

AGENDA
GULFPORT CITY PLANNING COMMISSION MEETING
CITY HALL COUNCIL CHAMBERS
THURSDAY, AUGUST 24, 2023 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 - July 27, 2023

G. Announcements

G1. If you are aggrieved by a vote of the Planning Commission, see below.

DECISION ITEMS: Except as noted below, items listed on this agenda as “Decision Items” may be appealed to the Gulfport City Council as follows: Any person or any officer, department or agency of the City aggrieved by a decision of the Planning Commission may, within fifteen (15) days thereafter, appeal therefore to the Gulfport City Council by submitting to the Planning Commission (Department of Urban Development – Planning Division) a written notice of appeal specifying the decision from which the appeal is taken. In the case of such appeal, the Planning Commission shall cause a transcript of the proceedings in the case to be certified to the 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.

Exception: The disapproval of a general subdivision plan may be appealed by the subdivider by submitting to the Planning Commission and the Mayor and City Council a written notice of appeal. Upon receipt of notice of appeal, the planning commission shall transmit to the City Council a certified copy of the proceedings upon which the appeal is taken. The City Council may overrule such disapproval by a recorded vote of not less than 2/3 of its entire membership. No other right of appeal exists as to action taken by the Planning Commission on a general subdivision plan. The City Council hearing is not limited to the record created before the Planning Commission.

RECOMMENDATION ITEMS: As to items listed on this agenda as “Recommendation

Items”, the recommendation of the Planning Commission, whether to approve (with or without condition) or disapprove, will automatically be submitted to the City Council by the Department of Urban Development – Planning Division, and the item (except recommendations on Final Plats which are not so limited) will be considered by the City Council on the record created before the Planning Commission. It is not necessary to file anything with the Planning Commission in order to have the matter heard by the City Council.

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. Hearing of Cases

H1. Planning Commission Decision

1. General Plan 2307PC083:
(Withdrawn by Applicant)

General Plan 2307PC083, by agent Elliott Homes LLC, Tax Parcel 1010O-02-050.000, seeking approval of General Plan for a new 78-lot subdivision (Palm Heights) at 1856 Beach Blvd, Zoned R-1-7.5 (Single-family), Ward 2

2. General Plan 2308PC091:

General Plan 2308PC091, by agent Kenneth Jones, Tax Parcel 1009N-01-004.000, seeking approval of a General Plan for a 102-lot townhouse subdivision with 5-out parcels, (The Island Townhomes) located on East Taylor Road, Zoned R-2 (Single-family), Ward 5

H2. Planning Commission Recommendation

1. Zoning Text Amendment 2302PC016:
(Remanded back from City Council, Deferred to August by Applicant):

Zoning Text Amendment 2302PC016, by agent David P. Sullivan, Amendments to the Comprehensive Zoning Ordinance, as amended, to amend Section III (K) , (2) to allow, with Planning Commission Approval, a medical cannabis dispensary use in T4+ zoning districts.

2. Zoning Map Amendment 2308PC093:

Zoning Map Amendment 2308PC093, by agent Travis B. Anderson, Requesting to rezone Tax Parcel 0809B-01-009.000 from I-2 (Heavy Industry district), to B-2 (General Business), Three Rivers Road, Ward 5

3. Zoning Map Amendment 2308PC099:

Zoning Map Amendment 2308PC099, by agent Josh Fleming/Elliott Homes LLC,

Requesting to rezone Tax Parcel 0908M-01-004.002 from B-2 (General Business) to R-4 (Multi-family residence district), Stewart Road, Ward 5

4. Zoning Map Amendment 2308PC104:

Zoning Map Amendment 2308PC104, by agent Heinrich & Associates, requesting to rezone Tax Parcel 0810K-01-005.002 from I-1(Light Industry) to I-2(Heavy Industry), 3420 Giles Rd, Ward 3

I. Reports

J. Unfinished Business

K. Other Business

L. Adjournment