

AGENDA
GULFPORT CITY PLANNING COMMISSION MEETING
CITY HALL COUNCIL CHAMBERS
THURSDAY, SEPTEMBER 26, 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 - August 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 2407PC100: (Tabled From August Meeting due to applicant's absence)

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 2409PC131:

Planning Commission Approval 2409PC131, by owner Hecto Services Inc, seeking approval for a cabinet and carpenter shop use, Tax Parcel 0810N-03-037.000, 2815 22nd Avenue, Zoned B-2 (General-Business), Ward 3

3. General Plan 2409PC133:

General Plan 2409PC133, by agent Dennis Stieffel, seeking approval for a 41-lot subdivision(Oak Landing, Phase 2), Tax Parcels 1008G-02-130.000, 1008G-02-130.001, 1008J-02-001.000, Ollie Road, Zoned R-1-10 (Single-family), Ward 6

4. Planning Commission Approval 2409PC136:

Planning Commission Approval 2409PC136, by owner Otis T Ellis, seeking approval for a mobile home use, Tax Parcel 0810E-05-009.000, 4223 Michigan Ave, Zoned R-1-5 (Single-Family), Ward 3

5. Special Exception 2409SE140:

Special Exception 2409SE140, by agent Johnathan Tate Jr., seeking approval for a daycare use, Tax Parcel 0810N-04-001.000, 2301 31st Street, Zoned B-2 (General-Business), Ward 3

6. General Plan 2409PC145:

General Plan 2409PC145, by agent Robert B. Heinrich, seeking approval for a 9 lot

subdivision with one outparcel, Tax Parcel 0808H-02-095.000, 12115 Three Rivers Road, Zoned R-1-10 (Single-family), Ward 6

7. General Plan 2409PC146:

General Plan 2409PC146, by agent Robert B. Heinrich, seeking approval for a 23 lot subdivision with one outparcel, Tax Parcel 0907J-01-001.005, Three Rivers Rd, Zoned R-B (Residence-business), Ward 6

H2. Planning Commission Recommendation

1. Zoning Text Amendment 2407PC094: (Remanded back by City Council)

Zoning Text Amendment 2407PC094, by City of Gulfport Administration, to amend Appendix D (Smartcode) at 5.4.11a and 5.4.11b both at building setback to delete the 6-foot maximum side yard setback

2. Zoning Text Amendment 2409PC129: (Deferred to September meeting by Planning staff)

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.

3. Zoning Map Amendment 2409PC144:

Zoning Map Amendment 2409PC144, by agent Heinrich & Associates LLC, requesting to rezone to R-O (Residence-Office), Tax Parcel 1009L-02-018.000, 9298 Lorriane Rd, Zoned R-1-7.5 (Single-Family), Ward 5

I. Reports

J. Unfinished Business

K. Other Business

1. General Plan 2312PC150:(Applicant is requesting a one-year extension for General Plan 2312PC150 before the one-year approval period expires.)

L. Adjournment