

Planning Commission
City of Pass Christian
Regular Monthly Meeting
Municipal Complex Auditorium
200 West Scenic Drive
February 16, 2011

AGENDA

- Call to Order
- Consider Adoption of Minutes of January 19th meeting (distributed via email)
- NEW BUSINESS
 1. Applicant: Joseph J Gee and Sue P Gee
Property: 120 St Paul Avenue and 118 St Paul Avenue
Parcels: 0313H-02-042.000 and 0313H-02-043.000
Action Requested: Combination of two parcels into one
 2. Applicant: George Watson
Property: 1400 E Second Street
Parcels: 0512L-02-047.000 and 0512L-02-048.000
Action Requested: Combination of two parcels into one
 3. Applicant: Pass Estates, LLC
Property: Pass Estates Subdivision (North and Cedar)
Parcels: Various
Action Requested: Appeal of three Planning Office recommendations
- OLD BUSINESS
 4. Review of General Public Comments/Suggestions regarding Planning Commission, Planning Office and Smart Code Issues in anticipation of a public hearing on proposed changes.
 5. Review of Planning Commission and Planning Office comments/suggestion regarding Planning Commission, Planning Office and Smart Code issues in anticipation of a public hearing on proposed changes.
- OTHER BUSINESS/PUBLIC COMMENT
- ADJOURN

RECEIVED
2-3-11

**APPLICATION FOR
RE-SUBDIVISION OR INFILL PLAN**

CITY OF PASS CHRISTIAN

PLANNING COMMISSION

NAME of Subdivision:	Community Planning Area:
NO. OF LOTS in Subdivision or Final Plat:	TRANSECT ZONE:
PARCEL NO.(s) of Subdivision: 031314-02-043.000 (COMBINE) LOCATION: 120 St. Paul Ave. 031314-02-042.000 271 118 St. Paul Ave.	
NAME of PROPERTY OWNER: Joseph J. Gee and Sue P. Gee	
ADDRESS: P.O. Box 227 Carrollton, MS 38917	
NAME of Applicant: Joseph J. Gee and Sue P. Gee	
ADDRESS: P.O. Box 227 Carrollton, MS 38917	
CONTACT INFO: Business Tel. 662 237 4709 Home Tel. 662 237 6052 Cells 662 299 2659 + 662-299-9831 E-Mail Geesales@netzero.com	
NAME of Engineer/Surveyor: Duke Levy	
LEGAL DESCRIPTION OF PROPERTY: see attached survey	
As Recorded at the Harrison County Courthouse: BOOK NUMBER: 949, 127 PAGE NUMBER: 118, 626	
Attach any RESTRICTIVE COVENANTS or DEED RESTRICTIONS. _____ (Initial)	
SIGNATURE of Applicant:	Sue P. Gee

A. Preliminary Subdivision Plat Approved:	Date:
B. Construction Plans for Subdivision Approved:	Date:
C. Water/Sewer-Utilities-Drainage Plans Approved by City Engineer. (See Attached Letter)	
All Required Improvements are in place, inspected and accepted by City Engineer. Date:	

FILING FEE of \$ _____ is payable to CITY OF PASS CHRISTIAN for processing costs.

Date: _____ By: _____

CITY OF PASS CHRISTIAN

CERTIFICATE OF RE-SUBDIVISION OF LOTS

In accordance with the Subdivision Regulations of the City of Pass Christian, it is hereby certified that the Pass Christian City Planning Commission and the Pass Christian Mayor and Board of Aldermen have reviewed and approved the attached Final Plat(s). The described property has been combined ~~re-subdivided~~ to create one parcel(s).

APPLICANT/OWNER Joseph T. Gee and Sue P. Gee

ADDRESS P.O. Box 227, Carrollton, MS 38917

ORIGINAL PARCEL NUMBER 0313H-02-042.000 + 0313H-02-043.000
118 Saint Paul Ave. 120 St. Paul Ave.
(2 → 1)

Submitted to and approved by the **Pass Christian Planning Commission** on the _____ day of _____, 20_____.

CHAIRMAN
PASS CHRISTIAN PLANNING COMMISSION

APPROVAL

Submitted to and approved by the City of Pass Christian, Mayor and Board of Aldermen, at the regular meeting of said Board on the _____ day of _____, 20_____; said proceeding being duly recorded in Minute Book No. _____.

ATTEST:

City Clerk

ADOPT:

MAYOR

Malcolm Jones
CITY ATTORNEY

PREPARED BY:
CITY OF PASS CHRISTIAN
200 WEST SECOND STREET
PASS CHRISTIAN, MS 39571
228.452.3311

BOOK 949 PAGE 118

BOOK 67 PAGE 648

STATE OF MISSISSIPPI

COUNTY OF HANCOCK

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TWENTY-SEVEN THOUSAND, (\$27,000.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, we, AUDREY A. COMEAUX and DONALD W. LITTLE, do hereby convey and warrant unto JOSEPH J. GEE and wife, SUE P. GEE, as an estate in entirety with the right of survivorship and not as tenants in common, the following described property situated and being in Harrison County, Mississippi, to-wit:


Lot 18, Block 128, Pass Christian, Harrison County, Mississippi, being more fully described as follows: A lot 36' X 75' being bounded on the north by property belonging to Schruff, on the east by property belonging to Hill, on the south by property belonging to Spadoni, and on the west by St. Paul Avenue, and being the identical property acquired by deed from Ralph Peterson and Evelyn Peterson dated October 26, 1951, recorded in Deed Book 348, on page 458, and later acquired by Audrey A. Comeaux and Donald W. Little from Yvonne A. Stewart, Administratrix of the Estate of Ella Marie Necaize, Deceased, recorded in Book 935, Page 200, in the Deed Records of Harrison County, Mississippi.


Together with all and singular the rights, privileges, improvements, and appurtenances to the same belonging or in any wise appertaining.

The above described property is subject to any restrictive and protective covenants, reservations and easements of record.

Taxes for the current year are prorated as of this date and are hereby assumed by the Grantees herein.

WITNESS OUR SIGNATURES, this the 4th day of February, A. D., 1983.


AUDREY A. COMEAUX


DONALD W. LITTLE

BOOK 949 OF 119

BOOK 67 PAGE 649

STATE OF MISSISSIPPI
COUNTY OF HANCOCK

Personally appeared before me, the undersigned authority in and for the aforesaid County and State, AUDREY A. COMEAUX and DONALD W. LITTLE, who severally acknowledged that they signed and delivered the foregoing instrument on the day and in the year therein mentioned.

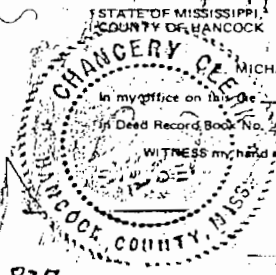
GIVEN under my hand and seal of office, this the 4th day of February, A. D., 1983.



Audrey A. Comeaux
NOTARY PUBLIC

My commission expires: 9/19/83

827



STATE OF MISSISSIPPI
COUNTY OF HANCOCK

MICHAEL NECAISE, Clerk of the Chancery Court of said County, certify that the within instrument was filed for record in my office on this 7 day of February, 1983, at 4:35 o'clock P. M., and duly recorded in Deed Record Book No. 4467, Page No. 648-649.
WITNESS my hand and Seal of Office, this the 8 day of February, 1983.

