

## 1 CITY OF GULFPORT PLANNING COMMISSION

2  
3 1312PC1074  
5 TRANSCRIPT OF HEARING

6 December 19, 2013

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8 TRANSCRIPT OF HEARING HELD BEFORE THE CITY OF GULFPORT PLANNING  
9 COMMISSION HELD IN THE CITY COUNCIL CHAMBERS, GULFPORT,  
10 MISSISSIPPI, ON THE 19TH DAY OF DECEMBER 2013 COMMENCING AT  
11 4:30 P.M. AND REPORTED BY NORMA JEAN LADNER SOROE, CERTIFIED  
12 SHORTHAND REPORTER.

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14 COMMISSION MEMBERS PRESENT:15  
16 KEITH WILLIAMS, President  
17 COLETTE TOWLES  
18 JOHN ANTHONY  
19 WILLIAM "PRINCE" JONES  
20 MARTY WARREN  
DOUG HANCOCK  
B.J. SELLERS  
JOHN JOHNSON  
VIRGINIA ADOLPH21 STAFF PRESENT:22  
23 GREG PIETRANGELO  
24 PAULA DOYLE  
25 ISAAC WILLIAMS

1 5. Zoning Text Amendment: Case File Number 1312PC107

2 MR. ISAAC WILLIAMS: Number 5 on today's agenda,  
3 zoning text amendment, Case File Number 1312PC107. The City of  
4 Gulfport requests an amendment to Section III(J) Chart of  
5 Permitted Uses of the Gulfport comprehensive zoning ordinance,  
6 schedule of uses, to add microbrewery/craft brewery.

7 MR. WILLIAMS: Okay.

8 Mr. Pietrangelo, do you want to give us any  
9 insight on that one?

10 MR. PIETRANGELO: We have a tenant for a  
11 building downtown that would like to open up a microbrewery.

12 Our chart of permitted uses does not allow for  
13 it in that district. It only allows for it in an I district.

14 The type of establishment that they want to open  
15 up is going to be a show establishment. In other words, you'll  
16 be able to see the process and the type of equipment and  
17 everything. It's going to be aesthetically pleasing to watch.  
18 They want to go in the O'Bear (ph.) cleaners. So this is to  
19 accommodate that business.

20 MR. SELLERS: Where is that going to go?

21 MR. PIETRANGELO: O'Bear cleaners.

22 MR. WILLIAMS: Downtown Gulfport. Do you  
23 remember that? Just west of 27th Avenue where the old Williams  
24 Gallery used to be, behind that.

25 MS. TOWLES: It's already built out. It's a

1 beautiful building. I have been wondering forever who was  
2 going to go in there.

3 MR. WILLIAMS: It was renovated and sat vacant  
4 for several years. Good location.

5 Any other questions or comments?

6 MR. ANTHONY: It's just on this part within the  
7 analysis, and it's for my understanding that I'm trying to see.  
8 Microbrewery and craft brewery is a brewery that produces a  
9 limited amount of beer. And so what determines that? That's  
10 what I would like to know, what does that mean, limited amount  
11 of beer?

12 MR. PIETRANGELO: State law only allows -- and I  
13 don't know the barrels, the exact quantity, but they can only  
14 produce so many barrels per year.

15 And the other reason for this change is that  
16 they also transport this beer off premise through a distributor  
17 to be resold. They will not be able to sell beer on premises.

18 There's a way to go -- they work around that.  
19 They can give beer away; they can't sell it.

20 So they've got plans for promotions to sample  
21 their beer. It won't be free, but they have promotions to  
22 sample. The beer will be free, just the sampling apparatus  
23 you'll have to pay for.

24 MR. ANTHONY: And is this something regulated by  
25 I believe that it's called ABC or something?

1 MR. WILLIAMS: Yes, Alcohol Beverage Control.

2 MR. PIETRANGELO: Yes. They will be regulated.

3 MR. WILLIAMS: Good question.

4 MR. JOHNSON: By changing this, if they have  
5 other business going into there, will it have any effect on  
6 other business by allowing this?

7 MR. PIETRANGELO: I think that downtown will  
8 have a positive effect. It's another venue to generate traffic  
9 downtown.

10 I mean, people, not cars. This will bring more  
11 people in town to visit the microbrewery.

12 MR. WILLIAMS: What this does is give another  
13 permitted use according to the ordinance that we have now. So  
14 that's a good question. It doesn't restrict any other, it just  
15 adds to the list.

16 MS. DOYLE: Also, if you look at the chart, B-1,  
17 B-2, and B-4, it requires planning commission approval. So if  
18 they do go in and they're in those zoning districts, they would  
19 have to go back before the board to get approval.

