



# Planning Commission | Agenda

Thursday, December 18, 2025 – 4:30 PM

*City Hall – Council Chambers*  
2309 15<sup>th</sup> 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 - 11-20-2025**

**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 2512PC144:**

Planning Commission Approval 2512PC144, by Rushaine Williams Pullin, seeking approval for a mobile home, Tax Parcels 0907I-05-023.000, 0907I-05-023.001, Bonnie Street, Zoned R-1-5 (Single-family), Ward 5

**2. Planning Commission Approval 2601PC002:**

Planning Commission Approval 2601PC002, by agent John Dees, seeking approval for a funeral home, Tax Parcels 0811F-05-026.000, 0811F-05-027.000, 2100 24th Avenue, 2122 24th Avenue, Zoned T5 (Urban Center Zone), T4L (General Urban Zone "Limited") Ward 3

**3. Planning Commission Approval 2601PC005:**

Planning Commission Approval 2601PC005, by agent Debra Price, seeking approval for a warehouse use, Tax Parcel 0811C-05-005.000, 2700 26th Avenue, Zoned B-2 (General Business), Ward 3

**4. Special Exception 2511SE126 (Postponed by Staff):**

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

**H2. Planning Commission Recommendation**

**1. Zoning Text Amendment 2511PC127:(Postponed to December meeting by applicant)**

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.

**I. Reports**

**J. Unfinished Business**

**K. Other Business**

**K1. Other Business**

**General Plan 2503PC043, revision of approved General Plan to include future proposed development which will go before as a separate General Plan in the future, Tax Parcel 0911B-02-015.000, 30 E Beach Blvd, Zoned T6 (Urban Core Zone), Ward 2**

**L. Adjournment**