

AGENDA

GAUTIER PLANNING COMMISSION

FEBRUARY 3, 2011

6:00 P.M.

- I. CALL TO ORDER**
- II. PLEDGE OF ALLEGIANCE (VOLUNTEER)**
- III. APPROVAL OF MINUTES - (JANUARY 6, 2011)**
- IV. APPROVAL OF AGENDA**
- V. PUBLIC COMMENTS
(MATTERS OF THE PLANNING COMMISSION NOT LISTED ON THE AGENDA)**
- VI. OLD BUSINESS**

NONE
- VII. NEW BUSINESS**
 - A. QUASI-JUDICIAL
 - 1. REQUEST FOR A COMPREHENSIVE REZONING OF PROPERTIES TO C-3 HIGHWAY COMMERCIAL ZONING DISTRICT (STAFF) GPC CASE #11-01-RZ
- VIII. DIRECTOR'S REPORT**
- IX. ADJOURN**

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JANUARY 6, 2011

GAUTIER, MISSISSIPPI

BE IT REMEMBERED THAT a regular meeting of the Gautier Planning Commission of the City of Gautier, Mississippi, was held on January 6, 2011, at 6:00 P.M. in the Council chambers of the Gautier Municipal Building at 3330 Highway 90, Gautier, Mississippi.

Commission members present: David Wooten, Chairman, Jerry Akins, Larry Dailey, Jim Dodson, James Torrey and Richard Johnson. Absent was Marilyn Minor. Also present were Samantha Abell, Economic Development Director; Bob Ramsay, City Attorney; Babs Logan, Planning Technician; and Melissa Burdine, Court Reporter.

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David Wooten, Chairman, called the meeting to order and presented the minutes from the November 18, 2010 and December 2, 2010 meetings for approval. The minutes were approved as submitted.

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APPROVAL OF AGENDA

There were no changes to the agenda.

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AGENDA

GAUTIER PLANNING COMMISSION

JANUARY 6, 2011

6:00 P.M.

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

VI. OLD BUSINESS

NONE

VII. NEW BUSINESS

A. QUASI-JUDICIAL

- 1. REQUEST FOR HOME OCCUPATION PERMIT, PLUMBING CONTRACTOR HOME OFFICE, 8917 FERRY POINT ROAD (JERE J. SHUSTER, OWNER)

VIII. DIRECTOR'S REPORT

IX. ADJOURN

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

There were no public comments.

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OLD BUSINESS:

Commissioner Johnson asked the Commissioners if they wanted to wait until the end of the meeting to discuss and vote on the recipient of the 2010 Larry Moran Award. The other Commissioners agreed to discuss the award at the end of the meeting.

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NEW BUSINESS

A. QUASI-JUDICIAL

- 1. **REQUEST FOR HOME OCCUPATION PERMIT, PLUMBING CONTRACTOR HOME OFFICE, 8917 FERRY POINT ROAD (JERE J. SHUSTER, OWNER) GPC 10-044**

There came before the Planning Commission a request on the part of Jere J. Shuster for a home office for a plumbing contractor business to be allowed as a Home Occupation at 8917 Ferry Point Road, PID #81920005.000. The subject property is located in a R-1 Single-Family Residential zoning district.

Ms. Abell stated that the applicant had received approval for a home office for his plumbing contractor business at his previous residence on Grandview Drive. He has recently built a new house and must receive approval for the home office at the new location. No complaints were received concerning his

home occupation at the old location and upon a site visit by the Neighborhood Services Division no code violations were noted at the Ferry Point property.

Commissioner Wooten stated that there were several objection letters received. He noted that one of the objection letters referenced the size and setbacks of Mr. Shuster's shop. Commissioner Wooten asked Ms. Abell if the shop met codes. Ms. Abell replied that it did.

Mr. Shuster explained that he had one work truck and one employee and the employee took the work truck to his home. He stated that he would not be storing plumbing supplies or equipment at his home. Any plumbing supplies currently at his home were due to the current construction at his home and any equipment he needed he rented.

Commissioner Dailey stated one of the regulations for a home occupation was that there shall be no employment of help other than members of the resident family. The City Attorney stated that it meant no one other than resident family working at the residence, such as a secretary.

Commissioner Akins asked Ms. Abell if an objector brought proof of non-compliance to the home occupation regulations would Staff review the home occupation. Ms. Abell told him if a complaint was received the Code Enforcement Officer would check into the complaint. If there was a violation a warning would be given to Mr. Shuster and if violations continued his privilege license would be revoked.

William Davis, who had sent Staff a written objection, spoke about his concern that the business would be operated in the accessory building on the property and that there might be loud equipment being used. Commissioners assured Mr. Davis that the home occupation could not be conducted in the accessory building and that regulations concerning home occupations would handle all his concerns.

