

AGENDA
GULFPORT CITY PLANNING COMMISSION MEETING
CITY HALL COUNCIL CHAMBERS
THURSDAY, OCTOBER 22, 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. PC Proof of Publication

- F. Adoption of Minutes**

F1. Planning Commission Meeting - September 24, 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 2010PC117:

Planning Commission Approval 2010PC117, by owners Christine & Robert Smith, tax parcels 0711J-07-071.000, 0711J-07-068.000, 0711J-07-067.000, 0711J-07-072.000, Request tow yard use, Zoned B-2 (General business), Ward 1

2. General Plan 2010PC119:

General Plan 2010PC119, by agent Dennis Stieffel & Associates, tax parcels 0711P-01-001.000 and 0711P-01-001.001, Approval of General Plan for 10-lot zero lot line subdivision (Unnamed), W Beach Blvd, Zoned T4+ (General Urban Zone "Plus"), Ward 2

3. General Plan 2010PC120:

General Plan 2010PC120, by agent Dennis Stieffel, tax parcels 1008G-02-130.000, 1008G-02-130.001, and 1008J-02-001.000, Approval of General Plan for 41-lot subdivision (Oak Landing Phase 2), Ollie Rd, Zoned R-1-10 (Single-family), Ward 6

4. Planning Commission Approval 2010PC121:

Planning Commission Approval 2010PC121, by owners Nehemiah and Jessica Rankin, tax parcel 0708H-03-012.000, Request home occupation for online consulting, 12178 McCandliss Dr, Zoned R-1-10 (Single-family), Ward 7

5. Resubdivision 2010PC122:

Resubdivision 2010PC122, by agent Timothy Scott, tax parcel 0907J-01-006.001, Divide into two new parcels, Nita Ln, Zoned R-1-15 (Single-family), Ward 6

6. Planning Commission Approval 2010PC127:

Planning Commission Approval 2010PC127, by agent Claudia Dubose, tax parcel 0811G-01-068.000, Request home occupation for photography use, 1540 E Railroad St, Zoned R-2 (Single-family), Ward 3

7. Resubdivision 2010PC128:

Resubdivision 2010PC128, by owners Wallace and Jeanette Ladner, tax parcel 0711O-03-072.000, Divide into two new parcels, W Beach Blvd, Zoned T4L (General Urban Zone "Limited"), Ward 2

8. Planning Commission Approval 2010PC129:

Planning Commission Approval 2010PC129, by agent Jennifer Krajicek, tax parcel 1010K-03-017.000, Request home occupation for costume design, 2103 Boardman Blvd, Zoned R-1-7.5 (Single-family), Ward 2

9. Zoning Map Amendment 2010PC132:

Zoning Map Amendment 2010PC132, by owners Josh and Maria Dacus, tax parcels 0808F-03-001.001 and 0808F-03-001.009 Tract B, Rezone from R-1-10 (Single-family) to B-2 (General business), 515 N Wilson Blvd, Ward 7

10. Planning Commission Approval 2010PC134:

Planning Commission Approval 2010PC134, by agent Yasin Willis, tax parcel 0811C-01-016.001, Request automotive body repair use, 2111 28th St, Zoned B-2 (General business), Ward 3

11. Resubdivision 2010PC136:

Resubdivision 2010PC136, by agent Garlon Pemberton, tax parcel 1011D-03-009.000, Divide into two new parcels, Markham Dr, Zoned T4+ (General Urban Zone "Plus"), Ward 2

G4. Other Business

H. Adjournment

MEMORANDUM

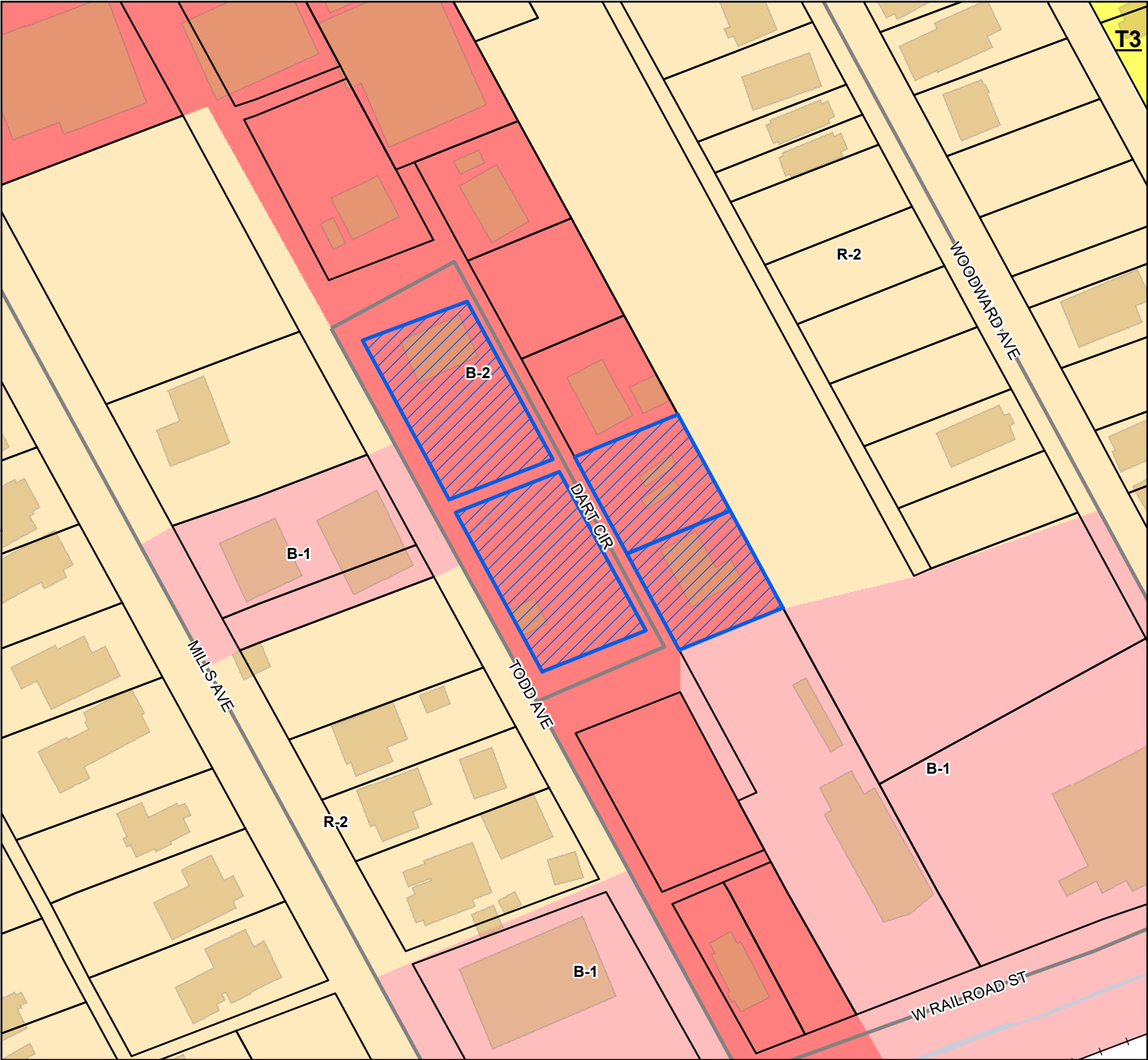
To: City of Gulfport Planning Commission

