

AGENDA

GULFPORT CITY ARCHITECTURAL REVIEW COMMITTEE MEETING

CITY HALL COUNCIL CHAMBERS

THURSDAY, FEBRUARY 9, 2023 AT 3:00 PM

- A. Prayer
- B. Pledge of Allegiance
- C. Call to Order
- D. Determination of a Quorum
- E. Confirmation of Agenda
- F. Announcements

F1. If you are aggrieved by a vote of the Architectural Review Committee, see below.

Any person or any officer, department or agency of the City aggrieved by a decision of the Architectural Review Committee may, within fifteen (15) days thereafter, appeal therefore to the Gulfport City Council by submitting to the Department of Urban Development – Planning Division a written notice of appeal specifying the decision from which the appeal is taken.

F2. Speaker Card

Please provide the completed card at the time you speak to the Architectural Review Committee. 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.

- G. Adoption of Minutes

G1. Architectural Review Committee - January 4, 2023

- H. Hearing of Cases

H1. Signs

1. Architectural Review 2302ARC020:

Architectural Review 2302ARC020: by agent All Signs, Inc., tax parcel 1010F-01-021.000, Request Architectural Design Review approval for free standing sign, located 1403 Cowan Road, Zoned T6 (Urban Core Zone) Ward 4

2. Architectural Review 2302ARC022

Architectural Review 2302ARC022, by agent Sam B. Day, tax parcels 0908P-02-001.000, 0908P-02-001.004, and 0908P-02-001.007, Request waiver from design review standards regarding landscaping island, Zoned B-2 (General Business), Ward 5

H2. Architectural Review Committee Permits

I. Reports

J. Unfinished Business

K. Other Business

L. Adjournment

MINUTES
GULFPORT CITY ARCHITECTURAL REVIEW COMMITTEE
Wednesday, January 4, 2023, 4:30 P.M.
URBAN DEVELOPMENT CONFERENCE ROOM

A. Call to Order: The Meeting of the Architectural Review Committee was called to order at 4:30p.m.

B. Determination of a Quorum: A roll call was performed and a quorum was determined

BOARD MEMBERS PRESENT:

LEE PALERMO
KENNY MCNAIR
DANIELLE COTTON
JASON BELL

BOARD MEMBERS ABSENT:

None

STAFF MEMBERS PRESENT:

GREG HOLMES
CORY LONG
MATILDA WELCH

C. Confirmation of Agenda:

D. Announcements:

None

E. Adoption of Minutes:

None to Report

F. Hearing of Cases:

None to Report

G. Unfinished Business:

None

H. Other Business:

- a. Determination of meeting dates** – Meeting will be held second Thursday of each month at 3:00 p.m.

Motion: Lee Palermo

Second: Kenny McNair

Action: Motion was carried unanimously.

- b. Adoption of By-laws** – Cory Long open discussion for the adoption of new By-laws.

Motion: Jason Bell – To approve amended By-laws.

Second: Lee Palermo

- c. Election of officers** – Cory Long opened discussion to nominate Chairman of the Board.

Nomination for Chairman by Kenny McNair – Lee Palermo

Action: Vote was carried unanimously by all members.

Nomination for Vice – Chairman by Lee Palermo – Jason Bell

Action: Vote was carried unanimously by all members.

Nomination for Secretary by Kenny McNair – Danielle Cotton

Action: Vote was carried unanimously by all members.

I. Adjournment:

Meeting was adjourned at 5:43 p.m.

JASON BELL, Secretary

Date: _____

MEMORANDUM

To: City of Gulfport Planning Commission

From: Greg Holmes, Planning Administrator
Urban Development Department

Date of Hearing: February 9, 2023

Re: Signs

Technical Report
ARCHITECTURAL REVIEW COMMITTEE

GENERAL INFORMATION

Case File Number: 2302ARC020

Hearing Date: February 9, 2023

Current Zoning/Use: B-2 / Commercial Sign

Legal: Architectural Review 2302ARC020: by agent All Signs, Inc., tax parcel 1010F-01-021.000, Request Architectural Design Review approval for free standing sign, located 1403 Cowan Road, Zoned T6 (Urban Core Zone) Ward 4

TECHNICAL DETAILS

The sign presented in the site plan does meet the required setbacks and correct height, however, the sign structure does not meet the requirement for the proper support poles, made of stucco wrap or textured paint. The support poles shall be wrapped with masonry stucco, stone and/or similar synthetic material, from the ground level to a height not to exceed ten (10) feet above ground level. The sign by All Signs is presented as wrapped in rope.

According to Appendix A, Article IV. Sec 9, 103, b, 1-4

- (1) All freestanding permanent signs, structures or poles shall be self-supporting structures erected on or permanently attached to concrete foundations or meet wind load requirements as specified in the building code, or any amendment thereto, adopted by the city.
- (2) Sign structure support pole(s) shall be wrapped with a masonry, stucco, stone and/or a similar synthetic material, from the ground level to a height not to exceed ten (10) feet above said ground level.
- (3) A decorative buttress shall be constructed at the ground/base level of the façade.
- (4) A decorative cap or crown shall be constructed at the top of the façade.

Any portion of the sign structure's support pole(s) between the façade and the display of the sign that is greater than ten (10) feet above ground level shall be finished with a stucco wrap or a textured paint.

EXECUTIVE SUMMARY

The current ordinance states that the support poles shall be wrapped with masonry stucco, stone and/or similar synthetic material, from the ground level to a height not to exceed ten (10) feet above ground level. The sign by All Signs is presented as wrapped in rope. The applicant will need a waiver to allow for the decorative ropes to be placed around the supporting poles. Upon review of the submitted application, the staff recommends approval of the request.




Technical Report
ARCHITECTURAL REVIEW COMMITTEE

DEPARTMENTAL CONDITIONS

1. A waiver from the Architectural Review Committee is required. Or;
2. Correction to the support poles building material will bring the sign into compliance.

DIRECTOR APPROVAL

This report has been reviewed and approved by:

A handwritten signature in black ink, appearing to read 'Ryan Merrill', written over a horizontal line.

Ryan Merrill
Director of Urban Development Department

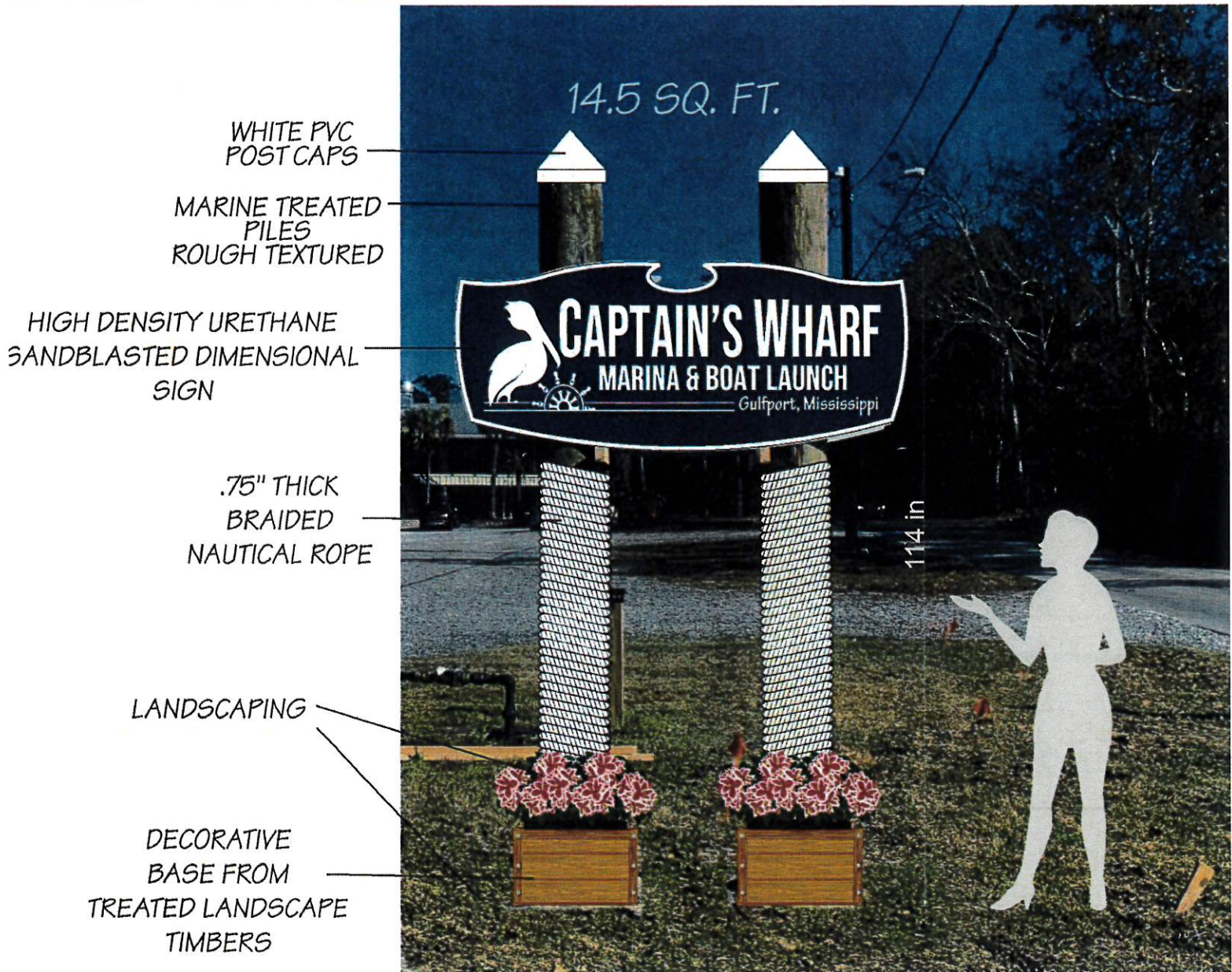
Sign = 30" h x 72" w

1/10/2023

74832

Capt. Wharf

Stacey



NOTES:

