

Gautier Planning Commission

Regular Meeting Agenda

December 5, 2013

GPC #13-28-SD

Dee's Landing Subdivision

VII. NEW BUSINESS

A. QUASI-JUDICIAL

2. DEE'S LANDING SUBDIVISION - REQUEST FOR A SUBDIVISION PRELIMINARY PLAT APPROVAL IN A C-3 DISTRICT, HOMESTEAD BOULEVARD (WILBUR DEES, OWNER) (GPC CASE #13-28-SD)

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 Planning Commission, 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 Planning Commission, 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. Planning Commission 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

DEE'S LANDING SUBDIVISION

To: Gautier Planning Commission Chairman and Members
From: Babs Logan, Planning Technician
Thru: Chandra Nicholson, Planning and Economic Development Director
Date: November 25, 2013
Subject: Consideration of Subdivision Preliminary Plat Approval for Dee's Landing, a Subdivision Comprising ±55 Acres. Aron Chesney, PLS, Agent for Owner Wilbur Dees. (GPC #13-28-SD)

REQUEST:

The applicant, Wilbur Dees, is proposing to divide two parcels consisting of approximately fifty-five acres into twelve parcels. Ten of the parcels will be approximately 14,400 square feet per parcel; the original remaining parcels will remain large tracts. The application fee of \$100 was paid on November 18, 2013. All public notice requirements have been met.

The application was processed in accordance with UDO Section 4.7.2 for preliminary plat approval.

The site is currently served by public water and sewer, and is comprised of two parcels containing 5.35 acres and 49.5 acres, located on the east end of Homestead Boulevard. The property is zoned R-1 Single Family Residential.

BACKGROUND:

The proposed preliminary plat has been reviewed by the Technical Review Committee (TRC). The TRC deems the preliminary request technically sufficient at this time for Planning Commission review.

Prior to Final Plat review, the owner will need to provide additional documentation showing compliance with the UDO and City requirements.

DISCUSSION:

Section 4.7.2 Preliminary Approval, established that preliminary approval is not required. However, the developer is encouraged to request preliminary approval whenever the developer is not certain that the proposed subdivision will meet all requirements of applicable laws and regulations. Preliminary submittals shall consist of three (3) copies of drawings or other data indicating the concept of the proposed subdivision. The Economic Development Director or designee will return comments, if any, from the Technical Review Committee to the developer.

Conformity of the proposed development with the Comprehensive Plan, this Code and other applicable regulations.

Analysis:

The UDO requires the following setbacks and density for the R-1 zoning district: Minimum lot area of 9,600 square feet. Front setbacks 25' (an additional 10' must be added to the front setback on Homestead Boulevard per the UDO making the front setbacks 35'), Side setbacks 10', Rear setbacks 25', and minimum living area 1,325 S.F. The proposed development conforms with the requirements of the UDO and zoning district.

Section 5.2.4 (C) also states the following regarding setbacks:

In any existing residential district, the minimum front yard setback of any new structure built as an infill structure, shall be the same as the adjoining residential structures, or if there are no adjoining residential structures, shall be equal to the average of other residences on the same side of the street within the same block or series of blocks.

The existing zoning district does not comply with the City's Comprehensive Plan. The Comprehensive Plan, adopted September 2009, reflects a new land designation called RE Residential Estate on the Future Land Use Map. The RE designation would require a minimum of one acre per single family dwelling, and a minimum living area of 1,800 square feet. Front setbacks 50', Side setbacks 20' and Rear setbacks 35'.

CONCLUSION AND RECOMMENDATION:

Based on the Technical Review Committee's review, the analysis of the site data, zoning, 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 4.7 of the Unified Development Ordinance, the Planning Commission may:

1. Recommend approval of the Preliminary Plat; or
2. Recommend denial of the Preliminary Plat.

ATTACHMENTS:

