

There came for consideration of the Mayor and Members of the Council of the City of Gautier, Mississippi, the following:

ORDER NUMBER 283-2013

**CITY OF GAUTIER
MAJOR DEVELOPMENT ORDER GPC CASE NO. 13-26-MD
LOWE'S HOME CENTER, INC
REGARDING PARCEL ID NOS: 82435270.005 & 859210003.00**

The City of Gautier, at its regular meeting held on November 19, 2013, considered the application for a Major Development Order for a final plat approval of a subdivision of a land TCMU Town Center Mixed Use zoning district as submitted by Lowe's Home Center, Inc. The parcel subject to this Order is generally described as being located north of Highway 90, west of Dolphin Road and south of William Payne Adams Boulevard, Gautier, Mississippi, 39553. After due public notice, the City Council, having considered the Technical review Committee's review, the Planning Commission's review, application, testimony and exhibits and other evidence, pursuant to City Staff and all other relevant testimony, exhibits and other evidence, pursuant to applicable provisions of the City's Unified development Ordinance, hereby approves the Major Development Order and orders as follows:

1. This proposed major development is consistent with the goals, objectives and policies of the City's Comprehensive Plan.
2. This proposed major development is consistent with the character of immediate vicinity of the proposed use.
3. The proposed major development requires a replat of 30.87± acres for a 6-lot subdivision permitted in the TCMU District.
4. Therefore, the City Council approves the application for a Major Development Order.
5. The City Council adopted this Major Development Order on a recorded vote of 7 ayes to 0 nays to approve the application of Lowe's Home Center, Inc. for a 6-lot subdivision to be located north of Highway 90, west of Dolphin road and south of William Payne Adams Boulevard in Gautier, Mississippi, and identified as Jackson County parcel Nos. 82435270.005 & 85921003.000.

Motion made by Councilman Jones, seconded by Councilwoman Martin and the following vote was recorded;

AYES: Gordon Gollott
Mary Martin
Johnny Jones
Hurley Ray Guillotte
Casey Vaughan
Rusty Anderson
Adam Colledge

NAYS: None

November 19, 2013

Date of Issuance

Attest:

Gordon Gollott, Mayor
City of Gautier, Mississippi
3330 Highway 90
Gautier, MS 39553

Cynthia Russell, City Clerk

**CITY OF GAUTIER
MEMORANDUM**

To: Samantha Abell, City Manager
From: Babs Logan, Planning Technician
Through: Chandra Nicholson, Planning and Economic Development Director
Date: November 12, 2013
Subject: Consideration of Subdivision Final Plat Approval for Lowe's Town Center Subdivision, Lowe's Home Centers, Inc. owner. (GPC #13-26-SD)

REQUEST:

The applicant, Lowe's Home Centers, Inc., is proposing to divide two parcels into six (6) parcels.

The application was determined to be a Major Development Plan and as such was processed in accordance with UDO Section 4.1.8 for major developments and Section 4.7 for final approval for subdivisions of land.

The site is comprised of two parcels containing 22.08 acres and 7.86 acres, located north of Highway 90, west of Dolphin Road and south of William Payne Adams Boulevard. The property is zoned TCMU Town Center Mixed Use.

DISCUSSION:

The proposed final plat has been reviewed by the Technical Review Committee (TRC) and the Planning Commission.

Section 4.1.8 Major Developments, established that the Technical Review Committee (TRC) shall review the proposal and submit comments, if any, in writing to the Chairman of the Committee. Once the TRC has come to the conclusion that the proposal can be approved, approved with conditions, approved with modifications or denied, the Chairman shall forward TRC members recommendation through the City Manager to the Planning Commission and City Council.

REVIEW CRITERIA:

The Technical Review Committee has reviewed each of the technical items required on the final subdivision plan as established by Section 4.7 and found that the engineer has satisfied all items as necessary for approval. The Planning Commission has also reviewed the final plat and recommended approval.