This design is the property of ALL-SIGNS, Inc. It is conceptual in nature and not to be taken as a construction drawing. Final product may vary slightly. It is for customer approval only. Design fees and legal penalties apply if artwork is used for any other purpose or by any other company. This design may not be copied, reproduced, stored or transmitted in any fashion without prior written permission from All-Signs, Inc.

from a distance of seventy-five (75) linear feet along the street (chord distance) in which the sign face(s) shall be viewed from. Such distance is to be measured from the center of the sign structure on a line parallel to the street or highway on which the sign is facing (See Diagram E).

- (1) Sign structure support pole(s) shall be wrapped with a masonry, stucco, stone and/or a similar synthetic material, from the ground level to a height not to exceed ten (10) feet above said ground level.
- (2) A decorative buttress shall be constructed at the ground/base level of the façade.
- (3) A decorative cap or crown shall be constructed at the top of the façade.
- (4) Any portion of the sign structure's support pole(s) between the façade and the display of the sign that is greater than ten (10) feet above ground level shall be finished with a stucco wrap or a textured paint.

(c) All freestanding on-premises and off-premises sign façades shall be harmonious in material, style and color with the surrounding landscape of the developed site in which it is located. All sign permit applications for freestanding on-premises and off-premises signs to be constructed shall contain architectural façade plans to be reviewed and approved or denied by the architectural review committee in accordance with section 9-85 upon receipt of a permit application and renderings of the architectural façade plans. (Ord. No. 1764, § 6.3, 3-17-87; Ord. No. 2686, § 11, 7-6-10)

Sec. 9-104. Sign anchoring.

No sign shall be suspended by rope, string, or wire. (Ord. No. 1764, § 6.4, 3-17-87)

Sec. 9-105. Permit exceptions.

The following operations shall not be considered as creating a sign insofar as requiring the

issuance of a sign permit, but the signs must be in conformance with all other codes and electrical laws and regulations of the city.

- (1) Changing of the advertising copy or message on an existing approved painted or printed sign, marquee, changeable copy sign or a similar approved sign whether electrical, illuminated, electronic changing message center or nonilluminated painted message which are all specifically designed for the use of replaceable copy.
- (2) Painting, repainting, cleaning or other normal maintenance and repair of a sign not involving structural changes, replacement of the plastic face, will be included as an exempt operation provided that it is due to a change caused by breakage and/or deterioration of the face, but not for the substitution of a new or different advertiser.
- (3) Changes in the content of show window displays and permitted temporary signs. (Ord. No. 1764, § 7.1, 3-17-87)

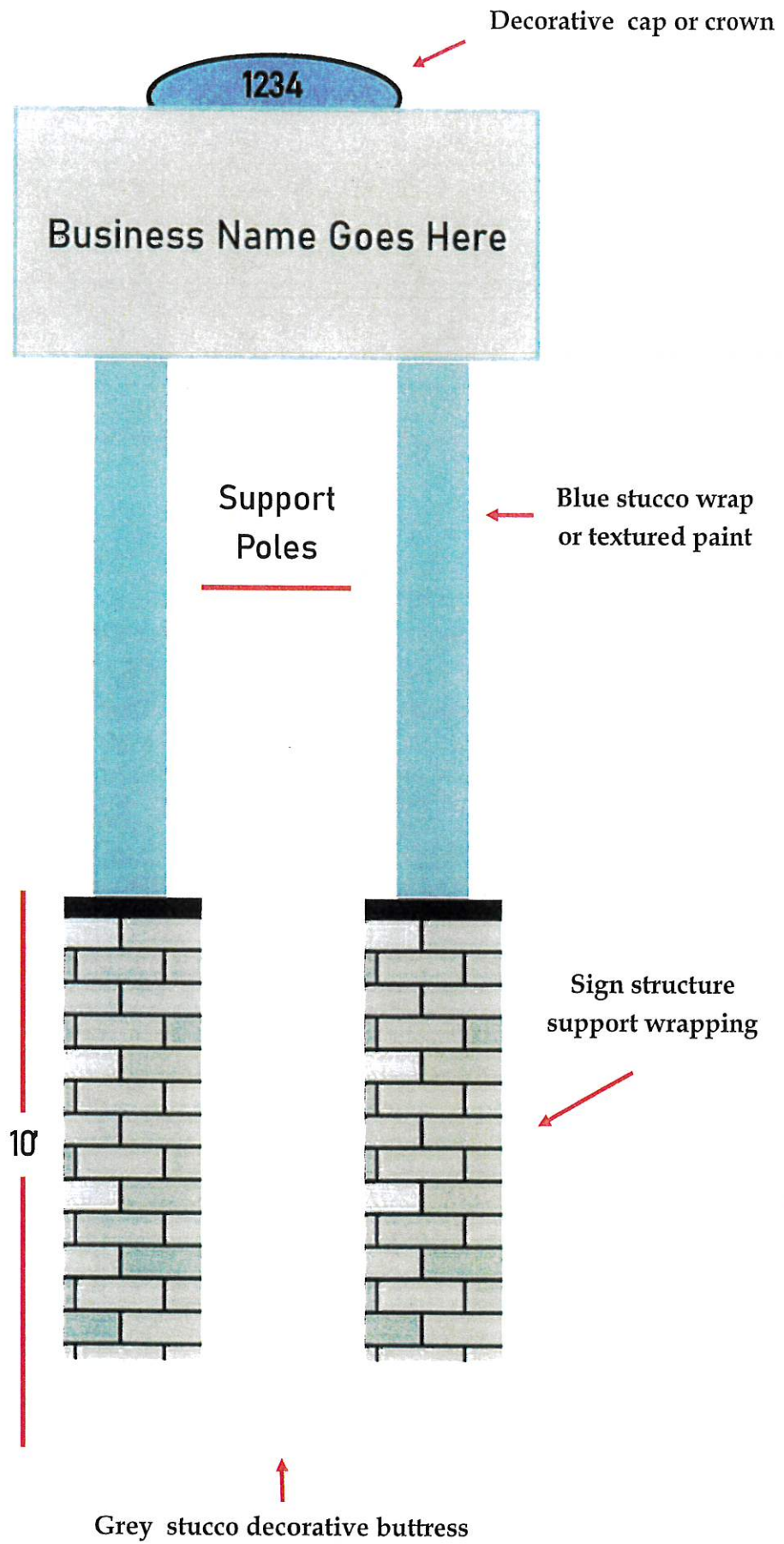
Sec. 9-106. Exempt signs.

(a) *Construction signs:* One (1) construction sign per construction project not exceeding sixty-four (64) square feet in sign area in business and industrial districts or thirty-two (32) square feet in sign area in residential districts provided that such signs shall be erected no more than thirty (30) days prior to the beginning of construction for which a valid building permit has been issued, shall be confined to the site of construction, and shall be removed thirty (30) days after completion of construction and prior to occupancy.

