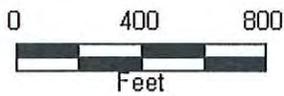


EXHIBIT B

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

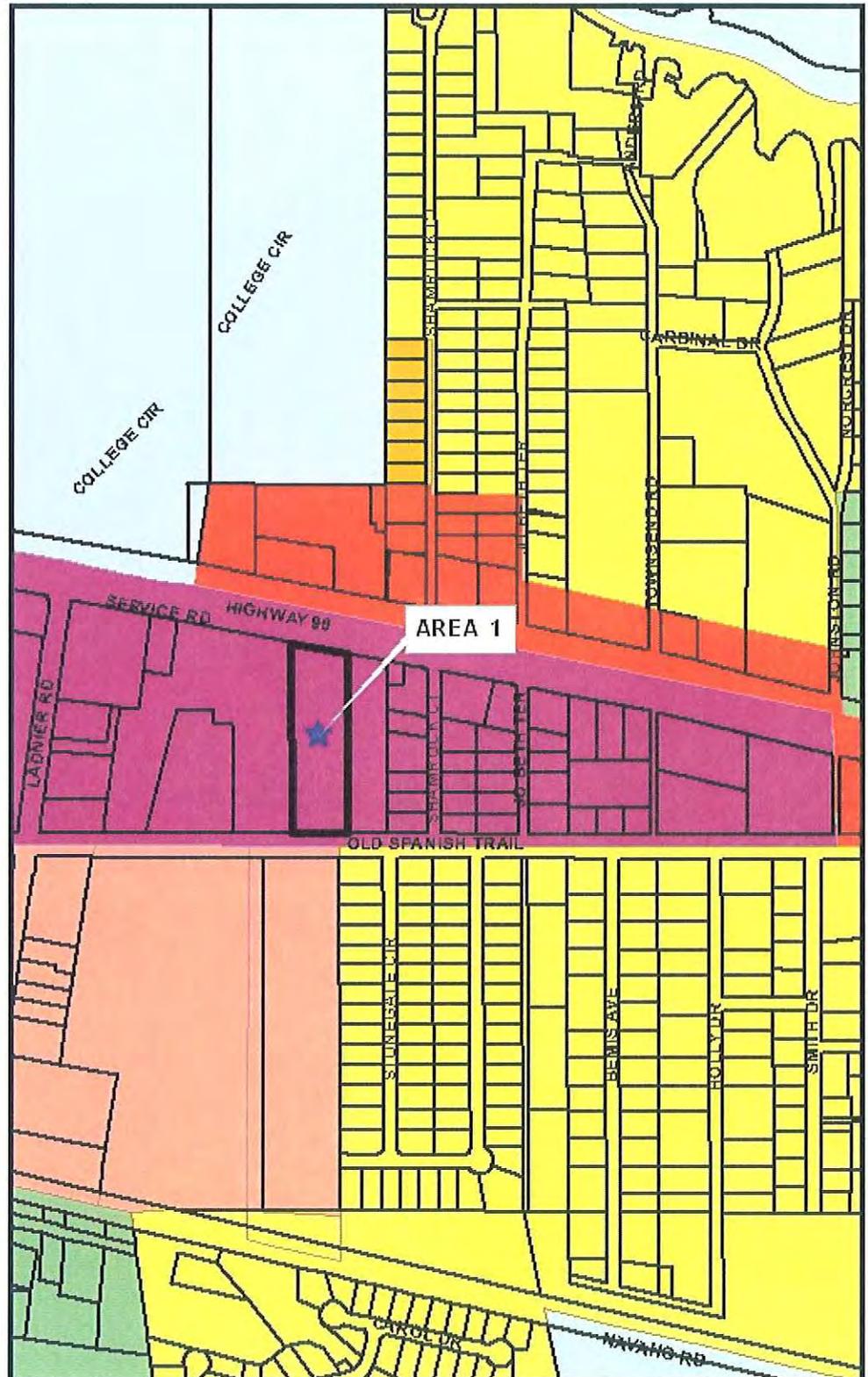
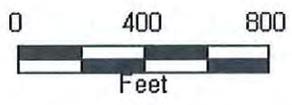


