
**October 1, 2015
Gautier, Mississippi**

BE IT REMEMBERED THAT A REGULAR MEETING of the Gautier Planning Commission of the City of Gautier, Mississippi, was held on October 1, 2015 at 6:00 PM in the Council Chambers of the Gautier Municipal Building at 3330 Highway 90, Gautier, Mississippi.

Commission Members present were: Larry Dailey, Chairman; Vice Chairperson Sandra Walters; Commissioners Kay C. Jamison, J.J. Fletcher and Phil Torjusen. Also present were Chandra Nicholson, Economic Development and Planning Director; Josh Danos, City Attorney; Tricia L. Thigpen, Deputy City Clerk. Absent were: Commissioners Jimmy Green and Anthony York.

AGENDA

**GAUTIER PLANNING
COMMISSION**

October 1, 2015

6:00 P.M.

- I. **CALL TO ORDER**
- II. **PLEDGE OF ALLEGIANCE (VOLUNTEER)**
- III. **APPROVAL OF AGENDA**
- IV. **APPROVAL OF MINUTES (September 3, 2015)**
- V. **PUBLIC COMMENTS
(MATTERS OF THE PLANNING COMMISSION NOT LISTED ON THE AGENDA)**
- VI. **OLD BUSINESS**
 - A. NONE
- VII. **NEW BUSINESS**

A. SWEARING IN OF NEW PLANNING COMMISSIONERS

B. QUASI-JUDICIAL

1. REQUEST FOR A HOME OCCUPATION PERMIT TO ALLOW A HOME OFFICE FOR PHONE/COMPUTER WORK AND LOCATION FOR COURIER PACKAGES IN A LOW DENSITY SINGLE FAMILY RESIDENTIAL (R-1) ZONING DISTRICT, TO BE HELD AT 2603 GUILLOTTEVILLE ROAD (TERI GAUTIER, OWNER) (GPC CASE #15-11-HO)

VIII. GENERAL DISCUSSION

A. PREVIOUS CASE UPDATES

B. UPDATE ON DEVELOPMENT & EVENTS

IX. ADJOURN

Chairman Dailey called the meeting to order.

Chairman Dailey made the motion to move New Business Item #A – Swearing in of new Planning Commissioners after Approval of Agenda and to approve the agenda. **Commissioner Jamison** seconded the motion and the following vote was recorded:

AYES: **Larry Dailey**
 Sandra Walters
 Kay C. Jamison

NAYS: **None**

ABSTAINED: **J.J. Fletcher**
 Phil Torjusen

ABSENT: **Jimmy Green**
 Anthony York

Motion passed.

Attorney Josh Danos swore in new Commissioners J.J. Fletcher and Phil Torjusen.

Vice Chairperson Walters made the motion the approve minutes from Gautier Planning Commission Meeting held September 3, 2015 as submitted. **Commissioner Jamison** seconded the motion and the following vote was recorded:

AYES: **Larry Dailey**
 Sandra Walters
 Kay C. Jamison

NAYS: **None**

ABSTAINED: **J.J. Fletcher**
 Phil Torjusen

ABSENT: **Jimmy Green**
 Anthony York

Motion passed.

PUBLIC COMMENTS (Matters of the Planning Commission not listed on the agenda) –
None

OLD BUSINESS – None

NEW BUSINESS

B. QUASI-JUDICIAL

1. REQUEST FOR A HOME OCCUPATION PERMIT TO ALLOW A HOME OFFICE FOR PHONE/COMUPTER WORK AND LOCATION FOR COURIER PACKAGES IN A LOW DENSITY SINGLE FAMILY RESIDENTIAL (R-1) ZONING DISTRICT, TO BE HELD AT 2603 GUILLOTTEVILLE ROAD (TERI GAUTIER, OWNER)
(GPC CASE #15-11-HO)

Director Nicholson announced that Staff received a request for a Home Occupation Permit to allow a Home Office in a Low Density Single – Family Residential (R-1) Zoning District to be held at 2603 Guillotterville Road (GPC #15-11-HO).

Attorney Josh Danos swore in witnesses Chandra Nicholson, Economic Development and Planning Director and Teri Gautier, Applicant.

Ex Parte Disclosure:

Chairman Dailey – visited site and discussed case with Staff.

Vice Chairperson Walters – visited site.

Commissioner Jamison – visited site.

Commissioner Fletcher – email correspondence.

