

Gautier Planning Commission

Regular Meeting Agenda

March 6, 2014

GPC #14-03-MD

Sandhill RV Park Major Development

VII. NEW BUSINESS

A. QUASI-JUDICIAL

1. SANDHILL RV PARK MAJOR DEVELOPMENT - REQUEST FOR A MAJOR DEVELOPMENT ORDER FOR A 24.18 ACRE RECREATIONAL VEHICLE PARK IN A MURC-2 MIXED USE RECREATION COMMERCIAL-2 (PENDING), MARTIN BLUFF ROAD (GREG WILLIAMS dba DIRT, INC.) (GPC CASE #14-03-MD)

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: Gautier Planning Commission Chairman and Members

From: Chandra Nicholson, Economic Development & Planning Director

Date: February 28, 2014

Subject: GPC Case #14-03-MD. Consideration of a Major Development Order for a Recreational Vehicle Park, to be named Sandhill RV Park to be Located on 21.87 Acres on Martin Bluff Road; Greg Williams dba Dirt, Inc., owner.

REQUEST:

The applicant, Greg Williams dba Dirt, Inc., is proposing to develop a Recreational Vehicle Park. The application was submitted on December 23, 2013.

The application was determined to meet the requirements of a Major Development and as such was processed in accordance with UDO Section 4.1.8 for Major Developments.

The site will be served by public water and sewer, and is comprised of one parcel containing approximately 21.87 acres, located on Martin Bluff Road, PID #82424003.000. The property is currently zoned R-1 Low Density Residential, but a rezoning request is pending. Refer to GPC Case #14-02-RZ.

DISCUSSION:

The Technical Review Committee met to review the proposed Major Development Order on February 27th. Attached to the Staff Report are memos from TRC staff members submitted to the Economic Development Director. All comments from TRC members have been satisfied by the applicant at this time. The detailed Development Plans will be reviewed/approved by the TRC prior to issuance of a construction permit. The TRC deems the request technically sufficient for Planning Commission review. Detailed Development Plans and other required documents/permits will be required before permitting.

Section 4.1.8 Major Developments, established that the Technical Review Committee (TRC) shall review the proposal and submit comments, if any, in writing to the Chairman of the Committee. Once the TRC has come to the conclusion that the proposal can be approved, approved with conditions, approved with modifications or denied, the Chairman shall forward

each TRC members written recommendation through the City Manager to the Planning Commission and City Council. In addition to the written recommendations of each TRC member, information provided to the Planning Commission and City Council shall include, but not be limited to, the following:

1. Characteristics of the site and surrounding area, including important natural and manmade features, the size and accessibility of the site and surrounding land uses.

Analysis:

| | Current Land Use | Zoning District |
|-------|--|---|
| North | Conservation, Vacant | PL Public Land, R-1 Low Density Residential |
| South | Low Density Residential, Martin Bluff Road | R-1 Low Density Residential |
| East | Vacant | R-1 Low Density Residential |
| West | Low Density Residential | R-1 Low Density Residential |

2. Impact on concurrency requirements and level of service standards (LOS).

Analysis:

The TRC finds that the City has adequate levels of service for the proposed development, including Potable/Fire Protection Water, Sanitary Sewer, Fire Protection, and Police Protection. During the Development Plan review, the applicant will need to prove to the Public Works Director that post development runoff will not exceed predevelopment runoff.

3. The nature of the proposed development, including land use types and densities; the placement of proposed buildings and other improvements on the site; the location, type and method of maintenance of open space and public use areas, if any; the preservation of natural features or protection of sensitive lands, if any; proposed parking areas; internal traffic circulation systems, if any; the approximate total ground coverage of paved areas and structures; stormwater management, and water and sewage distribution, collection and treatment systems.

Analysis:

See Attached Exhibit 3 - Applicant's Project Narratives and Exhibit 2 – Applicant's RV Park Conceptual Site Plan. The ordinance allows twenty-four (24) RV site's per acre, but the applicant has only proposed one hundred (100) sites to keep the density low.

The applicant has proposed to provide amenities for the RV park including a swimming pool, playgrounds, a community center, picnic areas, and comfort stations

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

Analysis:

The UDO requires a fifty foot (50') perimeter landscaped open space for RV Parks, the outside twenty feet (20') of which shall be maintained as a buffer. The applicant has provided a fifty foot (50') buffer.

