

# Gautier Planning Commission

## Regular Meeting Agenda

May 5, 2011

### VII. NEW BUSINESS

#### A. QUASI JUDICIAL

3. REQUEST FOR A CONDITIONAL USE-MAJOR PERMIT FOR RECREATIONAL VEHICLES IN A R-3 MOBILE HOME DISTRICT, 2101 LADNIER ROAD, (JON & CHARLES WARWICK, COAST MEADOWS MOBILE ESTATES CO-OWNERS) (GPC #11-14-CU)

## 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  
STAFF REPORT**

**To:** Chairman and Members, Planning Commission

**From:** Babs Logan, Planning Technician

**Through:** Samantha D. Abell, Economic Development Director

**Date:** April 20, 2011

**Subject:** Conditional Use-Major Permit for Coast Meadows Mobile Estates at 2101 Ladnier Road, (GPC Case No. 11-14-CU)

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**REQUEST:**

The Economic Development/Planning Department has received a request from Mr. Jon Warwick and Mr. Charles Warwick, co-owners of Coast Meadows Mobile Estates, for a Conditional Use-Major permit to allow recreational vehicles at 2101 Ladnier Road, Lots 62, 64, 65, 66, 67, 68, 69, 93, 94, 95, 96, 97, 101, 102, 103, 111, 112, 113, 117, 118, 119, 138, 140, 141, 142, 143, 144, 145, 155, 160, 161, 162, 163, 167, 168, 169, 170, 182, 185, 186, 188, 196 and 197. The application fee of \$250 was paid on April 11, 2011. The application was approved for legal sufficiency by the City Attorney on April 26, 2011. All public notice requirements have been met.

**BACKGROUND:**

The request property is zoned R-3 Mobile Home District which only allows recreational vehicles as a Conditional Use-Major.

1. Location: (See Exhibit A)  
Collector Street: Ladnier Road & Graveline Road
2. General features of the proposed project:  
Gross Acreage of Existing Mobile Home Park: 34.56 acres  
Total Number of Lots/Spaces in Park: 203  
Number of Lots Included in Request: 43. Site plan reflects RV "clustering" throughout park.  
Potable Water and Wastewater Services: Existing from City
3. Current Zoning – R-3 Mobile Home District
4. Current Surrounding Zoning (See Exhibit B) – R-1 Low Density Single-Family Residential

5. Current Surrounding Existing Land Use (See Exhibit C) : Vacant, Civic, Very Low to Low Density Residential
6. Comprehensive Plan Future Land Use Designation (See Exhibit D): Mobile Home Residential

### **DISCUSSION:**

The following addresses the review criteria for a Conditional Use-Major outlined in Section 4.17.5 of the UDO.

1. Is the proposed use listed in the list of possible Conditional Uses in the particular Zoning District?

*Staff Finding: Yes, the proposed use is in the list of Conditional Uses in an R-3 zoning district.*

2. Describe how the project is compatible with the character of development in the vicinity relative to (a) density, bulk and intensity of structures, (b) parking, and (c) other uses. Please attach parking plan, site plan, architectural rendering or other plans.

*Applicant Response: Recreational Vehicle usage will be very similar to the current use of Mobile homes on Coast Meadows lots. We are hoping to rent spaces to long-term workers who will live in and utilize our Coast Meadows and Gautier communities in the same way as our current residents. (See site plan, Exhibit 3.)*

*Staff Finding: There will not be any lots added to the layout of the park to accommodate the recreational vehicles. The RV's will be located on existing mobile home lots within the park. The applicant's site plan reflects a "clustering" of RV's within the park. For compatibility, Staff finds this is a desirable approach, rather than interspersing RV's throughout. However, there are at least eight instances where the site plan reflects RV's abutting mobile homes without road or other separation. Particular attention should be given to ensure compatibility and public safety.*

3. Will your project negatively affect neighboring property values or pose a real or perceived threat to citizens? Explain.

*Applicant Response: No. Since the requested use will be very similar to the current day-to-day use of Coast Meadows, we expect no negative impacts on neighbors or their property. As our current residents must do, any long-term Recreational Vehicle resident must adhere to Coast Meadows strict rules and regulations that are read and signed before move-in.*

*Staff Finding: Staff finds that the close proximity of transient RV's to mobile homes could potentially pose a real and perceived threat to public safety without the assurance of a criminal background check of police records. Staff therefore finds it necessary to require that the Park notify the Police Department of each new RV tenant in the Park, and wait for a background check to ensure sexual offenders will not be domiciled in close proximity to children.*

4. Will your project adversely affect vehicular or pedestrian traffic in the vicinity? Explain.

*Applicant Response: No. There would be no more traffic after approval of this Conditional Use than the amount Coast Meadows was originally designed for.*

*Staff Finding: Staff finds that vehicular and pedestrian traffic will be the same whether mobile homes or RV's are located on the existing lots.*

5. Can the proposed use be accommodated by existing or proposed public services and facilities including, but not limited to, water, sanitary sewer, streets, drainage, police and fire protection, and schools?

*Applicant Response: Yes. The infrastructure demands for the use of Recreation Vehicles in Coast Meadows is actually less than for our use of Mobile Homes.*

*Staff Finding: The proposed use will be located in an existing mobile home park that is already serviced by water, sanitary sewer, etc. The proposed use will be served by existing police and fire protection and will not affect the schools any more than if mobile homes occupied the existing lots.*

6. Is the proposed use in harmony with the Comprehensive Plan? Explain how.

*Applicant Response: Yes. (See application narrative for details.)*

*Staff Response: Yes. The Comprehensive Plan designates this area as a mobile home district.*

7. Does the proposed use pose a hazardous, detrimental, or disturbing affect, either real or perceived, to present surrounding land uses due to noises, glare, smoke, dust, odor, fumes, water pollution, vibration, electrical interference, or other nuisances? Explain.

*Applicant Response: No. The requested use is in line with the current use regarding these issues.*

*Staff Finding: There is no evidence that the proposed use will pose a hazardous, detrimental or disturbing affect to present surrounding uses.*

8. Does the use conform to all district regulations for the applicable district in which it is located, or have other provisions been provided for? Explain.

*Applicant Response: Yes. This requested use is in line with the current use regarding these issues.*

*Staff Finding: The use does conform to district regulations for the district in which it is to be located. Specific requirements for recreational vehicles will be addressed upon inspection and issuance of the placement permit..*

#### **DETERMINATION OF APPLICABLE LAW:**

1. The UDO defines conditional uses as specific uses which are enumerated in each zoning district and which because of their nature are not allowed by right but may be allowed after the required review process. The City may specify certain conditions as necessary to make the use compatible with other uses in the same district. Conditional uses are issued for uses of land and uses designated "Conditional Uses-Major" are transferable from one (1) owner of land to another.

The UDO further defines Conditional Uses-Major as uses that are not allowed by right but require a recommendation by the Planning Commission and the approval of the City Council. Additionally, if the conditional use is transferred to a new owner, the new owner must submit a letter to the Economic Development Director agreeing to the current terms and conditions before a business license may be issued.

2. Conditional Uses-Major require a public hearing before the Planning Commission and approval by the City Council. (Section 4.14 of the UDO)

#### **RECOMMENDATION:**

1. Staff finds that the proposed use will be compatible and harmonious with the R-3 Mobile Home District and recommends approval with the following conditions:
  - a) Recreational vehicles will only be allowed in the following lots: 62, 64, 65, 66, 67, 68, 69, 93, 94, 95, 96, 97, 101, 102, 103, 111, 112, 113, 117, 118, 119, 138, 140, 141, 142, 143, 144, 145, 155, 160, 161, 162, 163, 167, 168, 169, 170, 182, 185, 186, 188, 196 and 197.
  - b) All recreational vehicle residents shall adhere to the same rules and regulations Coast Meadows has for mobile homes (see attached).

- c) Sexual offenders shall not be allowed to domicile in the Park. A police background check must be completed before a RV permit shall be issued by the City.