Ms. Gautier stated she is requesting a Home Occupation Permit at 2603 Guillotteville Road Gautier, MS for business services in sales and regulatory matters to manufactures that require assistance in completing foreign government registration of medical equipment, supplies and products; and logistics support to supply the products to countries outside of the United States.

Vice Chairperson Walters asked Ms. Gautier how many visits per day she expects from couriers. Ms. Gautier replied two (2) per month.

Vice Chairperson Walters asked Ms. Gautier when she expects to move her business to a commercial property location. Ms. Gautier replied hopefully next year.

Commissioner Jamison asked Ms. Gautier will there be customers coming to the home. Ms. Gautier replied no. Most of her clients were international.

Chairman Dailey asked Ms. Gautier will there be an increase or change in traffic. Ms. Gautier replied she does not expect there to be any change in traffic activity.

Commissioner Torjusen asked Director Nicholson if proper notification has been sent to all neighbors. **Director Nicholson** replied in a Home Occupation permit notifications are only sent to adjoining neighbors.

Commissioner Torjusen asked Director Nicholson if her staff received any objections. **Director Nicholson** replied that Staff received one (1) objection and it had been included in the packets.

Chairman Dailey asked if there were any further questions for the applicant. Commission members replied no.

Chairman Dailey asked for Staff Presentation.

Director Nicholson read the following from the Staff report: The Economic Development and Planning has received a request form Teri Gautier, owner of Gulf Commercial Group for a Home Occupation Permit that would allow a Home Office in a Low Density Single-Family Residential (R-1) Zoning District at 2603 Guillotteville Road, PID #8252011.050. The application fee of \$100 was paid on August 14, 2015 verified complete August 18, 2015.

The applicant received a Home Occupation in 2001 by the Gautier City Council to conduct two Home Occupations in an accessory structure adjacent to the primary residence.

The Planning Commission should make a finding-of-fact whether the proposed Home Occupation, described as a commercial export business, is permissible within the R-1 District, and therefore whether the Home Occupation request is appropriate for approval. The GPC should further consider whether the request will be harmonious with surroundings.

The Planning Commission may:

1. Recommend that City Council approve the Home Occupation Permit; or
2. Recommend that City Council deny the Home Occupation Permit.

Director Nicholson request staff report be entered into record.

Chairman Dailey asked if there were any questions for Staff.

Chairman Dailey asked Director Nicholson if her findings concerning the complaint about the increase in traffic, is that there is no anticipated increase in traffic by this Home Occupancy and there has not been in the years of operation and moving forward you don't anticipate any affect. **Director Nicholson** replied she did not.

Commissioner Jamison asked if the applicant paid for a new Home Occupation Permit. **Attorney Danos** replied the applicant paid the application fee. Council will decide if the applicant is required to have a new Home Occupation Permit.

Chairman Dailey asked if there were any objections from applicant. Ms. Gautier replied no.

Chairman Dailey asked if there were any public comments. There were none.

Chairman Dailey closed the public portion of the hearing and called for a motion.

Chairman Dailey made the motion that there is no additional Home Occupancy Permit necessary. The Home Office is existing for GPC# 44, that a privilege license has been maintained per the Unified Development Ordinance requirements for the existing Home Office, there is testimony that there will not and has not been any expansion, extension or change to the Home Office function, Staff findings is that this Home Office has not and will not affect traffic and that this existing Home Office should be covered under the existing Home Occupation Permit. **Vice Chairperson Walters** seconded the motion and the following vote was recorded:

AYES: **Larry Dailey**
 Sandra Walters
 Kay C. Jamison
 J.J. Fletcher
 Phil Torjusen

NAYS: **None**

ABSENT: **Jimmy Green**
 Anthony York

Motion passed.

GENERAL DISCUSSION:

A. Previous Case Updates:

1. The Unified Development Ordinance will be presented to Council for consideration on October 6th.

B. Update on Development & Events:

1. In the month of September:
 - a. Two (2) new business permits were issued.
 - b. 86 permits were issued last month with a total valuation of \$974,817.
 - c. \$18,791 in fees were collected.
 - d. 129 inspections were performed in September.
2. Food Express (old La La Land) received new business permit.
3. In November there will be a 55 lot Residential Subdivision before the Planning Commission.
4. Gautier Mullet & Music Fest. October 17th & 18th.
5. Haunted Trails starts October 23rd.

