

AGENDA
GULFPORT CITY PLANNING COMMISSION MEETING
CITY HALL COUNCIL CHAMBERS
THURSDAY, AUGUST 22, 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 - July 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 2407PC100: (Deferred from July Meeting)

Planning Commission Approval 2407PC100, by owner Prasant Patel, seeking approval for convenience store use - Tax Parcel 1008M-01-007.000 - Located at 11268 Lorraine Road (Zoned B-2 (General-Business)) - Ward 6

2. Planning Commission Approval 2408PC125:

Planning Commission Approval 2408PC125, by agent Cross Development CC Gulfport, LLC, seeking approval for an automobile and truck body repair shop use, Tax Parcel 1008L-01-002.000, Dedeaux Road, Zoned B-2 (General-business), Ward 6

3. General Plan 2409PC130:

General Plan 2409PC130, by agent Brown, Mitchell, & Alexander, Inc., seeking approval of easements and right of way (North Park Drive), Tax Parcel 1008L-01-002.000, Dedeaux Rd, Zoned B-2 (General Business), Ward 6

4. General Plan 2409PC134:

General Plan 2409PC134, by agent Robert Riemann, seeking approval (Conditioned on passage of relevant zoning text) of a General Plan for a new 25 lot small-house development, 0809B-03-017.000, Zoned R-3 (Single Family), Ward 7

H2. Planning Commission Recommendation

1. Zoning Map Amendment 2408PC121:

Zoning Map Amendment 2408PC121, by agent Kenny McNair, requesting to rezone to R-1-10 (Single-family), Tax Parcel 0908M-01-004.002, Stewart Road, Zoned B-2 (General-business), Ward 6

2. Zoning Map Amendment 2408PC123:

Zoning Map Amendment 2408PC123, by agent Brent Warr, requesting to rezone to T-6 (Urban Core Zone), Tax Parcels 1010F-02-022.000, 1010F-02-023.000, 1010F-02-024.000, 1010F-02-025.000, East Pass Road, 1548 East Pass Road, 1542 East Pass Road, 1526 East Pass Road, Zoned T4+ (General Urban Zone "Plus"), Ward 4

3. Zoning Text Amendment 2409PC129:

Zoning Text Amendment 2409PC129, by City of Gulfport Urban Development, to amend Appendix A to the Code of Ordinances to remove certain duties from the Building Code of Planning Director and assign those duties to the Planning Administrator.

4. Zoning Text Amendment 2409PC132:

Zoning Text Amendment 2409PC132, by City of Gulfport Administration, to amend sections to Chapter 9, Article III to amend the maximum period of tentative approval from one-year to two years before final plat.

5. Zoning Text Amendment 2409PC135:

Zoning Text Amendment 2409PC135, by City of Gulfport Administration, to amend Appendix A to the City's Code of Ordinances at Sections III (C)(7), allowing for and governing/regulating small lot/small house use/developments in R-3 zoning districts.

I. Reports

J. Unfinished Business

K. Other Business

L. Adjournment