Applicants Exhibit 1 - Preliminary Plat

Applicants Exhibit 2 - Application

City's Exhibit A - Location Map

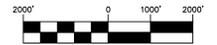
City's Exhibit B - Existing Zoning Map

City's Exhibit C - Existing Land Use Map

City's Exhibit D - Future Land Use Map

City's Exhibit E - Draft Major Development Order

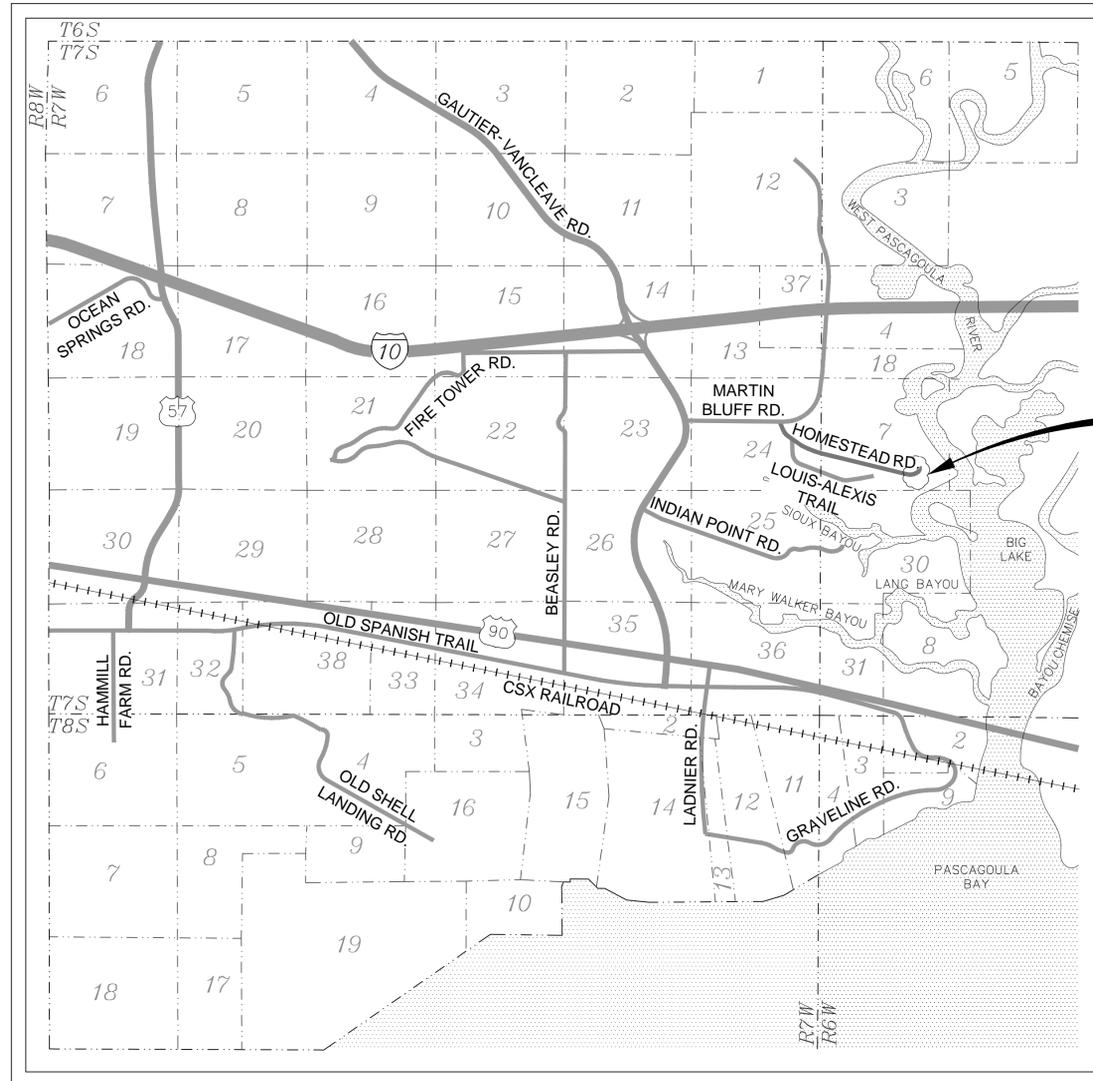
DEE'S LANDING CONSTRUCTION PLANS FOR PROPOSED SUBDIVISION DEVELOPMENT HOMESTEAD ROAD SECTION 7, TOWNSHIP 7 SOUTH, RANGE 6 WEST GAUTIER, MISSISSIPPI



