

AGENDA
GULFPORT CITY PLANNING COMMISSION MEETING
CITY HALL COUNCIL CHAMBERS
THURSDAY, DECEMBER 15, 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 - November 17, 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. Resubdivision 1612PC167:

David Jones, Trustee, for Jacobs Properties-Beach Boulevard LLC; William B. and Callen P. Weatherly, and C. Thomas Anderson; property owners, request to resubdivide tax parcels 1010O-02-002.000, 1010O-02-004.000, and 1010O-02-005.000 into six parcels zoned R-1-7.5 (Single Family): located north of and adjacent to Beach Drive, south of Burke Street, east of and adjacent to Southern Circle, and west of Mockingbird Lane, in Ward 2.

2. Planning Commission Approval for Home Occupations 1612PC163:

Rashawn Bey, property owner, requests a non-profit office and donation center use at 14575 S Country Wood Drive on the tax parcel 0807G-01-007.000 containing 67,044 square feet zoned R-1-15 (Single Family): located north of Aerie Road, south of Country Wood Drive, east of and adjacent to S Country Wood Drive, and west of S Swan Road, in Ward 7.

3. General Plan 1612PC160:

Aaron Harris, agent for Wrigleyville Development Company Inc., property owner, requests approval of the 30-lot single family Wrigleyville Subdivision on the tax parcels 0710K-01-039.000 and 0710K-0-034.001 zoned R-2 (Single Family): located north of and adjacent to 34th Street, south of 36th Street, east of 56th Avenue, and west of 54th Avenue, in Ward 1.

4. Zoning Map Amendment 1612PC161:

James "Jack" Healy, agent for Jimmie Hancock, property owner, requests to rezone 13503 Three Rivers Road on the tax parcel 0807I-01-001.000 containing 1.69 acres from R-1-15 (Single Family) to B-1 (Neighborhood Business): located north of Huntington Circle, south of Hunters Chase Way, east of Chase Meadow Way, and west of and adjacent to Three Rivers Road, in Ward 7.

5. Zoning Map Amendment 1612PC162:

Claude W. Guinn Jr., property owner, request to rezone the tax parcels 1007M-01-033.000, 1007M-01-038.000, 1007M-01-039.000, 1007M-01-040.000, and 1007M-01-076.000 containing 4.88 acres from R-1-7.5 (Single Family) to B-1 (Neighborhood Business): located north of O'neal Road, south of River Road, east of and adjacent to Sheldon Street, and west of and adjacent to Highway 605, in Ward 6.

6. Resubdivision 1612PC165:
(Requesting Deferral to January 26, 2017)

Deborah Graham, Joyce Guillory, and James Williams, property owners, request a resubdivision of tax parcels 0811G-04-049.000 and 0811G-04-050.000 into two parcels zoned R-2 (Single Family): located north of East Railroad Street, south of and adjacent to 19th Street, east of and adjacent to 17th Avenue, and west of Pratt Avenue, in ward 3.

7. Resubdivision 1612PC166:
(Requesting Deferral to January 26, 2017)

Robert Heinrich of Heinrich & Associates, LLC, agent for Melinda and Thomas Lewakowski, property owners, requests to resubdivide 1009M-03-009.000 into three parcels zoned R-1-7.5 (Single Family): located north of Stanton Circle, south of and adjacent to Hillcrest Road, east of Oak Paint Drive, and west of Lorraine Road, in ward 4.

8. Resubdivision 1612PC169:

Plantation Oaks, LLC, property owner requests to resubdivide tax parcel 0907J-01-001.005 into two parcels, zoned R-1-15 (Single Family), containing 18.8 acres: located north of and adjacent to Lundy Road, south of and adjacent to Three Rivers Road, east of Old Mossy Trail, and west of John Road, in Ward 6.

9. Resubdivision 1612PC171:
(Requesting Deferral to January 26, 2017)

Teddie G. Gartman and Harold Spencer, property owners, request a resubdivision of the tax parcels 0708I-01-01-016.001 and 0708I-01-016.000 into two parcels zoned R-1-7.5 (Single Family): located north of and adjacent to Orange Grove Road, south of Crestview Drive, east of Magnolia Estates Lane, and west of Old Highway 49, in ward 7.

10. Planning Commission Approval for Home Occupation 1612PC172:

Lisa S. Killebrew and John A. Killebrew Jr., property owners, request a yard sign business at 9166 Ashburn Ln on tax parcel 1009M-03-010.056 and 1009M-03-010.057 zoned R-1-7.5 (Single Family): located north of Stanton Circle, south of Hilcrest Road, east of and adjacent to Ashburn Lane, and west of Lorraine Road, in ward 4.

11. Planning Commission Approval 1611PC151:
(Tabled from November 17, 2016)

Judy L. Wentworth, property owner, request a real estate home office at 1226 West Pine Street on the tax parcel 1010E-01-010.006 zoned T3 (Sub-Urban Zone): located north of and adjacent to West Pine Street, south of Carl Legett Road, east of Washington Avenue, and west of Bridge Street, in Ward 4.

12. Zoning Map Amendment 1611PC152:
(Tabled from November 17, 2016)

Nancy Stone Bourgeois and Nancy Reed Stone, property owners, request to rezone the tax parcel 1011D-03-012.000 containing 5,185 square feet from T5 (Urban Center Zone) to 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, in ward 2.

G4. Other Business

H. Adjournment

MEMORANDUM

To: City of Gulfport Planning Commission

From: Greg Holmes, Planning Administrator
Urban Development Department

Date of Hearing: December 15, 2016

Re: Resubdivision 1612PC167:

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