
AUGUST 5, 2010

GAUTIER, MISSISSIPPI

BE IT REMEMBERED THAT a regular meeting of the Gautier Planning Commission of the City of Gautier, Mississippi, was held on August 5, 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, Chairman, James Torrey, Jerry Akins, Larry Dailey, Richard Johnson and Jim Dodson. Also present were Samantha Abell, Economic Development Director; Zack Duke, Building Inspector; Bob Ramsay, City Attorney; Babs Logan, Economic Development Executive Assistant; and Melissa Burdine, Court Reporter.

David Wooten, Chairman, called the meeting to order and presented the minutes from the July 1, 2010 meeting for approval. The minutes were approved as submitted.

APPROVAL OF AGENDA

There were no changes to the agenda.

AGENDA

GAUTIER PLANNING COMMISSION

AUGUST 5, 2010

6:00 P.M.

- I. CALL TO ORDER
- II. PLEDGE OF ALLEGIANCE (VOLUNTEER)
- III. APPROVAL OF MINUTES – (JULY 1, 2010)
- IV. APPROVAL OF AGENDA
- V. PUBLIC COMMENTS (MATTERS OF THE PLANNING COMMISSION NOT LISTED ON AGENDA)
- VI. OLD BUSINESS
 - A. NONE
- VII. NEW BUSINESS
 - A. PRESENTATION
 - 1. ECONOMIC DEVELOPMENT TOOL KIT (STAFF)
 - B. DISCUSSION
 - 1. VOLUME II, UNIFIED DEVELOPMENT ORDINANCE REVISIONS TO ARTICLES I – IV (STAFF)
 - C. ACTION ITEMS
 - 1. REQUEST TO CONTINUE THE REZONING OF PROPERTY TO MURC CONCURRENT WITH UDO TEXT AMENDMENTS (STAFF)
- VIII. DIRECTOR'S REPORT
- IX. ADJOURN

PUBLIC COMMENTS (MATTERS OF THE PLANNING COMMISSION NOT LISTED ON AGENDA)

There were no public comments.

OLD BUSINESS:

- A. NONE

NEW BUSINESS

- A. PRESENTATION
 - 1. ECONOMIC DEVELOPMENT TOOL KIT (STAFF)

Ms. Abell presented a power point presentation on Economic Development for the City of Gautier. The purpose of the presentation was to

show the economic condition of Gautier and to show the Planning Commission the bigger picture as to how changes proposed for the Unified Development Ordinance (UDO) were relevant to the economic development plans for the City of Gautier. Some of the items discussed in the presentation were streamlining the permitting process, expanding performance standards, establishing a bonus system, adding special districts and overlays and an Economic Strategic Plan for Gautier.

Ms. Abell stated the main reason for an Economic Plan is so everyone is Aiming for the same goals for the city.

B. DISCUSSION

1. VOLUME II, UNIFIED DEVELOPMENT ORDINANCE REVISIONS TO ARTICLES I – IV (STAFF)

Ms. Abell briefly addressed the proposed changes to the UDO, the first being Conditional Uses. She noted the definition of a conditional use is a use that poses a detriment to its surroundings but with conditions can be made to be compatible. She reminded the Commission that a conditional use runs with the land and unless conditions are placed on the use there could be problems in the future, especially with a new owner.

Ms. Abell proposed having two categories for conditional uses; 1) a minor conditional use requires minor conditions, would not run with the land and could be approved by the Economic Development Director after issuance of a Finding of Compatibility; 2) a major conditional use would require approval by the Planning Commission and City Council and runs with the land. If transferred to a new owner, the new owner would have to submit a letter agreeing to the current terms and conditions.

Commissioner Johnson felt that the criteria needed for determining approval of a conditional use-minor should be clearly defined. He also asked if there would still be an appeal process from Staff decision. Ms. Abell stated that criteria for review will be added for consideration and that the appeal process of Staff decision would still be in place.