From: Greg Holmes, Planning Administrator
Urban Development Department

Date of Hearing: October 22, 2020

Re: Planning Commission Approval 2010PC117:

Planning Commission Approval 2010PC117, by owners Christine & Robert Smith, tax parcels 0711J-07-071.000, 0711J-07-068.000, 0711J-07-067.000, 0711J-07-072.000, Request tow yard use, Zoned B-2 (General business), Ward 1



Legend

- Site
- Street
- Railroad
- Parcels
- Buildings
- Water Features

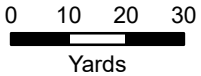
Smart Code

- T3

Zoning

- B-1 - Neighborhood Business District
- B-2 - General Business District
- R-2 - Single Family Residence District (Medium Density)

Site Information
0711J-07-071.000
0711J-07-068.000
0711J-07-067.000
0711J-07-072.000
Zoning: B-2 (General business)
Size: 33,428 square feet
Flood: X



1 inch = 100 feet



DATA DISCLAIMER: All information that is provided on this map is believed to be correct. However, no liability is assumed by the City of Gulfport for errors in substance or form of any of the materials published on this map. The GIS Division, City of Gulfport, provides the information represented on this map as a service to the community and makes every effort possible to provide quality information. However, no claims, promises, or guarantees about the accuracy, completeness, or adequacy of the information contained on this map are expressed or implied.

MEMORANDUM

To: City of Gulfport Planning Commission

From: Greg Holmes, Planning Administrator
Urban Development Department

Date of Hearing: October 22, 2020

Re: General Plan 2010PC119:

General Plan 2010PC119, by agent Dennis Stieffel & Associates, tax parcels 0711P-01-001.000 and 0711P-01-001.001, Approval of General Plan for 10-lot zero lot line subdivision (Unnamed), W Beach Blvd, Zoned T4+ (General Urban Zone "Plus"), Ward 2

General Plan

Legend



-  Site
-  US or State Highway
-  Street
-  Alley

Smart Code

-  T5
 T4+
 T3

Zoning

-  E-G - Entertainment - Gaming District
-  SB - Sand Beach
-  WF - Water Front
-  Water Features

Site Information

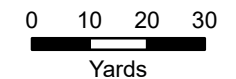
0711P-01-001.000

0711P-01-001.001

Zoning: T4+ (General Urban Zone "Plus")

Size: 1.12 acres

Flood: AE, VE



1 inch = 100 feet



DATA DISCLAIMER: All information that is provided on this map is believed to be correct. However, no liability is assumed by the City of Gulfport for errors in substance or form of any of the materials published on this map. The GIS Division, City of Gulfport, provides the information represented on this map as a service to the community and makes every effort possible to provide quality information. However, no claims, promises, or guarantees about the accuracy, completeness, or adequacy of the information contained on this map are expressed or implied.

MEMORANDUM

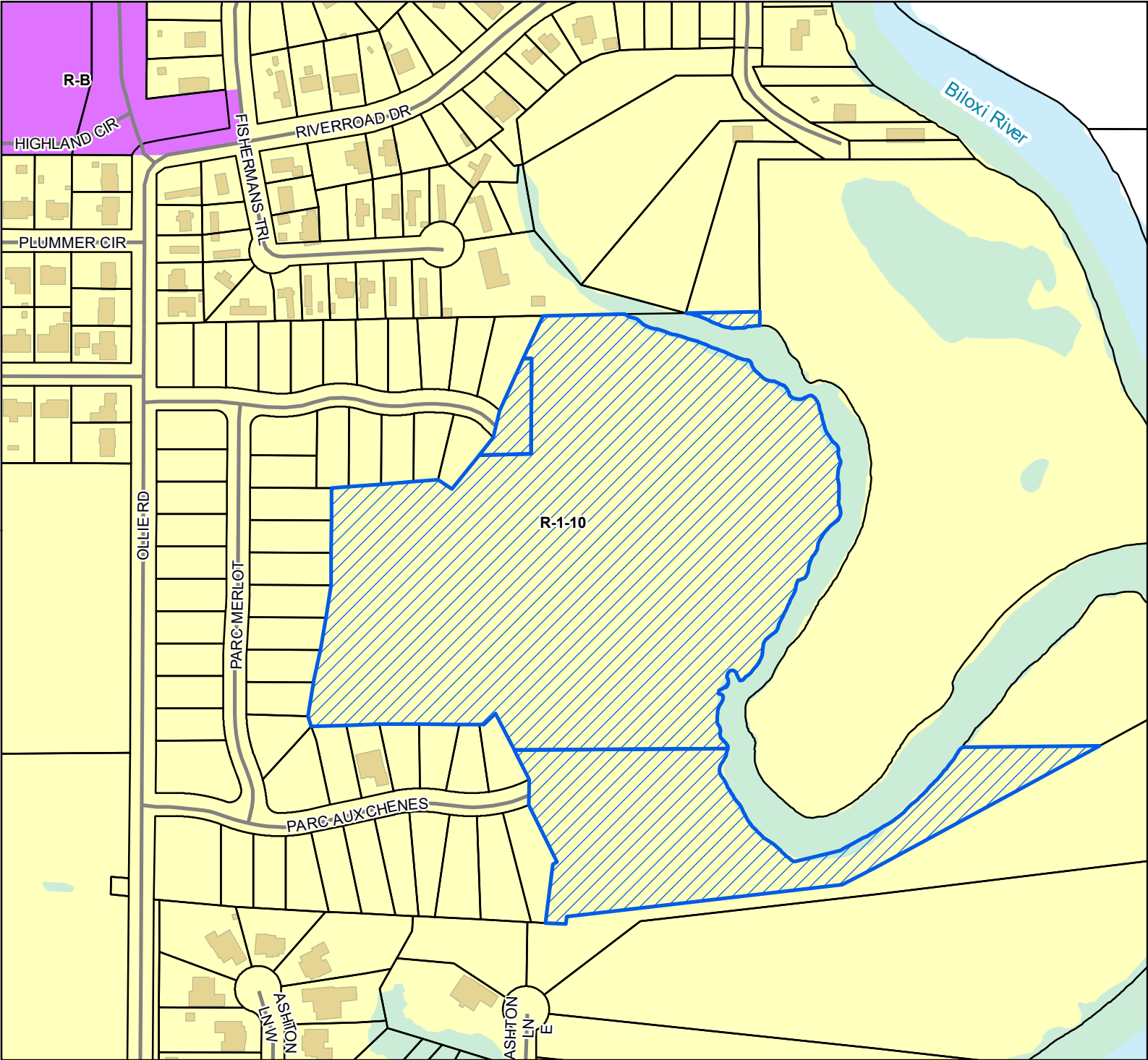
To: City of Gulfport Planning Commission

