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
MEMORANDUM

To: Samantha Abell, City Manager

From: Chandra Nicholson, Economic Development & Planning Director

Date: March 11, 2014

Subject: Conditional Use-Major Permit for a Recreational Vehicle in the MURC-MW Zoning District at Lots 25, 26 & 27, Willis Heights Subdivision #2, PID #87420025.000 (GPC Case No. 13-24-CU)

REQUEST:

The Economic Development and Planning Department has received a request from James T. Lacy for a Conditional Use-Major Permit that would allow a recreational vehicle in a MURC-MW Mixed Use Recreation Commercial-Mary Walker zoning district at Lots 25, 26 & 27, Willis Heights Subdivision #2, PID #87420025.000. The application fee of $250 was paid on October 23, 2013. All public notice requirements have been met.

DISCUSSION:

Staff has attached a Staff Report with detailed project analysis.

RECOMMENDATION:

The Planning Commission held a public hearing on March 6, 2014 to consider the request and found that the proposed recreation vehicle as a prime use will not be compatible and harmonious with the surrounding properties.

The City Council may:

1. Approve the Conditional Use-Major Permit with Conditions; or

2. Deny the Conditional Use-Major Permit as recommended by the Planning Commission.

ATTACHMENTS:

1. Conditional Use-Major Development Order
2. Staff Report with Back-up

CITY OF GAUTIER
CONDITIONAL USE-MAJOR DEVELOPMENT PERMIT
GPC CASE NO. 13-24-CU

JAMES T. LACY

REGARDING PARCEL ID NO: 87420025.000

The City of Gautier, at its regular meeting held on March 18, 2014, considered the application for a Conditional Use-Major Development Permit for placement of a recreational vehicle as submitted by James T. Lacy. The parcel subject to this Permit is located at Lots 25, 26 & 27, Willis Heights Subdivision #2, 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 Conditional Use-Major Development Permit and orders as follows:

1. This proposed Conditional Use-Major is consistent with the goals, objectives and policies of the City's Comprehensive Plan.

2. This proposed Conditional Use-Major is consistent with the character of the immediate vicinity of the proposed use.

3. The proposed use, classified as a recreational vehicle, is permitted as a Conditional Use-Major in the MURC-MW District.

4. Therefore, the City Council overturns the recommendation of the Planning Commission and approves the application submitted on October 23, 2013 for a Conditional Use-Major Development Permit.

5. The City Clerk shall have this permit recorded in the public records of Jackson County, at the expense of the applicant, and provide the applicant a copy of the permit with the recording information affixed.

6. The Gautier Planning Commission denied approval of this Conditional Use-Major Development Permit on March 6, 2014.

7. The City Council adopted this Conditional Use-Major Development Permit on a recorded vote of _____ ayes to _____ nays to approve the application of James T. Lacy, located at Lots 25, 26 & 27, Willis Heights Subdivision #2, in Gautier, Mississippi, and identified as Jackson County Parcel No. 87420025.000.

March 18, 2014
Date of Issuance

Attest:

_____
Cindy Russell
City Clerk

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

Gautier Planning Commission

Regular Meeting Agenda

February 6, 2013

GPC #13-24-CU

VII. NEW BUSINESS

A. QUASI-JUDICIAL

1. JAMES T. LACY - REQUEST FOR A CONDITIONAL USE-MAJOR PERMIT TO ALLOW AN RV IN A MURC-MW MIXED USE RECREATION COMMERCIAL – MARY WALKER ZONING DISTRICT, LOTS 25, 26 & 27, WILLIS HEIGHTS SUBDIVISION, WILLIS STREET & RIVER OAKS DRIVE, (GPC CASE #13-24-CU)

QUASI-JUDICIAL PROCEDURES

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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.

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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: Chairman and Members, Planning Commission

From: Babs Logan, Planning Technician

Through: Chandra Nicholson, Economic Development & Planning Director

Date: January 22, 2014

Subject: Conditional Use-Major Permit for a Recreational Vehicle in the MURC-MW Zoning District at Lots 25, 26 & 27, Willis Heights Subdivision #2, PID #87420025.000 (GPC Case No. 13-24-CU)

REQUEST:

The Economic Development and Planning Department has received a request from James T. Lacy for a Conditional Use-Major Permit that would allow a recreational vehicle in a MURC-MW Mixed Use Recreation Commercial-Mary Walker zoning district at Lots 25, 26 & 27, Willis Heights Subdivision #2, PID #87420025.000. The application fee of $250 was paid on October 23, 2013. All public notice requirements have been met.

BACKGROUND:

The request property is zoned MURC-MW Mixed Use Recreation Commercial – Mary Walker.

1. Location: Lots 25, 26 & 27, Willis Heights Subdivision #2, PID #87420025.000, corner of Willis Street and River Oaks Drive (See Exhibit A)

2. General features of the proposed project:
   Principal Arterial: Highway 90
   Gross Lot Acreage: approximately 0.36 acres
   Potable Water and Wastewater Services: Existing from City

3. Current Zoning: MURC-MW Mixed Use Recreation Commercial – Mary Walker

4. Current Surrounding Zoning (See Exhibit B): surrounded by MURC-MW Mixed Use Recreation Commercial – Mary Walker

5. Current Surrounding Existing Land Use (See Exhibit C): Very Low to Low Density Residential to the north, and west; Vacant to the east; Mobile Home Park to the south