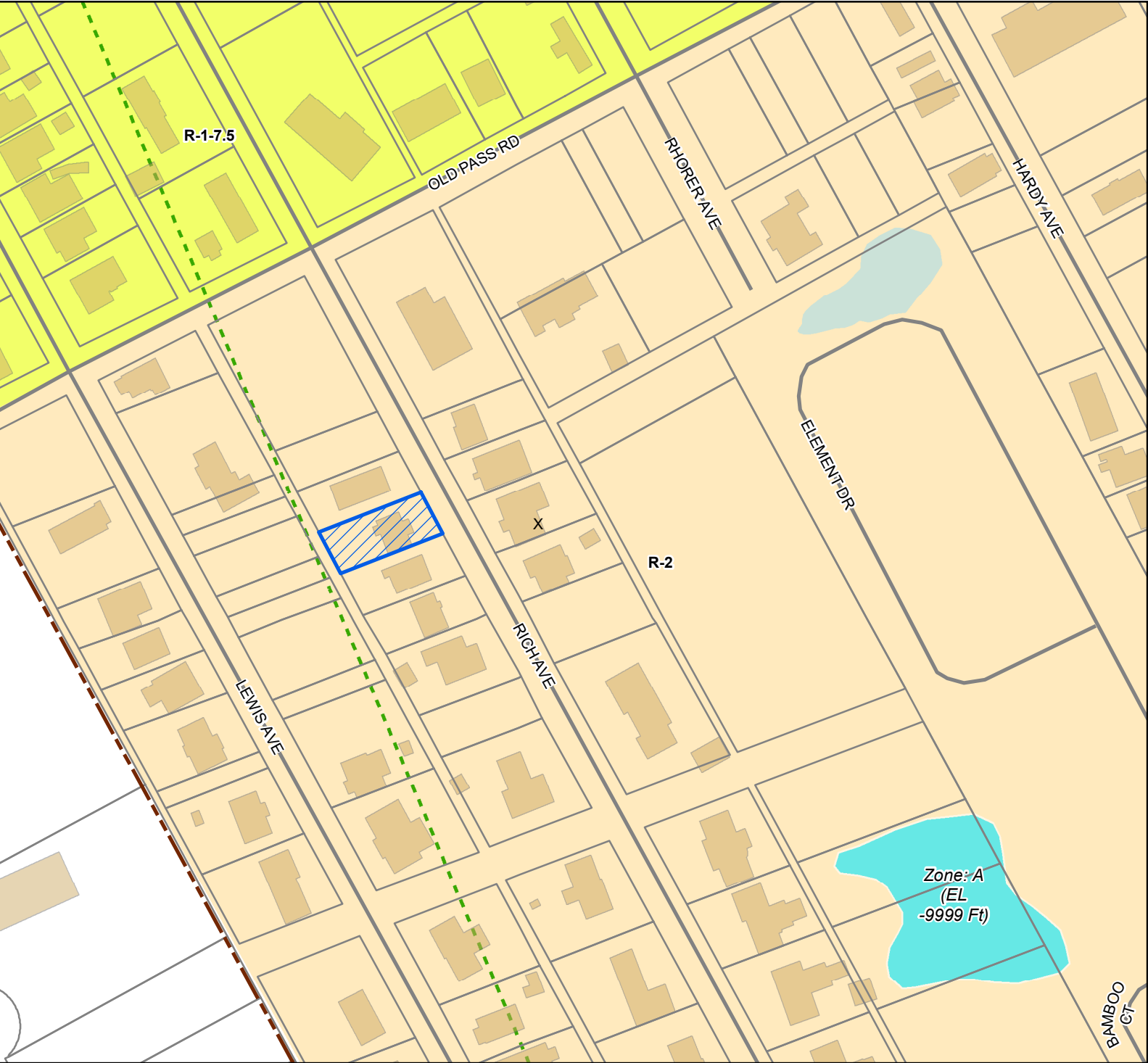
To: City of Gulfport Planning Commission

From: Greg Holmes, Planning Administrator
Urban Development Department

Date of Hearing: December 19, 2019

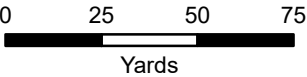
Re: Planning Commission Approval 1912PC158:

Planning Commission Approval 1912PC158, by agent Linnette Graveley, tax parcel 0711L-02-079.000, Request home occupation T-Shirt Business, 1131 Rich Ave, Zoned R-2 (Single-family), Ward 1



- Site
- Street
- Parcels
- Buildings
- Zoning**
 - R-1-7.5 - Single Family Residence District (Low Density)
 - R-2 - Single Family Residence District (Medium Density)
 - Water Features
 - City Limit

Site Information
0711L-02-079.000
Zoning: R-2 (Single-family)
Size: 5,898 Sf
Flood: X



