

AGENDA
GULFPORT CITY PLANNING COMMISSION MEETING
CITY HALL COUNCIL CHAMBERS
THURSDAY, SEPTEMBER 22, 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 -August 25, 2016

G. Hearing of Cases

G1. Public Declaration of Appeal Process of Chairman

G2. Anyone speaking today is asked to complete a "Speaker's Card".

G3. Routine Agenda

1. Zoning Map Amendment Case 1605PC058:
(Remanded from Council Meeting July 5th, 2016 with an Adjusted Request by the Applicant)

Samantha Cooley Belsome, agent for TCB Construction Company, Inc, property owner, request a Zoning Map Amendment to rezone property located on proposed Lot "A" of tax parcel 0707B-01-002.000, containing 7.231 acres ±, from R-1-15 (Single-Family) to B-1(Neighborhood Business) (Located north of and adjacent to 3rd Street, south of adjacent to Highway 53, east of and adjacent Old Highway 49, and west of and adjacent to East Railroad Avenue), Ward 7.

2. Zoning Text Amendment Case 1605PC065:

The City of Gulfport requests an amendment to Section I (B) Definitions, of the Gulfport Comprehensive Zoning Ordinance to amend to the definition of dwelling, multiple-family and an amendment to Section V (A) Policy on planned building groups, of the Gulfport Comprehensive Zoning Ordinance (1) Purpose of provisions.

3. Planning Commission Approval Case 1608PC100:

(Deferred from August 25, 2016: Requesting deferral to October 27, 2016)

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 N Wilson Boulevard), Ward 7.

4. Zoning Map Amendment Case Number 1608PC103:

(Withdrawn)

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.

5. Final Plat Case 1608PC109:

Tanner Place LLC, property owner, request a Final Plat for 10-lots at Tanner Place Subdivision from tax parcels 0910G-02-004.000, 0910G-02-004.001, 0910G-02-004.002, 0910G-02-004.003, 0910G-02-004.004, 0910G-02-004.005, 0910G-02-004.006, 0910G-02-004.007, 0910G-02-004.008, 0910G-02-004.009, and 0910G-02-004.010 containing an aggregate of 1.73 acres and being zoned R-1-7.5 (Single-Family) (Located north of Commerce Street, south of Magnolia Street, east of Canal Street, and west of an adjacent to Courthouse Road), Ward 4.

6. Resubdivision Case 1609PC116:

John E. and Beatrice J. Dill with Valeri M. and Glenn B. Merritt, property owners, request to resubdivide tax parcels 0807J-01-009.000 and 0807J-01-010.000, containing 8.46 acres aggregate into parcels "Lot A" to contain 7.179 acres and "Lot B" with 1.217 acres, zoned R-1-15 (Single Family) (Located north of and adjacent to Duckworth Road, south of Laurelwood Drive, east of Aerie Road, and west of Woodland Drive), Ward 7.

7. Resubdivision Case 1609PC117:

Jacobs Properties - Beach Blvd. LLC, property owner, requests to resubdivide tax parcel 1010O-02-002.000, containing 1.04 acres, into three parcels; 21,030-square foot Parcel "A", 12,505-square foot Parcel "B", and 11,808-square foot Parcel "C," zoned R-1-7.5 (Single Family) (Located north of and adjacent to Beach Boulevard, south of Collins Boulevard, east of and adjacent to Southern Circle, and west of Mockingbird Lane), Ward 2.

8. Planning Commission Approval for a Home Occupation Case 1609PC119:

Martho Rocio Salvador, property owner, requests Planning Commission Approval for a home occupation of a one chair hair salon at 1809 Curcor Drive, on tax parcel 1010N-04-010.004, containing 6,987 square feet, zoned T4+ (General Urban Zone Plus) (Located north of and adjacent to Curcor Drive, south of Collins Boulevard, east of Cowan Road and west of West Avenue) Ward 2.

9. Resubdivision Case 1609PC120:

James M. Dobson, property owner, requests a resubdivision of tax parcel 1011D-03-015.000, containing 17,264 square feet, into two parcels; 0.197 acre Parcel "A" and 0.198 acre Parcel "B;" zoned T4+ (General Urban Zone Plus) (Located north of Beach Drive, south of Township Road, east of and adjacent to Markham Drive, and west of Phillips Drive), Ward 2.

10. Planning Commission Approval Case 1609PC121:

Jeanette N. and Susan B. Easter, property owners, request Planning Commission Approval for a Single Family Dwelling as an Accessory at 2413 23rd Avenue tax parcel 0811C-03-036.000, containing 8,474 square feet and zoned T5 (Urban Center Zone) (Located north of 24th Street, south of Pass Road, east of 24th Avenue, and west of and adjacent to 23rd Avenue) Ward 3.

