

# Memorandum

**To:** Mayor Billy Hewes and  
Gulfport City Council

**From:** Greg Holmes, Deputy Planning Administrator  
Urban Development Department

*12.12*

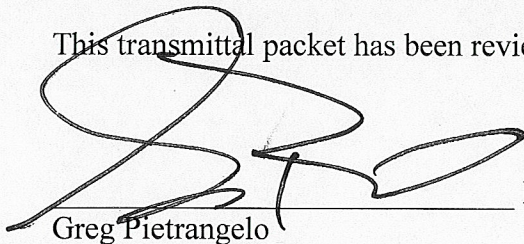
**Date:** January 7, 2014

**Re:** **Zoning Text Amendment - Case File Number 1312PC107** - The City of Gulfport requests an amendment to Section III (J) Chart of Permitted Uses, of the Gulfport Comprehensive Zoning Ordinance (2) Schedule of uses to add Microbrewery/Craft brewery.

**Recommendation:** On December 19, 2013, the Gulfport City Planning Commission recommended Approval of the above described text amendment.

**Please place the attached item on the Council agenda for January 21, 2014.**

This transmittal packet has been reviewed and approved by:



Director of Urban Development

Greg Pietrangelo

\_\_\_\_\_  
CAO or Mayor





## CITY of GULFPORT

January 7, 2014

City of Gulfport  
P.O. Box 1780  
Gulfport, MS 39502

**Re: Zoning Text Amendment: Case File Number 1312PC107** The City of Gulfport requests an amendment to Section III (J) Chart of Permitted Uses, of the Gulfport Comprehensive Zoning Ordinance (2) Schedule of uses to add Microbrewery/Craft brewery.

To Whom It May Concern:

This letter will officially notify you that at the Public Hearing on Thursday, December 19, 2013, the Gulfport City Planning Commission recommended approval of the request.

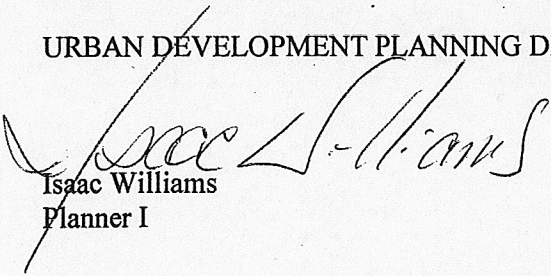
This case will now be forwarded to the Gulfport City Council for final consideration and decision. You will be notified by mail of the time, date and place of the City Council Meeting.

Any interested party that may feel aggrieved by the Planning Commission recommendation is entitled to have their objection considered by filing a written notice of objection on or before fifteen (15) days after the date of the Planning Commission hearing. The objection and reasons for objecting to the recommended decision should be stated in writing and filed with the Department of Urban Development-Planning Division. This objection shall be forwarded as part of the record with the record and recommendation from the Planning Commission to the Mayor and City Council. The City Council shall make a final decision based upon the record as submitted. No new evidence may be presented at the meeting.

If you have any questions, please contact this office at 868-5710.

Sincerely,

URBAN DEVELOPMENT PLANNING DIVISION

  
Isaac Williams  
Planner I



# MEMORANDUM

**To:** City of Gulfport Planning Commission

**From:** Greg Holmes, Deputy Planning Administrator 1212  
Urban Development Department

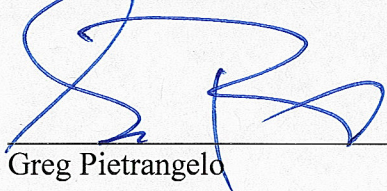
**Date of Hearing:** December 19, 2013

**Re: Zoning Text Amendment: Case File Number 1312PC107**

The City of Gulfport requests an amendment to Section III (J) Chart of Permitted Uses, of the Gulfport Comprehensive Zoning Ordinance (2) Schedule of uses to add Microbrewery/Craft brewery.

**Recommendation:** Staff recommendation is to approve the request.

This transmittal packet has been reviewed and approved by:



Director of Urban Development Department

Greg Pietrangelo



# STAFF REPORT

## (Zoning Text Amendment)

### GENERAL INFORMATION

Case File Number: 1312PC107

Hearing Date: December 19, 2013

Proposal: The City of Gulfport requests an amendment to Section III (J) Chart of Permitted Uses, of the Gulfport Comprehensive Zoning Ordinance (2) Schedule of uses to add Microbrewery/Craft brewery.

