

AGENDA

GAUTIER PLANNING COMMISSION

July 6, 2017

5:00 P.M.

- I. CALL TO ORDER**
- II. PLEDGE OF ALLEGIANCE (VOLUNTEER)**
- III. APPROVAL OF AGENDA**
- IV. APPROVAL OF MINUTES**
 - 1. June 1, 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 four (4) Split-Zoned C-2/R-1 properties to R-1 Low Density Single-Family Residential. (GPC CASE #17-08-RZ)
- VIII. GENERAL DISCUSSION**
 - A. PREVIOUS CASE UPDATES**
 - 1. Request to adopt clarification changes to the Unified Development Ordinance. (City Initiated) (GPC #17-06-UDO) – City Council approved at June 20, 2017 Meeting
 - B. PERMIT & TRC REPORTS**
- IX. ADJOURN**

Gautier Planning Commission

Regular Meeting Agenda

July 06, 2017

City Initiated Rezoning

VII. NEW BUSINESS

1. Consideration of a City-Initiated Rezoning of four (4) Split-Zoned C-2/R-1 properties to R-1 Low Density Single-Family Residential. (GPC CASE #17-08-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: June 6, 2017

Subject: Consideration of a City-Initiated Rezoning of four (4) 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 four (4) contiguous parcels on Laurel Glen Road, Bristol Street, and Dailey Drive (PIN # 85700097.000, 85700223.000, 85700226.000, and 85700225.000). 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 Martin Bluff Road to C-2 Community Commercial. Upon annexation, they were zoned into a split designation of C-2 Community Commercial and R-1 Single Family Residential. The majority of each split-zoned property was designated R-1 Single Family Residential.

At the time of the 2002 zoning, the parcels at issue held residential structures. More importantly, as zoned in 2002, the relevant lots (except for PIDN 85700097.000) only contain small sections of C-2 which are not adjacent to current roadways, and on which no commercial structure could be built.

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	ACREAGE
85700097.000	SAJWAJ CONNIE J	1413 LAUREL GLEN	1
85700223.000	HARRIS JOHN A	BRISTOL ST.	.48
85700226.000	ELLIOITT BILLY & LESSIE	BRISTOL ST.	.43
85700225.000	COLLINS TERRY W & FAYE F	1500 DAILEY RD.	.51
TOTAL			2.42

Location: Ward 5

Current Zoning of the Request Property: Each parcel is dual zoned C-2 Community Commercial & R-1 Single Family Residential

Current surrounding existing land use and zoning:

	Current Land Use	Zoning District
North	Very Low to Low Density Residential	C-2 Community Commercial
South	Civic	R-1 Low Density Residential
East	Commercial	C-2 Community Commercial
West	Very Low to Low Density Residential	R-1 Low Density Residential

Surrounding Future Land Use Map (FLUM) designations:

	FLUM Designation
North	Low Density Residential
South	Civic
East	High Impact Commercial
West	Medium 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 four (4) 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 rezoning".

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 entirety.