Commissioner Dailey was concerned about public hearings and public notification for minor conditional uses. Ms. Abell stated that the Technical Review of conditional uses would be open to the public and noticed by agenda.

Ms. Abell next reviewed a change to the UDO to streamline the development review process for projects and permits. The Technical Review Committee could issue approval for minor projects, lot splits, replats, etc. Planning Commission and City Council will have review authority and final approval to issue a development order on major subdivisions and development, and Tier 3 projects, which are projects that involve bonuses in return for public amenities. Ms. Abell advised the Commission that the major benefit of the new development order process was clarity; a technical review will be conducted before a development is considered by the Planning Commission and City Council. Review by Council will be based on the merits of the project, not whether all application requirements are met.

Commissioner Johnson questioned whether the bonus incentives that had been mentioned were legal and practical. Ms. Abell assured him that the City Attorney had reviewed all proposed changes. Ms. Abell also advised him that, although Gautier was unique, she had researched other cities that offer bonus incentives. Incentives are a nationally-recognized planning tool for smart growth.

Commissioner Dodson asked if the Planning Commission would be informed of the small projects that would be approved by the Technical Review Committee at the Staff level. Ms. Abell advised him that they would be given that information in the Director's report each month.

The Commissioners reiterated their desire that citizens received notification of technical review meetings.

C. ACTION ITEMS

1. REQUEST TO CONTINUE THE REZONING OF PROPERTY TO MURC CONCURRENT WITH UDO TEXT AMENDMENTS (STAFF)

Ms. Abell requested that the Planning Commission continue the rezoning of property to Mixed Use Recreational Commercial (MURC) and vote on the rezoning concurrent with the UDO text amendments.

Commissioner Dailey requested that the new MURC districts be discussed so the Planning Commission could better understand the particulars of each district. Ms. Abell advised the Commission that the districts were based on their intensity and uniqueness and implement designations from the Comprehensive Plan.

MURC-1 would have the lowest intensity and would be compatible next to R-1 Low Density Single Family Residential or neighborhood commercial type uses. MURC-2 would include commercial development with a larger footprint, permanent and/or seasonal homes, RV parks, boat yards, etc. An example would be Santa Maria RV Park or Indian Point Resort.

MURC-MW recognizes the special character and operation of the area generally described as the Mary Walker community. This district is intended to protect a mix of uses that includes permanent and seasonal residences, tourist-oriented uses such as restaurants, marinas, etc. This district would have the highest performance standards in order to preserve what is currently there while dealing with compatibility issues.

MUMS (Mixed Use Main Street) is intended to create neighborhood-scale mixed-use areas outside the Town Center that are pedestrian-oriented, with residential units permitted above commercial uses. This district is a good buffer between residential and commercial.

Commissioner Wooten made a motion to table the rezoning issue until the September 1, 2010 meeting. Commissioner Torrey seconded the motion and the following vote was recorded:

AYES

NAYS

ABSENT

ABSTAINED

Larry Dailey

Richard Johnson

Jerry Akins

James Torrey

Jim Dodson

David Wooten

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DIRECTOR'S REPORT

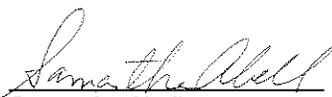
Ms. Abell advised the Commissioners that she was working with a property owner and had applied for a grant to pay for professional services in order to fund a wetlands mitigation project north of Highway 90 from Highway 57 to behind the mall.

She also advised the Commissioners that she and the City Manager had been talking with a developer, whose name she couldn't reveal at the time, about a project that could lead to some very positive things for the City of Gautier.

Ms. Abell also noted that Toulon Apartments located on Highway 57 was moving forward with development.

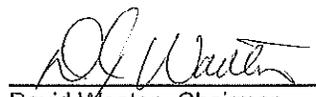
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SUBMITTED BY:


Samantha Abell
Economic Development Director

DATE: 10/26/10

APPROVED:


David Wooten, Chairman
Gautier Planning Commission

DATE: 10/7/10