

REVIEW CRITERIA:

The Technical Review Committee has reviewed each of the technical items required on the final subdivision plan as established by Section 4.6 and found that the engineer has satisfied all items as necessary for approval.

CONCLUSION AND RECOMMENDATION:

Staff recommends approval of the final plan.

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

1. Recommend approval of the Final Plat; or
2. Recommend denial of the Final Plat.

ATTACHMENTS:

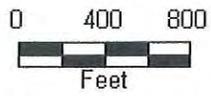
Area Maps
Final Plat
Major Development Order

Location Map

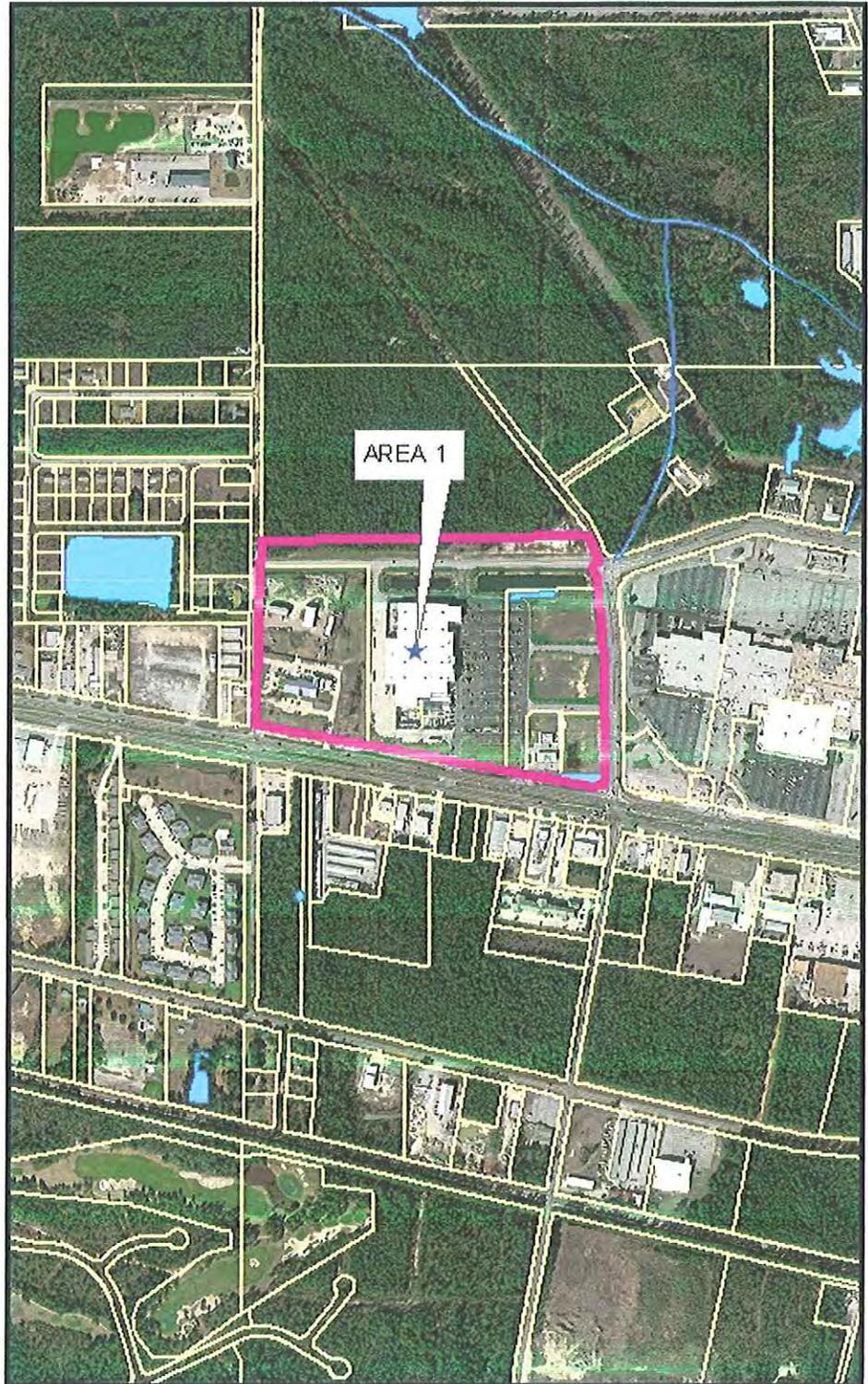
Lowes

Subdivision

City Of Gautier
Economic Development/Planning

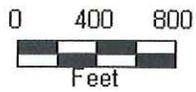


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Existing Zoning Map

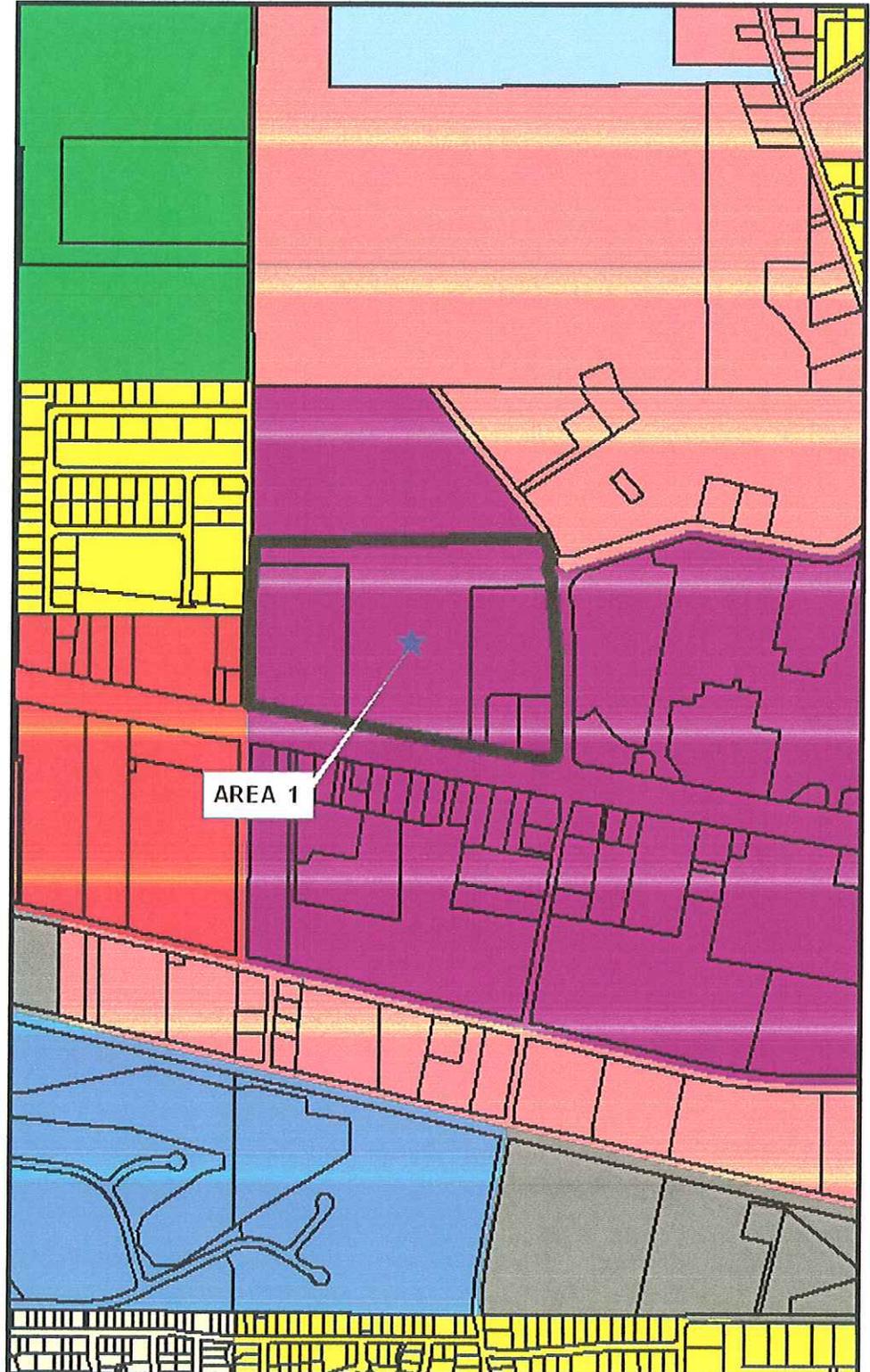
City Of Gautier
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Legend