Commissioner Jamison made the motion to adjourn the meeting until November 5, 2015 at 6:00 PM. **Commissioner Torjusen** seconded the motion and the following vote was recorded:

AYES: **Larry Dailey**
 Sandra Walters
 Kay C. Jamison
 J. J. Fletcher
 Phil Torjusen

NAYS: **None**

ABSENT: **Jimmy Green**
 Anthony York

Motion passed.

SUBMITTED BY:

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

DATE: _____

**Larry Dailey, Vice-Chairman
Gautier Planning Commission**

DATE: _____

BACK UP DOCUMENTAION

Gautier Planning Commission

Regular Meeting Agenda

October 1, 2015

GPC #15-11-HO

2603 Guillotville Road: Home Occupation

Gulf Commercial Group

VII. NEW BUSINESS

A. QUASI-JUDICIAL

1. REQUEST FOR A HOME OCCUPATION PERMIT TO ALLOW A HOME OFFICE FOR PHONE/COMPUTER WORK AND LOCATION FOR COURIER PACKAGES IN A LOW DENSITY SINGLE FAMILY RESIDENTIAL (R-1) ZONING DISTRICT, TO BE HELD AT 2603 GUILLOTTEVILLE ROAD (TERI GAUTIER, OWNER) (GPC CASE #15-11-HO)

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**

To: Chairman and Members, Planning Commission

From: Chandra Nicholson, Economic Development & Planning Director

Date: September 25, 2015

Subject: Home Occupation Permit to allow a Home Office in a Low Density Single-Family Residential (R-1) Zoning District to be held at 2603 Guillotteville Road (GPC #15-11-HO)

REQUEST:

The Economic Development and Planning Department has received a request from Teri Gautier, owner of Gulf Commercial Group for a Home Occupation Permit that would allow a Home Office in a Low Density Single-Family Residential (R-1) Zoning District at 2603 Guillotteville Road, PID #82502100.050. The application fee of \$100 was paid on August 14, 2015 and verified complete August 18, 2015.

BACKGROUND:

The requested property is zoned Low Density Single-Family Residential (R-1).

1. Location: 2601/2603 Guillotteville Road (See Exhibit A)
Principal Arterial: MS State Highway 90
2. General features of the proposed project:
Residential Home with multiple accessory structures on site
Site Size: 6.65 Acres
Year Building Constructed (Home): 1940
3. Potable Water and Wastewater Services: Existing from City.
4. Current Zoning: R-1 Low Density Single-Family Residential.
6. Current Surrounding Zoning (See Exhibit B): I-2 Industrial to the north; R-1 Low Density Single-Family Residential to the east, west, and south.
7. Current Surrounding Existing Land Use (See Exhibit C): Industrial to the north; Vacant/Very Low to Low Density Residential to the east and west; and Very Low to Low Density Residential to the south.

8. Comprehensive Plan Future Land Use Designation (See Exhibit D): Industrial to the north; Low Density Residential to the south; and Very Low Density Residential to the east and west.

DISCUSSION:

The applicant received a Home Occupation in 2001 by the Gautier City Council to conduct two Home Occupations in an accessory structure adjacent to the primary residence. One of the businesses was a jelly production business and the other was a pharmaceutical export business (See Exhibit 2). The applicant currently desires to operate a business named “Gulf Commercial Group” described by the applicant as “the export of medical equipment, supplies and products”.

History

According to the applicant, the accessory structure was constructed to house the two original home occupations based on a Special Exception and a Conditional Use. The two commercial businesses were conducted in the accessory structure until 2013. In 2013, the pharmaceutical export business was moved to Sunplex and the Privilege License and Home Occupation Permit lapsed. The jelly production businesses has continued to operate.

It is not typical to have two addresses assigned to one lot, but the primary residence address is 2601 Guillotteville Road and the accessory structure’s address is 2603 Guillotteville Road. The City’s records reflect both of these addresses.

During Staff’s review of the appropriateness of the request, the October 2000 Planning Commission’s meeting minutes were reviewed. The applicant’s original application requested a Special Exception in order to build a commercial accessory structure in an R-1 Single Family Residential Zone, for the stated jelly and pharmaceutical export businesses. The GPC determined that the proposed accessory structure exceeded the dimension regulations of the R-1 District, and so changed the consideration from a Special Exception to a Condition Use Permit, in order to grant the larger accessory structure. The Conditional Use stipulated that the businesses would be allowable under a Conditional Use Permit provided that the businesses continued to operate under the home occupation provisions allowed in an R-1 Zoning District (See October 2000 GPC minutes).