**ATTACHMENTS:**

1. Applicant's Exhibit 1 – Application
2. Applicant's Exhibit 2 – Owner Consent Form
3. Applicant's Exhibit 3 – Site Plan
4. Applicant's Exhibit 4 – Narrative
5. Applicant's Exhibit 5 - Response to Criteria for Approval
6. City's Exhibit A – Location Map
7. City's Exhibit B – Existing Zoning Map
8. City's Exhibit C – Existing Land Use Map
9. City's Exhibit D – Future Land Use Map
10. City's Exhibit E – Draft Conditional Use-Major Development Order

# EXHIBIT #1

ECONOMIC DEVELOPMENT/PLANNING DEPARTMENT  
GAUTIER, MISSISSIPPI

## CONDITIONAL USE HEARING APPLICATION

Hearing Number

GPC 11-14-CU

<u>TYPE OF REQUEST:</u>		<u>FEE:</u>
Conditional Use – Major	<input checked="" type="checkbox"/>	\$250.00
Conditional Use - Minor	<input type="checkbox"/>	\$250.00

**Minor Conditional Use** – These uses are not allowed by right. The Economic Development/Planning Director may approve or deny a Minor Conditional Use upon review or he/she may choose to forward the request to the Planning Commission and City Council.

**Major Conditional Use** – These uses are not allowed by right, and **require** a recommendation by the Planning Commission and approval of the City Council.

Name of Applicant: Charles Warwick / Jon Warwick

Name of Business: Coast Meadows Mobile Estates

Address: \_\_\_\_\_ Mailing Address (if different): \_\_\_\_\_

Email Address: cwarwick@canufly.net — jwarwick@canufly.net

Phone: \_\_\_\_\_ Cell Phone: JW 601-954-5776  
CW 601-954-5768

Reason for request, location and intended use of Property: conditional permit to allow Recreational Vehicles in our community (Coast Meadows) in indicated locations. See attachments. PID 82514240.025  
ATTACHMENTS REQUIRED AS APPLICABLE:

- \_\_\_\_\_ 1. Diagram of intended use, showing dimensions and distances of property, building with setbacks, parking spaces, entrances and exits.
- \_\_\_\_\_ 2. Legal descriptions and street address.
- \_\_\_\_\_ 3. A detailed project narrative that also addresses the questions on the "Criteria for Approval" page of this application.
- \_\_\_\_\_ 4. Copy of protective covenants or deed restrictions, if any.
- \_\_\_\_\_ 5. Copies of approvals, or requests for approval, from other agencies, such as, but not limited to, the Mississippi State Department of Health, U.S. Army Corp of Engineers, Mississippi Department of Environmental Quality and Department of Marine Resources.
- \_\_\_\_\_ 6. Any other information requested by the Economic Development/Planning Director and/or members of the Technical Review Committee.
- \_\_\_\_\_ 7. Owner's Consent form, if anyone other than 100% sole owner makes application (see attached).

Signature of Applicant: [Signature]

Rec'd 4/11/11  
\$250 cash  
BR



## Chevron, Gov. Barbour announce \$1.4 billion expansion at Pascagoula plant

Published: Monday, January 31, 2011, 10:44 AM Updated: Monday, January 31, 2011, 11:20 AM



By Kaija Wilkinson



(Kaija Wilkinson/The Press-Register)

Gov. Haley Barbour was on hand at the Grand Magnolia Ballroom this morning to help announce a \$1.4 billion expansion at the Pascagoula refinery. He said it is an economic shot in the arm for both Pascagoula and the state of Mississippi.

PASCAGOULA, Mississippi -- **Chevron Corp.** today announced that it will build a \$1.4 billion lubricants manufacturing facility at the Pascagoula refinery.

It will make Chevron the world's largest producer of such products, the main ingredient in production of top-tier motor oil that helps improve fuel economy, lower tail-pipe emissions and extend time between oil changes. The facility is projected to produce about 25,000 barrels per day of the product.

The project will create about 1,000 construction jobs, and 20 permanent jobs, according to the company.

Tom Kovar, the plant's general manager, said the project promises to be a boon to the local economy, with Chevron hiring local people and doing business with local companies.

Gov. Haley Barbour said the plant is a huge vote of confidence in Pascagoula and in the state, one that is being joined by a new solar panel plant in Hattiesburg, and a lignite coal facility in Kemper County.

The Pascagoula refinery, founded in 1963, today has about 1,600 employees and processes up to 330,000 barrels a day of crude for gasoline, jet fuel, diesel and other products.

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## 2.5 GOALS AND OBJECTIVES

The following goals and objectives have been formulated as general guidelines for the city's growth and prosperity.

### Housing and Neighborhood Stabilization

**Goal No. 1:** *Facilitate the building of new neighborhoods and the revitalization of existing neighborhoods that offer a variety of quality housing products in a safe and attractive environment for residents. The objectives of Goal No. 1 are to*

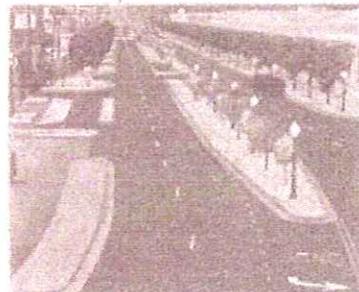
- Provide housing for diverse market needs including various income and population groups;
- Eliminate unsafe and inadequate housing;
- Provide quality-built new homes;
- Build attractive new subdivisions with creative site design;
- Provide amenities for residents within residential neighborhoods;
- Promote public/private partnerships in real estate development, community development and affordable housing;
- Preserve the character and integrity of low-density residential neighborhoods; and
- Promote the efficient use of land while protecting valuable natural resources.



### Transportation

**Goal No. 2:** *Seek to establish an efficient multi-modal transportation network that serves all areas of the city and all citizens including those who are unable to use cars. The objectives of Goal No. 2 are to*

- Utilize the long-range MPO plan and federal funding to enhance the transportation system in Gautier;
- Improve the existing street system by building connecting streets and roads between key destination points especially within the downtown area;
- Control high speed traffic on major thoroughfares using traffic calming methods;



# EXHIBIT #1

- Facilitate the planning and construction of a multi-modal transportation system including light rail and bus or van transportation;
- Promote connectivity of streets within neighborhoods by introducing pedestrian paths, bike paths and well-designed and maintained local streets;
- Provide parking to adequately meet demand and support economic vitality without sacrificing aesthetics; and
- Enhance the visual attractiveness of transportation routes with attractive streetscapes, signs and landscaping.

## Natural and Cultural Resources

**Goal No. 3:** *Protect the unique natural and cultural environment of Gautier thereby improving the community and its attractiveness to citizens and visitors. The objectives of Goal No. 3 are to*



- Showcase and preserve the recognizable and unique identities of the community such as the readily accessible waterfront areas, the river and the Mississippi Sound;
  - Provide an interconnected system of green space, parks, greenways, and natural areas for wildlife;
  - Protect natural resources through environmentally sensitive development, solid waste management, protection of water quality and wildlife habitats;
- Promote the preservation of wetlands, flood areas and the shoreline;
  - Support arts and culture by developing partnerships with local schools, colleges and organizations;
  - Encourage green building and resource and energy conservation practices in new and existing buildings through financial incentives;
  - Protect and enhance the existing character, stability and scale of the city's older neighborhoods; and
  - Protect the historic elements of the community including landmark structures, places and vistas.

## Economic Development

**Goal No. 4:** *Promote economic development and a positive climate for businesses which will result in a well-rounded tax base and needed services for residents. The objectives of Goal No. 4 are to*

- Capitalize on the city's location on a major east-west corridor as well as its proximity to adjacent communities;

# EXHIBIT #1

- Enhance the visual appearance of commercial corridors with design standards;
- Promote the idea of "Destination Gautier" by promoting marine resources, unique places and the culture of the community;
- Find and promote an appropriate market niche;
- Develop incentives which will help recruit new business and revitalize underutilized and vacant commercial structures;
- Help insure that all Gautier residents have educational opportunities which will allow them to fulfill their personal and financial goals and become productive citizens;
- Become a pro-development city by offering efficient processes for development review and the use of financial tools to assist with infrastructure needs;
- Open up new areas for cultural events and leisure activities and to increase tourism and enhance the recreational opportunities for residents;
- Target specific commercial corridors for businesses which will provide needed services and shopping venues for students at MGCCC; and
- Redefine the perception of Gautier making it a unique place on the Mississippi Gulf Coast by promoting quality development, the effective reuse and rehabilitation of underutilized land and structures and by integrating natural landscapes into the built environment.



