



Planning Commission | Agenda

Thursday, November 20, 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 - 10-23-2025

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 2511PC125: (Withdrawn by Planning Staff)

Planning Commission Approval 2511PC125, by owners Joshua & Shelby Stinson, seeking approval for an administrative office for a transportation service as a home occupation, Tax Parcel 1009M-03-010.056, 9166 Ashburn Lane, Zoned R-1-7.5 (Single-Family), Ward 5

2. Special Exception 2511SE126:

Special Exception 2511SE126, by agent Timmity Wilks, seeking approval for a assisted living facility, Tax Parcel 0710H-03-006.000, 3601 Meadowlark Drive, Zoned R-1-5 (Single-Family), Ward 3

3. Planning Commission Approval 2511PC128:

Planning Commission Approval 2511PC128, by owners Albert & Gwendolyn Dunlap, seeking approval for administrative office for a real estate management company as a home occupation, Tax Parcel 0711L-02-113.000, 1430 Lewis Avenue, Zoned R-1-7.5 (Single-Family), Ward 1

4. General Plan 2512PC141:

General Plan 2512PC141, by agent Kim Savant, seeking approval for a 30-lot subdivision with 3 outparcels (Wrigleyville Subdivision), Tax Parcels 0710K-01-039.000, 0710K-01-034.001, 34th Street, Zoned R-2 (Single-family), Ward 1

H2. Planning Commission Recommendation

1. Zoning Text Amendment 2511PC127:

Zoning Text Amendment 2511PC127, by agent Schwartz, Orgler, Jordan, & Williams, PLLC, Amendments to the Comprehensive Zoning Ordinance, to amend Section III, District Regulations (K) Chart of Permitted Uses, to allow Medical Clinics to be allowed in I-1 zoning districts with Planning Commission Approval.

2. Zoning Text Amendment 2512PC145:

Zoning Text Amendment 2512PC145, by the City of Gulfport, amendments to the Comprehensive Zoning Ordinance, as amended, to amend Section I, Definitions to define

Intermodal Shipping Container and Shipping Container Park (residential); Section III, District Regulations (C)(10), to include residential Shipping Container Parks and to add such use to subsection (K) of the Chart of Permitted Uses by Planning Commission Approval in R-B, Residence-Business Districts only; and Section IV, Supplementary Regulations, to create subsection 11C to provide for Shipping Container Park (residential) requirements.

I. Reports

J. Unfinished Business

K. Other Business

L. Adjournment