The City Council minutes reflect approval of a Home Occupation. There is no approval in meeting minutes for a Conditional Use Permit or Special Exception (See attached minutes).

Compatibility

During the in-house hearing for a new Home Occupation permit, one citizen objection was received related to increased traffic. (See Exhibit E)

The property directly across the street (Guillotteville Road) is zoned Industrial. Staff anticipates that the proposed use will not impose any additional traffic from the use as approved in 2001.

Home Occupations are not allowable in accessory structures, pursuant to the 2009 Unified Development Ordinance. Increases in traffic are also not permissible.

DETERMINATION OF APPLICABLE LAW:

1. The UDO defines a Home Occupation as an occupation carried on in a residential dwelling unit by the resident thereof; provided that the use is limited, incidental and secondary to the residential use of the building. A Home Occupation Permit is non-transferable to future residents.
2. Home Occupation Permits require an in-house hearing and may be approved at staff level if no objections are received. Should there be objections to any Home Occupation request, the application will then be sent to Planning Commission and City Council for review/public hearing/approval.

RECOMMENDATION & CONCLUSION:

The Planning Commission should make a finding-of-fact whether the proposed Home Occupation, described as a commercial export business, is permissible within the R-1 District, and therefore whether the Home Occupation request is appropriate for approval. The GPC should further consider whether the request will be harmonious with surroundings.

The Planning Commission may:

1. Recommend that City Council approve the Home Occupation Permit; or
2. Recommend that City Council deny the Home Occupation Permit.

ATTACHMENTS:

1. Applicant's Exhibit 1 – Application
2. Applicant's Exhibit 2 – Previous Conditional Use Approval
3. City's Exhibit A – Location Map
4. City's Exhibit B – Existing Zoning Map
5. City's Exhibit C – Existing Land Use Map
6. City's Exhibit D – Future Land Use Map
7. City's Exhibit E – Written Objections Received
8. City's Exhibit F – Photos
9. City's Exhibit G – Home Occupation Regulation (UDO)

**CITY OF GAUTIER
HOME OCCUPATION PERMIT
GPC CASE NO. 15-11-HO**

Teri Gautier dba (Gulf Commercial Group)

REGARDING PARCEL ID NO: 82502100.050

The City of Gautier City Council, at its regular meeting held on October 20, 2015, considered the application for a Home Occupation Permit for a home offices as submitted by Teri Gautier, representative for Gulf Commercial Group. The parcel subject to this Permit is located at 2603 Guillotteville Road, Gautier, Mississippi, 39553. After due public notice, the City Council, having considered the 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 Home Occupation Permit as follows:

1. This proposed Home Occupation is consistent with the goals, objectives and policies of the City's Comprehensive Plan.
2. This proposed Home Occupation is consistent with the character of the immediate vicinity of the proposed use.
3. The proposed use, classified as a home office, is permitted as a Home Occupation.
4. Therefore, the City Council accepts the recommendation of the Planning Commission and approves the application submitted on August 14, 2015 for a Home Occupation Permit.
7. The Gautier Planning Commission recommended approval of this Home Occupation Permit on October 1, 2015.
8. The City Council adopted this Home Occupation Permit on a recorded vote of _____ ayes to _____ nays to approve the application of Gulf Commercial Group, located at 2603 Guillotteville Road., in Gautier, Mississippi, and identified as Jackson County Parcel No. 82502100.050.

October 20, 2015
Date of Issuance

Attest:

Gordon Gollott, Mayor
City of Gautier, Mississippi
3330 Highway 90
Gautier, MS 39553

Cindy Russell
City Clerk

ECONOMIC DEVELOPMENT/PLANNING DEPARTMENT
GAUTIER, MISSISSIPPI

HOME OCCUPATION APPLICATION

Hearing Number

GPC 15-11-HO

TYPE OF REQUEST:		FEE:
Home Occupation	✓	\$100.00

Name of Applicant: TERI GAUTIER

Name of Business: GULF COMMERCIAL GROUP

Address: 2603 GUILLOTTEVILLE RD Mailing Address (if different): P.O. Box 145

Email Address: gautier.inc@mindspring.com

Phone: 228-497-6896 Cell Phone: 228-324-1156

Reason for request, location and intended use of Property: Business startup.

