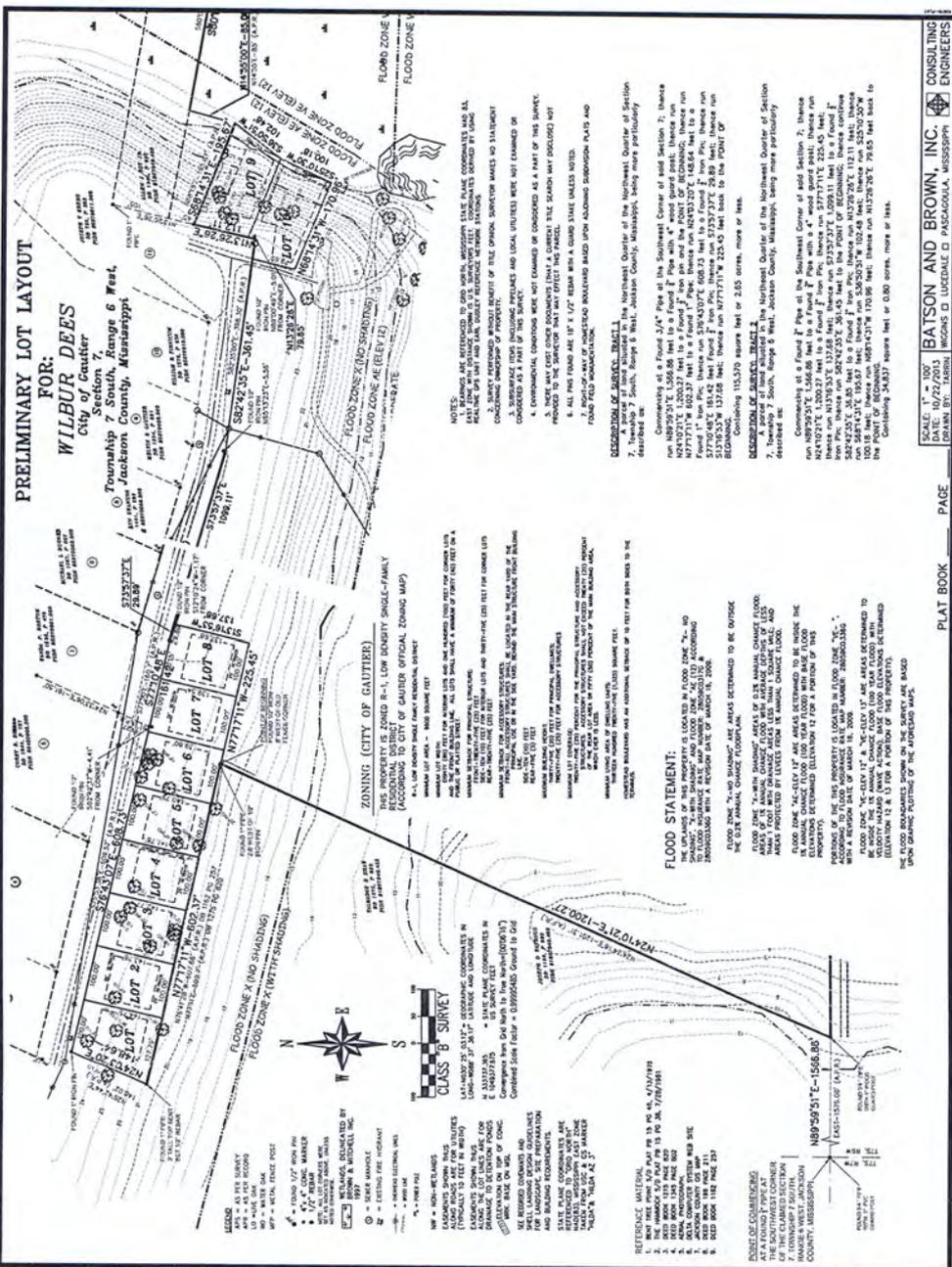


PRELIMINARY



PRELIMINARY LOT LAYOUT FOR:
WILBUR DEES
 City of Gaither
 Section 7,
 Township 7 South, Range 6 West,
 Jackson County, Mississippi

