

AGENDA

GULFPORT CITY PLANNING COMMISSION MEETING

CITY HALL COUNCIL CHAMBERS

THURSDAY, FEBRUARY 25, 2016 @ 4:30PM

A. Prayer

B. Pledge of Allegiance

C. Call to Order

D. Determination of a Quorum

E. Confirmation of Agenda

F. Adoption of Minutes: Planning Commission meeting – January 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. Zoning Map Amendment: Case File Number: 1512PC097 (Remanded back to Planning Commission from City Council)

IB Investments, LLC, property owner, requests a Zoning Map Amendment of tax parcel 1011C-01-011.000 containing approx. 3.3 acres from being partially zoned T5(Urban Center Zone) and T6 to being zoned entirely T6 (Urban Core Zone) (Located north of and adjacent to Beach Drive, south of Georgia Place, east of Cowan Road, and west of Allan Drive), Ward 2. **(Exhibit 097)**

2. Zoning Map Amendment: Case File Number: 1512PC099 (Case Withdrawn)

Sharon Myers and Rancho Deluxe Ltd., property owners, request a Zoning Map Amendment of tax parcels 1009M-03-004.000 and 1009M-03-006.000, 2.83 acres ± aggregate, zoned R-1-7.5 (Single Family) to B-1 (Neighborhood Business) (Located north of Morningside Drive, south of and adjacent to Hillcrest Road, east of Oak Pointe Drive, west of and adjacent to Lorraine Road), Ward 4. **(Exhibit 099)**

3. Resubdivision: Case File Number 1601PC011 (Case deferred to March Meeting)

Tim Herchenhahn, agent for McShea Development Group, LLC, property owner, requests a resubdivision of the tax parcel 1011D-03-033.000 containing 12,493 ± square feet into Lots 1 through 5, zoned T5 (Located north of Beach Drive, south of Martin Avenue, east of Tegarden Road, and west of and adjacent to Markham Drive), Ward 2. **(Exhibit 011)**

4. Zoning Map Amendment: Case File Number: 1602PC012

Andy Sawyer, agent for Ecole Properties LLC, property owner, request a Zoning Map Amendment of tax parcels 0809B-01-005.002, 0809B-01-006.001 and 0809B-01-007.000, 5.1 acres ± aggregate, zoned I-2 (Heavy Industry) to B-2 (General Business) (Located north of Crossroads Parkway, south of and adjacent to E Cora Drive, east of and adjacent to Three Rivers Road, west of White Road), Ward 5. **(Exhibit 012)**

5. Special Exception: Case File Number: 1602PC015

Karen Peters, agent for George M. Hataway and Deborah I. Hataway, property owners, requests a Special Exception to allow for a child care facility at 2614 17th Avenue, on tax parcel 0811B-05-021.000 containing approximately 10,593 square feet, zoned B-2 (General Business District) (Located north of 26th Street, south of 27th Street, west of 16th Avenue, and east of and adjacent to 17th Avenue), Ward 3. **(Exhibit 015)**

6. Resubdivision: Case File Number 1602PC018 (Tabled to March Meeting)

John Szabo, agent for RWB Sr. LLC, property owner, requests a resubdivision of tax parcel 1009N-01-002.000 containing 73.4 ± acres (as per survey) into Parcels “1 through 10” having an average of 22,215 square feet ± each and Parcel “11” containing 58.5 ± acres, zoned R-2 (Located south of Dolphin Lane, north of and adjacent to E Taylor Road, east of Brittany Court, and west of Bayou Plantation Lane), Ward 5. **(Exhibit 018)**

7. Planning Commission Approval for Home Occupations: Case Number: 1602PC019

Holly and Richard Gibbs, property owners, request Planning Commission Approval to allow for a home occupation property management business located at 11201 Creek Drive, on tax parcel 1008N-01-081.000 containing approximately 34,677 square feet, zoned R-1-10 (Single Family District) (Located north of interstate I-10, south of and adjacent to Creek Drive, east of Helen Richards Road, and west of Eva Drive), Ward 6. **(Exhibit 019)**

8. Resubdivision: Case File Number 1602PC023 (Case Withdrawn)

Parker Cherry, property owner, requests a resubdivision of tax parcel 0707B-01-031.000 containing 28,384 ± square feet into Parcels “A, B, and C” containing 9,333 square feet each, zoned R-1-15 (Located north of 4th Street, south of and adjacent to 3rd Street, east of and adjacent to Church Street, and west of Old Highway 49), Ward 7. **(Exhibit 023)**

9. Resubdivision: Case File Number: 1602PC016

Virgil G. Gillespie, agent for Mary Ann Legett Mach, trustee for Mary Ann Legett Mach Revocable Trust, property owner, requests a resubdivision of tax parcels 1010D-01-007.000 and 1010D-01-008.001, containing an aggregate of 11 acres ± into Lot “A” 3.736 acres and Lot “B” 7.228 acres, zoned R-2 (Single-Family), (Located north of Bayou Bernard, south of W Taylor Road, and east of Carl Legett Road, and west of and adjacent to Lorraine Road), Ward 4. **(Exhibit 016)**

10. Zoning Map Amendment: Case File Number: 1602PC017

Virgil G. Gillespie, agent for Mary Ann Legett Mach, trustee for Mary Ann Legett Mach Revocable Trust, property owner, request a Zoning Map Amendment to rezone the newly created Lot “A” containing 3.736 acres from R-2 (Single Family) into B-1 (Neighborhood Business) on tax parcel 1010D-01-007.000 and 1010D-01-008.001 (Located north of Bayou Bernard, south of W Taylor Road, east of Carl Legett Road and west of and adjacent to Lorraine Road), Ward 4. **(Exhibit 017)**

G4. Other Business

General Plan: Case File Number: 1503PC021

Daniel Boudreaux, agent for WC, CG & JL Holdings, LLC, property owner requests General Plan approval for a 61-lot single family (Grand Oaks Estates Subdivision) on tax parcel 0908H-01-006.006 containing approximately 46.8 acres, zoned R-1-15 (Located south of and adjacent to Doc Sheffield Road, north of Dedeaux Road, west of and adjacent to John Ross Road and east of and adjacent to Sheffield Road), Ward 6.

The applicant requests a one-year extension of a General Plan (Grand Oaks Subdivision) for a 61-lot single family subdivision that was approved on March 26, 2015 and shall be extended until March 26, 2017.

General Plan Approval – Case File Number: 1502PC010

Ben Smith of Brown, Mitchell & Alexander, Inc., agent for DDR Gulfport Promenade, LLC, property owner, requests General Plan approval of an extension of a 60' – 80' right-of-way improvements of Helen Richards Drive, zoned B-2. (Located south of and adjacent to Dedeaux Road, west of SR 605 (Lorraine Road), north of I-10 and east of Turnberry Avenue.) Ward 6.

The applicant requests a one-year extension of a General Plan approval of an extension of a 60'-80' right-of-way that was approved on February 26, 2016 and shall be extended until February 26, 2017.

H. Adjournment