The proposed development conforms to the requirements of the UDO.

This Development Order is effective 30 days from Council approval to rezone the subject site from R-1 to MURC-2.

The Comprehensive Plan, adopted September 2009, reflects a future land use designation as Low Density Residential. RV Parks, while considered low density, are also commercial activities. The MURC-2 Mixed Use Recreation Commercial-2 serves as a buffer between areas of lower and higher density. MURC-2 zoning districts are suited for tourist-oriented developments.

The property is in close proximity to the interstate and adjacent to the Sandhill Crane Refuge property, which are both well suited for tourist-oriented destinations.

5. Other applicable factors, rules, regulations or criteria prescribed by the Comprehensive Plan, this Code or other law.

The applicant understands that the Development Plans need to be submitted/approved prior to obtaining a construction permit. The Development Plans need to demonstrate that all requirements are met.

REVIEW CRITERIA:

The Technical Review Committee has reviewed the conceptual drawing and project narratives submitted by the applicant. Existing infrastructure has been reviewed and was found to adequately supply the proposed development. Existing Levels of Service will not be negatively impacted due to the development. The TRC deems the request technically sufficient for Planning Commission review. Detailed Development Plans and other required documents/permits will be required and approved by the TRC prior to the issuance of a construction permit.

CONCLUSION AND RECOMMENDATION:

Staff recommends approval of the Major Development Order with the following conditions:

1. The property is rezoned to MURC-2. The Development Order is effective 30 days from Council approval of the rezoning from R-1 to MURC-2.

2. The applicant is required to submit complete development plans and other requirement documents/permits in accordance with the Unified Development Ordinance, especially sections 4.6 and 6.5.

Based on staff's recommendations, the Technical Review Committee's review, the analysis of the site data, future zoning change, impact on and the availability of infrastructure, and the appropriateness of the request relevant to the criteria established by Section 4.1.7 of the Unified Development Ordinance, the Planning Commission may:

1. Recommend approval of the Major Development Order with the conditions recommended by staff; or
2. Recommend approval of the Major Development Order with the conditions recommended by staff along with additional conditions; or
3. Recommend denial of the Major Development Order.

ATTACHMENTS:

Draft Major Development Order

Exhibit 1 – Applicant's Application Dated December 23, 2013

Exhibit 2 – Applicant's RV Park Conceptual Site Plan

Exhibit 3 – Applicant's Project Narratives

Exhibit 4 – Applicant's Jackson County GIS Parcel Data

Exhibit 5 – Applicant's Property Warranty Deed

Exhibit 6 – Applicant's Agent Document

Exhibit 7 – Applicant's Corporation Document

Exhibit A – Location Map

Exhibit B – Existing Zoning Map

Exhibit C – Existing Land Use Map

Exhibit D – Future Land Use Map

Exhibit E – TRC Documentation

**CITY OF GAUTIER
MAJOR DEVELOPMENT ORDER
GPC CASE NO. 14-03-MD**

SANDHILL RV PARK

REGARDING PARCEL ID NO: 82424003.000

The City of Gautier, at its regular meeting held on March 18, 2014, considered the application for a Major Development Order for a Recreational Vehicle Park in a proposed MURC-2 Mixed Use Recreation Commercial zoning district as submitted by Greg Williams dba Dirt, Inc. The parcel subject to this Order is located on Martin Bluff 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 Major Development Order and orders as follows:

1. This proposed major development is consistent with the goals, objectives and policies of the City's Comprehensive Plan.
2. This proposed major development is consistent with the character of the immediate vicinity of the proposed use.
3. The Major Development Order approval is contingent on the approval of the subject property being rezoned to MURC-2. The Major Development Order may only be approved after the effective date of the requested zoning change to MURC-2.
4. A permit will not be issued for the Recreational Vehicle Park until development plans are submitted by the applicant in accordance with the Unified Development Ordinance and approved by staff.
5. Therefore, the City Council accepts the recommendation of the Planning Commission and approves the application submitted on December 23, 2014 for a Major Development Order.
6. The Gautier Planning Commission recommended approval of this Major Development Order on March 6, 2014.
7. The City Council adopted this Major Development Order on a recorded vote of

_____ ayes to _____ nays to approve the application of Greg Williams dba Dirt, Inc. for a development located on Martin Bluff Road in Gautier, Mississippi, and identified as Jackson County Parcel No. 82424003.000.