NOTES:
 1. THIS SURVEY WAS INSTRUMENTED BY JOHN WILSON, MISSISSIPPI REGISTERED SURVEYOR NO. 1111, ON 07/27/2013. THE INSTRUMENTATION WAS PERFORMED IN ACCORDANCE WITH THE MISSISSIPPI SURVEYING ACT AND THE RULES AND REGULATIONS OF THE MISSISSIPPI BOARD OF SURVEYING.
 2. SURVEY INSTRUMENTS SHOULD BE KEPT IN A SAFE PLACE AND SHOULD BE PROTECTED FROM DAMAGE.
 3. ENVIRONMENTAL CONDITIONS WERE NOT CHECKED OR CONSIDERED AS PART OF THIS SURVEY.
 4. THERE MAY BE OTHER DOCUMENTS THAT A CURRENT TITLE SEARCH MAY DISCLOSE THAT AFFECT THE SURVEY OR THIS INSTRUMENTATION.
 5. THIS SURVEY WAS INSTRUMENTED BY JOHN WILSON, MISSISSIPPI REGISTERED SURVEYOR NO. 1111, ON 07/27/2013. THE INSTRUMENTATION WAS PERFORMED IN ACCORDANCE WITH THE MISSISSIPPI SURVEYING ACT AND THE RULES AND REGULATIONS OF THE MISSISSIPPI BOARD OF SURVEYING.
 6. THIS SURVEY WAS INSTRUMENTED BY JOHN WILSON, MISSISSIPPI REGISTERED SURVEYOR NO. 1111, ON 07/27/2013. THE INSTRUMENTATION WAS PERFORMED IN ACCORDANCE WITH THE MISSISSIPPI SURVEYING ACT AND THE RULES AND REGULATIONS OF THE MISSISSIPPI BOARD OF SURVEYING.
 7. THIS SURVEY WAS INSTRUMENTED BY JOHN WILSON, MISSISSIPPI REGISTERED SURVEYOR NO. 1111, ON 07/27/2013. THE INSTRUMENTATION WAS PERFORMED IN ACCORDANCE WITH THE MISSISSIPPI SURVEYING ACT AND THE RULES AND REGULATIONS OF THE MISSISSIPPI BOARD OF SURVEYING.

FLOOD STATEMENT:
 THE FLOODING OF THIS PROPERTY IS DETERMINED TO BE INSIDE THE FLOOD ZONE X (NO SHADING) AREA OF THE ANNUAL CHANCE FLOOD MAP. THE FLOODING OF THIS PROPERTY IS DETERMINED TO BE INSIDE THE FLOOD ZONE X (WITH SHADING) AREA OF THE ANNUAL CHANCE FLOOD MAP. THE FLOODING OF THIS PROPERTY IS DETERMINED TO BE INSIDE THE FLOOD ZONE Y AREA OF THE ANNUAL CHANCE FLOOD MAP. THE FLOODING OF THIS PROPERTY IS DETERMINED TO BE INSIDE THE FLOOD ZONE X (NO SHADING) AREA OF THE ANNUAL CHANCE FLOOD MAP. THE FLOODING OF THIS PROPERTY IS DETERMINED TO BE INSIDE THE FLOOD ZONE X (WITH SHADING) AREA OF THE ANNUAL CHANCE FLOOD MAP. THE FLOODING OF THIS PROPERTY IS DETERMINED TO BE INSIDE THE FLOOD ZONE Y AREA OF THE ANNUAL CHANCE FLOOD MAP.

DESIGNATION OF SURVEY TRACT:
 A portion of land situated in the Northwest 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 2" Pipe at the Southwest Corner of said Section 7; thence run N89°59'51"E 1566.89 feet to a Found 2" Pipe with a 4" wood guard post; thence run N77°17'11"W 102.27 feet to a Found 2" Pipe; thence run N24°32'20"E 148.64 feet to a Found 1" Iron Pipe; thence run S29°43'07"E 608.25 feet to a Found 2" Iron Pipe; thence run S13°30'35"W 137.08 feet; thence run N77°17'11"W 225.43 feet back to the POINT OF BEGINNING.
 Containing 115,579 square feet or 2.65 acres, more or less.

SCALE: 1" = 100'
 DATE: 10/27/2013
 DRAWN BY: JWB
 CHECKED BY: JWB
 SURVEYOR: JOHN WILSON, MISSISSIPPI REGISTERED SURVEYOR NO. 1111

SHEET	DATE	DR. BY	CHECKED	SCALE
3 OF 3	10/27/2013	JWB	JWB	1"=100'

PRELIMINARY PLAT

BATSON AND BROWN, INC. CONSULTING ENGINEERS
 MISSISSIPPI REGISTERED PROFESSIONAL ENGINEERS
 MISSISSIPPI REGISTERED PROFESSIONAL SURVEYORS

ATTACHMENT 2:
EXHIBITS SUBMITTED AT
MARCH 6, 2014
GPC MEETING

- Revised Preliminary Plat (*Applicant wishes to have 10 developable lots carved out as submitted initially in 2013 while maintaining the minimum ½ acre lot size as discussed with adjacent neighbors.*)
- Aerial Photography with Revise Plat Overlay (*Staff requested a drawing with aerial photography, the proposed lots, and existing lots on north side of Homestead all shown for clarity and reference.*)
- Revised Architectural Standard Package (*The Architect made a few changes to the renderings for his presentation exhibits from what was included in the March 6, 2014 Planning Commission Packets. The changes made did not reflect the change in lots made by the Engineer reflected in the Preliminary Plat listed above. This conflict created a lot of confusion at the Planning Commission Meeting. See “Exhibits Submitted After March 6, 2014 GPC Meeting for Clarification” for a correction to the Architectural drawings.*)