Home occupation permit with conditional use on file;

ATTACHMENTS REQUIRED AS APPLICABLE: office for phone/computer work and location for courier packages.

- N/A 1. Diagram showing dimensions of home and dimensions of area to be used for home occupation.
- ✓ 2. Legal description and street address.
- ✓ 3. A detailed project narrative.
- N/A 4. Copy of protective covenants or deed restrictions, if any.
- N/A 5. Any other information requested by the Economic Development/Planning Director.
- N/A 6. Owner's Consent form, if anyone other than 100% sole owner makes application (see attached).

Signature of Applicant: Teri Gautier

FOR OFFICE USE ONLY

Date Received 8/14/15 Verify as Complete 8/18/15

Fee Amount Received 100.00

Initials of Employee Receiving Application RM

• To get best quality, follow...
 • Four oriented...
 • Um optimale Qualität zu erzielen, befolgen...

Parcel Information

PIDN: 82502100.050
GISP: 871.02-01-0350.00

Owner Information

Name: GAUTIER TERI Percent of Ownership: 100
Name2:
Mailing Address: P O BOX 1680 Physical Address: 2601 GUILLOTTEVILLE RD GAUTIER
GAUTIER MS 39553

Land Information

Section, Township, Range: 02 8S 7W Acreage: 6.65
Street Name: GUILLOTTEVILLE RD

Value and Tax Information

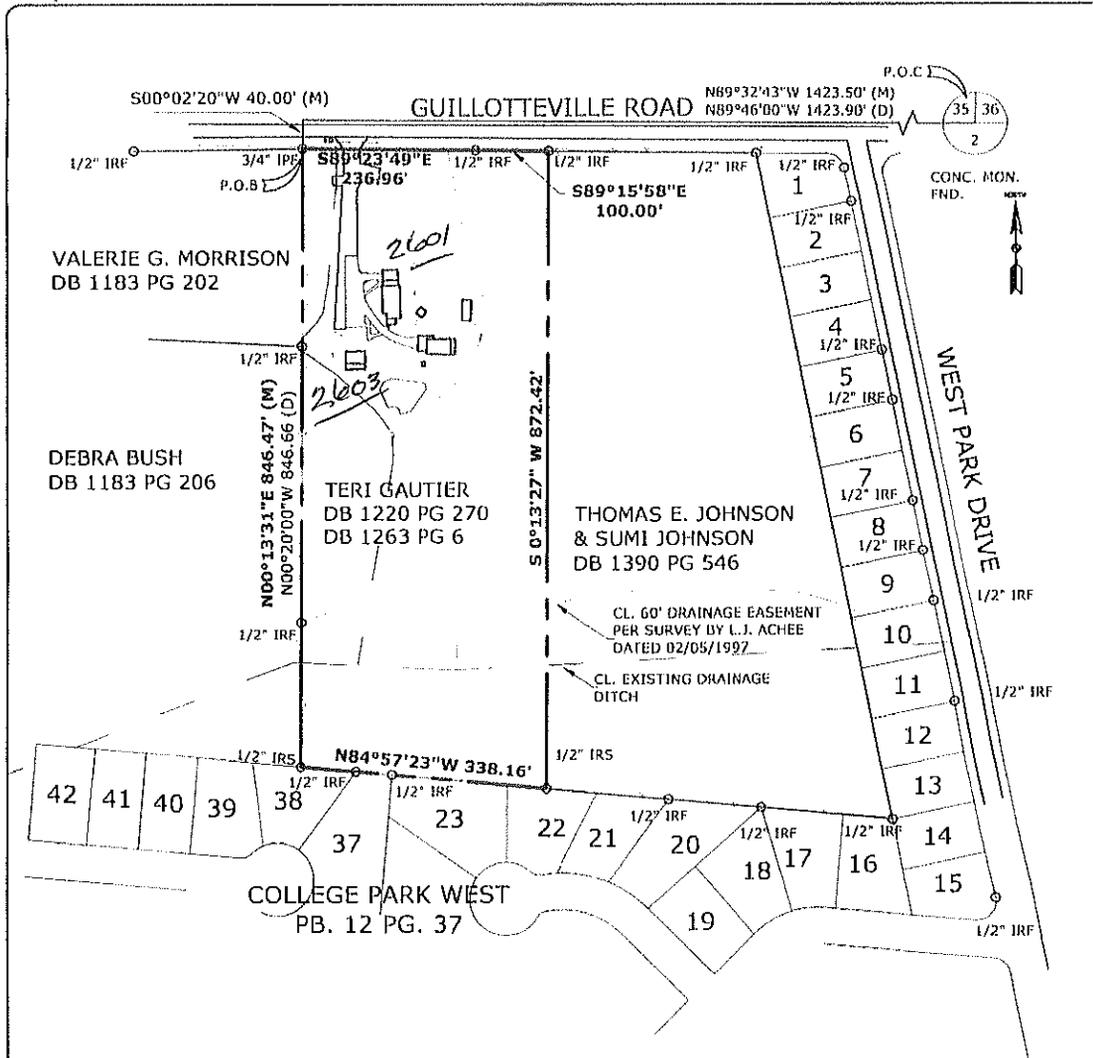
Total Assessed Value: 20789 Total Appraised Value: 180200
Improvement Value: 116470 Land Value: 63730
Tax Amount: 2526 SQ. FT: 0 Year Built: 1940

