

The Planning Commission recommends against the rezoning request because of lack of evidence that the surrounding areas have changed to justify a rezoning. (GPC Minutes Excerpt Attached)

**DISCUSSION:**

The existing land use designation for the subject property is Low Density Residential. The Comprehensive Plan’s Future Land Use Element (FLUE) establishes the general land use designation for Low Density Residential thus:

*Low Density Residential—Areas with lots between 9,600 square feet and one acre which contain single family residential dwellings and low-impact civic uses such as small churches or clubhouses and neighborhood parks. Gross density is 4.5 dwelling units per acre.*

The MURC-2 district is described in the UDO thus:

**5.3.14 MURC-2, Mixed Use Recreation Commercial-2**

*Purpose and intent. The Mixed Use Recreational Commercial-2 zoning district serves as a buffer between areas of lower and higher intensity. The MURC-2 zoning district shall apply to areas suited for tourist-oriented development. Specifically, lands which are developed, redeveloped and/or maintained and conserved as areas that accommodate permanent or seasonal single-family detached or multi-family attached residential dwelling units; commercial hotel, motel, bed and breakfast establishments and other commercial transient living accommodations; and tourist-oriented uses including recreation vehicles, travel trailers, seasonal cabins, marinas, dry boat storage, community buildings, public facilities, clubhouses, museums, visual and performance arts building, neighborhood retail commercial goods and services not exceeding 7,000 square feet designed primarily to serve the needs of the Mixed Use Recreational Commercial area, offices, medical clinics, laundries and dry cleaning drop off centers, banks, fitness centers, dinner clubs and restaurants. It is the intent of the MURC-2 zoning district to specifically not allow all non-residential uses to be located in the district.*

**REVIEW CRITERIA:**

To determine the appropriateness of the request, the City Council shall study and consider the following criteria to determine Findings of Facts, if applicable. Staff’s comments are in italics.

- A. There was a mistake in the original zoning; **or**

*Staff finds no mistake in the original zoning.*

- B. The character of the surrounding area has changed to such an extent as to

justify rezoning AND there is a public need for additional property to be zoned in accordance with the request.

*Staff finds that the character of the surrounding area has changed to such an extent as to justify rezoning. Martin Bluff Road has become more of a commercial corridor and soon will be widened and include a multi-use pathway. A property just northeast of the subject property has already been rezoned to MURC-2. The Cambridge Square Subdivision has aged, so an adjacent new subdivision may not be desirable at this location. See Exhibit 3 for additional comments made by the applicant.*

*Staff finds that there is a public need for additional property to be zoned MURC-2 Mixed Use Recreation Commercial-2. The City of Gautier has become known as "Nature's Playground". More and more tourists are coming to the area for nature related activities. With the lack of hotels in the area, mixed use recreation commercial zoning provides alternative options for residents and tourists for long term and short term housing. See Exhibit 3 for additional comments made by the applicant.*

#### **FINDINGS / APPROPRIATENESS OF THE REQUEST:**

Staff finds that the rezoning request for the purpose of the development of a full-service recreational vehicle park is compatible with surrounding properties. Staff finds that the rezoning does not constitute a higher intensity use because as it is currently zoned, the 24± acres of R-1 Single Family Residential Lands would be developed entirely as individual lots. As a recreational vehicle park in a mixed use district, the entire front half of the 24± acres will be utilized exclusively for park amenities such as pool, picnic, clubhouse and playground, with a 50' green buffer surrounding the entire parcel.

Staff further finds that although the comprehensive plan recommends single family for this area, the MURC-2 Mixed Use Recreation Commercial District is an appropriate buffer in harmony with its surrounds due to a MURC-2 recreational vehicle park located north east of this property, and a higher intensity R-2 apartment complex located to the east, as well as single family residential abutting to the west and public lands to the north.

