

AGENDA
GULFPORT CITY PLANNING COMMISSION MEETING
CITY HALL COUNCIL CHAMBERS
THURSDAY, SEPTEMBER 24, 2020 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 27, 2020

- 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 2009PC100:

Planning Commission Approval 2009PC100, by agent Brian Bolis, tax parcels 1010H-01-045.000 and 1010H-01-046.001, Request warehouse use, 2234 E Pass Rd, Zoned B-2 (General business) and R-2 (Single-family), Ward 5

2. Special Exception 2009SE104:

Special Exception 2009SE104, by agent Surjit Singh, tax parcel 1008K-03-002.000, Request liquor sales use, 11594 Lorraine Rd, Zoned B-2 (General business), Ward 6

3. Planning Commission Approval 2009PC107:

Planning Commission Approval 2009PC107, by owners Abbigail Myers and John Adkins, tax parcel 0908N-01-032.000, Request for home occupation for event planning, 2512 Fortson St, Zoned R-1-10 (Single-family), Ward 5

4. Resubdivision 2009PC108:

Resubdivision 2009PC108, by owners Robert and Mary Ann Blount Barnett, tax parcels 0910P-05-023.000 and 0910P-05-024.000, Divide into two new parcels, 135 and 141 Woodbine Dr, Zoned T3 (Sub-Urban Zone), Ward 2

5. Special Exception 2009SE110:

Special Exception 2009SE110, by agent Brandie and James Simmons, tax parcel 1010J-02-001.000, Request daycare/preschool use, 2333 Demaret Dr, Zoned R-1-7.5 (Single-family), Ward 2

6. Resubdivision 2009PC112: **(Deferred to October 22 meeting)**

Resubdivision 2009PC112, by owners Greg Smith and Carolyn and Ivan Nichols, tax parcels 0910A-02-015.001 and 0910A-02-016.001, Divide into two new parcels, 1444 and 1502 Mill Rd, Zoned R-1-7.5 (Single-family), Ward 4

7. Resubdivision 2009PC116:

Resubdivision 2009PC116, by owner Elisity Development LLC, tax parcel 0911B-02-023.000, Divide into six new parcels, Arkansas and Murphy Ave, Zoned T4+ (General Urban Zone "Plus"), Ward 2

8. Planning Commission Approval 2010PC126:

Planning Commission Approval 2010PC126, by agent Robert Wood, tax parcel 0910O-01-001.000, Request for church use, 101 Hardy Court Shopping Center Rd, Zoned B-2 (General business), Ward 4.

G4. Other Business

1. Planning Commission Approval 2011PC143:

Appendix D (1) (1.5.1) The Planning Commission may from time to time issue guidance to the CRC concerning which deviations may be Warranted and which require Variance