Legal Description

Description: COM SEC SECT 35-7-7 W 1423.9' TO NW CORNER OF LOT 1 S 40' TO S/M GUILLOTTEVILLE RD & POB S
846.63'S 84* E 338.16' N 872.42' W 337' TO POB DB 1220-270 DB 1263-6 DB 1493-645 (350 MAP871.02-
01)
Deed Book / Page: 1263 / 6

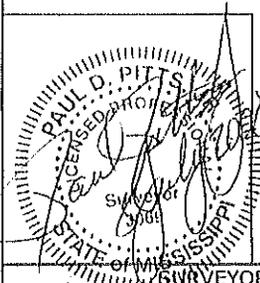


Fri Sep 25 2015 08:18:46 AM



NOTES:

1. Date of Class B Survey: 04/16/2007
2. A Property Description of even date herewith accompanies this Plat of Survey.
3. The Basis of Bearings for this survey is the Mississippi State Plane Coordinate System, East Zone (2301), NAD 83, grid values, using a scale factor of 0.999953733 and a convergence angle of 00 degrees 05 minutes 30 seconds.
4. Reference Material: DB 400, Pg. 587, DB 602, Pg. 409, DB 750, Pg. 106, DB 761, Pg. 487, DB 992, Pg. 411, DB 1183, Pg. 202, DB 1183, Pg. 206, DB 1186, Pg. 591, DB 1220, Pg. 270, DB 1288, Pg. 413, DB 1390, Pg. 546, DB 1456, Pg. 881, PB 12, Pg. 37
5. This Survey was prepared without the benefit of a Title Search.



SURVEYOR'S CERTIFICATE
STATE OF MISSISSIPPI
COUNTY OF JACKSON

We, Compton Engineering Inc., Consulting Engineers do hereby certify that we have surveyed, computed and plotted the property shown hereon located in Fractional Section 2, Township 8 South, Range 6 West, Jackson County, Mississippi.

Witness our signature on this, the 8th day of July, 2008.

Paul D. Pitts Jr.
Paul D. Pitts Jr.
PS No. 3069

6.6489 ACRE TRACT
LOCATED IN FRACTIONAL SECTION 2, TOWNSHIP 8 SOUTH, RANGE 7 WEST, JACKSON COUNTY, MISSISSIPPI

SCALE: 1" = 200' JOB #: 207-004.012 DWG. BY: JDL/PDP



COMPTON ENGINEERING, INC.
Engineering, Surveying, and Environmental Services
1706 Convent Avenue
Pascagoula, Mississippi 39567
Phone: (228) 762-3970 Fax: (228) 769-9079
E-mail: compton@comptonengineering.com

S:\w-Projects\2007\207-004-Plat Misc Survey\Work\012 Tom Gaudier - 2603 Guillotteville Rd., Gaudier, MS\Drawings\207-004-012 Survey-2.dwg, 7/8/2008 5:10:22 PM

2601 GUILLOTTEVILLE ROAD, GAULTIER, MS

- 2603

PROPERTY DESCRIPTION

Being a tract of land situated in Fractional Section 2, Township 8 South, Range 7 West, Jackson County, Mississippi, and being a portion of that land conveyed to Thomas E. Johnson and Sumi Johnson, as recorded in Deed Book 1220, Page 546, Deed Records, Jackson County, Mississippi; and also all of that tract of land conveyed to Teri Gautier as recorded in Deed Book 1263, Page 6, Deed Records, Jackson County, Mississippi, and being more particularly described as follows:

Commencing at a concrete monument found at the southwest corner of Section 36, the southeast corner of Section 35, Township 7 South, Range 8 West, and being on the north line of Fraction Section 2, Township 8 South, Range 7 West;

Thence, along the north line of said Section 2, North 89 degrees 32 minutes 43 seconds West a distance of 1,423.50 feet, to a point for corner;

Thence, South 00 degrees 02 minutes 20 seconds West a distance of 40.00 feet, to a 3/4 inch iron pipe found for the northwest corner of said Gautier tract, same being on the south right-of-way line of Guillotteville Road and being the Point of Beginning of the herein described tract;

Thence, along said south right-of-way line, South 89 degrees 23 minutes 49 seconds East a distance of 236.96 feet, to a 1/2 inch iron rod found for the corner;

Thence, along said south right-of-way line, south 89 degrees 15 minutes 58 seconds east a distance of 100.00 feet, to a 1/2 inch iron rod found for the northeast corner of said Gautier tract;

Thence, along the east line of said Gautier tract, South 00 degrees 13 minutes 27 seconds West a distance of 872.42 feet, to a 1/2 iron rod set on a north line of College Park West Addition, as recorder in Plat Book 12, Page 37, Plat Records, Jackson County, Mississippi;

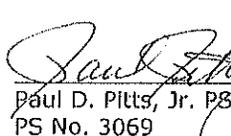
Thence, along said north line, North 84 degrees 57 minutes 23 seconds West a distance of 338.16 feet, to a 1/2 inch iron rod set for the southeast corner of tract of land conveyed to Debra Bush, as recorded in Deed Book 1183, Page 206, Deed Records, Jackson County, Mississippi;

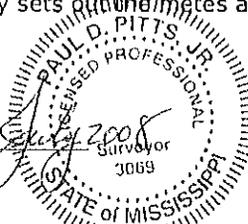
Thence, along the east line of said Bush tract and the east line of a tract conveyed to Valerie G. Morrison, as recorder in Deed Book 1183, Page 202, Deed Records, Jackson County, Mississippi, North 00 degrees 13 minutes 31 seconds East a distance of 846.47 feet, to the Point of Beginning and containing 5.6515 acres of land.

The Basis of Bearings for this survey is the Mississippi state Plane Coordinate System, East Zone (2301), NAD 83, grid values, using a scale factor of 0.999953733 and a convergence angle of 00 degrees 05 minutes 30 seconds.

(A plat of even survey date herewith accompanies this description.)

The undersigned, Professional Licensed Surveyor, hereby certifies that the forgoing description accurately sets out the metes and bounds of the easement tract described.


Paul D. Pitts, Jr. PS
PS No. 3069



Page 1 of 2

Teri Gautier
Gulf Commercial Group
2603 Guillotteville Road
Gautier, MS 39553
Tel: 228-497-6896
Cell: 228-324-1156

August 14, 2015

TO: City of Gautier, Economic Development

RE: Business Description

Gulf Commercial Group (GCG) is a sole proprietorship, owned and directed by Teri Gautier.

The office location will be at 2603 Guillotteville Road, Gautier, MS. This location is on the same property as the primary residence, 2601 Guillotteville Road, Gautier, MS. The City of Gautier Planning Commission approved a conditional use to the Home Occupation permit at 2601 Guillotteville Road, which allows the office space to be located in the separate building with the approved and recognized address 2603 Guillotteville Road. [GPC#00044, Minutes dated October 2000; official letter dated 01/04/2001]

The company will provide business services in sales and regulatory matters to manufacturers that require assistance in completing foreign government registration of medical equipment, supplies, and products; and, logistics support to supply the products to countries outside of the United States.

The primary NAICS code is 541611.

GCG is not required to have a wholesale license as products will not be purchased and sold. The services provided by GCG are outsourced by the manufacturers. The manufacturer will maintain ownership of the product and will sell and ship directly to the end user in the foreign country.

GCG is not required to have a MS Sales & Use Tax Certificate as products will not be purchased and sold in the state of MS.

Please contact me with questions or if further information is required.

Thank you and best regards,



Teri Gautier
Executive Director



APPLICATION FOR PRIVILEGE LICENSE

(Read Instructions Below Before Completing This Application)
MUST BE SIGNED AND RETURNED WITH REMITTANCE

City of Gautier
Attn: Tax Collector
3330 Highway 90
Gautier, MS 39553-5124

License Listed
Hereon is Due _____
and must be paid on or before last day of same
month to avoid penalty charges.