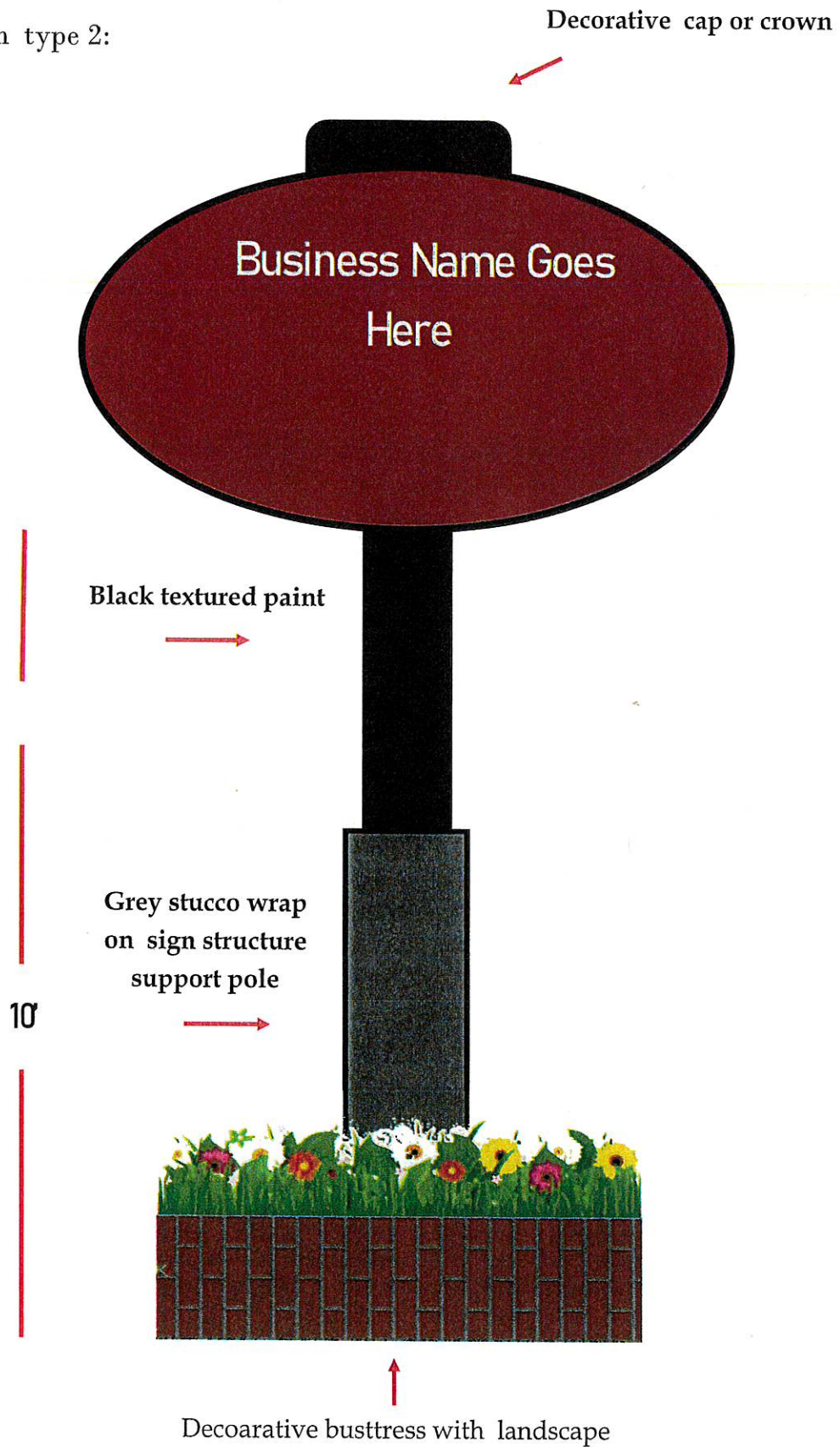
(b) *Directional or instructional signs:* Nonelectrical signs which provide instruction or direction and are located entirely on the property to which they pertain and do not exceed four (4) square feet in area, signs identifying restrooms, public telephones, walkways, or signs providing direction such as parking lot entrances and exit signs and those of a similar nature.

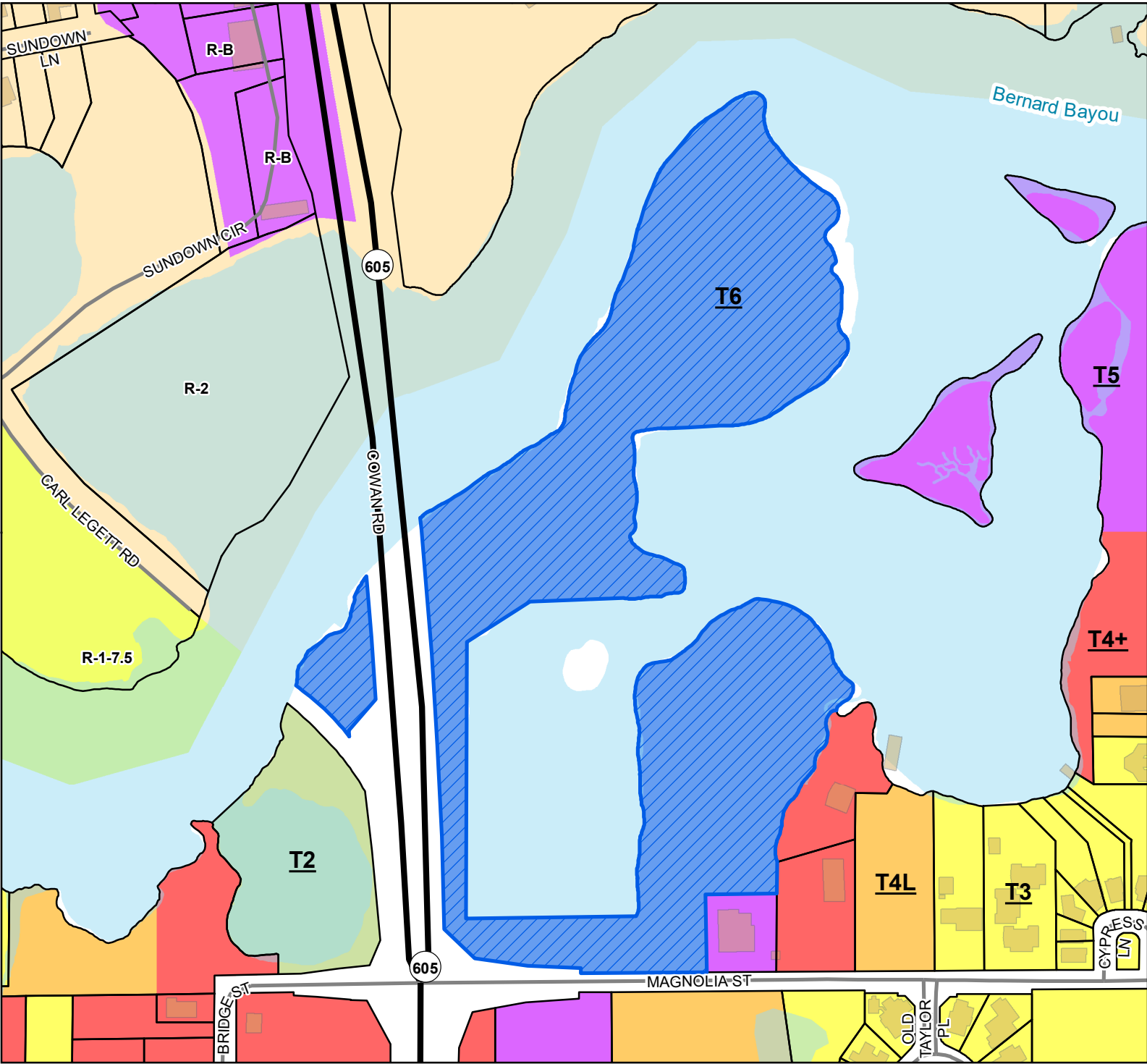
(c) *Governmental signs:* Governmental signs for control of traffic and other regulatory purposes, street signs, danger signs, railroad cross-

Example
Sign type 1:



Example
Sign type 2:

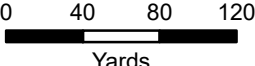




- Site
- US or State Highway
- Street
- Parcels
- Buildings
- Water Features
- Smart Code**
- T6
- T5
- T4+
- T4L
- T3
- T2
- Zoning**
- R-1-7.5 - Single Family Residence District (Low Density)
- R-2 - Single Family Residence District (Medium Density)
- R-B - Residence-Business District

Site Information

1010F-01-021.000
 Zoning: T6 (Urban core Zone)
 Size: 17.8 acres
 Flood: AE



1 inch = 300 feet



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CITY OF GULFPORT
 Urban Development - Planning Division
 1410 24th Avenue
 Gulfport, MS 39501
 (228) 868-5710

Architectural Review Committee Application

REQUESTED ACTION BY THE Architectural Review Committee

(A separate submission form is required for each request):

	Architectural Design Review
	Signs

Tax Parcel Numbers

1	0	1	0	F	-	0	1	-	0	2	1	.	0	0	0

Property Address: 1406 Cowan Road, Gulfport, MS

OWNERSHIP AND CERTIFICATION:

I hereby certify that I have read and understand this application and that all information and attachments are true and correct. I also certify that I agree to comply with all applicable city codes, ordinances and state laws. Finally, I certify that I am the owner of the property involved in this request or have authorization to act as the owner's agent for the herein described request. We can only accept applications with original signatures.

OWNER

AGENT

Wein Air Holdings, LLC

All Signs, Inc.

Printed Name of Owner

Printed Name of Agent

194 North South Lawn

PO Box 6265

Mailing Address

Mailing Address

Lafayette LA 70503

Gulfport Mississippi 39506

City State Zip code

City State Zip code

337-945-3632

228-897-9100

Home Phone Work/Cell Phone

Home Phone Work/Cell Phone

Email 

Email 

Signature of Owner

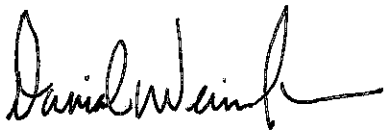
Signature of Agent

To whom it may concern:

I, Wein Air Holdings, LLC, hereby authorize, All Signs, Inc., to act as a representative on my behalf to secure a sign permit for the Captain's Wharf Marina entrance sign.

Thank you in advance for your cooperation in this matter.

