AGENDA

GAUTIER PLANNING COMMISSION

October 5, 2017

5:00 PM

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE (VOLUNTEER)

III. APPROVAL OF AGENDA

IV. APPROVAL OF MINUTES

1. August 3, 2017
2. September 7, 2017

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

VI. OLD BUSINESS

VII. NEW BUSINESS

1. Consideration of a City-Initiated Rezoning of six (6) Split-Zoned C-2/R-1 properties to R-1 Low Density Single-Family Residential. (GPC CASE #17-13-RZ)

VIII. GENERAL DISCUSSION

1. PREVIOUS CASE UPDATES

A. (GPC # 17-09-RZ)Amendment of the Official Zoning Map of the City of Gautier, Mississippi by Mississippi Lock Storage LLC.The request is to rezone 2965 Old Spanish Trail, from C-2, Community Commercial to I, Industrial. Zoning request denied by City Council 9/19/17.

B. (GPC CASE #17-11-CU) Glenn Scott Ryder Conditional Use-Major. Approved by City Council 9/19/17

2. PERMIT & TRC REPORTS

IX. ADJOURN

Gautier Planning Commission

Regular Meeting Agenda

October 5, 2017

City Initiated Rezoning

VII. NEW BUSINESS

1. Consideration of a City-Initiated Rezoning of six (6) Split-Zoned C-2/R-1 properties to R-1 Low Density Single-Family Residential. (GPC CASE #17-13-RZ)

GAUTIER PUBLIC HEARING PROCESS (PLANNING COMMISSION)

Planning Commission Chairman to follow procedure below. All questions/comments to be directed to the Council and not to applicant, staff, or other attendees of the meeting.

1. Chairman announces the case.

2. Chairman makes statement, “This is a Public Hearing and all statements to be made need to be true and accurate for the record.”

3. Staff gives brief overview of case.

4. Applicant presents their case.

5. Anyone to speak in support of the Request? Please state your name and address for the record.

6. Anyone to speak in opposition of the Request? Please state your name and address for the record.

7. Any final comments from the applicant?

8. Questions from Commission?

9. Chairman closes public hearing – “This closes the Public Hearing portion of this case” bang of gavel

10. Motion/Deliberation/Vote

CITY OF GAUTIER
STAFF REPORT

To: Chairman and Members, Planning Commission

From: Scott Ankerson, Planning Director/Building Official

Date: September 13, 2017

Subject: Consideration of a City-Initiated Rezoning of six (6) Split-Zoned C-2/R-1 properties to R-1 Low Density Single-Family Residential.

REQUEST:

The Planning Department requests a City-Initiated Rezoning of six (6) parcels on Gautier Vancleave Road, Robertsdale Road, Fairley Road, and Bayou Bend Road (PIN # 82423580.000, 82423563.000, 82424480.050, 82423410.000, 82423520.000, and 82423500.000. These properties are currently split-zoned as C-2 Community Commercial and R-1 Low Density Single Family Residential. Staff requests approval to rezone these parcels to R-1 Low Density Single Family Residential.

The purpose of this city-initiated rezoning is to rezone these parcels based on a mistake in the original zoning designation.

BACKGROUND:

Section 4.15 of the City's Unified Development Ordinance (UDO) establishes the procedure to amend the City's Official Zoning Map. The Gautier Planning Commission (GPC) shall review a proposal for a rezoning and shall make an advisory recommendation to the City Council as to the justification for the change. The GPC shall include in its recommendation to the City Council findings and any information which it deems relevant to issues relating to the proposed rezoning.

DISCUSSION:

Upon the City's 2002 annexation, the City zoned many parcels near and adjacent to Gautier Vancleave Road to C-2 Community Commercial. Upon annexation, these parcels were zoned into a split designation of C-2 Community Commercial and R-1 Single Family Residential.

At the time of the 2002 zoning, the parcels at issue (except for Tract 5 PIDN 82423520.000) held residential structures. More importantly, as zoned in 2002, the relevant lots only contain partial sections of C-2 which are not adjacent to the main arterial roadway (Gautier Vancleave Road), but are adjacent to local or minor streets which provide access to residential districts and

residential structures. Furthermore, without the removal of existing residential structures from these parcels, (with the exception of Tract 5), no commercial structure could be built.