LEGEND



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

ZONING MAP OF GAUTIER
 ACCORDING TO CITY OF GAUTIER OFFICIAL ZONING MAP
 (SEE ATTACHED MAP)

NOTES:
 1. THE LOTS ARE TO BE CONSIDERED AS PART OF THE SUBDIVISION.
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THE HAMMOCK SUBDIVISION
 PLAT BOOK 15, PAGE 16

BENT TREE POINT SUBDIVISION
 PLAT BOOK 15, PAGE 16

LOT AREA

LOT #	SQUARE FOOTAGE
LOT 1	21,200 S.F.
LOT 2	21,200 S.F.
LOT 3	21,200 S.F.
LOT 4	21,200 S.F.
LOT 5	21,200 S.F.
LOT 6	21,200 S.F.
LOT 7	21,200 S.F.
LOT 8	21,200 S.F.
LOT 9	21,200 S.F.
LOT 10	21,200 S.F.
LOT 11	21,200 S.F.

FLOOD STATEMENT:
 THE LOTS ARE TO BE CONSIDERED AS PART OF THE SUBDIVISION.
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LOT 17

LOT 18

LOT 19

LOT 20

LOT 21

LOT 22

LOT 23

LOT 24

LOT 25

LOT 26

LOT 27

82.2 ACRES TOTAL

37.2 ACRES MARSH

45.0 ACRES UPLANDS

82.2 ACRES TOTAL

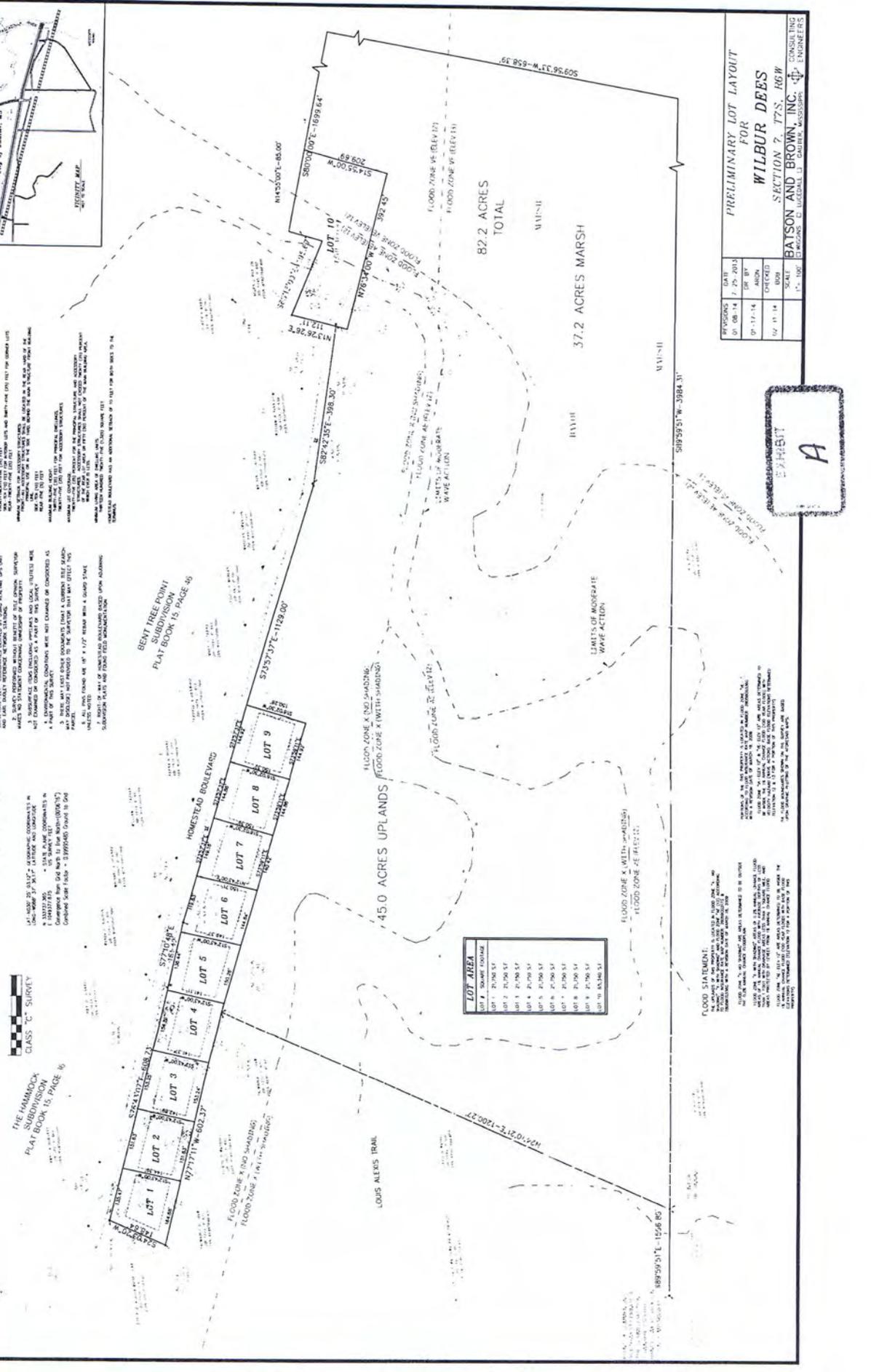
37.2 ACRES MARSH

45.0 ACRES UPLANDS

82.2 ACRES TOTAL

37.2 ACRES MARSH

45.0 ACRES UPLANDS



LOT AREA

LOT #	SQUARE FOOTAGE
LOT 1	21,200 S.F.
LOT 2	21,200 S.F.
LOT 3	21,200 S.F.
LOT 4	21,200 S.F.
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LOT 10	21,200 S.F.
LOT 11	21,200 S.F.
LOT 12	21,200 S.F.
LOT 13	21,200 S.F.
LOT 14	21,200 S.F.
LOT 15	21,200 S.F.
LOT 16	21,200 S.F.
LOT 17	21,200 S.F.
LOT 18	21,200 S.F.
LOT 19	21,200 S.F.
LOT 20	21,200 S.F.
LOT 21	21,200 S.F.
LOT 22	21,200 S.F.
LOT 23	21,200 S.F.
LOT 24	21,200 S.F.
LOT 25	21,200 S.F.
LOT 26	21,200 S.F.
LOT 27	21,200 S.F.

FLOOD STATEMENT:
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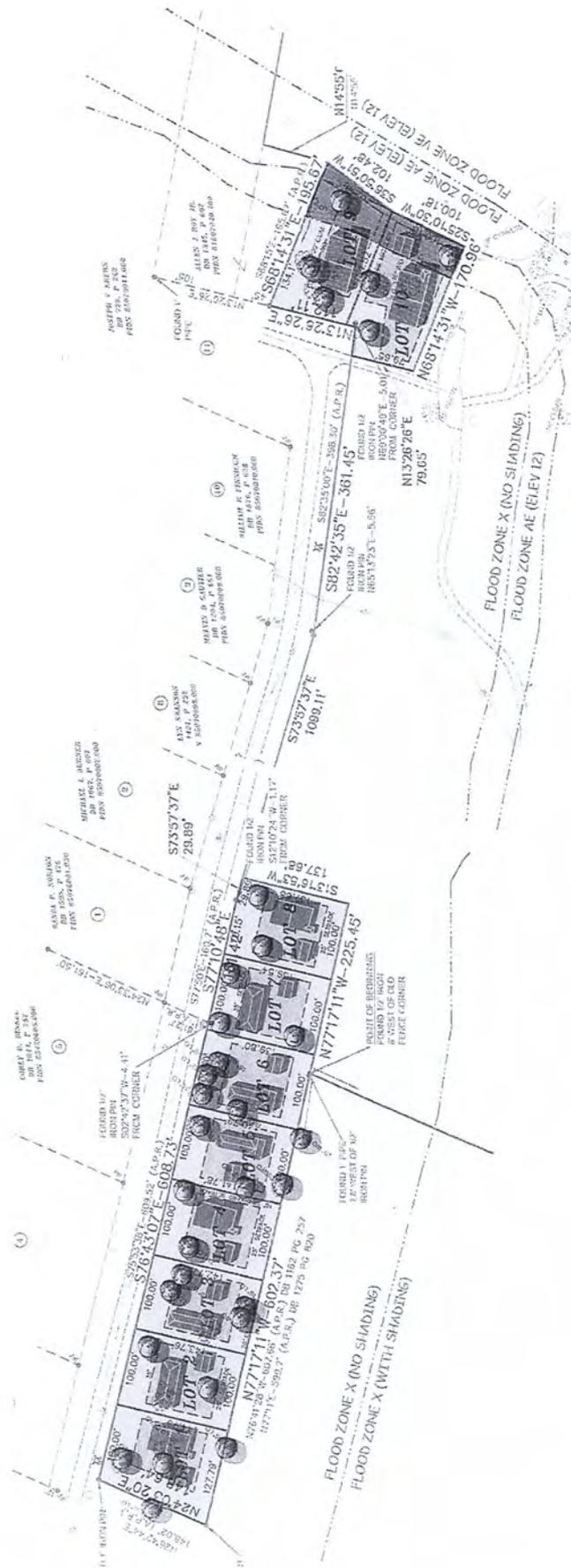
LOT 91