E. MICHAEL NECAISE, Chancery Clerk
By: *Shelvin Livingston*, D.C.

STATEMENT OF FEES

First Page 1 \$2.00
Add. Page at \$1.00 1.00
Abstracted/Section at \$1.00 1.00
Marginal Entry at .50
Other 1.00
Total Fees 4.00

STATE OF MISSISSIPPI, COUNTY OF HARRISON, FIRST JUDICIAL DISTRICT:

I hereby certify that this instrument was received and filed for record at 11 o'clock and 00 minutes A. M. on 10 day of Feb, A.D. 1983 and recorded Feb 11, 1983 in Records of Deeds Book 449 Pages 118-119

By: *Anna Dept*, D.C.

1-4

Index This Instrument as Follows:

City of Pass Christian metes
& bounds; N by Dominique (a/k/a
Dorique); E by Hill now or
formerly Bohn; S by LaRosa;
W by St. Paul Avenue.

BOOK 1277 PAGE 626

This Instrument Prepared By:

G. Gregory

Julien K. Byrne III, Attorney

P.O. Box 179

Pass Christian, MS. 39571

(601) 452-9408

STATE OF MISSISSIPPI
COUNTY OF HARRISON
FIRST JUDICIAL DISTRICT

WARRANTY DEED

For and in consideration of the sum of Ten Dollars
(\$10.00) cash in hand paid and other good and valuable
considerations, the receipt and sufficiency of all of which is
hereby acknowledged, I, H. L. PHILLIPS, a single person, do
hereby sell, convey and warrant unto JOSEPH J. GEE III and wife,
SUE P. GEE, as joint tenants with full rights of survivorship
and not as tenants in common, the following described land and
property situated in Harrison County, First Judicial District,
Mississippi, to-wit:

A lot of land situated in the City of Pass
Christian, Harrison County, First Judicial
District, Mississippi, described as:

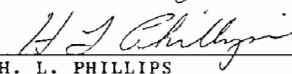
Having a frontage on the Eastern boundary of St.
Paul Avenue in the width of 35 feet, more or less,
and running back thence in an easterly direction
between parallel lines a distance of 75 feet, more
or less, and being bounded on the North by land
now or formerly of Dominique (a/k/a Dorique); on
the East by land formerly of Hill and now or
formerly of Bohn; on the South by land now or
formerly of LaRosa; and on the West by St. Paul
Avenue.

Being the identical property acquired by H. L.
Phillips from John H. Kirk, Jr. et ux by Warranty
Deed dated October 17, 1988 and recorded in Deed
Book 1115, page 90 et seq., in the office of the
Chancery Clerk of Harrison County, First Judicial
District, Mississippi.

The above described property is conveyed subject to
restrictions, reservations and easements of record.

Ad valorem taxes for 1994 are prorated and payment of
same when due is specifically assumed by the Grantees.

WITNESS my signature this 5th day of July, 1994.


H. L. PHILLIPS

STATE OF MISSISSIPPI

COUNTY OF Harrison

Personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid, the within named H. L. PHILLIPS, who acknowledged that he signed and delivered the above and foregoing instrument of writing on the day and year therein written.

Given under my hand and official seal of office this 5th day of July, 1994.-

Shirley B. Gregory
NOTARY PUBLIC

My commission expires: 1/25/96

GRANTOR: c/o 2769 Oxford Place
Greenville, MS 38701
(601) 335-5571

GRANTEE: P.O. Box 227
Carrollton, MS 38917
(601) 237-4709



STATEMENT OF FEES

Recording Fee 6.00

Abstracting/Section-Fee at 7.00
\$1.00 each

Marginal Entry at .50 each

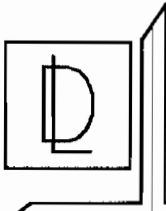
Other

TOTAL FEES COLLECTED 13.00

STATE OF MISSISSIPPI, COUNTY OF HARRISON, FIRST JUDICIAL DISTRICT:

I hereby certify that this instrument was received and filed for record at 12 o'clock
and 6 minutes 12 M. on 6th day of July, A.D. 1994
and recorded July 7th, 1994 in Records of Deeds _____
Book 1277 Pages 626-627

4422
By Cindy Widley G. N. CREE, Chancery Clerk D.C.



DUKE LEVY & ASSOCIATES, P.A.
 1711 WAVELAND AVENUE
 WAVELAND, MS 39576
 (228)467-5212
 FAX (228)467-9949

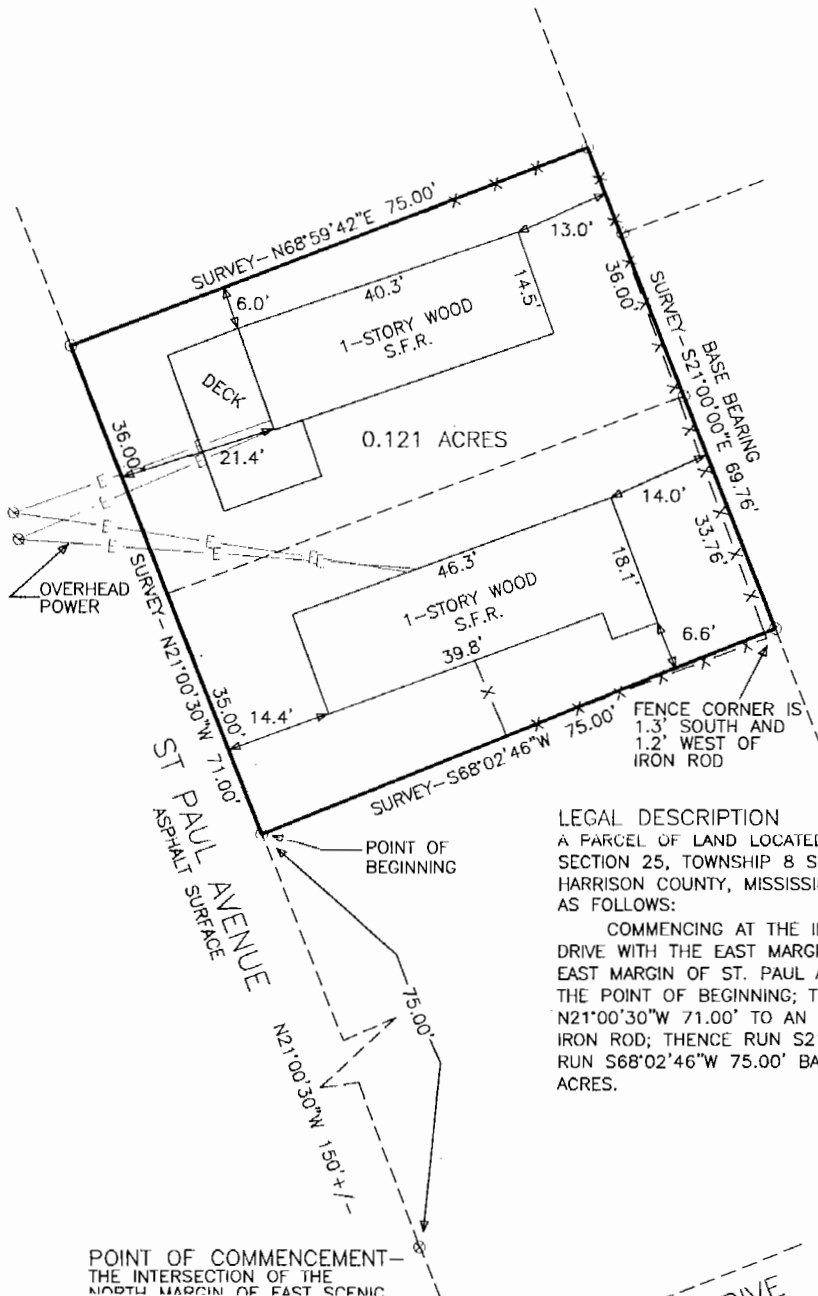
PROFESSIONAL ENGINEERING & LAND SURVEYING



NOTE:
 SURVEY IS VALID ONLY IF PRINT
 HAS ORIGINAL RED SEAL AND
 SIGNATURE OF SURVEYOR.