Sincerely,

A handwritten signature in black ink, appearing to read "David Wein". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Wein Air Holdings, LLC

- WHITE PVC POST CAPS
- MARINE TREATED PILES ROUGH TEXTURED
- HIGH DENSITY URETHANE SANDBLASTED DIMENSIONAL SIGN
- .75" THICK BRAIDED NAUTICAL ROPE
- LANDSCAPING
- DECORATIVE BASE FROM TREATED LANDSCAPE TIMBERS



NOTES:

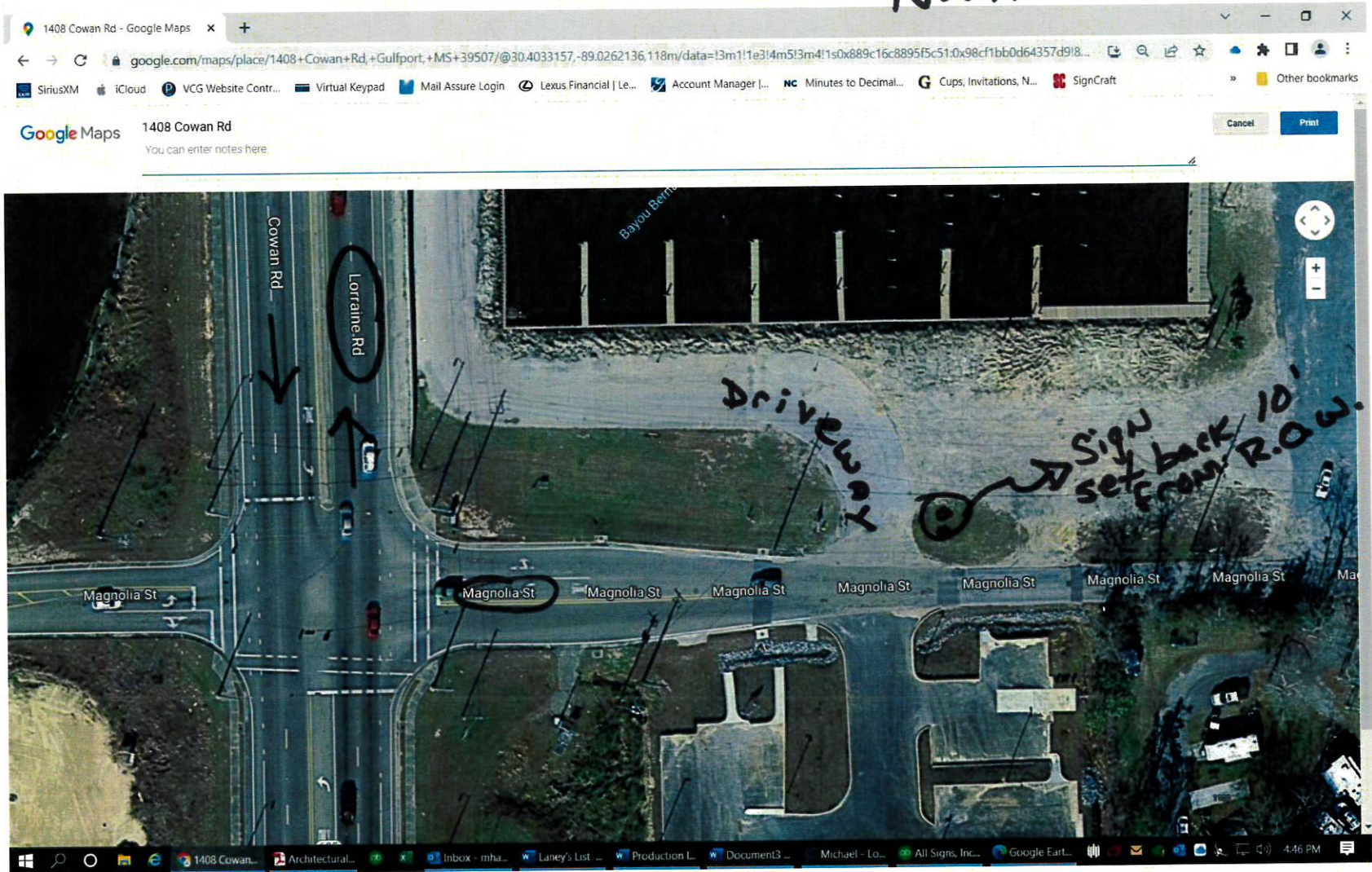
Designer: Bret
 558 Courthouse Road
 Gulfport, MS 39507
 P: (228) 897-9100
 bturner@AllSignsGulfport.com
 www.AllSignsGulfport.com

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Site Plan

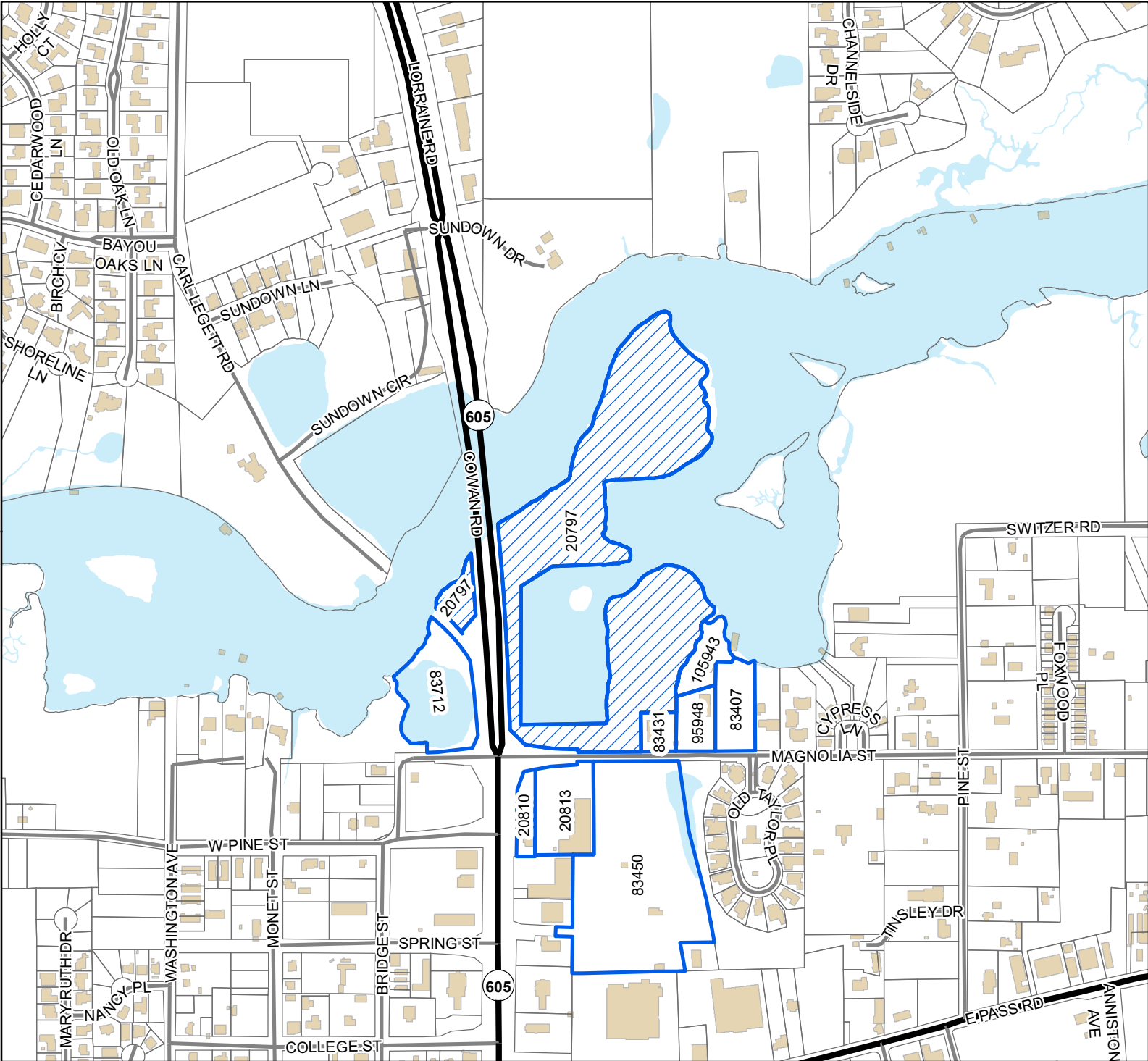
↑
NORTH









↑
EAST

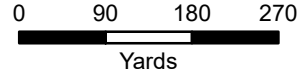
South
↓

WEST
↑



Legend

-  Site
-  Adjacent Properties
-  US or State Highway
-  Street
-  Buildings
-  Water Features



