

**OWNER INFORMATION:**  
 MOODY, GERALD L. LIKE  
 132 MISSISSIPPI BLVD.  
 GAULTIER, MS. 39553  
 PHONE# 228-377-5231

**CONTACT INFORMATION:**  
 SAME AS OWNER

**SITE ADDRESS:**  
 SHAMROCK BETH TERRACE  
 GAULTIER, MS. 39553  
 PARCEL ID# 87113024.000

**ZONING:** CENTRAL  
**SET BACKS:**

FRONT 25', REAR 0', SIDE 0'

**FLOOD STATEMENT:**  
 THIS PROPERTY IS LOCATED IN FLOOD ZONE "X" SHADED (AREAS OF 0.2% ANNUAL CHANCE FLOOD, AREAS OF 0.1% ANNUAL CHANCE FLOOD, AREAS OF 0.05% ANNUAL CHANCE FLOOD, AREAS OF 0.02% ANNUAL CHANCE FLOOD) AND AREAS LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE. AND AREAS OF FLOOD DAMAGE POTENTIAL (AREAS OF 1% ANNUAL CHANCE FLOOD) ACCORDING TO FLOOD INSURANCE RATE MAP CITY OF GAULTIER EFFECTIVE DATE: MARCH 16, 2000

- REFERENCES:**
1. JACKSON COUNTY OWNERSHIP MAP.
  2. NGS DATA SHEET
  3. SITE OPTION REPORT PROVIDED BY CELLULAR SOUTH REAL ESTATE, A MISSISSIPPI CORPORATION.
  4. GAULTIER NORTH QUADRANGLE MAP
  5. SHAMROCK COURT PLAT DATED: 12-19-62

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARDS FOR LAND SURVEYING IN THE STATE OF MISSISSIPPI".

GERALD MOODY P.S. 1723  
 LICENSED PROFESSIONAL SURVEYOR

DATE: 06-29-13

THIS SURVEY & SURVEY PLAT WAS PREPARED FOR CELLULAR SOUTH REAL ESTATE, A MISSISSIPPI CORPORATION.

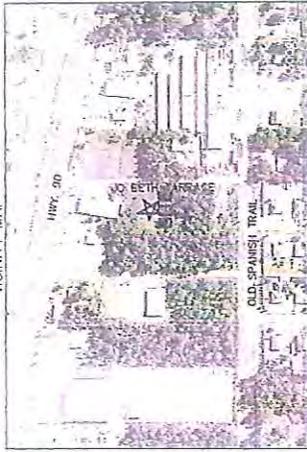
**MOODY & ASSOCIATES, INC.**  
 REGISTERED PROFESSIONAL SURVEYORS  
 ALABAMA, LOUISIANA, MISSISSIPPI  
 281 RATLIFF STREET  
 LUGEDALE, MS. 39452  
 601-947-4499  
 FAX - 601-947-4262  
 EMAIL - moody@cellarsouth.net

COMMUNICATION TOWER SITE SURVEY  
 SITE NAME: TOWER SITE  
 NAME OF TOWER SITE: EAST GAULTIER  
 LOCATED IN: SECTION 36 T7S, R7W  
 JACKSON COUNTY, MISSISSIPPI  
 DRAWING NO.: 4824-01  
 SEAL: 1" = 30' DATE: 06-29-12 CLASS: "B"  
 DRAWN BY: DAVID S. JORDEN  
 CHECKED BY: GERALD MOODY