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 A Location Map

City Of Gautier
Planning Department



Prepared by the
City of Gautier
GIS Division

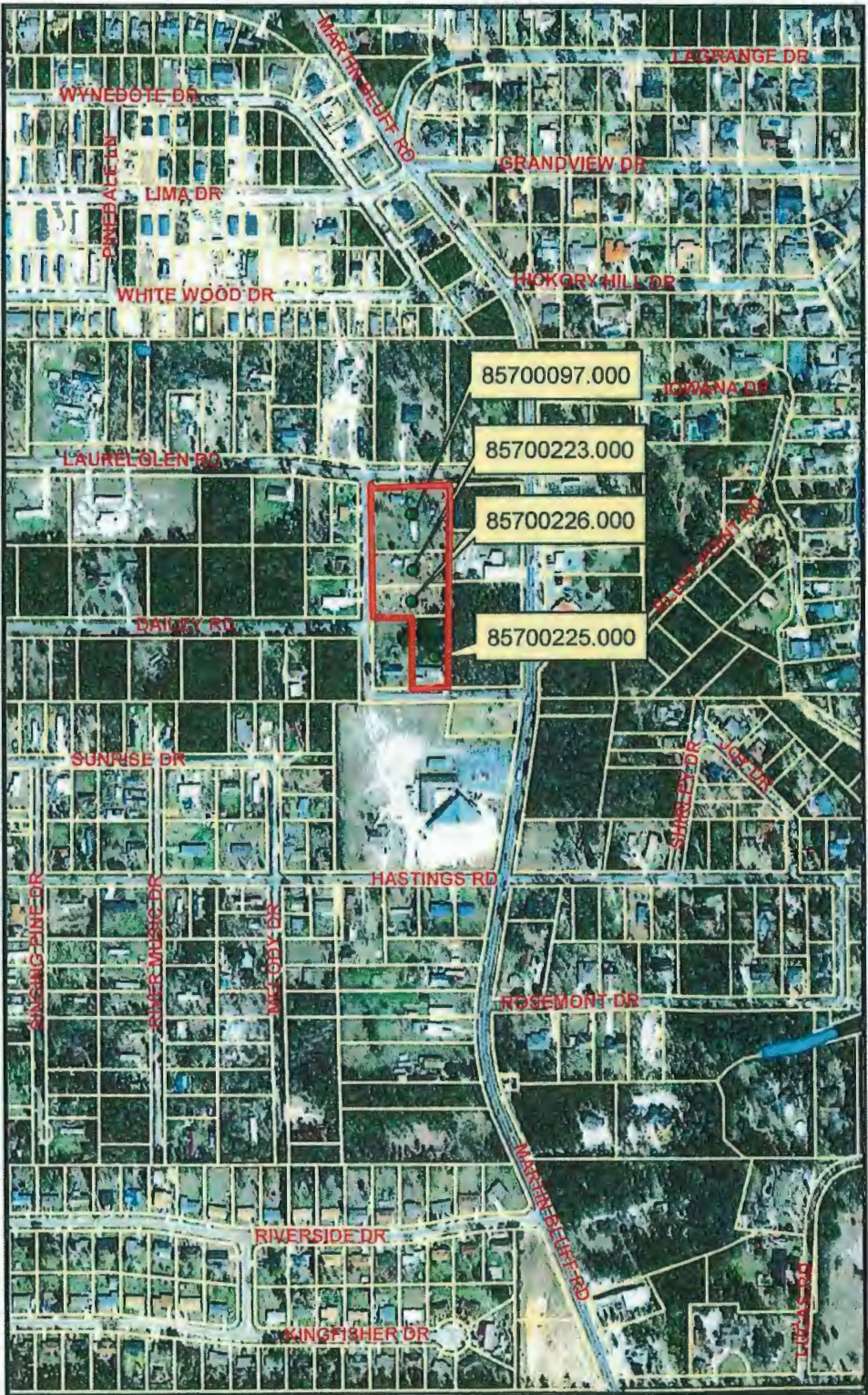


Exhibit B Existing Zoning Map

City Of Gautier
Planning Department



Prepared by the
City of Gautier
GIS Division

Legend

- AG Agricultural
- PL Public/Semi-Public
- PUD Planned Unit Development
- R-1 Low Density Residential
- R-2 Multi-Family Residential
- R-3 Mobile Home District
- MUM
- TC
- MURC-1
- MURC-2
- MURC-MW
- C-1 Neighborhood Commercial
- C-2 Community Commercial
- C-3 Highway Commercial
- I-2 Industrial