- 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



Existing Land Use Map

City Of Gautier
Economic Development/Planning

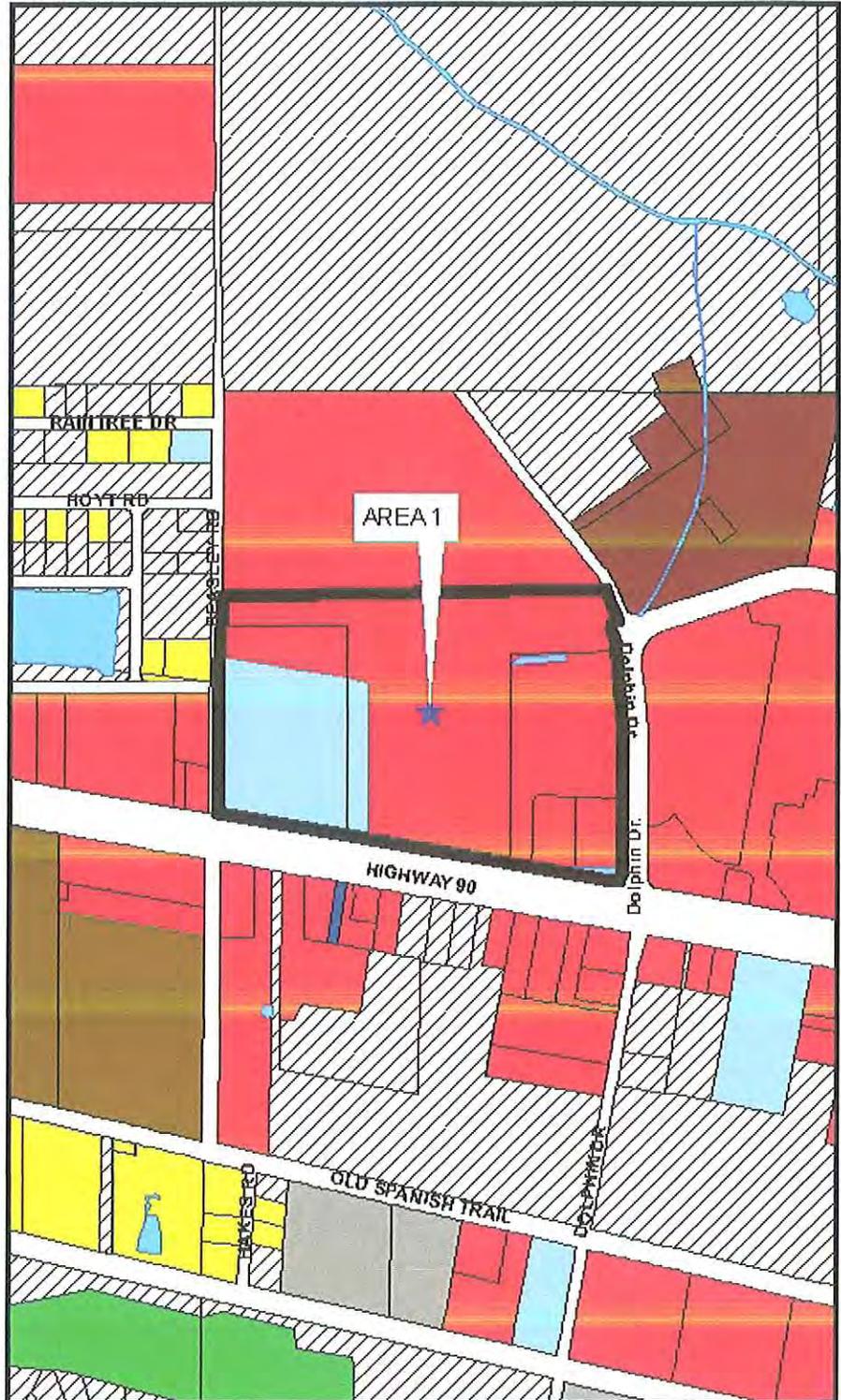


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Legend

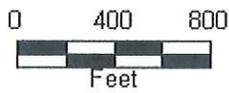
EXISTING LAND USE

