

Gautier Planning Commission

Regular Meeting Agenda

April 7, 2011

VII. NEW BUSINESS

A. QUASI-JUDICIAL

1. REQUEST FOR A COMPREHENSIVE REZONING OF PROPERTIES TO C-2 COMMUNITY COMMERCIAL (STAFF) GPC CASE #11-08-RZ

Synopsis: This is a city-initiated comprehensive rezoning of properties to C-2 Community Commercial. The properties are generally described as properties south of Old Spanish Trail, north of the railroad tracks, east of Ladnier Road approximately 1107 feet and west of Beasley Road approximately 1046 feet, excluding the property generally known as Mallette Brothers Construction.

QUASI-JUDICIAL PROCEDURES

1. Announcement of Matter. Read the matter title to be considered.
2. Swear the Witnesses. All witnesses, parties, citizen participants and City Staff who plan to speak at the hearing shall collectively be sworn at the beginning of the hearing by the City Attorney
3. Ex Parte Disclosure. All members must disclose on the record any ex parte communications, to include any physical inspections of the subject property. The disclosure should include with whom any communication has taken place, a summary of the substance of the communication, and the date of the site visit, if any. If anyone has received written communications, the writing must be presented, read into record or a copy provided to all participants, and made a part of the official record.
4. Applicant Presentation.
5. Questions directed to Applicant. The applicant should answer any questions by the public, the Council, or others.
6. Staff Presentation. This includes presentation of the staff report into the official record.
7. Objections from Applicant. Confirm whether there are objections from the applicant regarding the staff report or development order.
8. Questions directed to Staff. The staff answers any questions by the public, the Council, or others.
9. Public Comments. Members of the public should be allowed to make comments regarding the application.
10. Applicant rebuttal/final comments
11. Staff rebuttal/final comments
12. Call for final questions.
13. Close public portion of the hearing.
14. Motion & Deliberation. Council makes a motion, and debates and deliberates regarding the application and development order.
15. Vote.
16. Close the quasi-judicial proceeding.

**CITY OF GAUTIER
STAFF REPORT**

To: Gautier Planning Commission Chairperson and Members

From: Babs Logan, Planning Technician

Thru: Samantha D. Abell, Planning and Economic Development Director

Date: March 30, 2011

Subject: Consideration of a City-Initiated Comprehensive Rezoning of Properties Comprising ±120.18 Acres to C-2 Community Commercial.

REQUEST:

The Planning Commission has directed Staff to begin implementing comprehensive rezonings based on the Comprehensive Plan's land use designations. The purpose of this city-initiated rezoning is to rezone lands along Old Spanish Trail that have been zoned Industrial, and a few parcels that have been zoned R-1, since before the City's 2002 annexation to C-2 Community Commercial. The Comprehensive Plan adopted by the City in 2009 designates part of this area as high impact commercial. The area to be rezoned is located south of Old Spanish Trail, north of the railroad tracks, east of Ladnier Road approximately 1107 feet and west of Beasley Road approximately 1046 feet, excluding the property generally known as Mallette Brothers Construction.

BACKGROUND:

Section 4.16 of the City's Unified Development Ordinance (UDO) establishes the procedure to amend the City's Official Zoning Map. The Gautier Planning Commission (GPC) shall review a proposal for a comprehensive rezoning and shall make an advisory recommendation to the City Council as to the need and justification for the change and the relationship of the proposed change to the goals, objectives and policies of the Comprehensive Plan. The GPC shall include in its recommendation to the City Council findings and any information which it deems is relevant to issues relating to the proposed rezoning.

Following a March 23rd advertised public hearing by the GPC on April 7th, the Ordinance to amend the City's Official Zoning Map will be considered for approval by the City Council on April 19th.

DISCUSSION:

The Comprehensive Plan’s Future Lane Use Element establishes the general land use designation for High Impact Commercial thus:

High Impact Commercial—Areas that cater to vehicular traffic, contain larger buildings and have a greater impact on adjacent areas. Retail stores in these areas offer a wider range of goods than a low-impact center and serve the entire community. They may include big box and strip retail centers, restaurants, fast food and/or office uses. High impact commercial areas require infrastructure to support heavy traffic and should be located near intersections of arterial streets on major thoroughfares. High impact commercial centers may be located adjacent to regional centers or one to two miles apart. They are not appropriate within residential areas but may exist as a commercial corridor where the design of such a center complements or enhances the function of the roadway and adjacent areas. The Lowe’s Home Store is an example of a high impact commercial area.

The C-2 Community Commercial district is described in the UDO thus:

5.3.8 C-2 Community Commercial District

Purpose and intent. The purpose of this district is to provide areas of medium density commercial including a mixture of retail, professional services, and studios which cluster together. Community Commercial Districts are located primarily along transportation collectors such as Gautier-Vancleave. The co-location of professional services and civic uses shall be encouraged to strengthen industry and provide an attractive, pedestrian scale commercial corridor into the City.

The table on page 5 shows the density and intensity for the C-2 District as well as existing zoning districts.

DATA AND ANALYSIS:

PIDN	NAME	LOCATION	ACREAGE
82434043.000	WASTE OIL COLLECTOR'S INC	OLD SPANISH TR GAUTIER	0.60
82434045.000	WASTE OIL COLLECTORS INC	3817 OLD SPANISH TR GAUTIER	3.68
82434040.000	YOUNG DON GRAY & ELSIE ROSE	OLD SPANISH TR GAUTIER	1.50
82434041.000	MCVEAY RILEY J & DIMPLE R	3809 OLD SPANISH TR GAUTIER	1.50
82434037.000	VETERANS OF FOREIGN WARS	3803 OLD SPANISH TR GAUTIER	0.91

82434038.000	VETERANS OF FOREIGN WARS	3803 OLD SPANISH TRAI GAUTIER	0.73
82434036.000	CUMBEST RUTH	3721 OLD SPANISH TR GAUTIER	4.00
82434035.000	WALKER EVELYNE MARIE	OLD SPANISH TR GAUTIER	7.00
82434039.000	PIERCE JOSEPH D & CAROLYN F	3803 OLD SPANISH TR GAUTIER	0.57
82435240.160	BATTLETTED M	3109 OLD SPANISH TR GAUTIER	3.40
82435240.100	HOLBERT CHARLES R	OLD SPANISH TRAIL GAUTIER	5.00
82435240.125	NGUYEN TONY & CA NGO	OLD SPANISH TR GAUTIER	9.92
82435240.050	SINGING RIVER BAPTIST CHURCH	OLD SPANISH TR GAUTIER	2.18
82435240.075	HENDLEY JOHN M	2965 OLD SPANISH TRAIL GAUTIER	5.00
82434034.000	LONG STEPHANIE PADGETT	3521 OLD SPANISH TR GAUTIER	0.87
82434031.000	OSBORN CHARLOTTE R	3501 OLD SPANISH TRAIL GAUTIER	4.67
82434030.000	FREEMAN ROYCE E	OLD SPANISH TR GAUTIER	4.53
82435210.000	CUMMINS MAYRON I & FANNIE	3329 OLD SPANISH TR GAUTIER	0.88
82435180.000	STEVENSON BETSY ROSS	HAKES RD GAUTIER	0.32
82435220.000	DISMISS HOLDINGS INC	OLD SPANISH TRAIL GAUTIER	5.00
82435170.000	MERRILL MICHAEL	3312 HAKES RD GAUTIER	0.32
82435240.170	GARRETT WILLIAM C	OLD SPANISH TRAIL GAUTIER	3.00
82435210.050	STEELE JANIE L C	3305 HAKES RD GAUTIER	0.52
82435200.000	BALIUS DONALD EUGENE & DOROTHY	3308 HAKES RD GAUTIER	0.32
82435210.025	RATLIFF MONA FAYE C SELF	3301 HAKES RD GAUTIER	0.60
82435190.000	JOHNSON BARBARA A	HAKES RD GAUTIER	0.58
82435240.130	MISSJACK COMPANY	OLD SPANISH TR GAUTIER	3.81
82436070.000	WEILBACHER ARMAND E & DORIS H	LADNIER RD GAUTIER	12.65
82436075.080	SCI MISSISSIPPI FUNERAL	3920 LADNIER RD GAUTIER	1.41
82436080.000	COLUMBIA VENTURES	OLD SPANISH TR GAUTIER	17.20
82436090.000	HANS JOE & JANE EDWARDS	OLD SPANISH TRAIL GAUTIER	10.00
82436075.150	SCI MISSISSIPPI FUNERAL	LADNIER RD GAUTIER	0.42
82436075.155	TROTTER ERICK JOHN & CYNTHIA L	3208 LADNIER RD GAUTIER	0.33
82436075.052	TAYLOR BOBBIE J	3204 LADNIER RD GAUTIER	0.30
82436075.050	SAXTON ETTA L &	3204 LADNIER RD GAUTIER	0.30
82436075.070	HUTCHENS STACY D	3124 LADNIER GAUTIER	0.71
82436075.100	CLARK MCKINLEY R	3002 LADNIER RD GAUTIER	2.55
82436070.100	SHIELDS STANLEY	3101 LADNIER RD GAUTIER	0.34
82436075.110	WOOD ROBERT L JR	LADNIER RD	1.50
82436072.000	HUYNH JOESEPH	LADNIER RD GAUTIER	1.06
			total 120.18

