

AGENDA
GULFPORT CITY PLANNING COMMISSION MEETING
CITY HALL COUNCIL CHAMBERS
THURSDAY, NOVEMBER 18, 2021 AT 4:30 PM

- A. Prayer**
- B. Pledge of Allegiance**
- C. Call to Order**
- D. Determination of a Quorum**
- E. Confirmation of Agenda**
- F. Adoption of Minutes**

F1. Planning Commission Meeting - October 28, 2021

- 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. Zoning Map Amendment 2108PC128:**

Zoning Map Amendment 2108PC128, by agent Brown, Mitchell & Alexander, Inc., tax parcels 0908E-01-001.001 & 0908C-01-001.000, Request zoning from R-1-10 (Single-family) to T4+ (General Urban Zone "Plus"), Preservation Dr, Ward 6

2. Zoning Map Amendment 2109PC144:
Tabled to October 28, 2021 meeting.

Zoning Map Amendment 2109PC144, by agent Greg Smith, tax parcel 1011D-01-026.000, Request to rezone from T6 (Urban Core Zone) to T4+ (General Urban Zone "Plus"), 157 Oleander Dr, Ward 2

3. Resubdivision 2110PC157:

Resubdivision 2110PC157, by agent Jacques P. Pucheu, tax parcels 1009K-03-001.000, 1009L-02-001.000, Divide into 6 new parcels, Dolphin Lane and Creel Cr., Zoned I-2 (Heavy Industrial district) and R-1-7.5 (Single-family), Ward 5

4. Planning Commission Approval 2110PC160:
Tabled to November 18, 2021 meeting

Planning Commission Approval 2110ZB160 , by owner Kaleb Fredericks, tax parcel 0810E-02-104.000, Request for duplex use, Monroe St, Zoned R-1-5 (Single-family), Ward 3

5. Zoning Map Amendment 2110PC162:

Zoning Map Amendment 2110PC162, by agent Felix L. Lee, tax parcels 0811E-02-018.000, 0811E-02-019.000, Request to rezone from T5 (Urban Center Zone) to T6 (Urban Core Zone), 1715 and 1721 29th Avenue, Ward 2

6. Resubdivision 2110PC163:

Resubdivision 2110PC163, by owner Elliott Land Development, tax parcel 0811G-02-016.000, Divide into seven new parcels, Thornton Ave and 2nd St, Zoned R-2 (Single-family) and R-B (Residence business), Ward 2

7. Resubdivision 2110PC164:

Resubdivision 2110PC164, by agent William Tully Rhodes, tax parcel 0807I-01-007.000, Divide into seven new parcels, Duckworth Road, Zoned R-1-15 (Single-family), Ward 3

8. General Plan 2110PC165:

General Plan 2110PC165, by Brown, Mitchell & Alexander, Inc, tax parcels 0908C-01-001.000 and 0908E-01-001.001, Approval of General plan for 43-lot subdivision (Florence Gardens Phase X), Music St., Zoned R-1-7.5 (Single-family), Ward 6

9. Resubdivision 2110PC166:

Resubdivision 2110PC166, by agent Heinrich & Associates, tax parcel 0707O-01-004.000, Divide into 2 new parcels, 13558 John Clark Rd, Zoned R-1-15 (Single-family), Ward 7

10. Final Plat 2110PC167:
Removed by Administration

Final Plat 2110PC167, by agent Heinrich & Associates, LLC, tax parcel 0911B-02-022.000, Approval of Final Plat for 19-lot subdivision (Gulfview Villas), E Beach Blvd, Zoned T5 (Urban Center Zone), Ward 2.

11. Final Plat 2110PC168:
(Tabled to November 18, 2021 meeting)

Final Plat 2110PC168, by agent Heinrich and Associates, LLC, tax parcel 0808K-03-133.000, Approval for Zero Lot Line Final Plat for a 62-lot subdivision (Camden Court), Dye Rd, Zoned R-2 (Single-family), Ward 7

12. Final Plat 2110PC169:
Removed by Administration

Final Plat 2110PC169, by agent Heinrich & Associates, LLC., tax parcel 0911B-02-051.000, Approval of Final Plat for a 10-lot townhome development (Courtyards At The Courthouse Pier), Arkansas Ave, Zoned T5 (Urban Center Zone), Ward 2

13. Planning Commission Approval 2111PC172:

Planning Commission Approval 2111PC172, by agent Heather L. Wilson, tax parcel 0808D-01-004.000, Requests home occupation for hobby sales of homemade soap, 12505 Depew Road, Zoned R-1-10 (Single-family), Ward 7

14. Planning Commission Approval 2111PC174:

Planning Commission Approval 2111PC174, by owner Hazel Ann Beavers, tax parcel 0711L-02-029.001, request home occupation for a mobile notary, 1608 Rhorer Ave. Zoned R-1-7.5 (Single-family), Ward 1

15. Final Plat 2111PC175:

Final Plat 2111PC175, by agent Brown, Mitchell & Alexander, Inc., tax parcels 0908D-01-009.000, 0908D-01-010.000, 0908D-01-011.000, 0908D-01-015.000, 0908E-01-001.000 Approval of Final Plat for a 28-lot subdivision (Forest Ridge Subdivision), O'Neal Road, Zoned R-1-15 (Single-family) and R-1-7.5 (Single-family), Ward 6

16. Zoning Map Amendment 2111PC176:

Zoning Map Amendment 2111PC176 , by agent Freddie Fountain, tax parcel 0907J-01-001.005, Requests to rezone from R-1-15 (Single-family) to R-B (Residence business), Three Rivers Rd, Ward 6

17. General Plan 2111PC177:

General Plan 2111PC177, by owner River Point Estates, LLC, tax parcels 1007O-01-028.000, 1007O-01-028.014, 1007O-01-028.012, and 1007O-01-028.008, Approval of

General Plan for a 7-lot subdivision (River Point Estates), O'neal Rd, Zoned R-E (Residence estate), Ward 6

18. Planning Commission Approval 2111PC179:

Planning Commission Approval 2111PC179, by owners Khristopher and Kayla Dedeaux, tax parcel 1008F-01-003.037, Request home occupation for online women's clothing boutique, 10830 Plummer Circle, Zoned R-1-10 (Single-family), Ward 6

19. Special Exception 2112SE181:

Special Exception 2112SE181, by agent Ryan Goldin, tax parcel 0910B-04-025.000, Requests a Day Care use, 55 51st St, Zoned R-1-7.5 (Single-family), Ward 4

G4. Other Business

H. Adjournment