Lastly, Staff finds the rezoning request is appropriate because the zoning change is not a spot zoning. Specifically, the change does not benefit one property while discriminating against surrounding properties, because there are similar uses in proximity and the proposed rezoning is an appropriate buffer for existing uses as described in the Unified Development Ordinances. Whether an action will be void for impermissible spot zoning is determined by the particular circumstances of each case. Spot zoning has been held to be invalid "when it is primarily for the private interest of the owner of the property affected, and not related to the general plan for the community as a whole." 2 Yokley, *supra* § 13-3. Here, other developments of similar character and intensity are in close proximity. In other words, the rezoning does not constitute spot zoning because it is not arbitrary or discriminatory.

### **CONCLUSION AND RECOMMENDATION:**

Based on the Change in the Character of the Neighborhood and the Public Need for additional MURC-2 Zoning Districts, staff recommends that the City Council approve the rezoning request.

The Planning Commission did not agree with the Staff findings and recommends City Council deny the rezoning request.

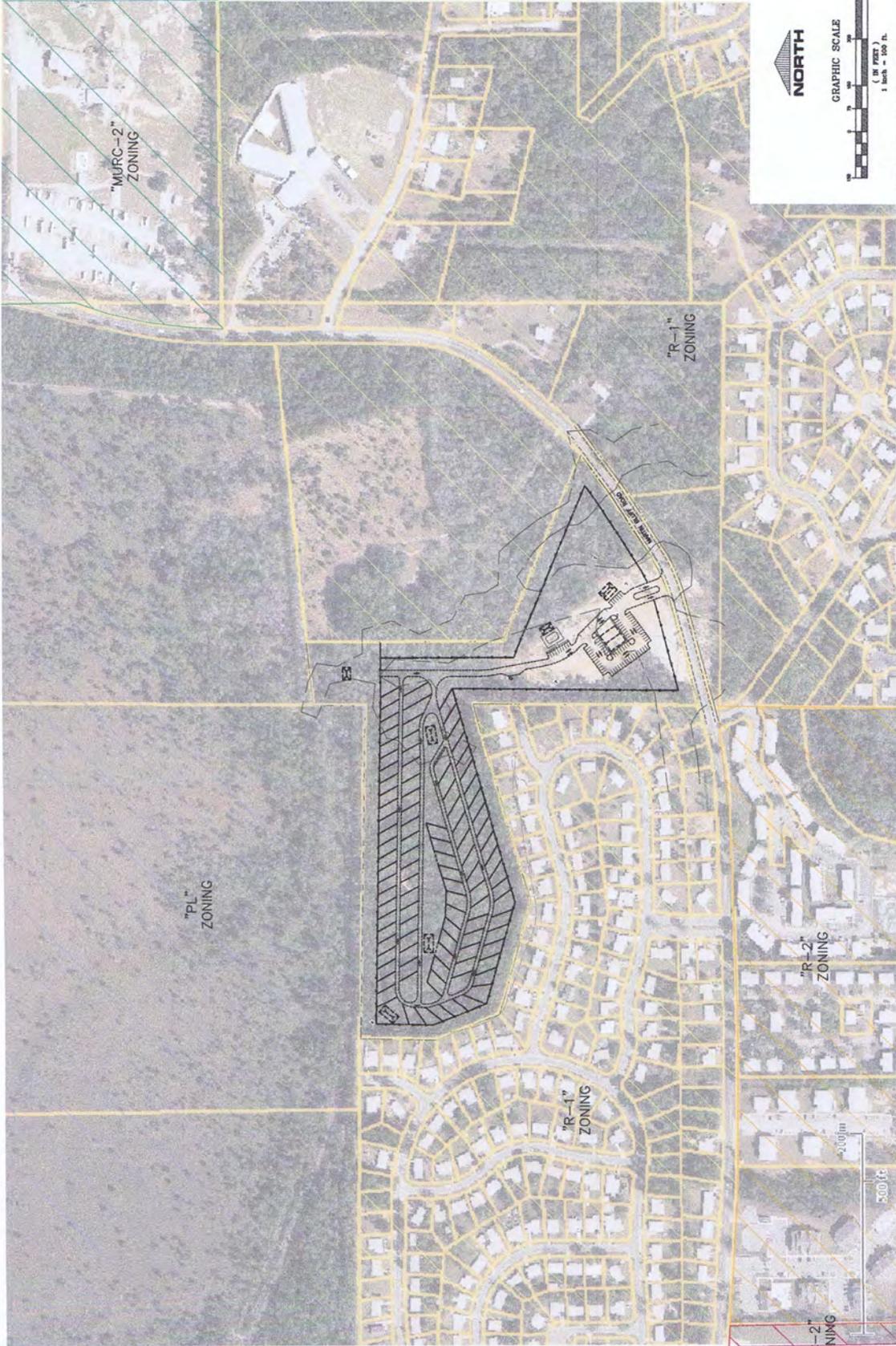
Based on the required Review Criteria established by Section 4.15 of the Unified Development Ordinance and the appropriateness of the request relevant to the criteria, the City Council may:

1. Find that the character of the surrounding area has changed to such an extent as to justify rezoning **AND** there is a public need for additional property to be zoned in accordance with the request **AND THEREFORE** approve the Ordinance to Rezone the subject area to MURC-2 Mixed-Use Residential Commercial-2; or
2. Deny the Rezoning.

### **ATTACHMENTS:**

1. Draft Ordinance
2. Additional Exhibits Presented at 4-3-14 Planning Commission Meeting
3. Staff Report as Submitted to the GPC with Back-Up
4. GPC Minutes Excerpt Dated April 3, 2014





BOUNDARY & EXIST. CONDITIONS BASED ON  
 JACKSON COUNTY GIS.

EXHIBIT  
**F**



**NORTH**

GRAPHIC SCALE  
 1 inch = 50 ft.  
 (IN FEET)

BOUNDARY & EXIST. CONDITIONS BASED ON JACKSON COUNTY GIS.

EXHIBIT  
**6**  
 tables

GPC Case No. 14-02-RZ Minutes Excerpt. Date April 3, 2014

Commissioner Wooten made the motion recommend the Planning Commission deny the MURC-2 (GPC Case No. 14-02-RZ) because the Commission has not received clear evidence that this surrounding areas have changed to justify this rezoning. Commissioner Dailey seconded the motion and further stated that the rezoning is not consistent with the Comprehensive Plan and the use of the MURC is inappropriate zoning for the isolated area as there needs to be a connectivity with an expansion MURC and has to incorporate a mixture of uses with the area. The following vote was recorded:

AYES: David Wooten  
Larry Dailey  
Greg Spanier

NAYS: James Torrey  
Jimmie Green

ABSTAINED: Sandra Walters

Motion carried.

**Gautier Planning Commission**

**Regular Meeting Agenda**

**March 6, 2014**

**(Staff Report Revised for April 3, 2014 GPC Meeting)**

**Martin Bluff Rezoning**

**VII. NEW BUSINESS**

**A. QUASI-JUDICIAL**

2. MARTIN BLUFF REZONING - REQUEST FOR A REZONING OF PROPERTY ON MARTIN BLUFF ROAD FROM R-1 TO MURC-2 (GPC CASE #14-02-RZ)

## 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  
REVISED**

**To:** Gautier Planning Commission Chairperson and Members

**From:** Chandra Nicholson, Economic Development & Planning Director

**Date:** February 28, 2014 (March 27, 2014 Revised last paragraph of Discussion based on City Attorney Review)

**Subject:** Consideration of a Property Owner Initiated Rezoning of Property Comprising Approximately 24.18 Acres to MURC-2 Mixed Use Recreation Commercial-2.

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**REQUEST:**

The Economic Development and Planning Department has received a request from Greg Williams dba Dirt, Inc. for a Rezoning of the property generally described as the 24.18 acre parcel north and east of Cambridge Square Subdivision on Martin Bluff Road, PID #82424003.000 to MURC-2 Mixed Use Recreation Commercial-2. The application fee of \$300 was paid on December 23, 2014. All public notice requirements have been met.

The applicant is proposing to develop a Recreational Vehicle Park, which is not allowed in the current zoning, R-1 Low Density Residential.

The application has been deemed legally sufficient for planning commission consideration.

