

AGENDA
GULFPORT CITY PLANNING COMMISSION MEETING
CITY HALL COUNCIL CHAMBERS
THURSDAY, NOVEMBER 17, 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 - October 27, 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.

- H. Planning Commission Decisions**

H1. Planning Commission Decisions

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

2. Planning Commission Approval 2210PC190:
Withdrawn by Applicant:

Planning Commission Approval 2210PC190, by agent John Ravenscroft, tax parcel 0811B-01-037.000, Requests automotive sales of less than 50 vehicles & automotive laundry use, 2601 15th Ave, Zoned B-2 (General business), Ward 3

3. Planning Commission Approval 2211PC194:

Planning Commission Approval 2211PC194, by owner Daniel Conwill IV, tax parcel 1011D-03-008.000, Requests for outdoor entertainment venue, 942 1/2 Beach Blvd, Zoned T5 (Urban Center Zone), Ward 2

4. Planning Commission Approval 2211PC196:

Planning Commission Approval 2211PC196, by owner Jermille Johnson, tax parcel 0810B-03-099.000, Requests mobile home use, W Virginia Ave, Zoned R-1-5 (Single-family), Ward 3

5. Planning Commission Approval 2211PC199:

Planning Commission Approval 2211PC199, by agent Terrell Roddy, tax parcel 0808D-04-004.000, Requests to allow a medical cannabis dispensary use, 12407 HWY 49 N, Zoned B-4 (Highway business), Ward 7

6. Special Exception 2211SE200
Withdrawn by Administration

Special Exception 2211SE200, by agent Adeeb Botros, tax parcel 0810C-03-059.000, Requests liquor store use, 8304 HWY 49 B, Zoned B-4 (Highway business), Ward 3

7. Planning Commission Approval 2211PC201:

Planning Commission Approval 2211PC201, by owners Barry & Theresa Weyland, tax parcel 1010E-03-007.015, Request home occupation for real estate office, 927 Old Towne St, Zoned T3 (Sub-Urban Zone), Ward 4

8. Planning Commission Approval 2211PC203:

Planning Commission Approval 2211PC203, by agent Doug Hanson, tax parcel 0811G-03-033.000, Request home occupation for mobile windshield repair business, 1632 2nd St, Zoned T4L (General Urban Zone "Limited"), Ward 2

9. Appeals 2211PC204:

Appeals 2211PC204, by owners 3112 Pass Rd LLC & Ronald Fremin II, tax parcel 0811D-04-009.000, Requests metal exterior on facility, 3112 Pass Road, Zoned I-1 (Light Industry), Ward 1

10. Planning Commission Approval 2211PC205:

Planning Commission Approval 2211PC205, by owners Yolanda & Marcus Stubbs, tax parcel 0908J-01-036.000, Requests home occupation for mobile notary use, 20 Joanna Lane, R-1-10 (Single-family) Ward 6

11. Planning Commission Approval 2211PC210:

Planning Commission Approval 2211PC210, by agent Addison Reimann, tax parcel 0809K-02-002.001, Request approval to allow a medical cannabis dispensary use, Creosote Rd, B-4 (Highway business), Ward 3

I. Planning Commission Recommendations

1. Zoning Map Amendment 2211PC195:

Zoning Map Amendment 2211PC195, by owner Daniel Conwill IV, tax parcel 1011D-03-008.000, Requests rezone from T5 (Urban Center Zone) to T6 (Urban Core Zone), 942 1/2 Beach Blvd, Ward 2

2. Zoning Map Amendment 2211PC197:
Withdrawn by Applicant

Zoning Map Amendment 2211PC197, by owner Ian Smith, tax parcel 0908L-02-015.032, Requests to rezone from R-1-10 (Single-family) to R-B (Residence-business), 13530 Dedeaux Rd, Zoned R-1-10 (Single-family), Ward 6

3. Zoning Map Amendment 2211PC198:

Zoning Map Amendment 2211PC198, by agent Jorge Vargas, tax parcel 1007M-01-038.000, Requests to rezone from R-B (Residence-business) to R-E (Residence estate), 13062 Sheldon St, Zoned R-B (Residence-business), Ward 6

4. Zoning Map Amendment 2211PC202:

Zoning Map Amendment 2211PC202, by agent Joyce Unsworth, tax parcel 0710O-02-102.002, Requests to rezone from B-1 (Neighborhood business) to R-B (Residence-business), 4809 29th St, Zoned B-1 (Neighborhood business), Ward 1

5. Zoning Map Amendment 2211PC206:

Zoning Map Amendment 2211PC206, by owners Incia Hernandez & Wilson Martinez, tax parcel 0910N-01-018.001, Request to rezone from B-2 (General Business) to R-B (Residence Business), 3205 F Ave, Zoned B-2 (General Business), Ward 4

6. Zoning Map Amendment 2211PC207:

Zoning Map Amendment 2211PC207, by agent J. William Williams, tax parcels 0708P-01-004.007 & 0708P-01-006.000, Requests to rezone from R-1-15 (Single-family) to B-2 (General business), 11261 Old Highway 49, Zoned R-1-15 (Single-family), Ward 7

7. Zoning Map Amendment 2211PC209:

Zoning Map Amendment 2211PC209, by agent Robert Reimann, tax parcel 0809B-03-017.000, Requests to rezone from I-2 (Heavy Industry) to R-3 (General residence), River Ten Rd & Klein Rd, Zoned I-2 (Heavy Industry), Ward 7

J. Planning Commission Subdivisions

1. Resubdivison 2211PC208:

Resubdivision 2211PC208, by agent Heinrich & Associates, LLC, tax parcel 0807E-01-001.000, Divide into two new parcels, 15361 S Swan Rd, Zoned R-1-15 (Single-family), Ward 7

2. Final Plat 2211PC211:

Final Plat 2211PC211, by agent Robert Reimann, tax parcels 0808O-02-016.000, 0808O-02-019.000, 0808O-02-015.000, Approval of Final Plat for 63-lot subdivision (Southern Breeze Subdivision) with 3 outparcels, Dedeaux Rd & Tanner Rd, Zoned R-1-5 (Single-family) & B-2 (General business), Ward 5

K. Other Business

L. Adjournment