H. Adjournment

MEMORANDUM

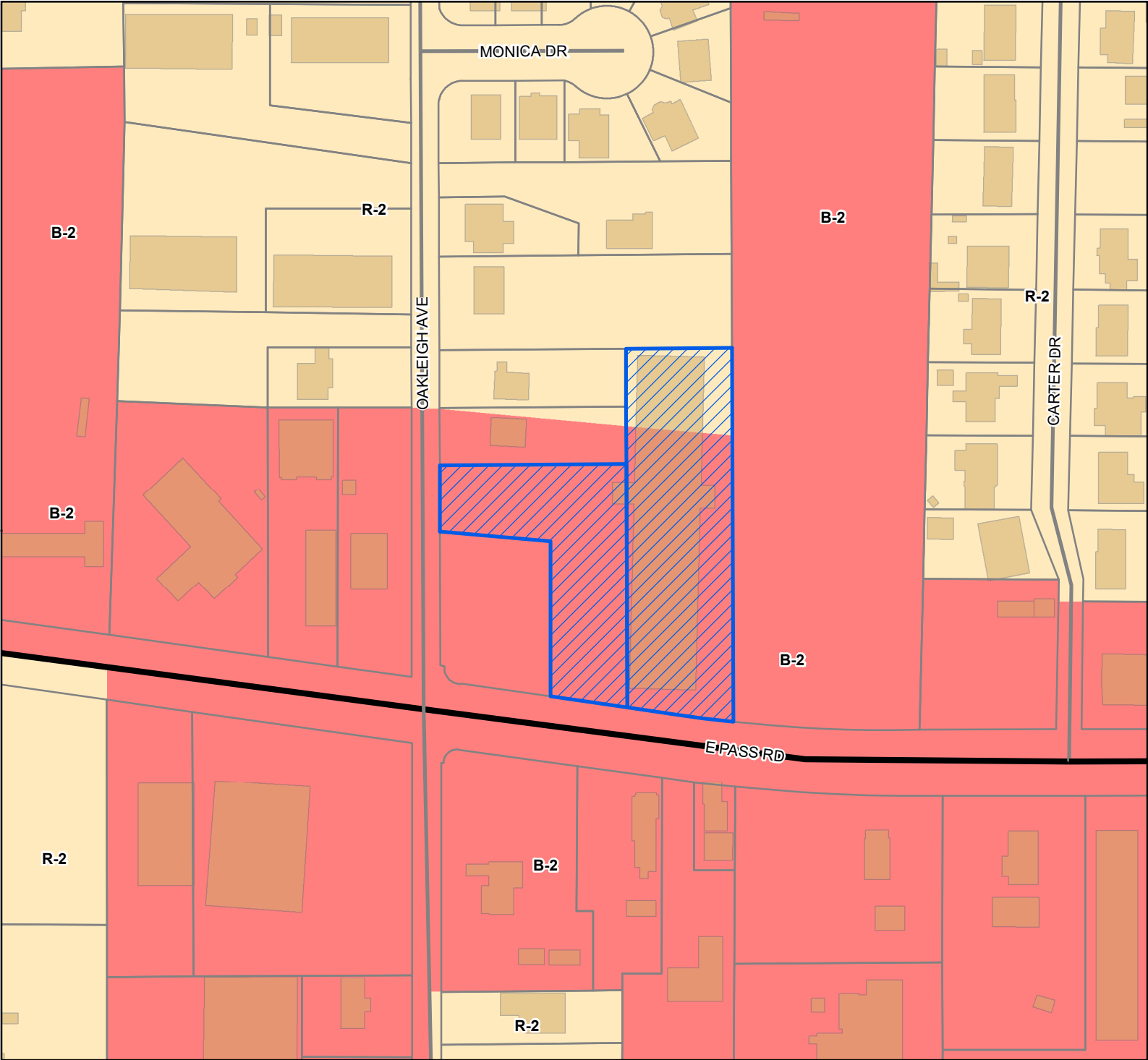
To: City of Gulfport Planning Commission

From: Greg Holmes, Planning Administrator
Urban Development Department

Date of Hearing: September 24, 2020

Re: Planning Commission Approval 2009PC100:

Planning Commission Approval 2009PC100, by agent Brian Bolis, tax parcels 1010H-01-045.000 and 1010H-01-046.001, Request warehouse use, 2234 E Pass Rd, Zoned B-2 (General business) and R-2 (Single-family), Ward 5



Site

US or State Highway

Street

Parcels

Buildings

Zoning

B-2 - General Business District

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

Site Information

1010H-01-045.000
1010H-01-046.001
Zoning: B-2 (General business)
R-2 (Single-family)
Size: 1.74 acres
Flood: X

