

AGENDA

GULFPORT CITY PLANNING COMMISSION MEETING

CITY HALL COUNCIL CHAMBERS

THURSDAY, MAY 26, 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 – April 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. Planning Commission Approval: Case File Number: 1604PC042 (Tabled from April Meeting)

Angela Faye Magee, property owner, request Planning Commission Approval for a mobile home placement located at 8414 Georgia Avenue on tax parcel 0810C-01-008.000, zoned R-1-5 (Single-Family) (Located north of Polk Street, south of Airport Road, east of and adjacent to Georgia Avenue, and west of South Carolina Avenue), Ward 3. **(Exhibit 042)**

2. Zoning Map Amendment: Case File Number: 1605PC046

Robert Gillum, property owner, request a Zoning Map Amendment to rezone property located at 617 28th Street from R-2 (Single-Family) to B-1 (Neighborhood Business) on tax parcel 0911D-01-029.000 containing 4,788 square feet ±, (Located north of 26th-½ Street, south of adjacent to 28th Street, east of Hewes Avenue, and west of Roberts Avenue), Ward 3. **(Exhibit 046)**

3. Zoning Map Amendment: Case File Number: 1605PC049

Brent Warr, agent for Warr Properties LLC, property owner, request a Zoning Map Amendment to rezone parcels 0911A-02-005.000, 0911A-02-006.000, 0911A-02-008.000, 0911A-02-009.000, 0911A-02-010.000, and 0911A-02-128.000 containing a total of 4 acres from T4+ (General Urban Zone “Plus”) zoning district to T6 (Urban Core Zone) zoning district for the purpose of constructing hotels, restaurants, retail, and office use, (Located north of and adjacent to Beach Drive, south of South Railroad Street, east of Dolan Avenue, and west of and adjacent to Tegarden Road), Ward 2. **(Exhibit 049)**

4. Planning Commission Approval: Case File Number: 1605PC050

Brent Warr, agent for Warr Properties LLC, property owner, request Planning Commission Approval to allow for multi-family dwelling on tax parcels 0911A-02-005.000, 0911A-02-006.000, 0911A-02-008.000, 0911A-02-009.000, 0911A-02-010.000, and 0911A-02-128.000 containing a total of 4 acres, zoned T4+(General Urban Zone “Plus”) (Located north of and adjacent to Beach Drive, south of South Railroad Street, east of Dolan Avenue, and west of and adjacent to Tegarden Road), Ward 2. **(Exhibit 050)**

5. Planning Commission Approval: Case number: 1605PC052

Rafe O’Neal, agent for Vass Holdings LLC and IB Investments LLC, property owners, requests Planning Commission Approval to allow Outdoor Commercial Amusement on tax parcels 1011C-01-011.145, 1011C-01-012.000, 1011C-0-012.001, and the west 82,000-square-foot section ± of 1011C-01-011.000, zoned T6 (Urban Core Zone) having an aggregate of 4.1 acres ± (Located north of and adjacent to Beach Drive, south of Georgia Place, east of and adjacent Cowan Road, and west of Allan Drive) Ward 2. **(Exhibit 052)**

6. Planning Commission Approval: Case File Number 1605PC053

Charlie Shaw Bowie, agent for Natascha Barnett, property owner, requests Planning Commission Approval for a Home Occupation to allow a mobile video truck for parties at 14423 Deidra Court on tax parcel 0808G-01-019.003, containing approximately 7,265 square feet zoned R-3 (Single Family High Density) (Located north of Mary Drive, south of and adjacent to Deidra Court, east of Easy Street, and west of Cold Springs Road) Ward 7. **(Exhibit 053)**

7. Planning Commission Approval: Case File Number 1605PC056

Thomas Brown, property owner, requests Planning Commission Approval to allow a mobile home at 8307 Texas Avenue on tax parcel 0810C-02-077.000, containing approximately 4,250 square feet zoned R-1-5 (Single Family) (Located north of Van Buren Street, south of and adjacent to Harrison Street, east of Louisiana Avenue, and west of and adjacent to Texas Avenue) Ward 3. **(Exhibit 056)**

8. Resubdivision: Case File Number 1605PC057

Dwight Hollihgsworth, Trustee, request a Resubdivision of tax parcel 0707P-01-015.000 containing 1.41 acres to resubdivide said parcel into Parcel I to contain 39,163 square feet and Parcel II to contain 22,089 square feet zoned R-1-15 (Single family district) (Located north of Phifer Lane, south of and adjacent to Old Highway 49, east of Nugent Road, and west of Old Highway 49), Ward 7. **(Exhibit 057)**

9. Zoning Map Amendment: Case File Number: 1605PC058

Samatha Cooley Belsome, agent for TCB Construction Company, Inc., property owner, request a Zoning Map Amendment to rezone property located on tax parcel 0707B-01-002.000 from R-1-15 (Single-Family) to B-2 (General Business) containing 9.9 acres ± (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) in Ward 7. **(Exhibit 058)**

10. Planning Commission Approval: Case File Number: 1605PC060

Robert B. Heinrich, agent for Brenner Investment Group LLC, property owner, request Planning Commission Approval to allow for a total of (8) 1100 square feet townhomes with single car garages on tax parcel 0911B-02-031.000 located at 224 17th Street zoned T5 (Urban Center Zone) (Located, north of and adjacent to 17th Street, south of 16th Street, east of and adjacent to Murphy Avenue and west of and adjacent to Texas Avenue), Ward 2. **(Exhibit 060)**

11. Resubdivision: Case File Number 1605PC062

John Parrish, agent for Wal-Mart Real Estate Business Trust, property owner, request a Resubdivision of tax parcel 0808L-03-001.000 and tax parcel 0808L-03-001.002 containing an aggregate of 10.38 acres to combine said parcels into lot "2", zoned B-4 (Highway Business

District) (Located north of Dedeaux Road, south of and adjacent to Orange Grove Road, east of and adjacent to Old Hwy 49, and west of and adjacent to Highway 49), Ward 7. **(Exhibit 062)**

12. Planning Commission Approval: Case File Number: 1605PC064

Thomas B. Holt, property owner, request Planning Commission Approval to allow for a single family use as an accessory use for the Youth For Christ Xtreme Teen Center located at 1501 24th Avenue on tax parcel 0811F-03-016.000 zoned T5 (Urban Center Zone) (Located north of 14th Street, south of 15th Street, east of 25th Avenue, and west of and adjacent to 24th), Ward 2. **(Exhibit 064)**

13. Zoning Text Amendment: Case File Number 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; b an amendment to Section V (A) Policy on planned building groups, of the Gulfport Comprehensive Zoning Ordinance (1) Purpose of provisions. **(Exhibit 065)**

G4. Other Business

None

H. Adjournment