

AGENDA
GULFPORT CITY PLANNING COMMISSION MEETING
CITY HALL COUNCIL CHAMBERS
THURSDAY, JUNE 23, 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 - May 26, 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 2206PC103:**

Resubdivision 2206PC103, by owner Garlon Pemberton, tax parcels 1009L-03-010.000 & 1009L-03-009.000, Divide into six new parcels, TreeLawn St, Zoned R-1-7.5 (Single-family), Ward 4

2. Zoning Map Amendment 2206PC107:

Zoning Map Amendment 2206PC107, by owner GIN Investments, tax parcel 0711I-02-111.000, Requests to rezone from T5 (Urban Center Zone) to T4+ (General Urban Zone "Plus"), 801 36th Ave, Ward 2

3. Zoning Map Amendment 2206PC108:

Zoning Map Amendment 2206PC108, by owner IG Development, LLC, tax parcels 1010E-01-012.000 and 1010E-01-011.000, Request to rezone from T3 (Sub-Urban zone) to T4+ (General Urban Zone "Plus"), 1204 W Pine St, Ward 4

4. Zoning Map Amendment 2206PC109:

Zoning Map Amendment 2206PC109, by agent Garlon Pemberton, tax parcel 1010E-01-010.006, Request to rezone from T3 (Sub-Urban zone) to T4+ (General Urban Zone "Plus"), 1226 W Pine St, Ward 4

5. Withdrawn by Applicant - Resubdivision 2206PC110:

Resubdivision 2206PC110, by agent Quail Creek Properties, tax parcel 0707G-01-001.002, Divide into four new parcels, 0 Old Highway 49, Zoned R-3 (General residence), Ward 7

6. Planning Commission Approval 2206PC111:

Planning Commission Approval 2206PC111, by owner Chandra Smith and Leonard McNair, tax parcel 0807I-01-001.027, Requests home occupation for mobile phlebotomy use, 14060 Winchester Ln, Zoned R-1-15 (Single-family), Ward 7

7. Planning Commission Approval 2206PC112:

Planning Commission Approval 2206PC112, by owner Tina Harris, tax parcel 0808D-02-061.000, Requests home occupation for homemade crafts use, 15348 Parkwood Dr N, Zoned R-1-10 (Single-family), Ward 7

8. Zoning Map Amendment 2206PC115:

Zoning Map Amendment 2206PC115, by agent Joyce Unsworth, tax parcel 0710O-02-038.000, Requests to rezone from B-1 (Neighborhood business) to R-B (Residence-business), 4628 28th St, Ward 1

9. Zoning Map Amendment 2206PC117:

Zoning Map Amendment 2206PC117, by owner WJZD, tax parcels 1010E-01-010.003 & 1010E-01-010.004, Requests to rezone from T3 (Sub-Urban Zone) to T4+ (General Urban Zone "Plus"), Magnolia St, Ward 4

10. Zoning Map Amendment 2206PC118:

Zoning Map Amendment 2206PC118, by agent Garlon Pemberton, tax parcel 1010E-01-010.005, Requests to rezone from T3 (Sub Urban zone) to T4+ (General Urban Zone "Plus"), Pine St, Ward 4

11. Zoning Map Amendment 2206PC119:

Zoning Map Amendment 2206PC119, by agent Brown, Mitchell, & Alexander, Inc, tax parcels 0908E-01-001.001 & 0908C-01-001.001, Requests to rezone from R-1-10 (Single-family) to T4+ (General Urban Zone "Plus"), Music St, Ward 6

12. General Plan 2207PC126:

General Plan 2207PC126, by agent ArborSites, LLC, tax parcel 1010P-03-038.000, Approval of General Plan for a 177-lot and 9-outparcel subdivision (The Great Southern Subdivision), 2000 Beach Blvd, Zoned R-1-7.5 (Single-family), Ward 2

13. Text Amendment 2207PC128:

Text Amendment 2207PC128, by City of Gulfport, City of Gulfport, Amendments to the Comprehensive Zoning Ordinance, as amended, to amend Section III. District Regulations (K) Chart of Permitted Uses (2) Schedule of uses – RETAIL AND WHOLESALE TRADE

14. Planning Commission 2205PC083:
Tabled from May 26, 2022 meeting

Planning Commission Approval 2205PC083, by owner Brenda P Taylor, tax parcel 0908I-01-007.040, Requests home occupation for mobile notary use, 12063 Jessica Cr, Zoned R-1-10 (Single-family), Ward 6

15. Planning Commission Approval 2205PC091:
Tabled from May 26, 2022 meeting

Planning Commission Approval 2205PC091, by agent Billy J Roberson, tax parcel 1010K-02-021.000, Requests home occupation for commercial decor office use, 2205 Taylor Blvd, Zoned R-1-7.5 (Single-family), Ward 2

16. Planning Commission Approval 2206PC101:
Tabled from May 26, 2022 meeting

Planning Commission Approval 2206PC101, by owners Sherterica and James Evans, tax parcel 0908C-01-001.053, Requests home occupation for online jewelry business use, 12538 Westwood Pl, Zoned R-1-7.5 (Single-family), Ward 6

G4. Other Business

1. Zoning Map Amendment 2204PC073:
(Remanded back to Planning Commission by City Council)

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

H. Adjournment