-  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



Future Land Use Map

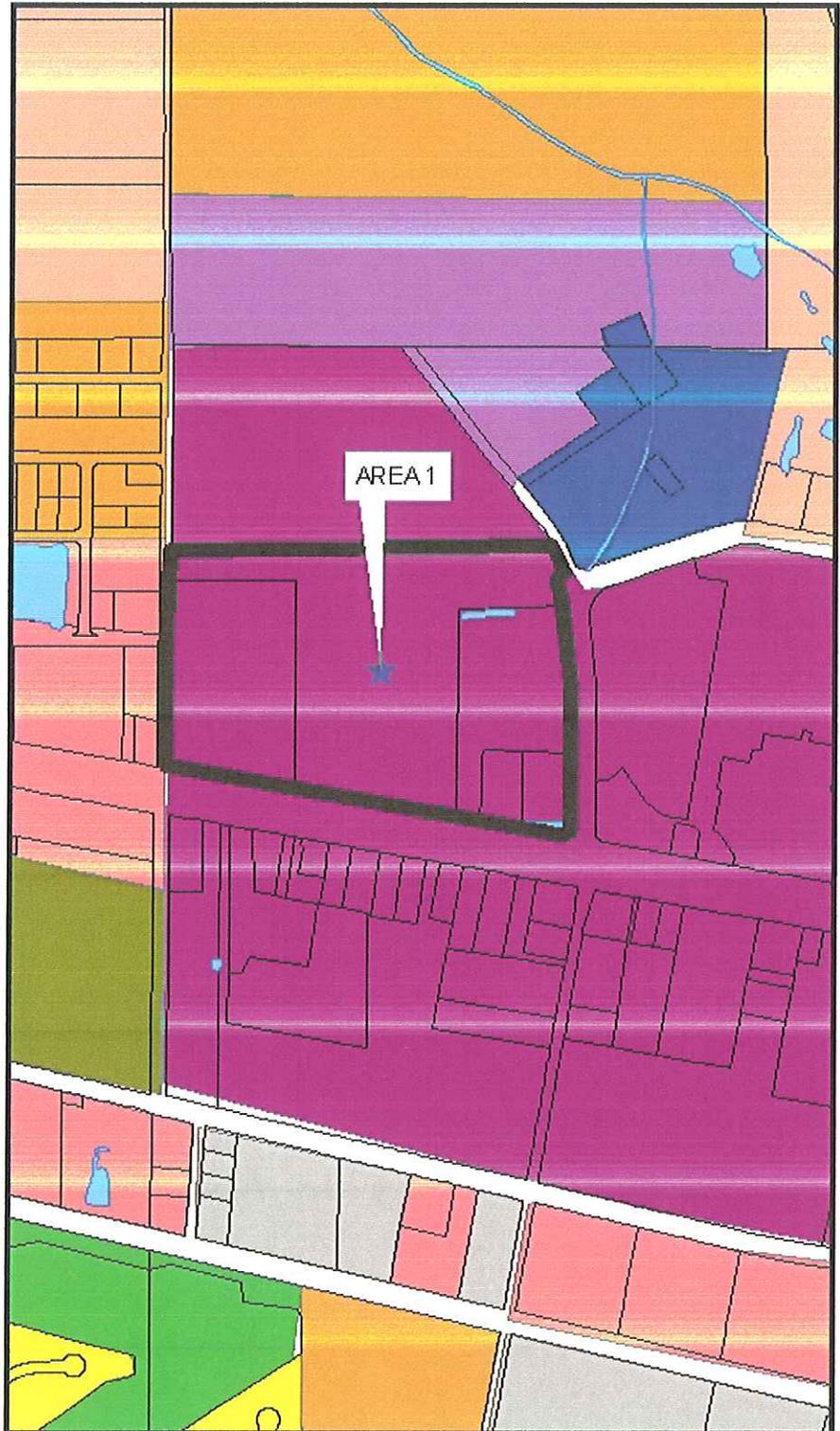
City Of Gautier
Economic Development/Planning



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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



**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