

AGENDA
GULFPORT CITY PLANNING COMMISSION MEETING
CITY HALL COUNCIL CHAMBERS
THURSDAY, MAY 23, 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 - April 25, 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 2405PC062: (Deferred to June meeting)

Planning Commission Approval 2405PC062, by agent Isis A. Payton, seeking approval for mobile home use, Tax Parcel 0810D-02-021.000, 8286 Ohio Ave, Zoned R-1-5 (Single-family), Ward 3

2. Planning Commission Approval 2405PC065: (Withdrawn by Planning Staff)

Planning Commission Approval 2405PC065, by agent Amies Sparkman, seeking approval for an automotive dealership of less than 50 vehicles, Tax Parcel 0910N-01-024.000, 3224 D Ave, Zoned B-2 (General-business), Ward 4

3. Special Exception 2405SE067:

Special Exception 2405SE067, by agent Frankie Jackson, seeking approval for a tattoo parlor, Tax Parcel 1010G-03-003.002, 2033 E Pass Road Unit B, Zoned B-2 (General-business), Ward 2

4. Planning Commission Approval 2405PC074:

Planning Commission Approval 2405PC074, by owner Anna Claire Copponex Diaz, seeking approval for a home occupation an administrative office for sign rentals, Tax Parcels 0909J-02-059.000, 4 53rd Circle, Zoned R-1-7.5 (Single-family), Ward 4

5. General Plan 2406PC081:

General Plan 2406PC081, by owner Gulf Grove of Gulfport LLC, seeking approval for a general plan for a 75-lot zero lot line development with two outparcels, Tax Parcel 1010M-01-013.001, Cowan Road, Zoned T4L (General Urban Zone "Limited") & T4+ (General Urban Zone "Plus"), Ward 2

6. General Plan 2406PC082:

General Plan 2406PC082, by agent Freddie Fountain, seeking approval for a 46-lot

townhome subdivision with four outparcels (Cowan Townhomes), Tax Parcels 1010K-04-021.000, 1010K-04-010.000, 1010K-04-006.000, Cowan Road, Zoned T4+ (General Urban Zone "Plus"), T4L (General Urban Zone "Limited"), T3 (Sub-Urban Zone), Ward 2

H2. Planning Commission Recommendation

1. Zoning Map Amendment 2312PC140: (Remanded back by City Council, Tabled to May meeting due to applicant not being present.) (Withdrawn by Applicant)

Zoning Map Amendment 2312PC140, by owner Vernon Floyd, Requesting to rezone Tax Parcel 0911C-01-024.000 from B-2 (General-business) to R-2 (Single-family), Hewes Ave, Ward 3

2. Zoning Map Amendment 2404PC057: (Tabled to May meeting)

Zoning Map Amendment 2404PC057, by agent Freddie Fountain, requesting to rezone Tax Parcels 1010K-04-021.000, 1010K-04-010.000, 1010K-04-006.000 to T4+ (General Urban Zone "Plus"), Cowan Road, Zoned T4L (General Urban Zone "Limited"), T4+ (General Urban Zone "Plus"), T3 (Sub-Urban Zone), Ward 2

3. Zoning Map Amendment 2405PC063:

Zoning Map Amendment 2405PC063, by owner Jacques Pucheu, requesting to rezone to R-1-7.5 (Single-family), Tax Parcel 1009K-03-001.001, Creel Circle, Zoned R-1-7.5 (Single-family), I-2 (Heavy Industry), Ward 5

4. Zoning Map Amendment 2405PC066:

Zoning Map Amendment 2405PC066, by owner David Cospelich, requesting to rezone to R-1-7.5 (Single-family), Tax Parcel 1009K-03-001.001, Creel Circle, Zoned R-1-7.5 (Single-family), I-2 (Heavy Industry), Ward 5

I. Reports

J. Unfinished Business

K. Other Business

K1. Other Business

General Plan 2305PC051, owner is requesting an extension to the Southern Breeze Estates Phase 2 general plan on May 25, 2023. Tentative approval shall be effective for a maximum period of one (1) year unless, the planning commission grants an extension if the final plat was not submitted within the time limit and can resubmit the general plan for tentative approval.

L. Adjournment