1 inch = 600 feet



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Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
Y			WEIN-AIR HOLDINGS LLC (OWNERS)	194 NORTH SOUTH LAWN	LAFAYETTE	LA	70503
			ALL SIGNS, INC. (AGENT)	P O BOX 6265	GULFPORT	MS	39506
			Adjacent Property Owners				
	83407	1010F-01-019.000	BRAUN ROBERT A	P O BOX 171	BILOXI	MS	39533
N	95948	1010F-01-021.001	R A BRAUN CONST INC	P O BOX 171	BILOXI	MS	39533
	20813	1010F-02-041.000	605 HOLDINGS LLC	1116 COWAN RD STE H	GULFPORT	MS	39503
N	105943	1010F-01-021.002	BRAUN ROBERT A	P O BOX 171	BILOXI	MS	39533
	83712	1010E-01-002.000	MAGNOLIA PLEX LLC	1414 25TH AVE	GULFPORT	MS	39501
N	83431	1010F-01-020.000	WEIN-AIR HOLDINGS LLC	194 N SOUTHLAWN DR	LAFAYETTE	LA	70503
	83450	1010F-02-042.000	BAYWOOD CAMP GROUNDS INC	12506 LORRAINE RD	BILOXI	MS	39532
	20810	1010F-02-037.000	PLATTS MARY KATE -TRUSTEE-	65 54TH STREET	GULFPORT	MS	39507
N	20797	1010F-01-021.000	WEIN-AIR HOLDINGS LLC	315 S COURT ST	OPELOUSAS	LA	70570

RE: Architectural Review Committee 2302ARC020, by agent All Signs Inc, tax parcel, 1010F-01-021.000 Architectural review required for new designed standards, 1406 Cowan Rd, Zoned T6 (Urban core zone), Ward 4

To Applicants and Adjacent Property Owners:

The City of Gulfport Architectural Review Committee will hold a public hearing to consider the above application at 3:00 P.M. on **Thursday, February 9, 2023**, in the Council Chambers at the Gulfport City Hall located at 2309 15th Street.

For more information, visit <https://www.gulfport-ms.gov/agendas/> then click the City of Gulfport Zoning Board for **Thursday, February 9, 2023**. A map showing the location of the property involved is located at this website. If you have any questions or comments, please contact this office at the phone number 228-868-5710 or email planners@gulfport-ms.gov. The application is available for viewing in the Planning Division office at 1410 24th Avenue.

MEMORANDUM

To: City of Gulfport Planning Commission

From: Greg Holmes, Planning Administrator
Urban Development Department

Date of Hearing: February 9, 2023

Re: Architectural Review 2302ARC022

Architectural Review 2302ARC022, by agent Sam B. Day, tax parcels 0908P-02-001.000, 0908P-02-001.004, and 0908P-02-001.007, Request waiver from design review standards regarding landscaping island, Zoned B-2 (General Business), Ward 5

Technical Report
ARCHITECTURAL REVIEW COMMITTEE

GENERAL INFORMATION

Case File Number: 2302ARC022

Hearing Date: February 9, 2023

Current Zoning/Use: B-2 / Commercial Structure

Legal: Architectural Review 2302ARC022, by agent Sam B. Day, tax parcels 0908P-02-001.000, 0908P-02-001.004, and 0908P-02-001.007, Request waiver from design review standards regarding landscaping island, Zoned B-2 (General Business), Ward 5

TECHNICAL DETAILS

The applicant requests a waiver not to meet the required design standard for Appendix A, Sec. IV Supplementary Regulations E, 3, a, 3, 3.4, v parking rows should contain no more than ten (10) parking spaces uninterrupted by a landscaped island. Landscaped island should measure a minimum of eight (8) feet in width and eight (8) feet in length.

Gulfport Land Holdings LLC is predicting a possible hardship only after construction is complete. Applicant stated; "that the design standards will cause the loss of parking spaces causing a hardship on staff and students." Upon visiting the site there were many empty parking spaces and rows of parking that were not in use. The ordinance state that, if any property is visible from a major corridor, it is subject to design review standards. Although the parking lot is only visible from Interstate 10, it is however considered a major corridor.

Allowing the waiver request would be granting special privileges because other businesses along major corridors complied with design review standards this past year. For example, Handsboro Square complex and Walmart Supercenter met the required landscaping island rule and regulation per the design review standards. Those businesses have the same operating hours, and the same, if not more, than the number of people moving in and out of their parking area on a daily basis, especially during holiday seasons.

EXECUTIVE SUMMARY

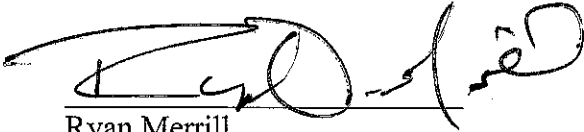
With a \$1,311,00.00 valuation of this project, it meets the following criteria; any new Construction of a building or major renovation or addition to an existing building valued greater than fifty thousand (\$50,000.00) dollars intended for commercial, office, hotel/motel, or other commercial or mixed use on a property fronting on or visible from a public roadway designated as an arterial or major collector in the city's comprehensive plan. Therefore, staff recommendation is to deny the waiver request.



Technical Report
ARCHITECTURAL REVIEW COMMITTEE

DIRECTOR APPROVAL

This report has been reviewed and approved by:

A handwritten signature in black ink, appearing to read 'Ryan Merrill', written over a horizontal line.

Ryan Merrill
Director of Urban Development Department

ZONING SITE PLAN REVIEW

Commercial

PermNum: 202203441
id: 1384 Issuer: Matilda Welch, Planner II

OWNER: SAME
PARCEL # 1251 BERNARD PARKWAY
PARCEL ADDRESS: 0908P-02-001.000
LEGAL DESCRIPTION: N/A
TYPE: Education - Commercial
DATE: 1/23/2023

STATUS: Denied Valuation: \$1,311,000.00 Visible from Major R-O-W:

Zoning: B-2
Permitted Use: Yes
Accessory Building: N/A
Abut Dedicated Street (35'): Yes
Flood Zone: _____
Fire District: N/A
Airport Overlay Zone: N/A
Major Thoroughfare: Yes
City Council Ward: 5

Landscaping

Standard 10% Landscaping: NEEDS TO BE SHOWN ON THE SITE PLAN

Major thoroughfare or arterial road (10' strip):

EXISTING PARCEL

Tree Survey Submitted:

THE OWNER SHOULD SUBMIT AN APPLICATION FOR TREE REMOVAL OR TRIMMING BEFORE PROCEEDING WITH CONSTRUCTION IF THERE ARE ANY PROTECTED TREES ON THE SITE. THIS IS THE RESPONSIBILITY OF THE OWNER AND CONTRACTOR.

Site

Square Footage of Site: 1.80 Acres
Building Sq. Footage: 17,982.00
Building Dimensions: 81' x 222'
Dimension of Side Facing Roadway: 222'
% Building Coverage: _____
Height of Building: _____
Additional ROW Setback: N/A
Front Setback: 197'
Rear Setback: 8'

Side Setback: 110'

Side Setback: 50'

Parking within 3' of Front Property Line:
Yes

Zoning Yard Requirements

Buffer Strip Required: N/A

Visibility in Front Yard: N/A

Fences: N/A

Sidewalks: _____

Parking- The parking dimensions are measured from the insides of the white lines, and not on the lines, nor outsides of these lines.

of Spaces Provided: _____

of Spaces Required: _____

Space Size Provided on Submission: STANDARD

Handicap Spaces Provided: _____

Required Handicap Spaces: _____

Type of Handicap Space Required: STANDARD AND UNLOADING AREAS

Vehicular Access: aisle must be at least 25'

Surface Material: MUST BE CONCRETE OR ASPHALT

Wheel Guards: _____

Lighting:

LIGHTING IS REQUIRED IN ALL PARKING LOTS WITH GREATER THAN 10 SPACES. INSTEAD OF REQUIRING THAT YOU SUBMIT A LIGHTING PLAN, WE ARE JUST NOTIFYING YOU THAT IT IS YOUR RESPONSIBILITY AND THAT THIS WILL BE CHECKED AT THE TIME OF FINAL INSPECTION.

Truck Loading Zone:

Truck Access: _____

Pedestrian Walks: No

Parking Bays: _____

Notes:

LOT NUMBER AND ADDRESS SHOULD BE POSTED AND VISIBLE DURING CONSTRUCTION.