ADOPTED: _____

Gordon T. Gollott, Mayor

ATTEST:

Cindy Russell, City Clerk

Codification Instructions: Not Codified.

EXHIBIT 1

GAUTIER, MISSISSIPPI
ECONOMIC DEVELOPMENT/PLANNING DEPARTMENT
PUBLIC HEARING APPLICATION

Public Hearing Number

GPC 14-02-RZ

GPC 14-03-MD

PERMIT REQUESTED:

| <u>TO BE HEARD BY GAUTIER PLANNING COMMISSION:</u> | | <u>FEE:</u> |
|---|-------------------------------------|-------------|
| Change in Zoning District | <input checked="" type="checkbox"/> | \$300.00 |
| Major Development | <input checked="" type="checkbox"/> | No Fee |
| Home Occupation | <input type="checkbox"/> | \$100.00 |
| Variance (greater than 30%) | <input type="checkbox"/> | \$100.00 |
| Appeal to Staff Decision | <input type="checkbox"/> | \$100.00 |
| ***** | | |
| <u>TO BE HEARD BY ECONOMIC DEVELOPMENT/PLANNING DIRECTOR ON STAFF REVIEW:</u> | | <u>FEE:</u> |
| Home Occupation | <input type="checkbox"/> | \$100.00 |
| Variance (30% or less) | <input type="checkbox"/> | \$100.00 |

See Attachment for Application Procedure

Name of Applicant: Greg Williams

Name of Business: Dirt Inc. Phone: (228) 831-2261

Business Address: P.O. Box 565, Saucier, MS 39674 Mailing Address (if Different): same

Reason for request, location and intended use of Property: Owner wishes to have parcel #8242400#3.000 located north and east of Cambridge Subdivision re-zoned from R-1 to MURC-2 to allow a new Recreational Vehicle park

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.
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 Site Plan Review Committee.

Signature of Applicant: Greg Williams

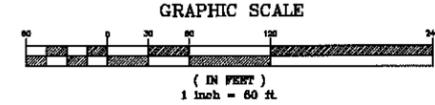
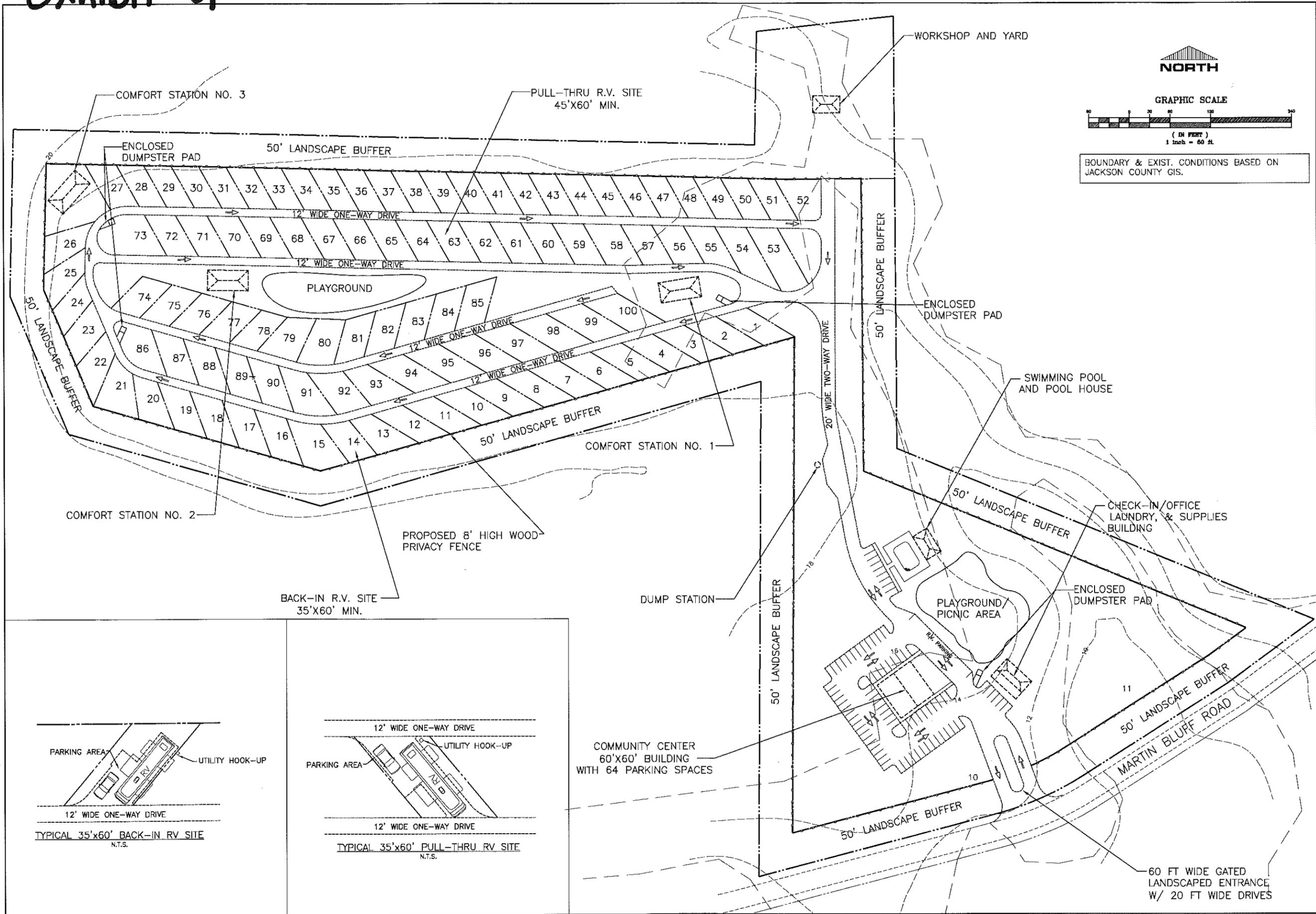
Date of Application: 12-21-13