1 inch = 150 feet



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MEMORANDUM

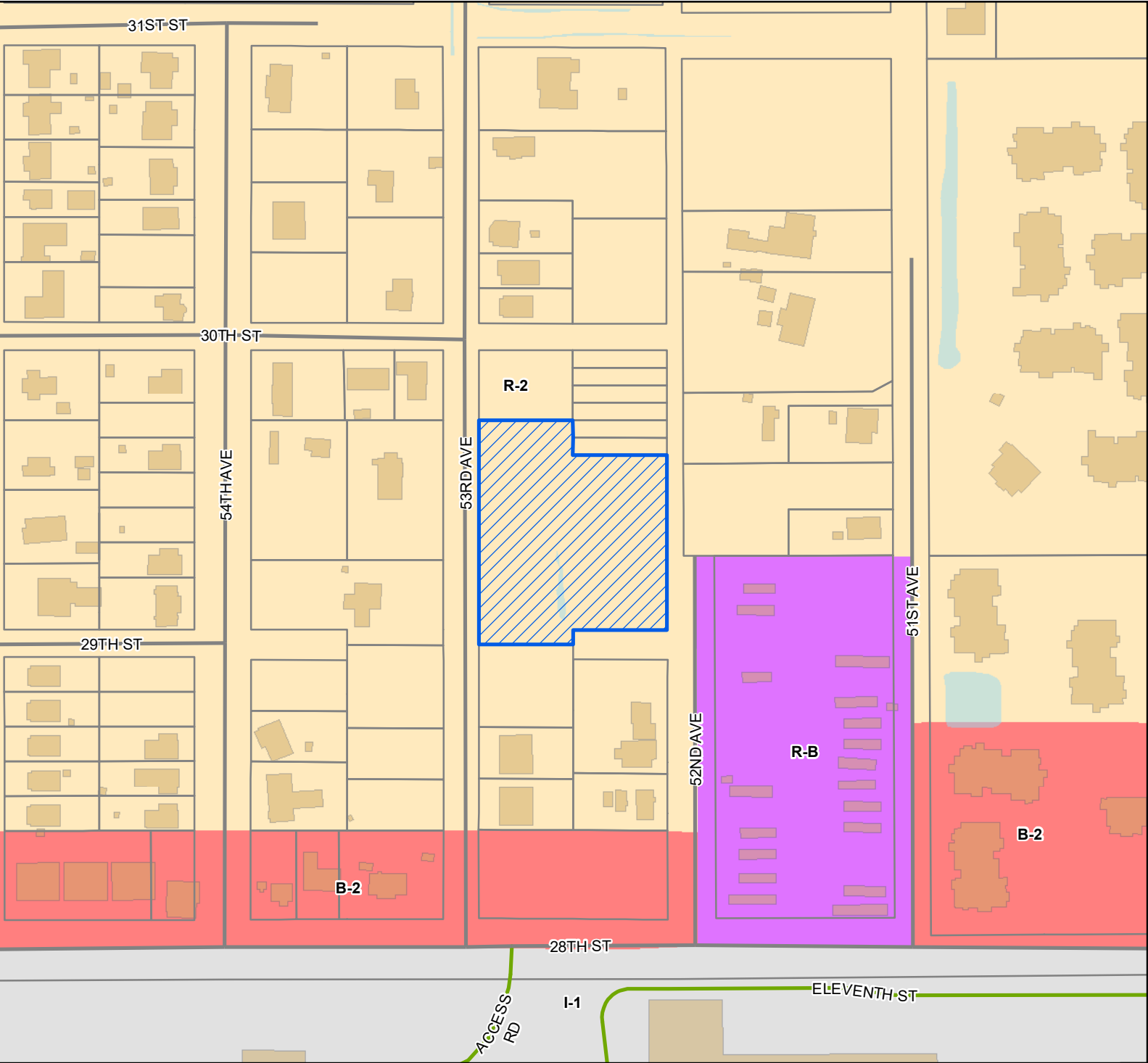
To: City of Gulfport Planning Commission

From: Greg Holmes, Planning Administrator
Urban Development Department

Date of Hearing: December 19, 2019

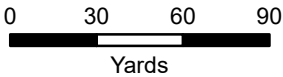
Re: Resubdivision 1912PC159:

Resubdivision 1912PC159, by owner Harry J. Nause, Sr., tax parcel 0710N-01-048.000, Divide into three new parcels, 53rd Ave, Zoned R-2 (Single-family), Ward 1



- Site
- Street
- Military Street
- Parcels
- Buildings
- Zoning**
 - B-2 - General Business District
 - I-1 - Light Industry District
 - R-2 - Single Family Residence District (Medium Density)
 - R-B - Residence-Business District
- Water Features

Site Information
0710N-01-048.000
Zoning: R-2 (Single-family)
Size: 76,950 Sf
Flood: X