### ANALYSIS

The City of Gulfport requests an amendment to Section III (J) Chart of Permitted Uses, of the Gulfport Comprehensive Zoning Ordinance (2) Schedule of uses to add Microbrewery/Craft brewery. The microbrewery/craft brewery is a brewery that produces a limited amount of beer. It is typically to relatively small, independently-owned commercial breweries that employ traditional brewing methods and emphasize flavor and quality.

A microbrewery/craft brewery will be allowed with Planning Commission Approval in B-1, B-2 and B-4 zoning districts and allowed by right, in an I-1, I-2 and I-3 zoning district under the "Retail and Wholesale Trade" category.

The City of Gulfport requests the following text amendments to the Comprehensive Zoning Ordinance:

CHART OF PERMITTED USES																							
* Need not be conducted entirely within a completely enclosed structure.																							
R = Allowed by Right    P = Planning Commission approval    X = Special exception    — = Not allowed																							
Names of Uses and Conditions	A	R	R	R	R	R-1-	R	R	R	R	R	R	B	B	B	B	E	I	I	I	S	W	A
	-	-	-	-	-	1-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	B	F	E
	1	E	U	1	1	7.5	1	2	3	4	O	B	1	2	3	4	G	1	2	3			
				-	-		-																
				1	1		5																
				5	0																		

RETAIL AND WHOLESALE TRADE																															
Microbrewery / Craft brewery- a small or independent brewery that annual produces no more than																				P	P			P	—	R	R	R	—	—	—

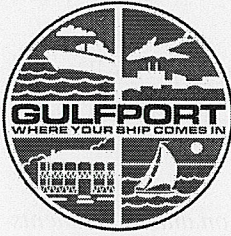


[illegible]

*Review by departments not required.*

The staff recommendation is to approve the proposed text amendment in the Chart of Permitted to add Microbrewery/Craft brewery.





CITY OF GULFPORT  
Urban Development - Planning Division  
1410 24th Avenue  
Gulfport, MS 39501  
(228) 868-5710

## APPLICATION FOR ZONING TEXT AMENDMENT

For Staff Use Only

Case File #: 1312PC107

Date Received: \_\_\_\_\_

Receipt #: \_\_\_\_\_

Received By: GH

Zoning: \_\_\_\_\_

Ward: \_\_\_\_\_ Flood: \_\_\_\_\_

**GENERAL DESCRIPTION OF REQUEST:** (If necessary, attach a separate sheet of paper detailing the purpose of the request.)

Zoning Text Amendment to Section III (J) Chart  
of Permitted Uses, of the Comprehensive  
Zoning Ordinance (2) Schedule of Uses  
to Add Microbrewery / Craft brewery.

### OWNERSHIP AND CERTIFICATION:

*I hereby certify that I have read and understand this application and that all information and attachments are true and correct. I also certify that I agree to comply with all applicable city codes, ordinances and state laws. Finally, I certify that I am the owner of the property involved in this request or have authorization to act as the owner's agent for the herein described request.*

OWNER

AGENT

City of Gulfport

Printed Name Of Owner

P.O. Box 1780

Mailing Address

Gpt, MS 39502

City State Zip code

868-5710

Home Phone Work/Cell Phone

Email

Signature Of Owner

Printed Name Of Agent

Mailing Address

City State Zip code

Home Phone Work/Cell Phone

Email

Signature Of Agent

If the property or properties listed above have more than one owner, please check this box. In the case of multiple owners, reverse side must be completed. Each additional owner will need to complete and sign the reverse side of this application. We can only accept applications with original signatures.



**SECTIONS A. THROUGH H. MUST BE SUBMITTED FOR A COMPLETE APPLICATION.**



## Microbrewery

## CHART OF PERMITTED USES

\* Need not be conducted entirely within a completely enclosed structure.