THIS SURVEY WAS DONE WITH
 INFORMATION PROVIDED BY THE
 CLIENT, WITHOUT THE BENEFIT OF A
 CURRENT TITLE REPORT.

- REFERENCE MATERIALS:
- 1) RECORDED WARRANTY DEED, BOOK 949, PAGE 118
 - 2) RECORDED WARRANTY DEED, BOOK 1277, PAGE 626
 - 3) DEEDS OF ADJOINING PARCELS



LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 25, TOWNSHIP 8 SOUTH, RANGE 13 WEST, CITY OF PASS CHRISTIAN, HARRISON COUNTY, MISSISSIPPI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE NORTH MARGIN OF EAST SCENIC DRIVE WITH THE EAST MARGIN OF ST. PAUL AVENUE; THENCE RUN ALONG SAID EAST MARGIN OF ST. PAUL AVENUE, N21°00'30"W 150'+/- TO AN IRON ROD AND THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID EAST MARGIN, N21°00'30"W 71.00' TO AN IRON ROD; THENCE RUN N68°59'42"E 75.00' TO AN IRON ROD; THENCE RUN S21°00'00"E 69.76' TO AN IRON ROD FOUND; THENCE RUN S68°02'46"W 75.00' BACK TO THE POINT OF BEGINNING, CONTAINING 0.121 ACRES.

LEGEND:

- ⊗ IRON ROD FOUND
- IRON ROD SET
- IRON PIPE FOUND
- ⊗ SPIKE FOUND
- △ SPIKE SET
- ⊗ CONCRETE MONUMENT FOUND
- CONCRETE MONUMENT SET
- LIGHTARD KNOT FOUND

JOSEPH J. GEE III

SUE P. GEE

PH. 662-237-4709

P. O. BOX 227

CARROLLTON, MS. 38917

85-359/842

2093

DATE 2-2-2011

\$ 125.00

DOLLARS



PEOPLES BANK

PEOPLES BANK & TRUST CO.
NORTH CARROLLTON, MISSISSIPPI

MEMO

MEMO NO. 2035931

ACCOUNT NO. 30501511

DATE 2011

Mr Joseph J. GEE III

DELUXE WALLET OR DUPLICATE

PAY TO THE ORDER OF

City of Pass Christian

One hundred twenty five & 00/100

DOLLARS



PEOPLES BANK

NOTES

RECEIPT

DATE

2/4/11

NO.

237807

RECEIVED FROM

Joseph + Sue Gee

ADDRESS

118 + 120 St. Paul Ave

\$ 125.00

FOR

Comb of hats

ACCOUNT		HOW PAID	
AMT. OF ACCOUNT		CASH	
AMT. PAID	<u>125.00</u>	CHECK	
BALANCE DUE		MONEY ORDER	

BY

D.A. GEE

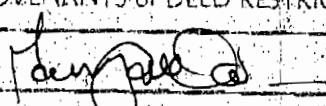
©2001 PEOPLES BANK

2093

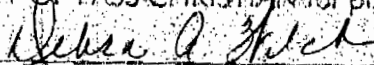
APPLICATION FOR RE-SUBDIVISION OR INFILL PLAN

CITY OF PASS CHRISTIAN

PLANNING COMMISSION

NAME of Subdivision: <u>COMBINATION of 2 LOTS</u>		Community Planning Area:
NO. OF LOTS in Subdivision or Final Plat: <u>1</u>		TRANSECT ZONE:
PARCEL NO.(s) of Subdivision: <u>05122-02-047.000</u> <u>05122-02-048.000</u>		LOCATION:
NAME of PROPERTY OWNER: <u>GEORGE & EVELINA WATSON</u>		
ADDRESS: <u>1400 E 2ND ST, PASS CHRISTIAN, MS 39571</u>		
NAME of Applicant: <u>GEORGE WATSON</u>		
ADDRESS:		
CONTACT INFO: Business Tel.		Home Tel. <u>452-4853</u>
E-Mail		
NAME of Engineer/Surveyor/Agent: <u>Ken Austin - 452-2313</u>		
LEGAL DESCRIPTION OF PROPERTY: <u>SEE ATTACHMENT</u>		
As Recorded at the Harrison County Courthouse:		
BOOK NUMBER:	PAGE NUMBER:	
Attach any RESTRICTIVE COVENANTS or DEED RESTRICTIONS. _____ (Initial)		
SIGNATURE of Applicant: 		
A. Preliminary Subdivision Plat Approved:		Date:
B. Construction Plans for Subdivision Approved:		Date:
C. Water/Sewer-Utilities-Drainage Plans Approved by City Engineer: (See Attached Letter)		
All Required Improvements are in place, inspected and accepted by City Engineer. Date:		

cl #
7813

FILING FEE of \$ 125.00 is payable to CITY OF PASS CHRISTIAN for processing costs.
Date: 2/9/11 By: 

2-1

CITY OF PASS CHRISTIAN

CERTIFICATE OF RE-SUBDIVISION OF LOTS

In accordance with the Subdivision Regulations of the City of Pass Christian, it is hereby certified that the Pass Christian City Planning Commission and the Pass Christian Mayor and Board of Aldermen have reviewed and approved the attached Final Plat(s). The described property has been combined/ re-subdivided to create 1 parcel(s).

APPLICANT/ OWNER GEORGE T WATSON
ADDRESS 1400 E 2nd St, Pass Christian
ORIGINAL PARCEL NUMBER 0512L-02-048.000

Submitted to and approved by the **Pass Christian Planning Commission** on the _____ day of _____, 20_____.

CHAIRMAN
PASS CHRISTIAN PLANNING COMMISSION

APPROVAL

Submitted to and approved by the City of Pass Christian, Mayor and Board of Aldermen, at the regular meeting of said Board on the _____ day of _____, 20_____; said proceeding being duly recorded in Minute Book No. _____.

