
AUGUST 1, 2013

GAUTIER, MISSISSIPPI

BE IT REMEMBERED THAT a regular meeting of the Gautier Planning Commission of the City of Gautier, Mississippi, was held on August 1, 2013, 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, Larry Dailey, Jimmy Green, Marilyn Minor, and Greg Spanier. Absent was James Torrey. Also present were Chandra Nicholson, Planning and Economic Development Director; Bob Ramsay, City Attorney; Babs Logan, Planning Technician; and April Fondren, Court Reporter.

David Wooten, Chairman, called the meeting to order and presented the minutes from the June 6, 2013 meeting for approval. Commissioner Dailey noted that the last sentence on page 4 should read "Commissioner Wooten asked Staff to check with neighboring cities and see what their regulations are for keeping of fowl, compare with the City of Gautier regulations and present the findings and recommendations for amendments to the Commissioners." The minutes were approved as amended.

APPROVAL OF AGENDA

There were no changes to the agenda.

AGENDA

GAUTIER PLANNING COMMISSION

AUGUST 1, 2013

6:00 P.M.

- I. CALL TO ORDER**
- II. PLEDGE OF ALLEGIANCE (VOLUNTEER)**

- III. APPROVAL OF MINUTES – (JUNE 6, 2013)
- 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 A CONDITIONAL USE-MAJOR PERMIT FOR A CHURCH IN A C-2 DISTRICT; 4341 GAUTIER-VANCLEAVE ROAD, SUITE 9 (MR. AND MRS. BATISTE, PASTOR AND REPRESENTATIVE FOR HOPE COMMUNITY CHURCH MISSISSIPPI GULF COAST) (GPC 13-17-CU)
- 2. REQUEST FOR A CONDITIONAL USE-MAJOR PERMIT FOR A CHURCH IN A TCMU DISTRICT; 2313 HIGHWAY 90 (SANDRA STALLWORTH, PASTOR OF END TIME MINISTRIES) (GPC 13-18-CU)

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 A CONDITIONAL USE-MAJOR PERMIT FOR A CHURCH IN A C-2 DISTRICT; 4341 GAUTIER-VANCLEAVE ROAD, SUITE 9 (MR. AND MRS. BATISTE, PASTOR AND REPRESENTATIVE FOR HOPE COMMUNITY CHURCH MISSISSIPPI GULF COAST) (GPC 13-17-CU)

There came before the Planning Commission a request on the part of Tony R. & Tenesha Batiste, Pastor and representative for Hope Community

Church Mississippi Gulf Coast, for a Conditional Use-Major Permit that would allow a church in a C-2 Community Commercial zoning district at 4341 Gautier-Vancleave Road, Suite 9, PID #82426450.150.

The applicant explained that the church was currently located in the Singing River Mall, but they had to relocate due to the redevelopment of the mall and that they wanted to stay in Gautier. He also advised the Commissioners that there were about twenty to thirty people in the congregation.

Ms. Nicholson read the Staff Report with the recommended conditions to be placed on the request if approved. Commissioner Wooten asked the applicant if he understood and agreed to the conditions placed on the request and the applicant stated that he understood and would abide by them. Commissioner Dailey advised the applicant that any existing bathrooms would have to meet handicapped accessible requirements. The applicant stated that he understood.

Commissioner Dailey made a motion to recommend approval of the request with the following conditions:

1. The location shall meet all accessibility requirements for change of occupancy as stated in Section 3409 of the International Building Code.
2. The physical location of the church and all operations shall be restricted to the location at 4341 Gautier-Vancleave Road, Suite #9. Any further expansion shall require the permit to be amended.
3. Noise levels shall meet the City's noise ordinance.

Commissioner Spanier seconded the motion and the following vote was recorded:

<u>AYES</u>	<u>NAYS</u>	<u>ABSENT</u>	<u>ABSTAINED</u>
Marilyn Minor		James Torrey	
Greg Spanier			
David Wooten			
Larry Dailey			
Jimmy Green			

2. REQUEST FOR A CONDITIONAL USE-MAJOR PERMIT FOR A CHURCH IN A TCMU DISTRICT; 2313 HIGHWAY 90 (SANDRA STALLWORTH, PASTOR OF END TIME MINISTRIES) (GPC 13-18-CU)

There came before the Planning Commission a request on the part of Sandra Stallworth, Pastor of End Time Ministries, for a Conditional Use-Major Permit that would allow a church in a TCMU Town Center Mixed Use zoning district at 2313 Highway 90, PID #82436050.051.

The applicant stated that her vision for the church was to have an outreach ministry for the community youth that would help guide them in the right direction and encourage those that did not have a high school diploma to get their GED and further their education.

Commissioner Dailey noted that the vision paper with the application mentioned a school for children. The applicant stated that they would like to eventually have a school but not at this time. Commissioner Dailey stated that any conditional use approved would be limited to worship only. Mr. Ramsay advised that the applicant would have to bring a request back to the Planning Commission for any type school at that location.

Ms. Nicholson read the Staff Report with the recommended conditions to be placed on the request if approved. Commissioner Dailey advised the applicant that any existing bathrooms would have to meet handicapped accessible requirements. The applicant stated that she understood the conditions placed on the request and that she had no problem abiding by them.

Ms. Logan advised the applicant that the sign she had placed on the building would need to be taken down and that signs had to be approved by the Technical Review Committee and a permit had to be obtained before placement. The applicant advised that the sign that was there now was temporary and she would take it down.

Commissioner Green asked what would happen if a place that sold liquor wanted to rent a space in the shopping center that was closer to the church than what the City or State allowed. Ms. Nicholson stated that the church could waive the distance regulations in favor of allowing the sale of liquor. Mr. Ramsay stated that it would be up to the Alcoholic Beverage Control (ABC). Commissioner Green then asked if the owner of the shopping center was aware of these

restrictions that could be placed on a future tenant. Commissioner Spanier stated that he had spoken with the owner and he was aware of the regulations.

Commissioner Dailey made a motion to recommend approval of the request with the following conditions:

1. The location shall meet all accessibility requirements for change of occupancy as stated in Section 3409 of the International Building Code.
2. The physical location of the church and all operations shall be restricted to the location at 2313 Highway 90. Any further expansion shall require the permit to be amended.
3. Noise levels shall meet the City's noise ordinance.

Commissioner Spanier seconded the motion and the following vote was recorded:

<u>AYES</u>	<u>NAYS</u>	<u>ABSENT</u>	<u>ABSTAINED</u>
Marilyn Minor		James Torrey	
Greg Spanier			
David Wooten			
Larry Dailey			
Jimmy Green			

DIRECTOR'S REPORT

Commissioner Spanier noted that mall tenants had been given their notice to vacate their locations in the mall. Ms. Nicholson advised that she had been informed that the majority of the tenants have already been seeking other locations in Gautier.

Commissioner Wooten asked about the status of the Bienville Medical Complex. Ms. Nicholson advised that they were trying to finalize the interior spaces of the building and they were definitely ready to move forward with the project.

Commissioner Dailey asked if current mall tenants were actively working with Ms. Nicholson for her help in finding new locations for them in Gautier. Ms. Nicholson stated that they were.

SUBMITTED BY:


Chandra Nicholson, Director
Planning and Economic Development

DATE: 1/16/14

APPROVED:


David Wooten, Chairman
Gautier Planning Commission

DATE: 12-5-13