

AGENDA
GULFPORT CITY PLANNING COMMISSION MEETING
CITY HALL COUNCIL CHAMBERS
THURSDAY, AUGUST 25, 2016 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 -July, 28, 2016

G. Hearing of Cases

G1. Public Declaration of Appeal Process of Chairman

Any person or any officer, department or agency of the City aggrieved by any decision of the Planning Commission may, within fifteen (15) days thereafter, appeal there from to the Mayor and City Council by filing with the Planning Commission a written notice of appeal specifying the decision from which the appeal is taken. In case of such appeal, the Planning Commission shall cause a transcript of the proceedings in the case to be certified to the Mayor and 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. Any appeal shall be in writing and submitted to the Department of Urban Development-Planning Division stating what decision is being appealed and detailing how you are aggrieved.

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.

G3. Routine Agenda

1. General Plan Case Number 1607PC086:

5P, Holding LLC, property owner, requests General Plan approval for a 15-lot single family subdivision (Bridgewater Bay Subdivision) on tax parcel 1010D-01-005.000, 1010D-01-006.000, 1010D-01-007.000, 1010D-01-009.003, and 1010D-01-009.004 containing approx. 18.2 acres, zoned R-2 (Located north of West Pine Street, south of West Taylor Road, east of and adjacent to Carl Legett Road, and west of Cowan Road), Ward 4.

2. Planning Commission Approval Case Number 1608PC094:

Brian A. Scherer, property owner, requests Planning Commission Approval to allow a locksmith home occupation at 11168 Alden Drive on tax parcel 1008N-01-094.000, containing 10,363 square feet, zoned R-1-10 (Single Family) (Located north of and adjacent to Alden Drive, south of Woodley Drive, east of Creek Drive, west of Gould Road), Ward 6.

3. Land Use Reclassification Case Number 1608PC095:

Mumtaz Malik, agent for Krause Lawdog LLC, property owner, requests Land Use Reclassification of tax parcel 0711O-04-023.000, containing 2.8 acres, from T4L (General Urban Zone) to T5 (Urban Center Zone) (Located north of and adjacent to W Beach Boulevard, south of and adjacent to Finley Street, east of Fournier Avenue, west of Woodward Avenue), Ward 2.

4. Planning Commission Approval Case Number 1608PC096:

Mumtaz Malik, agent for Krause Lawdog LLC, property owner, requests Planning Commission Approval to allow for an assisted living facility on tax parcel 0711O-04-023.000, containing 2.8 acres, classified T5 (Urban Center Zone) (Located north of and adjacent to W Beach Boulevard, south of and adjacent to Finley Street, east of Fournier Avenue, west of Woodward Avenue), Ward 2.

5. Zoning Map Amendment Case Number 1608PC097:

Primo Properties LLC, property owner, requests a Zoning Map Amendment to rezone tax parcel 1011D-01-006.000, containing 9,155 square feet, from T6 (Urban Core Zone) to T4+ (General Urban Zone) (Located north of and adjacent to Ocean View Drive, south of and adjacent to Township Road, east of Orleander Drive, and west of Cowan Road), Ward 2.

6. Planning Commission Approval Case Number 1608PC098:

Mary and Gary McCabe, property owners, request Planning Commission Approval to allow a home occupation of a real estate business at 10767 East Taylor Road on tax parcel 1009O-02-003.000 containing 1.21 acres and being zoned R-2(Single Family)(Located north of Bernard Bayou, south of Bayou Plantation Lane, east of and adjacent to East Taylor Road, and west of Bernard Bayou), Ward 5.

7. Planning Commission Approval Case Number 1608PC100:
(Request to be deferred to September 22)

Susie Clopton, agent for Tamika Jefferson, property owner, requests Planning Commission Approval to allow for a church at 15154 Dedeaux Road, on tax parcel 0808K-03-115.000 containing approx. 12,400 square feet, zoned R-B (Residential Business) (Located north of and adjacent to Dedeaux Road, south of Graham Street, east of Totaro Road, and west of W Wilson Boulevard), Ward 7.