From: Greg Holmes, Planning Administrator
Urban Development Department

Date of Hearing: October 22, 2020

Re: General Plan 2010PC120:

General Plan 2010PC120, by agent Dennis Stieffel, tax parcels 1008G-02-130.000, 1008G-02-130.001, and 1008J-02-001.000, Approval of General Plan for 41-lot subdivision (Oak Landing Phase 2), Ollie Rd, Zoned R-1-10 (Single-family), Ward 6



Site

Street

Parcels

Buildings

Zoning

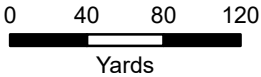
R-1-10 - Single Family Residence (Low Density)

R-B - Residence-Business District

Water Features

Site Information

1008G-02-130.000
1008G-02-130.001
1008J-02-001.000
Zoning: R-1-10 (Single-family)
Size: 22.4 acres
Flood: X



1 inch = 300 feet



DATA DISCLAIMER: All information that is provided on this map is believed to be correct. However, no liability is assumed by the City of Gulfport for errors in substance or form of any of the materials published on this map. The GIS Division, City of Gulfport, provides the information represented on this map as a service to the community and makes every effort possible to provide quality information. However, no claims, promises, or guarantees about the accuracy, completeness, or adequacy of the information contained on this map are expressed or implied.

MEMORANDUM

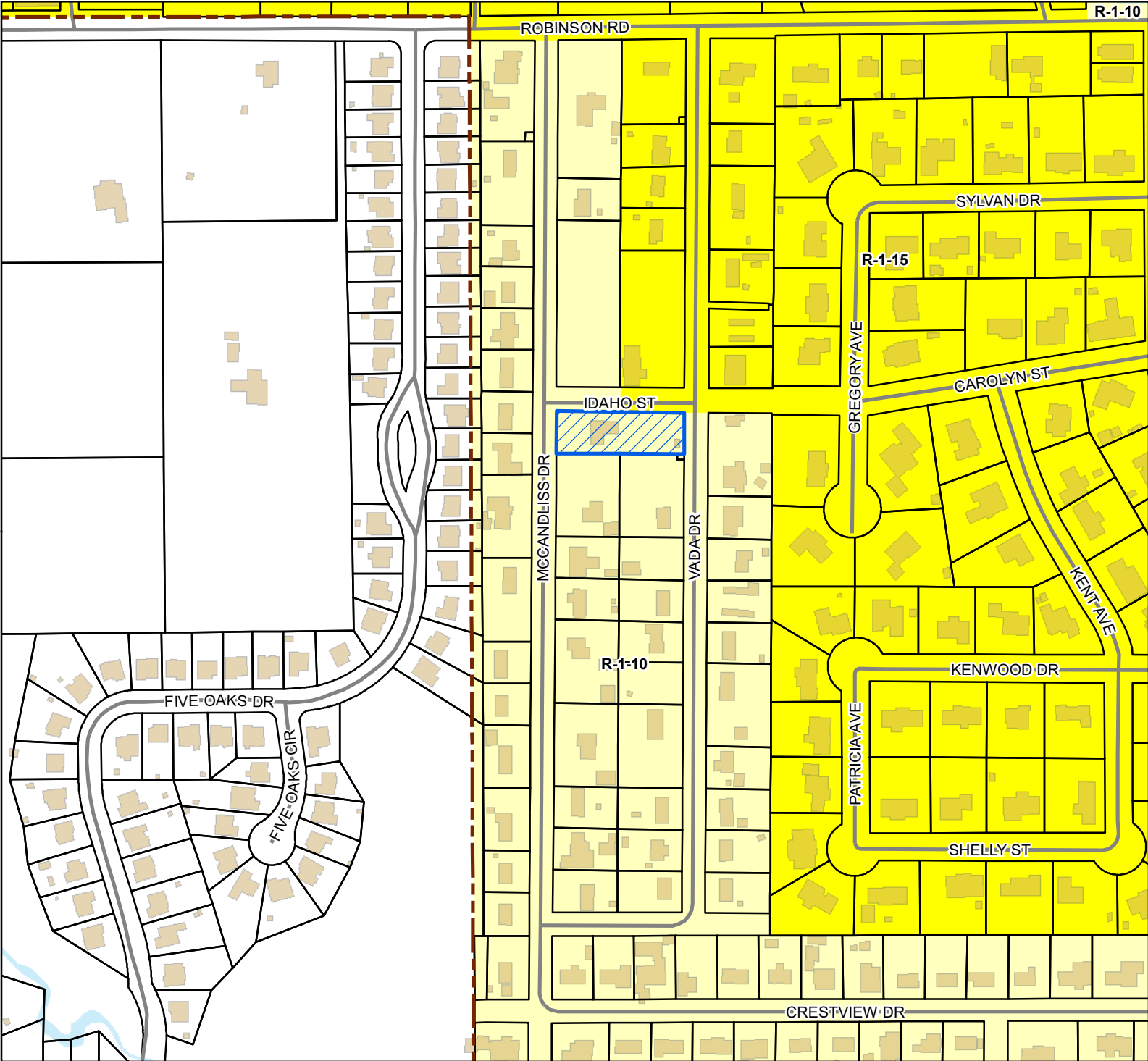
To: City of Gulfport Planning Commission

From: Greg Holmes, Planning Administrator
Urban Development Department

Date of Hearing: October 22, 2020

Re: Planning Commission Approval 2010PC121:

Planning Commission Approval 2010PC121, by owners Nehemiah and Jessica Rankin, tax parcel 0708H-03-012.000, Request home occupation for online consulting, 12178 McCandliss Dr, Zoned R-1-10 (Single-family), Ward 7



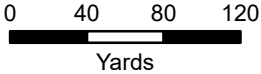
Legend

- Site
- Street
- Parcels
- Buildings
- Water Features
- City Limit

Zoning

- R-1-10 - Single Family Residence (Low Density)
- R-1-15 - Single Family Residence District (Low Density)

Site Information
0708H-03-012.000
Zoning: R-1-10 (Single-family)
Size: 24,891 sq ft
Flood: X



1 inch = 300 feet



DATA DISCLAIMER: All information that is provided on this map is believed to be correct. However, no liability is assumed by the City of Gulfport for errors in substance or form of any of the materials published on this map. The GIS Division, City of Gulfport, provides the information represented on this map as a service to the community and makes every effort possible to provide quality information. However, no claims, promises, or guarantees about the accuracy, completeness, or adequacy of the information contained on this map are expressed or implied.