Location: Wards 1, 2 & 3

Current Zoning of the Request Property: I-2 Industrial & R-1 Low Density Residential; several parcels that front on Ladnier Road are currently zoned C-2 and the zoning will remain the same.

Current surrounding existing land use and zoning:

	Current Land Use	Zoning District
North	Commercial, Multi-family Residential, Civic, Vacant	TCMU Town Center Mixed Use, C-3 Highway Commercial
South	Vacant, Recreation, Single Family Residential	PUD Planned Unit Development, I-2 Industrial, MURC-1 Mixed Use Recreation Commercial-1
East	Single Family Residential	R-1 Low Density Residential
West	Industrial	I-2 Industrial

Comprehensive Plan Land Use Designation: The subject properties are designated High Impact Commercial and Industrial.

Surrounding Future Land Use Map (FLUM) designations:

	FLUM Designation
North	Town Center, High Density Residential
South	Recreational, Medium Density Residential, Industrial, High Impact Commercial
East	Low Density Residential
West	Industrial

Proposed Zoning: C-2 Community Commercial

Zoning District	Min. Lot Area (sq. ft.)	Min. Lot Width	Maximum Building Height			Setbacks			Maximum Density (units per acre)			Maximum Floor Area Ratio			Max % of area covered on lot		
			Tier 1	Tier 2	Tier 3	Front	Side	Rear	Tier 1	Tier 2	Tier 3	Tier 1	Tier 2	Tier 3	Tier 1	Tier 2	Tier 3
R-1	9,600	80	35	---	---	25/35	10/25/35	25	---	---	---	---	---	---	25	---	---
TCMU	43,560 total 2,400	40	30	55	75	25/0/80	0/15/35	0/35	18	24	36	4.0	4.5	5.0	0/9/0	30	30
I	20,000	100	60	N/A	N/A	40	15/40/80/30	25/80/40	none	N/A	N/A	N/A	N/A	N/A	none	N/A	N/A
C-2	None	100	25	30	35	40/25	15/35	0/35	none	N/A	N/A	N/A	N/A	N/A	75	80	85

REVIEW CRITERIA:

The Commission, in its report and recommendation to the City Council on the appropriateness of the request, should study and consider the following criteria and recommend whether or not each is met, if applicable. Staff has recommended findings for the GPC's consideration.

- A. The existing zoning in the subject area is not in accordance with the Comprehensive Plan.

Staff finds that the existing zoning is not in accordance with the Comprehensive Plan in that the Plan re-designates parcels within the subject area to High Impact Commercial. The rezoning of this area will place the Official Zoning Map in further compliance with the Plan.

- B. The need for additional land in the City having the same zoning classification as the one proposed.

Staff finds that there is a need for additional lands in the City to be designated C-2 to implement the Comprehensive Plan's High Impact Commercial land use. As existing commercial areas are being rezoned to new zoning districts such as TCMU, MURC-1 and MURC-2 there is a need for a transitional commercial corridor on Old Spanish Trail at high-traffic intersections. The C-2 corridor will be located south of TCMU with residential to both sides.

- C. A substantial change in the land use character of the surrounding area that justifies the change in zoning.

Staff finds that the area to be rezoned has scattered existing zoning offering no cohesion for growth. There are several residential homes, an

asphalt company, a landscaping company, a church, etc. located on parcels within the subject area currently zoned Industrial. A C-2 zoning allows for a viable commercial corridor of compatible uses appropriate near residences and more intensive industry.

FINDINGS / APPROPRIATENESS OF THE REQUEST:

Based on Staff's recommendation that the GPC forward a favorable recommendation to City Council, the Commission must find the following:

C-2 Community Commercial:

The Planning Commission finds that the existing zoning in the subject area is not in accordance with the Comprehensive Plan in that the existing zoning is I-2 and R-1 zoning and the Comprehensive Plan re-designates this area to Industrial and High Impact Commercial; and

The Planning Commission finds that there is a need for additional lands in the City to be designated C-2 to implement the Comprehensive Plan's High Impact Commercial land use. As existing commercial areas are being rezoned to new zoning districts such as TCMU, MURC-1 and MURC-2 there is a need for more High Impact Commercial as designated by the Comprehensive Plan; and

The Planning Commission finds that scattered existing uses are inharmonious with the character of the current zoning and to the 2009 Comprehensive Plan, which designates this area for rezoning to allow High Impact Commercial and Industrial uses for the area.

CONCLUSION AND RECOMMENDATION:

Based on the analysis of the site data, existing and future land use maps, impact on the availability of infrastructure, consistency with the Comprehensive Plan, and the appropriateness of the request relevant to the criteria established by Section 4.16 of the Unified Development Ordinance, the Commission may:

1. Recommend that City Council approve the Ordinance to Comprehensively Rezone the subject area to C-2 Community Commercial; or
2. Recommend that City Council deny the Comprehensive Rezoning.

ATTACHMENTS:

Ordinance

Map Exhibits A-E

1
2
3 **ORDINANCE**

4 **AN ORDINANCE OF THE CITY OF GAUTIER, MISSISSIPPI, RELATING TO THE**
5 **COMPREHENSIVE REZONING OF ±120.18 ACRES MORE OR LESS TO C-2 COMMUNITY**
6 **COMMERCIAL; GENERALLY DESCRIBED AS PROPERTIES SOUTH OF OLD SPANISH**
7 **TRAIL, NORTH OF THE RAILROAD TRACKS, EAST OF LADNIER ROAD**
8 **APPROXIMATELY 1107 FEET AND WEST OF BEASLEY ROAD APPROXIMATELY**
9 **1046 FEET, EXCLUDING THE PROPERTY GENERALLY KNOWN AS MALLETTE**
10 **BROTHERS CONSTRUCTION; MORE PARTICULARLY DESCRIBED IN THE BODY OF**
11 **THE ORDINANCE; PROVIDING AUTHORITY; MAKING FINDINGS OF FACT; PROVIDING**
12 **FOR A ZONING MAP AMENDMENT; AND SETTING AN EFFECTIVE DATE.**

13
14 **NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GAUTIER,**
15 **MISSISSIPPI, AS FOLLOWS:**

16
17 **SECTION 1. AUTHORITY.**

18 The authority for enactment of this ordinance is Section 17-1-5, Mississippi Code Annotated
19 Section 17-1-15 (1972), Mississippi Statutes.