LOT 92

LOT 93

LOT INFORMATION DATA

ZONING INFORMATION	REQUIRED SQUARE FOOTAGE	SQUARE FOOTAGE	CITY BUILDING SET BACK REQUIRED	DEVELOPMENT SET BACKS	ESTIMATED RESIDENTIAL CONSTRUCTION COST
R-1 LOW DENSITY SINGLE FAMILY MINIMUM LOT AREA 9,600 S.F. FRONT SET BACK 35 FOOT SIDE SET BACK 10 FOOT REAR SET BACK 25 FOOT MINIMUM LIVING AREA 1,325 S.F.	R-1 ZONING DISTRICT MINIMUM LOT AREA REQUIRED 9,600 S.F.	LOT 1.....16,240 S.F. LOT 2.....14,300 S.F. LOT 3.....14,200S.F. LOT 4.....14,100 S.F. LOT 5.....14,000 S.F. LOT 6.....13,900 S.F. LOT 7.....13,900 S.F. LOT 8.....13,700 S.F. LOT 9.....20,000 S.F. LOT 10.....18,000 S.F.	FRONT SET BACK 35 FOOT SIDE SET BACK 10 FOOT REAR SET BACK 25 FOOT	DEVELOPMENT SET BACKS MINIMUM PROPOSED LIVING AREA IS 1,800 S.F.	(\$90.00/SF PLUS \$50,000.00 LOT COST) 2,000 SF HOME.....\$230,000.00 2,300 SF HOME.....\$257,000.00 2,500 SF HOME.....\$275,000.00 2,800 SF HOME.....\$302,000.00 3,000 SF HOME.....\$320,000.00



DEES LANDING
GAUTIER, MISSISSIPPI

FEBRUARY 17, 2014

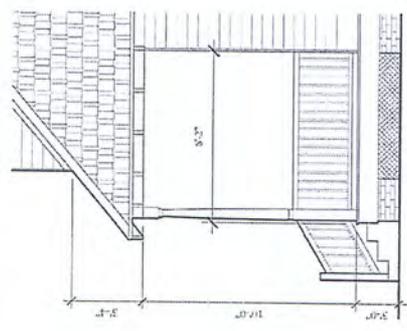
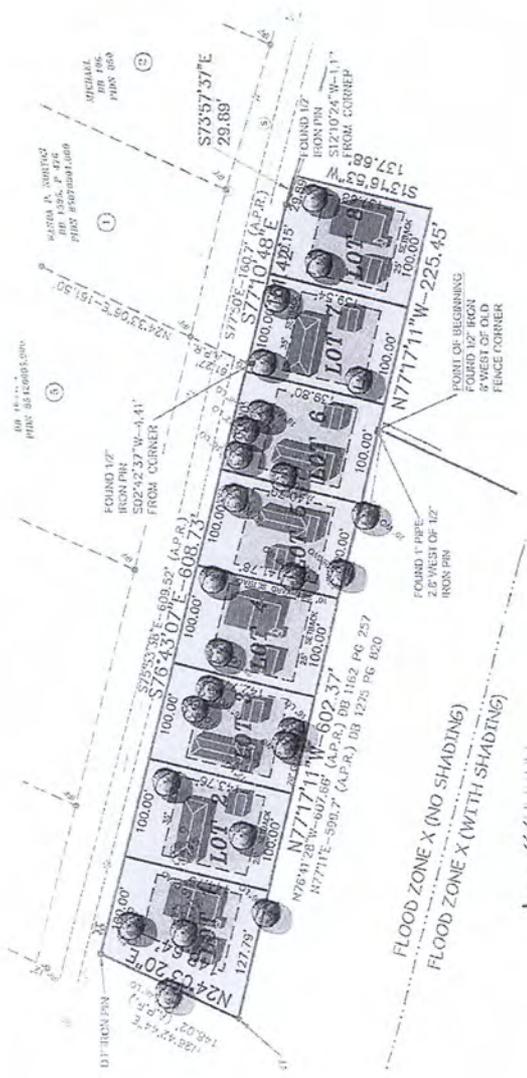
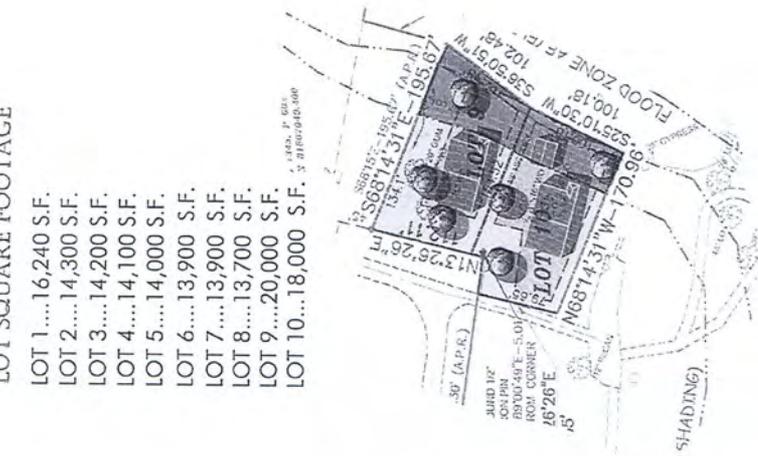


