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MARCH 4, 2010

GAUTIER, MISSISSIPPI

BE IT REMEMBERED THAT a regular meeting of the Gautier Planning Commission of the City of Gautier, Mississippi, was held on March 4, 2010, at 6:00 P.M. in the Council chambers of the Gautier Municipal Building at 3330 Highway 90, Gautier, Mississippi.

Commission members present: David Wooten, Acting Chairman, Richard Johnson, Wayne Swauncy, James Torrey, Jerry Akins, and Larry Dailey. Also present were Paul Fox, Building Official, Bob Ramsay, City Attorney, Babs Logan, Community Services Administrative Assistant, Rachel Honea, Community Services Customer Service Representative, and Melissa Burdine, Court Reporter.

David Wooten, Acting Chairman, called the meeting to order and presented the minutes from the February 4, 2010 meeting for approval. Commissioner Dailey requested the minutes be revised to reflect that Mr. Matheny had stated that he would further review Commissioner Dailey's request concerning signs being placed on properties the Planning Commission would be hearing requests on. The minutes were approved as amended.

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AGENDA ORDER

There were no changes to the Agenda order.

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AGENDA
GAUTIER PLANNING COMMISSION
MARCH 4, 2010
6:00 P.M.

- I. CALL TO ORDER**
- II. APPROVAL OF MINUTES – (FEBRUARY 4, 2010)**
- III. AGENDA ORDER**
- IV. PUBLIC COMMENTS (OTHER THAN LISTED AGENDA ITEMS)**
- V. PUBLIC AGENDA**
 - A. GPC #10-004 JENA PARKER - VARIANCE**
 - B. GPC #10-005 MICHAEL HYDE – CONDITIONAL USE**
 - C. GPC #10-006 LEFFIE E. WILKS, SR. – CONDITIONAL USE**
- VII. NEW BUSINESS**
- VIII. OLD BUSINESS**
- IX. ADJOURN**

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PUBLIC COMMENTS (OTHER THAN LISTED AGENDA ITEMS)

There were no public comments.

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PUBLIC AGENDA:

- A. GPC #10-004 JENA PARKER - VARIANCE**

There came before the Planning Commission a request on the part of Jena Parker for a 4' side yard variance and a 2' rear yard variance to the City's setback requirements for construction of an accessory structure in a R-1 Low Density Single Family Residential zoning district at 2412 Northridge Drive, PID #86026024.000.

The applicant explained to the Planning Commission that after starting construction on the accessory structure they were reminded that they must have a permit for the construction. Commissioner Johnson asked the applicant why they had not obtained a permit prior to beginning construction and the applicant

stated that she thought her husband had taken care of getting the permit and he thought she had. The applicant also explained that when obtaining the permit it was determined that the structure did not meet the City's side and rear yard setback requirements for accessory structures.

It was noted that the Community Services Department had not received any objections.

On a motion by Commissioner Torrey to recommend approval of the request and a second by Commissioner Dailey, the following vote was recorded:

| <u>AYES</u> | <u>NAYS</u> | <u>ABSENT</u> | <u>ABSTAINED</u> |
|-------------|-------------|---------------|------------------|
|-------------|-------------|---------------|------------------|

James Torrey

Richard Johnson

Wayne Swauncy

David Wooten

Jerry Akins

Larry Dailey

B. GPC #10-005 MICHAEL HYDE – CONDITIONAL USE

There came before the Planning Commission a request on the part of Michael Hyde for a conditional use that would allow a MEMA cottage in a R-3 Mobile/Manufactured Home Residential zoning district at 1409 Highway 90, Lot 119, PID #82436560.000.

The applicant stated that he had purchased the MEMA cottage and that he would be living in it if his request were approved.

Commissioner Johnson noted that MEMA cottages were allowed in R-3 zones by conditional use and that the applicant had met the requirements for a conditional use.

It was also noted that the Community Services Department had received no objections.

On a motion by Commissioner Akins to recommend approval of the request and a second by Commissioner Torrey, the following vote was recorded:

AYES

NAYS

ABSENT

ABSTAINED

Larry Dailey

Richard Johnson

Wayne Swauncy

David Wooten

Jerry Akins

James Torrey

C. GPC #10-006 LEFFIE E. WILKS, SR. – CONDITIONAL USE

There came before the Planning Commission a request on the part of Leffie E. Wilks, Sr. for a conditional use that would allow a MEMA cottage in a R-3 Mobile/Manufactured Home Residential zoning district at Lot 33, Singing River Land Subdivision, corner of Melody Drive and Sunrise Drive, PID #87116026.000.

The applicant stated that he had purchased the MEMA cottage and would be moving it to the Gautier location if approved.