ATTEST:

City Clerk

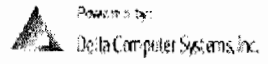
ADOPT:

MAYOR

Malcolm Jones
CITY ATTORNEY

PREPARED BY:
CITY OF PASS CHRISTIAN
200 WEST SECOND STREET
PASS CHRISTIAN, MS 39571
228.452.3311

442-4853



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Property Link HARRISON COUNTY, MS

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- [Deeds & Records Link](#)
- [UCCs Link](#)
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- [Terms Of Use](#)
- [Privacy Policy](#)
- [Webmaster](#)

Current Date 2/ 7/2011

Tax Year 2010
Records Last Updated 2/ 4/2011

PROPERTY DETAIL

OWNER WATSON GEORGE T & EVELENA C
1400 E 2ND ST

PASS CHRISTIAN MS 39571

ACRES : **NA**
LAND VALUE : 51750
IMPROVEMENTS : 15426
TOTAL VALUE: 67176
ASSESSED : 10077

PARCEL 0512L-02-047.000
ADDRESS SHADOWLAWN AVE

TAX INFORMATION

YEAR 2010	TAX DUE	PAID	BALANCE
COUNTY	362.27	362.27	0.00
CITY	478.25	478.25	0.00
SCHOOL	551.11	551.11	0.00
TOTAL	1391.63	1391.63	0.00

To Pay Online, WWW.MS1STOP.COM

LAST PAYMENT DATE 12 / 23 / 2010

MISCELLANEOUS INFORMATION

EXEMPT CODE	LEGAL	DR: 2006-0000055-D-J1 01/04/20
HOMESTEAD CODE	None	06-WD
TAX DISTRICT	3P	N 33.05 FT OF LOT 13 & S 1/2 O
PPIN	062876	F LOT
SECTION	21	14 BLK 3 SHADOWLAWN ON THE G U
TOWNSHIP	08	LF
RANGE	12	SHADOWLAWN ON THE GULF

Deed Book/Page References

Book	Page	Date	Type
2006-0000055-D-J1		1/ 4/2006	WD
0909/0569			

TAX SALES

Year	Sold To	Redeemed By
NO TAX SALES FOUND		

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- [Webmaster](#)

Current Date 2/ 7/2011

Tax Year 2010
Records Last Updated 2/ 4/2011

PROPERTY DETAIL

OWNER WATSON GEORGE T & EVELENA C
1400 E 2ND ST

PASS CHRISTIAN MS 39571

ACRES : **NA**
LAND VALUE : 51750
IMPROVEMENTS : 173426
TOTAL VALUE: 225176
ASSESSED : 22518

PARCEL 0512L-02-048.000
ADDRESS 1400 2ND ST

TAX INFORMATION

YEAR 2010	TAX DUE	PAID	BALANCE
COUNTY	539.89	539.89	0.00
CITY	712.75	712.75	0.00
SCHOOL	821.33	821.33	0.00
TOTAL	2073.97	2073.97	0.00

To Pay Online, WWW.MSISTOP.COM

LAST PAYMENT DATE 12 / 23 / 2010

MISCELLANEOUS INFORMATION

EXEMPT CODE	LEGAL	DR: 2005-0000055-D-J1 01/04/20
HOMESTEAD CODE	O65	06-WD
TAX DISTRICT	3P	N 1/2 OF LOT 14 & ALL LOT 15 B
PPIN	062877	LK 3
SECTION	21	SHADOWLAWN ON THE GULF
TOWNSHIP	08	SHADOWLAWN ON THE GULF
RANGE	12	

Deed Book/Page References

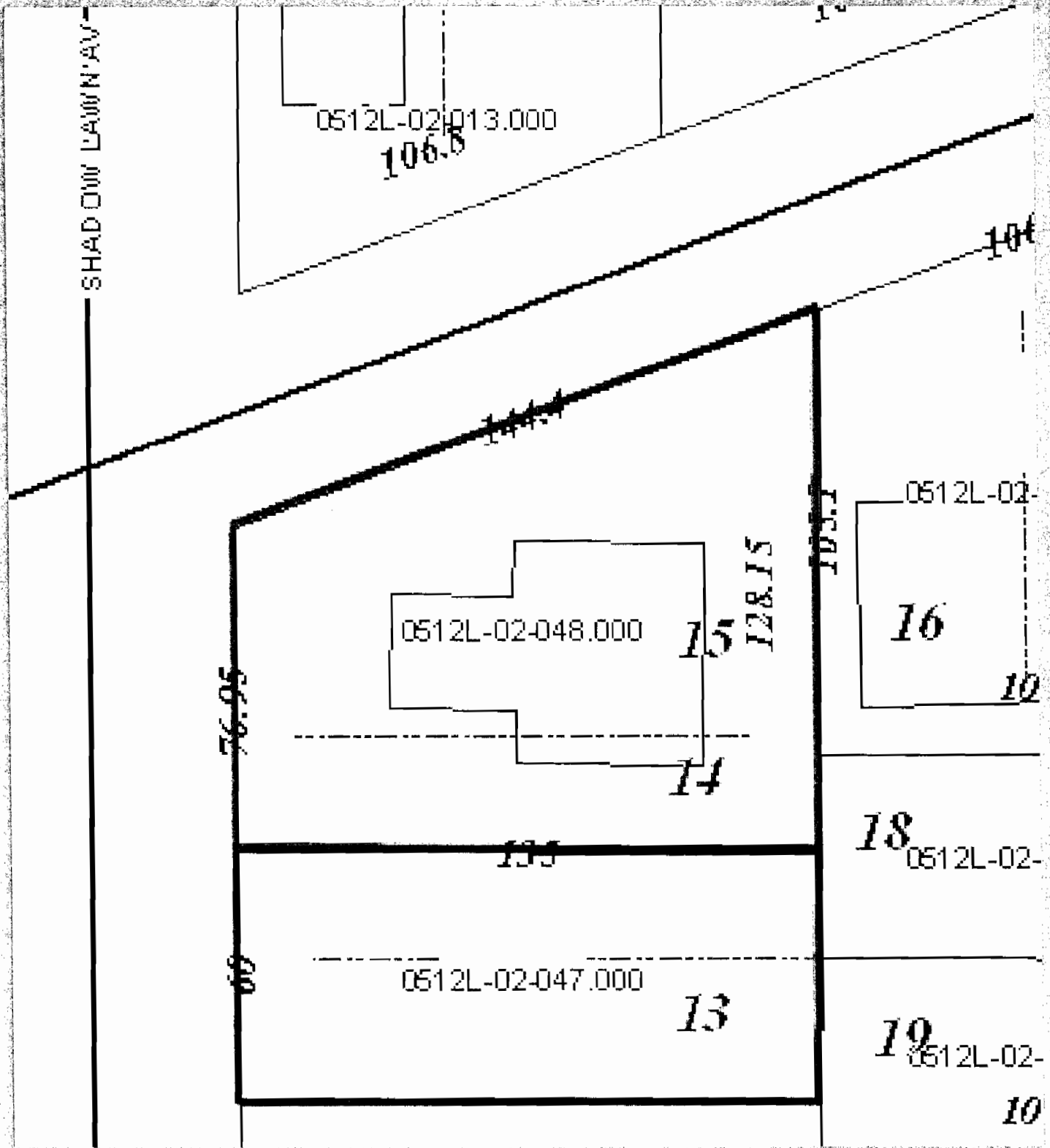
Book	Page	Date	Type
2005-0000055-D-J1		1/ 4/2006	WD
0888/0593			

TAX SALES

Year	Sold To	Redeemed By
NO TAX SALES FOUND		

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Parcel #: 0512L-02-048.000

Date Printed: Feb 09, 2011

**THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.
 HARRISON COUNTY ASSUMES NO LEGAL RESPONSIBILITIES
 FOR THE INFORMATION CONTAINED ON THIS MAP.**

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Additional Parcel Information

Parcel #: 0512L-02-048.000

PPIN: 62877

Owner: WATSON GEORGE T & EVELENA C

Location and Mailing Information

Physical Address: 1400 2ND ST

Mailing Address: 1400 E 2ND ST

State: MS

City: PASS CHRISTIAN Zip: 39571

Section: 21

Township: 08

Range: 12

Parcel Area Measurements

Deed Acreage:

Structure Sq. Ft.: 1160

Adjusted Sq. Ft.:

2nd Floor Sq. Ft.:

Structure Year Built.: 1975

Assessment Values

Land: 51750

Improved: 173426

Total: 225176

Assessed: 22518

Assessment Information

Misc. Information

Judicial District: 1

Subdivision: SHADOWLAWN ON THE G...

