NOVEMBER 18, 2010

GAUTIER, MISSISSIPPI

BE IT REMEMBERED THAT a special meeting of the Gautier Planning Commission of the City of Gautier, Mississippi, was held on November 18, 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, Larry Dailey, Richard Johnson and James Torrey. Absent were Jim Dodson and Jerry Akins. Also present were Samantha Abell, Economic Development Director; Bob Ramsay, City Attorney; Babs Logan, Planning Technician; and Melissa Burdine, Court Reporter.

APPROVAL OF AGENDA

There were no changes to the agenda.

AGENDA

GAUTIER PLANNING COMMISSION

NOVEMBER 18, 2010

6:00 P.M.

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE (VOLUNTEER)

III. APPROVAL OF AGENDA

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

V. OLD BUSINESS

NONE

VI. NEW BUSINESS

A. QUASI-JUDICIAL

1. REQUEST FOR A CONDITIONAL USE PERMIT TO ALLOW MEMA COTTAGE PLACEMENT, COAST MEADOWS MOBILE HOME PARK (BRIDGET CURRY, OWNER)

2. REQUEST FOR FINAL PLAT APPROVAL, CYPRESS LANDING SUBDIVISION (SILVERGIRL, LLC, OWNER)

3. REQUEST COMPREHENSIVE REZONING OF PROPERTIES TO MURC-1 MIXED USE RECREATION COMMERCIAL-1 (STAFF)

4. REQUEST AMENDMENT TO OFFICIAL ZONING MAP TO ADOPT A CORRIDOR OVERLAY DISTRICT (STAFF)

B. LEGISLATIVE

1. REQUEST TO ADOPT A REDRAFTING OF THE UNIFIED DEVELOPMENT ORDINANCE (STAFF)

VII. DIRECTOR'S REPORT

VIII. 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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OLD BUSINESS:

Commissioner Johnson briefly discussed several options for choosing a business to receive the Larry Moran Award for 2010. He asked the other Commissioners to email him their nomination forms so he could bring the nominees to them at the December 2, 2010 meeting for a vote.

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NEW BUSINESS

A. **QUASI-JUDICIAL**

1. **REQUEST FOR A CONDITIONAL USE PERMIT TO ALLOW MEMA COTTAGE PLACEMENT, COAST MEADOWS MOBILE HOME PARK (BRIDGET CURRY, OWNER) GPC 10-041**

There came before the Planning Commission a request on the part of Bridget Curry to allow a MEMA cottage in an R-3 Mobile/Manufactured Home Residential zoning district located at 2101 Ladnier Road, Lot 191.

Ms. Abell advised the Planning Commission that a MEMA cottage is allowed in an R-3 zoning district as a conditional use and that Staff finds the proposed use to be consistent with the character of the immediate vicinity. Staff recommends approval with conditions requiring skirting, and compliance with building and fire codes.

Commissioner Dailey stated that he would like better standards for skirting around MEMA cottages than what is required for mobile homes. After some discussion, it was decided to research different types of skirting and have the information presented at a future meeting.

Commissioner Dailey made a motion to recommend approval of the conditional use permit with the following conditions:

1. The MEMA cottage must have skirting around the entire perimeter of the unit, to be installed after a tie-down inspection. Skirting must be appropriate for MEMA cottages and must be kept in good condition for the life of the cottage.
2. The MEMA cottage must adhere to all applicable state and federal building and fire code requirements of the City of Gautier.

Commissioner Torrey seconded the motion and the following vote was recorded:

AYES	NAYS	ABSENT	ABSTAINED
Larry Dailey		Jerry Akins	
Richard Johnson		Jim Dodson	
James Torrey			
David Wooten			

2. REQUEST FOR FINAL PLAT APPROVAL, CYPRESS LANDING SUBDIVISION (SILVERGIRL, LLC, OWNER) GPC 08-050

Ms. Abell advised the Planning Commission that the applicant had requested a continuance until the December 2, 2010 meeting because she had to go out of town unexpectedly. Ms. Abell also advised that the Subdivision Regulations require a final plat to be submitted for review within two years of the

preliminary plat approval and because the final plat had been submitted a continuance would not cause any legal problems.

On a motion by Commissioner Wooten to continue the request until the December 2, 2010 meeting and a second by Commissioner Dailey, the following vote was recorded:

AYES	NAYS	ABSENT	ABSTAINED
Larry Dailey		Jim Dodson	
James Torrey		Jerry Akins	
Richard Johnson			
David Wooten			

3. REQUEST COMPREHENSIVE REZONING OF PROPERTIES TO MURC-1 MIXED USE RECREATION COMMERCIAL-1 (STAFF)

Ms. Abell advised the Planning Commission that the proposed comprehensive rezoning of properties to MURC-1 Mixed Use Recreation Commercial-1 was to implement the Comprehensive Plan's establishment of new mixed use zones. The rezoning relates to two areas in the City with multiple owners. "Area 1" consists of approximately 21 acres north of Highway 90, east of Johnston Road and west of Suter Road. "Area 2" consists of approximately 11.27 acres located east of Ladnier Road, south of Old Spanish Trail and north of Guillotteville Road.

Ms. Abell stated that the existing zoning in "Area 1" is not in accordance with the Comprehensive Plan in that the Plan specifically directs the rezoning of areas to encourage a residential transition once mobile home subdivisions are vacated and that there is a substantial change in the land use character of the surrounding area because the large-scale mobile home subdivision no longer occupies the land; and the unique features of the land include waterfront access and frontage along a state highway, making it necessary to provide a mixed use buffer between the intense vehicular use to the south and the single family residential area to the north.