1" = 2000'
TOPOGRAPHIC SURVEY



● -INDICATES APPROXIMATE LOCATION

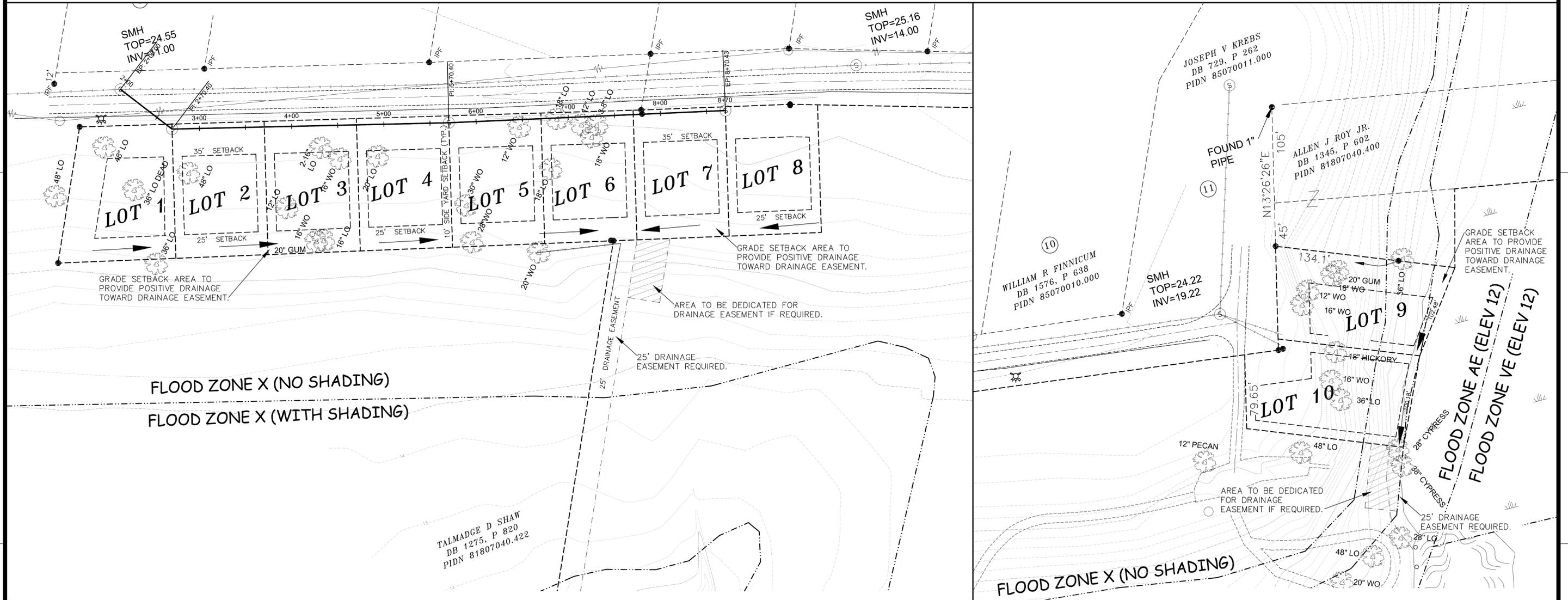


PROJECT SITE

PRELIMINARY

SHEET 1 OF 3	DATE 10/22/2013	COVER SHEET
	DR. BY TARRIN	
	CHECKED ARON	
	SCALE 1"=2000'	BATSON AND BROWN, INC. WIGGINS □ LUCEDALE □ PASCAGOULA, MISSISSIPPI CONSULTING ENGINEERS