## Community Facilities & Services

**Goal No. 5:** *Provide infrastructure, community facilities and services that adequately serve existing and future development and that enhance the lifestyle of all residents. The objectives of Goal No. 5 are to*

- Provide a balanced network of parks, recreational and leisure facilities of varying sizes and functions which are distributed throughout the city;
- Insure that all age groups including seniors have adequate facilities, activities and services that help support an active lifestyle and age-appropriate recreational and social activities;
- Require new development to help provide for recreational venues by requiring open space or parks within each new development;
- Provide facilities and programs for lifetime learning such as libraries, community centers and programs for special population groups that may have difficulty accessing existing programs;
- Provide police and fire department facilities and equipment and funds to hire personnel to effectively protect the lives and property of citizens;
- Promote the prosperity of Gautier citizens through education, insuring that educational

# EXHIBIT #1

## **Intervention Strategy**

Neighborhoods that display pride of ownership and have well-maintained housing stock and infrastructure are more likely to remain healthy. Neighborhood organizations which are actively engaged with property owners help build a sense of pride and give residents a sense of empowerment in dealing with issues. Such organizations should be officially recognized by the city and have a legitimate venue in which to express their needs, concerns and opinions.

Other effective intervention strategies include: (1) Timely infrastructure improvements and repair, (2) Consistent code and zoning enforcement, (3) Enhanced policing and attention to emerging problems, (4) Appropriate zoning of properties to avoid commercial encroachment, (5) Strict adherence to building codes for new and remodeled construction, (6) Use of financial incentives to encourage repair and maintenance of existing housing, and (7) Acquisition of tax forfeited properties for immediate resale and/or new development.

## **Classifications of Gautier Neighborhoods**

In order to help identify specific needs and appropriate intervention strategy, residential neighborhoods in Gautier have been placed into four categories: Reserve, Conservation, New Growth, and Focus Areas. Map No. 4 on page 54 shows specific neighborhoods by one of the following categories:

*Reserve:* Areas which are natural habitat, wetlands or areas which are to be preserved in their natural state and are primarily without manmade buildings.

*Conservation:* These areas are well-maintained, economically viable and the majority of the housing is in good condition. Conservation neighborhoods are relatively stable areas which do not need major redevelopment efforts but some structures may need minor rehabilitation and maintenance. Such areas should be enhanced and protected from physical and fiscal decline by the use of sound land use policy, design standards and ordinances that promote quality infill development.

*New Growth:* Areas which are developing or re-developing and which will be most influenced by the development principles in the Comprehensive Plan and updated Ordinances. As these areas develop, they will help define the look of Gautier. Preparation of sound land use and design standards is essential to insure quality development occurs in these areas.

*Focus Areas:* A small number of areas exhibit signs of minor physical or economic decline. The primary objective should be to stabilize these areas with efficient code enforcement and incentives for repair and re-development. City assistance may be needed in the acquisition and preparation of land for redevelopment.

## **New Neighborhoods**

New neighborhoods should strive for creative site design and amenities that will make the areas desirable for many years. Today's home buyers are attracted to new home designs,

# EXHIBIT #1

habitats. This facility is the result of collaboration between MGCCC, the Gulf Coast Research Laboratory and the University of Southern Mississippi (USM).

## Sports Leagues

Several sports leagues operate within the city including the Babe Ruth Little League, the Dixie Youth Baseball League and Pee Wee Football League. A girl's softball league plays at Buddy Davis Park and it is administered by the league itself. Gautier makes a monetary contribution to the girl's softball league based upon the number of participants from the city.



## Golf Courses

- *The Mississippi National Golf Club*, located at 900 Hickory Hill Drive is a publicly owned 18-hole Golf Club. It is a par 72 course and is 7,003 yards long.
- *Shell Landing*, located at 3499 Shell Landing Road, is a public golf course located within a residential development. Shell Landing is 7,024 yards and is an 18-hole course.

## Boys and Girls Club

The Boys and Girls Club, located at Bacot Park, provides after school recreational facilities for youth. The City Council recently approved the construction of a new building which will be run by a private entity but is partially supported by the city.



## Future Recreational Opportunities

Expansion of the recreational activities is a priority for citizens, staff and city officials; however, financial resources are limited. Possible sources of financing are being explored to help new facilities and improve existing facilities. Several projects have been discussed which would greatly enhance the appeal of the city as a recreational destination. Future recreational opportunities include:

- *Waterfront Parks*. Although Gautier is located on the Gulf of Mexico and the West Pascagoula River, public waterfront access is lacking. The city is searching for public water access points and has considered several possible sites including Point Clear, a privately owned recreational facility with pool and boat

# EXHIBIT #2

OWNERS CONSENT AND DESIGNATION OF AGENCY – CONDITIONAL USE

I, Charles Warwick, the fee simple owner of the following described property (give legal description):

Coast Meadows Mobile Estates  
2101 Ladnier Rd  
Gautier, MS 39553

hereby petition to the City of Gautier to Grant a Conditional Use of Recreational Vehicles in our R-3 property in designated herein and affirm that Jon Warwick or Paulette Bounds is hereby designated to act as agent on my behalf to accomplish the above.

I certify that I have examined the application and that all statements and diagrams submitted are true and accurate to the best of my knowledge. Further, I understand this application; attachments and fees become part of the official records of the City of Gautier, MS, and are not returnable.

Charles Warwick  
(Owner's Signature)



The foregoing instrument was acknowledged before me this 14<sup>th</sup> day of April, 2011 by Charles Warwick, who is personally known to me or has produced Driver License as identification and who did take an oath.

Peyton Smith  
(Printed Name of Notary Public)

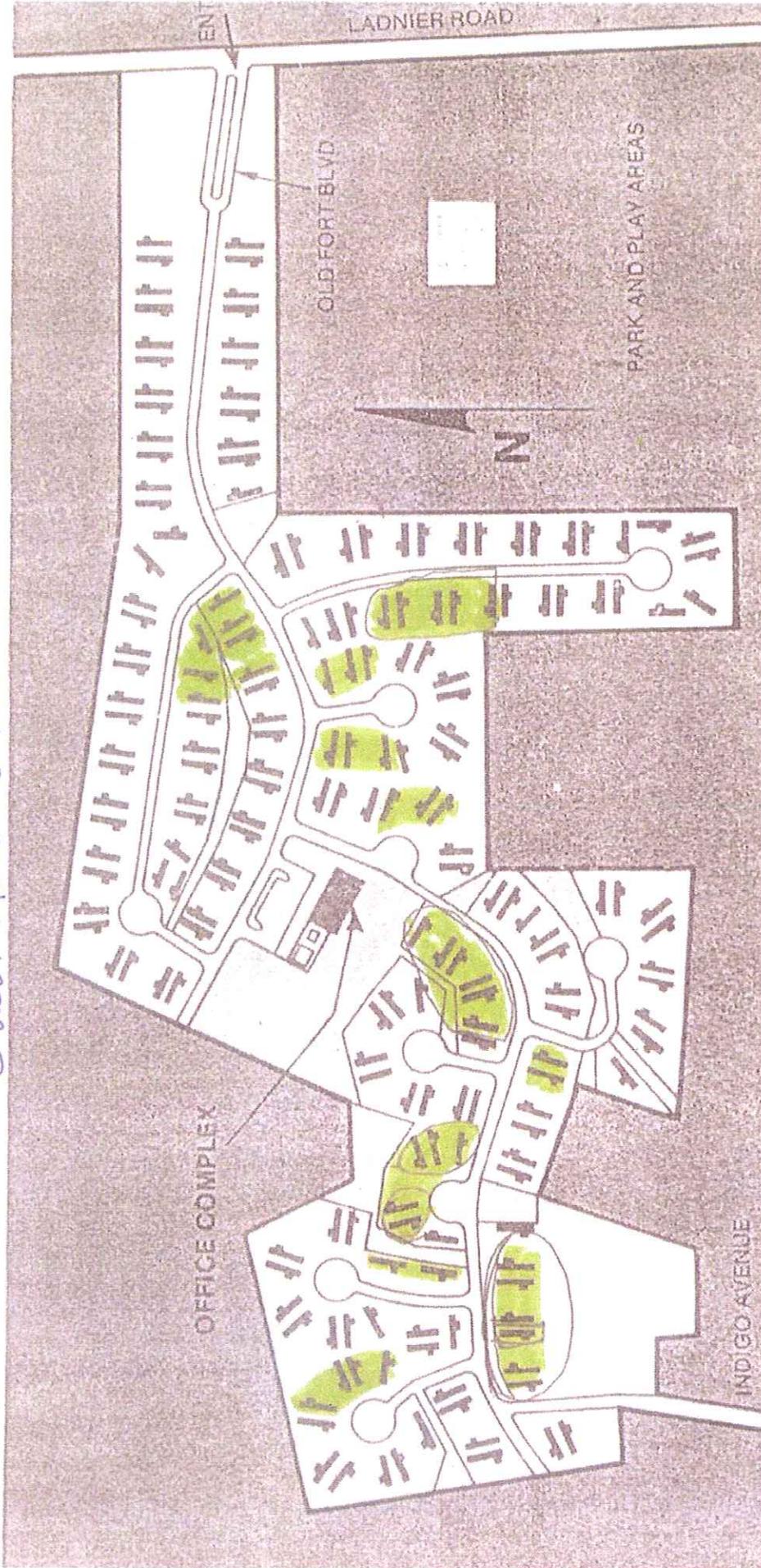
[Signature]  
(Signature of Notary Public)

Commission # 96600. My commission expires 01/25/2015.