The existing zoning in "Area 2" is both R-1 Low Density Single-Family Residential and C-2 Community Commercial and not in accordance with the Comprehensive Plan's High Impact Commercial designation. Therefore, a mixed use zoning district provides an appropriate buffer between dissimilar uses. Also, there is a substantial change in the land use character of the surrounding area in that the area has not developed as high impact commercial but instead has developed as medium and high density residential. Staff finds that the rezoning is necessary to address the surrounding area's change in character from planned high impact commercial to multi-family residential and neighborhood commercial, to continue to encourage medium and high residential, and also to encourage commercial and recreational amenities in accordance with the Comprehensive Plan.

Commissioner Johnson asked if the zoning change for "Area 2" had been discussed with all the property owners whose land would be rezoned. Ms. Abell told him that Staff had met with either the owner or their agent and that the property owners objected to the high impact commercial land use as suggested by the Comprehensive Plan.

Commissioner Johnson made a motion to recommend that Council approve the Ordinance to comprehensively rezone "Area 1" and "Area 2" to MURC-1 based on the finding of facts as read into the record. Commissioner Torrey seconded the motion and the following vote was recorded:

AYES	NAYS	ABSENT	ABSTAINED
Larry Dailey		Jim Dodson	
James Torrey		Jerry Akins	
Richard Johnson			
David Wooten			

4. REQUEST AMENDMENT TO OFFICIAL ZONING MAP TO ADOPT A CORRIDOR OVERLAY DISTRICT (STAFF)

Ms. Abell explained that the proposed Corridor Overlay District defines the geographic area along Gautier's major roadways where developers can utilize the tier bonus system. The bonus system provides a strong incentive for

redeveloping aging shopping centers and blighted areas. The bonus system is to provide flexibility to the developer and amenities to the public. The developer is granted a lessening of certain planning standards, but must offset the resulting intensity of the development with public amenities.

Commissioner Wooten asked why the City would want to place an overlay on public land that would probably never be owned by anyone other than the government, expressly the property on Gautier-Vancleave Road near Interstate 10. Ms. Abell explained that property should not be excluded because of present ownership because there is always that chance that ownership could change in the future.

Commissioner Johnson made a motion to recommend approval of the request to amend the Official Zoning Map to adopt the Corridor Overlay District in order to implement changes recommended by the Comprehensive Plan. Commissioner Wooten seconded the motion and the following vote was recorded:

AYES	NAYS	ABSENT	ABSTAINED
Larry Dailey		Jim Dodson	
James Torrey		Jerry Akins	
Richard Johnson			
David Wooten			

B. LEGISLATIVE

1. REQUEST TO ADOPT A REDRAFTING OF THE UNIFIED DEVELOPMENT ORDINANCE (STAFF)

In July 2010, the Planning Commission directed Staff to begin implementing recommendation of the Comprehensive Plan adopted June 2009 into the Unified Development Ordinance by incorporating new mixed use zoning districts, an overlay district, and growth incentives. The Planning Commission has considered proposed changes to the Unified Development Ordinance brought to them by Staff at four public meetings since July.

Changes to the Unified Development Ordinance include the adoption of the Corridor Overlay District, a tier bonus system within the Corridor Overlay

District, a streamlined development review process, establishment of a development order approval process for major projects, and a redrafting of the sign and advertising regulations.

There was discussion as to why a country club was listed as a minor conditional use in most of the residential districts but a golf course was listed as a permitted use in Agricultural and Residential Estate districts. Discussion of the definitions of each concluded that a golf course would not necessarily be a part of a country club, although it may have a clubhouse and maintenance sheds for equipment; and a country club would not necessarily be approved to have a golf course.

Commissioner Dailey stated that he thought a "Mobile/Manufactured Home Dwelling" should be a major conditional use in an Agricultural zoning district instead of a minor conditional use. This would allow the Planning Commission to hear the request and decide if the placement was appropriate.

Commissioner Wooten made a motion that "Dwelling, Mobile/Manufactured Home" be changed from a minor conditional use to a major conditional use in an Agricultural zoning district. Commissioner Dailey seconded the motion and the vote was unanimous.

After discussion concerning placement of MEMA cottages, Commissioner Dailey made a motion to change MEMA cottages from a minor conditional use to a permitted use in an R-3 Mobile Home District. Commissioner Wooten seconded the motion and the vote was unanimous.

Commissioner Dailey stated that he would like the requirements for skirting on mobile homes and MEMA cottages to be more specific than "appropriate for mobile homes". Two options mentioned were lattice and split-faced cinder block. After discussion about thickness and gauge of openings on lattice work, etc., it was decided to leave the requirements as they were until more research could be done.

Commissioner Dailey made a motion to recommend approval of the redraft of the Unified Development Ordinance as Staff presented with the

modifications discussed. Commissioner Torrey seconded the motion and the following vote was recorded:

AYES	NAYS	ABSENT	ABSTAINED
Larry Dailey		Jim Dodson	
James Torrey		Jerry Akins	
Richard Johnson			
David Wooten			

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DIRECTOR'S REPORT

Ms. Abell told the Planning Commission about a project being discussed to place a MEMA cottage village on the north side of Old Spanish Trail across from where the new Ocean Springs High School is being built. She stated that representatives from the school system, the county and the city were working together regarding the project.

Commissioner Dailey suggested the City consider how they would like to see the corridor along Highway 57 develop. He thinks the City may be missing great opportunities along that corridor because of all the Agricultural zoned property.

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SUBMITTED BY:

Samantha Abell DATE: 1/6/11
Samantha Abell
Economic Development Director

APPROVED:

David Wooten DATE: 1-6-11
David Wooten, Chairman
Gautier Planning Commission