0 25 50 75
Yards

1 inch = 150 feet

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MEMORANDUM

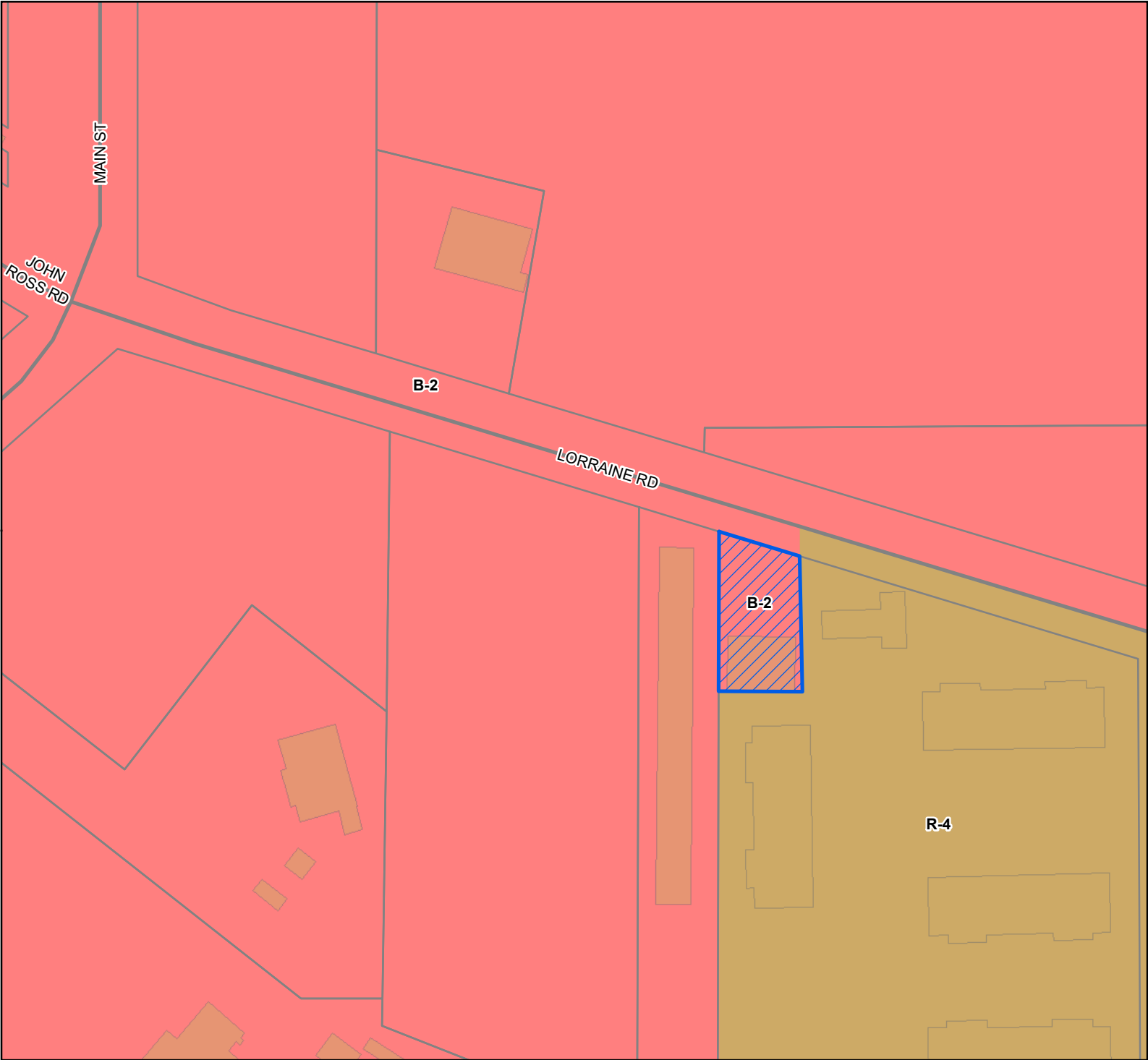
To: City of Gulfport Zoning Board of Adjustment and Appeals

From: Greg Holmes, Planning Administrator
Urban Development Department

Date of Hearing: September 24, 2020

Re: Special Exception 2009SE104:

Special Exception 2009SE104, by agent Surjit Singh, tax parcel 1008K-03-002.000, Request liquor sales use, 11594 Lorraine Rd, Zoned B-2 (General business), Ward 6



Site

Street

Parcels

Buildings

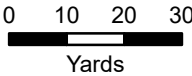
Zoning

B-2 - General Business District

R-4 - General Residence (High Density)