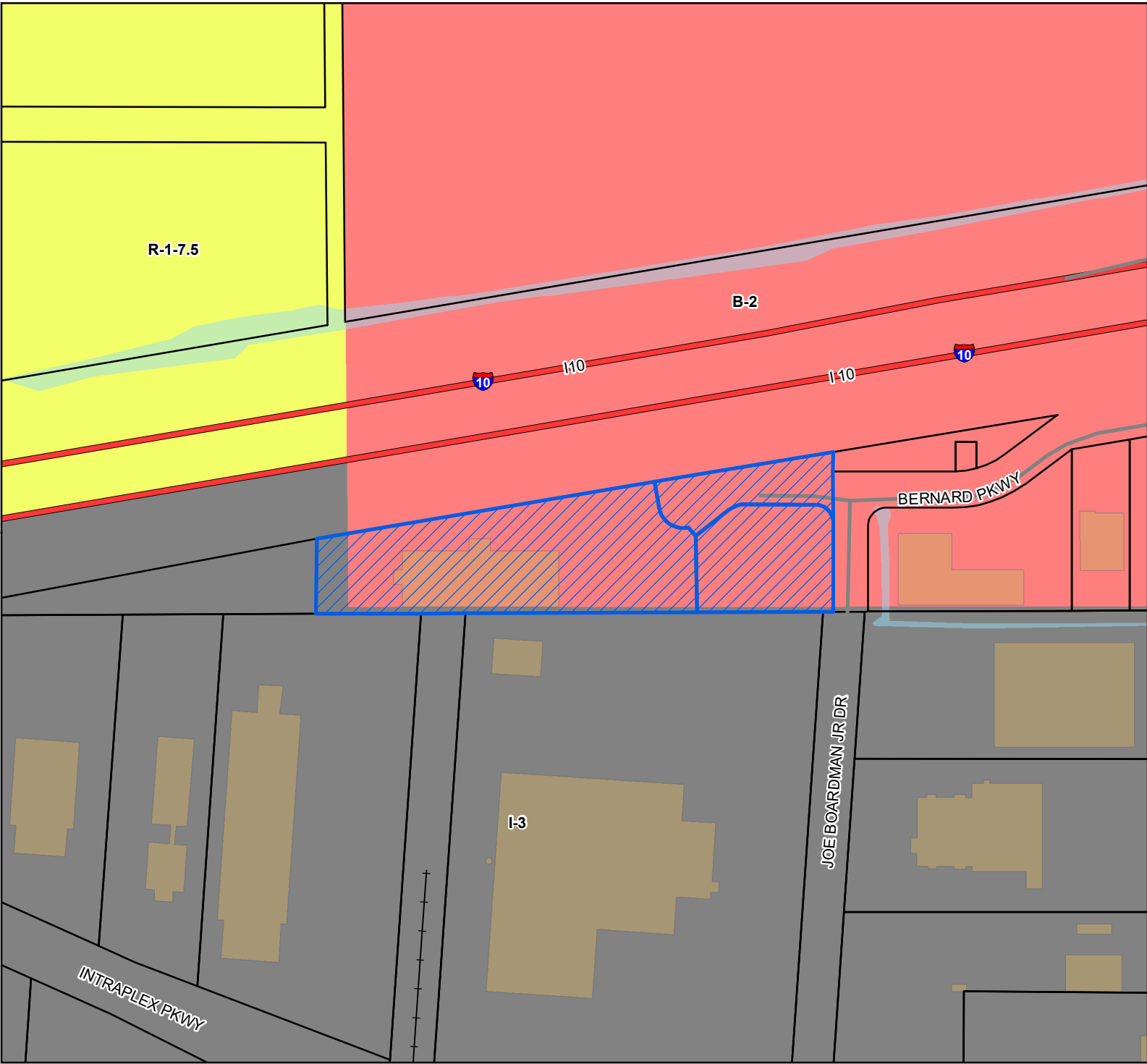
Comments:

Denied.

Design Standards Requirements:

New and Renovated Buildings along Commercial and Mixed Use Corridors. New construction of a building or major renovation or addition to an existing building valued greater than fifty thousand (\$50,000.00) dollars intended for commercial, office, hotel/motel, or other commercial or mixed use on a property fronting on or visible from a public roadway designated as an arterial or major collector in the city's comprehensive plan.

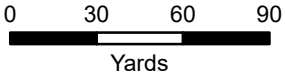
- 1) iii. Trash enclosures should be located remotely from project access points, building entries, public view corridors, and main circulation paths, but must be accessible to truck traffic for pick up. Enclosures should be constructed of six (6) foot high masonry walls with solid metal gates or wood gates. Enclosure finishes should match the building in color and texture and should include stonework, landscaping, wood and other natural elements.



- Site
 - Interstate Highway
 - Street
 - Railroad
 - Parcels
 - Buildings
 - Water Features
- Zoning**
- B-2 - General Business District
 - I-3 - Planned Industrial District
 - R-1-7.5 - Single Family Residence District (Low Density)

Site Information

0908P-02-001.000
 0908P-02-001.004
 0908P-02-001.007
 Zoning: B-2 (General business district)
 Size: 2 acres
 Flood: X



1 inch = 200 feet



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2302 ARC 022



CITY OF GULFPORT
 Urban Development - Planning Division
 1410 24th Avenue
 Gulfport, MS 39501
 (228) 868-5710

Architectural Review Committee Application

REQUESTED ACTION BY THE Architectural Review Committee

(A separate submission form is required for each request):

X	Architectural Design Review
	Signs

Tax Parcel Numbers

0	9	0	8	P	-	0	2	-	0	0	1	.	0	0	0				-		-			.		
0	9	0	8	P	-	0	2	-	0	0	1	.	0	0	4				-		-			.		
0	9	0	8	P	-	0	2	-	0	0	1	.	0	0	7				-		-			.		

Property Address: 12251 Bernard Parkway

OWNERSHIP AND CERTIFICATION:

I hereby certify that I have read and understand this application and that all information and attachments are true and correct. I also certify that I agree to comply with all applicable city codes, ordinances and state laws. Finally, I certify that I am the owner of the property involved in this request or have authorization to act as the owner's agent for the herein described request. We can only accept applications with original signatures.

OWNER

AGENT

Gulfport Land Holdings LLC

Samuel B. Day Construction, Inc.

Printed Name of Owner
P.O. Box 1522

Printed Name of Agent
15296 South Swan Road

Mailing Address
Gulfport MS 39502

Mailing Address
Gulfport MS 39503

City State Zip code
(228) 234-9163

City State Zip code
(228) 861-1872

Home Phone Work/Cell Phone
raywesson@bellsouth.net

Home Phone Work/Cell Phone
sam@sbdconstruction.net

Email
REW

Email


Signature of Owner

Signature of Agent



Designation of Agent

I, Ray L. Wesson, Jr., being property owner of 12251 Bernard Pkwy, Gulfport, MS
PRINT NAME PRIMARY ADDRESS OR PARCEL
which is the subject of this application hereby authorize Samuel Day to act as my
PRINT NAME
representative with the City of Gulfport's Zoning Board of Adjustment and Appeals, and/or Planning Commission, and/or City Council, and/or permitting and licensing, as required by the City.

Such representation shall be for all purposes concerning any manner, right, or obligation relating to this petition. This designation authorizes my agent to make verbal or written representations and/or declarations on my behalf, and I shall be legally bound by said verbal or written representations and/or declarations relating to this petition.

The petitioner understands and acknowledges that the City will rely upon the agent's representations in approval or denial of said petition.

REW-jr. 1/30/23
Signature Date
Gulfport Land Holdings, LLC
Ray L. Wesson, Jr., Manager

STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 30 day of January, 2023

Melissa Trotter
Notary Public



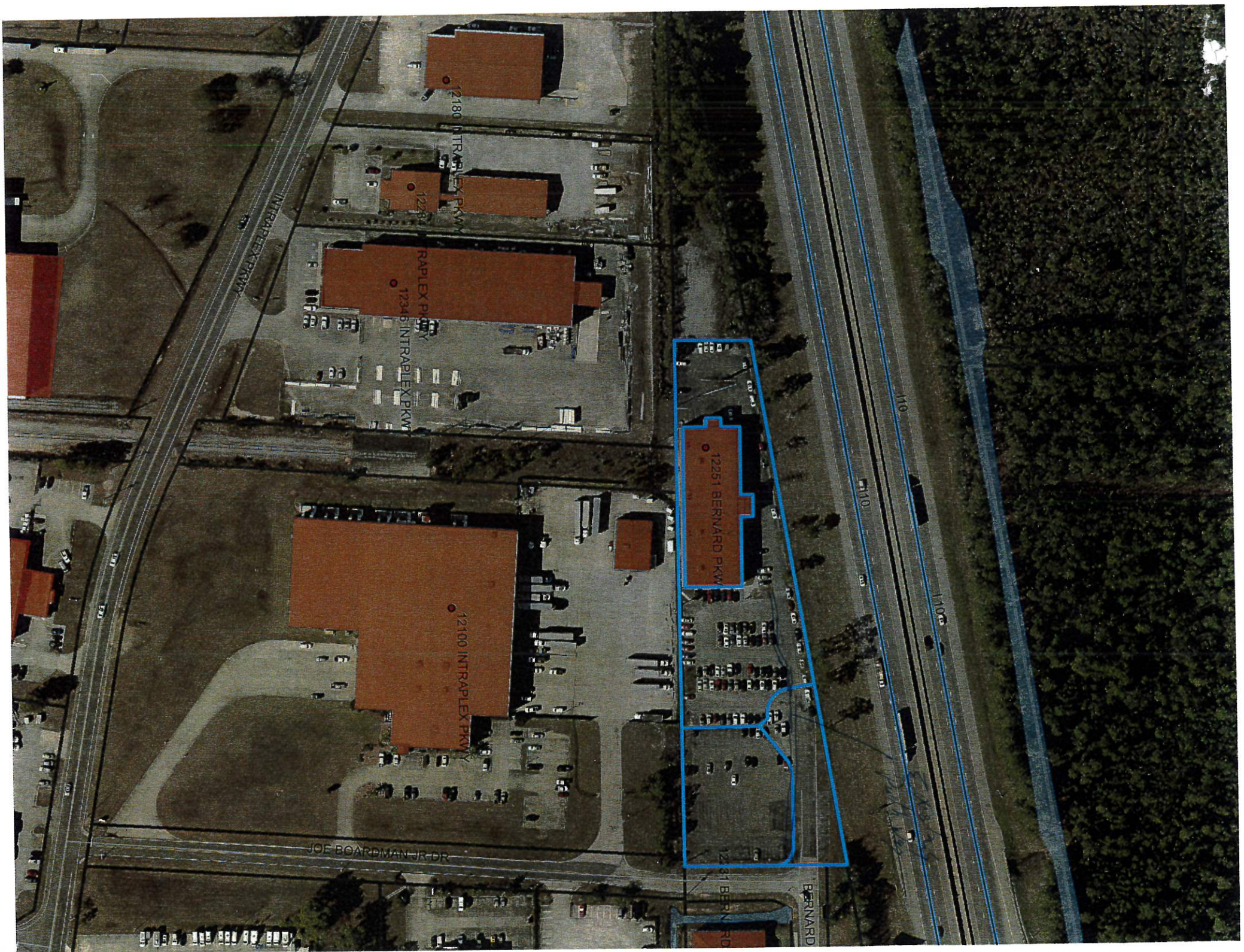
1-27-27
Commission Expiration

Gulfport Land Holdings LLC

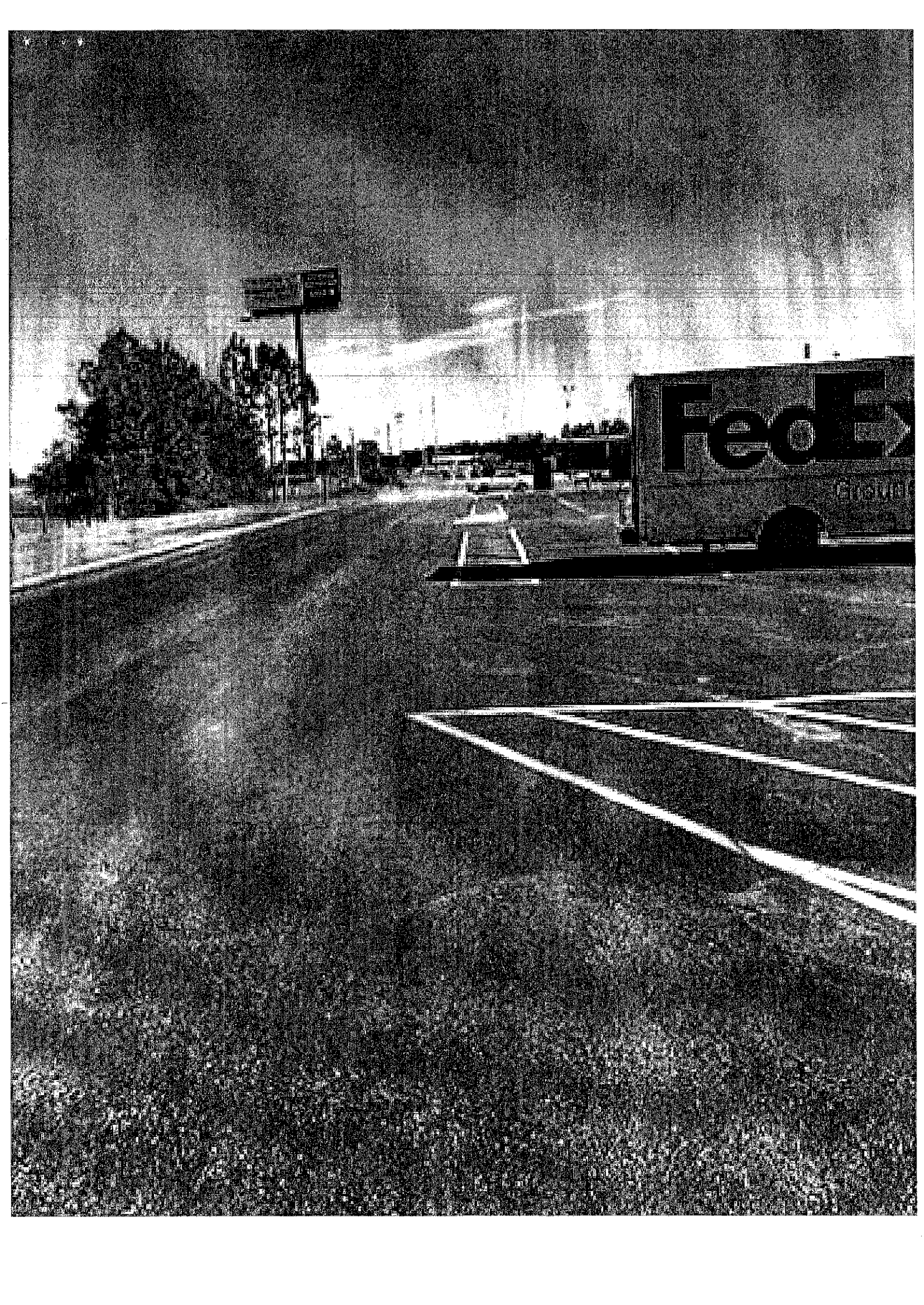
Request for Variance

12251 Bernard Parkway

1. Trash enclosure will be provided, concrete block enclosure with wood gates, painted to match the building.
2. There are existing pedestrian walkways that we will connect together, making them continuous up to the building. Please see site plan.
3. Providing landscape islands will cause us to lose parking spots. This facility is a private college that has students coming and going every hour from 8:00 am to 10:00 pm weekdays. The property has 162 parking spots at present of which 4 are handicap. When construction is complete enrollment is expect to increase to 450 students plus staff. The loss of any parking spots will cause undo hardship for the students and staff ability to park on campus. We can add some shade trees (15) along the east and north property lines of the parking lot to reduce heat gain. Also, the parking area is only visible from Interstate 10 where cars are traveling 70 miles per hour making it almost impossible to really see the parking area.
4. This property use is a trade school in a B-2 zone, is allowed by right.







ZONING SITE PLAN REVIEW

Commercial

PermNum: 202203441
id: 1384 Issuer: Matilda Welch, Planner II

OWNER: SAME

PARCEL # 1251 BERNARD PARKWAY

PARCEL ADDRESS: 0908P-02-001.000

LEGAL DESCRIPTION: N/A

TYPE: Education - Commercial

DATE: 1/23/2023

STATUS: Denied Valuation: \$1,311,000.00 Visible from Major R-O-W:

Zoning: B-2

Permitted Use: Yes

Accessory Building: N/A

Abut Dedicated Street (35'): Yes

Flood Zone:

Fire District: N/A

Airport Overlay Zone: N/A

Major Thoroughfare: Yes

City Council Ward: 5

Landscaping

Standard 10% Landscaping: NEEDS TO BE SHOWN ON THE SITE PLAN

Major thoroughfare or arterial road (10' strip):

EXISTING PARCEL

Tree Survey Submitted:

THE OWNER SHOULD SUBMIT AN APPLICATION FOR TREE REMOVAL OR TRIMMING BEFORE PROCEEDING WITH CONSTRUCTION IF THERE ARE ANY PROTECTED TREES ON THE SITE. THIS IS THE RESPONSIBILITY OF THE OWNER AND CONTRACTOR.

Site

Square Footage of Site: 1.80

Acres

Building Sq. Footage: 17,982.00

Building Dimensions: 81' x 222'

Dimension of Side Facing Roadway: 222'

% Building Coverage:

Height of Building:

Additional ROW Setback: N/A

Front Setback: 197'

Rear Setback: 8'

Side Setback: 110'
Side Setback: 50'
Parking within 3' of Front Property Line:
Yes

Zoning Yard Requirements

Buffer Strip Required: N/A
Visibility in Front Yard: N/A
Fences: N/A
Sidewalks: _____

Parking-The parking dimensions are measured from the insides of the white lines, and not on the lines, nor outsides of these lines.

of Spaces Provided: _____
of Spaces Required: _____
Space Size Provided on Submission: STANDARD
Handicap Spaces Provided: _____
Required Handicap Spaces: _____
Type of Handicap Space Required: STANDARD AND UNLOADING AREAS
Vehicular Access: AISLE MUST BE AT LEAST 25'
Surface Material: MUST BE CONCRETE OR ASPHALT
Wheel Guards: _____

Lighting:

LIGHTING IS REQUIRED IN ALL PARKING LOTS WITH GREATER THAN 10 SPACES. INSTEAD OF REQUIRING THAT YOU SUBMIT A LIGHTING PLAN, WE ARE JUST NOTIFYING YOU THAT IT IS YOUR RESPONSIBILITY AND THAT THIS WILL BE CHECKED AT THE TIME OF FINAL INSPECTION.

Truck Loading Zone:

Truck Access:

Pedestrian Walks: No

Parking Bays:

Notes:

LOT NUMBER AND ADDRESS SHOULD BE POSTED AND VISIBLE DURING CONSTRUCTION.

Comments:

Denied.