20
21 The City Council of Gautier finds that a comprehensive rezoning is necessary to implement the
22 City's Comprehensive Plan adopted the 16th day of June 2009. A public hearing was held
23 before the Gautier Planning Commission on April 7, 2011, and the Commission recommended
24 that Council approve the change for a zoning map amendment to adopt the C-2 Community
25 Commercial District. The City Council has conducted a public hearing on April 19, 2011 after
26 giving due public notice pursuant to the Public Hearing Process of the City's Unified
27 Development Ordinance. The requested rezoning is consistent with the City's Comprehensive
28 Plan.

29
30 **SECTION 2. PROPERTY REZONED.**

31 The property generally described as properties south of Old Spanish Trail, north of the railroad
32 tracks, east of Ladnier Road approximately 1107 feet and west of Beasley Road approximately
33 1046 feet, excluding the property generally known as Mallette Brothers Construction, is hereby
34 rezoned to C-2 Community Commercial District.

35
36 **SECTION 3. FINDINGS OF FACT.**

37
38 The Planning Commission finds that the existing zoning in the subject area is not in accordance
39 with the Comprehensive Plan in that the existing zoning is I-2 and R-1 zoning and the
40 Comprehensive Plan re-designates this area to Industrial and High Impact Commercial; and

41
42 The Planning Commission finds that there is a need for additional lands in the City to be
43 designated C-2 to implement the Comprehensive Plan's High Impact Commercial land use. As
44 existing commercial areas are being rezoned to new zoning districts such as TCMU, MURC-1
45 and MURC-2 there is a need for more High Impact Commercial as designated by the
46 Comprehensive Plan; and

47
48 The Planning Commission finds that the location of a construction office, a church, a
49 landscaping business and several homes is inharmonious with the character of the current

50 zoning, according to the 2009 Comprehensive Plan, which designates this area for rezoning to
51 allow High Impact Commercial and Industrial uses for the area. Now, therefore:
52

53 **SECTION 4. ZONING MAP AMENDMENT.** The Official Zoning Map of the City of Gautier is
54 hereby amended to include a comprehensive change of classification from I-2 Industrial and R-1
55 Low Density Residential to C-2 Community Commercial for the specific parcels described in
56 Exhibit A of this Ordinance.
57

58 **SECTION 5. SETTING EFFECTIVE DATE AND APPEAL.** This Ordinance shall become
59 effective 30 days after approval by the City Council and signature of the Mayor.
60

61
62
63
64 ADOPTED: _____
65
66 Tommy Fortenberry, Mayor

67 ATTEST:
68
69 _____
70 Wendy McClain, City Clerk

71
72
73 Codification Instructions: Not Codified.

EXHIBIT A

Location Map

OLD SPANISH TRAIL ZONE CHANGE AREA 1 ZONE CHANGE TO C-2

City Of Gautler
Economic Development/Planning



040800



Feet



Prepared by the
City of Gautler
GIS Division

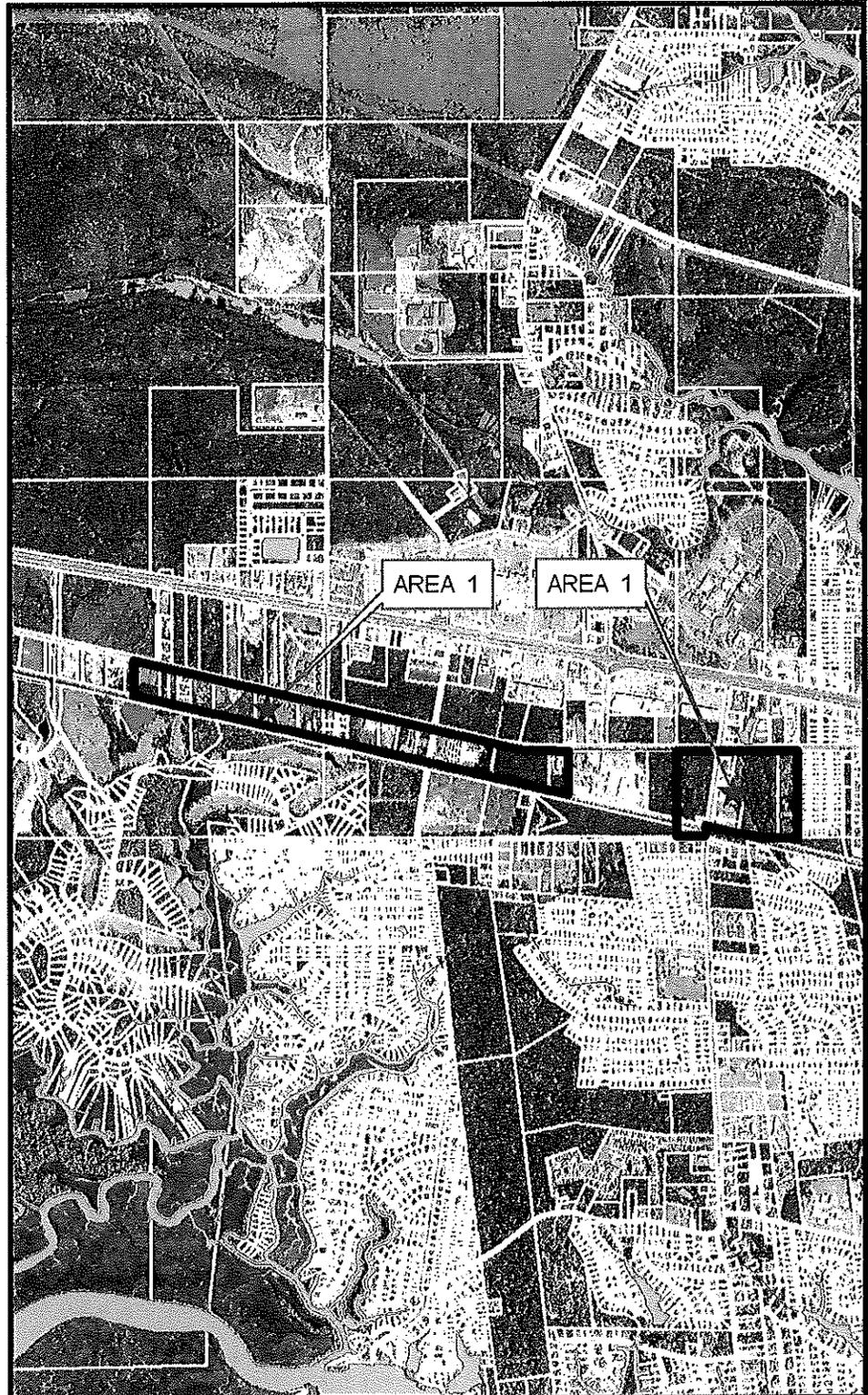


EXHIBIT B

Existing Zoning Map

City Of Gautier
Economic Development/Planning



0 40 800



Feet



Prepared by the
City of Gautier
GIS Division

Legend

-  AG Agricultural
-  PL Public/Semi-Public
-  PUD Planned Unit Development
-  R-1 Low Density Residential
-  R-2 Multi-Family Residential
-  R-3 Mobile Home District
-  MUM
-  TC
-  MURC-1
-  MURC-2
-  MURC-MW
-  C-1 Neighborhood Commercial
-  C-2 Community Commercial
-  C-3 Highway Commercial
-  I-2 Industrial