MEMORANDUM

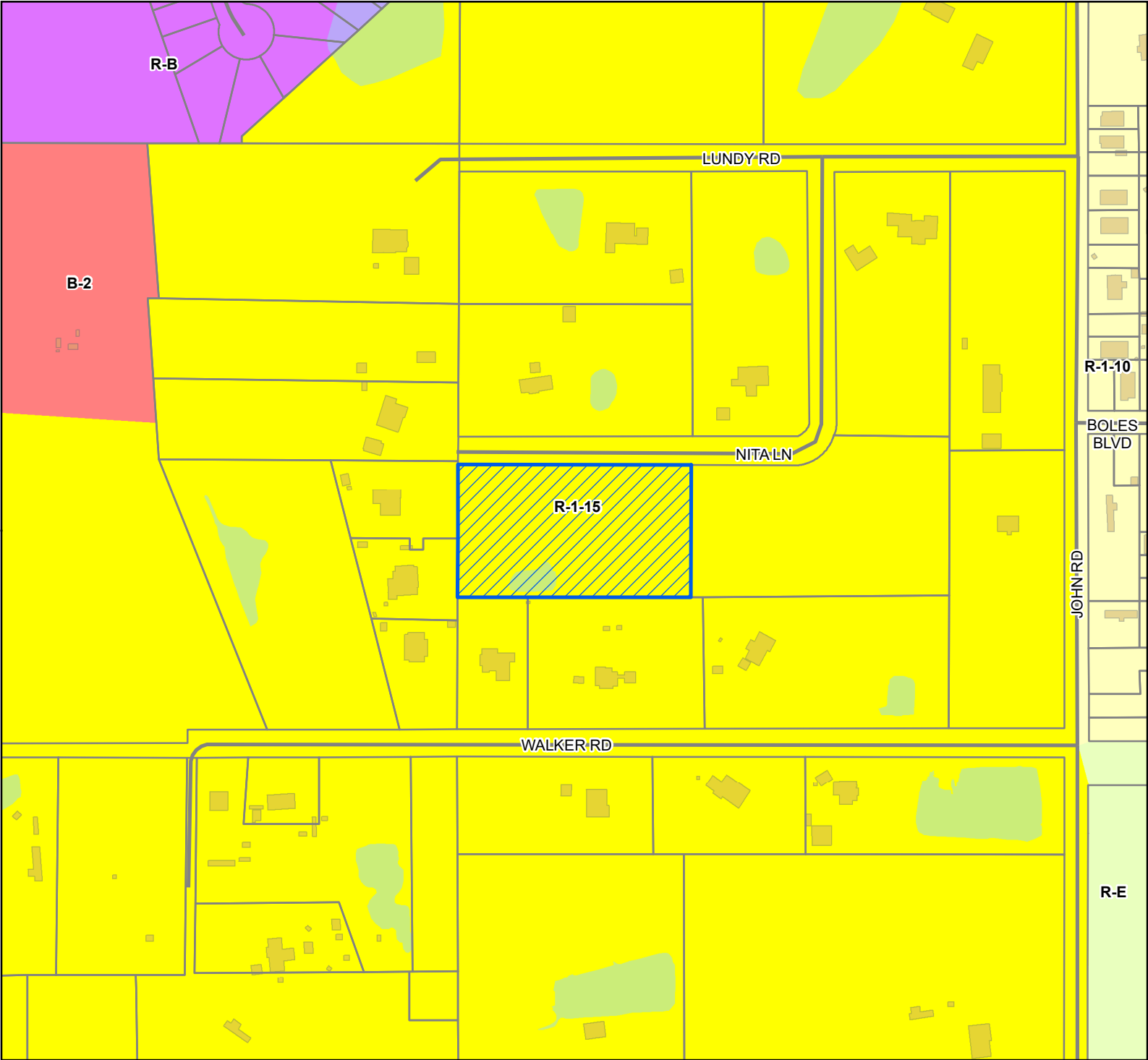
To: City of Gulfport Planning Commission

From: Greg Holmes, Planning Administrator
Urban Development Department

Date of Hearing: October 22, 2020

Re: Resubdivision 2010PC122:

Resubdivision 2010PC122, by agent Timothy Scott, tax parcel 0907J-01-006.001, Divide into two new parcels, Nita Ln, Zoned R-1-15 (Single-family), Ward 6



Site
[Blue hatched box] Site

Street
[Black line] Street

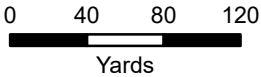
Parcels
[Black outline] Parcels

Buildings
[Brown shape] Buildings

Zoning

- [Red box] B-2 - General Business District
- [Light yellow box] R-1-10 - Single Family Residence (Low Density)
- [Yellow box] R-1-15 - Single Family Residence District (Low Density)
- [Purple box] R-B - Residence-Business District
- [Light green box] R-E - Residence-Estate
- [Light blue box] Water Features

Site Information
0907J-01-006.001
Zoning: R-1-15 (Single-family)
Size: 3.3 acres
Flood: X



1 inch = 300 feet



DATA DISCLAIMER: All information that is provided on this map is believed to be correct. However, no liability is assumed by the City of Gulfport for errors in substance or form of any of the materials published on this map. The GIS Division, City of Gulfport, provides the information represented on this map as a service to the community and makes every effort possible to provide quality information. However, no claims, promises, or guarantees about the accuracy, completeness, or adequacy of the information contained on this map are expressed or implied.

