

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.
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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.

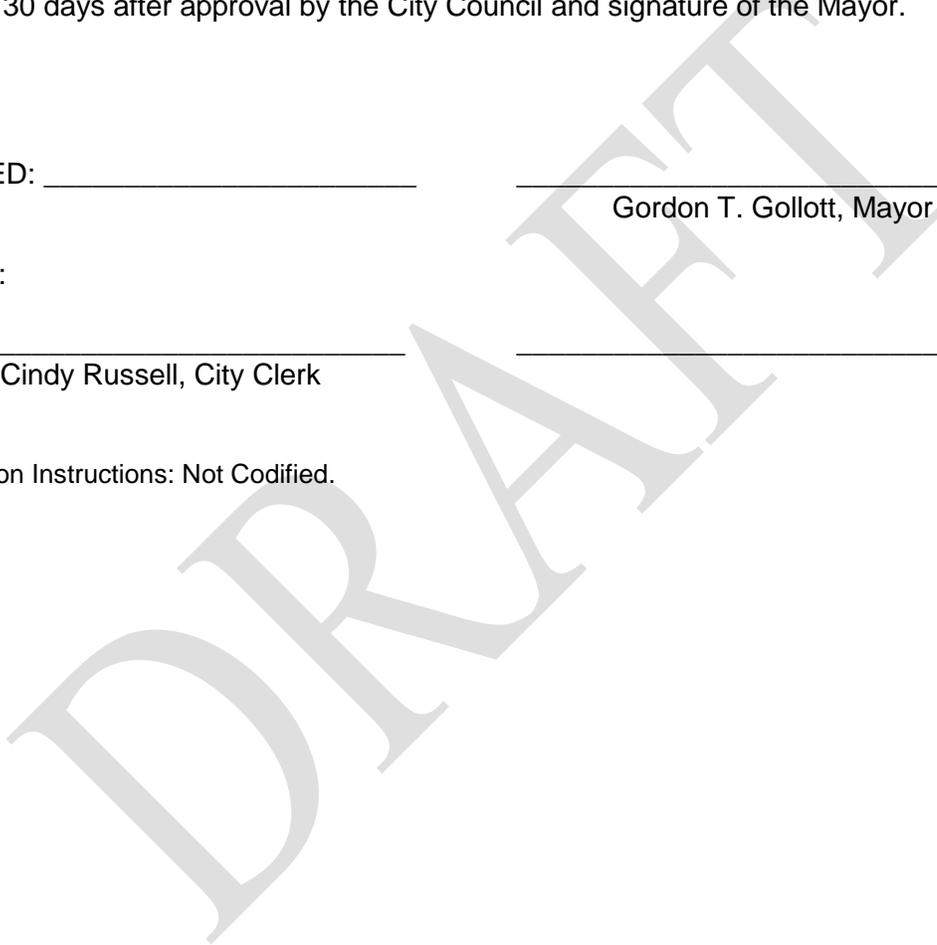


EXHIBIT 1

GAUTIER, MISSISSIPPI
ECONOMIC DEVELOPMENT/PLANNING DEPARTMENT
PUBLIC HEARING APPLICATION

Public Hearing Number
GPC 14-02-RZ

GPC 14-03-MD

PERMIT REQUESTED:

TO BE HEARD BY GAUTIER PLANNING COMMISSION:		FEE:
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

TO BE HEARD BY ECONOMIC DEVELOPMENT/PLANNING DIRECTOR ON STAFF REVIEW:		FEE:
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
 #8242400#3.000
 12/23/13

for March 6, 2014

**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