11. Zoning Map Amendment Case 1609PC122:

Don C. Clark, agent for David and Rhonda Moore, property owners, requests a Zoning Map Amendment for tax parcel 0907I-03-076.000, containing 10,787 square feet, from R-1-10 (Single Family Medium Density) to R-1-5 (Single Family Low Density) (Located north of Boles Boulevard, south of Three Rivers Road, east of and adjacent to Scott Street, west of George Avenue) Ward 6.

12. Planning Commission Approval Case 1609PC123:

Don C. Clark, agent for David and Ronda Moore, property owners, requests Planning Commission Approval to allow a mobile home on tax parcel 0907I-03-076.000, containing 10,787 square feet and zoned R-1-5 (Single Family) (Located north of Boles Boulevard, south of Three Rivers Road, east of and adjacent to Scott Street, west of George Avenue), Ward 6.

13. Zoning Map Amendment Case 1609PC124:

Jason Garner, agent for Ken E. and Virginia R. Shaddix, property owners, request to rezone tax parcels 1009M-02-031.000, 1009M-02-038.001, and 1009M-02-038.002, containing an aggregate 42,082 square feet, from R-1-7.5 (Single Family) to R-B (Residential Business) (Located north of E Taylor Road, south of and adjacent to Brentwood Boulevard, east of and adjacent to Lorraine Road, and west of Stratford Place), Ward 5.

14. Zoning Map Amendment Case 1609PC125:

Brian Bolis, agent for Julvanna, LLC, property owner, requests rezoning at 3811 25th Avenue, on tax parcel 0810K-02-003.000, containing 2.76 acres, from I-1 (Light Industrial) to B-2 (General Business)(Located north of a John Hill Boulevard, south of Arkansas Avenue, east of 34th Avenue, and west of and adjacent to 25th Avenue), Ward 3.

15. General Plan Case 1609PC127:

Heinrich & Associates, LLC, agent for Aaron Mills, trustee for Fred Mills, property owners requests General Plan approval for an 11-lot single family subdivision (Carriagewood Estates Subdivision) at 11485 Hillcrest Road, on tax parcel 1009M-03-007.000, containing approx. 4.18 acres, zoned R-1-7.5 (Single Family)(Located north of Stanton Circle, south of and adjacent to Hillcrest Road, east of Oak Point Drive, west of Lorraine Road), Ward 4.

16. General Plan Case 1609PC128:

Robert Heinrich of Heinrich and Associates, LLC, agent for Gary A. and Mary S. McCabe, property owners, requests a General Plan for a 13-lot subdivision (Bayou Bend Subdivision) on tax parcels 0909I-02-004.000, 0909I-02-009.000, and 0909I-02-009.001, containing an aggregate of 4.3 acres and zoned R-1-7.5 (Single Family) (Located north of Treelawn Street, south of Reichold Road, east of Courthouse Road, and west of Lorraine Road), Ward 4.

17. Special Exception Case 1609PC130:

Mark Leiker, agent for City of Gulfport, property owner, requests a Special Exception to allow an assisted living facility at 1038 E Railroad Street, on tax parcel 0811H-01-006.000, zoned R-2 (single family medium density) (Located north of and adjacent to E Railroad Street, south of 22nd Street, east of Jones Avenue, west of Evans Avenue), Ward 2.

18. Zoning Text Amendment Case 1610PC132:

The City of Gulfport requests an amendment to Section II. General Regulations (F) Central business districts, of the Gulfport Comprehensive Zoning Ordinance to amend the definition of Central Business District.

G4. Other Business

1. General Plan Case 1311PC098:

Aaron L. Harris, PE, agent for Wrigleyville Development Company, LLC, property owner, requests General Plan approval for Wrigleyville Subdivision, Phase 1 (Lots 1-30) which includes a replat of New Pinehurst Subdivision, Unit 2, Lots 1-9, tax parcel numbers 0710K-01-039.000 and 0710K-01-034.001 containing 11.09 acres, zoned R-2, (Located north of 55th Avenue, south of Interstate 10, west of 54th Avenue and east of Canal Road.) Ward 1

Applicant is requesting a 1-year extension of the General Plan for Wrigleyville Subdivision Phase 1 (Lots 1-30) which includes a re-plat of New Pinehurst Subdivision, Unit 2, and Lots 1-9 until September 24, 2017.

H. Adjournment