**BACKGROUND:**

Section 4.15 of the City's Unified Development Ordinance (UDO) establishes the procedure to amend the City's Official Zoning Map. The Gautier Planning Commission (GPC) shall review a proposal for a rezoning and shall make an advisory recommendation to the City Council as to the need and justification for the change when the public welfare justifies such action. The GPC shall include in its recommendation to the City Council findings that the required rezoning criteria have been met.

Following a February 19th advertised public hearing by the GPC on March 6th, the Ordinance to amend the City's Official Zoning Map will be considered for approval by the City Council on March 18th.

**DISCUSSION:**

The existing land use designation for the subject property is Low Density Residential. The Comprehensive Plan’s Future Lane Use Element (FLUE) establishes the general land use designation for Low Density Residential thus:

*Low Density Residential—Areas with lots between 9,600 square feet and one acre which contain single family residential dwellings and low-impact civic uses such as small churches or clubhouses and neighborhood parks. Gross density is 4.5 dwelling units per acre.*

The MURC-2 district is described in the UDO thus:

**5.3.14 MURC-2, Mixed Use Recreation Commercial-2**

*Purpose and intent. The Mixed Use Recreational Commercial-2 zoning district serves as a buffer between areas of lower and higher intensity. The MURC-2 zoning district shall apply to areas suited for tourist-oriented development. Specifically, lands which are developed, redeveloped and/or maintained and conserved as areas that accommodate permanent or seasonal single-family detached or multi-family attached residential dwelling units; commercial hotel, motel, bed and breakfast establishments and other commercial transient living accommodations; and tourist-oriented uses including recreation vehicles, travel trailers, seasonal cabins, marinas, dry boat storage, community buildings, public facilities, clubhouses, museums, visual and performance arts building, neighborhood retail commercial goods and services not exceeding 7,000 square feet designed primarily to serve the needs of the Mixed Use Recreational Commercial area, offices, medical clinics, laundries and dry cleaning drop off centers, banks, fitness centers, dinner clubs and restaurants. It is the intent of the MURC-2 zoning district to specifically not allow all non-residential uses to be*

Zoning District	Min. Lot Area (sq. ft.)	Min. Lot Width	Maximum Building Height			Setbacks			Maximum Density (units per acre)			Maximum Floor Area Ratio			Max % of area covered on lot		
			Tier 1	Tier 2	Tier 3	Front	Side	Rear	Tier 1	Tier 2	Tier 3	Tier 1	Tier 2	Tier 3	Tier 1	Tier 2	Tier 3
R-1	9,600	80	35	---	---	25/35	10/25/35	25	---	---	---	---	---	---	25	---	---
MURC-2	None	50	25	45	60	10	7.5	20	24	36	None	3.0	4.0	5.0	70	75	80

*located in the district.*

Unified Development Ordinance Table 7 Intensity and Dimensional Standards (excerpt)

**DATA AND ANALYSIS:**

Property to be Rezoned: PID #82424003.000

Location: Ward 3

Current Zoning of the Request Property: R-1 Low Density Residential

Current surrounding existing land use and zoning:

	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

Comprehensive Plan Land Use Designation: The subject properties are designated Low Density Residential.

Surrounding Future Land Use Map (FLUM) designations:

	FLUM Designation
North	Conservation, Low Density Residential
South	Low Density Residential
East	Low Density Residential
West	Low Density Residential

Proposed Zoning: MURC-2 Mixed Use Recreation Commercial

Staff finds that the rezoning request for the purpose of the development of a full-service recreational vehicle park is compatible with surrounding properties. Staff finds that the rezoning does not constitute a higher intensity use because as it is currently zoned, the 22± acres of R-1 Single Family Residential Lands would be developed entirely as individual lots. As a recreational vehicle park in a mixed use district, the entire front half of the 22± acres will be utilized exclusively for park amenities such as pool, picnic, clubhouse and playground, with a 50’ green buffer surrounding the entire parcel (see Exhibit 2).

Staff further finds that although the comprehensive plan recommends single family for this area, the MURC-2 Mixed Use Recreation Commercial District is an appropriate buffer in harmony with its surrounds due to a MURC-2 recreational vehicle park located north east of this property, and a higher intensity R-2 apartment complex located to the east, as well as single family residential abutting to the west and public lands to the north.