On a motion by Commissioner Torrey to approve the request for the home office for a plumbing contractor business at 8917 Ferry Point Road and a second by Commissioner Dodson, the following vote was recorded:

AYES

NAYS

ABSENT

ABSTAINED

David Wooten

Richard Johnson

Jerry Akins

Jim Dodson

James Torrey

Larry Dailey

Commissioner Dailey stated that he would like Staff to move forward with the comprehensive rezoning of the north end of Ferry Point Road to very low density residential, such as RE – Residential Estate, which meets the criteria for the area. Because of other comprehensive rezoning recently approved in order to comply with the City’s Comprehensive Plan, Commissioner Dailey felt this would be the time to address this area also. He stated that he would like to have a public meeting on this at the regular March 2011 meeting.

Commissioner Wooten asked about the other areas shown in the Comprehensive Plan for this type density. Commissioner Dailey stated that he was not familiar with the other areas, and that his home was not in the area he is asking to be rezoned.

Commissioner Wooten requested that the study for the rezoning brought to the Commission in March include number of homes, vacant lots, etc. in area.

Commissioner Dailey made a motion to have Ms. Abell initiate comprehensive rezoning of the area to the north end of the Hickory Hill along Ferry Point Road as identified in the Future Land Use of the Comprehensive Plan as very low density residential area and would like the public hearing to be conducted at the March regular meeting. Commissioner Wooten seconded the motion and the following vote was recorded:

AYES

NAYS

ABSENT

ABSTAINED

Larry Dailey

Richard Johnson

Jerry Akins

David Wooten

Jim Dodson

James Torrey

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DIRECTOR'S REPORT

Ms. Abell advised the Commissioners that Council had approved the Conditional Use Permit for the tattoo and art gallery at 1521 Highway 90. She also told them that Council had approved the amendment to the Unified Development Ordinance concerning the repair and replacement of nonconforming mobile homes in the Hastings Road area, but had changed the sunset date from November 1, 2015 to November 1, 2011 and the time a nonconforming structure could be vacant from 180 days to 120 days.

Ms. Abell also advised the Commission that B & D Plastics located at the end of Allen Road had recently merged with another company and had tripled their number of employees.

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Commissioner Wooten explained how the Larry Moran Award was started. Larry Moran was on the Planning Commission for over thirteen years and at the time of his death, from cancer, he had been Chairman of the Commission for several years. Former Commissioner Wayne Swauncy suggested that the memory of Commissioner Moran be honored by having an award presented each year to the business that had done as the Planning Commission had requested of them, had contributed to the Community, had increased the quality of life for Gautier citizens, etc. and to call it the Larry Moran Excellence Award.

The initial nominees for the 2010 award were Foster's Heat and Air, Mallette Brothers, Gulf Breeze Landscaping, Handilock Storage and Walgreen's. The winner was Foster's Heating and Air. The award will be presented at the regular meeting of the Planning Commission in February 2011. Former Commissioner Wayne Swauncy, Mr. Moran's family members, the press and other dignitaries will be invited for the presentation.

SUBMITTED BY:

Samantha Abell
Economic Development Director

DATE: _____

APPROVED:

David Wooten, Chairman
Gautier Planning Commission

DATE: _____

Gautier Planning Commission

Regular Meeting Agenda

February 3, 2011

VII. NEW BUSINESS

A. QUASI-JUDICIAL

1. GPC CASE #11-01-RZ COMPREHENSIVE REZONING OF
PROPERTIES TO C-3 HIGHWAY COMMERCIAL (STAFF)

Synopsis: This is a city-initiated comprehensive rezoning of lands east of Highway 57 and north of Interstate-10.

QUASI-JUDICIAL PROCEDURES

1. Announcement of Matter. Read the matter title to be considered.
2. Swear the Witnesses. All witnesses, parties, citizen participants and City Staff who plan to speak at the hearing shall collectively be sworn at the beginning of the hearing by the City Attorney
3. Ex Parte Disclosure. All members must disclose on the record any ex parte communications, to include any physical inspections of the subject property. The disclosure should include with whom any communication has taken place, a summary of the substance of the communication, and the date of the site visit, if any. If anyone has received written communications, the writing must be presented, read into record or a copy provided to all participants, and made a part of the official record.
4. Applicant Presentation.
5. Questions directed to Applicant. The applicant should answer any questions by the public, the Council, or others.
6. Staff Presentation. This includes presentation of the staff report into the official record.
7. Objections from Applicant. Confirm whether there are objections from the applicant regarding the staff report or development order.
8. Questions directed to Staff. The staff answers any questions by the public, the Council, or others.
9. Public Comments. Members of the public should be allowed to make comments regarding the application.
10. Applicant rebuttal/final comments
11. Staff rebuttal/final comments
12. Call for final questions.
13. Close public portion of the hearing.
14. Motion & Deliberation. Council makes a motion, and debates and deliberates regarding the application and development order.
15. Vote.
16. Close the quasi-judicial proceeding.

**CITY OF GAUTIER
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT**

STAFF REPORT

To: Gautier Planning Commission Chairperson and Members

From: Samantha D. Abell, Planning and Economic Development Director

Date: January 18, 2011

Subject: Consideration of a City-Initiated Comprehensive Rezoning of Properties Comprising 167.15± acres to C-3 Highway Commercial.

REQUEST:

The Planning Commission has directed Staff to begin implementing comprehensive rezonings based on the City's 2009 Comprehensive Plan. The purpose of this city-initiated rezoning is to rezone lands designated as Agricultural since before the City's 2002 annexation, and prepare the lands for appropriate development along a viable commercial corridor.