Tax District:

Homestead Code: 1

Exemption Code: 0

THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY. HARRISON COUNTY ASSUMES NO LEGAL RESPONSIBILITIES FOR THE INFORMATION CONTAINED ON THIS MAP.

GEORGE T. WATSON 12-65 **7813**
EVELENA WATSON 85-368/655 10
 HANCOCK BANK *Classic CLUB*

Pay to the Order of City of Park (Watson) \$ 125.00
City of Park (Watson) Dollars

Date 2/9/11

CLASSIC 60 GOLD CHECKING

For Henry Watson

Member FDIC / hancockbank.com

MICR: ⑆06503681⑆7813⑆026376010⑆

SECURITY DEPARTMENT BACK GUARDIAN SAFETY® BLUE

RECEIPT DATE 2/9/11 NO. 237813

RECEIVED FROM George T. Watson

ADDRESS 1400 E. 2nd St.

FOR Combo of lots \$ 125.00

BY W. Watson

NOTES: 1813 2-7

ACCOUNT		HOW PAID	
AMT. OF ACCOUNT		CASH	
AMT. PAID	<u>125.00</u>	CHECK	<input checked="" type="checkbox"/>
BALANCE DUE		MONEY ORDER	

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CONSIDER APPEAL BY DEVELOPER OF PASS ESTATES SUBDIVISION – EAST OF CEDAR AVENUE- FROM
RECOMMENDATION OF CITY URBAN PLANNER – DR. JEFF BOUNDS

(Developer will submit letter regarding appeal)

This revised final subdivision plat was approved by the Mayor and Board of Aldermen subject to the
Developer's appeal.

Pass Estates, LLC

2330 University Avenue
Oxford, MS 38655

(662) 236.5080 Ext. 116
Fax: (662) 236-5089
cwc@chartre.com

February 8, 2011

Sent Via Email: cityattorney@ci.pass-christian.ms.us
And Fax: (228) 452-5435

The Pass Christian Planning Commission
P.O. Drawer 368
Pass Christian, MS 39571

Request: Appeal of three recommendations of City's urban planner.

Ladies and Gentlemen:

The City Council approved our site plan on February 1st with recommendations from Dr. Jeff Bounds. The minutes will show that we reserved the right to appeal three (3) specific recommendations. Our site design has complied with all of the Smart Code, even before it was accepted.

We are requesting that the Planning Commission place our petition for an appeal on its agenda for February 16, 2011.

The specific recommendations being appealed with supporting discussion are:

1. Re-orienting the Community Building to be parallel to Cedar and place all the parking behind the building and provide screening for the remainder. The depth of the lot the building is on will not allow for all the parking to be behind the structure. We can accomplish the desired screening with a few larger caliper trees and taller shrubs, leaving the building oriented in the original position.
2. Moving the mail kiosks from the rear of the parking as currently designed, closer to the street with the parking behind and additional screening. The issue is one of safety and practicality. To move the kiosks close the street will encourage the residents to park on the street, retrieve their mail and drive on - rather than pull into the parking lot, park and walk back to retrieve their mail then back to the car. Again, we are certain we can provide the appropriate screening of the parking from the street.
3. Re-configure parking around our playgrounds to be parallel - on-street parking. We are convinced this will create a safety issue, since our streets are not designed for that type of parking. Neighbors from across the street will be backing out of their drives while parents and children are attempting to get into their cars. The children and parents will be better off parking in the manner we have currently designed. We will provide the proper screening that is in keeping with the intent of Smart Code.

Please let us know if anything further is required to consider this appeal.

Sincerely,


Clarence Chapman, President

Cc: Century Construction Co., LLC
David Kelly, Urban Design Systems, LLC

3-2



42-54th Street
Gulfport, MS 39507
January 18, 2011

Mayor & Board of Aldermen
City of Pass Christian, Mississippi
200 West Scenic Drive
Pass Christian, MS 39571

Mayor and Board Members,

This letter is to confirm that the Pass Estates Subdivision development submitted by applicant Pass Estates, LLC, has received administrative Final Plat Approval from the City Planning Office constituting the Consolidated Review Committee under the city's SmartCode Comprehensive Land Use and Development Ordinance and the associated Subdivision Regulations, subject to some minor stipulations and modifications. The administrative approval is based on the fact that the final plat application does not differ in any substantive way from the Preliminary Plat approved by the Planning Commission.

It should be noted that the original Preliminary Plat Approval was applied for prior to the adoption of SmartCode and as a result the Final Plat is not strictly SmartCode compliant, but does comply with the requirements imposed by the Planning Commission at preliminary approval.

The changes required to the Final Plat application are minor and do not affect public street layouts. They appear to affect only additional details not present on the Preliminary Plat and in fact could generally be addressed at permitting rather than plat approval, but because these details are provided on the Final Plat, their corrections are stipulated as follows:

- (1) Sales Office and Club House should be re-oriented so that the facade is parallel to Cedar Avenue and so that the structure meets setback requirements from Cedar Avenue for the corresponding current zone. Parking for the facility should then be relocated so that it is shielded from Cedar Avenue by the relocated building, with additional screening provided as necessary to shield view of the parking area from Brill Street.
- (2) Mail kiosks and associated parking areas should be rearranged so that the kiosks meet street setback requirements and so that the parking is separated from the street by the kiosks, with additional screening provided as necessary to obscure parking areas from the street.
- (3) Other parking areas near playgrounds should be either separated and screened from the streets or rearranged as parallel parking along the street to provide greater pedestrian focus and safety.

No additional changes are required, with the caveat that all structures should meet current code requirements with lot layouts on the Final Plat treated as grandfathered parcels.

Sincerely,

Jeffrey K. Bounds
Acting Pass Christian City Planner

SUGGESTIONS FROM GENERAL PUBLIC

SUMMARY OF BOTH WRITTEN AND VERBAL COMMENTS RECEIVED

- Add email addresses of current commissioners to the Planning Commission Website
- Add agendas and minutes to the Planning Commission Website
- Upgrade Planning Office Website to be more informational regarding procedures/processes
- No “Inn of any size” in T2, T3E, T3R zones whatsoever. . . strictly prohibited
- Scrap the “Smart Code” completely or loosen it, too complex and hard to understand
- Change all properties in the 100 Block of W Scenic Drive to a zoning that reflects the pre-katrina C2 zoning
- City must fully fund the Planning Office
- Harbor must be developed using Smart Code principles and overseen by the Planning Commission
- Incorporate the procedures for public hearing and notifications within the Smart Code
- Require public hearing and/or notification for any proposed new in-fill development in the City
- Eliminate provisions for preliminary approval of plans, or make such approvals contingent on written approval of all members of the CRC. Clarify whether a preliminary approval is an administrative matter or requires approval from the Planning Commission and/or the Board of Aldermen.
- Rewrite and clarify all of Section 5.1
- Define all terms used by the Planning Commission and City Planner in the Smart Code

