

AGENDA
GULFPORT CITY PLANNING COMMISSION MEETING
CITY HALL COUNCIL CHAMBERS
THURSDAY, OCTOBER 27, 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 -September 22, 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. Zoning Map Amendment Case 1609PC124:
(Tabled from September Meeting)

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.

2. Zoning Map Amendment 1610PC133:

Warren H. Dedeaux, agent for RBuckle Holdings, LLC, property owner, requests to rezone the tax parcels 0811E-02-042.000, 0811E-02-043.000, and 0811E-02-044.000 containing 25,005 square feet from T5 (Urban Center Zone) to T6 (Urban Core Zone): located north of West Railroad Street, south of and adjacent to 16th Street, east of and adjacent to 30th Avenue, and west of 29th Avenue, in Ward 2.

3. Planning Commission Approval 1610PC138:

Steven Wayne; agent for Chandra. M. Nott Administratrix of Victor J. Stegall, M.D., Trustee For M.D. Trustee, VJS M.D. Inc. Profit Sharing Plan; property owner, requests an upholstering and refinishing use on the tax parcels 0809J-01-016.000, 0809J-01-016.001, and 0809J-01-021.000 zoned B-2 (General Business): located north of Rippy Road, south of and adjacent to Creosote Road, east of Three Rivers Road, and west of Taylor Boulevard, in Ward 3.

4. Resubdivision 1610PC139:

Penny Ladner, Ryan Rovick, and Randolph and Joedna Fagan, property owners, request to resubdivide tax parcels 0808O-02-016.000, 0808O-02-001.000, and 0808O-02-002.001 into two parcels zoned R-1-5 (Single Family) and B-2 (General Business), containing 13.11 acres: located north of Ben Drive, south of and adjacent to Dedeaux Road, east of Hendry Road, and west of and adjacent to Tanner Road, in Ward 5.

5. Special Exception 1610PC143:

Lenny Sawyer Jr. of Sawyer Real Estate, Inc., agent for The Salvation Army, property owner, requests a day care use on the tax parcels 0811F-05-031.000, 0811F-05-032.000, 0811F-05-033.000, and 0811F-05-034.000 zoned T4L (General Urban Zone "Limited"): located north of and adjacent to 20th Street, south of and adjacent to 21st Street, east of 25th Avenue, west of and adjacent to 24th Avenue, in Ward 3.

6. Special Exception 1610PC145:

Coast Village Gulfport LLC, property owner, requests an assisted living facility use on the tax parcels 0910I-02-049.000, 0910P-01-018.014, 0910P-01-018.013, 0910P-01-018.012, 0910P-01-018.011, 0910P-01-018.010, 0910P-01-018.009, 0910P-01-018.008, 0910P-01-018.007, 0910P-01-018.006, 0910P-01-018.005, 0910P-01-018.004, 0910P-01-018.003, 0910P-01-018.002, and 0910P-01-018.001 zoned T3 (Suburban Zone): located north of White Street, south of Victory Street, east of and adjacent to Cheshire Drive, and west of Tegarden Road, in Ward 2.

7. Zoning Text Amendment 1611PC156:

The City of Gulfport requests an amendment to Section IX – Amendments. (A) Amendment policy. (2) Limitations on proposed Amendments. (a) Minimum areas for new districts. R-B District, of the Gulfport Comprehensive Zoning Ordinance.

G4. Other Business

1. Resubdivision 1608PC112: (Line adjustment of approved resubdivision)

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.

H. Adjournment

MEMORANDUM

To: City of Gulfport Planning Commission

From: Greg Holmes, Planning Administrator
Urban Development Department

Date of Hearing: October 27, 2016

Re: Zoning Map Amendment Case 1609PC124:
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