MEMORANDUM

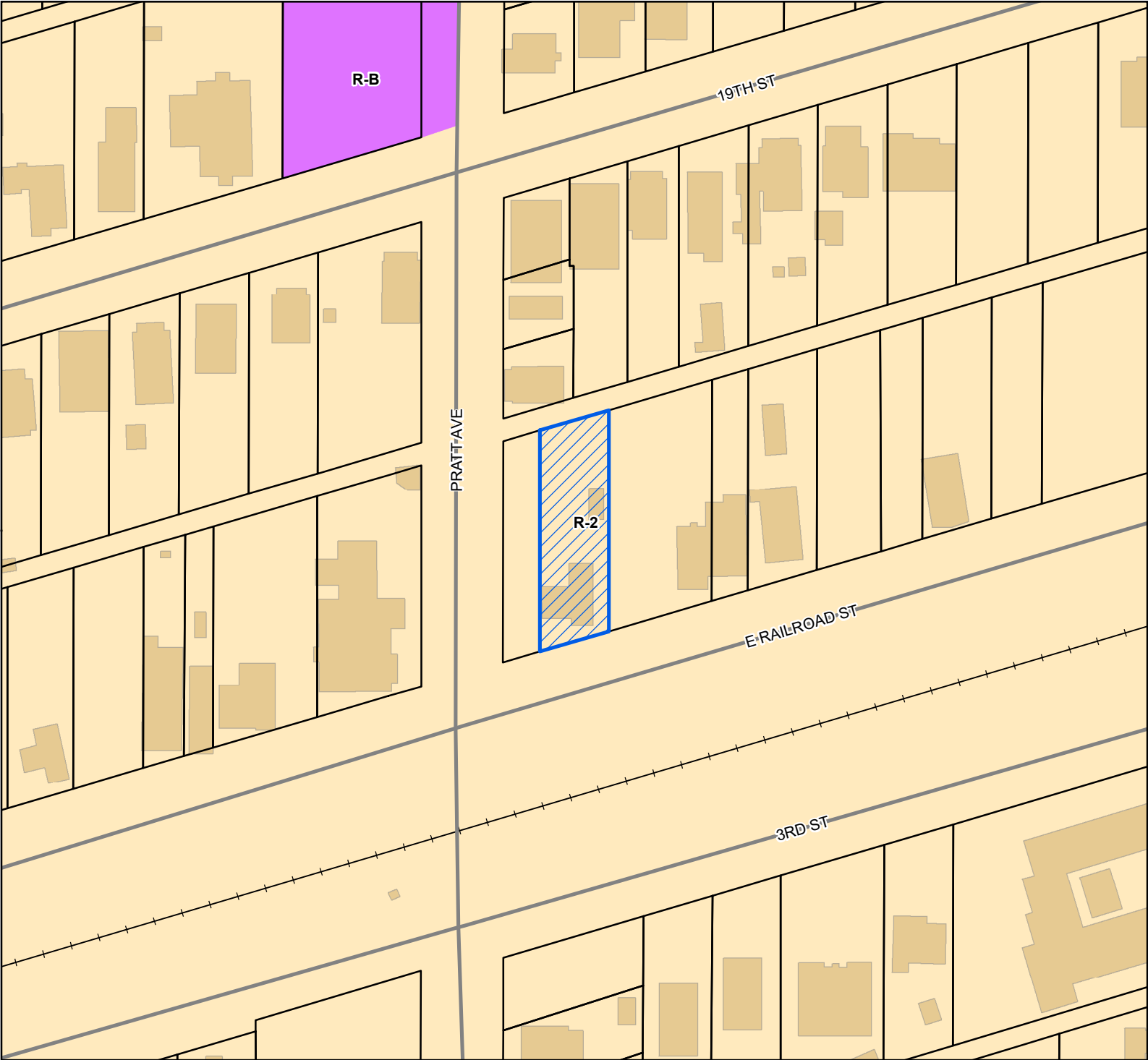
To: City of Gulfport Planning Commission

From: Greg Holmes, Planning Administrator
Urban Development Department

Date of Hearing: October 22, 2020

Re: Planning Commission Approval 2010PC127:

Planning Commission Approval 2010PC127, by agent Claudia Dubose, tax parcel 0811G-01-068.000, Request home occupation for photography use, 1540 E Railroad St, Zoned R-2 (Single-family), Ward 3



Site

Street

Railroad

Parcels

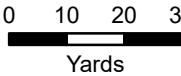
Buildings

Zoning

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

R-B - Residence-Business District

Site Information
0811G-01-068.000
Zoning: R-2 (Single-family)
Size: 7,918 Square Feet
Flood: X, 0.2% Annual



1 inch = 100 feet



DATA DISCLAIMER: All information that is provided on this map is believed to be correct. However, no liability is assumed by the City of Gulfport for errors in substance or form of any of the materials published on this map. The GIS Division, City of Gulfport, provides the information represented on this map as a service to the community and makes every effort possible to provide quality information. However, no claims, promises, or guarantees about the accuracy, completeness, or adequacy of the information contained on this map are expressed or implied.

MEMORANDUM

To: City of Gulfport Planning Commission

From: Greg Holmes, Planning Administrator
Urban Development Department

Date of Hearing: October 22, 2020

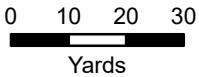
Re: Resubdivision 2010PC128:

Resubdivision 2010PC128, by owners Wallace and Jeanette Ladner, tax parcel 0711O-03-072.000, Divide into two new parcels, W Beach Blvd, Zoned T4L (General Urban Zone "Limited"), Ward 2

Legend

- Site
- US or State Highway
- Street
- Alley
- Parcels
- Buildings
- Smart Code
 - T4+
 - T4L
 - T3
- Zoning
 - SB - Sand Beach
 - Water Features