PRELIMINARY

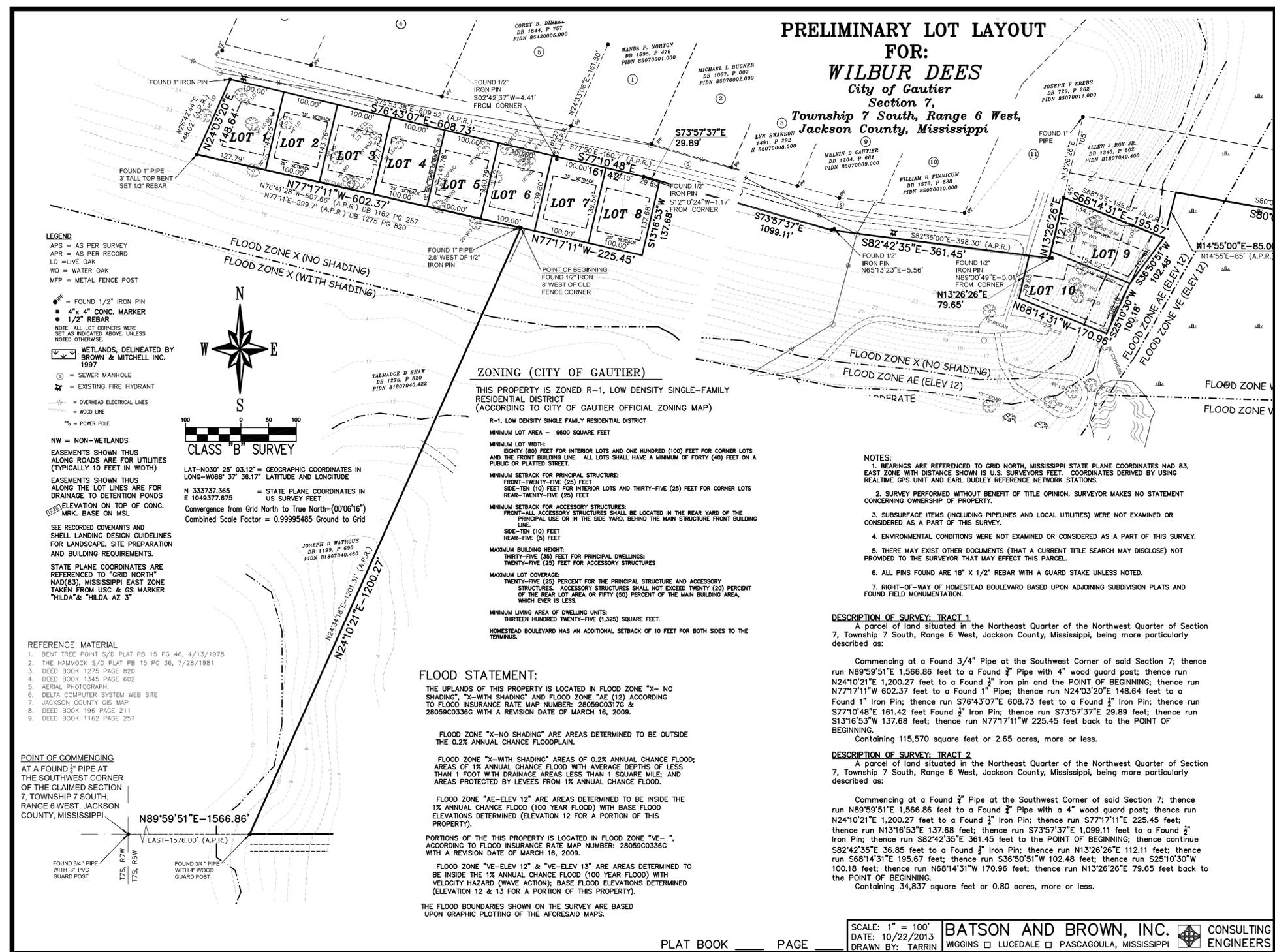


SHEET 2 OF 3	DATE 10/22/2013	DRAINAGE PLAN
	DR. BY TARRIN	
	CHECKED ARON	
	SCALE 1"=50'	
BATSON AND BROWN, INC. CONSULTING ENGINEERS		

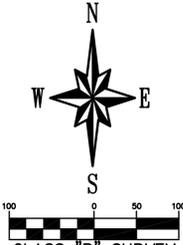
PRELIMINARY

PRELIMINARY LOT LAYOUT

FOR:
WILBUR DEES
City of Gautier
Section 7,
Township 7 South, Range 6 West,
Jackson County, Mississippi



LEGEND
 APS = AS PER SURVEY
 APR = AS PER RECORD
 LO = LIVE OAK
 WO = WATER OAK
 MFP = METAL FENCE POST
 ● = FOUND 1/2" IRON PIN
 ■ = 4"x 4" CONC. MARKER
 ○ = 1/2" REBAR
 NOTE: ALL LOT CORNERS WERE SET AS INDICATED ABOVE, UNLESS NOTED OTHERWISE.
 WETLANDS, DELINEATED BY BROWN & MITCHELL INC. 1997
 ○ = SEWER MANHOLE
 * = EXISTING FIRE HYDRANT
 --- = OVERHEAD ELECTRICAL LINES
 --- = WOOD LINE
 P = POWER POLE
 NW = NON-WETLANDS
 EASEMENTS SHOWN THUS ALONG ROADS ARE FOR UTILITIES (TYPICALLY 10 FEET IN WIDTH)
 EASEMENTS SHOWN THUS ALONG THE LOT LINES ARE FOR DRAINAGE TO DETENTION PONDS
 ELEVATION ON TOP OF CONC. MRK. BASE ON MSL
 SEE RECORDED COVENANTS AND SHELL LANDING DESIGN GUIDELINES FOR LANDSCAPE, SITE PREPARATION AND BUILDING REQUIREMENTS.
 STATE PLANE COORDINATES ARE REFERENCED TO "GRID NORTH" NAD(83), MISSISSIPPI EAST ZONE TAKEN FROM USC & GS MARKER "HILDA" & "HILDA AZ 3"