REVISIONS	
06-01-12	
06-07-12	
06-05-13	
06-09-13 TO	SHOW CHANGE OF OWNERSHIP
06-29-13	

SHEET 2 OF 4

VICINITY MAP

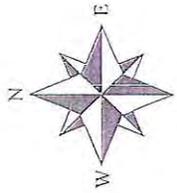


**RECORD DESCRIPTION:**

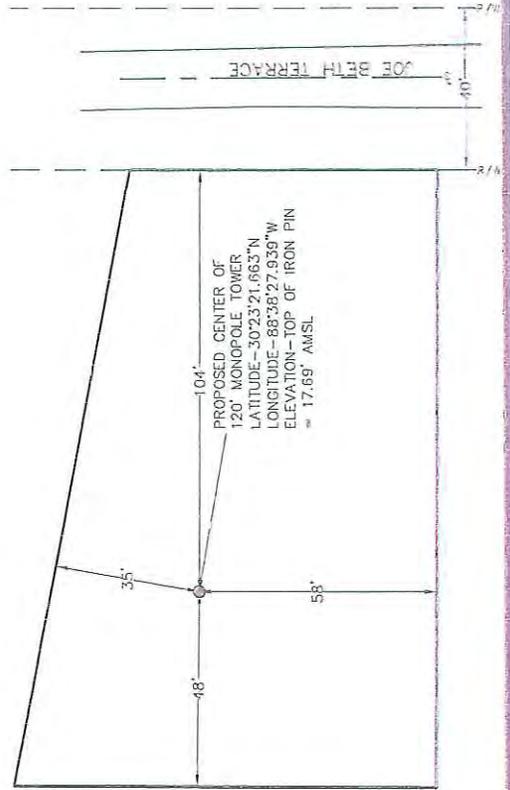
THAT CERTAIN TRACT, PIECE OR PARCEL SITUATED IN JACKSON COUNTY, MISSISSIPPI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

LOT 28, SHAMROCK COURT SUBDIVISION, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 7, PAGE 2, RECORD OF PLATS ON FILE IN THE OFFICE OF THE CHANCERY CLERK OF JACKSON COUNTY, MS. BEING THE SAME PROPERTY AS THAT CONVEYED IN BOOK 1534, PAGE 199, LAND DEED RECORDS OF JACKSON COUNTY, MISSISSIPPI





PARENT TRACT



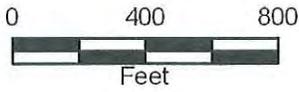
<b>MOODY &amp; ASSOCIATES, INC.</b> REGISTERED PROFESSIONAL SURVEYORS ALABAMA, LOUISIANA, MISSISSIPPI 281 RATLIFF STREET LUCEDALE, MS. 39452 601-947-4499 FAX - 601-947-4282 EMAIL - moody@moodyandassociates.com	<b>COMMUNICATION TOWER SITE SURVEY</b> SITE NO: 1003 TOWER SITE: EAST CAULIER NAME OF ROAD: JOE BETH TERRACE LOCATED IN: SECTION 36 T7S, R7W JACKSON COUNTY, MISSISSIPPI	<b>REVISIONS</b> 08-01-12 08-07-12 08-05-13 08-09-13 TO SHOW CHANGE ON OWNERSHIP 08-29-13
	DRAWING NO: 4024-01 SCALE: 1" = 30' DATE: 08-29-12 CLASS: "D" DRAWN BY: DAVIS CHECKED BY: GERALD MOODY SHEET 4 OF 4	

