

AUGUST 4, 2011

**GAUTIER, MISSISSIPPI**

**BE IT REMEMBERED THAT** a regular meeting of the Gautier Planning Commission of the City of Gautier, Mississippi, was held on August 4, 2011, 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, Jim Dodson, Richard Johnson, James Torrey, Larry Dailey, and Marilyn Minor. Also present were Samantha Abell, Economic Development Director; Bob Ramsay, City Attorney; Babs Logan, Planning Technician; and Melissa Burdine, Court Reporter.

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David Wooten, Chairman, called the meeting to order and presented the minutes from the June 16, 2011 and July 7, 2011 meeting for approval. The minutes were approved as submitted.

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**APPROVAL OF AGENDA**

Commissioner Johnson made a motion to move Old Business after New Business on the agenda. Chairman Wooten asked the reason for the motion. Commissioner Johnson said that is was of a personal nature and that by moving the discussion after New Business it would allow those present to complete their business and leave if they so desired. Commissioner Dailey seconded the motion and the vote was unanimous.

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**AGENDA**

**GAUTIER PLANNING COMMISSION**

**AUGUST 4, 2011**

**6:00 P.M.**

- I. CALL TO ORDER
- II. PLEDGE OF ALLEGIANCE (VOLUNTEER)
- III. APPROVAL OF MINUTES – (JUNE 16, 2011; JULY 7, 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 A CONDITIONAL USE-MAJOR PERMIT FOR AN EXPANSION OF AN EXISTING NURSING HOME IN A C-2 COMMUNITY COMMERCIAL DISTRICT, 5090 GAUTIER-VANCLEAVE ROAD, (CHRIS CHEEK, OWNER OF RIVER CHASE VILLAGE NURSING HOME) (GPC CASE #11-22-CU)
  - B. DISCUSSION
    - 1. REZONING OF LANDS IN SOUTH HICKORY HILLS ALONG MARTIN BLUFF ROAD TO IMPLEMENT THE COMPREHENSIVE PLAN (STAFF)
- VIII. DIRECTOR'S REPORT
- IX. ADJOURN

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

There were no public comments.

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**OLD BUSINESS:**

Commissioner Johnson stated that he had received a letter from Ms. Lee Countryman who had previously sought a variance on mobile home setbacks and was denied by the Planning Commission. Ms. Countryman appealed the Planning Commission's decision to the Council and the Council denied her request also. Commissioner Johnson addressed Councilman Colledge, who was present at the meeting, stating that Ms. Countryman alleged in her letter that Councilman Colledge was extremely hostile and malicious. Chairman Wooten interrupted Commissioner Johnson and stated that the Planning Commission

was not going to be involved in City Council business, that he felt the discussion was totally out of order and that the discussion would cease immediately. Commissioner Johnson accepted Chairman Wooten's decision.

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**NEW BUSINESS**

**A. QUASI-JUDICIAL**

1. **REQUEST FOR A CONDITIONAL USE-MAJOR PERMIT FOR AN EXPANSION OF AN EXISTING NURSING HOME IN A C-2 COMMUNITY COMMERCIAL DISTRICT, 5090 GAUTIER-VANCLEAVE ROAD, (CHRIS CHEEK, OWNER OF RIVER CHASE VILLAGE NURSING HOME) (GPC CASE #11-22-CU)**

There came before the Planning Commission a request from Sentry South L.P. dba River Chase Nursing Home, for a Conditional Use-Major permit to expand a legal nonconforming use at 5090 Gautier-Vancleave Road. The applicant is requesting to construct a one thousand square foot addition to an existing nursing home in a C-2 Community Commercial zoning district.

Chris Cheek, president of Sentry South L.P., advised the Commissioners that the addition was needed so the nursing home could enlarge the rehabilitation area. Commissioner Dodson asked if the nursing home currently had a rehabilitation program. Mr. Cheek explained that there was an existing program and that the equipment for the program was located in a small area in the center of the building. Mr. Cheek noted that the plan is to relocate some of the front offices to the existing rehabilitation area and to renovate and expand the current office area for the rehabilitation equipment.