Site Information

1008K-03-002.000
Zoning: B-2 (General business)
Size: 6,275 square feet
Flood: X



1 inch = 100 feet



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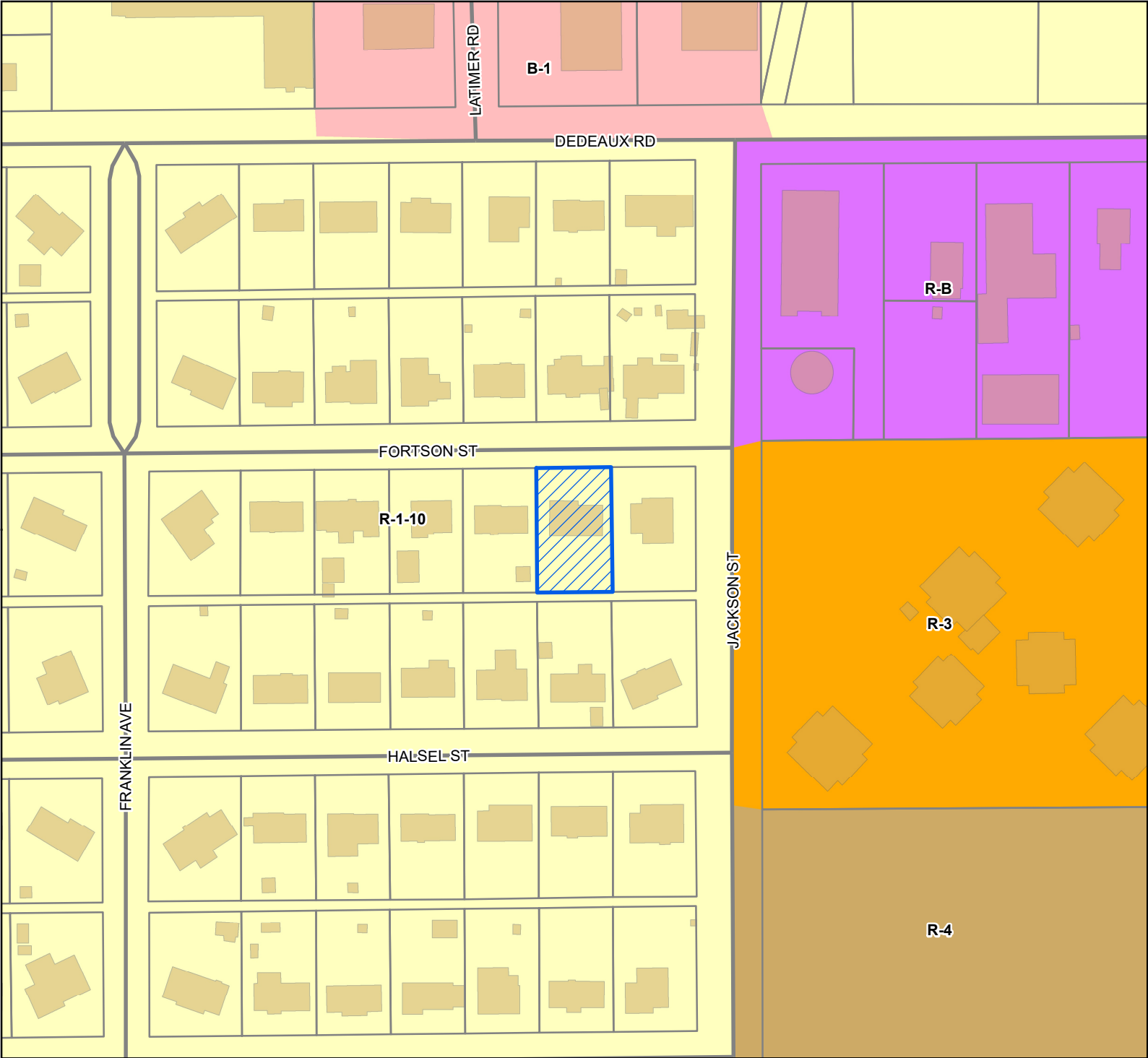
To: City of Gulfport Planning Commission

From: Greg Holmes, Planning Administrator
Urban Development Department

Date of Hearing: September 24, 2020

Re: Planning Commission Approval 2009PC107:

Planning Commission Approval 2009PC107, by owners Abbigail Myers and John Adkins, tax parcel 0908N-01-032.000, Request for home occupation for event planning, 2512 Fortson St, Zoned R-1-10 (Single-family), Ward 5



Site

Street

Parcels

Buildings

Zoning

B-1 - Neighborhood Business District

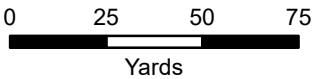
R-1-10 - Single Family Residence (Low Density)

R-3 - General Residence (High Density)

R-4 - General Residence (High Density)

R-B - Residence-Business District

Site Information
0908N-01-032.000
Zoning: R-1-10 (Single-family)
Size: 10,930 sq ft
Flood: X



