

**CITY OF GAUTIER
Business Item #1
Fact Sheet**

Council Meeting:
Title:

June 3, 2014
Consideration of a Citizen-Initiated Comprehensive Rezoning of Property on Homestead Blvd. from R-1 to R-E. GPC #14-01-RZ. William R. Finnicum, applicant. Quasi-Judicial Procedures

Introduced by:
Contact Person/Telephone

Chandra Nicholson 497-8000 Ext. 312

Summary Explanation: Consideration of a request from William R. Finnicum, resident of 704 Homestead Blvd. for a Comprehensive Rezoning of the property generally described as the eastern end of Homestead Blvd. south of Lite Bayou, north of Sioux Bayou, and west of the Pascagoula River. (GPC #14-01-RZ).

EXHIBITS FOR REVIEW

Resolution	<input type="checkbox"/>
Ordinance	<input checked="" type="checkbox"/>
Contract	<input type="checkbox"/>
Minutes	<input type="checkbox"/>
Plan Maps	<input type="checkbox"/>
Order	<input type="checkbox"/>
Other	<input type="checkbox"/>
Submittal Authorization	City Manager

Staff Recommendation:

Approval

Motion Made by:													
Gollott	<input type="checkbox"/>	Martin	<input type="checkbox"/>	Jones	<input type="checkbox"/>	Guillotte	<input type="checkbox"/>	Vaughan	<input type="checkbox"/>	Anderson	<input type="checkbox"/>	Colledge	<input type="checkbox"/>

Second Made by:													
Gollott	<input type="checkbox"/>	Martin	<input type="checkbox"/>	Jones	<input type="checkbox"/>	Guillotte	<input type="checkbox"/>	Vaughan	<input type="checkbox"/>	Anderson	<input type="checkbox"/>	Colledge	<input type="checkbox"/>

Voted as follows:		Ayes	Nays	Abstained	Absent
Mayor	Gollott	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
At Large	Martin	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ward 1	Jones	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ward 2	Guillotte	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ward 3	Vaughan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ward 4	Anderson	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ward 5	Colledge	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Action Taken:

ORDINANCE NUMBER 000-2014

AN ORDINANCE OF THE CITY OF GAUTIER, MISSISSIPPI, RELATING TO THE COMPREHENSIVE REZONING OF ±443.13 ACRES MORE OR LESS TO R-E RESIDENTIAL ESTATE; GENERALLY DESCRIBED AS PROPERTIES AT THE EAST END OF HOMESTEAD BOULEVARD, NORTH OF SIOUX BAYOU, SOUTH OF LITE BAYOU, AND WEST OF THE PASCAGOULA RIVER; MORE PARTICULARLY DESCRIBED IN THE BODY OF THE ORDINANCE; PROVIDING AUTHORITY; MAKING FINDINGS OF FACT; PROVIDING FOR A ZONING MAP AMENDMENT; AND SETTING AN EFFECTIVE DATE.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GAUTIER, MISSISSIPPI, AS FOLLOWS:

SECTION 1. AUTHORITY.

The authority for enactment of this ordinance is Section 17-1-5, Mississippi Code Annotated Section 17-1-15 (1972), Mississippi Statutes.

The City Council of Gautier finds that a comprehensive rezoning is necessary to implement the City's Comprehensive Plan adopted the 16th day of June 2009. A public hearing was held before the Gautier Planning Commission on May 1, 2014, and the Commission recommended that Council approve the change for a zoning map amendment to adopt the R-E Residential Estate District. The City Council has conducted a public hearing on June 3, 2014 after giving due public notice pursuant to the Public Hearing Process of the City's Unified Development Ordinance. The City Council has found that the requested rezoning is consistent with the City's Comprehensive Plan.

SECTION 2. PROPERTY REZONED.

The property generally described as all property except that owned by Mississippi Gulf Coast Wastewater, parcels 81807021.050, 81807040.430, and 81830020.050, within the boundary described as: beginning at the northwest corner of parcel 81807020.050; thence due south to a point where this line meets the northern boundary of the parcel 81830020.000; from that point due west to the northwest corner of said property; thence due south to the shoreline of Sioux Bayou; from that point eastward following the shoreline to the Pascagoula River; thence following the river shoreline in a northerly direction to the confluence of Lite Bayou and Pascagoula River, marked by the northernmost point of parcel 85070011.000; thence following the northern boundaries of all properties along the south side of Lite Bayou to the northeast corner of property first identified in this description; thence along the northern boundary of said property to the point of beginning, is hereby rezoned to R-E Residential Estate District.

SECTION 3. FINDINGS OF FACT.

The Planning Commission finds that the existing zoning in the subject area is not in accordance with the Comprehensive Plan in that the existing zoning is R-1 zoning and the Comprehensive Plan re-designates this area to Very Low Density Residential; and

The Planning Commission finds that there is a need for additional lands in the City to be designated RE to implement the Comprehensive Plan's Residential land use for the purpose of ensuring that existing large lot subdivisions or areas with a concentration of larger lots are not subdivided into smaller lots which may not be desirable in some areas; and

The Planning Commission finds that the development of homes on smaller lots is inharmonious with the character of the area and the 2009 Comprehensive plan, which designates this area for rezoning to allow large-lot residential areas for the development of very low density, single-family residential uses and compatible accessory structures. The Planning Commission further finds that there was a mistake in the original zoning. Now, therefore:

SECTION 4. ZONING MAP AMENDMENT. The Official Zoning Map of the City of Gautier is hereby amended to include a comprehensive change of classification from R-1 Low Density Residential to R-E Residential Estate for the specific parcels described in Exhibit A of this Ordinance.

SECTION 5. SETTING EFFECTIVE DATE AND APPEAL. This Ordinance shall become effective 30 days after approval by the City Council and signature of the Mayor.

Motion made by BLANK, seconded by BLANK and the following vote was recorded:

AYES:

NAYS:

ADOPTED: _____

Gordon T. Gollott, Mayor

ATTEST:

Cynthia Russell, City Clerk

Codification Instructions: Not Codified.