
OCTOBER 21, 2010

GAUTIER, MISSISSIPPI

BE IT REMEMBERED THAT a special meeting of the Gautier Planning Commission of the City of Gautier, Mississippi, was held on October 21, 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, Jerry Akins, Larry Dailey, Richard Johnson and James Torrey. Absent was Jim Dodson. Also present were Samantha Abell, Economic Development Director; Bob Ramsay, City Attorney; Babs Logan, Planning Technician; and Melissa Burdine, Court Reporter.

David Wooten, Chairman, called the meeting to order.

APPROVAL OF AGENDA

There were no changes to the agenda.

AGENDA

GAUTIER PLANNING COMMISSION

OCTOBER 21, 2010

6:00 P.M.

- I. **CALL TO ORDER**
- II. **PLEDGE OF ALLEGIANCE (VOLUNTEER)**
- III. **APPROVAL OF AGENDA**

IV. NEW BUSINESS

A. ACTION ITEMS – QUASI JUDICIAL

1. REQUEST FOR A CONDITIONAL USE DEVELOPMENT PERMIT FOR A CHURCH IN AN R-1 RESIDENTIAL DISTRICT; REQUEST BY RICHARD SMITH, AUTHORIZED AGENT FOR THE REFUGE CHURCH (STAFF)

V. ADJOURN



NEW BUSINESS

A. ACTION ITEMS

1. REQUEST FOR A CONDITIONAL USE DEVELOPMENT PERMIT FOR A CHURCH IN AN R-1 RESIDENTIAL DISTRICT; REQUEST BY RICHARD SMITH, AUTHORIZED AGENT FOR THE REFUGE CHURCH (STAFF)

There came before the Planning Commission a request on the part of Richard Smith, authorized agent for The Refuge Church, for a Conditional Use Development Permit for a church in an R-1 Low Density Single-Family Residential zoning district.

Commissioner Dailey asked Mr. Randy Seals, authorized representative for Mr. Smith, what kind of materials would be used for the building. Mr. Seals told him that it would be a metal building and that they intended to brick the lower three (3) feet and use a stucco-like material on the upper area. Commissioner Dailey questioned if this material would be used on all sides of the building. At Mr. Seals request Mr. Glen Davis responded to Commissioner Dailey's questions about the building. Mr. Davis advised the Commissioners that it would be only on the face side and that the rest of the building would remain as is. Mr. Davis stated that the other three (3) sides would not be very visible from the other properties because of a hedge row, landscaping and distance from the property line. Mr. Davis also said that the building would be about five hundred (500) feet from Guillotville Road.

Commissioner Dailey stated that he would like to see them keep the tree buffer on east and south side and perhaps have green space on the west and north side of about ten (10) feet.

Commissioner Johnson asked the applicant if the applicant if he anticipated operating later than 9:00 p.m. as proposed in the conditions for approval. Mr. Seals suggested that 10:00 p.m. would be a better curfew due to cleaning, etc. after an activity that might end at 9:00 p.m. Commissioner Johnson asked Ms. Abell if the applicant agreed to the conditions but later the applicant or a new owner found them to be too restrictive could they ask for the conditions to be amended. Ms. Abell told him that the applicant/new owner could request an amendment to a Conditional Use Permit by the same process.

Ms. Abell advised the Planning Commission that the color architectural rendering of the building had not been received by Staff, but would have it before the request went to the Council and if it differed too greatly from what was discussed Staff would bring it back before the Planning Commission. She also told the Commissioners that when placing conditions for the conditional use to remember that a conditional use runs with the land and that the impact the church will have on the location would increase if the congregation grew.

After discussing the potential of there being a nuisance due to noise and how to define what level of noise would be considered a nuisance, the Commissioners agreed that the City ordinance concerning noise would have to be abided by. Also discussed was the future growth of the church creating a deficiency in roadway capacity at this location to the point that a traffic safety device might be required and the church having to help fund the device.

Commissioner Wooten made a motion to approve the request with the following conditions:

- a. The barbed wire fence at the entrance shall be removed prior to the issuance of a Certificate of Occupancy.
- b. The tree buffers on the east and south property lines shall not be substantially removed and a minimum of ten (10) feet of green space must be maintained along the west property line.
- c. Noise levels shall meet the City's noise ordinance.

d. Exterior light fixtures shall be of a configuration to provide, as even as possible, light levels not exceeding an average of 1.5 foot-candles and lighting shall not cast light beyond the property's boundaries. Lighting shall meet all requirements and standards in Section 7.13 of the UDO.

e. Dumpster or other trash receptacles must be screened from view, placed on a pad at the rear of the building, and meet all other City requirements.

f. At any time shall the future growth of the church create a deficiency in roadway capacity at this location, the applicant may be required to provide for a traffic safety device on Guillotteville Road at the discretion of Council.

g. The church shall be allowed one sign, not to exceed 80 square feet, with ground level flood lighting only.

h. Improvements and conditions of this development permit must be completed prior to the issuance of a Certificate of Occupancy by the Planning and Economic Development Department.

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

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

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Commissioner Wooten asked Ms. Abell to update the Commissioners on some of the things going on in the City. Ms. Abell began by telling about some plans Gautier Pride has for the City. Besides their plans for community events to celebrate the 25th anniversary of the City's incorporation, they are helping with the new streetscape plans including the gateway feature, seasonal banners, etc.

Ms. Abell told the Commissioners about the new Neighborhood Improvement Coordinator who will be working with the neighborhoods and helping with public outreach.

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SUBMITTED BY:

Samantha Abell
Samantha Abell
Economic Development Director

DATE: 1/11/11

APPROVED:

David Wooten
David Wooten, Chairman
Gautier Planning Commission

DATE: 1-6-11