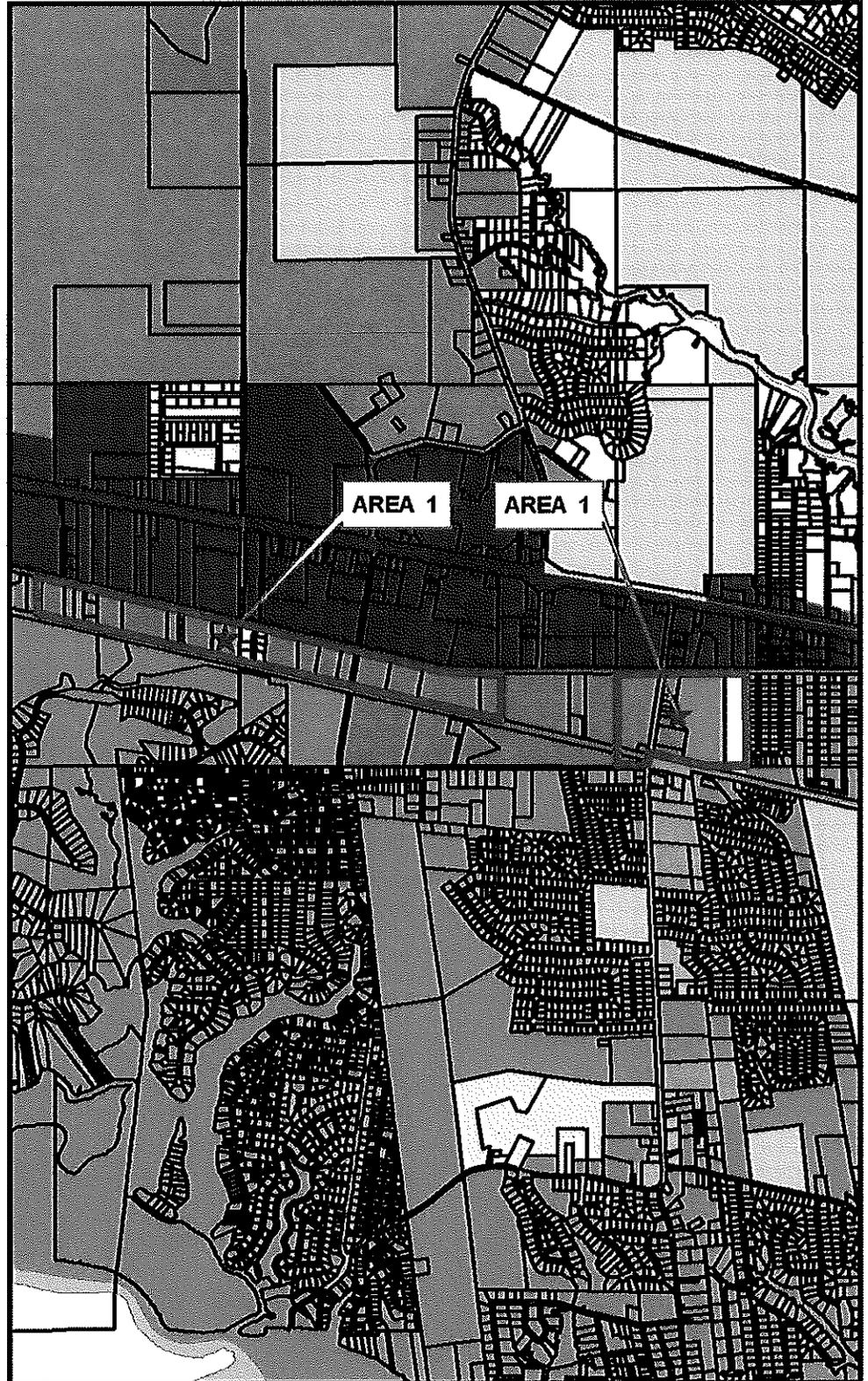


EXHIBIT C

Proposed Zoning Map

City Of Gautier
Economic Development/Planning



0 40000



Prepared by the
City of Gautier
GIS Division

Legend

-  AG Agricultural
-  PL Public/Semi-Public
-  PUD Planned Unit Development
-  R-1 Low Density Residential
-  R-2 Multi-Family Residential
-  R-3 Mobile Home District
-  MUM
-  TC
-  MURC-1
-  MURC-2
-  MURC-MW
-  C-1 Neighborhood Commercial
-  C-2 Community Commercial
-  C-3 Highway Commercial
-  I-2 Industrial

