

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 _____
68 Gordon T. Gollott, Mayor

69 ATTEST:
70 _____
71 _____
72 Cindy Russell, City Clerk

73
74
75 Codification Instructions: Not Codified.

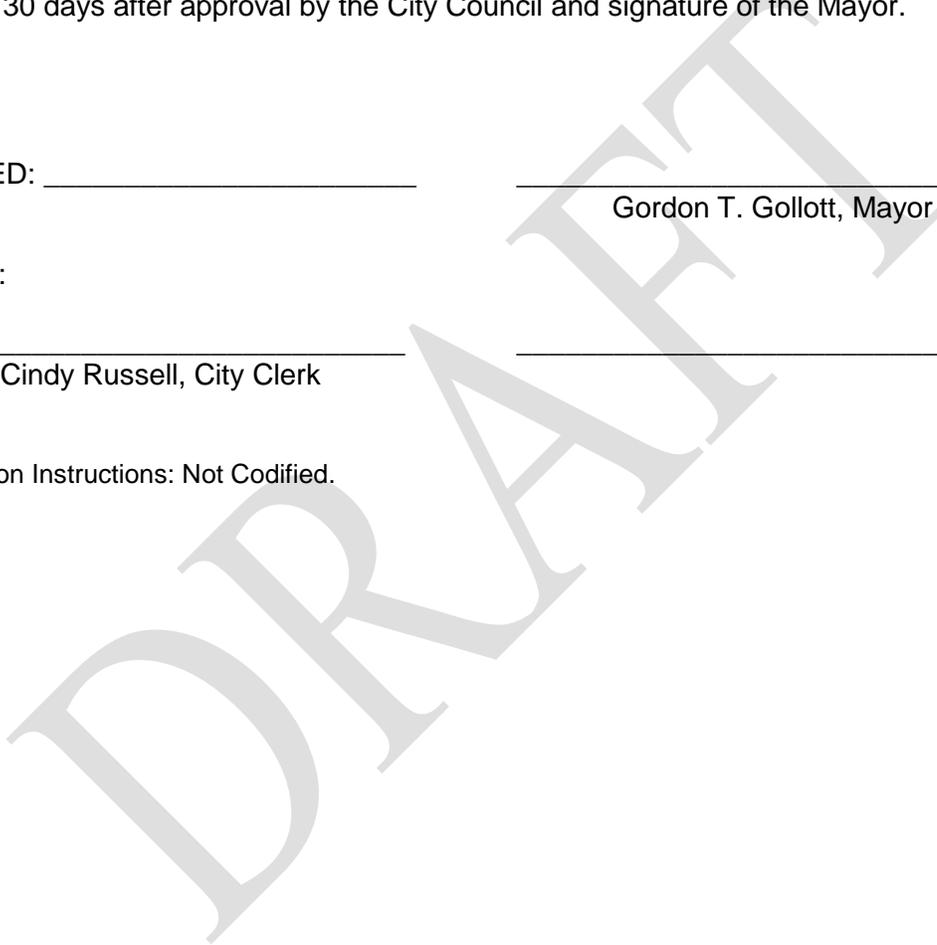


EXHIBIT 1

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

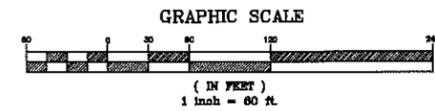
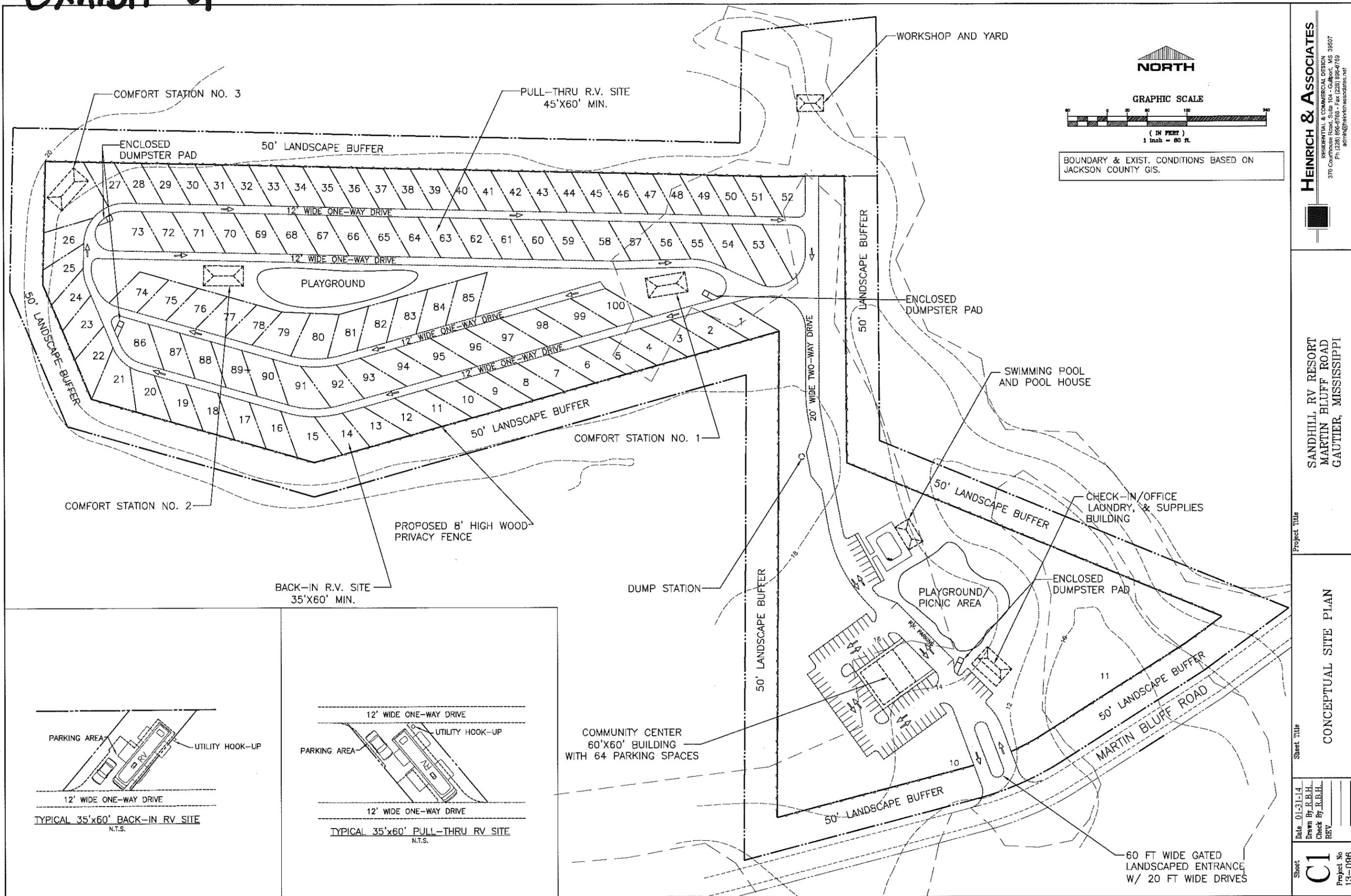
Date of Application: 12-21-13

FOR OFFICE USE ONLY	
Date Received	<u>12/23/13</u> Verify as Complete
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) 856-6768 - Fax: (228) 856-4719
 admin@heinrichassociates.net

SANDHILL RV RESORT
 MARTIN BLUFF ROAD
 GAUTIER, MISSISSIPPI

Project Title
CONCEPTUAL SITE PLAN

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

Exhibit 2



NORTH

GRAPHIC SCALE

1" = 100'

BOUNDARY & EXIST. CONDITIONS BASED ON JACKSON COUNTY GIS

Henshaw & Associates
CONSULTING ENGINEERS & ARCHITECTS
2000 South Main Street, Suite 100 - Columbus, MS 39207
601-923-1111 • Fax 601-923-1112
www.henshawandassociates.com

SANDHILL HILL RESORT
MARTIN LUTHER KING ROAD
GAULTON, MISSISSIPPI

ADJACENT PROPERTY
OWNER MAP

Sheet 12 of 12
Scale: 1" = 100'
Date: 11/11/11
Drawn by: P.M.L.
Check by: P.M.L.
Title: ADJACENT PROPERTY OWNER MAP
CI
Prepared by: P.M.L.
Date: 11/11/11

Exhibit 2



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