SEPTEMBER 2, 2010

GAUTIER, MISSISSIPPI

BE IT REMEMBERED THAT a regular meeting of the Gautier Planning Commission of the City of Gautier, Mississippi, was held on September 2, 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 and Richard Johnson. Absent was Jim Dodson. Also present were Samantha Abell, Economic Development Director; Bob Ramsay, City Attorney; and Babs Logan, Economic Development Executive Assistant.

David Wooten, Chairman, called the meeting to order and presented the minutes from the August 5, 2010 meeting for approval. The minutes were approved as submitted.

APPROVAL OF AGENDA

Commissioner Johnson made a motion to modify the agenda order and move the Final Plat Approval for Gulf View Place Subdivision to the first item on the agenda. Commissioner Torrey seconded the motion and the following vote was recorded:

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

AGENDA

GAUTIER PLANNING COMMISSION

SEPTEMBER 2, 2010

6:00 P.M.

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE (VOLUNTEER)

III. APPROVAL OF MINUTES – (AUGUST 5, 2010)

IV. APPROVAL OF AGENDA

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

VI. OLD BUSINESS

A. DISCUSSION

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

B. ACTION ITEMS

1. REQUEST TO CONTINUE COMPREHENSIVE REZONINGS TO THE OCTOBER MEETING (STAFF)

VII. NEW BUSINESS

A. QUASI-JUDICIAL

1. REQUEST FOR FINAL PLAT APPROVAL, GULF VIEW PLACE SUBDIVISION (ERIC MINOR, OWNER)

VIII. DIRECTOR'S REPORT

IX. ADJOURN

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

Keith Speed, who lives at 2220 Hastings Road, requested that the Planning Commission consider rezoning the property in the Hastings Road area that was changed from R-3 Mobile Home District to R-1 Low Density Single-Family Residential during the annexation of the area in 2002, back to R-3. Mr.

Speed stated that the area had been mostly mobile homes for more than twenty years and that he had built his mobile home park during that time.

Commissioner Wooten explained to those present that the area had been rezoned R-1 in 2002 when the area was annexed and the mobile homes that were present at the time were grandfathered as existing non-conforming structures. He explained that the code stated if the mobile homes were vacant for sixty days or more, or were moved, they could not be reoccupied.

Mr. Speed stated that with the economy like it is it was very likely that some of the mobile homes would be vacant for several months. He also stated there was another family in the area that wanted to replace their mobile home with a newer one but could not because the code would not allow it.

Ms. Abell explained to the Commissioners that some of Mr. Speed's mobile homes were in disrepair and, as Mr. Speed had stated, he could not replace them because they were non-conforming and the code would not allow it. She also advised them that in order to rezone the area either the Planning Commission or Council could direct a city-initiated rezoning, or Mr. Speed could make application requesting the rezoning.

It was determined that rezoning only Mr. Speed's property would be spot zoning because the rezoning would favor only one property owner. It was also determined that although Mr. Speed considered his properties a "mobile home park", by definition it wasn't because a mobile home park consists of only one parcel. Mr. Speed has seventeen lots in what he describes as a "mobile home park".

Commissioner Wooten made a motion for a future public meeting and to have Staff investigate rezoning Hastings Road to a zone that would be more suitable for the area. Commissioner Johnson seconded the motion and the following vote was recorded:

AYES	NAYS	ABSENT	ABSTAINED
Larry Dailey	James Torrey	Jim Dodson	
Richard Johnson			

Jerry Akins

David Wooten

David Strahan, who lives at 7405 Home of Grace Road, explained that he bought his property fifteen years ago and placed his mobile home at the site. He stated that his plan at that time was to build a house on the site after he and his wife retired or if that was not possible his back up plan was to replace the existing mobile home with a newer one. He is not going to be able to build a new house and because of the rezoning he will not be able to replace the older mobile home.

Commissioner Wooten advised Mr. Strahan that Ms. Abell would be gathering information about the possible rezoning of the area.

OLD BUSINESS:

A. DISCUSSION

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

Commissioner Wooten stated that he would like more time to study the information given to the Planning Commission on these additional changes to the Unified Development Ordinance, but asked Ms. Abell if she would highlight the changes that were proposed.

Ms. Abell began by advising the Planning Commission that Staff had not yet put the public notice requirements for minor conditional uses in the proposed changes, but that the procedure for posting the property would be added.

Ms. Abell briefly went over the changes that had been added such as the criteria for minor conditional uses, administrative waivers for infill development, classification of minor conditional uses, clarification of similar and compatible uses, and an amenities list for Tier 2 and Tier 3 modification incentives. One of the most significant changes was the addition of new zoning districts under Article V.

Commissioner Dailey asked Ms. Abell if she was taking out the allowable uses for Planned Unit Development (PUD). Ms. Abell explained that she made

changes to the PUD because a PUD by definition must be compatible with the description of the district in the Comprehensive Plan.

After reviewing the incentive suggestions Ms. Abell had added to the UDO, Commissioner Johnson asked if the developer of a Tier 2 or Tier 3 development could deviate from the list of amenities. Ms. Abell explained that the developer would have to choose from the options listed. She also advised the Planning Commission that the changes she is making are changes that implement the Comprehensive Plan.

A motion was made by Commissioner Wooten to continue this item to the October 7 meeting for further study. Commissioner Dailey seconded the motion and the following vote was recorded:

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

B. ACTION ITEMS

1. REQUEST TO CONTINUE COMPREHENSIVE REZONINGS TO THE OCTOBER MEETING (STAFF)

Ms. Abell requested the Planning Commission continue the comprehensive rezoning issues until the October 7 meeting.

On a motion by Commissioner Wooten to continue the discussion and voting on the comprehensive rezoning issues until the October 7 meeting and a second by Commissioner Dailey, the following vote was recorded:

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

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NEW BUSINESS

A. QUASI-JUDICIAL

1. REQUEST FOR FINAL PLAT APPROVAL, GULF VIEW PLACE SUBDIVISION (ERIC MINOR, OWNER)

James Eric Minor and Jason Roy requested Final Plat approval for Gulf View Place Subdivision, which establishes Lots 1, 2, and 3 of Gulf View Place Subdivision, for the purpose of developing single-family residential homes. The subject property is located at the northwest end of Gulf View Place, PID #82515050.100.

Mr. Minor stated that the Final Plat met all the requirements of the City. He also stated that the easements where the fire hydrant and water lines were located would be released to the City.

Ms. Abell advised that the Final Plat was the same as the Preliminary Plat that the Planning Commission approved in January 2009. She also stated that the Final Plat had been approved by the City Attorney for legal form and sufficiency, and that the Building and Zoning Division and the Public Works Director had advised the Department that the documents were compliant with City subdivision requirements.

On a motion by James Torrey to recommend approval and a second by Jerry Akins, the following vote was recorded:

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

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DIRECTOR'S REPORT

Ms. Abell did not have anything new to report.

Commissioner Johnson asked Ms. Abell what the status was of the Gautier Family Sports Resort and Marina. Ms. Abell advised the Planning Commission that she had spoke with Jerry Wallace and they were talking with Singing River Electric Power Association (SREPA) about placing a temporary sign in an existing frame on their property to let visitors know about the units that would be for lease in the near future.

Commissioner Johnson also asked if there was any information about new development at the mall that Ms. Abell could tell them about. Ms. Abell stated that she could not discuss it at this time, although there were some new and exciting things that would be happening in Gautier in the near future.

SUBMITTED BY:

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

APPROVED:

David Wooten DATE: 11-18-10
David Wooten, Chairman
Gautier Planning Commission