

AGENDA
GULFPORT CITY PLANNING COMMISSION MEETING
CITY HALL COUNCIL CHAMBERS
THURSDAY, MARCH 28, 2024 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 - February 22, 2024

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. Planning Commission Approval 2402PC011: (Deferred to March Meeting Date)

Planning Commission Approval 2402PC011, by agent M2 Enterprises, Inc., seeking approval for auto sales of less than fifty vehicles, Tax Parcel 0910M-03-058.000, 941 Pass Rd, Zoned B-2 (General Business), Ward 3

2. Planning Commission Approval 2403PC029:

Planning Commission Approval 2403PC029, by owner JKA Properties LLC, seeking approval for church use, Tax Parcels 0910I-02-008.001, 0910I-02-008.000, 729 E Pass Rd., Zoned T5 (Urban Center), Ward 2

3. Special Exception 2403SC031:

Special Exception 2403SC031, by agent Tyler Hickman, seeking approval for daiquiri shop, Tax Parcels 0908N-04-004.000, 0908N-04-004.001, 13211 Dedeaux Road, Zoned B-1 (Neighborhood business), Ward 5

4. Planning Commission Approval 2403PC039:

Planning Commission Approval 2403PC039, by agents Charles Gant and Warren Dedeaux, seeking approval for a townhouse development, Tax Parcels 0908M-01-009.00, 0908M-01-009.001, 0908M-01-014.000, Zoned B-1 (Neighborhood-business), Ward 5

5. Planning Commission Approval 2403PC040:

Planning Commission Approval 2403PC040, by agent Vinson Keyhea, seeking approval for car sales of less than 50 vehicles, Tax Parcel 0910N-06-020.000, Zoned B-2 (General-Business) Ward 4

6. General Plan 2402PC014: (Postponed to March Meeting)

General Plan 2402PC014, by agent Kenneth Jones, seeking approval for an 84-lot subdivision with five outparcels (Swan Landing Estates), Tax Parcel 0807G-01-001.000,

South Swan Road, Zoned R-1-15 (Single-family), Ward 7

H2. Planning Commission Recommendation

1. Zoning Map Amendment 2403PC020:

Zoning Map Amendment 2403PC020, by owner David Cospelich, Request rezone to B-1 (Neighborhood Business), Tax Parcels 0907H-02-001.001, 0907H-02-002.000, 1007E-01-002.000, 1007E-01-003.000, Zoned R-1-10 (Single Family Residence), River Road, Ward 6

2. Zoning Map Amendment 2403PC024:

Zoning Map Amendment 2403PC024, by owner Rock Solid Property, Requests to rezone to T5 (Urban Center Zone), Tax Parcel 1010N-01-087.001, Zoned T4+ (General Urban Zone "Plus"), Cowan Road, Ward 2

3. Zoning Map Amendment 2403PC025:

Zoning Map Amendment 2403PC25, by agent Allison Vencil, requesting to rezone the entire parcel to T4+ (General Urban Zone "Plus"), Tax Parcel 0911B-02-009.002, 210 Texas Ave, Zoned T4+ (General Urban Zone "Plus") and T5 (Urban Center Zone), Ward 2

I. Reports

J. Unfinished Business

K. Other Business

K1. Other Business

Discussion regarding changes to the sign ordinance.

L. Adjournment