Tract 5, as shown on exhibits A-D, does not contain a structure of any designation, however also is not adjacent to the main arterial roadway (Gautier Vancleave Road), but is adjacent to a local or minor street which provides access to a residential district and residential structures.

Based on the above, it is the position of staff that the 2002 zoning of these lots was a mistake, and as such, these lots should be rezoned as R-1 in their entirety.

The table on page 3 shows the density and intensity for the R-1 District as well as existing zoning districts.

DATA AND ANALYSIS:

PIDN	NAME	LOCATION	Tract
82423580.000	Stubbs, Claude D & Myrtle W	2501 Bayou Bend Road	1
82423563.000	Lyle, Gordon G & Paula D	5601 Gautier Vancleave Road	2
82423598.000	Clark, Jeffrey Scott	2500 Fairley Road	3
82424480.050	Johnson, Catherine A	2416 Robertsdale Road	4
82424480.050	Crawford, William F (EST OF)	Robertsdale Road	5
82423500.000	McKenzie, A W	2412 Callie Road	6

Location: Tract 1 & 2 – Ward 3
Tract 3-6 – Ward 4

Current Existing Zoning, Existing Land Use and Future Land use.

Tract	Location	Existing Zoning	Existing Land use	Future Land Use
1	2501 Bayou Bend	Split C-2/R-1	Low Density Residential	Low Density Residential
2	5601 Gautier Vancleave	Split C-2/R-1	Low Density Residential	Low Density Residential
3	2500 Fairley	Split C/2-R-1	Low Density Residential	Low Density Residential
4	2416 Robertsdale	Split C-2/R-1	Low Density Residential	Low Density Residential
5	Robertsdale(No Address)	Split C-2/R-1	Vacant	Low Density Residential
6	2412 Callie	Split C-2/R-1	Low Density Residential	Low Density Residential

REVIEW CRITERIA:

The Planning Department Staff, in its report and recommendation to the Planning Commission on the appropriateness of the request, has studied and considered the following criteria and recommends that Planning Commission make a recommendation of approval for the rezoning of said six (6) parcels. Staff's recommendations are included for consideration.

According to UDO 4.15.3, a rezoning may occur when it is proven by clear and convincing evidence that there "was a mistake in the original zoning".

> ***Staff finds that, based on the above evidence, there was a mistake in the 2002 zoning, and recommends rezoning the relevant properties to R-1 in their entireties.***

CONCLUSION AND RECOMMENDATION:

Based on the above, and the criteria established by Section 4.15 of the Unified Development Ordinance, the Planning Commission may:

1. Recommend to approve the Rezoning of the subject area to R-1 Low Density Single Family Residential; or
2. Recommend to deny the Rezoning.

ATTACHMENTS:

Exhibit A. Location Map

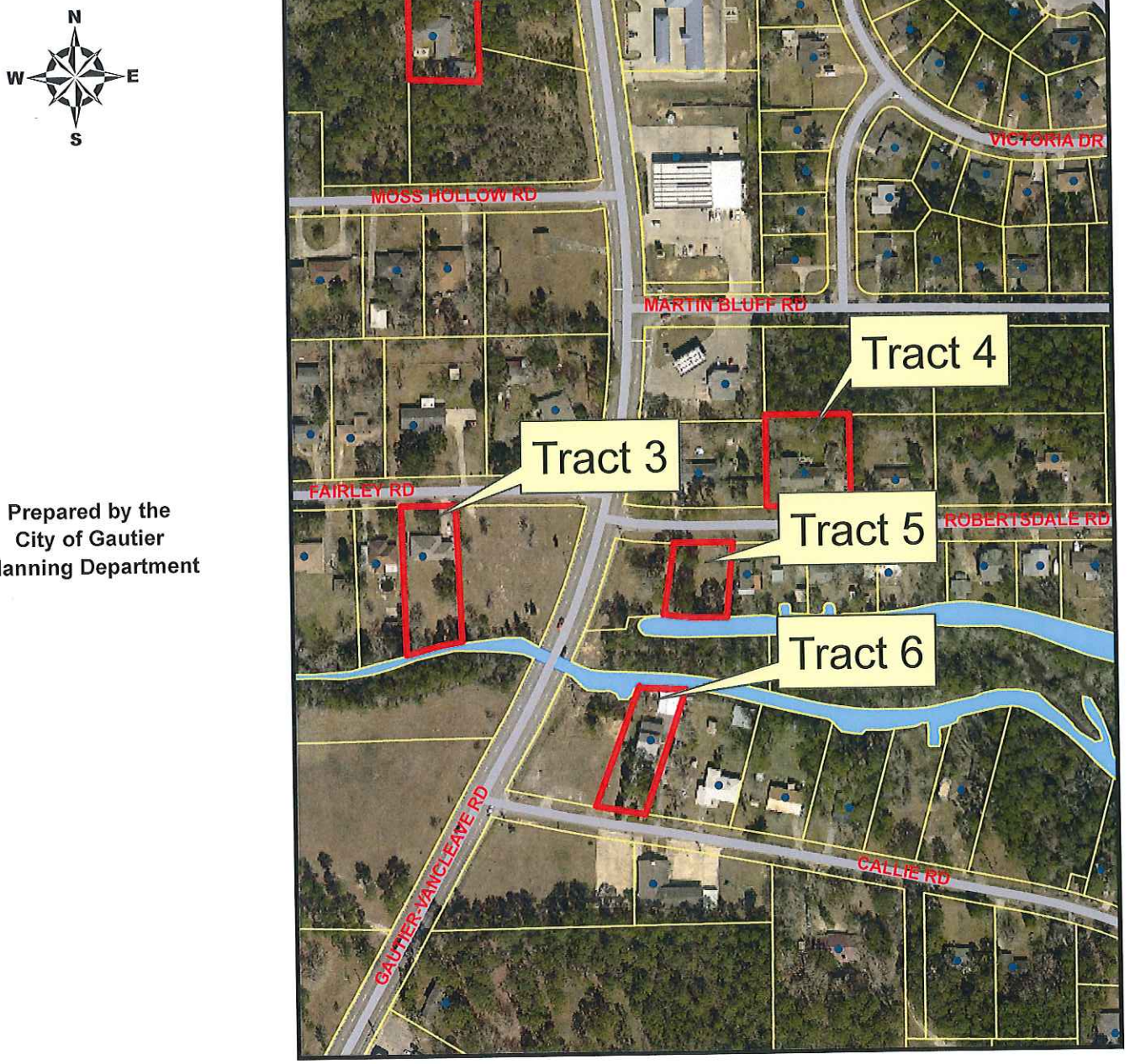
Exhibit B. Existing Zoning Map

Exhibit C. Existing Land Use Map

Exhibit D. Future Land Use Map

Exhibit A
Location Map

City Of Gautier
Planning Department

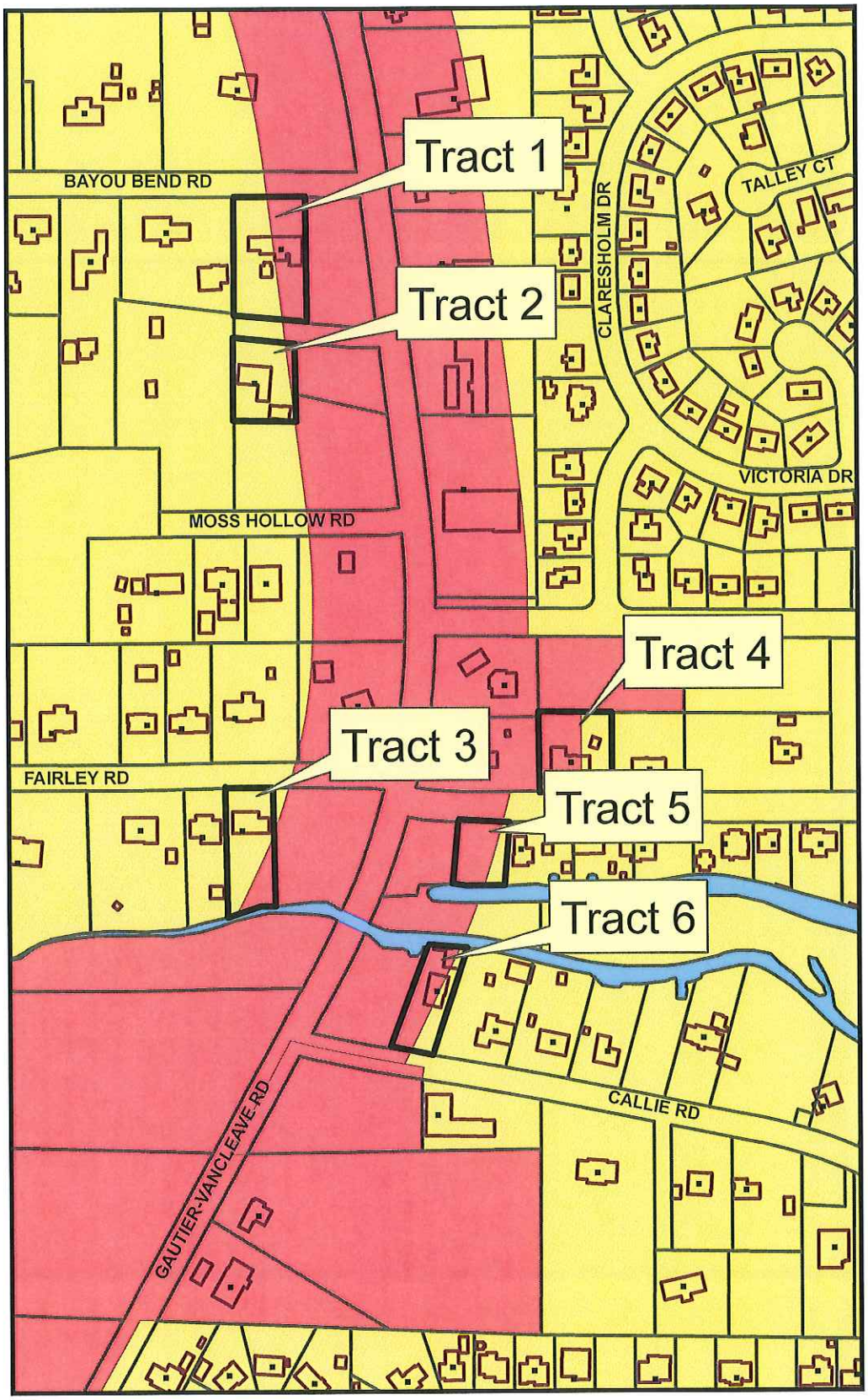


Prepared by the
City of Gautier
Planning Department

Exhibit B
Existing Zoning Map