(Notary's Seal)

# EXHIBIT #3

Coast Meadows Plat



- lots
- 93-94-95
  - 96-97-101
  - 102-103-111
  - 112-113-117
  - 118-119-140
  - 141-144-143
  - 144-145
- 
- 138-155-140
  - 141-162-143
  - 147-168-182
  - 196-197-149
  - 170-185-184
  - 188-
- 
- 65-66-68-69
  - 62-64-67

# EXHIBIT #4

In reference to the Major-Use Conditional Permit opportunity that was discussed and approved at the City of Gautier Planning and Zoning meeting on 4/7/11, Coast Meadows is now making application for Conditional Permit approval of 43 designated lots to be eligible for Recreational Vehicle usage.

These lots are indicated on an attached plat map of Coast Meadows. The lot numbers are: 62, 64, 65, 66, 67, 68, 69, 93, 94, 95, 96, 97, 101, 102, 103, 111, 112, 113, 117, 118, 119, 138, 140, 141, 142, 143, 144, 145, 155, 160, 161, 162, 163, 167, 168, 169, 170, 182, 185, 186, 188, 196, 197

We propose this Conditional Use Permit so that Coast Meadows may provide housing to the highly skilled and highly paid workers who will be coming to the area soon. Chevron in Pascagoula will be building a new plant, and the duration of the project is expected to span nearly two years. To build this huge facility, they are expecting nearly 1000 workers to arrive from nearby communities as well as other states. Many of these men and women will be bringing recreational vehicles for their living quarters. This many new sales tax payers and consumers will be a boon for the City of Gautier and its businesses. In Gautier, and at Coast Meadows in particular, the workers will have a quiet and relaxing environment in our community which is professionally managed with rules and regulations which are enforced for the quiet enjoyment of all residents.

How this requested permit fits in with the City of Gautier Comprehensive Plan:

A. Goal number one in the CP has as an objective to "...provide housing for diverse market needs including various income and population groups".

The Chevron contractor workforce although relatively highly paid, brings a unique housing situation with them. In order for the city of Gautier and Coast Meadows to take advantage of this opportunity, we need to provide them appropriate space to reside while they are making money, and spending their wages with local businesses, restaurants, and recreation.

B. Goal number four of the CP pertains to Economic Development. It says, "Capitalize on the city's location on a major east-west corridor as well as its proximity to adjacent communities" and also, "Promote the idea of 'Destination Gautier'...". Both of these goals dovetail precisely with the desires and needs of Recreational Vehicle owners looking for an interesting place to visit.

Also in goal number four the CP says, "Open up new areas for cultural events and leisure activities and to increase tourism and enhance the recreational opportunities for residents". This goal also matches the desires of tourists searching for an interesting and rewarding place to visit and work from their Recreational Vehicles.

C. Goal number five of the CP says in part, "Require new development to help provide for recreational venues by requiring open space or parks within each new development". Coast Meadows has achieved this goal already. We have a 19 acre wetland area on our site with a walking trail through it. Also, our park has wide green areas with playgrounds, a pool, and a community building for the residents to share.

## EXHIBIT #4

D. A map on page 53 of the CP shows the area encompassing Coast Meadows and its neighbors within about a half-mile, as being a "focus area", which "shows signs of minor physical and economic decline". And the city should, "...stabilize these areas with efficient code enforcement and incentives for repair and re-development". We believe that granting our request for a change to the Conditional Use-Major in the R-3 District would be a positive step that the city can take which will help revitalize this "focus area". Allowing Recreational Vehicles in this area will bring visitors and their money to all the "focus area" businesses.

E. On page 94 of the CP under the heading of "Future Recreational Opportunities", it states, "...projects have been discussed that would greatly enhance the appeal of the city as a recreational destination..." One of the projects the CP names is possible purchase and further development of Shepard Park and other waterfront accesses. Coast Meadows is located near these areas, and could be there to support these "recreational destinations" for RVers.

### Summary:

After reading the thorough Gautier Comprehensive Plan, I have come to realize that in general, its purpose is to be used as a guide for growing the city in a smart and measured way which results in a beautiful and useful city capable of attracting and hosting visitors. Allowing Recreational Vehicles to utilize the designated lots in Coast Meadows fits nicely into your plans.

Jon Warwick  
Co-Owner, Coast Meadows

A handwritten signature in blue ink, which appears to read "Jon Warwick", followed by the date "4/14/11" written in the same ink.

## Criteria for Approval

### Conditional Use

Re: Coast Meadows Request

1. Is the proposed use listed in the list of possible Conditional Uses in the particular Zoning District?

Yes. Allowing Recreational Vehicles into case-by-case approved areas in R-3 Mobile Home Parks is a new Conditional Use.

2. Please describe how the project is compatible with the character of development in the vicinity relative to (a) density, bulk and intensity of structures, (b) parking, and (c) other uses. Please attach parking plan, site plan, architectural rendering or other plans.

Recreational Vehicle usage will be very similar to the current use of Mobile homes on Coast Meadows lots. We are hoping to rent spaces to long-term workers who will live in and utilize our Coast Meadows and Gautier communities in the same way as our current residents. A site Plan showing spaces in Coast Meadows where we request the conditional use is attached to Conditional Use Permit Application.

3. Will your project negatively affect neighboring property values or pose a real or perceived threat to citizens? Explain.

No. Since the requested use will very similar to the current day-to-day use of Coast Meadows, we expect no negative impacts on neighbors or their property. As our current residents must do, any long-term Recreational Vehicle resident must adhere to Coast Meadows strict rules and regulations that are read and signed before move-in.

4. Will your project adversely affect vehicular or pedestrian traffic in the vicinity? Explain.

No. There would be no more traffic after approval of this Conditional Use than the amount Coast Meadows was originally designed for.

5. Can the proposed use be accommodated by existing or proposed public services and facilities including, but not limited to, water, sanitary sewer, streets, drainage, police and fire protection, and schools?

Yes. The infrastructure demands for the use of Recreational Vehicles in Coast Meadows is actually less than for our current use of Mobile Homes.

# EXHIBIT #5

6. Is the proposed use in harmony with the Comprehensive Plan? Explain how.

Within our Application for Conditional Use Permit is a detailed listing of how this request corresponds to the Gautier Comprehensive Plan.

7. Does the proposed use pose a hazardous, detrimental , or disturbing affect, either real or perceived, to present surrounding land uses due to noises, glare, smoke, dust, odor, fumes, water pollution, vibration, electrical interference, or other nuisances? Explain.

No. The requested use is in line with the current use regarding these issues.

8. Does the use conform to all district regulations for the applicable district in which it is located, or have other provisions been provided for? Explain.

Yes. This requested use is in line with the current use regarding these issues.