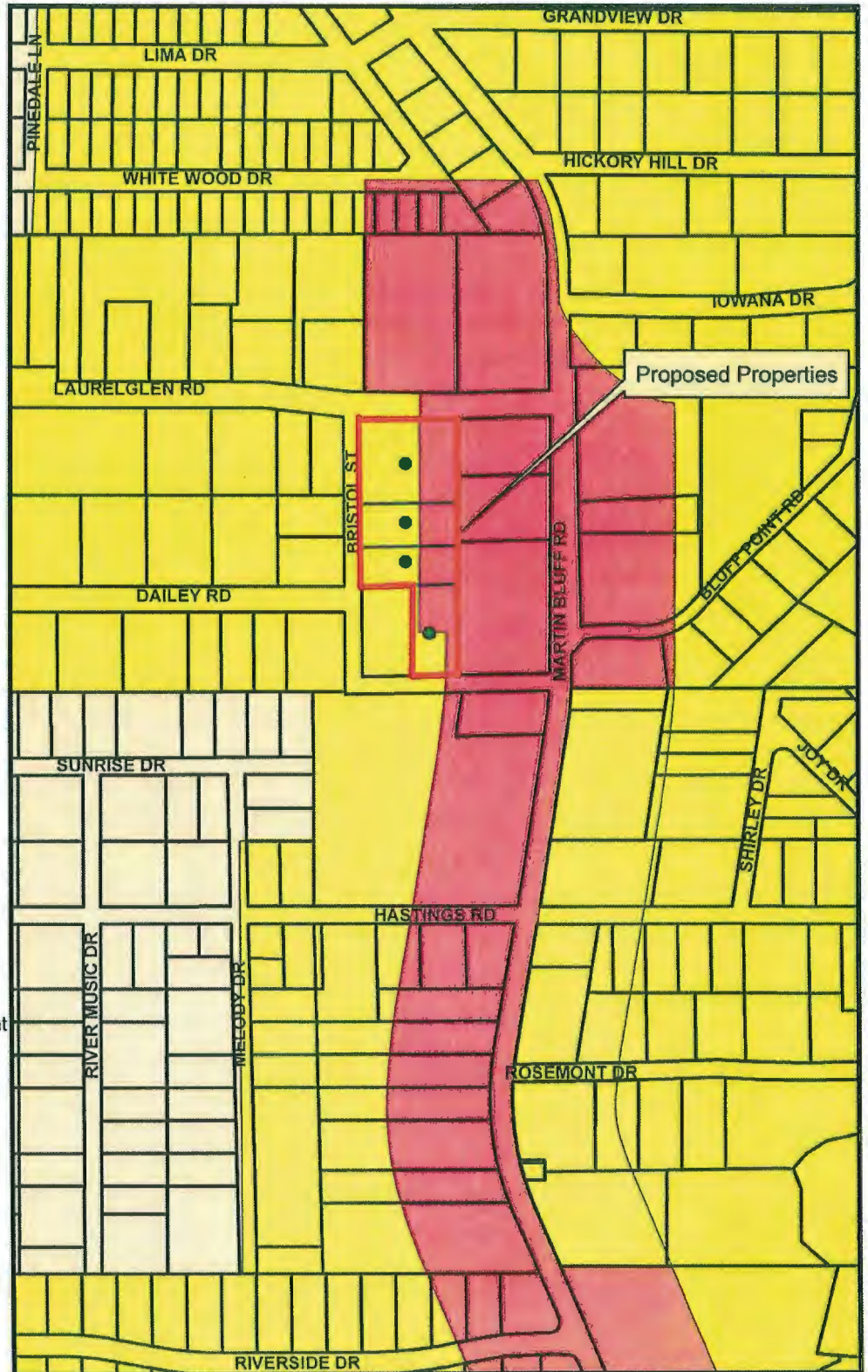


Exhibit C Existing Land Use Map

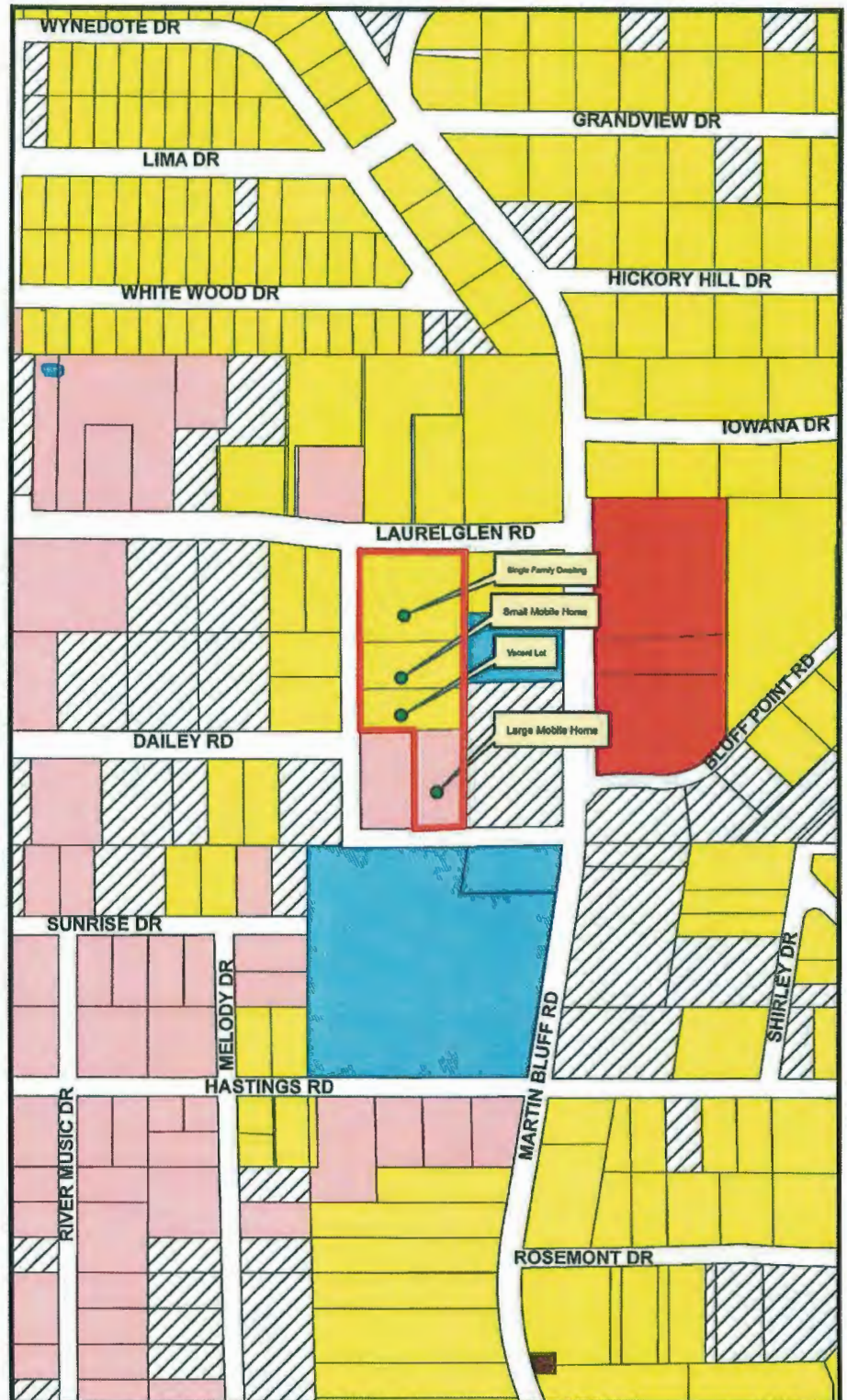
City Of Gautier
Planning Department



Prepared by the
City of Gautier
GIS Division

Legend

- 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



June 1, 2017
Gautier, Mississippi

BE IT REMEMBERED that a regular meeting of the Gautier Planning Commission of the City of Gautier, Mississippi, was held on April 6, 2017 at 5:00 P.M. in the Council Chambers of the Gautier Municipal Building at 3330 Highway 90, Gautier, Mississippi.

Commission Members present were: Sandra Walters, Vice-Chairperson; Commissioners Jimmy Green, Kay C. Jamison, J.J. Fletcher, and Phil Torjusen. Also present were Scott Ankerson, Planning Director/Building Official; and Tricia Thigpen, Deputy City Clerk. Absent were Chairperson Larry Dailey, Commissioner Anthony York and City Attorney Josh Danos.

AGENDA

GAUTIER PLANNING COMMISSION

June 1, 2017

5:00 P.M.

- I. CALL TO ORDER**
- II. PLEDGE OF ALLEGIANCE (VOLUNTEER)**
- III. APPROVAL OF AGENDA**
- IV. APPROVAL OF MINUTES**
 - March 2, 2017
 - April 6, 2017
- V. PUBLIC COMMENTS**
- VI. OLD BUSINESS**
 - None
- VII. NEW BUSINESS**
 - 1. REQUEST TO ADOPT CLARIFICATION CHANGES TO THE UNIFIED DEVELOPMENT ORDINANCE. (CITY INIATED) (GPC #174-06-UDO)

VIII. GENERAL DISCUSSION

1. PREVIOUS CASE UPDATES

- A. GPC CASE #17-02-HO – 2329 FARMINGTON DRIVE-HOME
OCCUPATION**

2. PERMIT & TRC REPORTS

IX. ADJOURN

Vice-Chairperson Walter called the meeting to order.