1 inch = 150 feet



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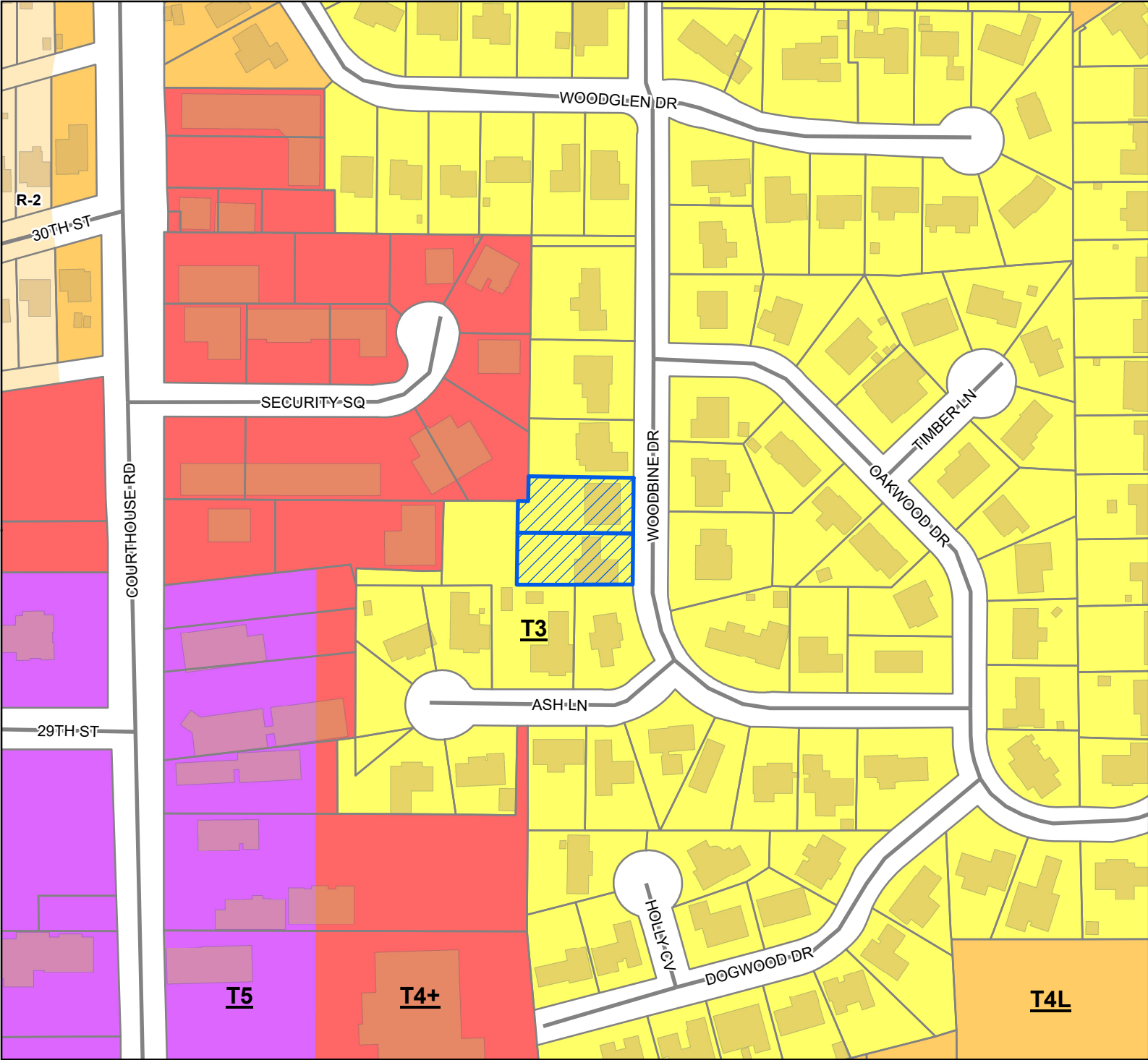
To: City of Gulfport Planning Commission

From: Greg Holmes, Planning Administrator
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Date of Hearing: September 24, 2020

Re: Resubdivision 2009PC108:

Resubdivision 2009PC108, by owners Robert and Mary Ann Blount Barnett, tax parcels 0910P-05-023.000 and 0910P-05-024.000, Divide into two new parcels, 135 and 141 Woodbine Dr, Zoned T3 (Sub-Urban Zone), Ward 2



Site

Street

Parcels

Buildings

Smart Code

T5

T4+

T4L

T3

Zoning

R-2 - Single Family

Residence District (Medium Density)

Site Information

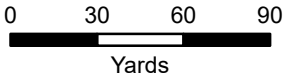
0910P-05-023.000

0910P-05-024.000

Zoning: T3 (Sub-urban Zone)

