

**AGENDA**  
**GULFPORT CITY PLANNING COMMISSION MEETING**  
**CITY HALL COUNCIL CHAMBERS**  
**THURSDAY, OCTOBER 27, 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 - September 22, 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. Zoning Map Amendment 2209PC151:**

Zoning Map Amendment 2209PC151, by owners Kenneth & Sherry Simmons, tax parcels 0910N-01-007.000, request to rezone from B-2 (General business) to R-B (Residence business) Ward 4

**2. Resubdivision 2209PC175:**

Resubdivision 2209PC175, by owner Steven Austin, tax parcel 0810N-02-023.000, Divide into two new parcels, 2006 30th Street, Zoned B-2 (General business), Ward 3

**3. Zoning Map Amendment 2204PC077:**  
**(Remanded back to Planning Commission by City Council)**

Zoning Map Amendment 2204PC077, by owner Gulf Coast Shipyard Realty, LLC, tax parcel 0909F-01-001.002, Request to rezone from I-2 (Heavy industry) to I-3 (Planned industrial park), 13085 Seaway Rd, Ward 5

**4. Planning Commission Approval 2210PC178:**

Planning Commission Approval 2210PC178, by agent John Dixon, tax parcel 0808L-02-017.000, Request approval to allow a medical dispensary use, 11370 HWY 49 Suite G, Zoned B-4 (Highway business), Ward 7

**5. Zoning Map Amendment 2210PC181:**

Zoning Map Amendment 2210PC181, by agent Derek Bjornstad, tax parcel 0711K-03-002.000, Request to rezone property from R-1-7.5 (Single-family) to R-2 (Single-family), 4707 Old Pass Rd, Zoned R-1-7.5 (Single-family), Ward 1

**6. Zoning Text Amendment 2210PC184:**

Zoning Text Amendment 2210PC184, by CRC Westside, amendments the SmartCode Zoning Ordinance, as amended, Section 1.8.1 Damage Due to Emergency Conditions, Section 4.11.1 Damage Due to Emergency Conditions, and Section 5.12.1 Damage Due to Emergency Conditions.

**7. Planning Commission Approval 2210PC185:**

Planning Commission Approval 2210PC185, by agent Stacy Craig, tax parcel 1007M-01-072.000, Request home occupation for a handyman, 13204 Curtis St, Zoned R-E (Residence estate), Ward 6

**8. Zoning Map Amendment 2210PC186:**

Zoning Map Amendment 2210PC186, by agent Ashleigh M. Vignes, tax parcel 0908M-01-010.000, Request to rezone from R-1-10 (Single-family) to B-1 (Neighborhood business), 13499 Dedeaux Rd, Ward 5

**9. Special Exception 2210SE188:**

Special Exception 2210SE188, by agent Frankie Jackson, tax parcel 0809E-02-004.000, Requests a tattoo parlor use, 10000 Factory Shops Blvd, Suite 235, Zone B-4 (Highway business), Ward 3

**10. Planning Commission Approval 2210PC190:**  
**Deferred to November Meeting:**

Planning Commission Approval 2210PC190, by agent John Ravenscroft, tax parcel 0811B-01-037.000, Requests automotive body repair, 2601 15th Ave, Zoned B-2 (General business), Ward 3

**11. Zoning Map Amendment 2210PC191:**

Zoning Map Amendment 2210PC191, by agent Donovan Scruggs, tax parcels 1009M-03-006.000 & 1009M-03-004.000, Requests to rezone property from R-1-7.5 (Single-family) to B-1 (Neighborhood business), 11451 and 11463 Hillcrest Rd, Ward 4

**12. Zoning Map Amendment 2210PC192:**

Zoning Map Amendment 2210PC192, by agent Schwartz, Orgler & Jordan, PLLC, tax parcels 1010E-02-008.000 & 1010E-02-008.001, Requests to rezone property from T3 (Sub-Urban Zone) to T4+ (General Urban Zone "Plus"), 1285 Spring St, Ward 4

**G4. Other Business**

**H. Adjournment**