

AGENDA
GULFPORT CITY PLANNING COMMISSION MEETING
CITY HALL COUNCIL CHAMBERS
THURSDAY, APRIL 28, 2022 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 - March 24, 2022

- 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. Resubdivision 2204PC047:**

Resubdivision 2204PC047, by owner Jennifer L Weems, tax parcels 0707B-01-002.000 & 0706-20-033.000, Divide into three new parcels, 16303 Highway 53, Zoned B-1 (Neighborhood Business), Ward 7

2. Resubdivision 2204PC048:

Resubdivision 2204PC048, by owners Jimmy and Glynnis Randall, tax parcels 0908K-02-001.000, 0908J-01-009.002, 0908J-01-020.001, and 0908J-01-009.001, Divide into three new parcels, 27 Jay Dr and Alta Vida Ct, Zoned R-1-10 (Single-family), Ward 6

3. Zoning Map Amendment 2204PC049:

Zoning Map Amendment 2204PC049, by agent J Michael Petro, Inc., tax parcel 0811A-05-035.000, Requests to rezone from R-2 (Single-family) to B-2 (General business), 2600 13th Ave, Ward 2

4. Planning Commission Approval 2204PC054:

Planning Commission Approval 2204PC054, by agent Brandie Wright, tax parcel 0910N-03-007.007, Requests home occupation for mobile notary use, 2980 Magnolia Dr, Zoned R-2 (Single-family), Ward 4

5. Resubdivision 2204PC056:

Resubdivision 2204PC056, by owner Michael Magee, tax parcel 0710N-02-038.000, Divide into 3 new parcels, 3107 55th Ave, Zoned R-2 (Single-family), Ward 1

6. General Plan 2204PC058:

General Plan 2204PC058, by agent Brown, Mitchell & Alexander, Inc., tax parcel 0908C-01-001.000, Approval of General Plan for 37-lot subdivision (Florence Gardens Subdivision Phase 11), with 4 outparcels, Zoned T4+ (General Urban Zone "Plus"), Ward 6

7. Final Plat 2204PC059:

Final Plat 2204PC059, by agent Brown, Mitchell, & Alexander, Inc, tax parcel 0908C-01-001.000, Approval of Final Plat for 16-lot subdivision (Florence Gardens Phase 7), with 6 outparcels, Zoned R-1-7.5 (Single-family), Ward 6

8. Planning Commission Approval 2204PC060:

Planning Commission Approval 2204PC060, by owners Sichana & LucDorin Jean, tax parcel 0910C-01-055.000, Request home occupation for virtual counseling service use, 4904 Chamberlain Ave, Zoned R-UE (Urban residence estate), Ward 4

9. Final Plat 2204PC061:

Final Plat 2204PC061, by agent Brown, Mitchell & Alexander, Inc, tax parcels 0908E-01-001.001, 0908F-01-001.000 & 0908C-01-001.000, Approval of Final Plat for 26-lot subdivision (Florence Gardens Phase 8), with 8 outparcels, Preservation Dr, Zoned R-1-10, R-2 & R-1-15 (Single-family), Ward 6

10. Final Plat 2204PC062:

Final Plat 2204PC062, by agent Brown, Mitchell & Alexander, Inc, tax parcels 0908C-01-001.000 & 0908E-01-001.001, Approval of a Final Plat for 24-lot subdivision (Florence Gardens Phase 9), with 2 outparcels, Alphabet Rd, Zoned R-1-10 and R-1-15 (Single-family), Ward 6

11. Planning Commission Approval 2204PC064:

Planning Commission Approval 2204PC064, by agent Kenneth Jones, tax parcel 1008F-01-001.000, Requests private lodge use, Ollie Rd, Zoned R-B (Residence-business), Ward 6

12. General Plan 2204PC066:

General Plan 2204PC066, by agent Kenneth Jones, tax parcel 1008F-01-001.000, Approval of General Plan for 164-lot subdivision (Highland Lake Townhomes), Ollie Rd, Zoned R-B (Residence-business), Ward 6

13. Zoning Map Amendment 2204PC069:

Zoning Map Amendment 2204PC069, by agent Martin Jones, tax parcel 1010F-02-009.000, Requests to rezone from T3 (Sub-Urban zone) to T4+ (General Urban Zone "Plus"), 1026 Pine St, Ward 4

14. Final Plat 2204PC070:

Final Plat 2204PC070, by agent Brown, Mitchell, & Alexander, Inc., tax parcel 1010A-01-001.000, Approval of Final Plat for 7-unit condo development (Shallow Point), Runnymede Dr, Zoned R-2 (Single-family), Ward 5

15. Zoning Map Amendment 2204PC073:

Zoning Map Amendment 2204PC073, by agent Heinrich & Associates, tax parcel 0807E-01-001.000, Request to rezone from R-1-15 (Single-family) to I-2 (Heavy industry), 15361 S Swan Rd, Ward 7

16. Resubdivision 2204PC072:

Resubdivision 2204PC072, by agent Heinrich & Associates, LLC, tax parcel 0807E-01-001.000, Requests to divide into two new parcels, 15361 S Swan Rd, Zoned R-1-15 (Single-family), Ward 7

17. Special Exception 2204SE074:

Withdrawn by Administration:

Special Exception 2204SE074, by agent Bridget Hutchinson, tax parcel 0811B-01-045.000, Request Assisted Living Home use, 2614 16th Ave, Zoned B-2 (General-business), Ward 3

18. Special Exception 2201SE076:

Special Exception 2204SE076, by agent Bridget Hutchinson, tax parcel 0711H-01-

007.000, Request Special Exception for assisted living facility use, 3509 22nd St, Ward 1

19. Final Plat 2204PC078:

Final Plat 2204PC078, by agent Jason Gibson, Approval of Final Plat for a 5-lot subdivision (Corporate Court Subdivision), Corporate Dr, Zoned I-3 (Planned industrial park), Ward 5

20. Zoning Map Amendment 2204PC079:

Zoning Map Amendment 2204PC079, by owners Frank Lombardi, Timothy Benson, James & Doris Ladner, tax parcels 0811C-02-038.000 & 0811C-02-039.000, Request to rezone from B-1 (Neighborhood Business) to R-O (Residence-office), 2208 & 2212 22nd Ave, Zoned B-1 (Neighborhood business) and R-2 (Single-family), Ward 3

21. Zoning Text Amendment 2205PC085:

Zoning Text Amendment 2205PC085, by City of Gulfport, City of Gulfport, Amendments to the Comprehensive Zoning Ordinance, as amended, Section I Definitions (B) Words and Phrases And Section III District Regulations, (K) Chart of Permitted Uses, (2) Schedule of Uses

G4. Other Business

1. Modification - General Subdivision Plan 2204PC045, by agent Rumsey engineering, tax parcels 0807F-01-003.000 & 0807F-01-004.000, Approval of a General Plan for 88-lot subdivision (Swan Ridge), S Swan Rd, Zoned R-1-10, Ward 7

H. Adjournment