| FOR OFFICE USE ONLY | |
|--|--|
| Date Received | <u>12/23/13</u> Verify as Complete <u> </u> |
| Fee Amount Received | <u>300.00</u> |
| Initials of Employee Receiving Application | <u>SB</u> |

Paid by Greg Williams
 #1555555555
 12/23/13

for March 6, 2014

Exhibit 2



BOUNDARY & EXIST. CONDITIONS BASED ON JACKSON COUNTY GIS.

HEINRICH & ASSOCIATES
 RESIDENTIAL & COMMERCIAL DESIGN
 370 Courthouse Road, Suite 104 - Gulfport, MS 39507
 Ph: (228) 899-6788 - Fax: (228) 899-4789
 admin@heinrichassociates.net

SANDHILL RV RESORT
 MARTIN BLUFF ROAD
 GAUTIER, MISSISSIPPI

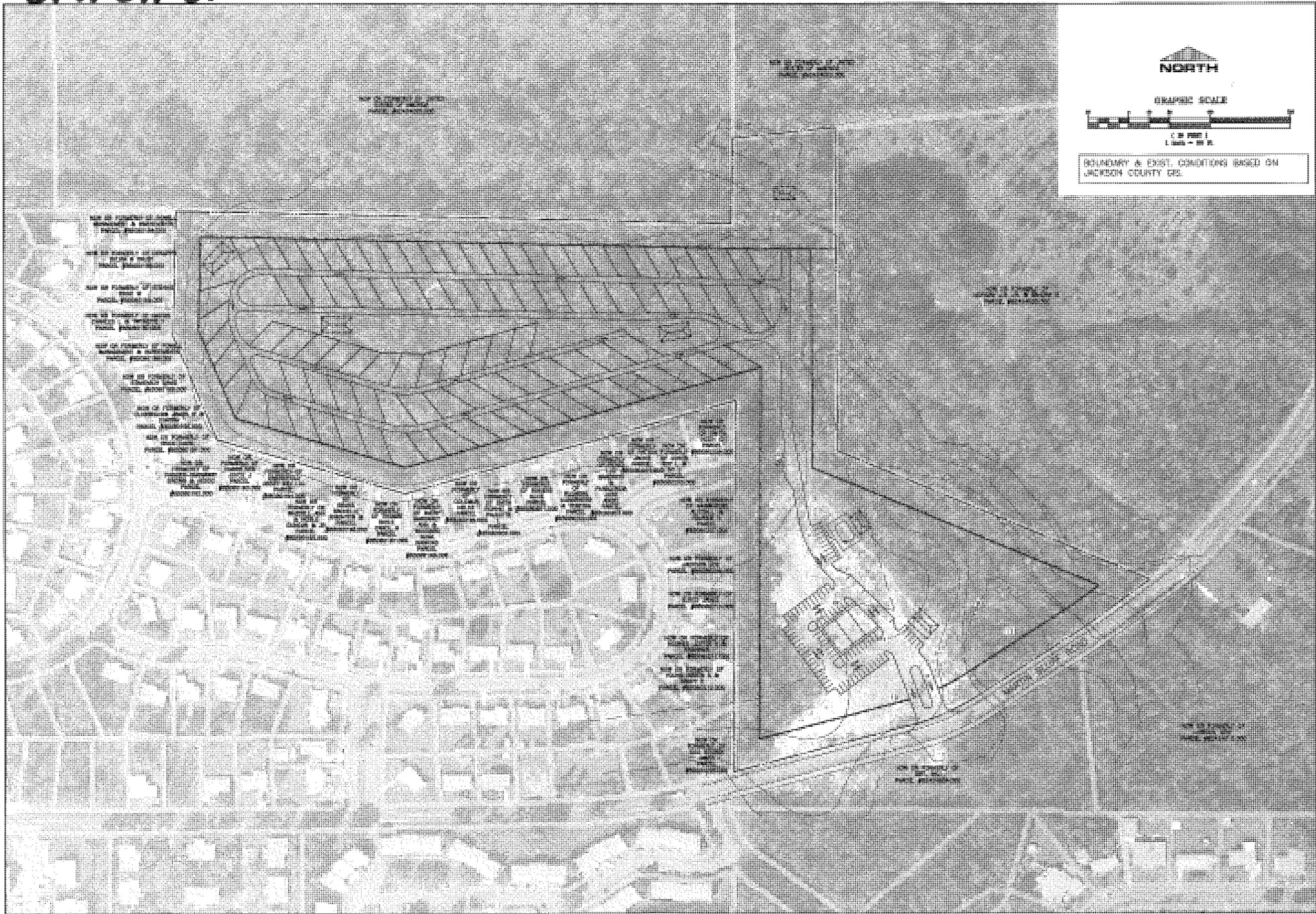
Project Title

CONCEPTUAL SITE PLAN

Sheet Title

Date: 01-31-14
 Drawn By: R.B.H.
 Check By: R.B.H.
 REV: _____
 Sheet No: **C1**
 Project No: 13-096

Exhibit 2



NORTH

SCALE: 1" = 40'

BOUNDARY & EXIST. CONDITIONS BASED ON JACOBSON COUNTY GIS

Henschen & Associates
 ENGINEERING & ARCHITECTURAL SERVICES
 3075 Southwestern Blvd., Suite 100 - Columbus, MS 39207
 Phone: 662-933-1100 • Fax: 662-933-1101
 www.henschen.com

SANDHILL HY RESORT
 MARTIN LUTHER KING ROAD
 GAUTIER, MISSISSIPPI

ADJACENT PROPERTY
 OWNER MAP

Sheet 1 of 2
 Date: 11/11/11
 Drawn by: P.M.L.
 Check by: P.M.L.
 P.P.T.
CI
 Prepared by:
 03-0005

EXHIBIT 3

Re-zoning Narrative for Proposed Recreational Vehicle Park to be located on Parcel #82424003.00

3/24/14

Dirt, Inc., owner of the subject property containing approximately 24.18 acres request a rezone from the existing zoning designation of R-1 to MURC-2 which will allow the proposed recreational vehicle park to be developed by right. The owner feels that allowing this zoning change will not impact the surrounding properties since the properties to the north are zoned as Public Land owned by the United States of America, the properties to the south, west, and east are R-1 but the entire subject parcel will have a fifty (50) foot landscaped buffer along the perimeter which will limit the impact felt by these properties. There is also a piece of property 1,200 feet to the northeast of the subject property that is approximately sixty-eight (68) acres and is already zoned MURC-2 which