1 inch = 200 feet



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MEMORANDUM

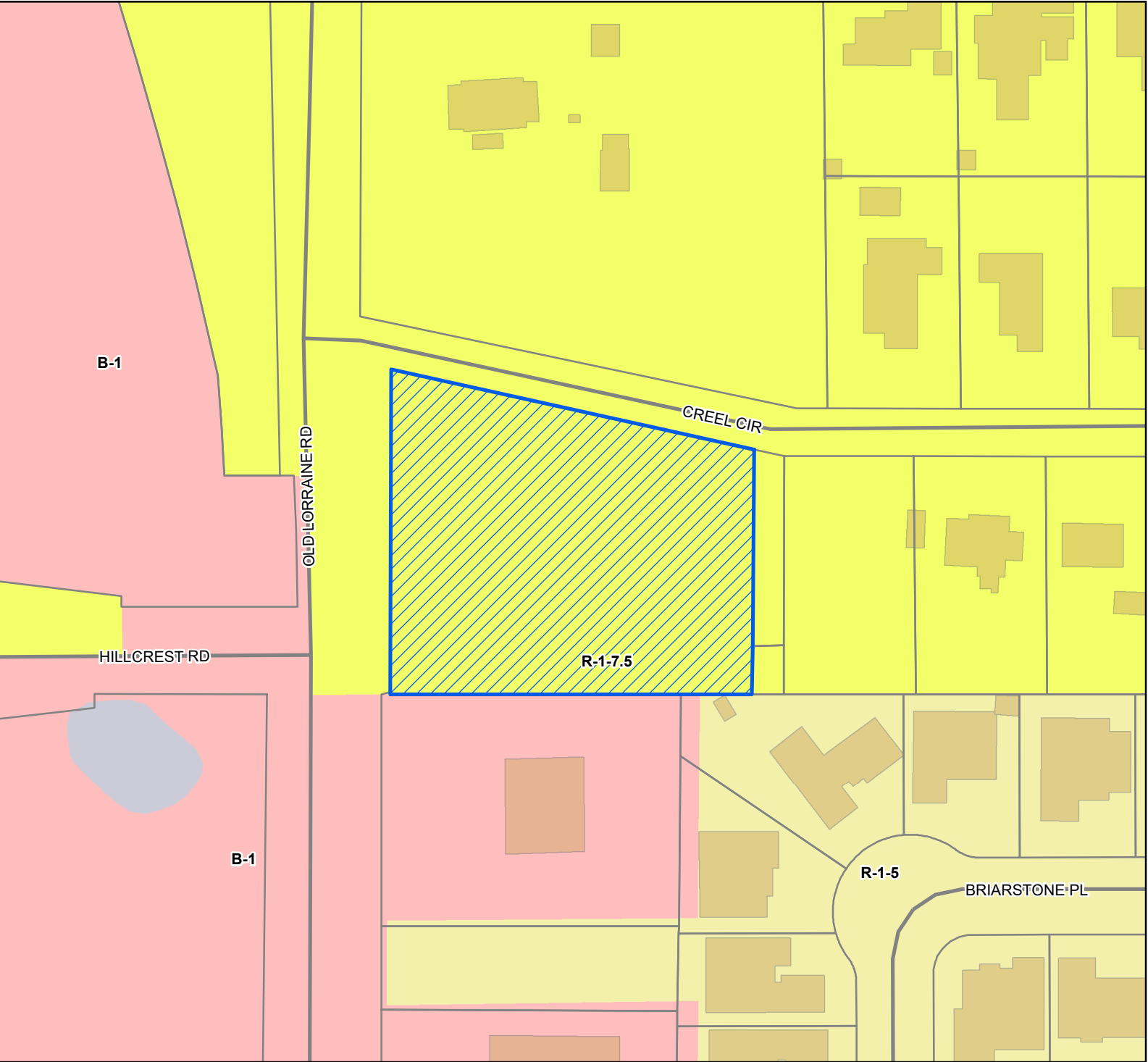
To: City of Gulfport Planning Commission

From: Greg Holmes, Planning Administrator
Urban Development Department

Date of Hearing: December 19, 2019

Re: **Zoning Map Amendment 1912PC161:**

Zoning Map Amendment 1912PC161, by agent Heinrich & Associates, LLC, tax parcel 1009L-02-033.000, Request to rezone from R-1-7.5 (Single-family) to R-B (Residence-business), Creel Cir, Ward 5



Site

Street

Parcels

Buildings

Zoning

B-1 - Neighborhood Business District

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

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

Water Features

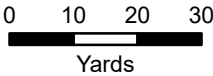
Site Information

1009L-02-033.000

Zoning: R-1-7.5 (Single-family)

Size: 43,276 sq ft

Flood: 0.2%



1 inch = 90 feet



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MEMORANDUM

To: City of Gulfport Planning Commission

From: Greg Holmes, Planning Administrator
Urban Development Department

Date of Hearing: December 19, 2019

Re: Resubdivision 1912PC163:

Resubdivision 1912PC163, by owner Kirk Edrington, tax parcel 0911D-03-060.000, Request to divide into 2 new parcels, 3rd St, Zoned R-1-7.5 (Single-family), Ward 2

Legend

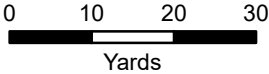
- Site
- Street
- Alley
- Railroad
- Parcels
- Buildings

