
April 3, 2014

GAUTIER, MISSISSIPPI

BE IT REMEMBERED THAT a regular meeting of the Gautier Planning Commission of the City of Gautier, Mississippi, was held on April 3, 2014 at 6:00 P.M. in the Council Chambers of the Gautier City Hall at 3330 Highway 90, Gautier, Mississippi.

Commission Members present: David Wooten, Chairman, Jimmy Green, James Torrey, Larry Dailey, Greg Spanier and Sandra Walters. Also present were Chandra Nicholson, Economic Development and Planning Director; Joshua Danos, City Attorney; Tricia Thigpen, Deputy City Clerk; and Michele Keenlance, Court Reporter.

Commissioner Wooten called the meeting to order and present the minutes for March 6, 2014. Commissioner Dailey made a motion to table the approval of the minutes from March 6, 2014 and add more of the Commissioners discussion. Commissioner Wooten seconded the motion and the vote was unanimously carried.

APPROVAL OF AGENDA

There were no changes to the agenda.

AGENDA

GAUTIER PLANNING COMMISSION

April 3, 2014

6:00 P.M.

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE (VOLUNTEER)

III. APPROVAL OF MINUTES – (DECEMBER 5, 2013 & JANUARY 2, 2014)

IV. APPROVAL OF AGENDA

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

VI. OLD BUSINESS

A. QUASI-JUDICIAL

1. HOMESTEAD REZONING – REQUEST FOR A CITIZEN-INITIATED COMPREHENSIVE REZONING OF PROPERTIES TO R-E RESIDENTIAL ESTATE (GPC CASE#14-01-RZ) TABLED AT MARCH 6, 2014 GPC MEETING.
2. MARTIN BLUFF REZONING – REQUEST FOR A REZONING OF PROPERTY ON MARTIN BLUFF ROAD FROM R-1 TO MURC-2 (GPC CASE #14-02-RZ) TABLED AT MARCH 6, 2014 GPC MEETING.
3. SANDHILL RV PARK MAJOR DEVELOPMENT – REQUEST FOR A MAJOR DEVELOPMENT ORDER FOR A 24.18 ACRE RECREATIONAL VEHICLE PARK IN A MURC-2 MIXED USE RECREATIN COMMERCIAL-2 (PENDING, MARTIN BLUFF ROAD (GREG WILLIAMS dab DIRT, INC.) (GPC CASE #14-03-MD) TABLED AT MARCH 6, 2014 GPC MEETING.

VII. NEW BUSINESS

VII. DIRECTOR’S REPORT

IX. ADJOURN

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

There were no public comments.

OLD BUSINESS:

A. Quasi-Judicial

1. HOMESTEAD REZONING – REQUEST FOR A CITIZEN-INITIATED COMPREHENSIVE REZONING OF PROPERTIES TO R-E RESIDENTIAL ESTATE (GPC CASE#14-01-RZ) TABLED AT MARCH 6, 2014 GPC MEETING.

Commissioner Dailey made a motion to table GPC Case #14-01-RZ – Homestead Rezoning – Request for a Citizen-Initiated Comprehensive Rezoning of Properties to R-E Residential Estate until May 1, 2014 meeting. Commissioner Torrey seconded the motion and the vote was unanimously carried.

OLD BUSINESS:

A. Quasi-Judicial

2. MARTIN BLUFF REZONING – REQUEST FOR A REZONING OF PROPERTY ON MARTIN BLUFF ROAD FROM R-1 TO MURC-2 (GPC CASE #14-02-RZ) TABLED AT MARCH 6, 2014 GPC MEETING.

Planning Commission conducted a Quasi – Judicial Procedures.

Commissioner Wooten closed the public portion of the hearing.

Commissioner Wooten made the motion recommend the Planning Commission deny the MURC-2 (GPC Case No. 14-02-RZ) because the Commission has not received clear evidence that this surrounding areas have changed to justify this rezoning. Commissioner Dailey seconded the motion and further stated that the rezoning is not consistent with the Comprehensive Plan and the use of the MURC is inappropriate zoning for the isolated area as there needs to be a connectivity with an expansion MURC and has to incorporate a mixture of uses with the area. The following vote was recorded:

AYES: David Wooten
Larry Dailey
Greg Spanier

NAYS: James Torrey
Jimmie Green

ABSTAINED: Sandra Walters

Motion carried.

OLD BUSINESS:

A. Quasi-Judicial

3. SANDHILL RV PARK MAJOR DEVELOPMENT – REQUEST FOR A MAJOR DEVELOPMENT ORDER FOR A 24.18 ACRE RECREATIONAL VEHICLE PARK IN A MURC-2 MIXED USE RECREATION COMMERCIAL-2 (PENDING, MARTIN BLUFF ROAD (GREG WILLIAMS dba DIRT, INC.) (GPC CASE #14-03-MD) TABLED AT MARCH 6, 2014 GPC MEETING.

Commissioner Dailey made the motion to table the request for a Major Development Order for a 24.18 Acre Recreational Vehicle Park in a MURC-2 Mixed Use Recreation Commercial-2 (Pending, Martin Bluff Road (Greg Williams dba DIRT, INC.) until the rezoning is complete. Commissioner Wooten seconded the motion and the vote was unanimously carried.

NEW BUSINESS:

No New Business

DIRECTOR'S REPORT

Director Nicholson gave the following updates:

1. Mall demolition updates: Contractors working on stripping the inside of the mall.
 2. Boatman update: Does not have power turn on in the new place. Owner does not want to pay power bill in two places. Code Enforcement will be handling.
 3. Westgate Plaza has finished renovations and tenants are moving in.
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Commissioner Dailey made a motion to adjourn the meeting until May 1, 2014 at 6:00 P.M. Commissioner Wooten seconded the motion and the vote was unanimously carried.

SUBMITTED BY:

Chandra Nicholson, Director
Economic Development & Planning

DATE: _____

APPROVED:

David Wooten, Chairman
Gautier Planning Commission

DATE: _____

Back Up Documentation for:

MARTIN BLUFF REZONING – REQUEST FOR A REZONING OF
PROPERTY ON MARTIN BLUFF ROAD FROM R-1 TO MURC-2 (GPC
CASE #14-02-RZ) TABLED AT MARCH 6, 2014 GPC MEETING.

Gautier Planning Commission

Regular Meeting Agenda

March 6, 2014

(Staff Report Revised for April 3, 2014 GPC Meeting)

Martin Bluff Rezoning

VII. NEW BUSINESS

A. QUASI-JUDICIAL

2. MARTIN BLUFF REZONING - REQUEST FOR A REZONING OF PROPERTY ON MARTIN BLUFF ROAD FROM R-1 TO MURC-2 (GPC CASE #14-02-RZ)