# EXHIBIT A

## Location Map

### COAST MEADOWS CONDITIONAL USE TO ALLOW RV'S

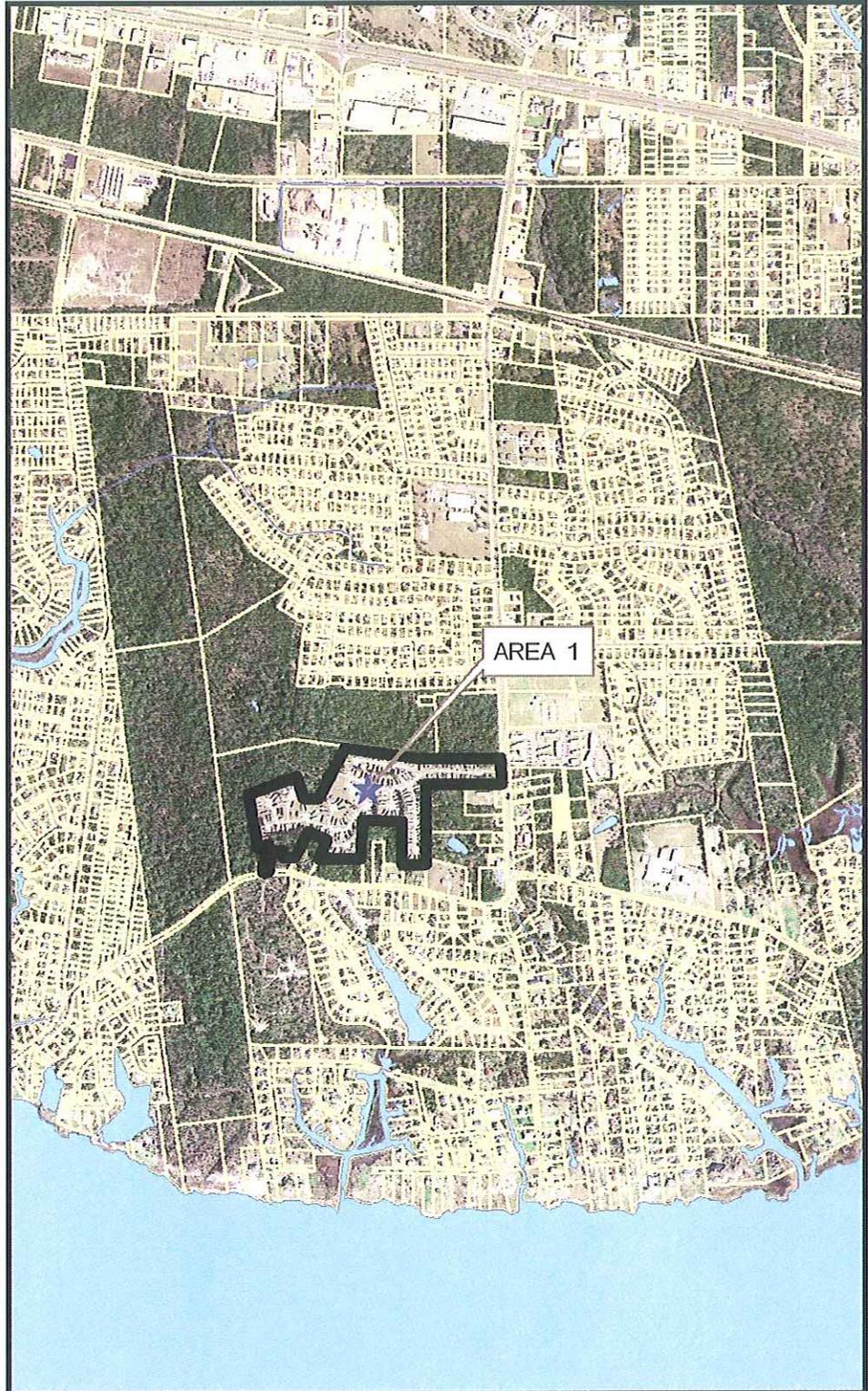
City Of Gautier  
Economic Development/Planning



0 400800  
Feet



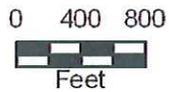
Prepared by the  
City of Gautier  
GIS Division



# EXHIBIT B

## Existing Zoning Map

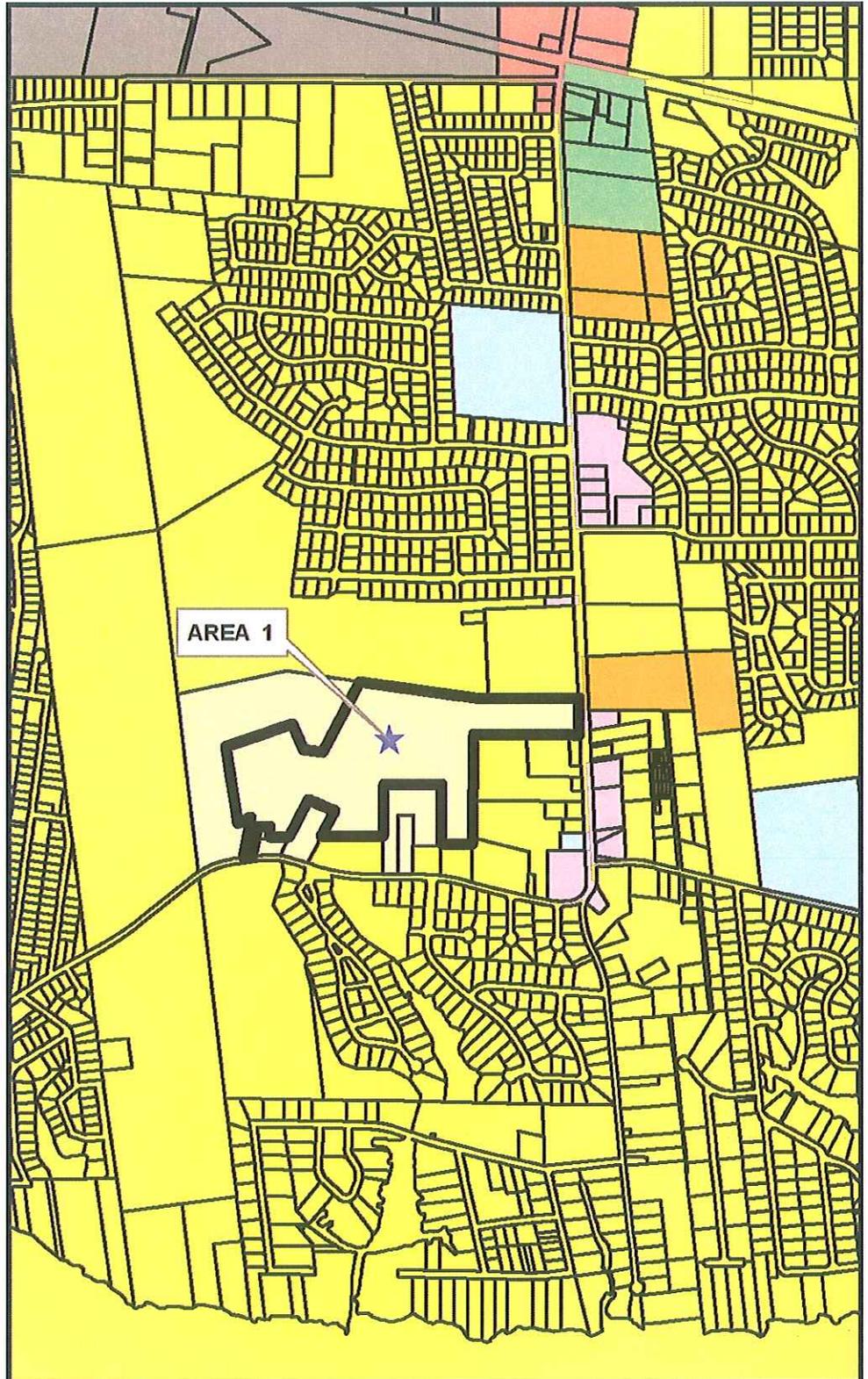
City Of Gautier  
Economic Development/Planning



Prepared by the  
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### Legend

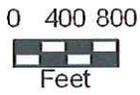
-  AG Agricultural
-  PL Public/Semi-Public
-  PUD Planned Unit Development
-  R-1 Low Density Residential
-  R-2 Multi-Family Residential
-  R-3 Mobile Home District
-  MUM
-  TC
-  MURC-1
-  MURC-2
-  MURC-MW
-  C-1 Neighborhood Commercial
-  C-2 Community Commercial
-  C-3 Highway Commercial
-  I-2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