BATSON AND BROWN, INC
CONSULTING ENGINEERS

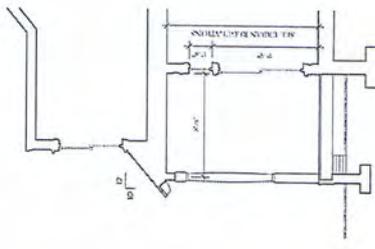
LDJ ARCHITECTURE, PLLC
MICHAEL A. LEBATARD, ARCHITECT

LOT SQUARE FOOTAGE

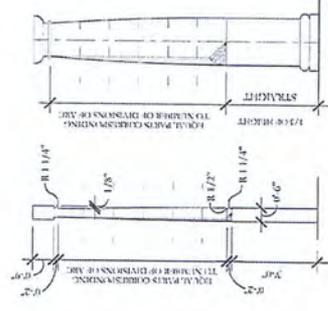
- LOT 1....16,240 S.F.
- LOT 2....14,300 S.F.
- LOT 3....14,200 S.F.
- LOT 4....14,100 S.F.
- LOT 5....14,000 S.F.
- LOT 6....13,900 S.F.
- LOT 7....13,900 S.F.
- LOT 8....13,700 S.F.
- LOT 9....20,000 S.F.
- LOT 10....18,000 S.F.



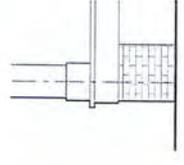
TYPICAL PORCH



TYPICAL PORCH SECTION
SAMPLES FROM THE DESIGN MANUAL



TYPICAL COLUMN DETAIL



TYPICAL PORCH END

**DEES LANDING
GAUTIER, MISSISSIPPI**

FEBRUARY 28, 2014

BATSON AND BROWN, INC
CONSULTING ENGINEERS

LDJ ARCHITECTURE, PLLC
MICHAEL A. LEBATARD, ARCHITECT

DEES LANDING GAUTIER, MISSISSIPPI

PROPOSED COVENANTS AND RESTRICTION HIGHLIGHTS

HOME OWNER ASSOCIATION

HOA will be made up property owners owning property are living in Dees Landing Community and shall be known as Members. The Members shall elect a President, Vice President, Treasurer and Secretary.

ARCHITECTURAL REVIEW COMMITTEE

The Architectural Review Committee to be known as the ARC shall be made up of 2 Professional Architects and 1 Professional Landscape Architect. The ARC will be responsible for reviewing all proposed designs, make comments, give direction and approve all proposed structures to be built in Dees Landing Community, and insure that all proposed designs comply with the Design Manual's intent.

TREE ORDINANCE

Each Lot Owner will provide a site plan prepared by a Design Professional indicating all major tree locations, the size of the tree, the tree's drip line and species. The Lot Owner will not be allowed to cut, trim, or prune any tree designated as a Legacy Tree. The Lot Owner will design and build in a manner that will not damage the tree roots or cause severe trimming.

DESIGN MANUAL AND TYPICAL BUILDING DETAILS

A design manual of acceptable architectural styles, details, proportions for building elements such as windows, doors and exterior trim to include finish materials allowed will be outlined in the design manual. The design manual will also outline the minimum landscape requirements outlining the type of plants to be allowed.

PROPERTY USE

Owner's Responsibility
Nuisances
Improper Use of Property
Pets Automobiles and Parking
Attractiveness and Safety of Lots
Temporary Structures
Enforcement

DEES LANDING
GAUTIER, MISSISSIPPI
DESIGN MANUAL HIGHLIGHTS

DESIGN VISION

It is the intent of the development to encourage architectural styles that reflect the vernacular styles prominent to the Mississippi Gulf Coast during the early period of the Coast development.

It is the intent of Dees Landing to facilitate a new community that will offer quality homes in a safe and attractive environment for residents.

Dees Landing will provide housing for a diverse market.

Dees Landing will provide safe housing.

Dees Landing will insure through the ARC and Design Manual creative site design.

Dees Landing will preserve the character and integrity of low-density residential.

Dees Landing will promote efficient use of land while protecting valuable natural resources.

Dees Landing will promote the property values of established subdivision by insuring through the implementation of building requirements and a continual review by the ARC as required by the Covenants.

