JANUARY 5, 2012

GAUTIER, MISSISSIPPI

BE IT REMEMBERED THAT a regular meeting of the Gautier Planning Commission of the City of Gautier, Mississippi, was held on January 5, 2012, 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, James Torrey, Larry Dailey, and Greg Spanier. Absent were Marilyn Minor and Richard Johnson. 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 and presented the minutes from the December 1, 2011 meeting for approval. The minutes were approved as submitted.

APPROVAL OF AGENDA

There were no changes to the agenda.

AGENDA

GAUTIER PLANNING COMMISSION

JANUARY 5, 2012

6:00 P.M.

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE (VOLUNTEER)

III. APPROVAL OF MINUTES – (DECEMBER 1, 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 HOME OCCUPATION PERMIT, HOME OFFICE FOR JANITORIAL AND LANDSCAPING BUSINESS, 2641 SOUTHERN DRIVE (DUANE PURNELL, OWNER) (GPC CASE #11-32-HO)

B. LEGISLATIVE

1. REQUEST TO AMEND THE SIGN ORDINANCE REGARDING AUTO DEALERSHIPS WITH FRONTAGE ON HIGHWAY 90 OR HIGHWAY 57 (JASON PILGER, OWNER OF JASON PILGER HYUNDAI) (GPC CASE #11-38-UDO)

C. LARRY MORAN EXCELLENCE AWARD

1. VOTE FOR 2011 WINNER FROM NOMINATIONS

VIII. DIRECTOR'S REPORT

IX. ADJOURN

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

There were no public comments.

OLD BUSINESS:

There was no old business to discuss.

NEW BUSINESS

A. QUASI-JUDICIAL

1. REQUEST FOR HOME OCCUPATION PERMIT, HOME OFFICE FOR JANITORIAL AND LANDSCAPING BUSINESS, 2641 SOUTHERN DRIVE (DUANE PURNELL, OWNER) (GPC CASE #11-32-HO)

There came before the Planning Commission a request on the part of Duane Purnell for a Home Occupation permit for a home office for a janitorial and landscaping business at 2641 Southern Drive, PID #85105667.000. The subject property is located in an R-1 Single-Family Residential zoning district. The

request was before the Planning Commission because an objection was received at Staff level.

The applicant explained that the 10' x 8' room indicated on the diagram provided to the Commissioners would be used for an office area and storage of his janitorial supplies such as gloves, mops, etc. The lawn care equipment including weed eater, lawn mower, etc. would be kept on his utility trailer and parked on the side of his home.

Commissioner Dailey noted that he had observed vehicles parked in the applicant's yard when he went by to look at the property and that the UDO requires hard surface parking for motor vehicles parked in portions of required front and side yards. He also stated that Section 6.7.1.F of the UDO states that "...any need for parking generated by the conduct of such home occupation shall be off the street and other than in the required front yard."

The applicant was advised that any code violations such as those noted by Commissioner Dailey could result in termination of his home occupation permit. Ms. Abell also advised the applicant that because there could not be any outside evidence of a business at the residence he could not have a business decal on his truck while parked at the residence. The applicant stated that he would have a magnetic decal that he could remove when needed.

Ms. Burton, the applicant's neighbor, stated that she objected to the home occupation because she was concerned about extra traffic generated by the business and storage of equipment. Commissioners told Ms. Burton that the applicant's business was not allowed to generate extra traffic and that equipment stored at his residence could not be more than what is standard for any residence.

Commissioner Dailey made a motion to approve the request as presented and to have the record note that the applicant must meet requirements for parking in Section 6.7.1.F prior to obtaining his permit for a home occupation. Commissioners Akins and Torrey seconded the motion and the following vote was recorded:

AYES	NAYS	ABSENT	ABSTAINED
David Wooten		Marilyn Minor	
Jerry Akins		Richard Johnson	
Larry Dailey			
James Torrey			
Greg Spanier			

B. LEGISLATIVE

1. REQUEST TO AMEND THE SIGN ORDINANCE REGARDING AUTO DEALERSHIPS WITH FRONTAGE ON HIGHWAY 90 OR HIGHWAY 57 (JASON PILGER, OWNER OF JASON PILGER HYUNDAI) (GPC CASE #11-38-UDO)

There came before the Planning Commission a request on the part of Jason Pilger, owner of Jason Pilger Hyundai, to amend the Unified Development Ordinance (UDO) to establish new signage standards for auto dealerships located in C-3 Highway Commercial zoning districts along Highway 90 and Highway 57.

Ms. Abell advised Commissioners that the applicant's business was undergoing substantial remodeling and that he had previously been granted pre-approval from the City for tax abatement and has requested the same from the county because of the substantial investment he is putting into his building.

Randy Workman, agent for Mr. Pilger, stated that in order for the dealership to sell the new premium luxury line Hyundai they had to meet the latest franchise appearance package and the franchise was not giving them many options.