already contains an RV park named Santa Maria RV Park containing 183 sites. The comprehensive plan for the City of Gautier shows that this property was previously zoned as R-1 which is the same request that Dirt, Inc. is making for the subject property. In addition to this parcel there are properties within two hundred (200) feet zoned R-2 (high density multi-family) and within two thousand (2,000) feet zoned C-2 (community commercial district). Per **Section 4.5.3 subsection "B"** of the Unified Development Ordinance, "The character of the surrounding area has changed to such an extent as to justify rezoning" with the increase in high density development for the area to the south of the subject property which shows that development trends in the area are increasing with the increased need for housing and the proximity of Gautier-Vancleave Road which is a major thorough fare for the City of Gautier. This also shows that there is a public need for additional property to be zoned in accordance with the request as per **Section 4.5.3 subsection "B"** of the Unified Development Ordinance. The proposed RV park will meet or exceed the City of Gautier regulations listed in Article VI of the Unified Land Development Ordinance. As you can see on the conceptual plan the owner is only requesting to develop the 24.18 +/- acre parcel with only 100 sites as opposed to the 525 units that are allowed if approved. This will create a more upscale development allowing each unit to have its own green space and privacy. This will also be enhanced by the presence of the Sandhill Crane Refuge located on the north side of the property and the owner also wishes to locate all protected existing trees and develop the site around them creating a more secluded, relaxed and natural ambiance much like Majestic Oaks RV park located on Pass Road in Biloxi, MS. We are also requesting that a condition be placed on the re-zoning approval stating that the approval is only for a 100 unit RV Park with amenities as shown on the conceptual plan. If approved the owner will then submit construction plans that will meet all City of Gautier requirements.