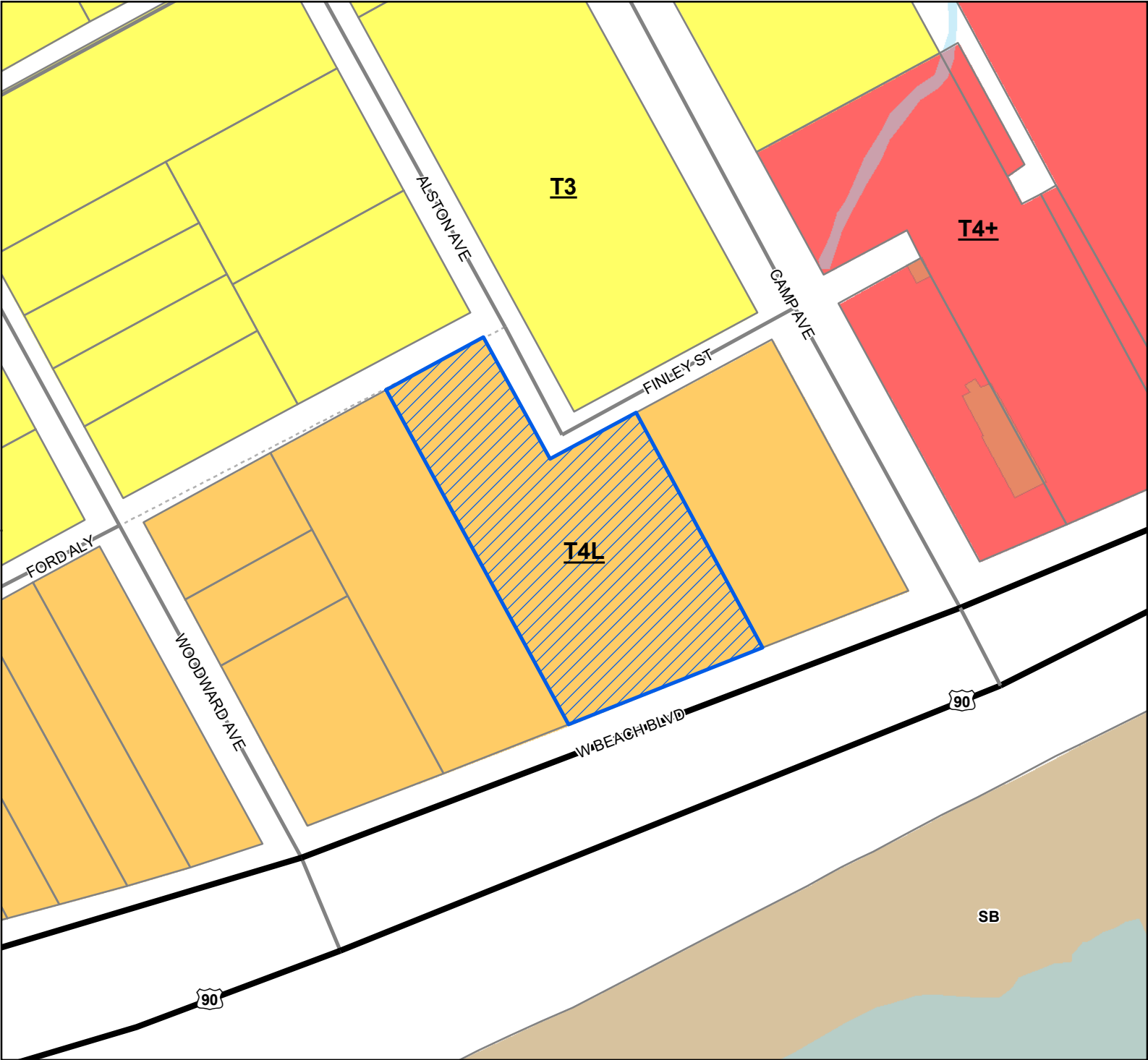
Site Information
07110-03-072.000
Zoning: T4L (General Urban Zone "Limited")
Size: 36,083 square feet
Flood: VE



1 inch = 100 feet



DATA DISCLAIMER: All information that is provided on this map is believed to be correct. However, no liability is assumed by the City of Gulfport for errors in substance or form of any of the materials published on this map. The GIS Division, City of Gulfport, provides the information represented on this map as a service to the community and makes every effort possible to provide quality information. However, no claims, promises, or guarantees about the accuracy, completeness, or adequacy of the information contained on this map are expressed or implied.



MEMORANDUM

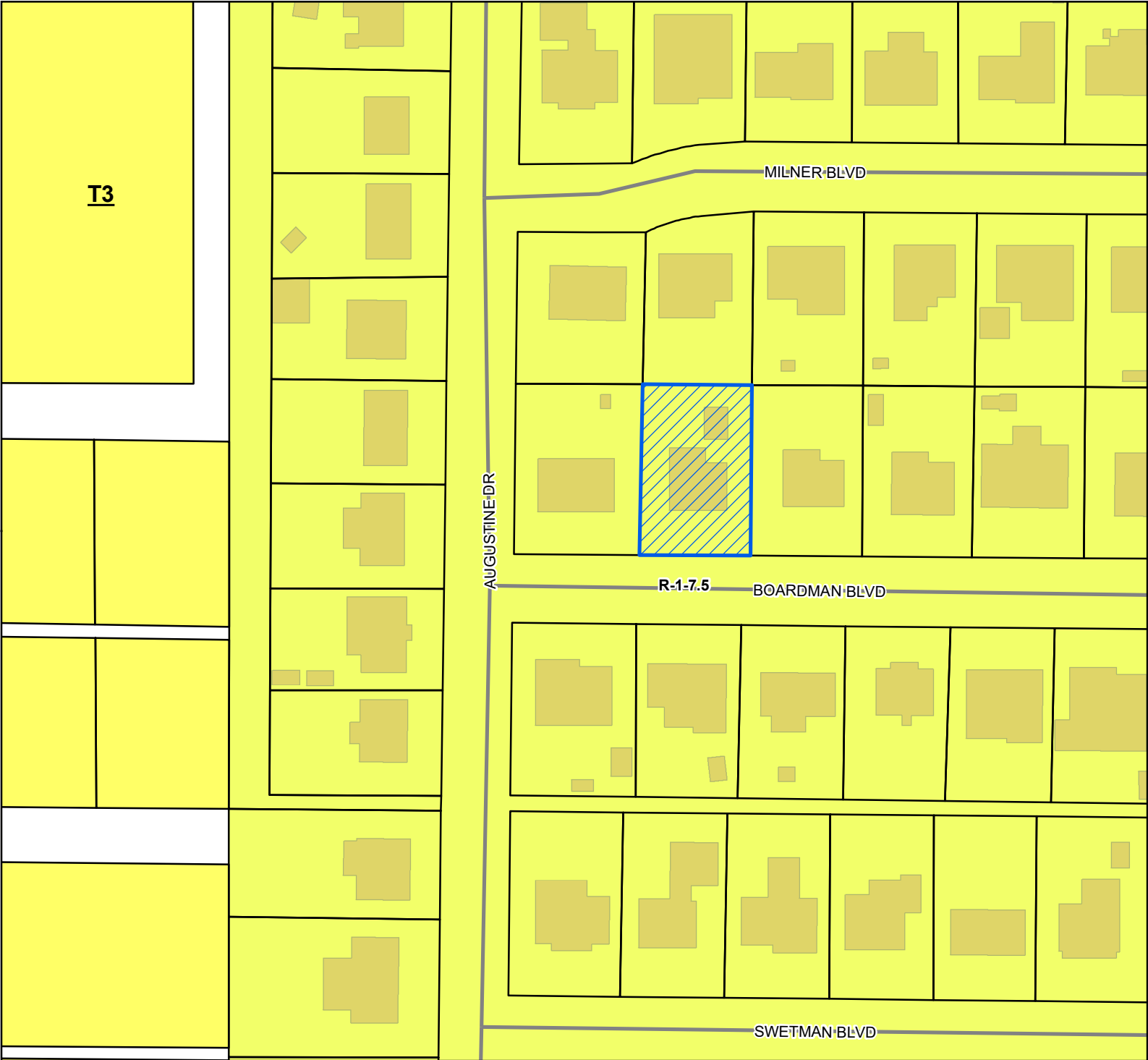
To: City of Gulfport Planning Commission