LAT-N03° 25' 03.12" = GEOGRAPHIC COORDINATES IN LONG-W08° 37' 36.17" LATITUDE AND LONGITUDE
 N 333737.365 = STATE PLANE COORDINATES IN US SURVEY FEET
 Convergence from Grid North to True North=(00°06'16")
 Combined Scale Factor = 0.99995485 Ground to Grid

ZONING (CITY OF GAUTIER)
 THIS PROPERTY IS ZONED R-1, LOW DENSITY SINGLE-FAMILY RESIDENTIAL DISTRICT (ACCORDING TO CITY OF GAUTIER OFFICIAL ZONING MAP)
 R-1, LOW DENSITY SINGLE FAMILY RESIDENTIAL DISTRICT
 MINIMUM LOT AREA - 9600 SQUARE FEET
 MINIMUM LOT WIDTH: EIGHTY (80) FEET FOR INTERIOR LOTS AND ONE HUNDRED (100) FEET FOR CORNER LOTS AND THE FRONT BUILDING LINE - ALL LOTS SHALL HAVE A MINIMUM OF FORTY (40) FEET ON A PUBLIC OR PLATTED STREET.
 MINIMUM SETBACK FOR PRINCIPAL STRUCTURE: FRONT-TWENTY-FIVE (25) FEET; SIDE-TEN (10) FEET FOR INTERIOR LOTS AND THIRTY-FIVE (35) FEET FOR CORNER LOTS; REAR-TWENTY-FIVE (25) FEET
 MINIMUM SETBACK FOR ACCESSORY STRUCTURES: FRONT-ALL ACCESSORY STRUCTURES SHALL BE LOCATED IN THE REAR YARD OF THE PRINCIPAL USE OR IN THE SIDE YARD, BEHIND THE MAIN STRUCTURE FRONT BUILDING LINE; SIDE-TEN (10) FEET; REAR-FIVE (5) FEET
 MAXIMUM BUILDING HEIGHT: THIRTY-FIVE (35) FEET FOR PRINCIPAL DWELLINGS; TWENTY-FIVE (25) FEET FOR ACCESSORY STRUCTURES
 MAXIMUM LOT COVERAGE: TWENTY-FIVE (25) PERCENT FOR THE PRINCIPAL STRUCTURE AND ACCESSORY STRUCTURES. ACCESSORY STRUCTURES SHALL NOT EXCEED TWENTY (20) PERCENT OF THE REAR LOT AREA OR FIFTY (50) PERCENT OF THE MAIN BUILDING AREA, WHICH EVER IS LESS.
 MINIMUM LIVING AREA OF DWELLING UNITS: THIRTEEN HUNDRED TWENTY-FIVE (13,225) SQUARE FEET.
 HOMESTEAD BOULEVARD HAS AN ADDITIONAL SETBACK OF 10 FEET FOR BOTH SIDES TO THE TERMINUS.

NOTES:
 1. BEARINGS ARE REFERENCED TO GRID NORTH, MISSISSIPPI STATE PLANE COORDINATES NAD 83, EAST ZONE WITH DISTANCE SHOWN IN U.S. SURVEYORS FEET. COORDINATES DERIVED BY USING REALTIME GPS UNIT AND EARL DUDLEY REFERENCE NETWORK STATIONS.
 2. SURVEY PERFORMED WITHOUT BENEFIT OF TITLE OPINION. SURVEYOR MAKES NO STATEMENT CONCERNING OWNERSHIP OF PROPERTY.
 3. SUBSURFACE ITEMS (INCLUDING PIPELINES AND LOCAL UTILITIES) WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY.
 4. ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY.
 5. THERE MAY EXIST OTHER DOCUMENTS (THAT A CURRENT TITLE SEARCH MAY DISCLOSE) NOT PROVIDED TO THE SURVEYOR THAT MAY EFFECT THIS PARCEL.
 6. ALL PINS FOUND ARE 18" x 1/2" REBAR WITH A GUARD STAKE UNLESS NOTED.
 7. RIGHT-OF-WAY OF HOMESTEAD BOULEVARD BASED UPON ADJOINING SUBDIVISION PLATS AND FOUND FIELD MONUMENTATION.