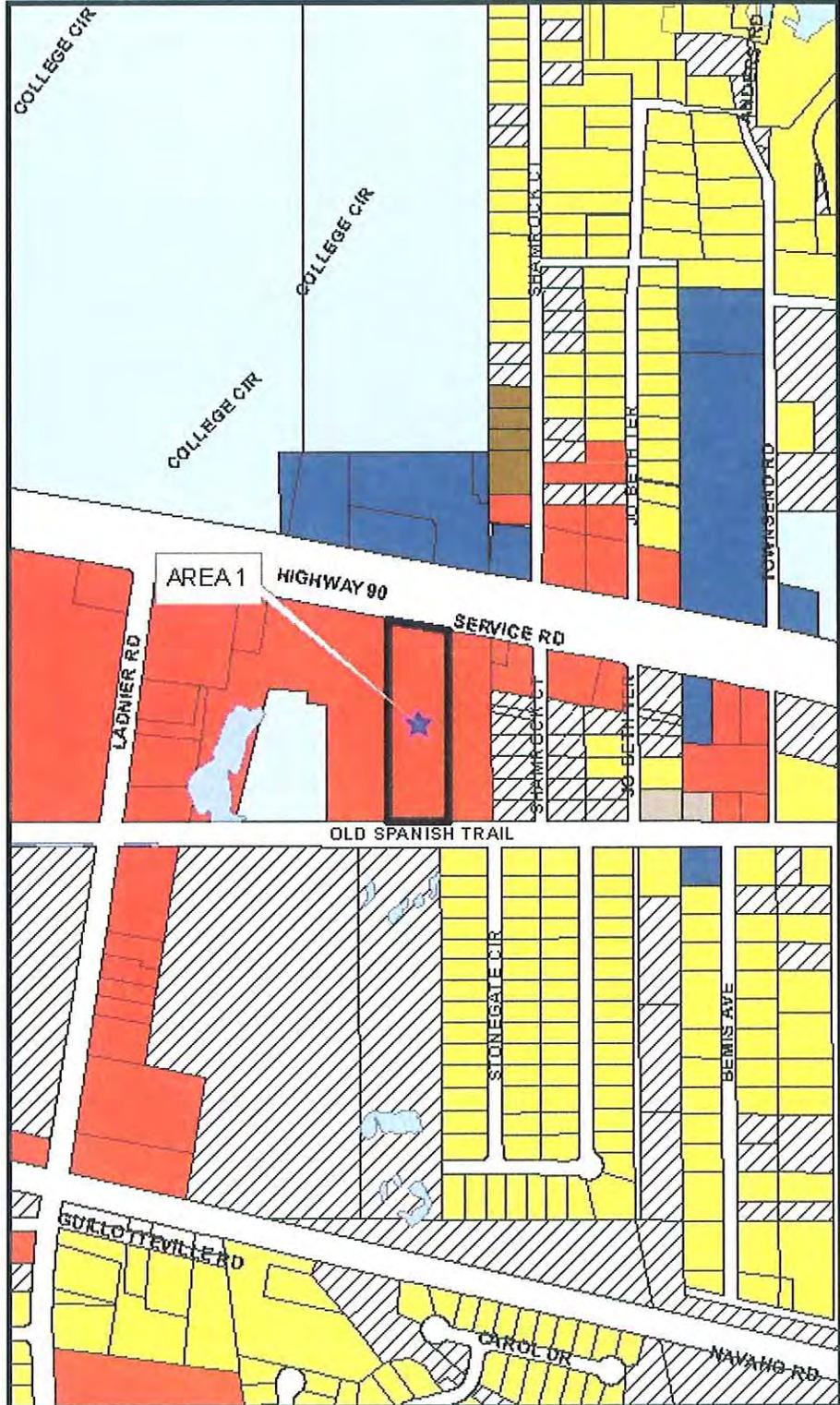
EXHIBIT C

Existing Land Use Map

City Of Gautier
Economic Development Planning



Prepared by the
City of Gautier
GIS Division



Legend

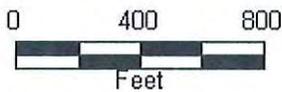
EXISTING LAND USE

- 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

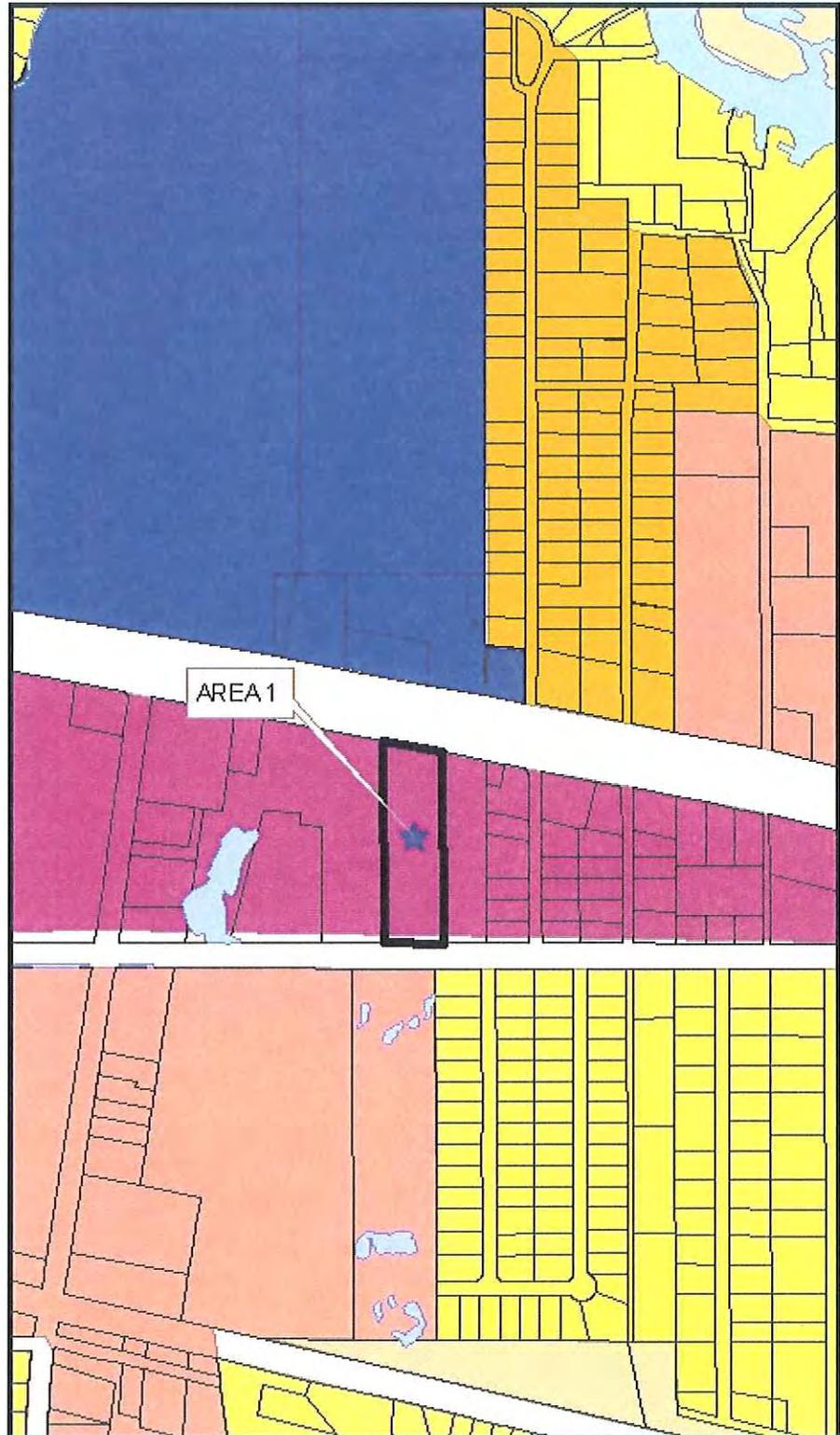
City Of Gautier
Economic Development Planning



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. 13-30-CU**

THE BOAT MAN

REGARDING PARCEL ID NO: 82436055.170

The City of Gautier, at its regular meeting held on January 7, 2014, considered the application for a Conditional Use-Major Development Permit for a marine sales and service business as submitted by Danny Senseney, owner of The Boat Man. The parcel subject to this Permit is located at 2029 Highway 90, 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 marine sales and service, is permitted as a Conditional Use-Major in the TCMU Town Center Mixed Use District.
4. Therefore, the City Council accepts the recommendation of the Planning Commission and approves the application submitted on December 19, 2013 for a Conditional Use-Major Development Permit.
5. The following additional conditions will ensure that the operation of the proposed conditional use will minimize any detrimental effects on neighboring properties and shall apply to the project:
 - a. Merchandise shall be considered any item for sale, new or used, that meets the requirements of these conditions. All merchandise shall be clean, usable, and operable as applicable.
 - b. Used merchandise shall be limited to clean operable boats for sale/display, clean reusable parts for sale, and clean reusable tools/fishing equipment, and other items related to Marine Sales and Service.