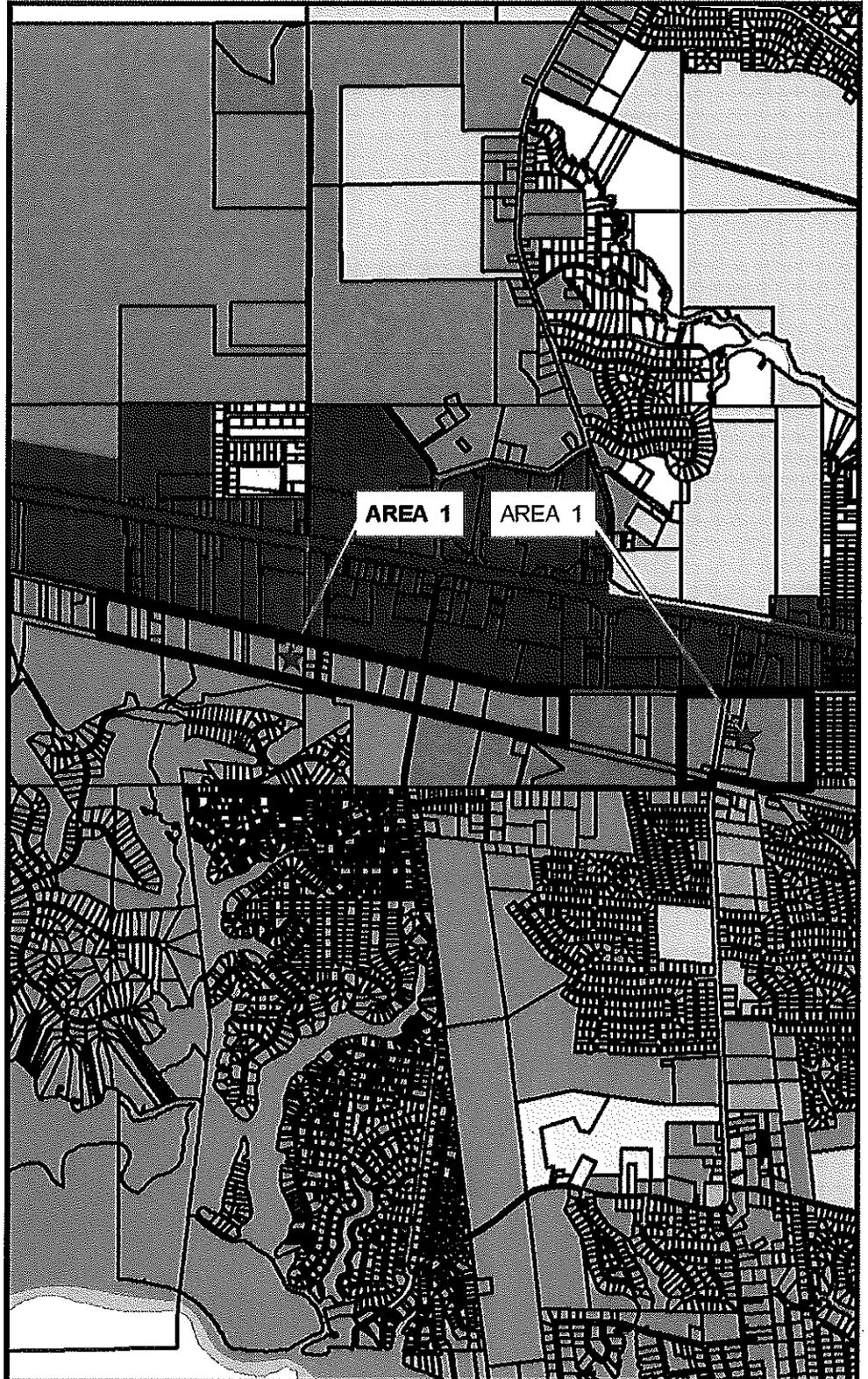


EXHIBIT D

Existing Land Use Map

City Of Gautier
Economic Development/Planning



0 400 800



Feet



Prepared by the
City of Gautier
GIS Division

Legend

EXISTING LAND USE

-  Commercial-Retail
-  Conservation
-  Civic
-  Industrial
-  Marina/Fish Camps
-  High Density Residential
-  Mobile Home
-  Mobile Home Park
-  Medium Density Residential
-  Office
-  Recreation
-  Very Low to Low Density Residential
-  Utility
-  Vacant