BACKGROUND:

Section 4.6 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 comprehensive rezoning and shall make an advisory recommendation to the City Council as to the need and justification for the change and the relationship of the proposed change to the goals, objectives and policies of the Comprehensive Plan. The GPC shall include in its recommendation to the City Council findings and any information which it deems is relevant to issues relating to the proposed rezoning.

Following an advertised public hearing by the GPC on Thursday, February 3rd, the Ordinance to amend the City's Official Zoning Map will be considered for approval by the City Council on Tuesday, February 15th.

DISCUSSION:

The area in the vicinity of the subject rezoning for Area 1 and Area 2 consist of spot development with dissimilar uses ranging from undeveloped, residential and light manufacturing. Staff recommends a rezoning to the C-3 Highway Commercial zoning district established to the west and south of the area. The purpose of the C-3 Highway Commercial District is to provide for areas where relatively high intensity commercial and retail uses, office

buildings, medical facilities, automobile car lots and regional shopping areas may be located. C-3 Districts are to be located along major highways or major arterials.

Staff finds that the Comprehensive Plan takes only into account the existing Agricultural designation of the area based on Jackson County zoning prior to city annexation. The Plan does not anticipate the commercial development of this area, although a light manufacturing business has anchored the east end of Allen Road for more than a decade, and C-3 Highway Commercial anchors the west end of Allen Road, adjacent to Interstate-10. In order to provide for the orderly growth and development of the area, Staff therefore finds a commercial rezoning appropriate.

The table below shows the density and intensity for the C-3 District as well as existing zoning

Zoning District	Min. Lot Area (sq. ft.)	Min. Lot Width	Maximum Building Height			Setbacks			Maximum Density (units per acre)			Maximum Floor Area Ratio			Max % of area covered on lot		
			Tier 1	Tier 2	Tier 3	Front	Side	Rear	Tier 1	Tier 2	Tier 3	Tier 1	Tier 2	Tier 3	Tier 1	Tier 2	Tier 3
R-1	9,600	80	35	---	---	25/ 35	10/ 25/ 35	25	---	---	---	---	---	---	25	---	---
C-3	---	None	35	45	60	40	15/ 35/ 40	0/ 35	---	---	---	---	---	---	75	80	85
AG	20,000	100	35	---	---	50	20/35	25	---	---	---	---	---	---	15	---	---
I	20,000	100	60	---	---	40	15/ 40/ 30	25/ 80/ 40	---	---	---	---	---	---	---	---	---

districts. The table also reflects bonus density and intensity provisions which can be granted according to a Tier Bonus System, in accordance with the City’s amended UDO scheduled for consideration by the GPC concurrent with this comprehensive rezoning.

DATA AND ANALYSIS:

Location: Ward 1

Current Zoning of the Request Property: AG Agricultural

Current surrounding existing land use and zoning:

	Current Land Use – Area 1	Zoning District – Area 1
North	High Density Residential	R-2 Multi- Family Residential
South	Vacant, Very Low to Low Density Residential, Mobile Home, Commercial-Retail	C-3 Highway Commercial
East	Vacant, Very Low to Low Density Residential	AG Agricultural
West	Vacant, Very Low to Low Density Residential, Commercial-Retail	C-3 Highway Commercial

	Current Land Use – Area 2	Zoning District – Area 2
North	Vacant, Very Low to Low Density Residential, Mobile Home	AG Agricultural
South	Vacant, Very Low to Low Density Residential, Commercial-Retail	C-3 Highway Commercial
East	N/A	N/A
West	Vacant	C-3 Highway Commercial

Comprehensive Plan Land Use Designation: The subject properties are designated Agricultural and Low Density Residential.

Surrounding Future Land Use Map (FLUM) designations:

	FLUM Designation – Area 1
North	High Density Residential
South	Regional Scale Commercial
East	Low Density Residential
West	Regional Scale Commercial

	FLUM Designation – Area 2
North	Low Density Residential
South	Low Density Residential
East	N/A
West	Low Density Residential/Regional Scale Commercial

Proposed Zoning: C-3 Highway Commercial

REVIEW CRITERIA:

The Commission, in its report and recommendation to the City Council on the appropriateness of the request, should study and consider the following criteria and recommend whether or not each is met, if applicable. Staff has recommended findings for the GPC's consideration.

- A. The existing zoning in the subject area is not in accordance with the Comprehensive Plan; **and**
- B. The need for additional land in the City having the same zoning classification as the one proposed; **and**
- C. A substantial change in the land use character of the surrounding area that justifies the change in zoning; **or**
- D. The probability of a mapping error in the Comprehensive Plan or the Unified Development has occurred.

Staff finds that there is a probability that a mapping error in the original zoning of the property occurred, and subsequently the City's Comprehensive Plan. The 2002 annexation of these lands did not alter the zoning to provide for the future orderly growth and development of the area, but instead perpetuated Jackson County's mix of Agricultural and Commercial land designations. The result has been spot development of dissimilar uses that does not recognize the existing, and likely future, commercial development of the area.