# EXHIBIT C

## Existing Land Use Map

City Of Gautier  
Economic Development/Planning

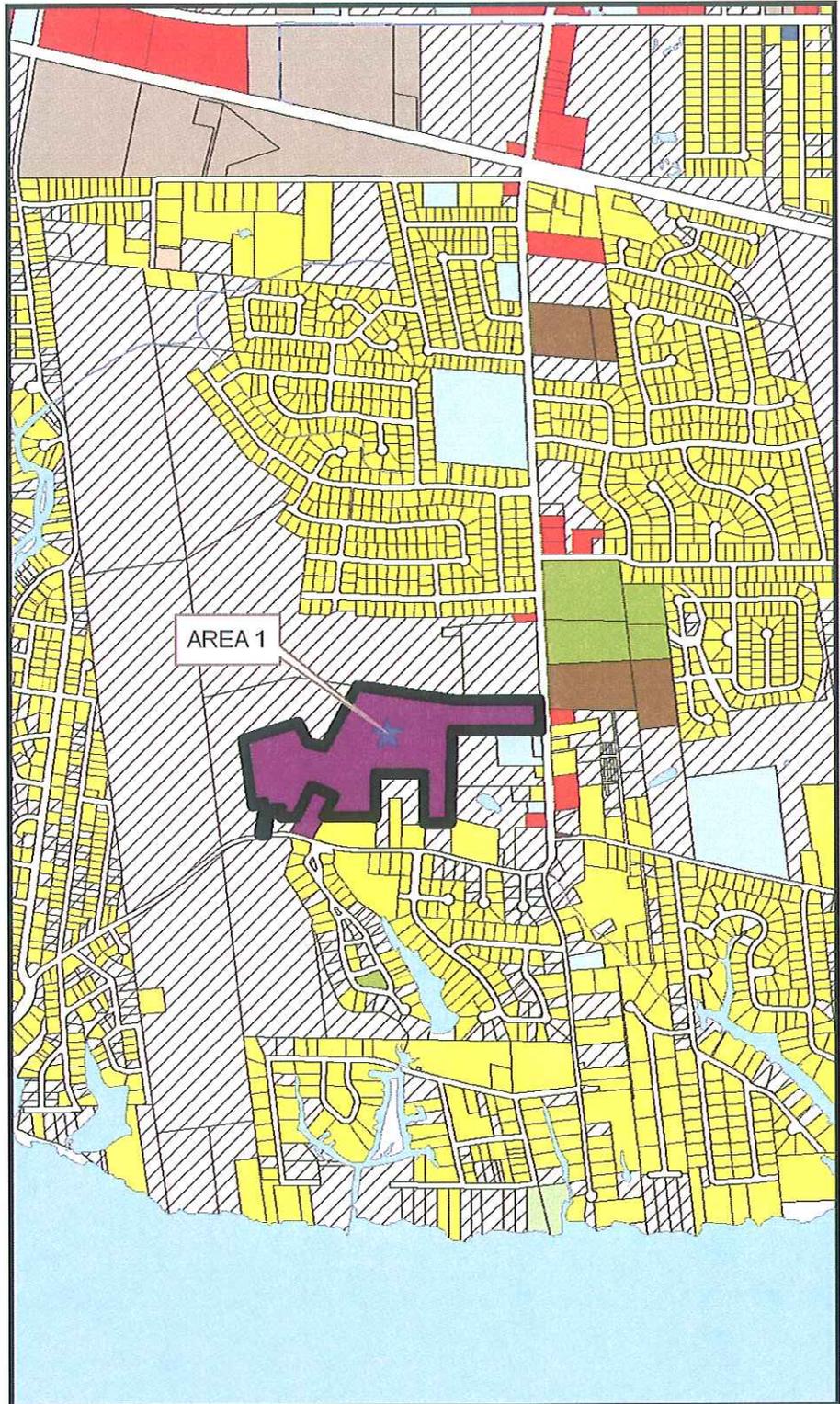


Prepared by the  
City of Gautier  
GIS Division

### Legend

#### 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  
Economic Development/Planning



0 400 800



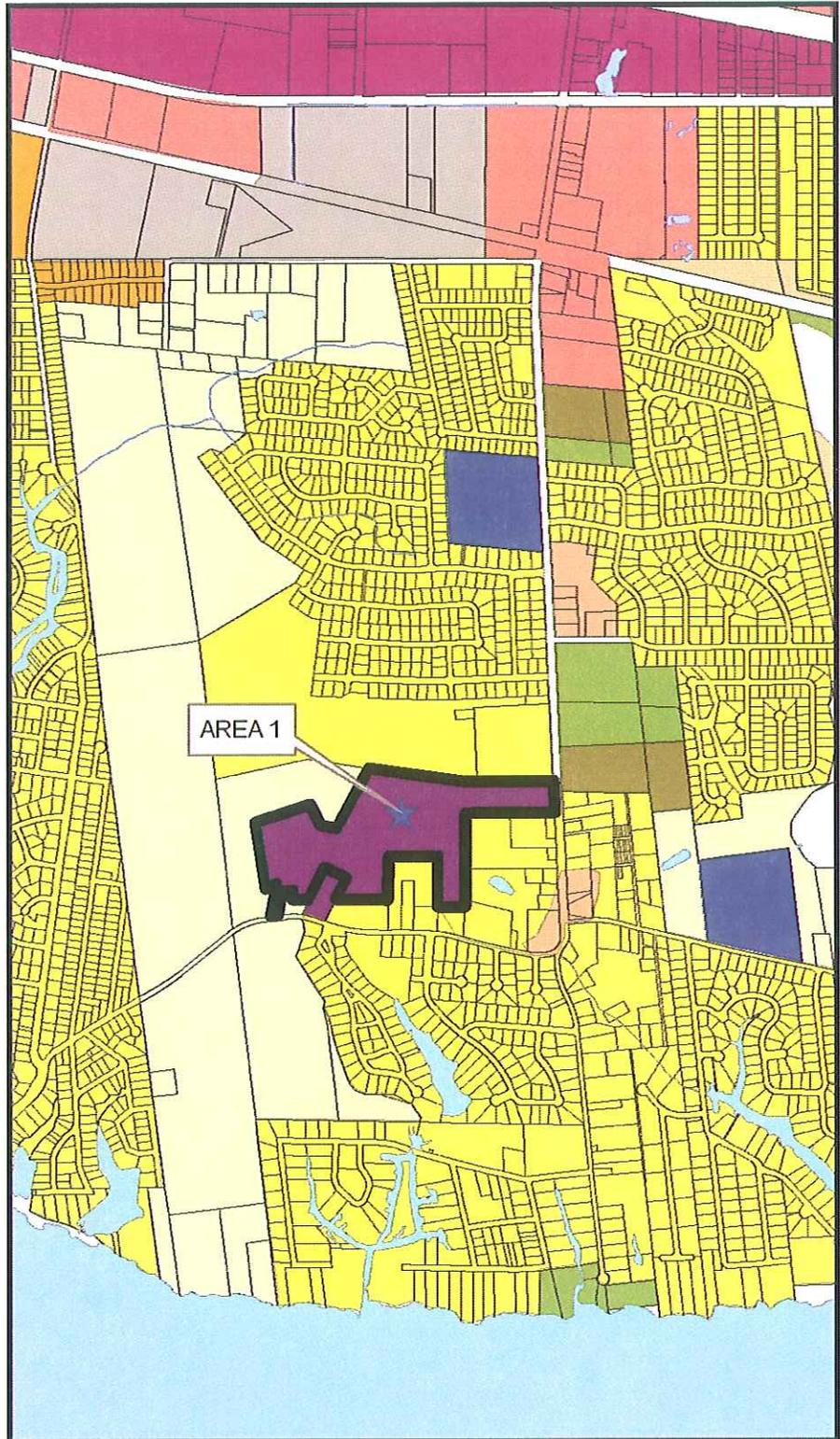
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Prepared by the  
City of Gautier  
GIS Division

### 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



# EXHIBIT E

**CITY OF GAUTIER  
CONDITIONAL USE-MAJOR DEVELOPMENT PERMIT  
GPC CASE NO. 11-14-CU**

**COAST MEADOWS MOBILE ESTATES**

**REGARDING PARCEL ID NO: 82514240.025**

The City of Gautier, at its regular meeting held on May 17, 2011, considered the application for a Conditional Use-Major Development Permit to allow recreational vehicles in an R-3 Mobile Home zoning district as submitted by Jon and Charles Warwick, co-owners of Coast Meadows Mobile Estates. The parcel subject to this Permit is located at 2101 Ladnier Road, Gautier, Mississippi, 39553. After due public notice, the City Council, having considered the favorable recommendation by the Planning Commission, application, testimony and exhibits presented by the applicant, the report of the City Staff and all other relevant testimony, exhibits and other evidence, pursuant to applicable provisions of the City's Unified Development Ordinance, hereby approves the conditional use-major development permit and orders as follows:

1. This proposed conditional use-major is consistent with the goals, objectives and policies of the City's Comprehensive Plan.
2. This proposed conditional use-major is consistent with the character of the immediate vicinity of the proposed use.
3. The proposed use, classified as a recreational vehicle, is permitted as a Conditional Use-Major in the R-3 District.
4. Therefore, the City Council accepts the recommendation of the Planning Commission and approves the application submitted on April 11, 2011 for a conditional use-major development permit.
5. The following additional conditions will ensure that the operation of the proposed conditional use-major will minimize any detrimental effects on neighboring properties and shall apply to the project:
  - a) Recreational vehicles will only be allowed in the following lots: 62, 64, 65, 66, 67, 68, 69, 93, 94, 95, 96, 97, 101, 102, 103, 111, 112, 113, 117, 118, 119, 138, 140, 141, 142, 143, 144, 145, 155, 160, 161, 162, 163, 167, 168, 169, 170, 182, 185, 186, 188, 196 and 197.
  - b) All recreational vehicle residents shall adhere to the same rules and regulations Coast Meadows has for mobile homes. (See Attached.)