From: Greg Holmes, Planning Administrator
Urban Development Department

Date of Hearing: October 22, 2020

Re: Planning Commission Approval 2010PC129:

Planning Commission Approval 2010PC129, by agent Jennifer Krajicek, tax parcel 1010K-03-017.000, Request home occupation for costume design, 2103 Boardman Blvd, Zoned R-1-7.5 (Single-family), Ward 2



Site

Street

Parcels

Buildings

Smart Code

T3

Zoning

R-1-7.5 - Single Family

Residence District (Low Density)

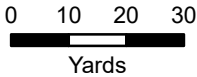
Site Information

1010K-03-017.000

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

Size: 9,759 sq ft

Flood: X



1 inch = 100 feet



DATA DISCLAIMER: All information that is provided on this map is believed to be correct. However, no liability is assumed by the City of Gulfport for errors in substance or form of any of the materials published on this map. The GIS Division, City of Gulfport, provides the information represented on this map as a service to the community and makes every effort possible to provide quality information. However, no claims, promises, or guarantees about the accuracy, completeness, or adequacy of the information contained on this map are expressed or implied.

MEMORANDUM

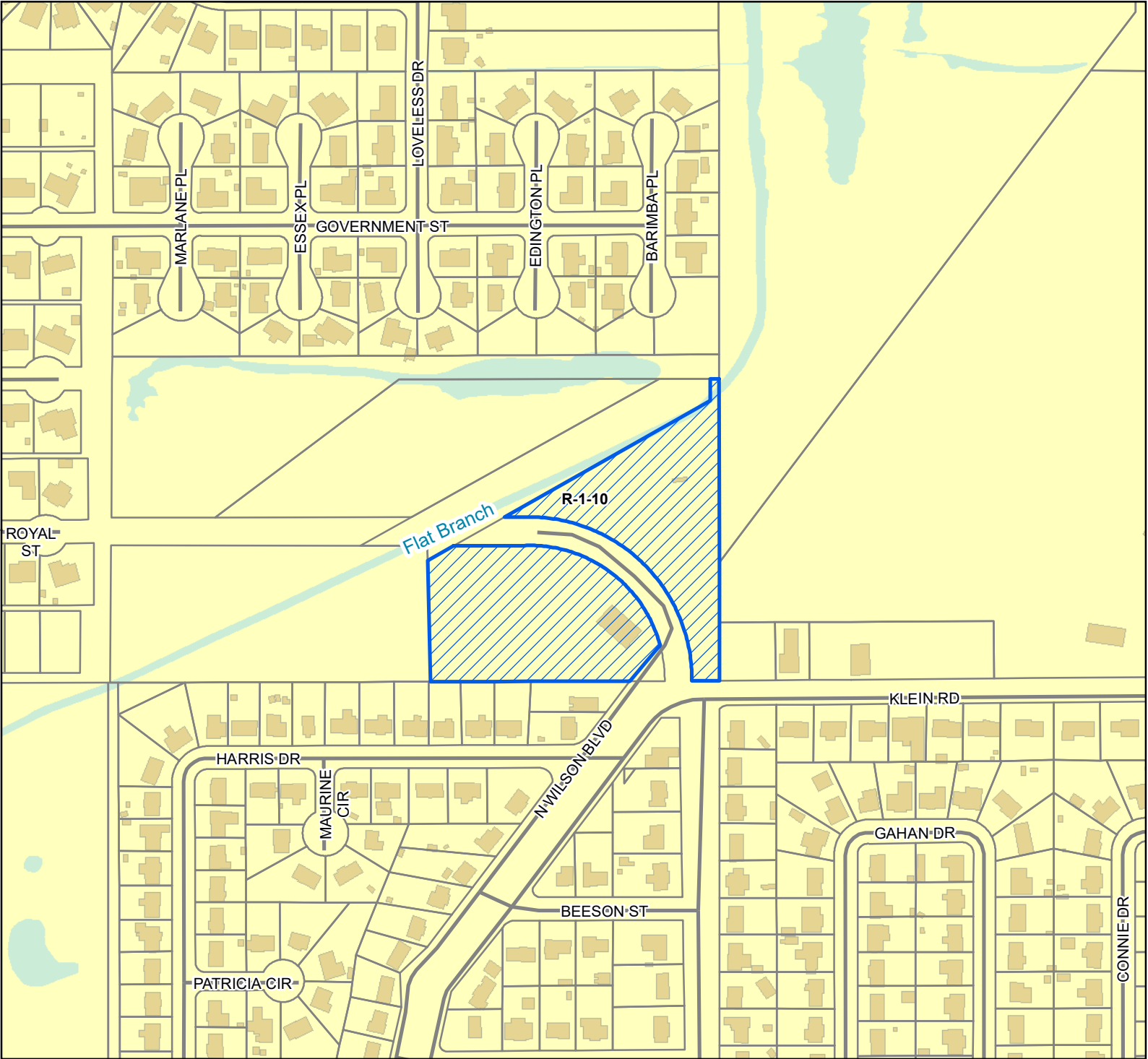
To: City of Gulfport Planning Commission

From: Greg Holmes, Planning Administrator
Urban Development Department

Date of Hearing: October 22, 2020

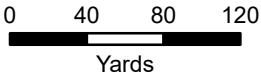
Re: Zoning Map Amendment 2010PC132:

Zoning Map Amendment 2010PC132, by owners Josh and Maria Dacus, tax parcels 0808F-03-001.001 and 0808F-03-001.009 Tract B, Rezone from R-1-10 (Single-family) to B-2 (General business), 515 N Wilson Blvd, Ward 7



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

Site Information
0808F-03-001.001
0808F-03-001.009
Zoning: R-1-10 (Single-family)
Size: 4.69 acres
Flood: X, AE, 0.2% Annual



1 inch = 300 feet



DATA DISCLAIMER: All information that is provided on this map is believed to be correct. However, no liability is assumed by the City of Gulfport for errors in substance or form of any of the materials published on this map. The GIS Division, City of Gulfport, provides the information represented on this map as a service to the community and makes every effort possible to provide quality information. However, no claims, promises, or guarantees about the accuracy, completeness, or adequacy of the information contained on this map are expressed or implied.