Commissioner Wooten noted that MEMA cottages were allowed by conditional use in R-3 zoning districts and that the applicant had met the criteria for a conditional use.

Commissioner Johnson reminded the applicant that MEMA cottages must abide by the Unified Development Ordinance (UDO) rules and regulations concerning MEMA cottages.

It was noted that the Community Services Department had received no objections.

The applicant advised the Planning Commission that the lot where he would place the MEMA cottage was 100' x 150'. He explained that eventually he would need someone living with, or near, him and asked if, in the future, he would be able to construct a garage apartment on the same lot for his son. Commissioner Wooten advised him to speak with Mr. Fox and find out if that would be allowed.

On a motion by Commissioner Swauncy to recommend approval of the request and a second by Commissioner Akins, the following vote was recorded:

AYES **NAYS** **ABSENT** **ABSTAINED**

David Wooten

Larry Dailey

Jerry Akins

Richard Johnson

Wayne Swauncy

James Torrey

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**NEW BUSINESS:**

Commissioner Dailey stated that after much thought on the Planned Unit Development (PUD) request for 1600 Highway 90 that was heard at the February 4, 2010 meeting, he felt the R-3 Mobile/Manufactured Home Residential zoning classification was inappropriate for that parcel and that the Planning Commission should consider rezoning. He suggested that 1600 Highway 90 and the parcel just east of it be rezoned from R-3 Mobile/Manufactured Home Residential to R-1 Low Density Single Family Residential, and that the two parcels to the southeast that abut Highway 90 be zoned to C-3 Highway Commercial to align with the adjacent property that is currently zoned C-3.

Commissioner Wooten asked Mr. Ramsay if the City could legally rezone the property since there was action pending for the PUD approval on the same parcel. Mr. Ramsay explained that it would not be a problem because the PUD is an overlay of the base zoning district, therefore, changing the base zoning district would have no effect on the PUD request.

Ms. Jenny Martin expressed concern about the multi-family four-plexes that were presented as part of the PUD overlay. Commissioner Johnson reminded her that the Planning Commission had not recommended approval of the four-plexes. Ms. Martin stated that there was still discussion about the four-plexes at the Council meeting. She also had concerns about the parking for the boat slip area and setbacks for the four-plexes if allowed.

Commissioner Dailey made a motion to discuss the rezoning, as he had proposed, at the next regular Planning Commission meeting, which would be April 1, 2010. Commissioner Wooten seconded the motion and the following vote was recorded:

| <u>AYES</u>     | <u>NAYS</u> | <u>ABSENT</u> | <u>ABSTAINED</u> |
|-----------------|-------------|---------------|------------------|
| James Torrey    |             |               |                  |
| Wayne Swauncy   |             |               |                  |
| David Wooten    |             |               |                  |
| Richard Johnson |             |               |                  |
| Jerry Akins     |             |               |                  |
| Larry Dailey    |             |               |                  |

Mr. Ramsay reminded the Commissioners that they had received a map at the last meeting showing the zoning on Gautier-Vancleave Road so they could study the zoning on the east side of the road. He told them to send their suggestions to Paul Fox, concerning which parcels fronting on Gautier-Vancleave Road they felt should be changed from R-1 Low Density Single Family Residential to C-2 Community Commercial, so the suggestions could be compiled for presentation at the March 18, 2010 meeting.

Mrs. Logan informed the Planning Commissioners that Commissioner Ord had turned in his resignation and we would need to have Council appoint a new commissioner.

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**OLD BUSINESS:**

Commissioner Swauncy reminded the Commissioners that they needed to elect a chairman and vice-chairman for the year. Commissioner Wooten told the other Commissioners that he had enjoyed serving as vice-chairman and that he appreciated the support he had been given by them.

A motion was made by Commissioner Torrey to name Commissioner Wooten as chairman. Commissioner Dailey seconded the motion and the following vote was recorded:

**AYES**

**NAYS**

**ABSENT**

**ABSTAINED**

James Torrey

David Wooten

Wayne Swauncy

Richard Johnson

Jerry Akins

Larry Dailey

A motion was then made by Commissioner Torrey to name Commissioner Johnson as vice-chairman. Commissioner Wooten seconded the motion and the following vote was recorded:

**AYES**

**NAYS**

**ABSENT**

**ABSTAINED**

James Torrey

Richard Johnson

Wayne Swauncy

David Wooten

Jerry Akins

Larry Dailey

Both Commissioners accepted the appointments.

Before adjourning, the Commissioners also noted that the plaque in memory of former Commissioner Larry Moran had been placed in the Council Chambers and how they were pleased with how it looked and its location.

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SUBMITTED BY:

Paul Fox
Building Official

DATE:_____

APPROVED:

David Wooten, Acting Chairman
Gautier Planning Commission

DATE:_____