FINDINGS / APPROPRIATENESS OF THE REQUEST:

Based on Staff's recommendation that the GPC forward a favorable recommendation to City Council, the Commission must find the following:

The probability of a mapping error in the Comprehensive Plan and Official Zoning Map has occurred, in that the 2002 city annexation of these lands did not alter the zoning to provide for the future orderly growth and development of the area, but instead perpetuated Jackson County's mix of Agricultural and Commercial land designations. The result has been spot development of dissimilar uses that does not recognize the existing, and likely future, commercial development of the area.

CONCLUSION AND RECOMMENDATION:

Based on the analysis of the site data, existing and future land use maps, impact on the availability of infrastructure, consistency with the Comprehensive Plan, and the appropriateness

of the request relevant to the criteria established by Section 4.6 of the Unified Development Ordinance, the Commission may:

1. Recommend that City Council approve the Ordinance to Comprehensively Rezone the subject areas to C-3; or
2. Recommend that City Council deny the Comprehensive Rezoning.

ATTACHMENTS:

Ordinance

Map Exhibits A-D

52 area, but instead perpetuated Jackson County's mix of Agricultural and Commercial land
53 designations. The result has been spot development of dissimilar uses that does not recognize
54 the existing, and likely future, commercial development of the area.
55 Now, therefore:

56
57 **SECTION 7. ZONING MAP AMENDMENT.** The Official Zoning Map of the City of Gautier is
58 hereby amended to include a comprehensive change of classification from AG Agricultural to C-
59 3 Highway Commercial for the specific parcels described in Exhibit A of this Ordinance.
60

61 **SECTION 8. SETTING EFFECTIVE DATE AND APPEAL.** This Ordinance shall become
62 effective 30 days after approval by the City Council and signature of the Mayor.
63

64
65
66

67 ADOPTED: _____
68 Tommy Fortenberry, Mayor

69
70 ATTEST:
71
72 _____
73 Wendy McClain, City Clerk

74
75
76 Codification Instructions: Not Codified.