Pledge of allegiance – Commissioner Phil Torjusen

Approval of Agenda –

Commissioner Jamison made the motion to approve the agenda order.

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

AYES: **Sandra Walters
Jimmy Green
Kay C. Jamison
J.J. Fletcher
Phil Torjusen**

NAYS: **None**

ABSENT: **Larry Dailey
Anthony York**

Motion passed.

Approval of Minutes – March 2, 2017 and April 6, 2017

Commissioner Green made the motion to approve the Gautier Planning Commission minutes March 2, 2017 and April 6, 2017. **Commissioner Torjusen** seconded the motion and the following vote was recorded:

AYES: **Sandra Walters**
 Jimmy Green
 Kay C. Jamison
 J.J. Fletcher
 Phil Torjusen

NAYS: **None**

ABSENT: **Larry Dailey**
 Anthony York

Motion passed.

Public Comments – None.

Old Business – None.

New Business – REQUEST TO ADOPT CLARIFICATION CHANGES TO THE UNIFIED DEVELOPMENT ORDINANCE. (CITY INITIATED) (GPC #17-06-UDO)

Vice-Chairperson Walters introduced the case and stated “This is a Public Hearing and all statements to be made need to be true and accurate for the record.”

There were no witnesses.

Scott Ankerson, Planning Director/Building Official, gave a brief overview of the case. The City Manager directed Staff to draft a comprehensive amendment to the Unified Development Ordinance (UDO) to incorporate changes/clarifications for the purpose of improving the usability of the document and to include any know errors/omissions.

Amendments to the Unified Development Ordinance may be initiated by the City Council, the Gautier Planning Commission (GPC), the City Staff, or by a citizen. The process requires that the GPC review and forward a recommendation to the City Council on the proposed amending ordinance (s).

The City’s original Unified Development Ordinance was adopted in 2009. Comprehensive amendment are needed periodically to correct miscellaneous errors/omissions, to address changes needed in text due to City Department and Staff reconfigurations, and to clarify Udo text in order to make the document more user friendly.

Staff finds that these amendments are necessary for process clarify and to correct errors/omissions to the current Unified Development Ordinance.

Staff further finds that amendments are consistent with the policies of the Comprehensive Plan.

Vice-Chairperson Walters asked if there were any questions for Staff.

Commission and Staff discussed Manufactured and Mobile Home Park General Regulations on page V-32. No action was taken.

Vice-Chairperson Walters asked if there were any further questions from the Commission.

There were none.

Vice-Chairperson Walters closed public hearing by stating “This closes the Public Hearing portion of this case” and called for a motion.

Commissioner Torjusen made the motion to recommend City Council adopt clarification changes to the Unified Development Ordinance. **Commissioner Green** seconded the motion and the following vote was recorded:

AYES: **Sandra Walters**
 Jimmy Green
 Kay C. Jamison
 J.J. Fletcher
 Phil Torjusen

NAYS: **None**

ABSENT: **Larry Dailey**
 Anthony York

Motion passed.

General Discussion

1. PREVIOUS CASE UPDATES

- A. GPC CASE #17-02-HO – 2329 FARMINGTON DRIVE – HOME OCCUPATION. Approved by City Council April 18, 2017.**

2. PERMIT & TRC REPORTS

B. NEW BUSINESSES:

Wireless Center – 2707 Hwy 90
Domino's Pizza – 2591 Hwy 90
Smokescreen – 4351 Gautier – Vancleave Road
Sleeking – 1901 Highway 90
Southern Signs – 1408 Hwy 90
Galore Engagements, Formals and More – 3880 Gautier-Vancleave Road

TRC Approval – 1

Commissioner Jamison made the motion to adjourn the meeting. **Commissioner Torjusen** seconded the motion and the following vote was recorded:

AYES: **Sandra Walters**
 Jimmy Green
 Kay C. Jamison
 J.J. Fletcher
 Phil Torjusen

NAYS: **None**

ABSENT: **Larry Dailey**
 Anthony York

Motion passed.

SUBMITTED BY:

Scott Ankerson
Planning Director/Building Official

Sandra Walters, Vice-Chairperson
Gautier Planning Commission

BACKUP DOCUMENTATION