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

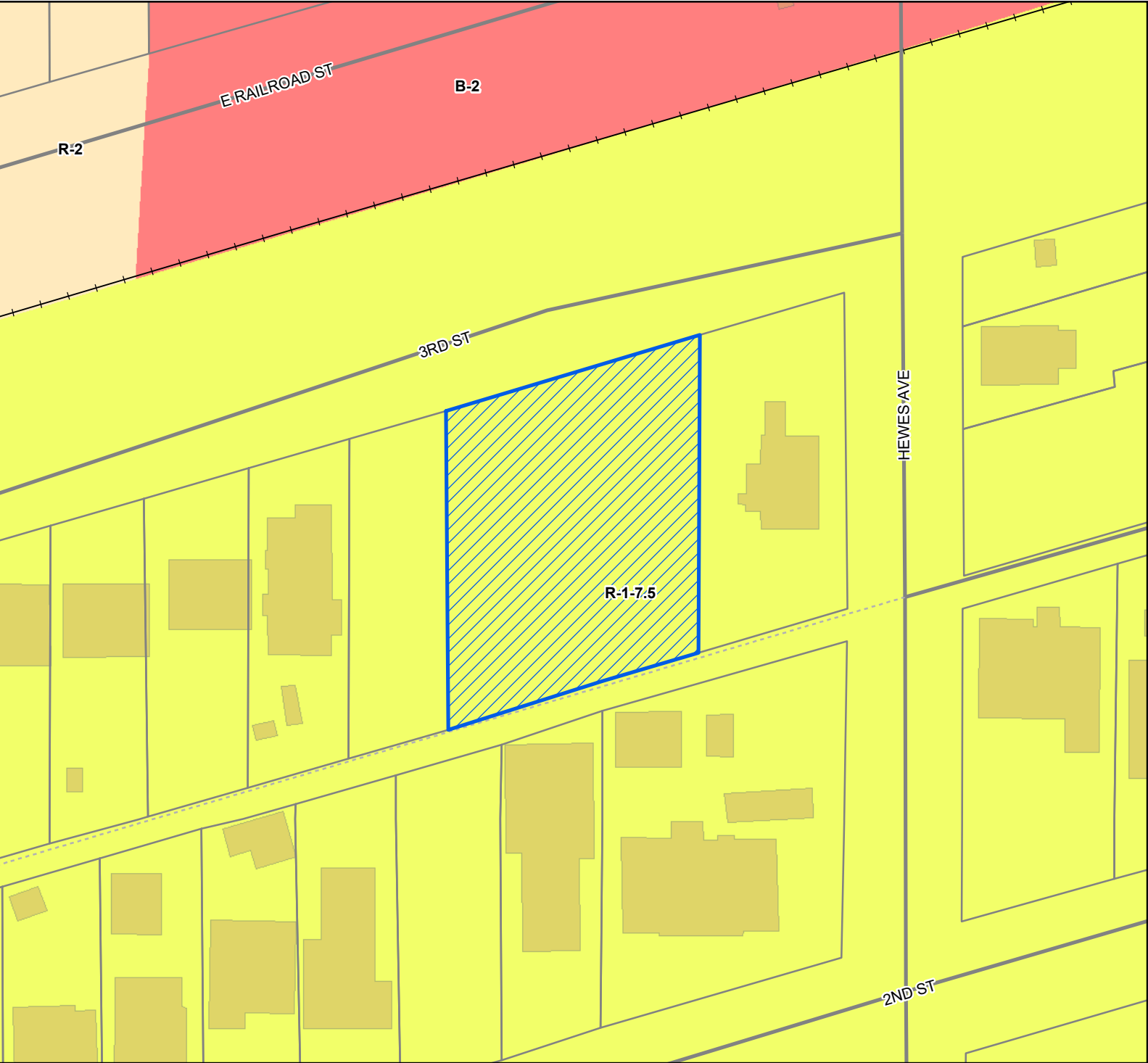
0911D-03-060.000
Zoning: R-1-7.5 (Single-family)
Size: 20,258 square feet
Flood: 0.2% Annual



1 inch = 70 feet



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MEMORANDUM

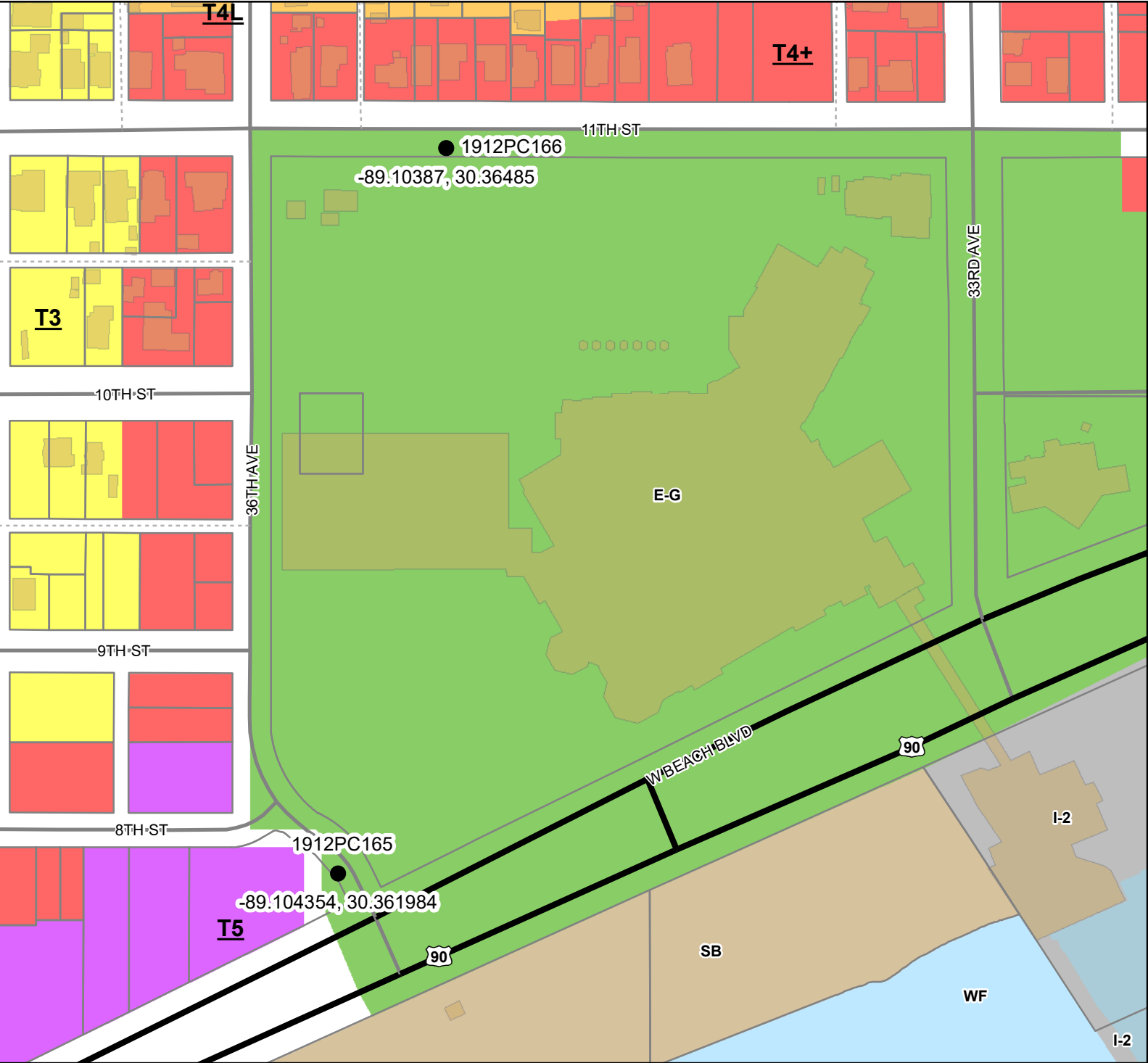
To: City of Gulfport Planning Commission