# Location Map

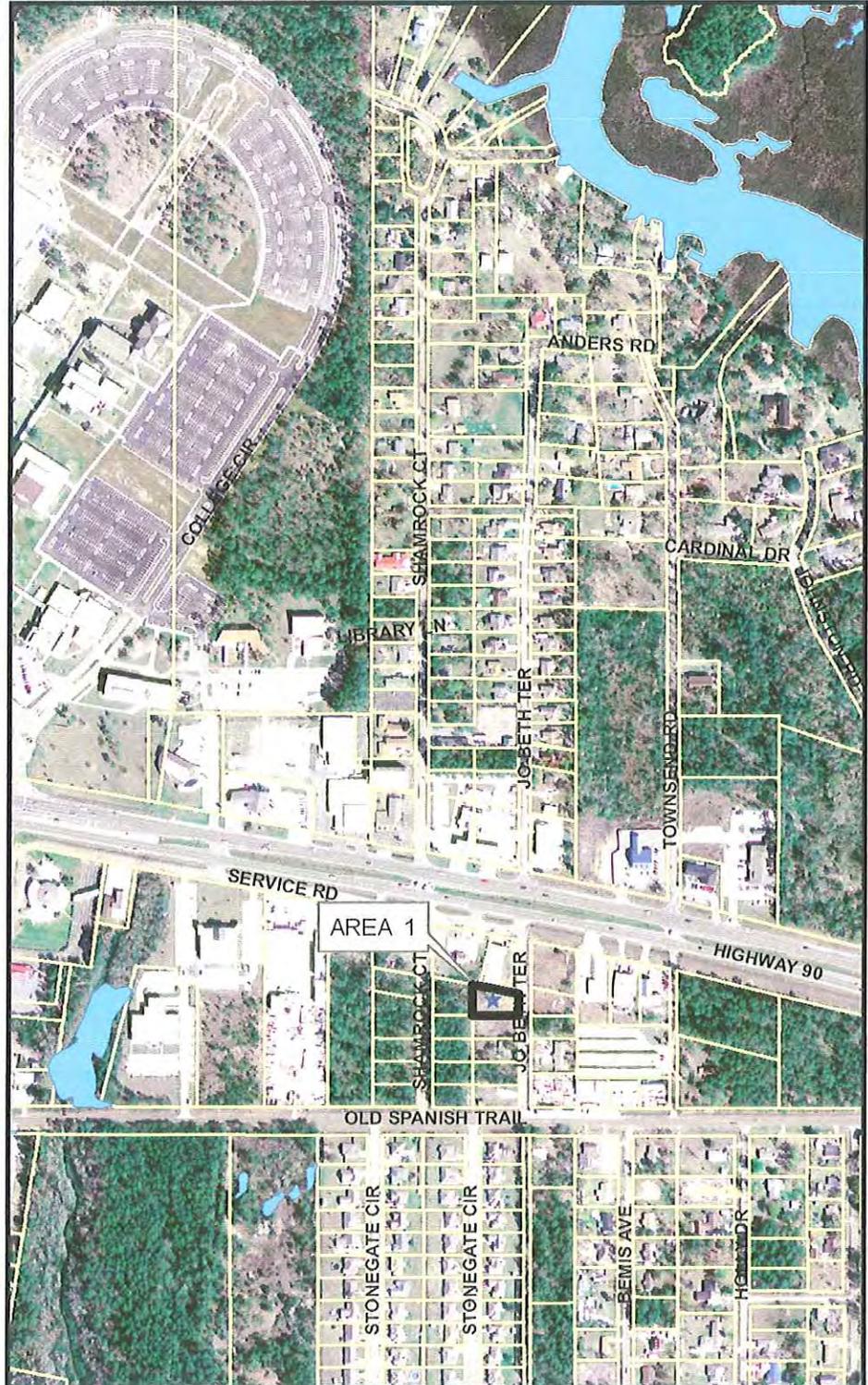
## JO BETH TER

### LOT 28

City Of Gautier  
Economic Development/Planning

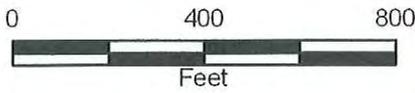


Prepared by the  
City of Gautier  
GIS Division



# Existing Zoning Map

City Of Gautier  