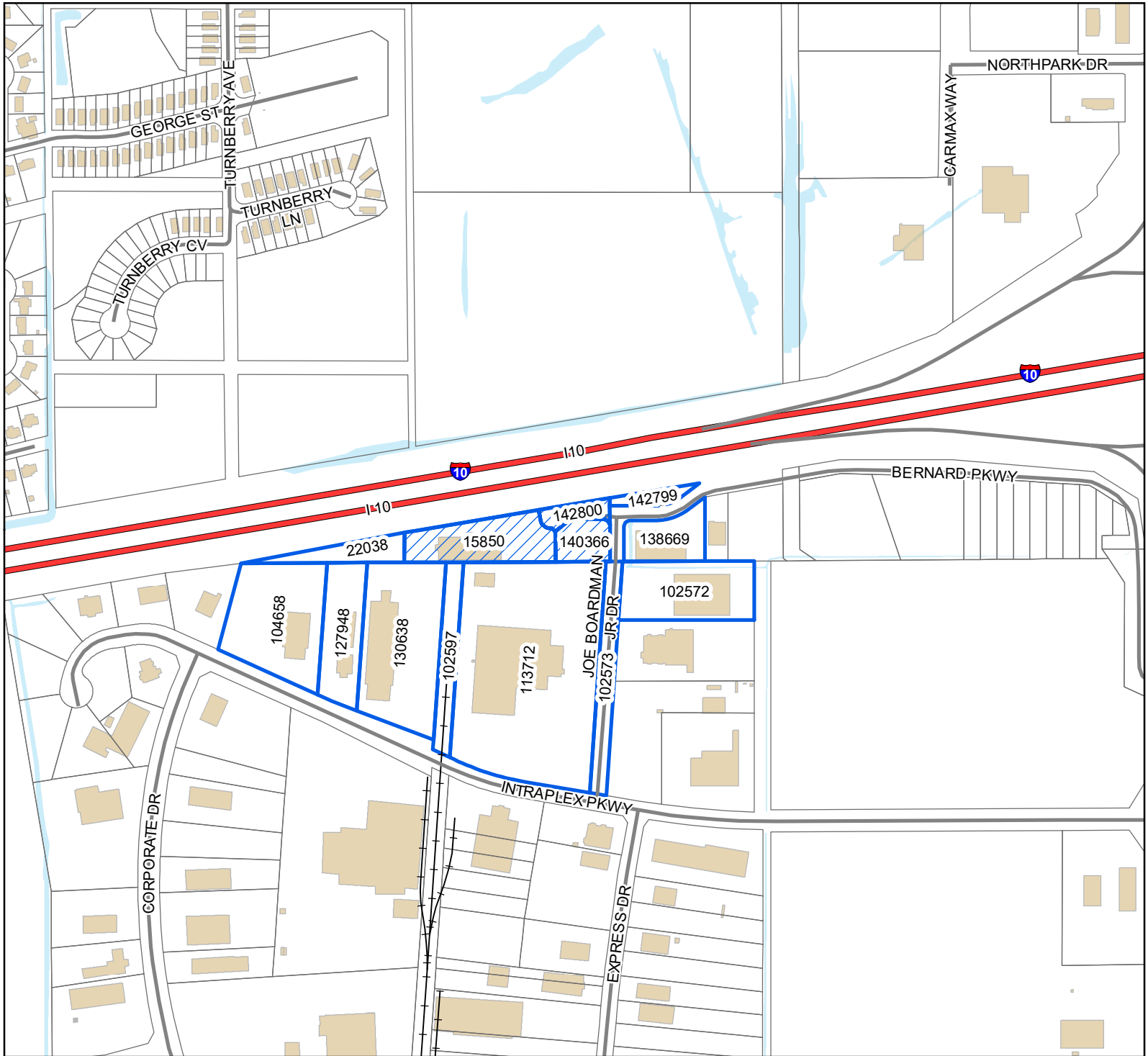
Design Standards Requirements:

New and Renovated Buildings along Commercial and Mixed Use Corridors. New construction of a building or major renovation or addition to an existing building valued greater than fifty thousand (\$50,000.00) dollars intended for commercial, office, hotel/motel, or other commercial or mixed use on a property fronting on or visible from a public roadway designated as an arterial or major collector in the city's comprehensive plan.








1) iii.Trash enclosures should be located remotely from project access points, building entries, public view corridors, and main circulation paths, but must be accessible to truck traffic for pick up. Enclosures should be constructed of six (6) foot high masonry walls with solid metal gates or wood gates. Enclosure finishes should match the building in color and texture and should include stonework, landscaping, wood and other natural elements.

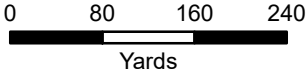
2) v. Public sidewalks and parking areas should be connected to primary building entries by pedestrian walkways. vi. Pedestrian crosswalks should be provided across internal drives and through parking divider islands and planting beds. vii. Pedestrian walks should generally be four (4) feet in width and made of unit pavers or brush finish or sand blasted concrete and meet design standards for public sidewalks, including ADA compliancy.

3) iii. Parking areas should be connected to primary building entries by pedestrian walkway corridors and organized in clearly defined grouping of spaces separated by landscaping or by design components of the site or building. iv. To reduce heat gain in parking areas, the use of shade trees in parking islands or along landscape buffers is required. v. Parking rows should contain no more than ten (10) parking spaces uninterrupted by a landscaped island. Landscape islands should measure a minimum of eight (8) feet in width and eight (8) feet in length. Provide landscaping plan along with number of parking spaces.



Legend

-  Site
-  Adjacent Properties
-  Interstate Highway
-  Street
-  Railroad
-  Buildings
-  Water Features



1 inch = 500 feet



DATA DISCLAIMER: All information that is provided on this map is believed to be correct. However, no liability is assumed by the City of Gulfport for errors in substance or form of any of the materials published on this map. The GIS Division, City of Gulfport, provides the information represented on this map as a service to the community and makes every effort possible to provide quality information. However, no claims, promises, or guarantees about the accuracy, completeness, or adequacy of the information contained on this map are expressed or implied.

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP	
Y			GULFPORT LAND HOLDINGS LLC(OWNERS)	PO BOX 1522	GULFPORT	MS	39502	
			SAMUEL DAY CONSTRUCTION, INC (AGENT)	15296 SOUTH SWAN RD	GULFPORT	MS	39503	
			Adjacent Property Owners					
	102597	0909A-01-001.043	HARRISON CO DEV COMM				0	
	104658	0909A-01-001.046	GP BUILDING LLC	2319 WESTERN AVE	LAS VEGAS	NV	89102	
	127948	0909A-01-001.074	CHRISTINA DEVELOPMENT LLC	5113 O'BRYAN AVENUE	GULFPORT	MS	39507	
N	22038	0908P-02-002.000	GULFPORT LAND HOLDINGS LLC	P O BOX 1522	GULFPORT	MS	39502	
	113712	0909A-01-001.058	GREENWOOD CEW LLC	100 JAMES E CHANEY DR	MERIDIAN	MS	39307	
	130638	0909A-01-001.076	DAUPHIN DEVELOPMENT LLC	12500 JEFFERSPM AVE	NEWPORT NEWS	VA	23602	
N	102573	0909A-01-001.019	HARRISON CO DEV COMM				0	
	102572	0909A-01-001.018	EAGLE BAY HOLDINGS LLC	2709 SUMMIT RIDGE DR	SAN MARCOS	TX	78666	
N	138669	0908P-02-001.002	GULFPORT LAND HOLDINGS LLC	PO BOX 1522	GULFPORT	MS	39502	
N	15850	0908P-02-001.000	GULFPORT LAND HOLDINGS LLC	P O BOX 1522	GULFPORT	MS	39502	
N	140366	0908P-02-001.004	GULFPORT LAND HOLDINGS LLC	P O BOX 1522	GULFPORT	MS	39502	
N	142799	0908P-02-001.006	GULFPORT CITY OF				0	
N	142800	0908P-02-001.007	GULFPORT LAND HOLDINGS LLC	PO BOX 1522	GULFPORT	MS	39502	

RE: Architectural Review Committee 2302ARC022, by agent Samuel B. Day Construction, Inc, tax parcels 0908P-02-001.000, 0908P-02-001.004, 0908P-02-001.007 Architectural review required for deviation from commercial design standards, 12251 Bernard Parkway, Zoned B-2 (General business), Ward 5

To Applicants and Adjacent Property Owners:

The City of Gulfport Architectural Review Committee will hold a public hearing to consider the above application at 3:00 P.M. on **Thursday, February 9, 2023**, in the Council Chambers at the Gulfport City Hall located at 2309 15th Street.

For more information, visit <https://www.gulfport-ms.gov/agendas/> then click the City of Gulfport Zoning Board for **Thursday, February 9, 2023**. A map showing the location of the property involved is located at this website. If you have any questions or comments, please contact this office at the phone number 228-868-5710 or email planners@gulfport-ms.gov. The application is available for viewing in the Planning Division office at 1410 24th Avenue.

MEMORANDUM

To: City of Gulfport Planning Commission

From: Greg Holmes, Planning Administrator
Urban Development Department

Date of Hearing: February 9, 2023

Re: Architectural Review Committee Permits