From: Greg Holmes, Planning Administrator
Urban Development Department

Date of Hearing: December 19, 2019

Re: Planning Commission Approval 1912PC165:

Planning Commission Approval 1912PC165, by agent Kevin Hall, Request a small cell tower, 36th Ave, Lat 30.361984, Long -89.104354, Zoned E-G (Entertainment gaming), Ward 2



- US or State Highway
- Street
- Alley
- Parcels
- Buildings

Smart Code

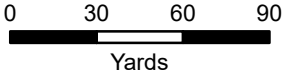
- T5
- T4+
- T4L
- T3

Zoning

- E-G - Entertainment - Gaming District
- I-2 - Heavy Industry District
- SB - Sand Beach
- WF - Water Front
- Water Features

Site Information

Lat: 30.361984
Long: -89.104354
Zoning: E-G (Entertainment gaming)
Flood: VE



1 inch = 200 feet



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MEMORANDUM

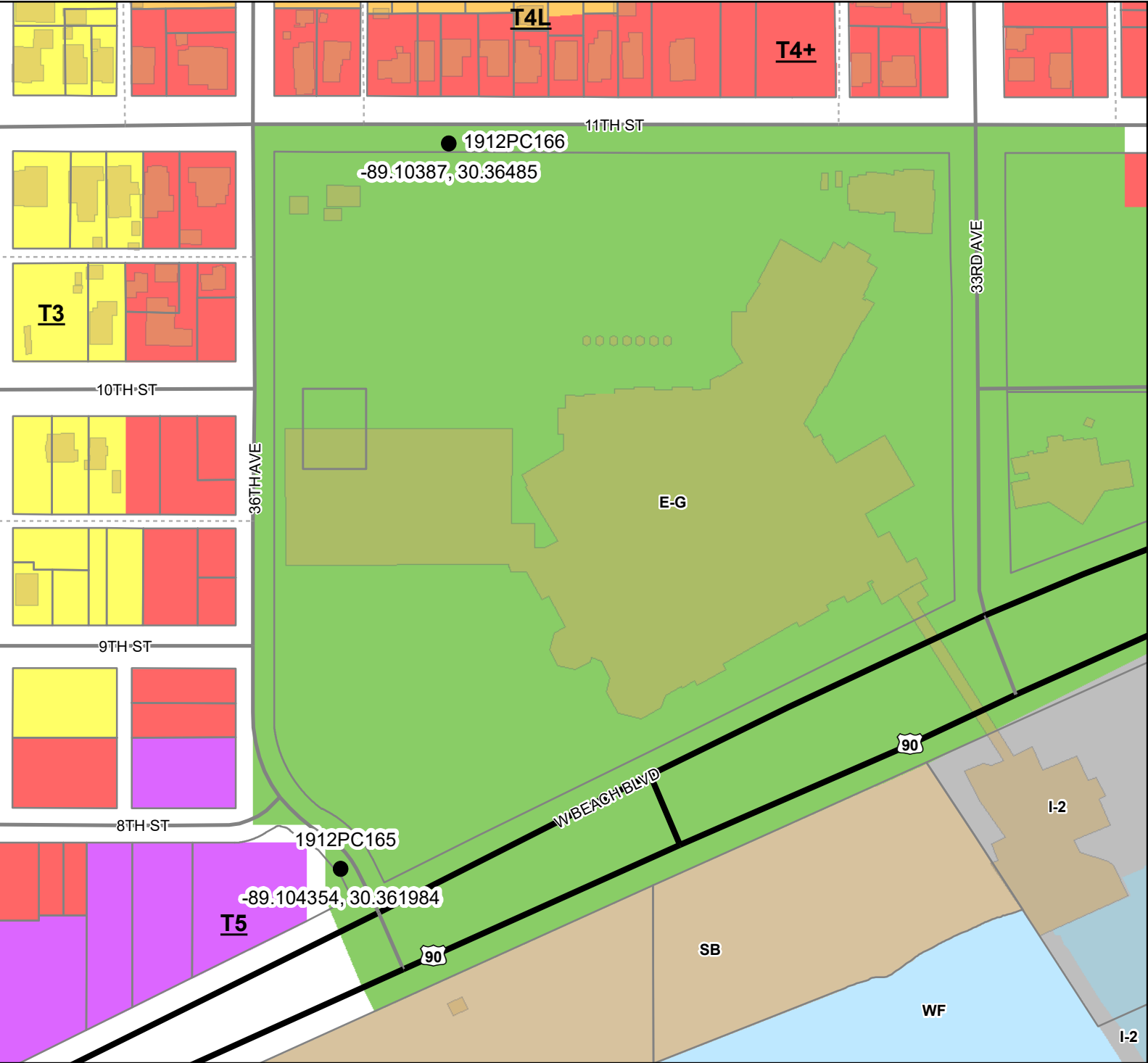
To: City of Gulfport Planning Commission