# EXHIBIT E

c) Sexual offenders shall not be allowed to domicile in the Park. A police background check must be completed before a RV permit shall be issued by the City.

6. The City Clerk shall have this permit recorded in the public records of Jackson County, at the expense of the applicant, and provide the applicant a copy of the permit with the recording information affixed.

7. The Gautier Planning Commission recommended approval of this Conditional Use-Major Development Permit on May 5, 2011.

8. The City Council adopted this Conditional Use-Major Development Permit on a recorded vote of \_\_\_\_\_ ayes to \_\_\_\_\_ nays to approve the application of Coast Meadows Mobile Estates, located at 2101 Ladnier Road in Gautier, Mississippi, and identified as Jackson County Parcel No. 82514240.025.

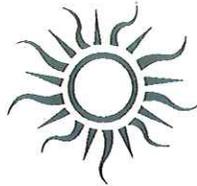
May 17, 2011  
Date of Issuance

Attest:

\_\_\_\_\_  
Tommy Fortenberry, Mayor  
City of Gautier, Mississippi  
3330 Highway 90  
Gautier, MS 39553

\_\_\_\_\_  
Wendy McClain  
City Clerk

# Coast Meadows



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2101 Ladnier Rd ♦Gautier, Mississippi 39553 ♦ Phone: 228-497-2402 ♦ Fax: 228-497-2459

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## Rules and Regulations and Lease Agreement (auto-renewing, 30 day lease) Revision August, 2009

**WELCOME TO COAST MEADOWS!** These Rules and Regulations and Lease Agreement assure you of certain rights and safeguards during your residency at COAST MEADOWS. The Rules will be strictly enforced by our Management so that you may have pride in pleasant surroundings with courteous and considerate neighbors. The Management will always appreciate your suggestions, and your cooperation in observing these Rules and Regulations which will give your neighbors the same rights you enjoy.

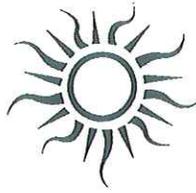
### 1. MANAGEMENT:

- a. The Resident Manager is the agent of the Owners, and has the legal right and authority to enforce all rules and regulations, and his/her decisions are final and binding. The Rules and Regulations and Lease Agreement may be revised by the Management when, in its discretion, the best interests of residents and of the community will benefit. Any revisions will be delivered to each resident and will always be available at the Manager's Office.
- b. The Manager shall approve or reject applications for residency based on a criminal background check as well as a consumer report. The Manager shall also approve or reject individual homes based on age, size, type and appearance.
- c. Water, sewer, natural gas, electricity, telephone, and cable TV are available at each lot. Residents are responsible for all connections from hook-up risers to his/her home.
- d. Upon arrival of new homes the Manager will instruct the driver as to the proper lot positioning of the home. Manager must supervise or approve all movement of homes.

### 2. RENT AND OTHER CHARGES:

- a. Rents are due and payable in advance on the first (1<sup>st</sup>) day of each month. Rents not paid by the fifth (5<sup>th</sup>) day of the month are subject to a \$30.00 late charge.
- b. COAST MEADOWS collects a \$100.00 security deposit for each mobile home or cottage that moves into our community. The security deposit, less any amount for damages, will be refunded within 30 days of your vacating the community. All rent must be paid current, your lot cleaned and all anchors removed in order to receive the security deposit refund. In the event of eviction, said deposit will be forfeited.
- c. Cash payment is not accepted at COAST MEADOWS for any reason. Please make all payments with personal checks or money orders.
- d. A charge of \$30.00 will be required for any check returned by your bank for any reason. If a check is returned a second time, you will be required to make all payments with money orders.
- e. Residents are required to give 30 days notice before leaving the community. Rent must be paid through the date of leaving.
- f. Arriving residents must pay rent from the date of arrival to the first of the following month. Departing residents must pay rent current, but only through the day of departure, regardless of whether termination of residency is by resident or by Management.
- g. No more than 6 people, including children, may occupy any home.
- h. Resident acknowledges that he/she has inspected the community and premises and hereby accepts them in their present condition and, on behalf of himself/herself and any guests he/she may have, releases Owner from all liability for bodily injury or property damage occurring as a result of

# Coast Meadows



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residency therein, the use of any equipment, apparatus, or facilities therein, or any re-entering and taking possession by Owner.

### 3. RENTING, SUBLETTING AND SALE OF MOBILE HOMES

- a. Each lot in COAST MEADOWS may be used for one owner occupied mobile home, used as a residence by one family, and neither lot nor home may be transferred, sublet, or occupied by another party without the prior written approval of Management.
- b. In the event a homeowner needs to have his/her home occupied while he/she is on vacation, prior written approval of Management must be obtained before a home may be occupied by anyone other than the homeowner. In such cases, the prospective occupant must also execute these Rules and Regulations and Lease Agreement.
- c. A resident selling his/her home may place one "For Sale" sign (maximum 8.5 inches x 11 inches) in any window, place an advertisement on the Office bulletin board, or list it with a sales agent, subject to these restrictions.
- d. Prospective buyers of your mobile home must be accepted by Management if they plan to reside at Coast Meadows, or move the home if not accepted.

### 4. VISITORS AND GUESTS

- a. The conduct and actions of guests and visitors are the responsibility of the host resident, who will be liable for any damage caused by them. Overnight guests staying in excess of two weeks require prior written approval of management.

### 5. TRASH

- a. All trash containing food particles must be kept in the garbage can provided by the City. Trash pickup is every Thursday. As soon as possible after pickup, cans must be removed from curb and placed in an area away from public view.

### 6. SKIRTING

- a. Each home must be skirted within (30) days of arrival in COAST MEADOWS. Regular vinyl mobile home skirting matching the home must be neatly installed and maintained. Materials such as tin, sheet metal, fiberglass, lattice work and wood are not permitted.

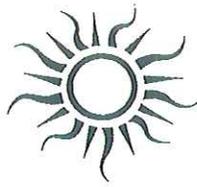
### 7. VEHICLES

- a. Each lot has two paved parking spaces. If you have more than two vehicles, please notify the Manager for additional space.
- b. Parking on the grass by residents or by guests is not allowed.
- c. The speed limit in COAST MEADOWS is 15 mph.
- d. Vehicle repairs are strictly prohibited. The only exception will be changing a flat tire or "jumping off" a dead battery.
- e. Gautier City Codes forbid the open storage of any inoperable vehicle. A vehicle with flat tires, a motor that does not work, or an expired tag, etc. is considered inoperable and will be towed from COAST MEADOWS at owners expense.
- f. Management reserves the right to reject from the community any vehicle which is driven or parked in violation of the Rules and Regulations and Lease Agreement.
- g. Except for mobile home haulers, no trucks over one and one half (1 1/2) ton capacity will be allowed in the community without Management approval.
- h. COAST MEADOWS presently offers no place to store boats, campers, trailers or lawnmowers. Therefore, all such vehicles must be stored elsewhere.
- i. Motorcycles may be ridden only between a park entrance and a resident's lot. ATV's are prohibited and cannot be stored on site.

### 8. PETS

- a. Since COAST MEADOWS does not have a special pet section, pets are scattered throughout the park and these rules must be STRICTLY ENFORCED to protect the rights of all park residents.