20 And also if you look at the -- there's  
21 regulations -- we have requirements that they have to meet, and  
22 if you look on the chart here, it states that it has to have --  
23 that they're limited and they have to be no part of  
24 establishment, including like a business requirement from a  
25 church, day care, and all of those items that are listed in the

1 chart there.

2 So there are criteria that they have to meet in  
3 order for them to go in there.

4 They are allowed by right in the I-1 and I-2 and  
5 I-3 zoning districts.

6 MS. ADOLPH: So there are no distance  
7 requirements if they're downtown.

8 MS. DOYLE: No. Except they need approval if  
9 they're in the zoning district. I'm not sure what zone that's  
10 located in. So they'll still have to have planning commission  
11 approval.

12 MS. ADOLPH: I understand microbrewery from West  
13 Coast where there's several of them there. But in terms of the  
14 craft brewery, is it -- are those two terms always hooked  
15 together?

16 MS. DOYLE: Based on my review in it, yes, they  
17 were. When I pulled it up and looked into it and researched  
18 into it, they're all connected together.

19 MS. ADOLPH: Because I know, you know,  
20 (inaudible) they have craft breweries making stuff under the  
21 cabinet, you know. So just wanted to know in terms of that, in  
22 terms of that brewing, the limitation on the product.

23 MS. DOYLE: Like I stated, that's why we have  
24 the criterias listed here that regulates what they can, how  
25 many barrels, and the distance requirements for that particular

1 microbrewery.

2 MR. ANTHONY: Are there any potential tenants  
3 for it?

4 MR. PIETRANGELO: Yes.

5 MR. ANTHONY: I mean, is there any idea on the  
6 job creation as far as how many jobs? Is there any idea?

7 MR. PIETRANGELO: Did they talk to you, Paula,  
8 about that?

9 MS. DOYLE: No. Not sure.

10 MR. PIETRANGELO: You know, half a dozen. I  
11 can't imagine it being a whole lot. It just depends on how big  
12 the operation can grow.

13 MR. ANTHONY: You said half a dozen. Half a  
14 dozen is more than zero.

15 MR. PIETRANGELO: Yes.

16 MS. DOYLE: So again, we're doing a text  
17 amendment because this isn't in our chart of permitted uses.  
18 Once you recommend approval, then it goes to the City Council  
19 to get final approval. Then they will have to go and fill out  
20 an application to get planning commission approval and come  
21 back before you for the microbrewery. And if it's approved  
22 then, then it's good to go.

23 MS. TOWLES: It's setting up the ground work for  
24 them to be able to walk it.

25 MS. DOYLE: Exactly.

1 MR. WILLIAMS: Because it is dealing with  
2 alcohol and those things, kind of where it's located, we need  
3 to make sure it's not within so many feet of schools, churches,  
4 and those things.

5 So that's why it requires planning commission  
6 approval which I think is what it needs.

7 MR. PIETRANGELO: You'll get to meet the  
8 investors at some point.

9 MR. WILLIAMS: Great questions. Any other  
10 questions from the commissioners?

11 Make sure we understand it.

12 All right. Isaac, staff recommendation on this  
13 text amendment, I'm assuming you want to approve it.

14 MR. ISAAC WILLIAMS: Staff recommendation is to  
15 approve the proposed text amendment and the chart of permitted  
16 uses to add microbrewery/craft brewery.

17 MR. WILLIAMS: Thank you.

18 Any other questions or comments? Or I'll  
19 entertain a motion on this one, lease.

20 MR. ANTHONY: I move that we accept the Case  
21 File Number 1312PC107 with any applicable conditions that may  
22 be before us in this case.

23 MS. TOWLES: Second.

24 MR. WILLIAMS: Have a motion and a second to  
25 approve the text amendment.

1 Any further discussion? If not, all in favor  
2 signify by saying aye. Any opposed. Thank you.  
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1 BEFORE THE CITY OF GULFPORT PLANNING COMMISSION

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3 1312PC107  
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6 COURT REPORTER'S CERTIFICATE  
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8 I, Norma Jean Ladner Soroce, Certified Shorthand  
9 Reporter, do hereby certify that to the best of my skill and  
10 ability I have reported the hearing held before the City of  
11 Gulfport Planning Commission and that the foregoing 8 pages  
12 constitute a true and correct transcription of said hearing  
13 held on the 19th day of December 2013.

14 I do further certify that my certificate annexed  
15 hereto applies only to the original and certified transcript.  
16 The undersigned assumes no responsibility for the accuracy of  
17 any reproduced copies not made under my control and direction.

18 Witness my signature this the 26th day of December  
19 2013.  
20



A handwritten signature in cursive script, reading "Norma Jean Ladner Soroce", written over a horizontal line.

NORMA JEAN LADNER SOROE, CSR #1297  
Certified Shorthand Reporter