From: Greg Holmes, Planning Administrator
Urban Development Department

Date of Hearing: December 19, 2019

Re: Planning Commission Approval 1912PC166:

Planning Commission Approval 1912PC166, by agent Kevin Hall, Request a small cell tower, 36th Ave, Lat 30.364850, Long -89.103870, Zoned E-G (Entertainment gaming), Ward 2



- US or State Highway
- Street
- Alley
- Parcels
- Buildings

Smart Code

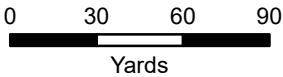
- T5
- T4+
- T4L
- T3

Zoning

- E-G - Entertainment - Gaming District
- I-2 - Heavy Industry District
- SB - Sand Beach
- WF - Water Front
- Water Features

Site Information

Lat: 30.36485
Long: -89.10387
Zoning: E-G (Entertainment gaming)
Flood: 0.2% Annual



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: December 19, 2019

Re: Planning Commission Approval 1912PC167:

Planning Commission Approval 1912PC167, by agent Kevin Hall, Request a small cell tower, 20th Ave, Lat 30.367462, Long -89.086155, Zoned B-2 (General business), Ward 2

Legend

- US or State Highway
- Street
- Parcels
- Buildings

Smart Code

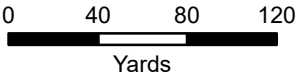
- T6
- T5
- T4+

Zoning

- B-2 - General Business District
- SB - Sand Beach
- WF - Water Front
- Water Features

Site Information

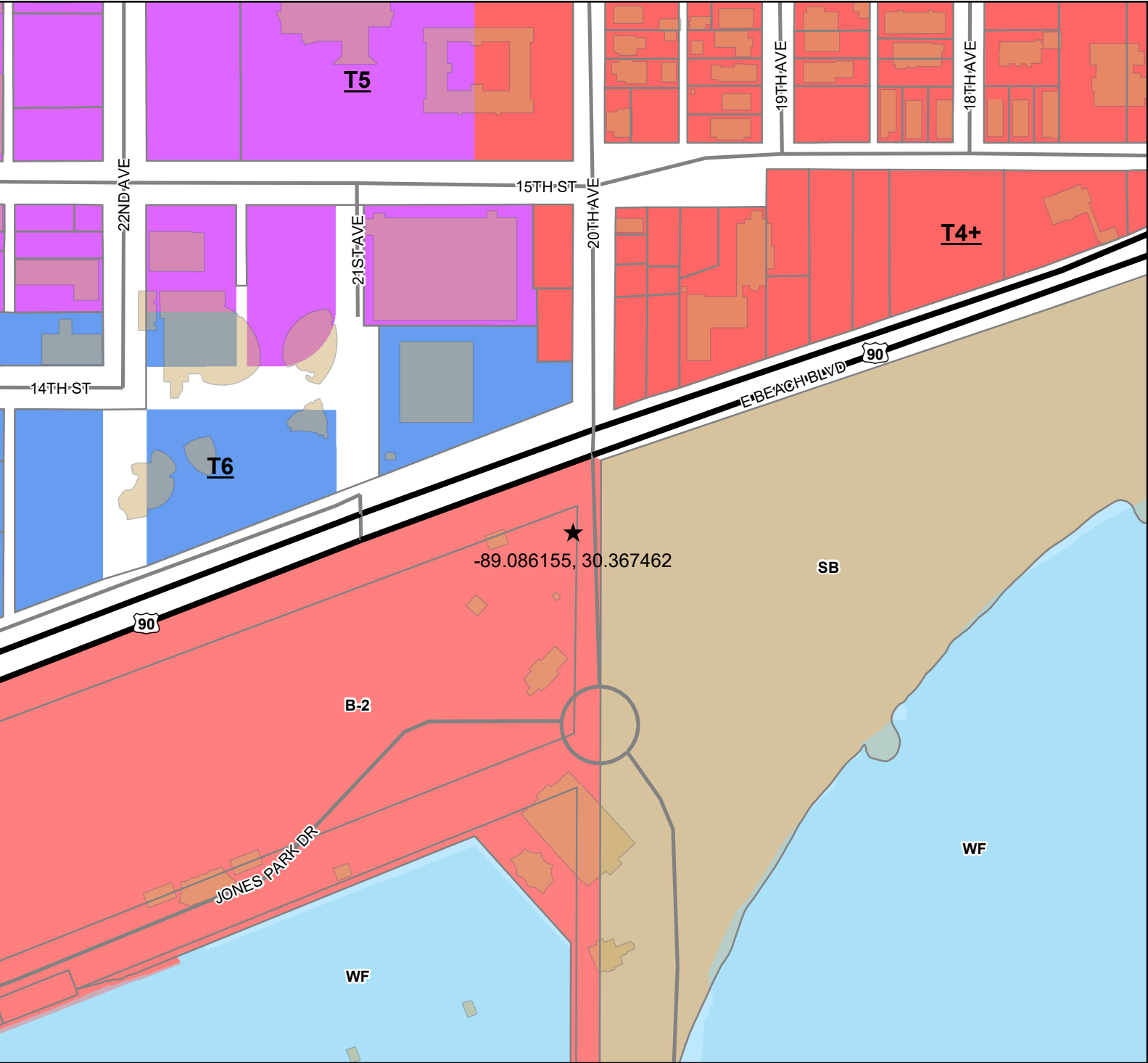
Zoning: B-2 (General business)
Size: N/A
Flood: VE