DESCRIPTION OF SURVEY, TRACT 1
 A parcel of land situated in the Northeast Quarter of the Northwest Quarter of Section 7, Township 7 South, Range 6 West, Jackson County, Mississippi, being more particularly described as:

Commencing at a Found 3/4" Pipe at the Southwest Corner of said Section 7; thence run N89°59'51"E 1,566.86 feet to a Found 3/4" Pipe with 4" wood guard post; thence run N24°10'21"E 1,200.27 feet to a Found 3/4" Iron Pin and the POINT OF BEGINNING; thence run N77°17'11"W 602.37 feet to a Found 1" Pipe; thence run N24°03'20"E 148.64 feet to a Found 1" Iron Pin; thence run S76°43'07"E 608.73 feet to a Found 3/4" Iron Pin; thence run S77°10'48"E 161.42 feet Found 3/4" Iron Pin; thence run S73°57'37"E 29.89 feet; thence run S13°16'53"W 137.68 feet; thence run N77°17'11"W 225.45 feet back to the POINT OF BEGINNING.
 Containing 115,570 square feet or 2.65 acres, more or less.

DESCRIPTION OF SURVEY, TRACT 2
 A parcel of land situated in the Northeast Quarter of the Northwest Quarter of Section 7, Township 7 South, Range 6 West, Jackson County, Mississippi, being more particularly described as:

Commencing at a Found 3/4" Pipe at the Southwest Corner of said Section 7; thence run N89°59'51"E 1,566.86 feet to a Found 3/4" Pipe with a 4" wood guard post; thence run N24°10'21"E 1,200.27 feet to a Found 3/4" Iron Pin; thence run S77°17'11"E 225.45 feet; thence run N13°16'53"E 137.68 feet; thence run S73°57'37"E 1,099.11 feet to a Found 3/4" Iron Pin; thence run S82°42'35"E 361.45 feet to the POINT OF BEGINNING; thence continue S82°42'35"E 36.85 feet to a Found 3/4" Iron Pin; thence run N13°26'26"E 112.11 feet; thence run S68°14'31"E 195.67 feet; thence run S36°50'51"W 102.48 feet; thence run S25°10'30"W 100.18 feet; thence run N68°14'31"W 170.96 feet; thence run N13°26'26"E 79.65 feet back to the POINT OF BEGINNING.
 Containing 34,837 square feet or 0.80 acres, more or less.

FLOOD STATEMENT:
 THE UPLANDS OF THIS PROPERTY IS LOCATED IN FLOOD ZONE "X- NO SHADING", "X-WITH SHADING" AND FLOOD ZONE "AE (12) ACCORDING TO FLOOD INSURANCE RATE MAP NUMBER: 28059C0317G & 28059C0336G WITH A REVISION DATE OF MARCH 16, 2009.

FLOOD ZONE "X-NO SHADING" ARE AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
 FLOOD ZONE "X-WITH SHADING" AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

FLOOD ZONE "AE-ELEV 12" ARE AREAS DETERMINED TO BE INSIDE THE 1% ANNUAL CHANCE FLOOD (100 YEAR FLOOD) WITH BASE FLOOD ELEVATIONS DETERMINED (ELEVATION 12 FOR A PORTION OF THIS PROPERTY).

PORTIONS OF THE THIS PROPERTY IS LOCATED IN FLOOD ZONE "VE-", ACCORDING TO FLOOD INSURANCE RATE MAP NUMBER: 28059C0336G WITH A REVISION DATE OF MARCH 16, 2009.

FLOOD ZONE "VE-ELEV 12" & "VE-ELEV 13" ARE AREAS DETERMINED TO BE INSIDE THE 1% ANNUAL CHANCE FLOOD (100 YEAR FLOOD) WITH VELOCITY HAZARD (WAVE ACTION); BASE FLOOD ELEVATIONS DETERMINED (ELEVATION 12 & 13 FOR A PORTION OF THIS PROPERTY).