- Incorporate the policies and procedures of the Planning Commission and the City Planner into the Smart Code.
- Do not require alleys on properties too narrow in width to support them
- Establish a committee to work with adjacent property owners when a property owner wants to develop a narrow property.
- Seek to resolve conflicts between developers and adjacent neighbors
- Seek to manage the Smart Code in a manner open and fully visible to the public via the website with exhibits, contact info, etc
- Allow long term home or cottage rentals
- Remove “Child Care” from T3E areas
- Change rules regarding ancillary structures in T3E
- No Open Markets in T3E
- No bus shelters, fountains, public, outdoor auditoriums, surface parking lots in T3E
- Change all T1 property between Scenic and Hwy 90 back to T3E to match property north of Scenic
- Proper notification of all property owners of proposed changes (not just newspaper and web site)
- Review all maps for consistency

JimBonner111 Mulberry Lane, PCMS

PatsyBonner111 Mulberry Lane, PCMS

JoelBlass905East Scenic Drive,PCMS

TomBraly150 Boisdore, PCMS

ClarkBrennan1100 West Beach Boulevard, PCMS

CraigCampbell110 West Scenic Drive, PCMS

KatherineCampbell110West Scenic Drive, PCMS

OliviaCampbell110 West Scenic Drive, PCMS

DebbieCantrell22321 Abbey Road, PCMS

BacciCarbine525 East Scenic Drive, PCMS

MichaelCarbine525 East Scenic Drive, PCMS

KathyCarboni317 East Scenic Drive,PCMS

Vay Carboni317 East Scenic Drive,PCMS

JackyeCarroll1100 West Beach # 301,PCMS

BarbaraCarter419 East Scenic Drive, PCMS

Dr. ThadCarter419 East Scenic Drive.PCMS

DottieCharbonnet501 East Scenic Drive, PCMS

John D.Charbonnet501 East Scenic Drive, PCMS

Mary JaneChristman1027 Demourelle Road, PCMS

RalphChristman1027 Demourelle Road, PCMS

Barbara Church1356East Second Street,PCMS

WhitnerChurch1356 East Second Street,PCMS

MarionClerc# 5 Park Ridge,PCMS

Pat MowryClement413 East Scenic Drive, PCMS

Dr. RodneyClement413 East Scenic Drive, PCMS

BrendaComer108 Courtenay, PCMS

TomCottom551 East Scenic Drive,PCMS

Dr. JosephCottone134 Spence, PCMS

543 East Scenic Drive
Pass Christian, MS 39571
November 10, 2010

8

Members of the Planning Commission of the City of Pass Christian
P.O. Box 368
200 West Scenic Drive
Pass Christian, MS 39571

Dear Members:

My husband, John S. Adams, and I want to recommend to the Planning Commission a change in the City of Pass Christian Smart Code Zoning Ordinance.

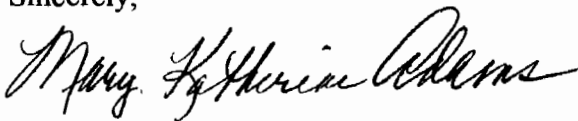
We recommend that no commercial businesses, including bed and breakfast Inns, be allowed in a purely single family residential neighborhood. We are concerned about our property value decreasing with the establishment of any commercial business and /or lodging business in our residential neighborhood.

In our opinion, having these businesses located there is just not in keeping with the nature of a purely single family residential neighborhood where beauty, peace, solitude and safety are desired.

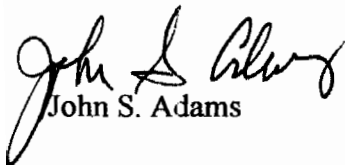
Please change the current Smart Code to prohibit hotels, Inns, S.R.O. hostels, and school dormitories from being included in the T3E single family residential zone.

Thank you for your consideration in this matter.

Sincerely,

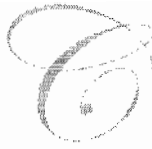


Mary Katherine Adams



John S. Adams

4-9



November 9, 2010

Planning Commission of the City of Pass Christian

Dear Commissioners,

Thank you so much for holding public meetings requesting input for possible changes in the Smart Code. On August 26th, I sent a letter to Dayton Robinson requesting that the Planning Commission consider removing bed and breakfasts from the approved uses for properties in the T3E zone.

Since that time as more and more information has become available about the Smart Code and other 'approved uses', I would like to amend that original letter to request that the Planning Commission consider the applicability of the entire Smart Code for the T3E zone. Trying to overlay this plan on an already existing and viable neighborhood seems to have only caused confusion and controversy. I cannot think of a single positive aspect of it that would warrant continuing its use.

I write as an owner of property in the T3E zone, but even in the business district, the Smart Code seems to have not served its purpose of stimulating growth in a devastated area. It has been frustrating to business owners as they try to rebuild and to the public who sees vacant lots and half finished projects especially when they look to our two neighboring cities and see the growth there.

Sincerely,

Charlotte Christman Foster
849 E. Scenic Drive

4-10

5
Ronald Bernadas
805 E. Scenic Dr.
Pass Christian, MS. 39571
November 10, 2010

City Of Pass Christian Planning Commission

Dear Commissioners:

Thank you for the opportunity to express my ideas on improving the current SmartCode. Some of the proposed changes, I believe, are necessary to protect our existing neighborhoods, yet allow for Pass Christian to proceed in its rebuilding efforts. Maintaining more residential integrity in the areas outside of the central business district does not conflict with the intent of SmartCode, and will actually provide a more stable environment for future growth by giving choices to all of our citizens.

The recent Bed and Breakfast issue has highlighted the disconnect between the residential property owners' need for protective zoning and the current SmartCode's more aggressive use of commercial zoning in the T3 zones.

In light of the fact that the majority of the downtown area is empty, commercial, and wide open for development, I would like to make the following recommendations:

Please refer to table 10 of the Smart Code

- 1) **In the T3E Zone** – No Inns allowed;
Restrict allowable childcare centers (intent to prohibit establishment of large child care centers);
No Kennels or Stables allowed in T3E zones on Scenic Drive

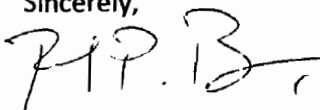
- 2) **In the T3E and T3R Zones** – From Scenic Drive, north to the railroad tracks, consider re-zoning Lang Ave and Courtenay Ave T3 instead of T4L. (these streets are extremely narrow and will not support increased traffic due to commercial development). If deemed absolutely necessary, limit T4L to Second Street corners only;
No open market buildings in T3E and T3R zones

I also have concerns about excessive height allowances in the residential areas. Current SmartCode guidelines permit buildings that could potentially tower over the existing landscape. Height restrictions allow for buildings in the range of 75 to 85 feet along Scenic Drive and in the T4L Zones (along Courtenay and Lang Streets). This is out of character with existing structures, and conflicts with the particular flavor of this city.

There may be a number of ways to decrease the overall building heights to a more reasonable number of 40 to 50 feet. Consider limiting the number of stories to 3 inclusive of a lookout tower, not exclusive. The details of this issue are complicated enough, and may require further discussion.

Thank you for the opportunity to express my opinions. I truly appreciate the work you are doing to help rebuild Pass Christian.

Sincerely,



Ronald P. Bernadas

4-11

TO: PLANNING COMMISSION

Scrap the SMART CODE, instead go with the Code that was ready for implementation when Katrina hit the Coast.