1 inch = 258 feet



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MEMORANDUM

To: City of Gulfport Planning Commission

From: Greg Holmes, Planning Administrator
Urban Development Department

Date of Hearing: December 19, 2019

Re: Planning Commission Approval 1912PC168:

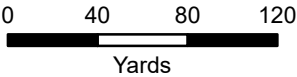
Planning Commission Approval 1912PC168, by agent Kevin Hall, Request a small cell tower, Pass Rd, Lat 30.380397, Long -89.082142, Zoned B-2 (General Business), Ward 3

Legend

- US or State Highway
- Street
- Alley
- Parcels
- Buildings
- Zoning**
 - B-1 - Neighborhood Business District
 - B-2 - General Business District
 - R-2 - Single Family Residence District (Medium Density)
 - R-B - Residence-Business District
 - Water Features

Site Information

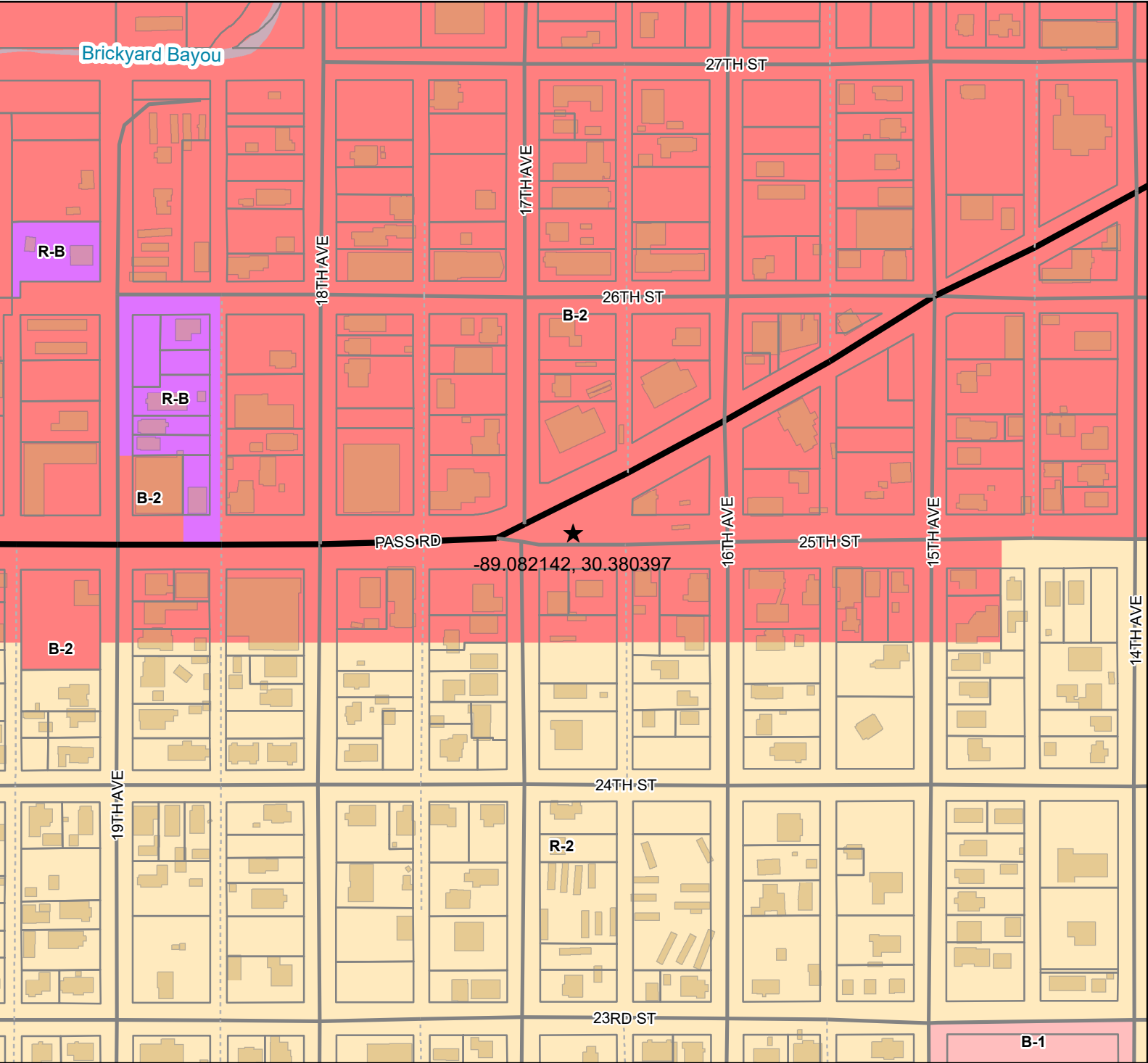
Zoning: B-2 (General Business)
Size: N/A
Flood: X