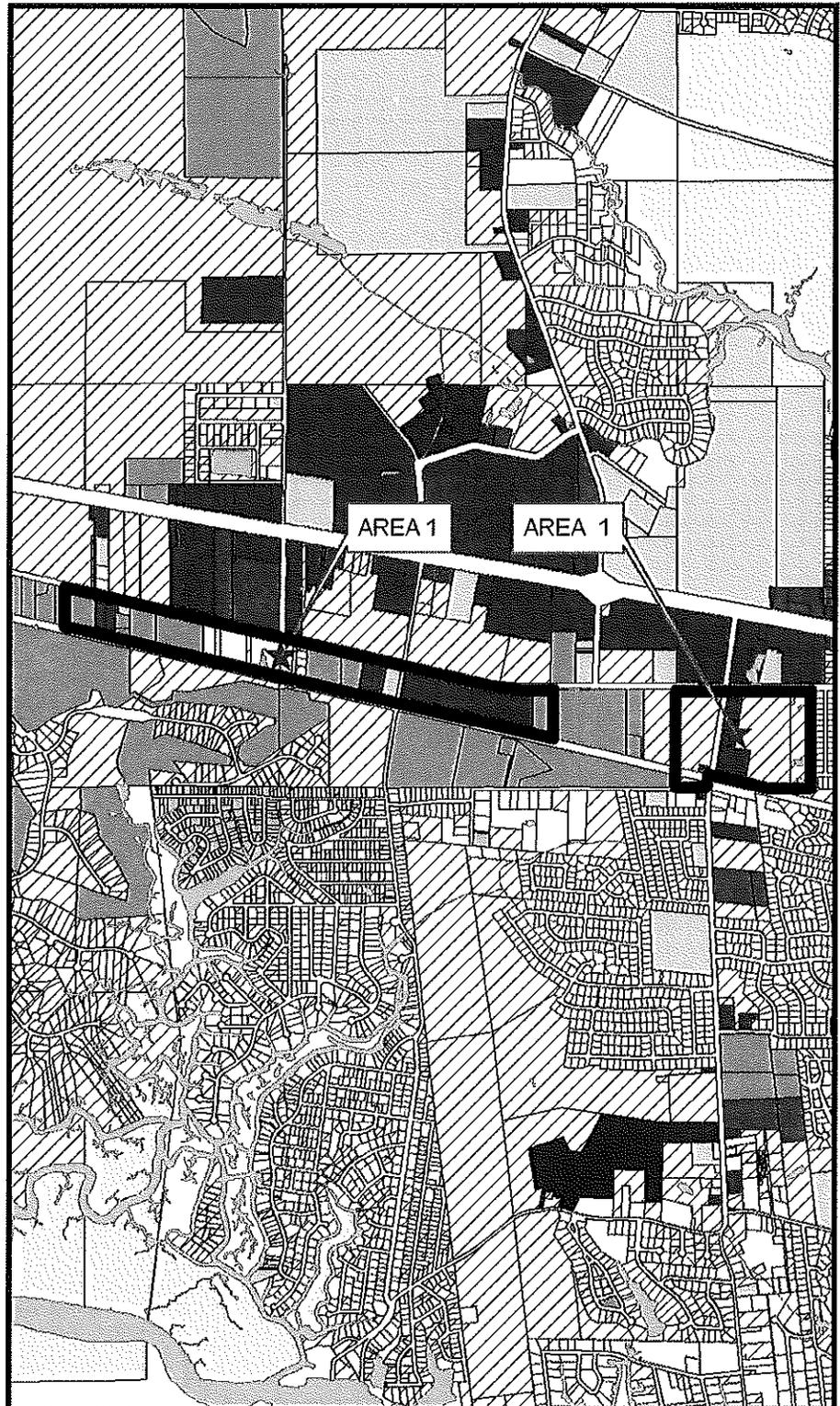


EXHIBIT E

Future Land Use Map

City Of Gautier
Economic Development/Planning



0 40000



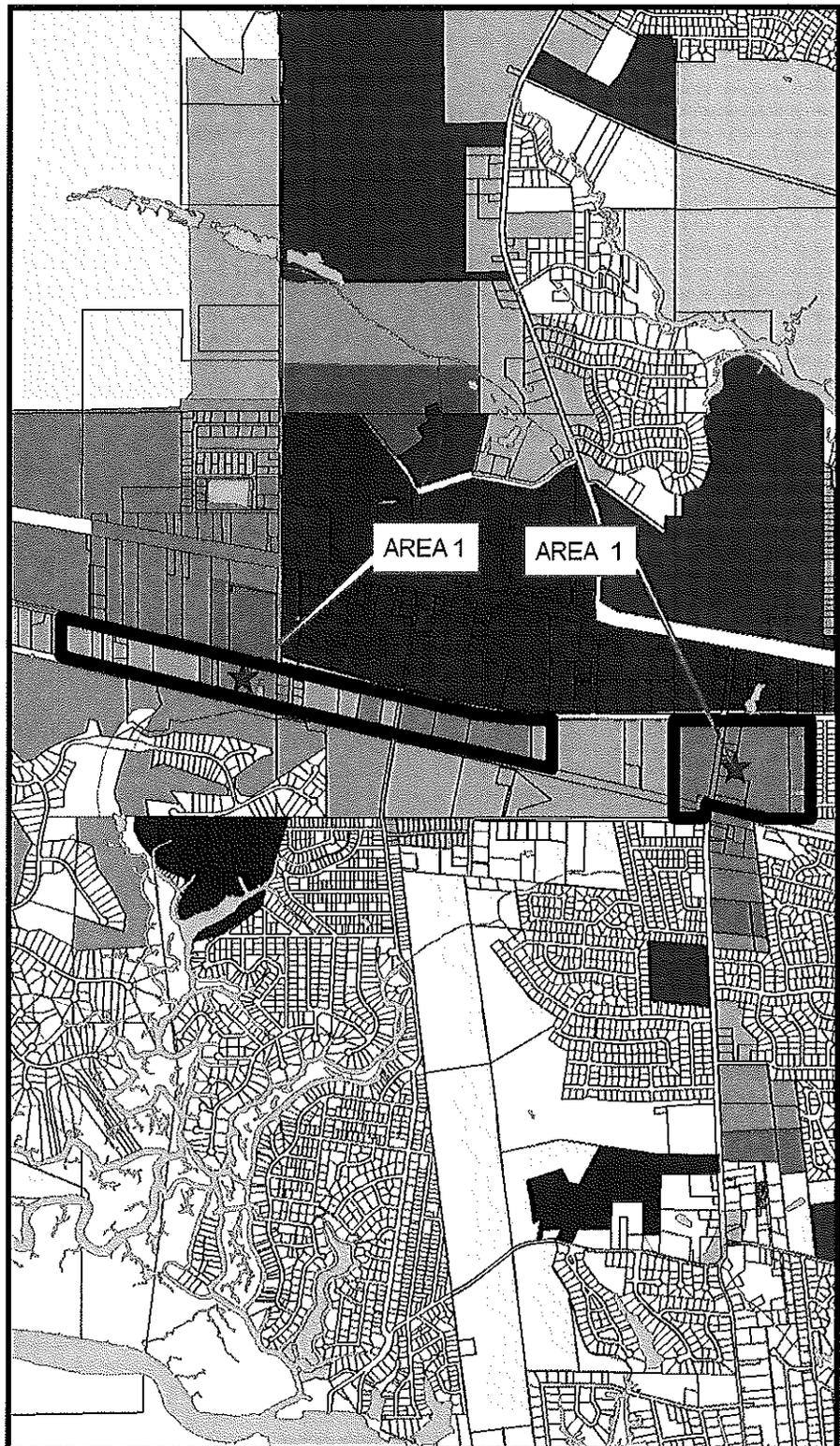
Feet



Prepared by the
City of Gautier
GIS Division

Legend

-  Civic
-  High Impact Commercial
-  Conservation
-  High Density Residential
-  Industrial
-  Low Density Residential
-  Medium Density Residential
-  Mobile Home Residential
-  Low Impact Commercial
-  Recreational
-  Recreational Commercial
-  Regional Scale Commercial
-  Mixed Use Residential
-  Town Center
-  Very Low Density Residential



Gautier Planning Commission

Regular Meeting Agenda

April 7, 2011

VII. NEW BUSINESS

B. LEGISLATIVE

1. REQUEST TO AMEND THE R-3 MOBILE HOME DISTRICT TO ALLOW RECREATIONAL VEHICLES AS A CONDITIONAL USE-MAJOR WITHIN DESIGNATED MOBILE HOME PARKS (CHARLES AND JON WARWICK, OWNERS) GPC #11-09-UDO

Synopsis: This is a request to amend the UDO to allow recreational vehicles as a conditional use –major within designated mobile home parks.

CITY OF GAUTIER, MISSISSIPPI

STAFF REPORT

DATE: April 1, 2011

TO: Chairman and Members Gautier Planning Commission

FROM: Samantha D. Abell, Planning and Economic Development Director

SUBJECT: Request to Amend the R-3 Mobile Home District to Allow Recreational Vehicles as a Conditional Use-Major within designated Mobile Home Parks. Requested by Charles and Jon Warwick, Owners

REQUEST:

The City has received an application from Charles and Jon Warwick, owners of Coastal Meadows Mobile Home Park, requesting to amend the Unified Development Ordinance to include "Recreational Vehicles" as a Conditional Use-Major in a designated "Mobile Home Park". The request is not site specific except as it applies to mobile home parks in the R-3 Mobile Home District.

The applicant paid the required \$250.00 application fee and deposit on March 21, 2011. Staff has drafted an ordinance reviewed by the City Attorney for legal form and sufficiency.

BACKGROUND:

Zoning and Land Use History

The City's Unified Development Ordinance does not permit Recreational Vehicles except within designated Recreational Vehicle Parks. The RV Parks are permitted "by right" in C-3 Highway Commercial districts, and in C-2 Community Commercial districts upon approval of a Conditional Use Permit requiring a public hearing by the Planning Commission and City Council approval (a hearing process referred to as Conditional Use-Major).

The amendment request would not allow RV's in all Mobile Home districts. The amendment would not allow RV's in all Mobile Home Parks. The amendment only grants an RV Mobile Home Park the right to request a conditional use permit to allow RV's, after a public hearing by Planning Commission and approval by the City Council.

The Amendment Process

Amendments to the Unified Development Ordinance may be initiated by the City Council, the Gautier Planning Commission (GPC), the City Staff, or by a citizen. The process requires that the GPC review and forward a recommendation to the City Council on the proposed amending ordinance(s).

After due public notice the City Council shall hold a public hearing after the first reading of the ordinance amending the UDO. The City Council may consider approval after a public hearing based on the application and the relevant support materials, testimony at the public hearing, the GPC recommendation, and the Staff Report.

DISCUSSION:

The City's UDO has three (3) types of uses which may be allowed in the various districts established: permitted principal uses, permitted accessory uses both of which are permitted by right, and conditional uses.

Conditional uses are uses that are not generally considered compatible with other land uses in a particular zoning district. The GPC, may find some uses appropriate, after individual site review, based on their site location, design, configuration of buildings, intensity or density of use, or the imposition of conditions pertinent thereto, and may permit such individual uses.

The criteria for approval of a conditional use development permit can ensure design and land use compatibility with the mix of uses allowed in the R-3 District.

STAFF FINDINGS:

In 2009, the City adopted its Comprehensive Plan, which encourages seasonal tourism areas in designated areas, and also establishes policies strengthening the stability of City neighborhoods.

Staff finds that special consideration must be given to ensure that Recreational Vehicles are compatible within the R-3 residential district. With the proposed change to the UDO, Recreational vehicles will be allowed as a conditional use to ensure the use is consistent with the goals, objectives and policies of the Comprehensive Plan, ensure the conditional use is consistent with the character of the immediate vicinity of the land proposed for development, and designed so that it is consistent with the harmonious development of the zoning district in which it is proposed.

Staff further finds the request consistent with the policies of the Comprehensive Plan.

RECOMMENDATIONS:

The Planning Commission may:
Recommend that City Council approve the Ordinance; or
Recommend that City Council not approve the Ordinance.

Enclosures: Applicant's Exhibit 1- Application
Ordinance

EXHIBIT "1"

ECONOMIC DEVELOPMENT/PLANNING DEPARTMENT
GAUTIER, MISSISSIPPI

**TEXT CHANGE TO UNIFIED DEVELOPMENT ORDINANCE (UDO)
PUBLIC HEARING APPLICATION**

Hearing Number

GPC 11-09-UDO

TYPE OF REQUEST:	FEE:
Text Change to UDO <u> ✓ </u>	\$250.00

Name of Applicant: Charles Warwick, Jon Warwick
Name of Business: Coast Meadows Mobile Estates
Address: 2101 Ladnier Rd (office) Mailing Address (if different): _____
Email Address: cwarwick@canufly.net jwarwick@canufly.net
Phone: Charles: 601-954-5768 Cell Phone: Jon: 601-954-5776
Reason for request: We request a change to the list of permitted uses in an R-3 zoned Mobile Home Park.