MEMORANDUM

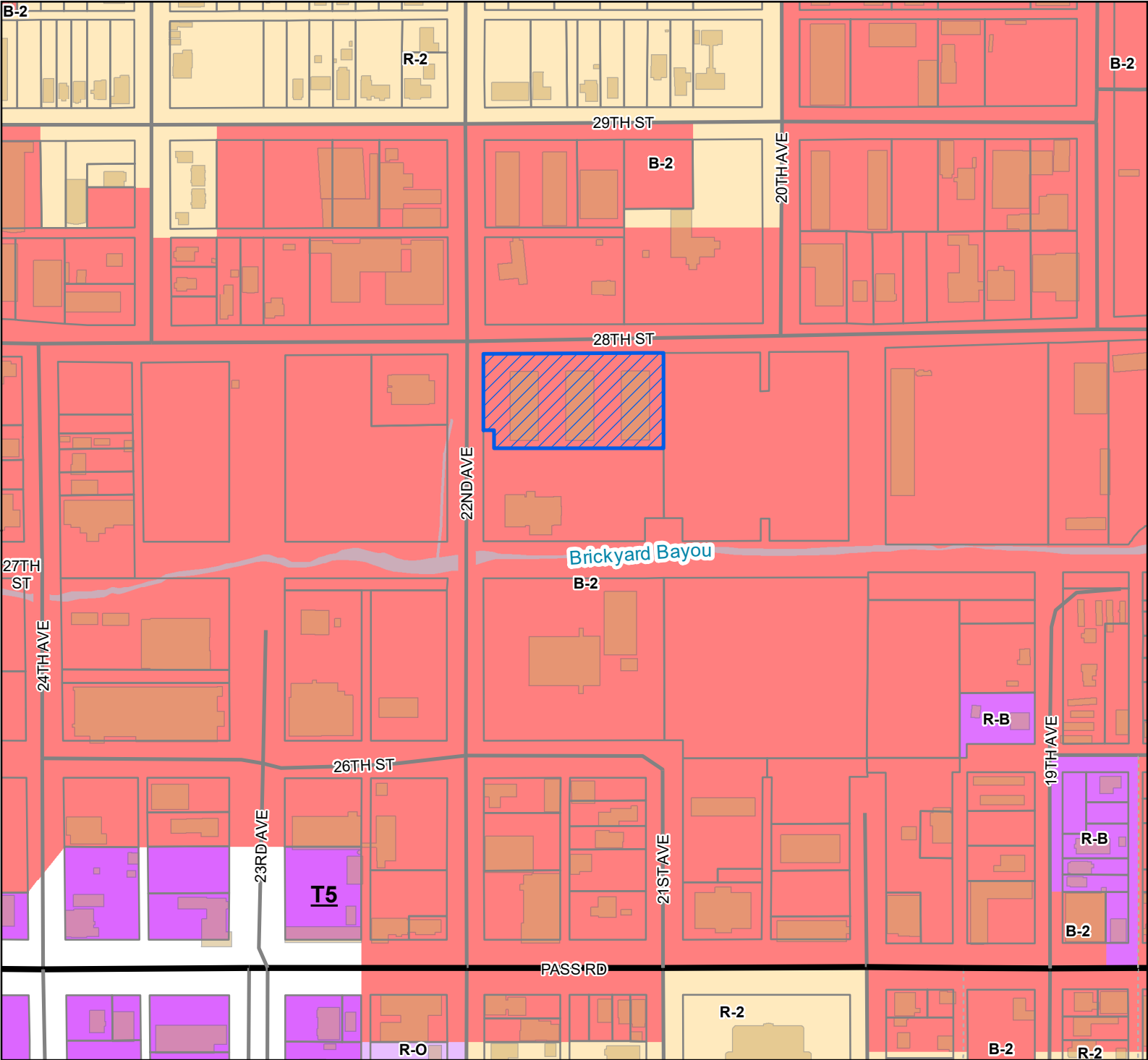
To: City of Gulfport Planning Commission

From: Greg Holmes, Planning Administrator
Urban Development Department

Date of Hearing: October 22, 2020

Re: Planning Commission Approval 2010PC134:

Planning Commission Approval 2010PC134, by agent Yasin Willis, tax parcel 0811C-01-016.001, Request automotive body repair use, 2111 28th St, Zoned B-2 (General business), Ward 3



Legend

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

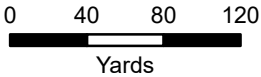
Smart Code

- T5

Zoning

- B-2 - General Business District
- R-2 - Single Family Residence District (Medium Density)
- R-O - Residence-Office District
- R-B - Residence-Business District
- Water Features

Site Information
0811C-01-016.001
Zoning: B-2 (General business)
Size: 1.8 acres
Flood: 0.2%



1 inch = 300 feet



DATA DISCLAIMER: All information that is provided on this map is believed to be correct. However, no liability is assumed by the City of Gulfport for errors in substance or form of any of the materials published on this map. The GIS Division, City of Gulfport, provides the information represented on this map as a service to the community and makes every effort possible to provide quality information. However, no claims, promises, or guarantees about the accuracy, completeness, or adequacy of the information contained on this map are expressed or implied.

MEMORANDUM

To: City of Gulfport Planning Commission

From: Greg Holmes, Planning Administrator
Urban Development Department

Date of Hearing: October 22, 2020

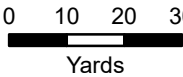
Re: Resubdivision 2010PC136:

Resubdivision 2010PC136, by agent Garlon Pemberton, tax parcel 1011D-03-009.000, Divide into two new parcels, Markham Dr, Zoned T4+ (General Urban Zone "Plus"), Ward 2

Legend

- Site
- US or State Highway
- Street
- Parcels
- Buildings
- Smart Code
 - T6
 - T5
 - T4+
 - T1

Site Information
1011D-03-009.000
Zoning: T4+ (General Urban Zone "Plus")
Size: 10,585 square feet
Flood: AE



1 inch = 100 feet



DATA DISCLAIMER: All information that is provided on this map is believed to be correct. However, no liability is assumed by the City of Gulfport for errors in substance or form of any of the materials published on this map. The GIS Division, City of Gulfport, provides the information represented on this map as a service to the community and makes every effort possible to provide quality information. However, no claims, promises, or guarantees about the accuracy, completeness, or adequacy of the information contained on this map are expressed or implied.