Size: 25,280 sq ft

Flood: X



1 inch = 200 feet



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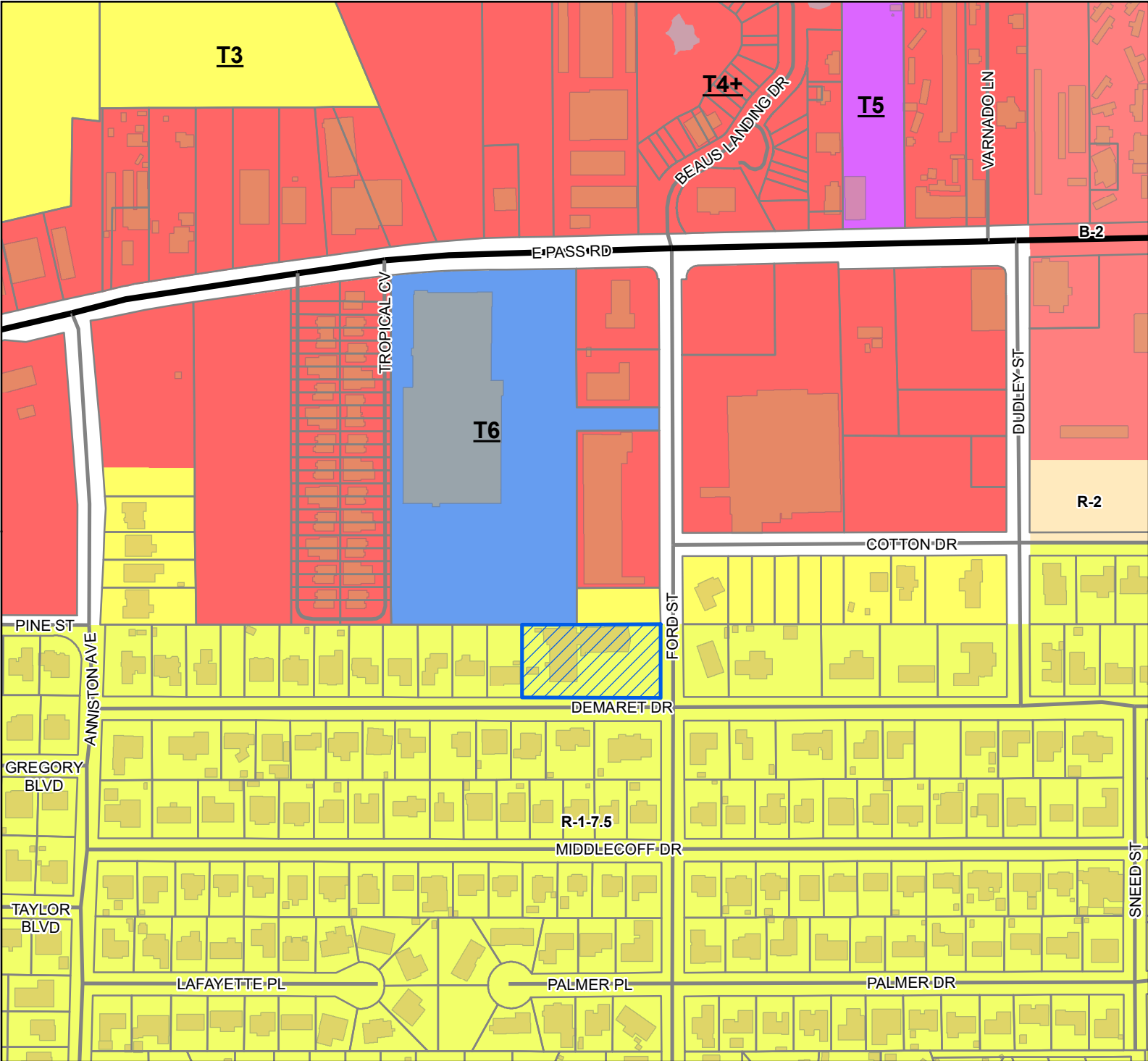
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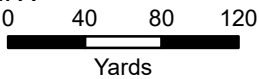
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Special Exception 2009SE110, by agent Brandie and James Simmons, tax parcel 1010J-02-001.000, Request daycare/preschool use, 2333 Demaret Dr, Zoned R-1-7.5 (Single-family), Ward 2



- Site
- US or State Highway
- Street
- Parcels
- Buildings
- Smart Code**
 - T6
 - T5
 - T4+
 - T3
- Zoning**
 - B-2 - General Business District
 - R-1-7.5 - Single Family Residence District (Low Density)
 - R-2 - Single Family Residence District (Medium Density)
 - Water Features

Site Information
1010J-02-001.000
Zoning: R-1-7.5 (Single-family)
Size: 1.08 acres
Flood: X