If you will not scrap the present Smart Code, then loosen it up so the Citizens have more say in rebuilding and more choices than is presently allowed in the Smart Code.

The Smart Code is too complex and rather hard to understand.

W. M. Barrentine 11/10/2010

W. M. Barrentine, PE

7

To: Planning Commission

Having the opportunity to comment on this Smart Code is very welcomed.

I fully understand that lots of time and efforts have been invested in this, but this boat is not floating, and efforts such as the variance overlays, and limited tax incentives, are only attempts to stop it from sinking; unsuccessfully. Personally, I believe it is a Progressive attack on our personal property rights.

First, eliminate this demand on our property to MAKE us build within 6-24 feet from the front property line. This is based on statistics that this will slow down auto traffic. That in fact, is a matter for our police department to enforce. I find it intrusive on my rights, that I must live against my wishes because of law breakers. I find it insulting that I have to accept this code based on statistics, something that opposing sides can find their own EXPERTS to come up with conflicting results daily. I believe this city's government is placing demands on me and my property, where I must put my house, not taking into account my wishes, nor how large a lot we are talking about. It is" I "the Property Owner who has worked, saved, and now wants to spend "MY Money", in an attempt to rebuild this city . We want Less government in our lives. It is plenty enough that we have to deal with Insurance companies, FEMA, MEMA, Velocity zones, Flood zones, building codes and a host of other hoops a property owner must get through. Now we have adopted a code that requires an academic with 2 degrees, (none in Planning), just to "read" it. What is to happen when we are no longer afforded this opportunity? I consider it very close to Socialism to rezone my property without ANY direct contact from this city. Such as, 2nd St. and Espy, being rezoned to commercial, in the heart of a traditional residential neighbor. Then the variance overlays in the CBD that rezoned my personal residence against my wishes and against the Compass Rose covenants. Statements saying we had chances to make comments on this code a long time ago, I answer that by saying, anyone who lived before the storm, from the railroad, South, was very busy just keeping a roof over there heads and there families safe. Most of us who lost houses were not even living in the area, and had little information on what was going on.

Second: This code needs to accommodate the people who are here NOW, wanting to rebuild this town. All these wants and wishes on how some officials envision the city to be, are just that--wishes !!!

Wanting our town to look a particular way thirty years from now from a planners view point-- Well---

Thirty years from now makes most of us no longer alive! You need to let us rebuild "However" we can. The Variance committee must be extremely accommodating to anyone's wishes to build and not be a obstacle to them. It is pretty evident that 5 yrs after the storm, the two story town built up against the streets is not going to happen!!! Other than the hardware store and a restaurant, we have NO new buildings in the CBD. Real Estate brokers, who sat on boards and who pushed very hard to pass this code, in fact have built nothing themselves, and the trailer as an office is still there. We are fighting the Catholic church and Bay Town from tearing down what is left of our city.

Sure looks like we are going in the wrong direction..!!!

THANKING YOU, KARL GORBERT 255 E.SCENIC DR. - "P"

Karl Gorbert
363-2759

H-13

2
Marianne Brugge
Charlie de Metz
Mrs. Estum (Ainsley)
Linda Bouffard

All properties on 100 blk of
the series have been requesting
zoning reflecting pre Katrina
zoning - C-2 (e.g. T-2).

Marianne Brugge
228-222-~~455~~ 4395

4.14

4

Subject: Smart Code Meeting
From: Charlie DeMetz <cbdemetz@bellsouth.net>
Date: Wed, 10 Nov 2010 10:11:29 -0600
To: "Jeffrey K. Bounds" <jkbounds@cableone.net>, jeff@PlanthePass.org

Jeff,

I texted you also, but in case you didn't receive that, I'll send this as well.

I received an email from Cindy Easterling this morning regarding a Planning Commission workshop on SmartCode. That was the first I'd heard of it and, of course, I am out of town so I can't make it. I'd like to suggest/request a change for the 100 W. Scenic block from partial T4+/T4L to continuous T4+ (I hope I have that correct) so our half of the block, at least on the front, would be zoned to allow more retail/office. Is there a way to officially get my request on record or will this suffice?

Thank you, Jeff.

Charlie DeMetz

4-15

Pass Christian SmartCode
Suggested changes

Preamble

We are told that Pass Christian is the first city to adopt the SmartCode. Clearly then, this is a code which has been untested in practice; so, it is not surprising that it's implementation has been difficult. We are engaged in an experiment. I think it will be well worth the effort—but for it to work it must first survive. If the policies and attitudes now in place continue without modification the SmartCode may well be terminated.

During the implementation process, one serious flaw has become apparent: while the previous zoning ordinance could refer to decades of evolved case law, the new ordinance has none. Managing the property rights of citizens is at all times contentious. Not having a foundation of law to rely on for the settlement of inevitable disputes is a serious deficiency.

So, it is extremely farsighted and fortuitous that the Planning Commission has provided an opportunity for the public to make suggestions for improvements to our new code. This should be an on-going process with the public continually contributing to a living, evolving document.

Suggestions

- 1. Request that the City fund the Planning Office with an adequate budget to pay for qualified full and part time personnel and consultants.

Argument: (a) The SmartCode should not be operated without the organizational structure stipulated within the document itself (see below). (b) The SmartCode is both sophisticated and new; it's implementation should not be left to volunteers supported by private donations. It needs committed, qualified, experienced professionals to give it effect. If the City cannot adequately support the SmartCode it should revert to the earlier (affordable) zoning ordinance. (Section 1.4.3 of the Pass Christian SmartCode below)

1.4.3 The Planning Commission shall establish the Planning Office of the Pass Christian, Mississippi (the "Planning Office"), comprised of a City Planner, a City Architect and a Director who may also be the City Planner, and such staff as the Planning Commission may deem appropriate. The Planning Office shall organize a Consolidated Review Committee (CRC) comprised of the City Planner, the City Architect, and a representative from each of the various regulatory agencies that have jurisdiction over the permitting of a project, as well as a representative of the DDC, if one is established. The CRC shall expedite the permitting process by providing a single interface between the developer and the City.

- 2. Incorporate the existing and proposed harbor in the SmartCode.

Argument: (a) While it is true the harbor property is held in trust by the Secretary of State, it is, nonetheless, an important part of the city and needs to fall under the same regulatory regime as other properties. (b) Zoning ordinances are only useful to the degree they are comprehensive. Current circumstances clearly demonstrate the folly of maintaining a zoning code which excludes the economic and cultural heart of the city. (c) The Planning Commission should rightly oversee the planning of the proposed harbor and immediately commission a comprehensive waterfront master plan for the economic and physical future of the downtown and harbor.

- 3. Change or incorporate the procedures for public hearings and notification of development within existing subdivisions to account for *Mississippi Code 17-1-23. Subdivision regulation.*

Argument: (a) Developers should be aware of these binding provisions prior to embarking on plans for development within existing subdivisions so that they do not expend time and money unnecessarily. (b) This follows from the opinion of Pass Christian City Attorney of May 24, 2010 (part 10. below)

10. The Mississippi Courts have held that before a developer amends or alters a pre-existing subdivision plat to further develop the same property he must file a petition in the Chancery Court and serve all "adversely affected and deeply interested" parties with notice of the proceedings.....

- 4. Require public hearing and/or notification for any proposed new in-fill development in the city.

