

AGENDA
GULFPORT CITY PLANNING COMMISSION MEETING
CITY HALL COUNCIL CHAMBERS
THURSDAY, NOVEMBER 21, 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 - October 24, 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 2411PC167:

Planning Commission Approval 2411PC167, by owner Lesley Tobar Castillo, seeking approval for mobile home use, Tax Parcel 0710H-02-020.000, Ganges St, Zoned R-1-5 (Single-family), Ward 3

2. Planning Commission Approval 2411PC172:

Planning Commission Approval 2411PC172, by owner Zyclasston Day, seeking approval for mobile home use, Tax Parcel 0810E-05-061.000, 4415 Kentucky Avenue, Zoned R-1-5 (Single-family), Ward 3

3. Planning Commission Approval 2411PC175:

Planning Commission Approval 2411PC175, by agent Monica Smith, seeking approval for a convenience store use, Tax Parcel 0910N-07-010.000, 504 Pass Road, Zoned B-2 (General Business), Ward 4

4. Special Exception 2411SE179:

Special Exception 2411SE179, by owner Brenda Thai, seeking approval for a liquor store use, Tax Parcel 0811E-04-096.000, 2005 30th Ave, Zoned B-1 (Neighborhood Business), Ward 1

5. General Plan 2411PC182:

General Plan 2411PC182, by agent Robert B. Heinrich, seeking approval for a 62 lot subdivision with four outparcels, Tax Parcel 1010O-02-050.000, 1856 Beach Drive, Zoned R-1-7.5 (Single-family), Ward 2

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 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

3. Zoning Map Amendment 2410PC159;(Tabled to November meeting due to applicant's absence)

Zoning Map Amendment 2410PC159, by owner Casmon Developments LLC, requesting to rezone to T4+ (General Urban Zone "Plus"), Tax Parcel 1010M-03-012.000, 1045 Township Road, Zoned T5 (Urban Center Zone), Ward 2

4. Zoning Text Amendment 2411PC169:

Zoning Text Amendment 2411PC169, by City of Gulfport Urban Development, to amend Appendix A, Section IV, E, 3, Supplementary design for new and renovated buildings along commercial and mixed use corridors value of construction.

I. Reports

J. Unfinished Business

K. Other Business

L. Adjournment