RECOMMENDATION:

The Planning Commission unanimously recommended approval of the final plat for Lowe's Town Center Subdivision, Lowe's Home Centers, Inc. owner. The City Council may:

1. Approve the Planning Commission's recommendation to approve the Final Plat;
2. Approve the Final Plat with Changes; or
3. Disapprove the Final Plat.

ATTACHMENTS:

Development Order

Final Plat – Final Revision

Staff Report

**CITY OF GAUTIER
MAJOR DEVELOPMENT ORDER
GPC CASE NO. 13-26-SD**

LOWE'S HOME CENTER, INC.

REGARDING PARCEL ID NOS: 82435270.005 & 85921003.000

The City of Gautier, at its regular meeting held on November 19, 2013, considered the application for a Major Development Order for a final plat approval of a subdivision of land in a TCMU Town Center Mixed Use zoning district as submitted by Lowe's Home Center, Inc. The parcel subject to this Order is generally described as being located north of Highway 90, west of Dolphin Road and south of William Payne Adams Boulevard, Gautier, Mississippi, 39553. After due public notice, the City Council, having considering the Technical Review Committee's review, the Planning Commission's review, application, testimony and exhibits presented by the applicant, the report of the City Staff and all other relevant testimony, exhibits and other evidence, pursuant to applicable provisions of the City's Unified Development Ordinance, hereby approves the Major Development Order and orders as follows:

1. This proposed major development is consistent with the goals, objectives and policies of the City's Comprehensive Plan.
2. This proposed major development is consistent with the character of the immediate vicinity of the proposed use.
3. The proposed major development requires a replat of 30.87± acres for a 6-lot subdivision permitted in the TCMU District.
4. Therefore, the City Council approves the application for a Major Development Order.
5. The City Council adopted this Major Development Order on a recorded vote of _____ ayes to _____ nays to approve the application of Lowe's Home Center, Inc. for a 6-lot subdivision to be located north of Highway 90, west of Dolphin Road and south of William Payne Adams Boulevard in Gautier, Mississippi, and identified as Jackson County Parcel Nos. 82435270.005 & 85921003.000.

November 19, 2013

Date of Issuance

Attest:

Gordon Gollott, Mayor
City of Gautier, Mississippi
3330 Highway 90
Gautier, MS 39553

Cindy Russell
City Clerk

Gautier Planning Commission

Regular Meeting Agenda

November 7, 2013

GPC #13-26-SD

VII. NEW BUSINESS

B. QUASI-JUDICIAL

4. REQUEST FOR A SUBDIVISION FINAL PLAT APPROVAL IN A TCMU DISTRICT, DOLPHIN ROAD & WILLIAM PAYNE ADAMS BOULEVARD (LOWE'S HOME CENTER, INC.) (GPC CASE #13-26-SD)

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 Planning Commission, 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 Planning Commission, 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. Planning Commission 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 Chairman and Members
From: Babs Logan, Planning Technician
Thru: Chandra Nicholson, Planning and Economic Development Director
Date: October 31, 2013
Subject: Consideration of Subdivision Final Plat Approval for Lowe's Town Center Subdivision, Lowe's Home Centers, Inc. owner. (GPC #13-26-SD)

REQUEST:

The applicant, Lowe's Home Centers, Inc., is proposing to divide two parcels into six (6) parcels.

The application was determined to be a Major Development Plan and as such was processed in accordance with UDO Section 4.1.8 for major developments and Section 4.7 for final approval for subdivisions of land.

The site is comprised of two parcels containing 22.08 acres and 7.86 acres, located north of Highway 90, west of Dolphin Road and south of William Payne Adams Boulevard. The property is zoned TCMU Town Center Mixed Use.

DISCUSSION:

The proposed final plat has been reviewed by the Technical Review Committee (TRC). The TRC deems the request technically sufficient for Planning Commission review.

Section 4.1.8 Major Developments, established that the Technical Review Committee (TRC) shall review the proposal and submit comments, if any, in writing to the Chairman of the Committee. Once the TRC has come to the conclusion that the proposal can be approved, approved with conditions, approved with modifications or denied, the Chairman shall forward TRC members recommendation through the City Manager to the Planning Commission and City Council.