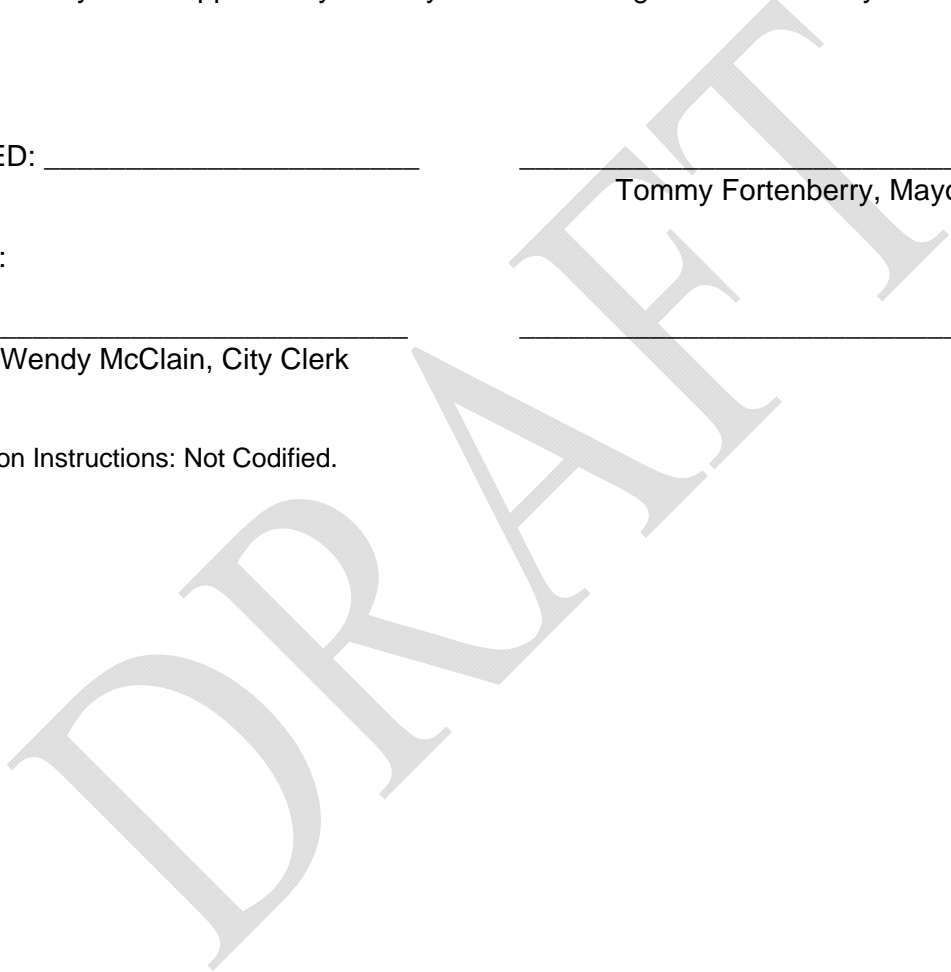


EXHIBIT A

PID	NAME	NAME2	ADDRESS	CITY	ZIP_CODE	LOCATION	ACREAGE
81970011.000	CARNLEY AUDREY IRENE (LE)		6201 ROBINSON STILL RD	OCEAN SPRINGS MS	39564	6201 ROBINSON STILL RD GAUTIER	4.00
81970002.000	MORAN ROBERT E & BETTY		6008 ROBINSON STILL RD	OCEAN SPRINGS MS	39564	GAUTIER	0.57
85298022.000	FOSTER CORMAN		5711 ALLEN RD	OCEAN SPRINGS MS	39564	GAUTIER	0.17
85298019.000	WEEMS JUDY ET AL		5817 ALLEN RD	VANCLEAVE MS	39565	GAUTIER	1.85
85298029.000	RIDGDELL CARL W & MARY L		6709 BAKER RD	OCEAN SPRINGS MS	39564	6709 BAKER RD GAUTIER	0.00
85298041.000	RIDGDELL H O JR		6601 BAKER RD	OCEAN SPRINGS MS	39565	6701 BAKER RD GAUTIER	0.00
85298039.000	ARMSTRONG JAMES F JR &	TYWANA L	6604 BAKER RD	Ocean Springs MS	39564	BAKER RD GAUTIER	1.67
85298040.000	RIDGDELL H O JR & DOROTHY L		6601 BAKERS RD	OCEAN SPRINGS MS	39564	6601 BAKER RD GAUTIER	4.65
85298042.000	RIDGDELL HARRY O JR		6601 BAKERS RD	OCEAN SPRINGS MS	39564	GAUTIER	3.00
85298044.000	RIDGDELL HARRY JR		6601 BAKERS RD	OCEAN SPRINGS MS	39564	GAUTIER	4.50
85298038.000	ARMSTRONG JAMES F JR &	TYWANA L	5236 COMMUNITY ST	MOSS POINT MS	39563	6604 BAKER RD GAUTIER	1.67
85298037.000	ROCHUBA ALEX BOBBY R &	SYLVIA D	6600 BAKER RD	OCEAN SPRINGS MS	39564	6600 BAKER RD GAUTIER	1.05
81970003.000	UNITED STATES OF AMERICA	MS SANDHILL CRANE NWR	P O BOX 699	GAUTIER MS	39553	GAUTIER	22.00
81970020.000	SEYMOUR FRANCIS LOWELL		6401 ROBINSON STILL RD	OCEAN SPRINGS MS	39564	6401 ROBINSON STILL RD GAUTIER	5.40
81970013.000	SEYMOUR CLINTON MICHAEL		2745 SPRINGROCK HILL TRAIL	LAWRENCEVILLE GA 300 43	39564	6305 ROBINSON STILL RD GAUTIER	1.32
81970014.000	MCMANUS JOHN H		6205 ROBINSON STILL RD	VANCLEAVE MS	39565	6205 ROBINSON STILL RD GAUTIER	1.88
81970004.000	MORAN BETTYE		6008 ROBINSON STILL RD	OCEAN SPRINGS MS	39565	6008 ROBINSON STILL RD GAUTIER	3.54
81970012.000	HUDSON GEORGE S &	DONNA K PANNELL	6017 ROBINSON STILL RD	VANCLEAVE MS	39565	6017 ROBINSON STILL RD GAUTIER	4.00
81970021.000	SEYMOUR FRANCIS LOWELL		6401 ROBINSON STILL RD	OCEAN SPRINGS MS	39564	GAUTIER	10.00
81970001.010	BALIUS ARNOLD S & HELEN M		16207 RACETRACK RD	BILOXI MS	39532	GAUTIER	5.00
81970005.000	MORAN BETTYE H		6008 ROBINSON STILL RD	OCEAN SPRINGS MS	39564	GAUTIER	1.00
81970017.010	GREGORY RACHEL JEAN		6316 DOBSON RD	VANCLEAVE MS	39565	6316 DOBSON RD GAUTIER	3.00
81970018.000	GREGORY RACHEL JEAN		6316 DOBSON RD	VANCLEAVE RD MS	39565	GAUTIER	2.00
81970015.000	GREGORY OP (EST)& CORLEE (EST)	C/O ELISE R ZIRKELBACH	6224 DOBSON RD	VANCLEAVE MS	39565	6224 DOBSON GAUTIER	2.19
81970010.000	BRITT DELISSA L		6312 ALLEN RD	OCEAN SPRINGS MS	39565	6216 DOBSON RD GAUTIER	1.00
81970009.000	BRITT DELISSA L		P O BOX 1523	OCEAN SPRINGS MS	39566	6216 DOBSON GAUTIER	4.00
81970019.000	BARTMESS MICHELLE LEE &	BRIAN WATSON	6312 DOBSON RD	VANCLEAVE MS	39565	6312 DOBSON RD GAUTIER	0.26
81970007.000	EROSA MICHAEL A & SHERRY LYNN		6000 ALLEN RD	OCEAN SPRINGS MS	39564	6000 ALLEN ROAD GAUTIER	1.61
81970006.000	WALLIS DONALD F JR		6004 ALLEN RD	OCEAN SPRINGS MS	39565	6004 ALLEN RD GAUTIER	3.38
81970001.020	UNKNOWN				0	GAUTIER	0.36
81970008.000	PANNELL GEORGE W & FAY NELL		6008 ALLEN RD	OCEAN SPRINGS MS	39564	6008 ALLEN RD GAUTIER	2.50
82300002.000	EASLEY WALLACE M & DIANE		P O BOX 400	OCEAN SPRINGS MS	39566	6220 ALLEN RD GAUTIER	22.20
82300001.000	BOWMAN VIOLA DELANCEY		6301 DOBSON RD	OCEAN SPRINGS MS	39565	6301 DOBSON RD GAUTIER	0.53
82300004.000	HAVERKATE RICHARD L & DIANE L	RAYTHEON AIROSPACE CFT	EUROPE UNIT 29331-BOX 329	APO AE	9266	6300 ALLEN RD GAUTIER	1.75
85298033.000	REEVES TOMMY L & RITA F		5500 ALLEN RD	OCEAN SPRINGS MS	39564	5500 ALLEN RD GAUTIER	5.00
85298032.000	REEVES THOMAS L JR & TRINA M		5204 ALLEN RD	OCEAN SPRINGS MS	39565	5204 ALLEN RD GAUTIER	5.00
85298031.000	EBBEKA ALLEN D		5524 ALLEN RD	OCEAN SPRINGS MS	39565	5524 ALLEN RD GAUTIER	5.00
85298030.000	VOSBURG JAMES M & SHARON L		5600 ALLEN RD	OCEAN SPRINGS MS	39564	5600 ALLEN RD GAUTIER	5.00
85298027.000	RIDGDELL H O JR & DOROTHY L		6601 BAKERS RD	OCEAN SPRINGS MS	39564	6601 BAKER RD GAUTIER	4.30
85298025.000	SULLIVAN TRACY V		5711 ALLEN RD	OCEAN SPRINGS MS	39564	5711 ALLEN RD GAUTIER	5.00
85298021.000	KIMBLE CORRAL JOE &	GROVES PAMELA ANN	5801 ALLEN RD	OCEAN SPRINGS MS	39565	5801 ALLEN RD GAUTIER	0.32
85298024.000	GROVES JAMES ALTON & BETTY I		5721 ALLEN RD	OCEAN SPRINGS MS	39564	5721 ALLEN RD GAUTIER	0.48
85298034.000	GRAHAM RAYFORD E & RUTH M (LE)		802 14TH ST	PASCAGOULA MS	39567	BOND RD GAUTIER	5.00
85298035.000	BOUCH THOMAS E (LE)		5409 BOND RD	OCEAN SPRINGS MS	39564	5409 BOND RD GAUTIER	5.00
85298036.000	BURKET JOSEPH & LOUISE A		5525 BOND RD	OCEAN SPRINGS MS	39564	5525 BOND RD GAUTIER	5.00

