



Planning Commission | Agenda

Thursday, May 28, 2026 – 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 - 05-07-2026

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 2605PC061:

Planning Commission Approval 2605PC061, by owner Venisha Boose, seeking approval for mobile home use, Tax Parcel 0810F-01-096.000, 8237 Texas Avenue, Zoned R-1-5 (Single-family), Ward 3

2.

Planning Commission Approval 2605PC064:

Planning Commission Approval 2605PC064, by owners Jason & Paige Heitzmann, seeking approval for an administrative office for graphic design as a home occupation, Tax Parcel 1009M-01-001.026, 11527 Briarstone Place, Zoned R-1-5 (Single-family), Ward 5

3. General Plan 2605PC066:

General Plan 2605PC066, by agent Brown, Mitchell, & Alexander Inc, seeking approval for a 26-lot subdivision with one out parcel, Tax Parcel 0908D-01-015.000, 0908E-01-001.000, Orchard Street, Zoned R-1-7.5 (Single-family), T4+ (General Urban Zone "Plus"), Ward 6

4. General Plan 2605PC067:

General Plan 2605PC067, by agent Brown, Mitchell, & Alexander Inc, seeking approval for a 7-lot subdivision, Tax Parcel 0908D-01-015.000, Orchard Street, Zoned R-1-7.5 (Single-family), Ward 6

5. General Plan 2605PC069:

General Plan 2605PC069, by Elliott Homes LLC, seeking approval for a 53-lot subdivision with 2 outparcels, Tax Parcels 1010M-02-001.000, 1010M-02-001.002, 1010M-02-001.003, 1010M-02-001.004, 1010M-02-001.005, 1010M-02-001.006, 1010M-02-005.001, 5th Street, 311 Cowan Road, Zoned T4L (General Urban Zone "Limited"), T4+ (General Urban Zone "Plus"), Ward 2

6. Tree Permit Appeal 2605PC070:

Tree Permit Appeal 2605PC070, by owners Michael Russell & Kirsten Wilson-Russell, seeking to appeal a denied tree permit, Tax Parcel 0711O-04-028.004, 4719 W Beach Blvd, Zoned T4L (General Urban Zone "Limited"), Ward 2

7. Special Exception 2606SE071:

Special Exception 2606SE071, by agent Kelli Bell, seeking approval for a lounge use, Tax Parcel 0811K-04-001.000, 1429 25th Avenue, Zoned T6 (Urban Core Zone), Ward 2

8. General Plan 2606PC072:

General Plan 2606PC072, by agent Knesal Engineering Services Inc, seeking approval for a 96 lot zero-lot line development with 8 out parcels, Tax Parcels 0910N-03-011.000, 0910N-03-012.000, 0910N-03-013.000, 0910N-03-014.000, 0910N-03-015.000, 0910N-04-020.000, 0910N-04-019.000, 0910N-04-018.000, 0910N-04-021.000, 0910N-03-035.000, 0910N-03-034.000, 0910N-03-033.000, 0910N-03-032.000, 0910N-03-031.000, 0910N-03-039.000, 0910N-03-038.000, 0910N-03-037.000, 0910N-03-036.000, 0910N-04-039.000, 0910N-04-040.000, 0910N-04-041.000, 0910N-04-042.000, 0910N-04-043.000, 0910N-04-044.000, 0910N-04-045.000, 0910N-04-046.000, 0911C-01-007.000, 0911C-01-006.000, Magnolia Drive, Zoned R-2 (Single-family), Ward 3

9. Planning Comission Approval 2606PC073:

Planning Commission Approval 2606PC073, by agent Michael Borries, seeking approval for a church use, Tax Parcel 0808E-04-001.000, 12261 Hwy 49, Zoned B-4 (Highway Business), Ward 7

H2. Planning Commission Recommendation

1. Zoning Map Amendment 2605PC068:

Zoning Map Amendment 2605PC068, by owners Don Perkins, Betty Perkins, & William Perkins Jr., requesting to rezone their properties to T4+ (General Urban Zone "Plus"), Tax Parcels 1011D-01-035.000, 1011D-01-044.000, 1011D-01-044.001, 144 Oleander Drive, Zoned T6 (Urban Core Zone), Ward 2

2. Zoning Text Amendment 2606PC083:

Zoning Text Amendment 2606PC083, by City of Gulfport, Amendment to the Comprehensive Zoning Ordinance, to amend Appendix A, Section IV (10) regarding parking requirements for townhome, zero-lot line, and small lot/small home uses.

I. Reports

J. Unfinished Business

K. Other Business

L. Adjournment