City Of Gautier
Planning Department

Prepared by the
City of Gautier
Planning Department



Legend

- <all other values>

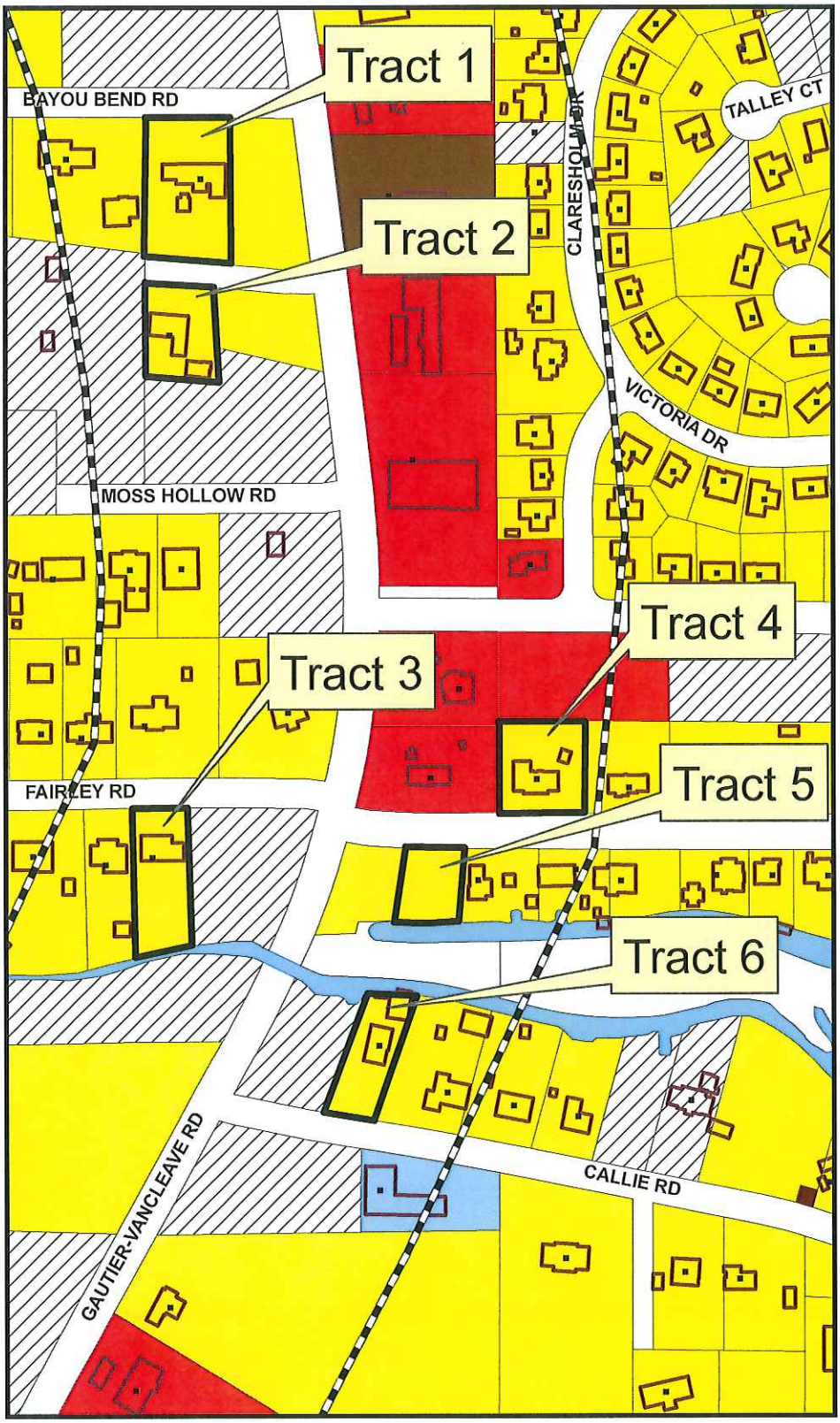
ZONECODE

- AG
- C-1
- C-2
- C-3
- I-2
- MURC-1
- MURC-2
- MURC-MW
- PL
- PUD
- R-1
- R-2
- R-3
- RE
- TC

Exhibit C
Existing Land Use Map

City Of Gautier
Planning Department

Prepared by the
City of Gautier
Planning Department



Legend

- City_Limits
- CorOverlay
- GautierParTrimmed

EXISTING LAND USE

- Commercial-Retail
- Conservation
- Civic
- Industrial
- Marina/Fish Camps
- High Density Residential
- Mobile Home
- Mobile Home Park
- Medium Density Residential
- Office
- Recreation
- Very Low to Low Density Residential
- Utility
- Vacant