Lastly, Staff finds the rezoning request is appropriate because the zoning change is not a spot zoning. Specifically, the change does not benefit one property while discriminating against surrounding properties, because there are similar uses in proximity and the proposed rezoning is an appropriate buffer for existing uses as described in the Unified Development Ordinances. Whether an action will be void for impermissible spot zoning is determined by the particular circumstances of each case. Spot zoning has been held to be invalid “when it is primarily for the private interest of the owner of the property affected, and not related to the general plan for the community as a whole.” 2 Yokley, *supra* § 13-3. Here, other developments of similar character and intensity are in close proximity. In other words, the rezoning does not constitute spot zoning because it is not arbitrary or discriminatory.

### **REVIEW CRITERIA:**

The Planning Commission, in its report and recommendation to the City Council on the appropriateness of the request, shall study and consider the following criteria and recommend Findings of Facts, if applicable. Staff’s comments are in italics.

- A. There was a mistake in the original zoning; **or**

*Staff finds no mistake in the original zoning.*

- B. The character of the surrounding area has changed to such an extent as to justify rezoning **AND** there is a public need for additional property to be zoned in accordance with the request.

*Staff finds that the character of the surrounding area has changed to such an extent as to justify rezoning. Martin Bluff Road has become more of a commercial corridor and soon will be widened and include a multi-use pathway. A property just northeast of the subject property has already been rezoned to MURC-2. The Cambridge Square Subdivision has aged, so an adjacent new subdivision may not be desirable at this location. See Exhibit 3 for additional comments made by the applicant.*

*Staff finds that there is a public need for additional property to be zoned MURC-2 Mixed Use Recreation Commercial-2. The City of Gautier has become known as “Nature’s Playground”. More and more tourists are coming to the area for nature related activities. With the lack of hotels in the area, mixed use recreation commercial zoning provides alternative options for residents and tourists for long term and short term housing. See Exhibit 3 for additional comments made by the applicant.*

**FINDINGS / APPROPRIATENESS OF THE REQUEST:**

The Planning Commission shall not recommend approval of a rezoning unless the applicant has proven by clear and convincing evidence that either of the required criteria items above have been met.

Based on the Change in the Character of the Neighborhood and the Public Need for additional MURC-2 Zoning Districts, staff recommends that the GPC recommend approval of the rezoning to City Council.

**CONCLUSION AND RECOMMENDATION:**

Based on the required Review Criteria established by Section 4.15 of the Unified Development Ordinance and the appropriateness of the request relevant to the criteria, the Commission may:

1. Find that the character of the surrounding area has changed to such an extent as to justify rezoning **AND** there is a public need for additional property to be zoned in accordance with the request **AND THEREFORE** recommend that City Council approve the Ordinance to Rezone the subject area to RE Residential Estate; or
2. Recommend that City Council deny the Rezoning.

**ATTACHMENTS:**

Draft Ordinance

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



50 The Planning Commission also finds that the City of Gautier has become known as “Nature’s  
51 Playground”. More and more tourists are coming to the area for nature related activities. With  
52 the lack of hotels in the area, mixed use recreation commercial zoning provides alternative  
53 options for residents and tourists for long term and short term housing.  
54

55 **SECTION 4. ZONING MAP AMENDMENT.** The Official Zoning Map of the City of Gautier is  
56 hereby amended to include a change of classification from R-1 Low Density Residential to  
57 MURC-2 Mixed Use Recreation Commercial-2 for property identified as Jackson County  
58 Parcel No. 82424003.000.  
59