THE FLOOD BOUNDARIES SHOWN ON THE SURVEY ARE BASED UPON GRAPHIC PLOTTING OF THE AFORESAID MAPS.

- REFERENCE MATERIAL**
- BENT TREE POINT S/D PLAT PB 15 PG 46, 4/13/1978
 - THE HAMMOCK S/D PLAT PB 15 PG 36, 7/28/1981
 - DEED BOOK 1275 PAGE 820
 - DEED BOOK 1345 PAGE 602
 - AERIAL PHOTOGRAPH
 - DELTA COMPUTER SYSTEM WEB SITE
 - JACKSON COUNTY GIS MAP
 - DEED BOOK 196 PAGE 211
 - DEED BOOK 1162 PAGE 257

POINT OF COMMENCING
 AT A FOUND 3/4" PIPE AT THE SOUTHWEST CORNER OF THE CLAIMED SECTION 7, TOWNSHIP 7 SOUTH, RANGE 6 WEST, JACKSON COUNTY, MISSISSIPPI

N89°59'51"E-1566.86'
 EAST-1576.00' (A.P.R.)

SCALE: 1" = 100'
 DATE: 10/22/2013
 DRAWN BY: TARRIN
BATSON AND BROWN, INC. CONSULTING ENGINEERS
 WIGGINS □ LUCEDALE □ PASCAGOULA, MISSISSIPPI

SHEET 3 OF 3	DATE 10/22/2013
DR. BY TARRIN	
CHECKED ARON	
SCALE 1"=100'	BATSON AND BROWN, INC. CONSULTING ENGINEERS WIGGINS □ LUCEDALE □ PASCAGOULA, MISSISSIPPI

PRELIMINARY PLAT

46619-PLAT

EXHIBIT 2

City of Gautier Planning & Economic Development Department
3330 Highway 90
Gautier, Mississippi

APPLICATION FOR SUBDIVISION PRELIMINARY PLAT & FINAL PLAT APPROVAL

Name of Subdivision: Dees Landing Subdivision

No. of Lots in Subdivision: 10

Zoning Classification of Said Property: R-1 Residential

(Attested by City Zoning Administrator) _____

Name of Owner: Dora Virginia Dees Irrevocable Trust- (Wilbur Dees Trustee)

Name of Engineer: Batson and Brown, Inc.

Name of Applicant: Wilbur Dees

Applicant's Address: 15078 Laurelwood Drive, Gulfport, MS 39503

Telephone Number of Applicant: (Business) 288/522-6353 (B&B) (Home) 228-861-1250 (WD)

Date of Application: November 15, 2013

Name and Addresses of Adjacent Land Owners:

Attached Sheets

EXHIBIT 2

Deed Book 1162, Page 257.

Legal Description of property is as follows:

Commencing at the SW corner of Claim Section 7, T-7-S, R-6-W, Jackson County, Mississippi: thence East, a distance of 1576.00 feet to the POINT OF BEGINNING; thence $24^{\circ}34'18''$ E, a distance of 1201.31 feet; thence $N76^{\circ}41'28''$ W, a distance of 607.66 feet; thence $N26^{\circ}42'44''$ E, a distance of 148.02 feet to the South margin of Homestead Boulevard; thence along said South margin $S75^{\circ}53'38''$ E, a distance of 609.52 feet; thence $S77^{\circ}50'00''$ E, a distance of 160.70 feet; thence $S73^{\circ}44'09''$ E a distance of 1133.30 feet; thence $S81^{\circ}55'47''$ E, a distance of 78.03 feet to the NW corner of the Dees Property; thence $S10^{\circ}06'53''$ W; a distance of 477.43 feet; thence $S60^{\circ}36'18''$ E, a distance of 78.50 feet; thence $S69^{\circ}16'56''$ E, a distance of 135.91 feet; thence $N64^{\circ}55'43''$ E, a distance of 102.15 feet; thence $N72^{\circ}45'07''$ E, a distance of 113.40 feet; thence $N55^{\circ}37'32''$ E, a distance of 70.44 feet; thence $N2^{\circ}14'43''$ W, a distance of 249.72 feet; thence $N3^{\circ}07'07''$ W, a distance of 98.63 feet; thence $N19^{\circ}43'34''$ E, a distance of 226.33 feet; thence $S56^{\circ}15'00''$ E, a distance of 115.67 feet; thence $N14^{\circ}55'00''$ E, a distance of 85.00 feet; thence $S80^{\circ}00'00''$ E, a distance of 1700.00 feet to the Pascagoula River; thence Southerly along the West margin of said River ($S9^{\circ}56'33''$ W, a distance of 708.28 feet) to a point that bears East 3990.00 feet from the point of beginning; thence West, a distance of 3990.00 feet to the POINT OF BEGINNING; said described tract containing 80.3 acres (40.7 upland and 39.6 wetland), more or less.