Ms. Abell stated that the applicant's proposed amendment would allow auto dealerships in a C-3 district fronting Highway 90 or Highway 57 with four hundred (400) feet of street frontage or more to have seventy (70) square feet of signage twenty (20) feet in height, and an auto dealership with five hundred (500) feet of street frontage eighty (80) square feet of signage and thirty (30) feet in height. Ms. Abell advised Commissioners that although other cities often specifically address signage for auto dealership franchises because the franchises often have specific sign requirements Gautier's UDO does not.

Ms. Abell stated that Staff recommended approval of the request noting that Staff did not feel they were being partial because they were recognizing needs of a particular use not a particular business.

Commissioner Dailey stated that we did not have a problem with the additional square footage of signage proposed but that he did not think the sign height should be more than twenty (20) feet. He noted that the UDO only allowed twenty (20) feet in height for major shopping centers with one hundred thousand (100,000) square feet of building space and five hundred (500) feet or more of frontage on Highway 57 or Highway 90.

Commissioner Dailey provided the other Commissioners with a copy of his proposed wording for the amendment which changed the wording from "auto dealerships" to "commercial parcels" and allowed ten (10) feet in height for frontage equal to or greater than four hundred (400) feet but less than five hundred (500) feet, and twenty (20) feet in height for frontage equal to or greater than five hundred (500).

Commissioner Dailey made a motion to recommend approval of the amendment with the changes he presented. There was no second.

Commissioner Wooten made a motion to recommend approval of the amendment as presented by Staff with the change from "auto dealerships" to "commercial parcels". Commissioner Spanier seconded the motion.

Ms. Abell noted that in light of hearing the discussion Staff would like to amend their recommendation to change the wording from "auto dealerships" to "commercial parcels".

Commissioner Dailey made a motion to add F.4 and G.4 from the amendment he presented for internal consistency with the existing ordinance regarding properties with frontage on Highway 57 or Highway 90. Commissioner Spanier seconded the motion and the vote was unanimous.

The amendment, if approved, will read as follows:

12.9.1 Lots Abutting Highway 90 or Highway 57

F. <u>Commercial parcels located in C-3 Highway Commercial zoning districts with linear frontage along Highway 90 or</u>

Highway 57 equal to or greater than four hundred (400) feet but less than five hundred (500) feet:

1. One free-standing, on-site sign shall be permitted, provided the sign is located on the Highway 90 or Highway 57 frontage.

2. Sign shall not exceed twenty (20) feet in height.

3. Sign square footage shall not exceed seventy (70) square feet.

4. Each store, office, or other place of business shall be permitted one canopy sign and one wall sign subject to the area limitation of subsection 12.10, below.

G. Commercial parcels located in C-3 Highway Commercial zoning districts with linear frontage along Highway 90 or Highway 57 equal to or greater than four hundred (500) feet:

1. One free-standing, on-site sign shall be permitted, provided the sign is located on the Highway 90 or Highway 57 frontage.

2. Sign shall not exceed thirty (30) feet in height.

3. Sign square footage shall not exceed eighty (80) square feet.

4. Each store, office, or other place of business shall be permitted one canopy sign and one wall sign subject to the area limitation of subsection 12.10, below.

The following vote was recorded for the amendment as written above:

AYES	NAYS	ABSENT	ABSTAINED
David Wooten	Larry Dailey	Marilyn Minor	
Jerry Akins		Richard Johnson	
James Torrey			
Greg Spanier			

C. LARRY MORAN EXCELLENCE AWARD

1. VOTE FOR 2011 WINNER FROM NOMINATIONS

The nominees for the 2011 Larry Moran Excellence Award were as follows:

1. Baywood Commons Shopping Center **(Beverly Randle)**
3880 Gautier-Vancleave Road

2. Delo's Heavenly House of Coffee **(Delorise Nettles)**
   3880 Gautier-Vancleave Road

3. Flower Patch Florist & Gifts & Sweet Tooth Bakery **(Etta Saxton)**
   3204 Ladnier Road

4. Gautier Pride, Inc. **(Bill Bray)**
   P.O. Box 598, Gautier

5. Gulf Breeze Landscaping LLC **(Ted Battley)**
   3109 Old Spanish Trail

6. Jason Lauban Construction, Inc. **(Jason Lauban)**
   4850 Gautier-Vancleave Road

7. Tiki Restaurant, Lounge, and Marina **(Eddie Thornton)**
   3212 Mary Walker Drive

8. Walgreens **(Ken Wilson)**
   2601 Hwy 90

The winner was Baywood Commons Shopping Center, Beverly Randle owner, and the runner up was Tiki Restaurant, Lounge and Marina, Eddie Thornton owner. The award will be presented at the February 2, 2012 Planning Commission meeting.

DIRECTOR'S REPORT

Ms. Abell gave an update on the streetscape and advised the Commissioners that she would be giving a presentation at the February Planning meeting on the Town Center.

Ms. Abell asked the Commissioners to advise her when they would like to proceed with comprehensive rezonings to further comply with the Comprehensive Plan.

Commissioner Dailey questioned when the City would be moving forward with the rezoning of the property north of Dolphin Road to TCMU Town Center Mixed Use.

SUBMITTED BY:

Samantha Abell
Economic Development Director

DATE: 3/19/12

APPROVED:

David Wooten, Chairman
Gautier Planning Commission

DATE: 3-1-12