SAMPLE STYLES PERMITTED
COLONIAL TYPOLOGIES
GREEK REVIVAL TYPOLOGIES
COASTAL FRENCH TYPOLOGIES
SPANISH COLONIAL TYPOLOGIS

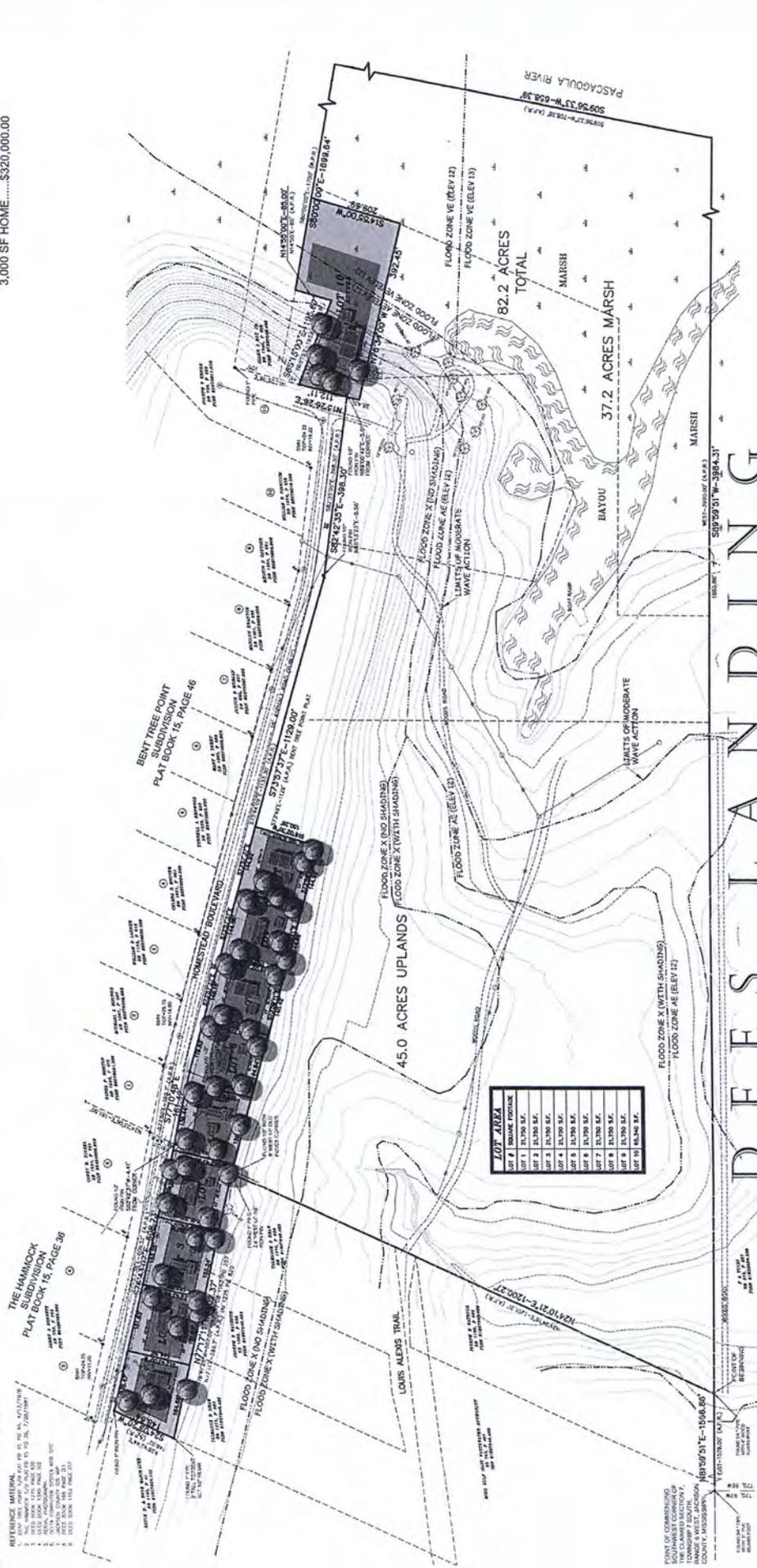
GENERAL ARCHITECTURAL DEFINED ELEMENTS
BUILDING WALLS AND MATERIALS
BUILDING TRIM AND DECORATIVE ELEMENTS
ROOFS AND ROOF MATERIALS
WINDOWS AND DOORS
FENCING
SAMPLE DETAILS
BUILDING ELEMENT PROPORTIONS
EXTERIOR COLORS
WALKS

**ATTACHMENT 3:
EXHIBIT SUBMITTED AFTER
MARCH 6, 2014
GPC MEETING
FOR CLARIFICATION**

- Revised Architectural Standard Package Lot Layout Dwg.
(The Architect corrected the number of lots to match the Preliminary Plat submitted at the March 6, 2014 Planning Commission Meeting.)