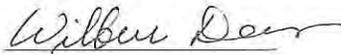
Deed Book 196, Page 211.

That certain tract, piece or parcel of land situated in Section 7, Township 7 South, Range 6 West in Jackson County, State of Mississippi, and more particularly described as follows, to-wit:

Beginning at a point on the South line of said Section 7, which point is East 3053 feet from the Southwest corner of said Section 7, thence North 998.8 feet, thence East 1200.6 feet, thence South $22^{\circ}00'$ West 852.1 feet, thence West 647.4 feet, thence South 208.7 feet, thence West along the South line of said Section 7 a distance of 233.9 feet to the Point of Beginning. Containing 20 acres more or less.

as described and recorded in Book No. 1162 Page No. 257 and in Book No. 196 Page No. 211 in the records of Jackson County, Mississippi. There are (are no) restrictive covenants or deed restrictions (which are attached). A fee in the amount of six dollars (\$6.00) per lot subject to a minimum fee of one-hundred dollars (\$100.00).

Signed



(Name of Applicant)

(file original & 3 copies)

EXHIBIT 2



BATSON AND BROWN, INC.
CONSULTING ENGINEERS
LUCEDALE □ GAUTIER □ PASCAGOULA

REPLY TO:
4347 OLD SPANISH TRAIL
GAUTIER MS 39553
228/522-6353
228/522-6403FAX

Allen J Roy, Jr.
PID# 81807040.400
700 Homestead Blvd.
Gautier, MS 39553

Celena R. Hoover
PID# 85070004.000
812 Homestead Blvd.
Gautier, MS 39553

Joseph V. and Betty L. Krebs
PID# 85070011.000
PID# 85070012.000
702 Homestead Blvd.
Gautier, MS 39553

Tyrrell A. and Jean Y. Henwood
PID# 85070005.000
808 Homestead Blvd.
Gautier, MS 39553

Talmadge D. and Etta P. Shaw
PID# 81807040.422
PID# 81807040.420
1631 Mary Ann Dr.
Gautier, MS 39553

Mary S. Terry
PID# 85070006.000
804 Homestead Blvd.
Gautier, MS 39553

Joseph D. and Daphne C. Watrous
PID# 81807040.460
PID# 81807040.424
1212 Louis Alexis Trail
Gautier, MS 39553

Julius B. and Sandra B. Morgan, Jr.
PID# 85070007.000
800 Homestead Blvd.
Gautier, MS 39553

Royce B. and Rose Marie Luke
PID# 81807020.100
1321 Homestead Blvd.
Gautier, MS 39553

Melvin Douglas and Patricia F. Gautier
PID# 85070009.000
708 Homestead Blvd.
Gautier, MS 39553

James A. Dorsett
PID# 85420002.000
Mailing:
P.O. Box 487
Gautier, MS 39553
Physical:
1004 Homestead Blvd.
Gautier, MS 39553

William R. and Sarah H. Finnicum
PID# 85070010.000
704 Homestead Blvd.
Gautier, MS 39553

Corey Brian and Julia Claire Lanius Dinkel
PID# 85420005.000
1000 Homestead Blvd.
Gautier, MS 39553

Marilyn Swanson
PID# 85070008.000
Mailing:
700 Tantallon Dr.
Ocean Springs, MS 39564
Physical:
712 Homestead Blvd.
Gautier, MS 39553

Wanda P. and Bruce J. Norton
PID# 85070001.000
908 Homestead Blvd.
Gautier, MS 39553

Michael L. and Debra L. Bugner
PID# 85070002.000
904 Homestead Blvd.
Gautier, MS 39553

F.A. and Hazel M. Tucei Trustees
PID# 81830020.000
PID# 81830020.025
3212 Oak St.
Gautier, MS 39553

William D. and Carrie Ann Ladner
PID# 85070003.000
900 Homestead Blvd.
Gautier, MS 39553

*MS State Tax Sale of 1980
818 30010.000*