Economic Development/Planning



Prepared by the  
City of Gautier  
GIS Division

### Legend

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



# Existing Land Use Map

City Of Gautier  
Economic Development/Planning

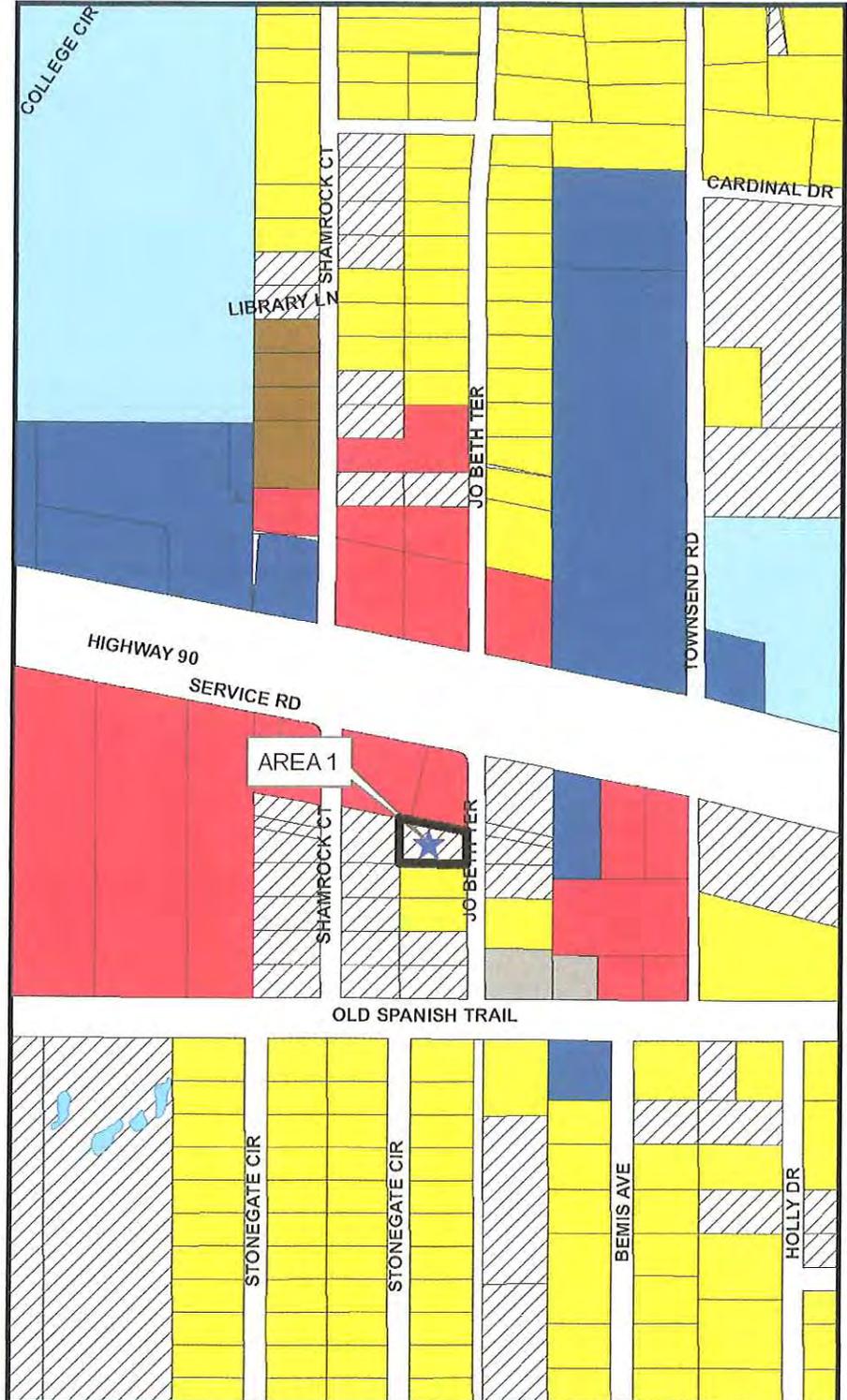


Prepared by the  
City of Gautier  
GIS Division

## 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



# Future Land Use Map

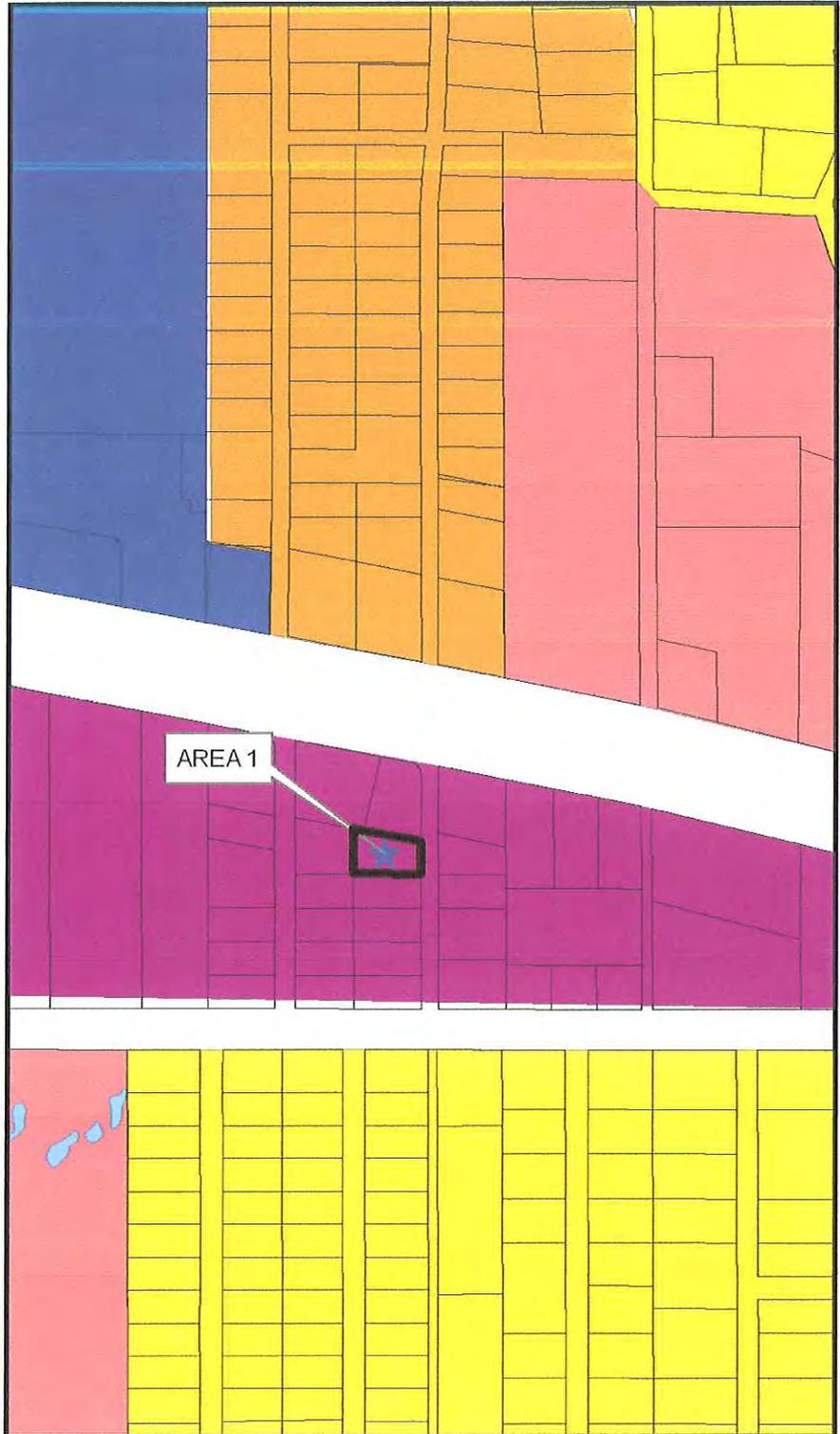
City Of Gautier  
Economic Development/Planning