EXHIBIT E

- c. Merchandise other than boats/trailers shall be located inside of the building or in outdoor storage areas and screened from view.
- d. All inoperable boats, unclean parts, tools, equipment, stands, and other items not considered merchandise or other items used for the repair/service portion of the business shall be screened from view and inaccessible to the general public.
- e. Boats/trailers for sale may be located inside or outside of the buildings. Only clean, operable boats/trailers for sale may be within the public view shed and accessible to the general public.
- f. All boats within the public view shed and accessible to the general public shall be on a trailer. Any Trailers within the public view shed and accessible to the general public shall be maintained in good/clean/presentable condition. Tires shall be in place on trailers and properly inflated at all times.
- g. A display area of no more than five (5) operable boats shall be allowed in front of the building by the freestanding sign. Four (4) shall be allowed to the west of the sign and one (1) to the east of the sign.
- h. Parts for sale shall be clean/usable and stacked/stored neatly in retail style bins or displays. Unclean parts shall be stacked neatly on pallets that shall be screened from view, be inaccessible to the general public, and kept at least five (5) feet from any property line.
- i. The outdoor storage area shall be screened from view by a privacy fence that is a minimum of six (6) feet in height. Outdoor storage areas that contain merchandise for sale shall be segregated from storage areas that are required to be inaccessible to the general public according to these conditions.
- j. A clear path shall be kept around the exterior of the building for emergency vehicle access.
- k. Noise shall not be at a detectable audible level across property lines.
- l. Access to all areas of the property shall be allowed to the City Code Enforcement Officer, with notification to owner and time agreed upon by both, for verification that the conditions are being met.
- m. All maintenance or repair (other than cleaning) to boats, trailers, and other merchandise shall be done in areas that are not within the public view shed and are not accessible to the general public.

EXHIBIT E

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 January 2, 2014.
8. The City Council adopted this Conditional Use-Major Development Permit on a recorded vote of _____ ayes to _____ nays to approve the application of The Boat Man, located at 2029 Highway 90, in Gautier, Mississippi, and identified as Jackson County Parcel No. 82436055.170.

January 7, 2014
Date of Issuance

Attest:

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

Cynthia Russell
City Clerk

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

ORDER NUMBER 002-2014

IT IS HEREBY ORDERED by the Mayor and Members of the Council of the City of Gautier, Mississippi, that the City of Gautier is hereby authorized to submit an application to the U.S. Environmental Protection Agency (EPA) for FY2014 Brownfields Assessment Grand funding.

IT IS FURTHER ORDERED that the City Manager or City Clerk is authorized to execute any and all documents necessary.

Motion was made by **Councilman Jones**, seconded by **Councilman Vaughan** and the following vote was recorded:

AYES: Gordon Gollott
 Mary Martin
 Johnny Jones
 Hurley Ray Guillotte
 Casey Vaughan
 Rusty Anderson
 Adam Colledge

NAYS: None

MAYOR

ATTEST:

CITY CLERK

Passed and Adopted by Mayor and Members of the Council of the City of Gautier, Mississippi, at the meeting of January 7, 2014.

**CITY OF GAUTIER
MEMORANDUM**

To: Samantha Abell, City Manager
From: Patty Huffman, Grants & Projects Manager
Through: Chandra Nicholson, Director of Economic Development & Planning
Date: December 17, 2013
Subject: FY 2014 Brownfields Assessment Grant Application Submission

REQUEST:

The Economic Development and Planning Departments requests City Council authorization to submit an application to the U.S. Environmental Protection Agency (EPA) for FY 2014 Brownfields Assessment Grant funding.

