



Planning Commission | Agenda

Thursday, September 25, 2025 – 4:30 PM

City Hall – Council Chambers
2309 15th Street, Gulfport

- 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 - 08-28-2025

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 2509PC104:

Planning Commission Approval 2509PC104, by owner Arlin Lang, seeking approval for a home occupation for an administrative office for consulting services, Tax Parcel 0811F-05-024.000, 2018 24th Ave, Zoned T4L (General Urban Zone "Limited"), Ward 3

2. Planning Commission Approval 2509PC107:

Planning Commission Approval 2509PC107, by agent Carter James Properties, LLC, seeking approval for a reducing salon use, Tax Parcel 0909G-01-001.023, Seaway Road, Zoned I-2 (Heavy industry), Ward 4

3. Architectural Review Committee Appeal 2510PC120:

Consider appeal from the decision of the Architectural Review Committee (Case 2508ARC014) denying the application of agent, Frank Wilem, seeking approval for metal siding for a proposed commercial structure, Tax Parcel 1010N-01-087.000, Cowan Road, Zoned T5 (Urban Center Zone), Ward 2

H2. Planning Commission Recommendation

1. Zoning Map Amendment 2509PC105:

Zoning Map Amendment 2509PC105, by owner Gregory Smith, requesting to rezone to T4+ (General Urban Zone "Plus"), Tax Parcel 1011D-01-055.000, 127 Laurel Drive, Zoned T6 (Urban Core Zone), Ward 2

2. Zoning Map Amendment 2509PC108:

Zoning Map Amendment 2509PC108, by agent Eddie Hartwell, requesting to rezone to B-2 (General-business), Tax Parcels 0810F-02-050.000, 0810K-01-001.002, 0810K-01-001.004, 0810K-01-001.009, John Hill Blvd, Zoned B-2 (General-business), I-1 (Light industry), Ward 3

I. Reports

J. Unfinished Business

K. Other Business

L. Adjournment