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



**CITY OF GAUTIER  
CONDITIONAL USE-MAJOR DEVELOPMENT PERMIT  
GPC CASE NO. 13-22-CU**

**CELLULAR SOUTH REAL ESTATE, INC.**

**REGARDING PARCEL ID NO: 87113024.000**

The City of Gautier, at its regular meeting held on November 19, 2013, considered the application for a Conditional Use-Major Development Permit for a wireless telecommunications tower as submitted by Cellular South Real Estate, Inc. The parcel subject to this Permit is located at Lot 28, Shamrock Court Subdivision, Jo Beth Terrace, 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 wireless telecommunications tower, is permitted as a Conditional Use-Major in the TCMU District.
4. Therefore, the City Council accepts the recommendation of the Planning Commission and approves the application submitted on September 12, 2013 for a Conditional Use-Major Development Permit.
5. 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.
6. The Gautier Planning Commission recommended approval of this Conditional Use-Major Development Permit on November 7, 2013.
7. The City Council adopted this Conditional Use-Major Development Permit on a recorded vote of \_\_\_\_\_ ayes to \_\_\_\_\_ nays to approve the application of Cellular South Real Estate, Inc., located at Lot 28, Shamrock Court Subdivision, Jo Beth Terrace, in Gautier, Mississippi, and identified as Jackson County Parcel No. 87113024.000

August 20, 2013  
Date of Issuance

Attest:

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Gordon Gollott, Mayor  
City of Gautier, Mississippi  
3330 Highway 90  
Gautier, MS 39553

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Cindy Russell  
City Clerk

There came for consideration of the Mayor and Members of the Council of the City of Gautier, Mississippi, the following:

### **ORDINANCE NUMBER 212-2013**

**AN ORDINANCE OF THE CITY COUNCIL OF GAUTIER, MISSISSIPPI, PROVIDING AUTHORITY & INTENT; AMENDING ARTICLE V, ZONING DISTRICTS AND SPECIFIC REGULATIONS, OF THE UNIFIED DEVELOPMENT ORDINANCE, BY PERMITTING RECREATIONAL VEHICLES AS A CONDITIONAL USE-MAJOR IN THE MURC-MW MIXED USE RECREATION COMMERCIAL – MARY WALKER DISTRICT; AND SETTING AN EFFECTIVE DATE.**

**NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GAUTIER, MISSISSIPPI, THAT THE CODE OF ORDINANCES OF THE CITY OF GAUTIER IS AMENDED AS FOLLOWS:**

#### **Section 1. Authority & Intent**

- A. The Gautier Planning Commission held a public hearing after due public notice and considered this ordinance on Thursday, November 7, 2013. The City Council conducted a public hearing on December 3, 2013.
- B. The City Council finds that special consideration must be given to ensure that Recreational Vehicles are compatible within the mixed use district. Recreational Vehicles will be allowed as a major conditional use to ensure the use is consistent with the goals, objectives and policies of the Comprehensive Plan, ensure the major conditional use is consistent with the character of the immediate vicinity of the land proposed for development, and designed so that it is consistent with the harmonious development of the zoning district in which it is proposed.

#### **Section 2. Amendment of Table 4**

Article V, Section 5.2.2 Uses Permitted by Right and Conditional Uses, Unified Development Ordinance, is hereby amended to permit Recreational Vehicles as a Conditional Use – Major in the MURC-MW Mixed Use Recreation Commercial-Mary Walker, as listed in Table 5.

#### **Section 3. Conflicts**

All ordinances or parts of ordinances in conflict with this ordinance are repealed to the extent of such conflict.

#### **Section 4. Severability**

If any word, phrase, sentence, paragraph or provision of this ordinance or the application thereof to any person or circumstance is held invalid or unconstitutional, such finding shall not affect the other provisions or applications of this ordinance which can be given effect without the invalid or unconstitutional provision or application, and to this end the provisions of this ordinance are declared severable.

#### **Section 5. Effective Date**

This Ordinance shall take effect immediately upon approval by the City Council and signature of the Mayor.