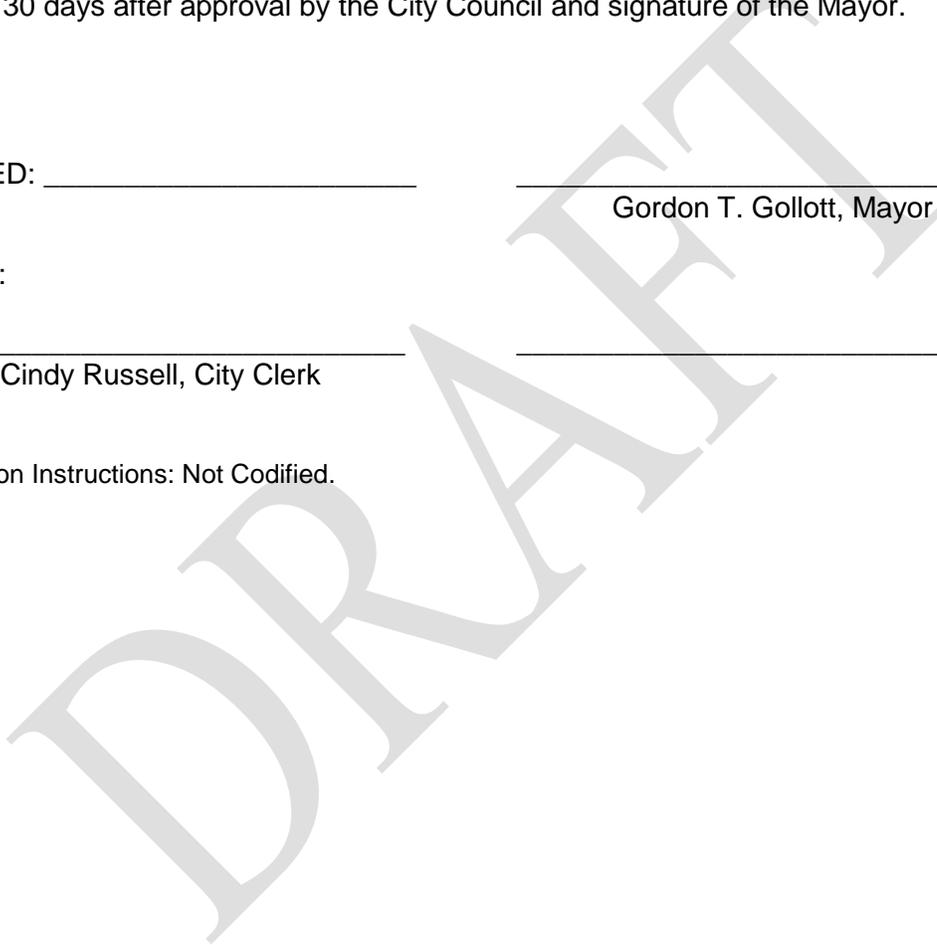
60 **SECTION 5. SETTING EFFECTIVE DATE AND APPEAL.** This Ordinance shall become  
61 effective 30 days after approval by the City Council and signature of the Mayor.  
62

63  
64  
65

66 ADOPTED: \_\_\_\_\_  
67 Gordon T. Gollott, Mayor

68  
69 ATTEST:  
70  
71 \_\_\_\_\_  
72 Cindy Russell, City Clerk

73  
74  
75 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  
 #8242400#3.000  
 12/23/13

for March 6, 2014

## 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.

# EXHIBIT 4

## Parcel Information

PIDN: 82424003.000  
GISP: 776.24-01-0067.00

### Owner Information

Name: DIRT INC Percent of Ownership: 100  
Name2:  
Mailing Address: P O BOX 565 Physical Address: GAUTIER  
SAUCIER MS 39574

### Land Information

Section, Township, Range: 24 7S 7W Acreage: 24.1800003  
Street Name:

### Value and Tax Information

Total Assessed Value: 572 Total Appraised Value: 3810  
Improvement Value: 0 Land Value: 3810  
Tax Amount: 76 SQ. FT: 0 Year Built: 0000

### Legal Description

Description: BEG SEC LOT 175 CAMBRIDGE SQUARE S/D PART 3 N 832.99' S 72\* W 668.70' N 71\* W 386' N 20\* W 224' N  
294.10' E 1078.87' N 192.06' N 84\* E 200' S 718.64' S 64\* E 696.46' SWLY ALG W/M MARTIN BLUFF RD TO  
POB DB 1595-214 'PER SURVEY' (67 Map776.24-01)  
Deed Book / Page: 1595 / 214