1 inch = 257 feet



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MEMORANDUM

To: City of Gulfport Planning Commission

From: Greg Holmes, Planning Administrator
Urban Development Department

Date of Hearing: December 19, 2019

Re: Planning Commission Approval 1912PC169:
(Withdrawn by Applicant)

Planning Commission Approval 1912PC169, by agent Kevin Hall, Request a small cell tower, Hill Pl, Lat 30.371874, Long -89.074114, Zoned R-1-7.5 (Single-family), Ward 2

MEMORANDUM

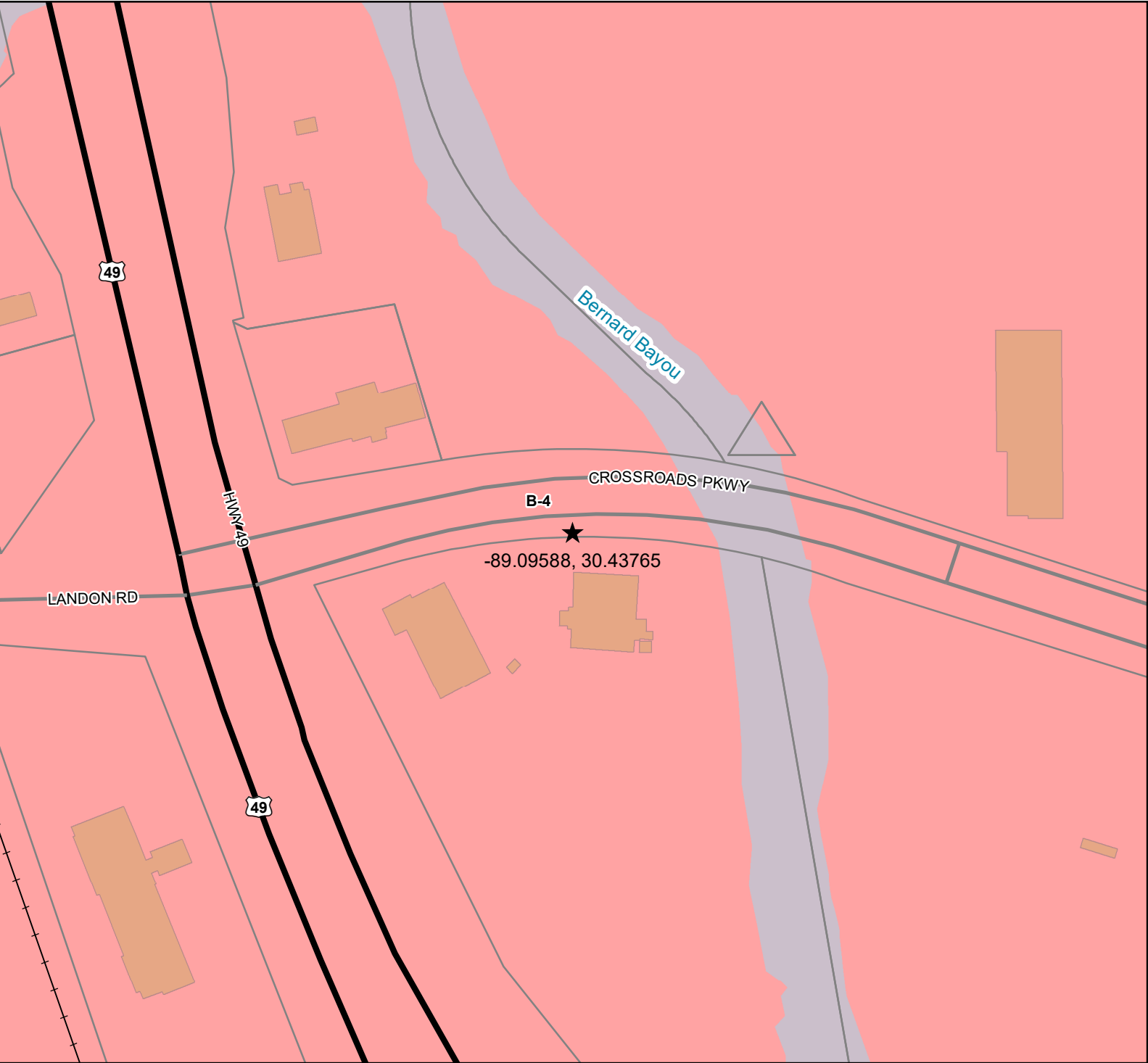
To: City of Gulfport Planning Commission

From: Greg Holmes, Planning Administrator
Urban Development Department

Date of Hearing: December 19, 2019

Re: Planning Commission Approval 1912PC170:

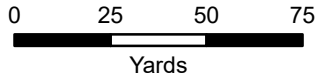
Planning Commission Approval 1912PC170, by agent Kevin Hall, Request a small cell tower, Crossroads Pkwy, Lat 30.437650, Long -89.095880, Zoned B-4 (Highway business), Ward 7



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

- Zoning**
- B-4 - Highway Business District
 - Water Features

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



1 inch = 150 feet



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