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 a Major Development Permit for a Specific Sign to be Located at 3880 Gautier-Vancleave Road, Suite #3; Nghe Nguyen, owner of Wonder Nails & Spa. (GPC #13-25-MD)

REQUEST:

The applicant, Nghe Nguyen, owner of Wonder Nails & Spa, has requested that his application for a specific sign to be placed at his new location be considered as a major development for Planning Commission recommendation and Council approval. The Technical Review Committee denied approval of the sign. The application was submitted on October 2, 2013.

The proposed sign is to be located at 3880 Gautier-Vancleave Road, Suite #3 which is in a C-2 Community Commercial zoning district.

DISCUSSION:

The Technical Review Committee met to review the proposed sign on September 26, 2013.

The Technical Review Committee (TRC) members noted that all signs in the Baywood Commons shopping center where the applicant's business will be located are all one design. They would like the applicant's sign to be compatible with the existing signs.

Section 3.3.1 of the Unified Development Ordinance states that the TRC shall have authority of final approval for exterior design of all structures including signs in a commercial zoning district and that the applicant may request the item be considered as a major development for Planning Commission recommendation and Council approval.

CONCLUSION AND RECOMMENDATION:

Planning Commission recommends approval of the sign.

Based on Planning Commission's review and recommendation, Technical Review Committee's review, zoning, and the appropriateness of the request, the City Council may:

1. Approve the Major Development Permit; or
2. Deny the Major Development Permit.

ATTACHMENTS:

Major Development Order

Staff Report

CITY OF GAUTIER
MAJOR DEVELOPMENT ORDER
GPC CASE NO. 13-25-MD

WONDER NAILS & SPA

REGARDING PARCEL ID NO: 82435010.050

The City of Gautier, at its regular meeting held on November 19, 2013, considered the application for a Major Development Order for a specific sign in a C-2 Community Commercial zoning district as submitted by Nghe Nguyen, owner of Wonder Nails & Spa. The location subject to this Order is at 3880 Gautier-Vancleave Road, Suite #3, Gautier, Mississippi, 39553. After due public notice, the City Council, having considered the favorable recommendation by the Planning Commission, 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. The proposed major development is permitted in the C-2 District.

2. Therefore, the City Council accepts the recommendation of the Planning Commission and approves the application submitted on October 2, 2013 for a Major Development Order.

3. The Gautier Planning Commission recommended approval of this Major Development Order on November 7, 2013.

4. The City Council adopted this Major Development Order on a recorded vote of _____ ayes to _____ nays to approve the application of Nghe Nguyen, owner of Wonder Nails & Spa, located at 3880 Gautier-Vancleave Road, Suite #3 in Gautier, Mississippi, and identified as Jackson County Parcel No. 82435010.050.

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 #13-25-MD

VII. NEW BUSINESS

B. QUASI-JUDICIAL

3. REQUEST FOR A MAJOR DEVELOPMENT PERMIT FOR A SIGN IN A C-2 DISTRICT (NGHE NGUYEN, OWNER WONDER NAILS & SPA) (GPC CASE #13-25-MD)

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

Through: Chandra Nicholson, Planning and Economic Development Director

Date: October 31, 2013

Subject: Consideration of a Major Development Permit for a Specific Sign to be Located at 3880 Gautier-Vancleave Road, Suite #3; Nghe Nguyen, owner of Wonder Nails & Spa. (GPC #13-25-MD).

REQUEST:

The applicant, Nghe Nguyen, owner of Wonder Nails & Spa, has requested that his application for a specific sign to be placed at his new location be considered as a major development for Planning Commission recommendation and Council approval. The Technical Review Committee denied approval of the sign. The application was submitted on October 2, 2013.

The proposed sign is to be located at 3880 Gautier-Vancleave Road, Suite #3 which is in a C-2 Community Commercial zoning district.

DISCUSSION:

The Technical Review Committee met to review the proposed sign on September 26, 2013.

The Technical Review Committee (TRC) members noted that all signs in the Baywood Commons shopping center where the applicant's business will be located are all one design. They want the applicant's sign to be compatible with the existing signs. TRC members suggested that the applicant place the sign on the inside of the window. The applicant stated that the window frame would interfere with the look of the sign. The applicant stated that the sign he wanted to use was the sign he had used in the mall prior to having to relocate due to the demolition of the mall for future construction.

Section 3.3.1 of the Unified Development Ordinance states that the TRC shall have authority of final approval for exterior design of all structures including signs in a commercial zoning district

and that the applicant may request the item be considered as a major development for Planning Commission recommendation and Council approval.

CONCLUSION AND RECOMMENDATION:

The Technical Review Committee denied approval of the proposed sign. Staff is forwarding the request to Planning Commission and Council for review at the applicant's request.

Based on the Technical Review Committee's review, the analysis of the site data, zoning, and the appropriateness of the request, the Planning Commission may:

1. Recommend approval of the Major Development Permit; or
2. Recommend denial of the Major Development Permit.

ATTACHMENTS:

Application

Location Map

Existing Land Use Map

Future Land Use Map

Existing Zoning Map

Major Development Order