8. Zoning Map Amendment Case Number 1608PC101:

Burt Juneau, property owner, requests a Zoning Map Amendment to rezone tax parcel 0808L-01-083.000, containing 19,537 square feet, from R-1-10 (Single Family) to B-4 (Highway Business) (Located north of 6th Street, south of and adjacent to 7th Street, east of and adjacent to Dog Leg Road, and west of New Orleans Avenue), Ward 7.

9. Zoning Map Amendment Case Number 1608PC102:

Coastal Car Wash of the South LLC, property owner, request a Zoning Map Amendment to rezone tax parcel 1010H-03-012.000, containing 1.96 acres, from B-2 (General Business) and R-2(Single Family) to entirely B-2 (Located north of and adjacent to Pass Road , south of Lindhridge Road, east of Lindh Road, and west of Oakleigh Avenue), Ward 5.

10. Zoning Map Amendment Case Number 1608PC103:

Toni Ann LeBlanc, agent for Suzanne M. Huber, property owner, requests a Zoning Map Amendment to rezone tax parcel 0807E-01-001.000, containing 20.19 acres, from R-1-15(Single Family) to R-B(Residential Business) (Located north of Duckworth Road, south of and adjacent to South Swan Road, east of Highway 49, and west of Country Wood Drive) Ward 7.

11. Zoning Map Amendment Case Number 1608PC104:

Gulfport-Biloxi Regional Airport Authority, property owner, requests a Zoning Map Amendment to rezone tax parcels 0810G-02-026.000 and 0810G-02-030.000, containing an aggregate of 25.7 acres, from R-1-5 (Single Family) to I-1 (Light Industrial) (Located north of and adjacent to John Hill Boulevard, south of Wilkes Street, east of Georgia Avenue, west of Hangar Street), Ward 3.

12. Zoning Map Amendment Case Number 1608PC106:

Rick Marshall, agent for Marshall Investment Group, property owner, requests a Zoning Map Amendment to rezone 3506 Washington Avenue, tax parcel 0910J-03-024.000, containing 1.16 acres, from R-B (Residential Business) to B-2 (General Business) (Located north of and adjacent to Pass Road, south of and adjacent to 36th Street, east of and adjacent to Washington Avenue, and west of Jackson Avenue), Ward 4.

13. Zoning Map Amendment Case Number 1608PC107:

William Kulick, property owner, requests a Zoning Map Amendment to rezone tax parcels 1007O-01-028.000, 1007O-01-028.008, 1007O-01-028.012, and 1007O-01-028.014, containing an aggregate of 8.59 acres, from R-E (Residential Estates) to B-1 (Neighborhood Business) (Located north of and adjacent to O'neal Road, south of and adjacent to the Biloxi River, east of Highway 605, and west of and adjacent to the Biloxi River), Ward 6.

14. Planning Commission Approval Case Number 1608PC108:

William Kulick, property owner, requests Planning Commission Approval to allow for an RV park on tax parcels 1007O-01-028.000, 1007O-01-028.008, 1007O-01-028.012, and 1007O-01-028.014, containing an aggregate of 8.59 acres, zoned to B-1 (Neighborhood Business) (Located north of and adjacent to O'neal Road, south of and adjacent to the Biloxi River, east of Highway 605, and west of and adjacent to the Biloxi River), Ward 6.

15. Resubdivision Case Number 1608PC112:

TCB Construction Company Inc., property owner, requests resubdivision of tax parcel 0707B-01-002.000, containing 10.37 acres, to be divided into Lot "A" containing 7.23 acres and Lot "B" containing 3.14 acres, zoned R-1-15 (Single Family) (Located north of and adjacent to 3rd Street, south of and adjacent to Highway 53, east of and adjacent to Old Highway 49, and west of E Railroad Avenue), Ward 7.

G4. Other Business

H. Adjournment