Argument: (a) There are good reasons for providing a developer with the certainty that he can proceed with as-of-right developments in greenfield situations but those reasons do not hold for in-fill development. Existing neighborhoods pose quite a different planning environment. Property owners have the expectation their property will be safe from detrimental changes. (b) While the SmartCode should have been fully understood prior to its approval, in a real world, property owners don't always read the "fine print"—especially when the document represents a totally new regime. (c) To impose unwanted development on established neighborhoods is disrespectful of the sensibilities and culture of our citizens and will only result in unnecessary conflict and rancor. One significant purpose of any zoning ordinance is to prevent conflict—not to incite it.

- 5. Eliminate provisions for preliminary approval of plans (Section 5.1.5 of the SmartCode)—or make such approvals contingent on the written approval of all members of the CRC. Clarify whether a preliminary approval is an administrative matter or requires approval from the Planning Commission and/or the Board of Aldermen.

Argument: As written, this provision effectively bypasses the Consolidated Review Committee. A premature approval can give weight to a badly designed plan making it difficult to correct deficiencies when they are uncovered by a department head or regulatory authority after the preliminary approval has been given.

- 6. Rewrite and clarify all of Section 5.1 (Instructions Article 5 Building-Scale Plans) of the SmartCode.

Argument: the provisions of this section should be read as a list of processes (flow charts) so that a developer or property owner can easily determine the code requirements at each step of the way for any given type of development. The exact responsibilities of all parties should be stated. As written, these procedures (instructions) are unclear.

- 7. Define in the SmartCode all terms used by the Planning Commission and City Planner. For instance the term "ped-way" has been used in actual practice as a form of frontage and access but is not defined in the SmartCode. A "path" is considered a thoroughfare but "thoroughfare" is defined as "a vehicular way incorporating moving lanes and parking lanes within a right-of-way". Eliminate confusion.
- 8. Incorporate the policies and procedures of the Planning Commission and City Planner in the SmartCode so they can be factored into development decisions. For instance, if the Planning Commission has a policy of requiring alleys, (as implied in Section 1.5.6 of the SmartCode) then, this should be clearly identified as a policy. As alluded to, the "requirement" is vague. In general, as little as possible should be left to interpretation.
- 9. Do not require alleys on properties too narrow in width to support them. Alleys are a good idea where there is sufficient lot width.
- 10. Establish a committee to work with adjacent property owners when a property owner wants to develop a narrow property and it is apparent the development would benefit from the participation of adjacent property owners. The committee would work informally to bring the affected parties together to promote efficient development. To be effective, the SmartCode should be managed in an encouraging and positive manner.
- 11. Seek to resolve conflicts between developers and adjacent neighbors by selectively amending the SmartCode by ordinance to reach a compromise. Work towards solutions and away from confrontation and controversy.
- 12. In all matters, seek to manage the SmartCode in a manner open and fully visible to the public. If there is to be a hearing of the Planning Commission or the Board Of Aldermen to consider a planning issue—then advertise the hearing in the Gazebo Gazette and on the City's website with exhibits. The Planning Commission's current presence on the website is deplorable—there are no contact detail or an address. The names of the commissioners, with one exception, do not have email addresses or telephone numbers. Personal biographies would be welcome. The Planning Office information should also be on the City website.

Submitted November 10, 2010

Robin Riley
 104 Wisteria Drive
 Pass Christian, MS 39571
 228-332-1461 Cell
rrobinr@gmail.com

4-17

SmartCode Revisions

11/10/10

T3E

- Remove "inn" and B & B provisions from T3E.
- Allow long term home/cottage rental (no food, no nightly rentals, one renter...etc.). Impact would be the same as for an owner living on the premises...
- Remove child care from T3E. (Possibly allow in T3 areas, pending Planning Commission and neighbor approval. Should not be by right...Guess T 3R people need to stand up on this one..)
- Possibly change deal about ancillary structures...since many homes already have several
- No Open Markets
- Civic uses: bus shelter, fountains or public art, outdoor auditoriums, surface parking lots: **Nix! Don't belong in T3E**
- Tie property between Scenic & Hwy 90 back into T3E main house property...it has been "disassociated"...now Zone T1
- Proper and timely notification of all affected property owners about changes...not just newspapers...or trying to catch items on the city website....

Other areas

- Change zones for various properties to be more consistent with their surroundings (eg; lots at 2nd and Menge: who would want just 24 foot setback from Menge? Streets are too narrow to allow in & out traffic,etc. for all 4 corners...Fred Hardie's lot is zoned T4L...Tommy Delaune (next door to Fred) is T4+...and across the street is T3R...doesn't make any sense...and it has been applied all over the city

Cindy Easterling

Proposed Changes *From PLANNING OFFICE & Planning Commission*

1. Various typographical errors
2. Add section 2.11- Use of sectors as zones in existing community maps.
3. Add example of (SD) Special District- Wal-Mart, Harbor, Industrial and low areas
4. Add section 3.2.3- Use of sector zones O1, O2, G1, G2 and G3 shall not be permitted within a new community plan
5. Add section 4.2.3- Infill community plans may utilize sector zones O1, O2, G1, G2 and G3 where necessary to accommodate larger undeveloped areas which never the less must be zoned
6. Add section 4.3.5- residual areas outside other community types may be designated as part of a sector zone to facilitate later appropriate planning or development
7. Section 5.3.4 F. add- Access to under house parking shall be permitted through a façade wall
8. Section 5.3.5 delete- Premium Vinyl Siding may be permitted by warrant
9. Section 5.3.5 K. amend- Fences, if provided along a primary or secondary Frontage Line shall be of wood, wrought iron or materials substantially resembling same. Fences located within or along the first layer shall be of wood board or metal, and shall be at least 75% visually open above 42 inches above grade. On corner lots, fences within the minimum setback of a Frontage Line shall be at least 50% visually open above 18 inches above street grade and at least 75% visually open above 36 inches above street grade. Fences shall not in any case exceed 8 feet height.
10. Section 5.3.11a (table) amend- Lot Occupation, b.Lot Coverage- 40%
11. Section 5.4.4- See item #6
12. Section 5.4.5 k- See item #8
13. Section 5.4.11a (table) amend- Building type, c. Rearyard- by Warrant
14. Section 5.4.11a (table) amend- Building type, d. Courtyard- by Warrant
15. Table 10
 - a. Delete- Zone T3V Building Functions are identical to those of T3E except that Multi Family Estate is permitted by right
 - b. Delete- d. Retail, Liquor Selling Establishment
 - c. T2- Single Family House- By Right
 - d. T2- Estate House- By Right
 - e. T3E- Inn (up to 12 rooms)- Prohibited
 - f. T3E- Inn (up to 5 rooms)- Prohibited
 - g. T3E- Open Market Building- Prohibited
 - h. T3R- Sideyard House- By Warrant
 - i. T3R- Cottage Court- Prohibited
 - j. T3R- Open Market Building- Prohibited
 - k. T4L- S.R.O. hostel- Prohibited
 - l. T4+- S.R.O. hostel- Prohibited
 - m. Add- T3V Column with TBD Building Functions

16. Table 11

- n. Delete- d. Retail, Restricted Retail

17. Table 14 G-M

- o. T2- Side Setback 20 ft minimum
- p. T3R- Sideyard by Warrant
- q. T4L-Rearyard by warrant
- r. T4L- Courtyard by Warrant

18. Definitions Section- Add Dwelling

19. Change name from Smart Code to Land Development Plan-2011

20. Permitted shed size without a permanent structure