1 inch = 300 feet



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To: City of Gulfport Planning Commission

From: Greg Holmes, Planning Administrator
Urban Development Department

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(Deferred to October 22 meeting)

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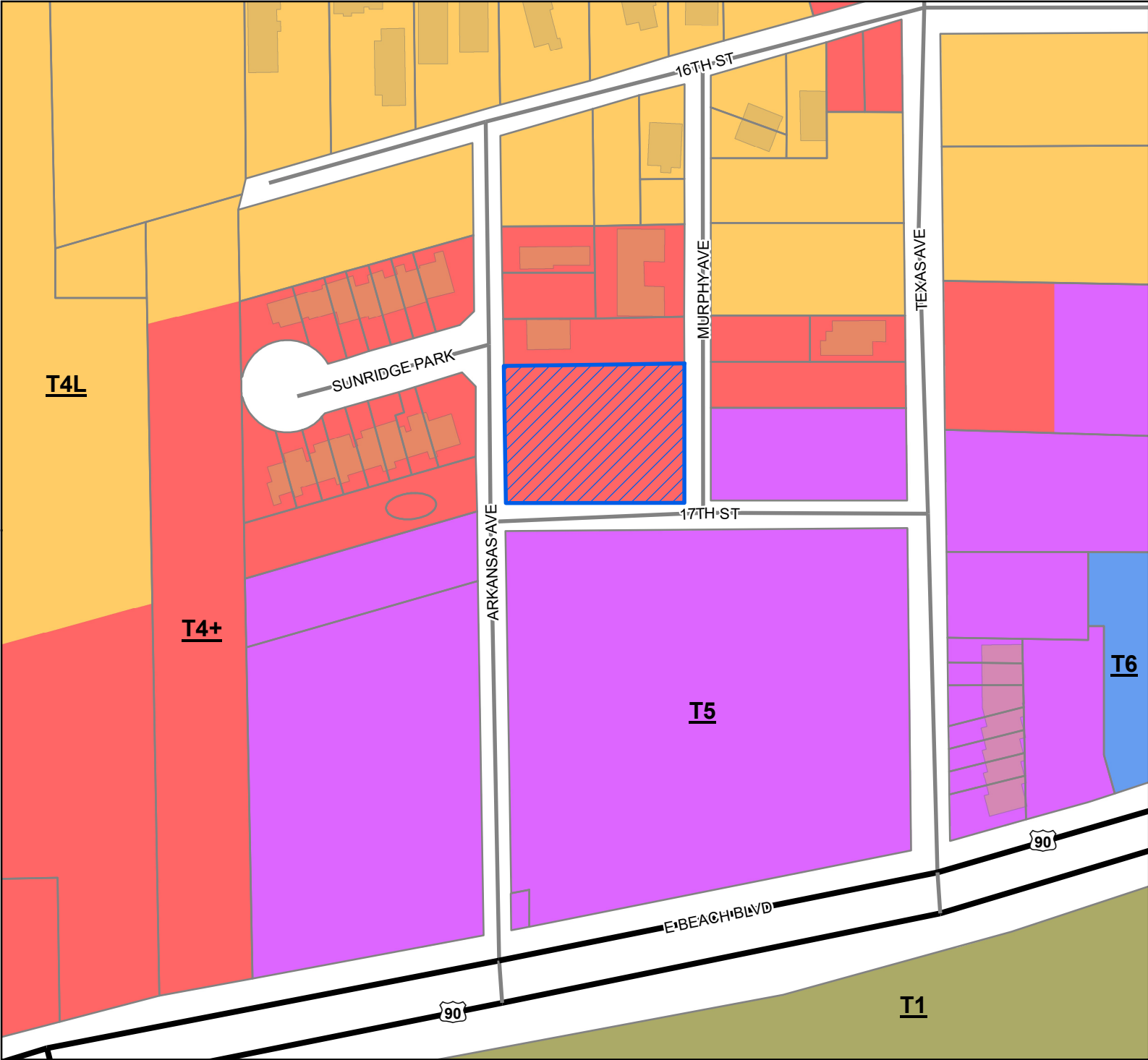
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Site

US or State Highway

Street

Parcels

Buildings

Smart Code

T6

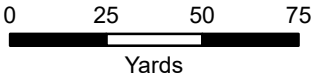
T5

T4+

T4L

T1

Site Information
0911B-02-023.000
Zoning: T4+ (General Urban Zone "Plus")
Size: 30,000 sq ft
Flood: AE