**R = Allowed by Right    P = Planning Commission approval    X = Special exception    — = Not allowed**

Names of Uses and Conditions	A	R	R	R	R	R	R	R	R	R	R	B	B	B	B	E	I	I	I	S	W	A
	- 1	- E	- U E	- 1 - 1 5	- 1 - 1 0	R- 1- 7. 5	- 1 - 5	- 2	- 3	- 4	- O	- B	- 1	- 2	- 3	- 4	- G	- 1	- 2	- 3	B	F

## RETAIL AND WHOLESALE TRADE

Microbrewery / Craft brewery- a small or independent brewery that annual produces no more than 15,000 US beer barrels (1,800.000 L), provided that no part of such establishment or facility, including any parking lot used thereby, shared or otherwise, shall be located closer than one thousand (1,000) feet to any church, school, kindergarten, funeral home, day-care center, museum or earning center, educational facility, library, night club, dance hall, with the sole exception that a " Microbrewery / Craft brewery " located within the (central business) district) shall not be subject to the distance requirements from the above												P	P		P	-	R	R	R	-	-	-
---	--	--	--	--	--	--	--	--	--	--	--	---	---	--	---	---	---	---	---	---	---	---



[illegible]



There came on for consideration at a duly constituted meeting of the City Council and Mayor of the City of Gulfport held on the \_\_\_\_\_ day of \_\_\_\_\_, 2014, the following Ordinance:

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE AMENDING THE OFFICIAL TEXT OF THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF GULFPORT, MISSISSIPPI ADOPTED THE 29TH DAY OF JUNE, 1979, SECTION III DISTRICT REGULATIONS, (J) CHART OF PERMITTED USES, (2) SCHEDULE OF USES TO ADD MICROBREWERY/CRAFT BREWERY.

WHEREAS, the Mayor and City Council of the City of Gulfport, Mississippi, find and do so determine, based upon the recommendation of the Gulfport City Planning Commission, that the Comprehensive Zoning Ordinance should be amended to allowed with Planning Commission Approval in B-1, B-2 and B-4 zoning district and allowed by right, in an I-1, I-2 and I-3 zoning district to the existing Comprehensive Zoning Ordinance. The case file number is 1312PC107.

On Page 1522 in Appendix A – Zoning, Section III District Regulations, (J) Chart of Permitted Uses, (2) Schedule of uses, should be amended under Retail, Wholesale Trade, allowed with Planning Commission Approval in B-1, B-2 and B-4 zoning district and allowed by right, in an I-1, I-2 and I-3 zoning district.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF GULFPORT, MISSISSIPPI, AS FOLLOWS:

SECTION 1: That the official text of the Comprehensive Zoning Ordinance of the City of Gulfport, adopted the 29th day of June, 1979, be and the same is hereby amended to Retail, Wholesale Trade, , allowed with Planning Commission Approval in B-1, B-2 and B-4 zoning district and allowed by right, in an I-1, I-2 and I-3 zoning district, as follows:

CHART OF PERMITTED USES																							
* Need not be conducted entirely within a completely enclosed structure.																							
R = Allowed by Right    P = Planning Commission approval    X = Special exception    — = Not allowed																							
Names of Uses and Conditions	A - 1	R- E	R- UE	R-1- 15	R- 1- 1 0	R- 1- 7. 5	R - 1 - 5	R - 2	R - 3	R - 4	R- O	R - B	B- 1	B- 2	B- 3	B- 4	E- G	I- 1	I- 2	I- 3	SB	WF	AE

RETAIL AND WHOLESALE TRADE																							
Microbrewery / Craft brewery- a small or independent brewery that annual produces no more than 15,000 US beer barrels (1,800.000 L), provided that no part of such establishment or facility, including any parking lot used thereby, shared or otherwise, shall be located closer than one thousand (1,000) feet to any church, school, kindergarten, funeral home, day-care center, museum or earning center, educational facility, library, night club, dance hall, with the sole exception that a " Microbrewery / Craft brewery " located within the (central business) district) shall not be subject to the distance requirements from the above mention uses. The applicant must provide written certification that the proposed Microbrewery / Craft brewery meets the distance requirements set forth herein.													P	P		P	—	R	R	R	—	—	—



The above and foregoing Ordinance, after having been first reduced to writing, was introduced by \_\_\_\_\_, seconded by \_\_\_\_\_ and was adopted by the following roll call votes, to-wit:

ABSENT:

BILLY HEWES, MAYOR