

AGENDA
GULFPORT CITY PLANNING COMMISSION MEETING
CITY HALL COUNCIL CHAMBERS
THURSDAY, DECEMBER 15, 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 - November 17, 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**

1. Planning Commission Approval 2209PC170:

Remanded Back By City Council

Planning Commission Approval 2209PC170, by agent Randy Kirby, tax parcel 0809N-03-006.002, Requests a medical cannabis dispensary use, 9113 Hwy 49, Zoned B-4 (Highway business), Ward 3

2. Planning Commission Approval 2211PC194: (Postponed from November 17th Meeting)

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

3. Planning Commission Approval 2212PC215:

Planning Commission Approval 2212PC215, by owner Thomas Lewis, tax parcel 0807J-01-021.003, Requests a home occupation for independent freight dispatch service, 13593 Wind Rose Circle, Zoned R-1-15 (Single-family), Ward 7

4. Planning Commission Approval 2212PC216:

Planning Commission Approval 2212PC216, by owner William Caleb Boyles, tax parcel 0908J-01-024.008, Requests a home occupation for engraving and cerakoting firearms, 22 Jay Drive, Zoned R-1-10 (Single-family), Ward 6

5. Appeal 2212PC222:

Appeal 2212PC222, by agent Shaw Design Group, P.A, tax parcel 0809K-01-001.026, to Appeal City of Gulfport Design Standards, 9394 Three river Road, Zoned B-2 (General business), Ward 3

I. Planning Commission Recommendations

1. Zoning Map Amendment 2208PC145: Remanded Back By City Council

Zoning Map Amendment 2208PC145, by agent M & P Development, LLC., tax parcels 1011C-01-010.000, 1010N-04-029.000, Request to rezone from T4L (General Urban Zone "Limited") and T4+ (General Urban Zone "Plus"), to T5 (Urban Center Zone), Ward 2

2. 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

3. Zoning Text Amendment 2212PC225:

Zoning Text Amendment 2212PC225, by CRC Westside, amendments to the SmartCode Zoning Article 6, as amended, Section 5.3.3 a Table 10

4. Zoning Text Amendment 2212PC224:

Zoning Text Amendment 2212PC224, by CRC Westside, amendments to the SmartCode Zoning Ordinance, as amended, Section 5.3.3 h

5. Zoning Text Amendment 2212PC226:

Zoning Text Amendment 2212PC226, by City of Gulfport, Amendments to the Comprehensive Zoning Ordinance, as amended, District Regulations, (K) Chart of Permitted Uses (2) Schedule of uses - Residential Hotel

J. Planning Commission Subdivisions

**1. Resubdivision 2212PC218:
(Postponed to January 26th Meeting)**

Resubdivision 2212PC218, by agent Joyce Unsworth, tax parcel 07100-02-102.002, Divide into two new parcels, 4809 29th Street, Zoned B-1 (Neighborhood business), Ward 1

**2. Resubdivision 2212PC219:
Withdrawn by Administration**

Resubdivision 2212PC219, by agent Jimmy Miles, tax parcel 0810N-05-023.000, Divide into three new parcels, 32nd St, Zoned B-2 (General business), Ward 3

**3. Resubdivision 2212PC220:
Withdrawn by Administration**

Resubdivision 2212PC220, by agent Josh Fleming, tax parcels 0811G-02 -030.000 & 0811G-02-016.000, divide into two new parcels, 1512 E Beach Blvd & Thornton Ave, Zoned R-B (Residence-Business) Ward 2

4. General Plan 2212PC221:

General Plan 2212PC221, by agent Freddie Fountain with Fountain & Associates, LLC, tax parcel 0907J-01-001.005, Approval of a General Plan for 17-Lot subdivision (Plantation Oaks Subdivision - Phase III), 0 Three Rivers Road, Zoned R-B (Residence-business), Ward 6

K. Other Business

**1. Zoning Text Amendment 2209PC171:
Remanded Back By City Council**

Zoning Text Amendment 2209PC171, by Lauren Illing, City of Gulfport, Amendments to the Comprehensive Zoning Ordinance, as amended, Section I Definitions (B) Words and Phrases Medical cannabis Establishment and Section III District Regulations, (K) Chart of Permitted Uses, (2) Schedule of Uses Medical Cannabis Dispensary

L. Adjournment