On a motion by Commissioner Dodson to recommend approval of the Conditional Use-Major and a second by Commissioner Torrey, the following vote was recorded:

<u>AYES</u>	<u>NAYS</u>	<u>ABSENT</u>	<u>ABSTAINED</u>
David Wooten			
Richard Johnson			
Jerry Akins			
Jim Dodson			
James Torrey			

Marilyn Minor

Larry Dailey

**B. DISCUSSION**

**1. REZONING OF LANDS IN SOUTH HICKORY HILLS  
ALONG MARTIN BLUFF ROAD TO IMPLEMENT THE  
COMPREHENSIVE PLAN (STAFF)**

Ms. Abell advised Commissioners that several months ago Staff received an email from Councilman Colledge regarding the home at 7316 Martin Bluff Road. In the email he stated that the home has been vacant for some time and has recently been purchased. He noted that the parcel is zoned C-2 Community Commercial but it does not appear that this area will likely develop as commercial. In researching the matter Staff referred to the Comprehensive Plan which shows rezoning to R-1 Low Density Single Family Residential in that area. Ms. Abell noted that this comprehensive rezoning does not down zone any existing commercial structures.

Commissioner Johnson asked that the property owners of the parcels to be rezoned be notified of the proposed rezoning. Commissioner Akins noted that some of the property owners may have made future plans for their property as commercial because of the current zoning and he would like to hear from the property owners also.

Commissioner Dailey stated the Planning Commission should take a closer look at the Future Land Use Map (FLUM) for this area. He stated that it appears the FLUM in this area may be based more on existing land use instead of thorough planning. He requested staff review proper land use for the area, as well as, looking at the big picture, to include beyond the existing commercial, instead of focusing on the isolated lots discussed. Ms. Abell stated that from a planning standpoint neighborhood commercial areas are usually clustered at key intersections and that it is not always good planning or responsible growth management to have an entire corridor rezoned to commercial.

Commissioner Wooten made a motion earlier in the discussion to have a special meeting in August to further discuss this issue but there was no second.

Commissioner Wooten asked that Staff provide the Commissioners with the maps and information on this item prior to the time packets were normally distributed for meetings.

Commissioner Dailey stated that he had something else to be discussed under new business. He noted that some of the uses listed in the Unified Development Ordinance as a Conditional Use-Major could possibly be handled at Staff level as a Conditional Use-Minor and would like for Staff and the Planning Commission to look into the matter.

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#### **DIRECTOR'S REPORT**

Ms. Abell reported that Staff has been working on several Master Planning Projects. She advised Commissioners that she had met with Commissioner Wayne Brown with the Department of Transportation (DOT) specifically about Allen Road and that Staff has been working to get approximately \$675,000 in CDBG money for modifications of the Allen Road entrance. DOT has plans to close Allen Road at the entrance and create a new access at Robinson Still Road that will go south and connect to Allen Road. Staff has requested DOT to look at their schedule and expedite these plans if possible.

Ms. Abell also noted that Staff continues to work on improving the services in this area. Staff is currently working on possible grants for a water tank for the area and, at Staff's request, the County Board of Supervisors amended this year's paving schedule and paved Allen Road.

Ms. Abell explained that Council has been very focused in implementing the Town Center plans and that Staff would like to do a presentation at the October Planning Commission meeting regarding Master Planning efforts that are happening in the downtown corridor.

Commissioner Torrey asked when the lights on Highway 90 would be relocated to Dolphin Road. Ms. Abell advised that the contract had been awarded, that work should begin soon and that that phase of the streetscape project should be complete by the end of 2012.

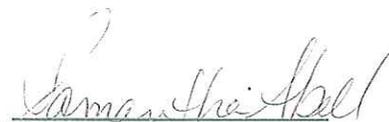
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Commissioner Akins asked what was being done at the old creosote plant on Graveline Road. Ms. Abell advised that it was a Brownfield Mitigation site and that CSX is currently excavating and putting in fill dirt and natural grasses to comply.

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**SUBMITTED BY:**

  
Samantha Abell  
Economic Development Director

DATE: 12/1/11

**APPROVED:**

  
David Wooten, Chairman  
Gautier Planning Commission

DATE: 12-1-11