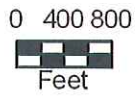
TOTAL 167.15

Location Map

EXHIBIT A

I-10 AND HIGHWAY 57 ZONING CHANGE TO C-3

City Of Gautier
Economic Development/Planning



Prepared by the
City of Gautier
GIS Division

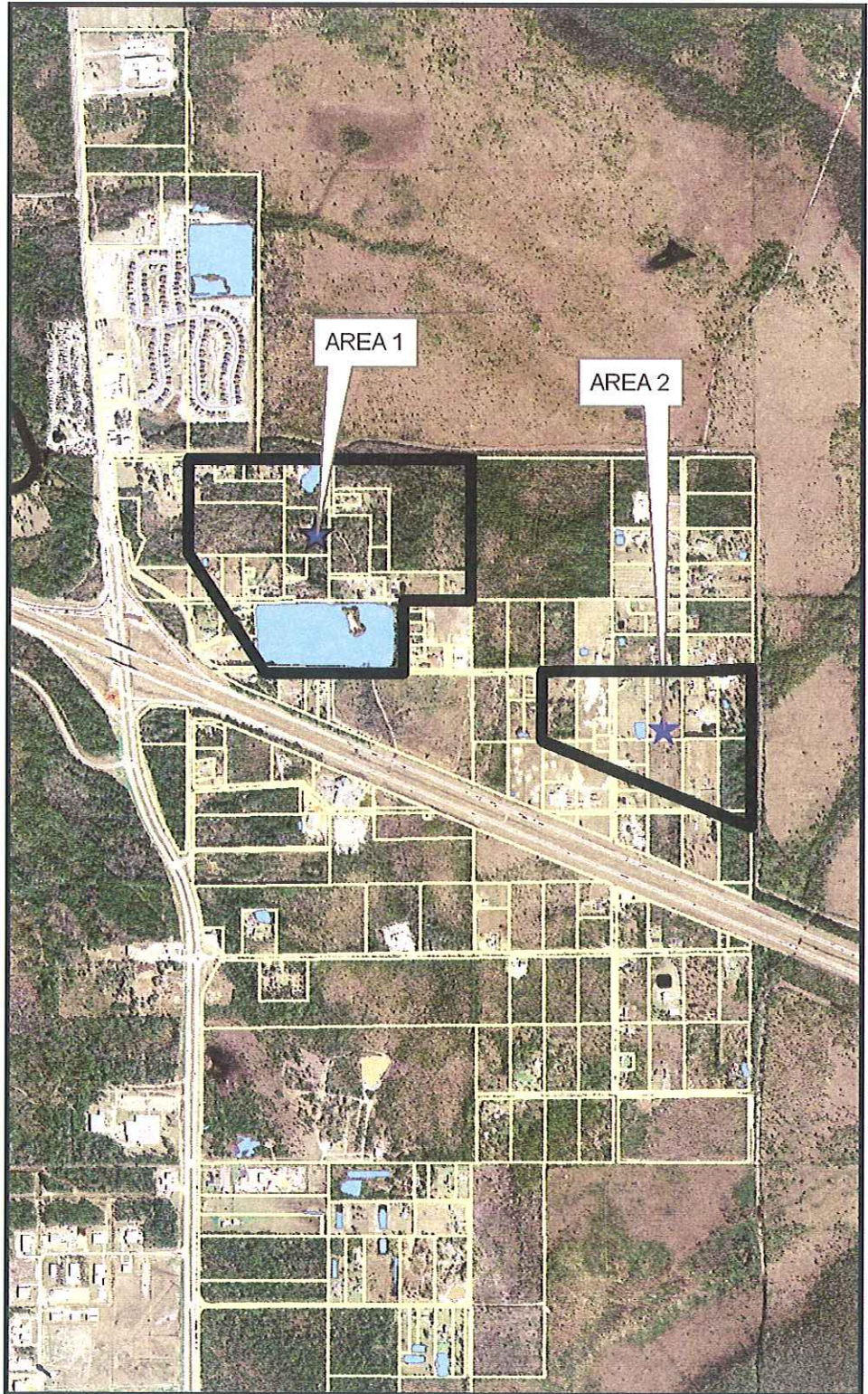
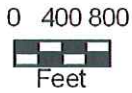


