
JUNE 16, 2011

GAUTIER, MISSISSIPPI

BE IT REMEMBERED THAT a special meeting of the Gautier Planning Commission of the City of Gautier, Mississippi, was held on June 16, 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, and Marilyn Minor. Absent were Larry Dailey and James Torrey. Also present were Samantha Abell, Economic Development Director; Bob Ramsay, City Attorney; Babs Logan, Planning Technician; and Melissa Burdine, Court Reporter.

David Wooten, Chairman, called the meeting to order.

SPECIAL MEETING AGENDA

GAUTIER PLANNING COMMISSION

JUNE 16, 2011

6:00 P.M.

- I. CALL TO ORDER**
 - II. PLEDGE OF ALLEGIANCE (VOLUNTEER)**
 - III. NEW BUSINESS**
 - A. QUASI-JUDICIAL**
 - 1. REQUEST FOR A PRELIMINARY PLAT APPROVAL FOR CYPRESS LANDING SUBDIVISION, FERRY POINT ROAD, (SILVERGIRL, LLC, OWNER) (GPC CASE #11-11-SD)
 - IV. ADJOURN**
-
-

NEW BUSINESS

A. QUASI-JUDICIAL

1. REQUEST FOR A PRELIMINARY PLAT APPROVAL FOR CYPRESS LANDING SUBDIVISION, FERRY POINT ROAD, (SILVERGIRL, LLC, OWNER) (GPC CASE #11-11-SD)

There came before the Planning Commission a request on the part of Silvergirl, LLC for a preliminary plat approval of a 30 lot subdivision known as Cypress Landing. The subdivision is comprised of two parcels containing 15.67 acres and 1.62 acres, located east of Ferry Point Road and north of Fairway Drive. The property is zoned R-1 Single Family Residential.

After hearing several area residents express concerns about the extra traffic and egress problems the development would create and objections about the size of the lots compared to others in the area, Commissioner Johnson asked Ms. Abell if Staff considered the Comprehensive Plan and the surrounding area when making their recommendation. Ms. Abell stated that within the Comprehensive Plan there are policies that deem the development to be appropriate and also policies that deem it to be inappropriate, as stated in the Staff Report. Ms. Abell stated that the development is not consistent with the Comprehensive Plan's Future Land Use Map, but the land is zoned R-1 Low Density Residential and the development meets the rules and regulations of the Unified Development Ordinance.

Commissioner Johnson asked the applicant if they planned on using some of the existing trees as a buffer around the subdivision. Bob Diamond, project engineer, stated that there was nothing on the plans showing a buffer. Lu Beausoleil, area resident, suggested having the buffer placed on the plans before they were approved.

Other area residents expressed concerns about the size of homes that could be built in the neighborhood. Mr. Ramsay explained that because the preliminary plat Silvergirl LLC was presenting showed that the houses would be a minimum of 1600 square feet, they would be required to build at least that size. However, if Silvergirl LLC sold a lot to an individual that person would only have to meet City requirements for that zoning district. The current zoning for the area

is R-1 Low Density Single Family Residential and the City requires a minimum of 1325 square feet in an R-1 district. Commissioner Johnson noted that if covenants were in place stating houses were to be at least 1600 square feet, property owners of the subdivision could take someone attempting to build a home less than 1600 square feet to court and ask a judge to uphold the covenants.

Bill Davis, area resident, presented a petition from area residents stating their objection to the lot size and density proposed for the subdivision. Mr. Davis also presented a letter from Wayne Brown, a developer who owned the subject property and about 340 acres north of Hickory Hills Estates Subdivision at one time, stating that when he sold the subject property to the previous owner he was under the impression that it would be developed in large lots like the other area lots. Mr. Davis asked that both documents be placed in the record.

Several area residents expressed concerns regarding Martin Bluff Road and Ferry Point Road being adequate for the extra traffic incurred by the new subdivision. Commissioner Johnson asked Ms. Abell if a traffic impact study would show if the roads would be overstressed by the additional traffic the subdivision may contribute. She also stated that under the Unified Development Ordinance the City could require a traffic impact analysis but had not required one on this residential project. Commissioner Johnson was also interested if the analysis would show information about the egress situation in case of an emergency.

Ms. Abell advised the Commissioners that case law states that if an existing deficiency is found in the level of standards of a road, the developer cannot be made to improve that deficiency. The answer the City would be looking for from the analysis is whether the proposed traffic caused by the development would change the road standard classification, such as from medium to poor. In that case, a measure could be required to ensure the existing level of service.

A motion was made by Commissioner Minor to continue the request until September 1st to give the developer time to obtain a Traffic Impact Analysis.

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

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

SUBMITTED BY:


Samantha Abell
Economic Development Director

DATE: 9/9/11

APPROVED:


David Wooten, Chairman
Gautier Planning Commission

DATE: 9.1.11