Signature of Applicant: *[Signature]*
Date of Application: 3/10/11

FOR OFFICE USE ONLY	
Date Received <u>original 3/2/11</u>	Verify as Complete <u>BL</u>
Fee Amount Received <u>250.00</u>	
Initials of Employee Receiving Application <u>BL</u>	

*Rec'd 2011
3/16/11*

EXHIBIT "1"

TEXT CHANGE TO UDO
On Behalf of Coast Meadows

Criteria for Approval

1. What article is proposed to be amended?

Article V

2. What section and sub-section is to be amended?

Section 5.2.2

3. How would you amend the above to read?

Recreational Vehicles be permitted as a Conditional Use-Major in the R-3 District

4. Why are you proposing this amendment?

We propose this change so that Coast Meadows may provide housing to the highly skilled and highly paid workers who will be coming to the area soon. Chevron in Pascagoula will be building a new plant, and the duration of the project is expected to span nearly two years. To build this huge facility, they are expecting nearly 1000 workers to arrive from nearby communities as well as other states. Many of these men and women will be bringing recreational vehicles for their living quarters. This many new sales tax payers and consumers will be a boon for the City of Gautier and its businesses. In Gautier, and at Coast Meadows in particular, the workers will have a quiet and relaxing environment in our community which is professionally managed with rules and regulations which are enforced for the quiet enjoyment of all residents.

5. Give an analysis of the degree of consistency of the proposed amendment with the goals, objectives and policies of the Comprehensive Plan (CP).

A. Goal number one in the CP has as an objective to "...provide housing for diverse market needs including various income and population groups".

The Chevron contractor workforce although relatively highly paid, brings a unique housing situation with them. In order for the city of Gautier and Coast Meadows to take advantage of this opportunity, we need to provide them appropriate space to reside while they are making money, and spending their wages with local businesses, restaurants, and recreation.

B. Goal number four of the CP pertains to Economic Development. It says, "Capitalize on the city's location on a major east-west corridor as well as its proximity to adjacent communities" and also, "Promote the idea of 'Destination Gautier'...". Both of these goals dovetail precisely with the desires and needs of Recreational Vehicle owners looking for an interesting place to visit.

Also in goal number four the CP says, "Open up new areas for cultural events and leisure activities and to increase tourism and enhance the recreational opportunities for residents". This goal also matches the desires of tourists searching for an interesting and rewarding place to visit and work from their Recreational Vehicles.

EXHIBIT "1"

C. Goal number five of the CP says in part, "Require new development to help provide for recreational venues by requiring open space or parks within each new development". Coast Meadows has achieved this goal already. We have a 19 acre wetland area on our site with a walking trail through it. Also, our park has wide green areas with playgrounds, a pool, and a community building for the residents to share.

D. A map on page 53 of the CP shows the area encompassing Coast Meadows and its neighbors within about a half-mile, as being a "focus area", which "shows signs of minor physical and economic decline". And the city should, "...stabilize these areas with efficient code enforcement and incentives for repair and re-development". We believe that granting our request for a change to the Conditional Use-Major in the R-3 District would be a positive step that the city can take which will help revitalize this "focus area". Allowing Recreational Vehicles in this area will bring visitors and their money to all the "focus area" businesses.

E. On page 94 of the CP under the heading of "Future Recreational Opportunities", it states, "...projects have been discussed that would greatly enhance the appeal of the city as a recreational destination..." One of the projects the CP names is possible purchase and further development of Shepard Park and other waterfront accesses. Coast Meadows is located near these areas, and could be there to support these "recreational destinations" for RVers.

Summary:

After reading the thorough Gautier Comprehensive Plan, I have come to realize that in general, its purpose is to be used as a guide for growing the city in a smart way which results in a beautiful and useful city capable of attracting and hosting visitors. Allowing Recreational Vehicles in R-3 districts fits nicely into your plans.

EXHIBIT "1"

2.5 GOALS AND OBJECTIVES

The following goals and objectives have been formulated as general guidelines for the city's growth and prosperity.

Housing and Neighborhood Stabilization

Goal No. 1: *Facilitate the building of new neighborhoods and the revitalization of existing neighborhoods that offer a variety of quality housing products in a safe and attractive environment for residents. The objectives of Goal No. 1 are to*

- Provide housing for diverse market needs including various income and population groups;
- Eliminate unsafe and inadequate housing;
- Provide quality-built new homes;
- Build attractive new subdivisions with creative site design;
- Provide amenities for residents within residential neighborhoods;
- Promote public/private partnerships in real estate development, community development and affordable housing;
- Preserve the character and integrity of low-density residential neighborhoods; and
- Promote the efficient use of land while protecting valuable natural resources.



Transportation

Goal No. 2: *Seek to establish an efficient multi-modal transportation network that serves all areas of the city and all citizens including those who are unable to use cars. The objectives of Goal No. 2 are to*

- Utilize the long-range MPO plan and federal funding to enhance the transportation system in Gautier;
- Improve the existing street system by building connecting streets and roads between key destination points especially within the downtown area;
- Control high speed traffic on major thoroughfares using traffic calming methods;

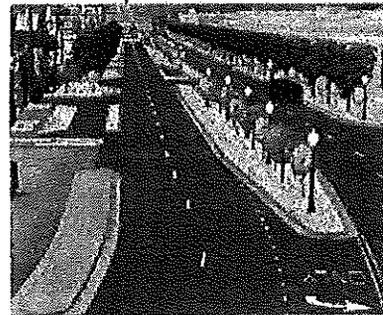


EXHIBIT "1"

- Facilitate the planning and construction of a multi-modal transportation system including light rail and bus or van transportation;
- Promote connectivity of streets within neighborhoods by introducing pedestrian paths, bike paths and well-designed and maintained local streets;
- Provide parking to adequately meet demand and support economic vitality without sacrificing aesthetics; and
- Enhance the visual attractiveness of transportation routes with attractive streetscapes, signs and landscaping.

Natural and Cultural Resources

Goal No. 3: *Protect the unique natural and cultural environment of Gautier thereby improving the community and its attractiveness to citizens and visitors. The objectives of Goal No. 3 are to*



- Showcase and preserve the recognizable and unique identities of the community such as the readily accessible waterfront areas, the river and the Mississippi Sound;
- Provide an interconnected system of green space, parks, greenways, and natural areas for wildlife;
- Protect natural resources through environmentally sensitive development, solid waste management, protection of water quality and wildlife habitats;
- Promote the preservation of wetlands, flood areas and the shoreline;
- Support arts and culture by developing partnerships with local schools, colleges and organizations;
- Encourage green building and resource and energy conservation practices in new and existing buildings through financial incentives;
- Protect and enhance the existing character, stability and scale of the city's older neighborhoods; and
- Protect the historic elements of the community including landmark structures, places and vistas.

Economic Development

Goal No. 4: *Promote economic development and a positive climate for businesses which will result in a well-rounded tax base and needed services for residents. The objectives of Goal No. 4 are to*

- Capitalize on the city's location on a major east-west corridor as well as its proximity to adjacent communities;

EXHIBIT "1"

- Enhance the visual appearance of commercial corridors with design standards;
- Promote the idea of "Destination Gautier" by promoting marine resources, unique places and the culture of the community;
- Find and promote an appropriate market niche;
- Develop incentives which will help recruit new business and revitalize underutilized and vacant commercial structures;
- Help insure that all Gautier residents have educational opportunities which will allow them to fulfill their personal and financial goals and become productive citizens;
- Become a pro-development city by offering efficient processes for development review and the use of financial tools to assist with infrastructure needs;
- Open up new areas for cultural events and leisure activities and to increase tourism and enhance the recreational opportunities for residents;
- Target specific commercial corridors for businesses which will provide needed services and shopping venues for students at MGCCC; and
- Redefine the perception of Gautier making it a unique place on the Mississippi Gulf Coast by promoting quality development, the effective reuse and rehabilitation of underutilized land and structures and by integrating natural landscapes into the built environment.