EXHIBIT B

Existing Zoning Map

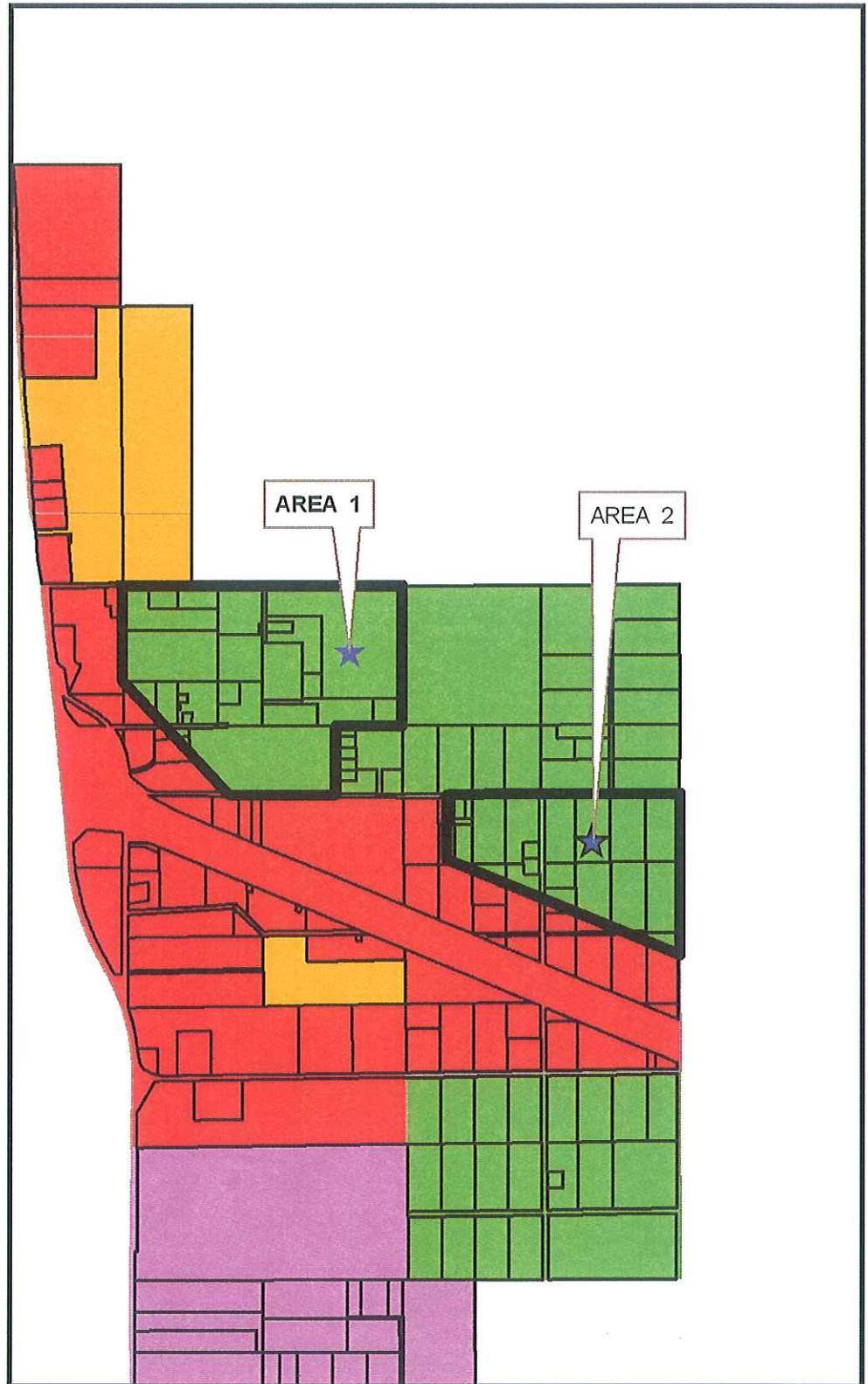
City Of Gautier
Economic Development/Planning