LOT INFORMATION DATA

ZONING INFORMATION REQUIRED	REQUIRED SQUARE FOOTAGE	CITY BUILDING SET BACK REQUIRED	DEVELOPMENT SET BACKS	DEVELOPMENT SET BACKS	ESTIMATED RESIDENTIAL CONSTRUCTION COST
R-1 LOW DENSITY SINGLE FAMILY	R-1 ZONING DISTRICT MINIMUM LOT AREA REQUIRED 9,600 S.F.	FRONT SET BACK 35 FOOT SIDE SET BACK 10 FOOT REAR SET BACK 25 FOOT	FRONT SET BACK 35 FOOT SIDE SET BACK 10 FOOT REAR SET BACK 25 FOOT	MINIMUM PROPOSED LIVING AREA IS 2,000S.F.	(\$90.00/SF PLUS \$60,000.00 LOT COST)
MINIMUM LOT AREA 9,600 S.F.					2,000 SF HOME.....\$230,000.00
FRONT SET BACK 35 FOOT					2,500 SF HOME.....\$275,000.00
SIDE SET BACK 10 FOOT					2,800 SF HOME.....\$302,000.00
REAR SET BACK 25 FOOT					3,000 SF HOME.....\$320,000.00
MINIMUM LIVING AREA 1,325 S.F.					



LOT AREA	
LOT 1	2,170 S.F.
LOT 2	2,170 S.F.
LOT 3	2,170 S.F.
LOT 4	2,170 S.F.
LOT 5	2,170 S.F.
LOT 6	2,170 S.F.
LOT 7	2,170 S.F.
LOT 8	2,170 S.F.
LOT 9	2,170 S.F.
LOT 10	2,170 S.F.

DEES-LANDING
GAUTIER, MISSISSIPPI

FEBRUARY 17, 2014 (CURRENT)

LDJ ARCHITECTURE, PLLC
MICHAEL A. LEBATARD, ARCHITECT

BATSON AND BROWN, INC
CONSULTING ENGINEERS

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

ORDER NUMBER 066-2014

IT IS HEREBY ORDERED by the Mayor and Members of the Council of the City of Gautier, Mississippi, that the mutual aid agreement between the City of Gautier and Jackson County for the purpose of providing plan reviews and inspections to Gautier for a period not to exceed eight weeks is hereby approved.

IT IS FURTHER ORDERED that the City of Gautier will pay \$100.00 per each four-day to the Board of Supervisors of Jackson County, Mississippi for its use of one County employee.

IT IS FURTHER ORDERED that the Board of Supervisors has determined that such mutual aid is in the best interest of the citizens and taxpayers of Jackson County. The Board of Supervisors is authorized, in its discretion, to provide County equipment, manpower and other County services and resources to municipalities within the County pursuant to H. B. 35 (2002 Reg. Sess.).

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 Anderson**, seconded by **Councilwoman Martin** 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 March 18, 2014.

RESOLUTION OF THE BOARD OF SUPERVISORS
OF JACKSON COUNTY, MISSISSIPPI AUTHORIZING THE TEMPORARY
USE OF COUNTY EMPLOYEE FOR ASSISTING THE CITY OF GAUTIER WITH
BUILDING PERMITS, INSPECTIONS AND PLAN REVIEW

WHEREAS, the Board of Supervisors is authorized, in its discretion, to provide County equipment, manpower and other County services and resources to municipalities within the County pursuant to H. B. 35 (2002 Reg. Sess.); and

WHEREAS, the City of Gautier has requested that the Board of Supervisors provide County employees for assisting the City of Gautier with building permits, inspections and plan review for no more than four hours per day and for a period not to exceed eight weeks;

WHEREAS, the City of Gautier will pay \$100.00 per four-hour day to the Board of Supervisors of Jackson County, Mississippi for its use of one County employee, and such use is not to exceed eight weeks; and

WHEREAS, the Board of Supervisors has determined that such mutual aid is in the best interest of the citizens and taxpayers of Jackson County;

BE IT, THEREFORE, RESOLVED that the Board of Supervisors hereby authorizes the use by the City of Gautier of one County employee to assist the City of Gautier with building permits, inspections and plan review for no more than four hours per day for which the County will receive \$100.00 per four-hour day, and such use to not exceed eight weeks, contingent upon the City of Gautier approving such mutual aid and spreading same upon its minutes, as required by H.B. 35 (2002 Reg. Sess.).

The motion to approve the foregoing resolution was made by Supervisor _____, seconded by Supervisor _____, and the following vote was recorded:

Supervisor Cumbest	_____
Supervisor Harris	_____
Supervisor Mangum	_____
Supervisor Ross	_____
Supervisor McKay	_____

RESOLVED, this the 17th day of March 2014.