The proposed development will consist of one hundred (100) recreational vehicle pads, a building at the entrance which will house the office, laundry, and supply services, another building for the community center, three (3) comfort stations, and a pool with pool house. The owner has a copy of a letter written by the City of Gautier on May 31, 2013 for a proposed one hundred (100) lot residential subdivision stating that the city has the sewer and water availability for the subdivision on the subject parcel which requires a sewer demand of 450 gallons per day per lot totaling 45,000 gallons per day and a water demand of 360 gallons per day per lot (based on a peak flow of six (6) hours totaling 36,000 gallons per day. The proposed recreational vehicle park will only require a sewer demand of 100 gallons per day per unit, 250 gallons per day per restroom for comfort stations and community center, 10 gallons per day per person for

the pool and pool house (peak flow), and 500 gallons per day per machine for the laundry facilities. The water demand will be 100 gallons per day per unit, 15 gallons per day per restroom for comfort stations and community center, 10 gallons per day per person (peak flow) for the pool and pool house, and 580 gallons per day per machine for the laundry facilities. This totals a sewer demand of 17,000 gallons per day and a total water demand of 13,560 gallons per day. The proposed recreational vehicle park will require 28,000 gallons per day less sewer and 22,440 gallons per day less water than the original proposed 100 lot single family residential subdivision.

Storm water for the proposed park will be based on the required a twenty-five (25) year storm and will implement detention/ retention ponds as required at the down stream ends of the development. These ponds will be used during construction to minimize sedimentation run-off and after construction to detain the post-construction storm water run-off to the pre-developed intensity.

The park will consist of four (4) twelve (12) foot wide one-way roads and a single twenty (20) two-way main road to provide access to the 100 recreational vehicle sites, the three (3) comfort stations, an office with laundry and supply facilities, a community center and a pool house with fenced in pool as shown on the conceptual site plan. Each RV pad will be approximately thirty-five (35) by sixty (60) feet minimum and will each have utility hook-ups consisting of water, sewer, electrical, and television connections. Access to the subject property will be from a single entrance from Martin-Bluff Road located on the south side of the property. The owner will provide lighting at each site along with lighting at each building and playground/ picnic areas. Enclosed dumpster pads will be on each of the four (4) one-way roads. Fencing will be provided along the interior of the fifty (50) foot landscape buffer for security purposes and will consist of an eight (8) foot wood privacy fence. Parking will be provided at each RV site, the community center, pool/ pool house, and office/ laundry/ supply building.

In addition to the above information and per the review letter dated February 20, 2014, the owner agrees to follow the City of Gautier Development Orders and Permits stated in **Section 4.1**.

Also, the owner agrees to follow the Specifications for a Recreational Vehicle (RV) Travel Trailer Park stated in **Section 6.5.5** such as:

- Local and State Permitting (City of Gautier, MSDH, MDEQ, JCUA, and Corp of Engineers;
- Wetland Delineation
- Radius Drives will be 50' min.
- Engineered sewer, water, and drainage plans, including fire hydrants spaced @ 525' apart minimum
- Electrical shall meet 2011 NEC; street lighting
- Required lighting, bathrooms, washrooms, dumpster areas
- Cross section of street showing pavement design to withstand 75,000 lbs.
- Right-of-Way acquisition along north margin of Martin Bluff Rd.