Prepared by the
City of Gautier
GIS Division

Legend

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



Existing Land Use Map

EXHIBIT C

City Of Gautier
Economic Development/Planning



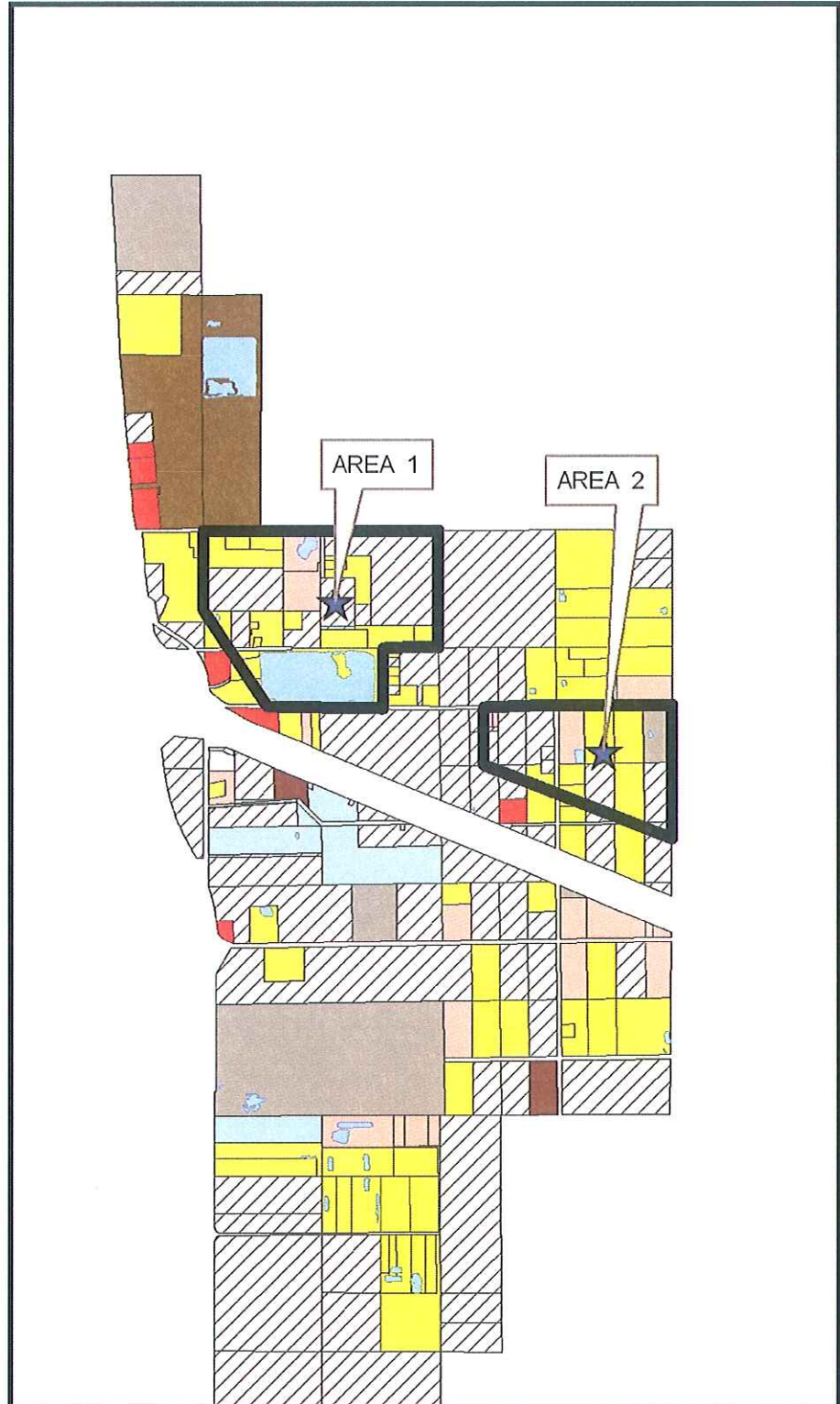
0 400800
Feet



Prepared by the
City of Gautier
GIS Division

Legend

- Streets03012010
- Water Bodies
- gautier_parcel
- EXISTING LAND USE**
- ELU_08**
- 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



Future Land Use Map

EXHIBIT D

City Of Gautier
Economic Development/Planning



0 400 800



Feet



Prepared by the
City of Gautier
GIS Division

Legend

-  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