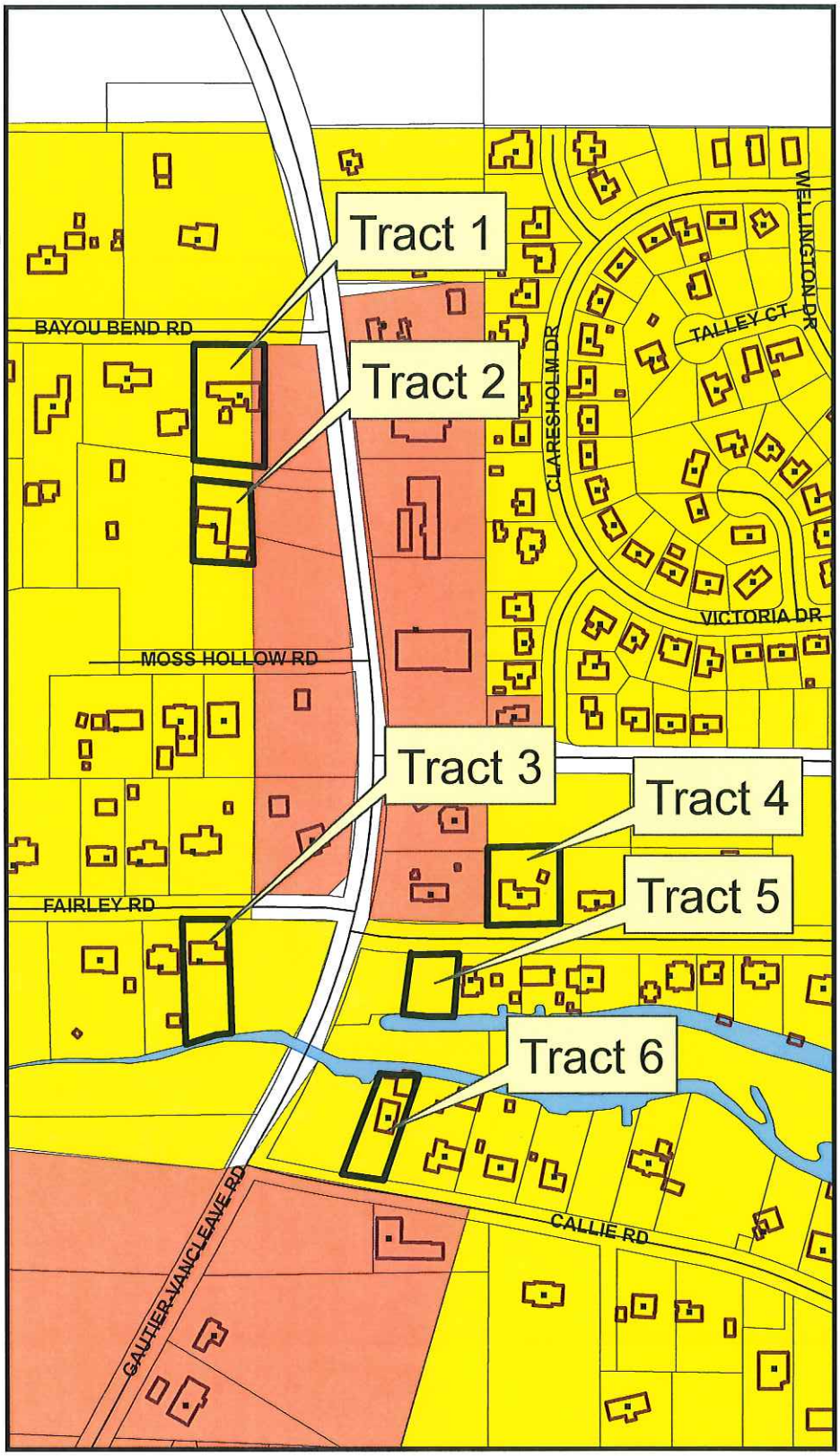
Exhibit D
Future Land Use Map

City Of Gautier
Planning Department

0 400 800
Feet

N
W E
S

Prepared by the
City of Gautier
Planning Department



Legend

FUTURE LAND USE

FLU_Class

- Civic
- high impact commercial
- Conservation
- High Density Residential
- Industrial
- Low Density Residential
- Medium Density Residential
- Mobile Home Residential
- low impact Commercial
- Recreational
- recreational commercial
- Regional Scale Commercial
- mixed use residential
- Town Center
- Very Low Density Residential