Community Facilities & Services

Goal No. 5: *Provide infrastructure, community facilities and services that adequately serve existing and future development and that enhance the lifestyle of all residents. The objectives of Goal No. 5 are to*

- Provide a balanced network of parks, recreational and leisure facilities of varying sizes and functions which are distributed throughout the city;
- Insure that all age groups including seniors have adequate facilities, activities and services that help support an active lifestyle and age-appropriate recreational and social activities;
- Require new development to help provide for recreational venues by requiring open space or parks within each new development;
- Provide facilities and programs for lifetime learning such as libraries, community centers and programs for special population groups that may have difficulty accessing existing programs;
- Provide police and fire department facilities and equipment and funds to hire personnel to effectively protect the lives and property of citizens;
- Promote the prosperity of Gautier citizens through education, insuring that educational

EXHIBIT "1"

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EXHIBIT "1"

Intervention Strategy

Neighborhoods that display pride of ownership and have well-maintained housing stock and infrastructure are more likely to remain healthy. Neighborhood organizations which are actively engaged with property owners help build a sense of pride and give residents a sense of empowerment in dealing with issues. Such organizations should be officially recognized by the city and have a legitimate venue in which to express their needs, concerns and opinions.

Other effective intervention strategies include: (1) Timely infrastructure improvements and repair, (2) Consistent code and zoning enforcement, (3) Enhanced policing and attention to emerging problems, (4) Appropriate zoning of properties to avoid commercial encroachment, (5) Strict adherence to building codes for new and remodeled construction, (6) Use of financial incentives to encourage repair and maintenance of existing housing, and (7) Acquisition of tax forfeited properties for immediate resale and/or new development.

Classifications of Gautier Neighborhoods

In order to help identify specific needs and appropriate intervention strategy, residential neighborhoods in Gautier have been placed into four categories: Reserve, Conservation, New Growth, and Focus Areas. Map No. 4 on page 54 shows specific neighborhoods by one of the following categories:

Reserve: Areas which are natural habitat, wetlands or areas which are to be preserved in their natural state and are primarily without manmade buildings.

Conservation: These areas are well-maintained, economically viable and the majority of the housing is in good condition. Conservation neighborhoods are relatively stable areas which do not need major redevelopment efforts but some structures may need minor rehabilitation and maintenance. Such areas should be enhanced and protected from physical and fiscal decline by the use of sound land use policy, design standards and ordinances that promote quality infill development.

New Growth: Areas which are developing or re-developing and which will be most influenced by the development principles in the Comprehensive Plan and updated Ordinances. As these areas develop, they will help define the look of Gautier. Preparation of sound land use and design standards is essential to insure quality development occurs in these areas.

Focus Areas: A small number of areas exhibit signs of minor physical or economic decline. The primary objective should be to stabilize these areas with efficient code enforcement and incentives for repair and re-development. City assistance may be needed in the acquisition and preparation of land for redevelopment.

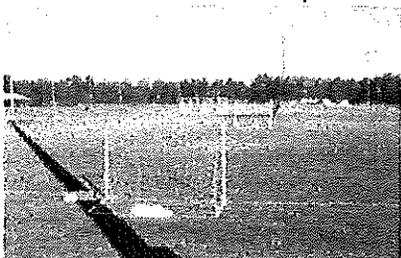
New Neighborhoods

New neighborhoods should strive for creative site design and amenities that will make the areas desirable for many years. Today's home buyers are attracted to new home designs,

habitats. This facility is the result of collaboration between MGCCC, the Gulf Coast Research Laboratory and the University of Southern Mississippi (USM).

Sports Leagues

Several sports leagues operate within the city including the Babe Ruth Little League, the Dixie Youth Baseball League and Pee Wee Football League. A girl's softball league plays at Buddy Davis Park and it is administered by the league itself. Gautier makes a monetary contribution to the girl's softball league based upon the number of participants from the city.



Golf Courses

- *The Mississippi National Golf Club*, located at 900 Hickory Hill Drive is a publicly owned 18-hole Golf Club. It is a par 72 course and is 7,003 yards long.
- *Shell Landing*, located at 3499 Shell Landing Road, is a public golf course located within a residential development. Shell Landing is 7,024 yards and is an 18-hole course.

Boys and Girls Club

The Boys and Girls Club, located at Bacot Park, provides after school recreational facilities for youth. The City Council recently approved the construction of a new building which will be run by a private entity but is partially supported by the city.



Future Recreational Opportunities

Expansion of the recreational activities is a priority for citizens, staff and city officials; however, financial resources are limited. Possible sources of financing are being explored to help new facilities and improve existing facilities. Several projects have been discussed which would greatly enhance the appeal of the city as a recreational destination. Future recreational opportunities include:

- *Waterfront Parks*. Although Gautier is located on the Gulf of Mexico and the West Pascagoula River, public waterfront access is lacking. The city is searching for public water access points and has considered several possible sites including Point Clear, a privately owned recreational facility with pool and boat

EXHIBIT "1"

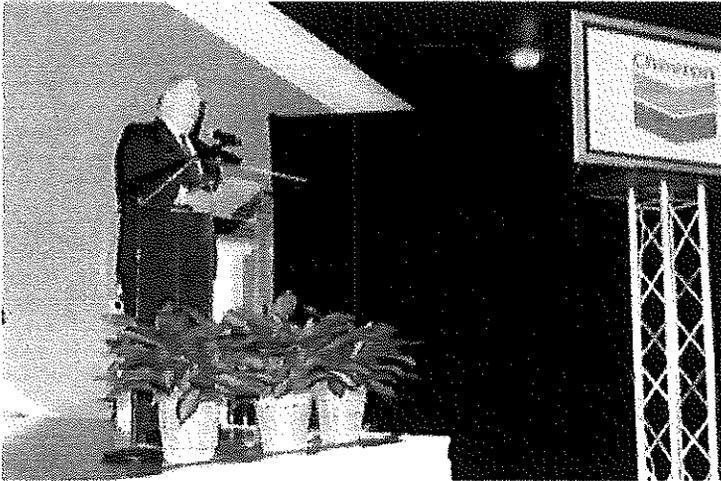


Chevron, Gov. Barbour announce \$1.4 billion expansion at Pascagoula plant

Published: Monday, January 31, 2011, 10:44 AM Updated: Monday, January 31, 2011, 11:20 AM



By **Kaija Wilkinson**



(Kaija Wilkinson/The Press-Register)

Gov. Haley Barbour was on hand at the Grand Magnolia Ballroom this morning to help announce a \$1.4 billion expansion at the Pascagoula refinery. He said it is an economic shot in the arm for both Pascagoula and the state of Mississippi.

PASCAGOULA, Mississippi -- **Chevron Corp.** today announced that it will build a \$1.4 billion lubricants manufacturing facility at the Pascagoula refinery.

It will make Chevron the world's largest producer of such products, the main ingredient in production of top-tier motor oil that helps improve fuel economy, lower tail-pipe emissions and extend time between oil changes. The facility is projected to produce about 25,000 barrels per day of the product.

The project will create about 1,000 construction jobs, and 20 permanent jobs, according to the company.

Tom Kovar, the plant's general manager, said the project promises to be a boon to the local economy, with Chevron hiring local people and doing business with local companies.

Gov. Haley Barbour said the plant is a huge vote of confidence in Pascagoula and in the state, one that is being joined by a new solar panel plant in Hattiesburg, and a lignite coal facility in Kemper County.

The Pascagoula refinery, founded in 1963, today has about 1,600 employees and processes up to 330,000 barrels a day of crude for gasoline, jet fuel, diesel and other products.

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45 Adopted: _____

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49 Attest:

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53 _____
Wendy McClain, City Clerk

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56 New language is underlined.

57 Deleted language is ~~stricken~~.

58

Tommy Fortenberry, Mayor

Approved as to form and legal sufficiency.