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**FEBRUARY 3, 2011**

**GAUTIER, MISSISSIPPI**

**BE IT REMEMBERED THAT** a regular meeting of the Gautier Planning Commission of the City of Gautier, Mississippi, was held on February 3, 2011, 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, Jerry Akins, Larry Dailey, Jim Dodson, James Torrey, Richard Johnson and Marilyn Minor. Also present were Samantha Abell, Economic Development Director; Bob Ramsay, City Attorney; Babs Logan, Planning Technician; and Melissa Burdine, Court Reporter.

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David Wooten, Chairman, called the meeting to order and presented the minutes from the January 6, 2011 meeting for approval. It was noted that the minutes showed newly appointed Commissioner Marilyn Minor absent. Commissioner Minor was not sworn in until January 18, 2011, therefore she should not be considered absent from the January 6 meeting.

Commissioner Wooten welcomed Commissioner Minor to the Planning Commission.

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**APPROVAL OF AGENDA**

Commissioner Johnson made a motion to have the presentation of the Larry Moran Excellence Award before Old Business. Commissioner Torrey seconded the motion and the following vote was recorded:

<u>AYES</u>	<u>NAYS</u>	<u>ABSENT</u>	<u>ABSTAINED</u>
David Wooten			
Richard Johnson			
Jerry Akins			
Jim Dodson			
James Torrey			

Larry Dailey

Marilyn Minor

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**AGENDA**

**GAUTIER PLANNING COMMISSION**

**FEBRUARY 3, 2011**

**6:00 P.M.**

- I. CALL TO ORDER**
- II. PLEDGE OF ALLEGIANCE (VOLUNTEER)**
- III. APPROVAL OF MINUTES – (JANUARY 6, 2011)**
- IV. APPROVAL OF AGENDA**
- V. PUBLIC COMMENTS (MATTERS OF THE PLANNING COMMISSION NOT LISTED ON THE AGENDA)**
- VI. OLD BUSINESS**
  - NONE
- VII. NEW BUSINESS**
  - A. QUASI-JUDICIAL**
    - 1. REQUEST FOR A COMPREHENSIVE REZONING OF PROPERTIES TO C-3 HIGHWAY COMMERCIAL ZONING DISTRICT (STAFF) GPC CASE #11-01-RZ
- VIII. DIRECTOR'S REPORT**
- IX. ADJOURN**

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

There were no public comments.

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Commissioner Johnson explained that the Larry Moran Excellence Award was established in 2009 and is given in memory of former Planning Commissioner and Chairman Larry Moran who passed away several years ago. Commissioner Moran had served on the Planning Commission for over thirteen

years and had served as Chairman for many of those years. He served the citizens of Gautier by volunteering his time in many ways. Commissioner Johnson further explained that the award was given to a business for achievement in job creation, community contributions, customer service, adherence to Planning and Zoning Ordinances and retail excellence.

Commissioner Wooten presented Certificates of Appreciation to the second and third runners up, Walgreens and Mallette Brothers Construction. A plaque was presented to Foster's Heating and Air Conditioning as winner of the 2010 Larry Moran Excellence Award. Mr. Foster thanked the Planning Commission, citizens of Gautier and his staff.

Mr. Moran's family was asked to stand and a bouquet of flowers were presented to Mr. Moran's widow.

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**OLD BUSINESS:**

Commissioner Wooten asked Ms. Abell if the Planning Commission would be hearing a presentation at the March meeting on rezoning a portion of the Hickory Hill area to very low residential. Ms. Abell confirmed that the Comprehensive Rezoning would be presented at the March meeting.

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**NEW BUSINESS**

**A. QUASI-JUDICIAL**

**1. REQUEST FOR A COMPREHENSIVE REZONING OF PROPERTIES TO C-3 HIGHWAY COMMERCIAL ZONING DISTRICT (STAFF) GPC CASE #11-01-RZ**

Ms. Abell advised the Commissioners that the purpose of this comprehensive rezoning was to rezone lands designated as Agricultural since before the City's 2002 annexation, and prepare the lands for appropriate development along a viable commercial corridor. The areas to be rezoned to C-3 Highway Commercial are referred to as "Area 1", which is the property generally described as located north of Allen Road, east of Highway 57 and south of Robinson Still Road, and "Area 2", which is the property generally described as located south of Allen Road, and north of Interstate 10.

The area in the vicinity of the subject rezoning for Area 1 and Area 2 consist of spot development with dissimilar uses ranging from undeveloped, residential and light manufacturing. Staff recommends a rezoning to the C-3 Highway Commercial zoning district established to the west and south of the area. The purpose of the C-3 Highway Commercial District is to provide for areas where relatively high intensity commercial and retail uses, office buildings, medical facilities, automobile car lots and regional shopping areas may be located. C-3 Districts are to be located along major highways or major arterials.

Staff finds that the Comprehensive Plan takes only into account the existing Agricultural designation of the area based on Jackson County zoning prior to city annexation. The Plan does not anticipate the commercial development of this area, although a light manufacturing business has anchored the east end of Allen Road for more than a decade, and C-3 Highway Commercial anchors the west end of Allen Road, adjacent to Interstate-10. In order to provide for the orderly growth and development of the area, Staff therefore finds a commercial rezoning appropriate.

Commissioner Dailey asked why all of the Agricultural area north of Interstate-10 was not included in the rezoning. Ms. Abell advised him that there were more stick built homes on the northeast side of Allen Road than on the south side and that at the present time there were no commercial businesses on that side of Allen Road. Ms. Abell stated that Staff would like to have a couple of town meetings to determine what the appropriate zoning would be for that area.

Ms. Abell explained that the reason the rezoning for Area 1 and Area 2 was brought before the Commission at this time was because Staff had experienced interest in the area from developers and from businesses wanting to grow and because the Comprehensive Plan does redesignate a large portion of the area to C-3.

Commissioner Torrey made a motion to recommend approval of the comprehensive rezoning of the subject area based on the finding of facts as presented. Commissioner Dailey seconded the motion and the following vote was recorded:

AYES

NAYS

ABSENT

ABSTAINED

Larry Dailey

Richard Johnson

Jerry Akins

David Wooten

Jim Dodson

James Torrey

Marilyn Minor

Commissioner Wooten stated that our sign ordinance did not deal with the height of signs along the Interstate and would like to direct Staff to revisit that portion of the sign ordinance that addresses height because the City would not want to hinder growth along the Interstate due to inappropriate height of signage.

Ms. Abell agreed that the sign ordinance did not recognize taller signs in the vicinity of the Interstate and that Staff would present an ordinance at the March meeting after researching other city ordinances concerning signage along Interstates. Commissioner Akins asked if there were any federal regulations to adhere to since it was a federally owned Highway. Ms. Abell advised him that the signs would not be located on the right-of-way so only city regulations would apply.

Ms. Abell asked the Commissioners for a suggestion on height. She reminded them that the previous sign ordinance allowed a height of 35' along Highway 90. She then asked Mr. Ramsay if the ordinance was advertised for a certain height could the Planning Commission amend the height at the public meeting. Mr. Ramsay said that it could be amended at the public meeting.

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**DIRECTOR'S REPORT**

Ms. Abell did not have anything additional to report.

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**SUBMITTED BY:**

  
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Samantha Abell  
Economic Development Director

DATE: 4/1/11

**APPROVED:**

  
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David Wooten, Chairman  
Gautier Planning Commission

DATE: 4-7-11