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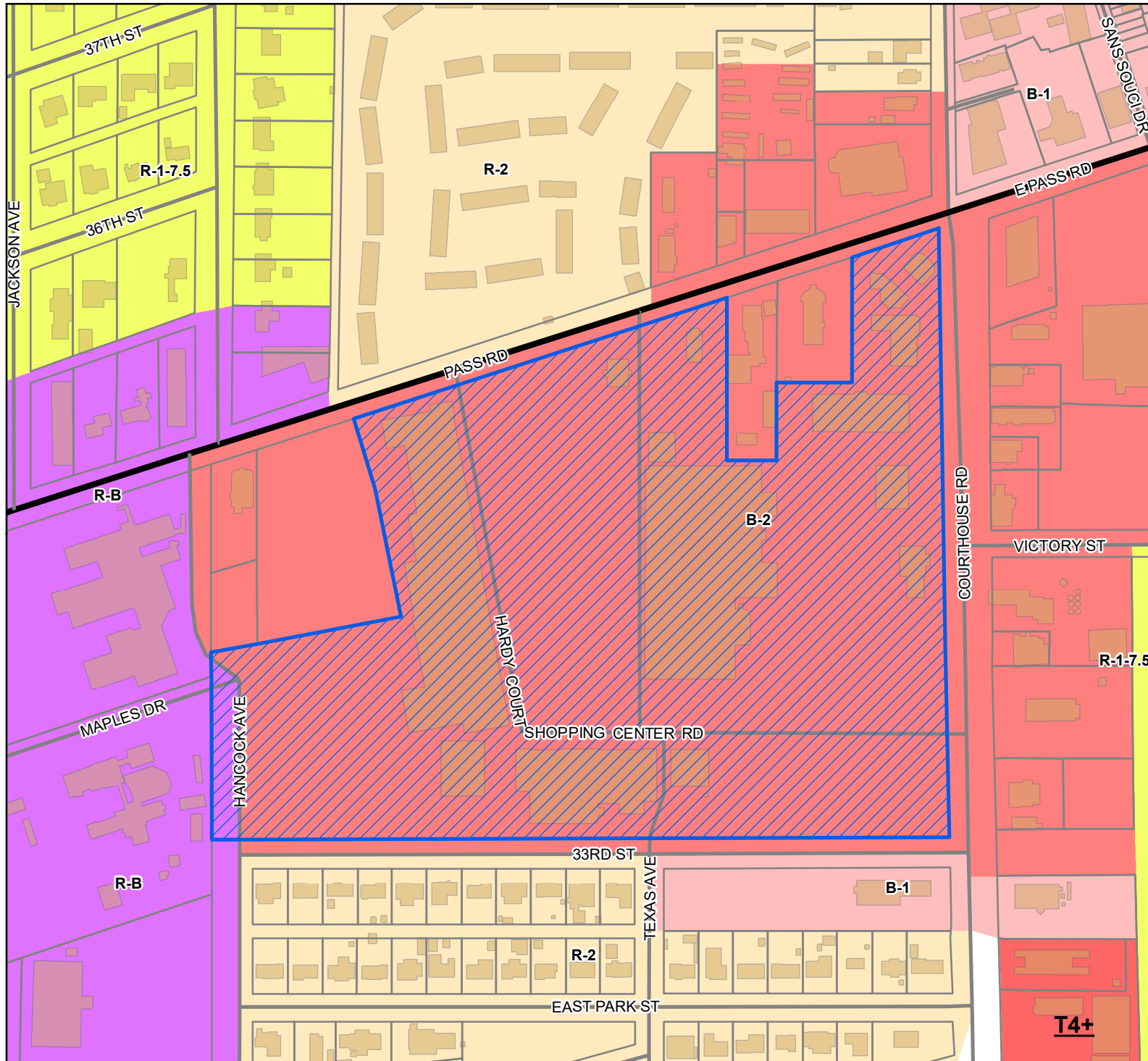
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Site

US or State Highway

Street

Parcels

Buildings

Smart Code

T4+

Zoning

B-1 - Neighborhood Business District

B-2 - General Business District

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

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

R-B - Residence-Business District

Site Information

09100-01-001.000

Zoning: B-2 (General business)

Size: 33.2 acres

Flood: X

0 40 80 120

Yards

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Appendix D (1) (1.5.1) The Planning Commission may from time to time issue guidance to the CRC concerning which deviations may be Warranted and which require Variance