BACKGROUND:

EPA's Brownfields Program provides funds to empower states, communities, tribes and nonprofits to prevent, inventory, assess, clean up, and reuse brownfield sites. A brownfield site is defined as "real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of hazardous substances, pollutants, contaminants, controlled substances, petroleum or petroleum products, or is mine-scarred land." Assessment grant funding is used to inventory, characterize, assess, and conduct planning (including clean-up planning) and community involvement related to brownfield sites.

DISCUSSION:

The Economic Development and Planning Department requests authorization to apply for a community-wide Brownfields Assessment Grant for the maximum allowed of \$400,000 (\$200,000 from hazardous substances funding and \$200,000 from petroleum funding). This funding opportunity does not require a local match.

RECOMMENDATION:

The Economic Development and Planning Department recommends that City Council authorize submission of an application for FY 2014 Brownfields Assessment Grant funding as outlined above prior to the January 22, 2014 deadline.

The City Council may:

1. approve submission of an application for FY 2014 Brownfields Assessment Grant funding as described above; or
2. approve submission of an application for FY 2014 Brownfield Assessment Grant funding with changes; or
3. disapprove submission of an application for FY 2014 Brownfield Assessment Grant funding.

ATTACHMENT(S):

FY14 Guidelines for Brownfields Assessment Grants Overview (pp. 1-2)

OVERVIEW

AGENCY: ENVIRONMENTAL PROTECTION AGENCY (EPA)

TITLE: FY14 Guidelines for Brownfields Assessment Grants

ACTION: Request for Proposals

RFP NO: EPA-OSWER-OBLR-13-05

CATALOG OF FEDERAL DOMESTIC ASSISTANCE (CFDA) NO.: 66.818

DATES: Proposals may be sent through the U.S. Postal Service, commercial delivery service, or electronically through www.grants.gov. Only one method should be used for the submission of the original, complete proposal package. Proposals sent through the U.S. Postal Service or via a commercial delivery service must be postmarked by January 22, 2014. Proposals sent electronically through grants.gov must be received by www.grants.gov by 11:59 p.m. Eastern Time on January 22, 2014. Please refer to Section IV.B, *Due Date and Mailing Instructions*, for further instructions.

SUMMARY: The Small Business Liability Relief and Brownfields Revitalization Act ("Brownfields Law", P.L. 107-118) requires the U.S. Environmental Protection Agency (EPA) to publish guidance to assist applicants in preparing proposals for grants to assess and clean up brownfield sites. EPA's Brownfields Program provides funds to empower states, communities, tribes, and nonprofits to prevent, inventory, assess, clean up, and reuse brownfield sites. EPA provides brownfields funding for three types of grants:

1. Brownfields Assessment Grants – provides funds to inventory, characterize, assess, and conduct planning (including cleanup planning) and community involvement related to brownfield sites.
2. Brownfields Revolving Loan Fund (RLF) Grants – provides funds for a grant recipient to capitalize a revolving fund and to make loans and provide subgrants to carry out cleanup activities at brownfield sites.
3. Brownfields Cleanup Grants – provides funds to carry out cleanup activities at a specific brownfield site owned by the applicant.

Under these guidelines, EPA is seeking proposals for **Assessment Grants only**. If you are interested in requesting funding for RLF and/or Cleanup Grants, please refer to announcement EPA-OSWER-OBLR-13-06 (RLF Grant guidelines) and EPA-OSWER-OBLR-13-07 (Cleanup Grant guidelines) posted separately on www.grants.gov and www.epa.gov/brownfields.

For the purposes of these guidelines, the term “grant” refers to the cooperative agreement that EPA will award to a successful applicant. Please refer to Section II.C for a description of EPA’s anticipated substantial involvement in the financial assistance agreements awarded under these guidelines.

EPA urges applicants to review the Frequently Asked Questions which can be found at http://www.epa.gov/brownfields/proposal_guides/FY14_FAQs.pdf.

In addition, prior to naming a contractor or subawardee in your proposal, please carefully review Section IV.E and F of these guidelines.

FUNDING/AWARDS: The total funding available under the national competition for assessment, cleanup, and RLF grants is estimated at \$63.2 million subject to the availability of funds and other applicable considerations. EPA must expend 25 percent of the amount appropriated for brownfields grants on sites contaminated with petroleum. EPA anticipates awarding an estimated 269 grants among all three grant types. Under this announcement, EPA anticipates awarding an estimated 189 assessment grants for an estimated \$40 million.

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