# Coast Meadows



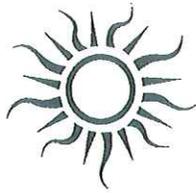
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- b. Breeds of dogs commonly known to be potentially aggressive such as Chows, Dobermans, German Shepherds, Pit Bulls and Rottweilers will not be allowed at COAST MEADOWS under any circumstances.
  - c. Dogs over the weight of twenty-five pounds at maturity are not allowed at COAST MEADOWS. Pets are limited to two per household.
  - d. Pets must be confined to the resident's mobile home and lot. No pet can run loose anywhere in the community at any time. Outdoor pets are not permitted.
  - e. When outside, a pet must be on a leash and its owner must be outside with it. The Gautier Animal Control will pick up all loose pets anywhere in the community, including a resident's lot and take them to the City pound.
  - f. Unusual or exotic pets such as rabbits, squirrels, raccoons, snakes, etc. will not be permitted.
  - g. Pets will not be allowed to cause any noise or disturbance which might harm or annoy neighbors.
  - h. Pet owners must immediately and properly dispose of any droppings left by pets.
  - i. Each pet must be licensed and inoculated as required by local laws.
  - j. Guests may not bring pets with them to the park.
  - k. Pets will not be allowed in any recreational area at any time. **NEVER WALK YOUR DOG AT THE PLAYGROUND, OFFICE, OR POOL.** Leashed pets may be walked on the nature trail.
9. IMPROVEMENTS, LANDSCAPING, AND MAINTENANCE
- a. Residents are welcome to plant flowers, shrubs, and trees. However, to enhance an overall appearance of beauty in the community, all work must be of top quality and must be approved by Management before work begins. All shrubs and trees are considered permanent, and become community property.
  - b. Screen porches, decks and storage sheds must be approved by Management for design, material, and size before construction begins. Masonry, galvanized roofing, and fiberglass shall not be used.
  - c. Fences are not allowed anywhere in COAST MEADOWS.
  - d. Each resident must keep his lot, home, and all improvements in a neat and orderly fashion. Homes must be washed at least once a year or as necessary to maintain a well kept appearance. Lots must be kept free of litter, junk and debris at all times. If necessary, Management may perform this work and charge the resident, and payment will be due with the next months rent. Any items that cannot be stored in your storage shed, must be stored off-site.
  - e. Management may enter the rented premises to inspect it and/or do any necessary maintenance or repairs to community property. Residents may not undertake such work themselves at community expense. Any alterations, improvements or changes requested by residents must have prior written approval from Management, must be done at the residents expense, and must be either removed at his/her expense when moving from the park or be left as community property, as Management requires at that time.
  - f. Mobile homes, storage buildings, awnings, patio covers, skirting, etc. must be secured and/or anchored to the ground in accordance to the specifications of governmental authority or the residents insurance company, whichever is more restrictive.
  - g. All steps, porches, decks, etc. must be constructed to meet City codes. Secure hand rails must be installed where appropriate. Paint or other finish must blend with home.
  - h. Only umbrella type clotheslines are permitted in the community.
  - i. Wading pools, swing sets, and trampolines are prohibited.
  - j. Outside TV antennas are not allowed. If you choose to own a satellite dish, you are required to mount it on your home or deck. Satellite dishes CANNOT be mounted on the electric poles or placed on a pole in or on the ground.
  - k. Windows cannot be covered with aluminum foil, garbage bags, or paper.
  - l. Residents are responsible for periodically checking their water, sewer, and gas connections for leaks, and for correcting them.
10. WATER AND SEWER

# Coast Meadows



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- a. COAST MEADOWS owns the water and sewer lines within its boundaries. Since we own the lines, the City of Gautier allows us to collect a meter deposit of \$85.00 in lieu of their collecting an \$85.00 deposit. You pay \$85.00 to COAST MEADOWS and you will receive a receipt that you take to the water department and apply for service. The City will bill you for water usage, sewer service, and garbage collection.

## 11. PEACE AND QUIET

- a. All community residents are entitled to the peaceful enjoyment of their lot and to all community facilities. Radios, TV's, musical instruments or any conduct that may cause annoyance to residents must, therefore, be kept reasonably low at all times.
- b. 10:00pm until 8:00am is considered a quiet time for the community. Please do not operate any noisy equipment of allow your children to make loud noises that would disturb anyone.
- c. Loud parties, intoxication, fighting, immoral conduct, or children without the supervision of an adult, all of which might be cause for a complaint, are not allowed. Children under 18 are required to remain on their own lot or in their home, or the lot or home of another resident after 10:00 p.m. unless there is a special event in the recreational area which has been approved by Management. Children are not allowed to walk around the community, hang out or play outside his/her home after 10:00pm. The playground closes at dark.
- d. Yard sales are allowed at COAST MEADOWS, however Gautier City codes forbid any resident to hold more than two (2) a year and require all residents to obtain a general permit prior to all sales.

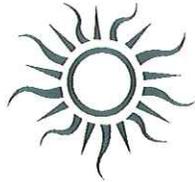
## 12. DRUG POLICY

- a. The Tenant, any member of the Tenant's household, or a guest or other person under the Tenant's control shall not engage in or facilitate criminal activity on or near COAST MEADOWS, including, but not limited to, violent criminal activity or drug-related criminal activity.
- b. The Tenant or any member of the Tenant's household shall not permit the dwelling unit to be used for, or to facilitate, criminal activity. Including, but not limited to, violent criminal activity or drug-related criminal activity.
- c. "Violent criminal activity" means any felonious criminal activity that has as one of its elements the use, attempted use, or threatened use of physical force against the person or property of another.
- d. "Drug-related criminal activity" means the illegal manufacture, sale, distribution, or use or possession with intent to manufacture, sell, distribute or use, of a controlled substance (as defined in section 102 of the Controlled substances Act (21 U.S.C. 802)).
- e. One or more violation of section 11.-a., or section 11.- b., of this Drug Policy constitutes a substantial violation. Any such violation is grounds for termination of tenancy and eviction from COAST MEADOWS.
- f. Proof of violation shall be by a preponderance of the evidence, unless otherwise provided by law.

## 13. POOL AND RECREATIONAL FACILITIES

- a. All recreational facilities are provided for community residents and their guests only. No alcoholic beverages of any kind will be allowed in these areas.
- b. All rules and hours as posted in pool and recreational areas must be observed at all times.
- c. Adults must accompany children under 16 years when they are in any of the recreational or pool areas.
- d. Residents are required to accompany their guests in all recreational areas. Guest's children must be under the supervision of a resident adult at all times.
- e. Children must not be allowed by parents to play on other resident's property or on vacant lots. Residents must acquaint their children with community Rules and Regulations and help assure they observe them.
- f. Bicycle riding is permitted, but is not allowed on vacant lots or on sidewalks around the office building. Children's motorized bikes, cars and scooters are not allowed at any time.
- g. Walking across vacant lots or between other resident's homes is not allowed.

# Coast Meadows



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- h. Residents, on their own behalf and that of their children and guests, hereby agree to hold harmless the Owner and his agents from any liability arising out of residency in the park or the use of its facilities.
14. MISCELLANEOUS
- a. Peddling, soliciting, or commercial enterprises are not allowed.
  - b. Residency at COAST MEADOWS may be terminated by Management pursuant to the Mississippi Code. Specific breach of any rule or regulation is not necessary to bring about termination.
  - c. Any complaints by residents, except emergencies, must be presented to the Manager in writing during office hours.
  - d. Waiver by Management to enforce any provision hereof after a default by any resident shall not be deemed a waiver of the enforceability of that provision or any other provision at a later time.
  - e. Should a Resident or the Management seek legal remedies to enforce these Rules and Regulations, the prevailing party shall recover all reasonable costs connected with such action from the other party.
  - f. These Rules and Regulations supersede all others published and issued, both in the name of COAST MEADOWS MOBILE ESTATES and in the name of OLD FORT VILLAGE.
15. EXECUTION AND ACKNOWLEDGEMENT
- a. Resident acknowledges having received, having read, and understanding a copy of this Rules and Regulations and Lease Agreement, and agrees on behalf of himself/herself and of his/her children to be bound by all the terms and conditions herein contained.

Date: \_\_\_\_\_

Resident: \_\_\_\_\_

Coast Meadows Representative

Resident: \_\_\_\_\_

\_\_\_\_\_

Resident: \_\_\_\_\_

Lot Number: \_\_\_\_\_

\*\*\* Your new mailing address is:

2101 Ladnier Road lot \_\_\_\_\_  
Gautier, MS 39553