Application is hereby made for Privilege License, to be issued in the name of:

Gulf Commercial Group
P.O. Box 145 / 2603 GALLINOTTEVILLE RD.
GAUTIER, MS 39553
Telephone No.: 228-497-6896

Please check whether business is one of the
following:
 Individual Partnership
 Corporation Other

If business is a partnership, the names of each partner are:

TO ENGAGE IN BUSINESS UNDER THE TRADE NAME OF

at _____

In the following occupation	Code Number	Amount Due
<i>Business Services; exp</i>		\$
<i>CIPC # 00044; Oct 2000</i>		\$

official letter #104/2001
Number of Employees: 1

True Value of Inventory \$ 0

Sales Tax Number: _____

If home office address is different from that provided above, the full name and address is:

Name: _____

Street or Box No.: _____

City: _____ State: _____ Zip: _____

I hereby certify that all information given on this application for the purpose of securing Privilege License, and determining the amount due, is true and correct.

Print Name: TERI GAUTIER

Signature: Teri Gautier

If partnership or corporation, give official title of person making application.

THIS SPACE FOR USE BY TAX COLLECTOR

Renewal _____ New _____ Name Change _____

If new license, or change in name, previous license in name of _____

License No.: _____

INSTRUCTIONS TO APPLICANT

May be detached and retained for future reference.

The above application is required under Section 203, Chapter 137, and Privilege License Laws of 1944. Positively no license will be issued without a properly executed application, which the Tax Collector is required to keep on file for three (3) years.

License issued for one (1) year expires on the FIRST DAY of the month issued regardless of the day of original issue, and new license MUST be obtained no later than last day of same month to avoid delinquency. Mailing remittance on the last day of month is not sufficient. It must be mailed in time for license to be issued within month due.

An initial penalty of ten percent (10%), and thereafter a penalty of one percent (1%) per month for each month or part thereof during which the tax remains delinquent.

Application must be accompanied by proper remittance payable to CITY OF GAUTIER. If payment is made by mail, address City Tax Collector, 3330 Hwy. 90, Gautier, MS 39553-5124, and place in mail in time for it to be delivered before the last day of month in which due.

You may call (228) 497-8000 for further assistance.

It is Your Responsibility to See That You Pay The Proper License on Time. A Deputy Collector Will not Make a Personal Call to Collect Unless License is Delinquent.



City of Gautier

PLANNING DEPARTMENT

3330 Highway 90
Gautier, MS 39559-5124
Phone (228) 497-1878
Fax (228) 497-8028

PLANNING DIRECTOR
Ralph Hode

January 24, 2001

Teri Gautier
2601 Guillotteville Road
Gautier, MS 39553

Re: GPC Number 00044
Permit for Home Occupation
Pharmaceutical Business - Mail Order Only

Dear Mrs. Gautier,

We are pleased to advise you that the above referenced permit has been approved by the City of Gautier. A copy of the Planning Commission minutes regarding the conditions by which approval was granted is attached. Please feel free to contact our office in the event you have further questions concerning the permit.

Please be advised also that we have assigned an address of 2603 for the guest house/home business on the existing lot. As you are aware, in the event the businesses outgrow the planned structure it is authorized as a guest house. As such the structure is not to be used as rental property or for any use that would be in conflict with Municipal regulations governing single family residential uses of property.

On behalf of the City we wish you much success in this endeavor. If we may be of other service do not hesitate to contact us.

Sincerely,


Ralph E. Hode
Community Services Director

File: P:\...letters.01\013

PLMMAS01 TAXCY PRIVILEGE LICENSE APPLICATION PLWMAS01/M5
 Acct. 660 Business Owner *ADDENDUM* Total 33.00
 Name PHARMACEUTICAL TRADE SERVICES, PHARMACEUTICAL TRADE SERVICES,
 Address INC. INC.
 City, St, Zip GAUTIER MS 39553 GAUTIER MS 39553

Mail to Bus or Own O (O/B) WARNING - BUSINESS IS INACTIVE Active N (Y/N)
 Business Location 2603 GUILLOTTEVILLE RD. Renewal Month 7
 Previous DBA Name _____
 Business Phone 228-497-6896 Type of Business
 Judicial District - PHARMACEUTICAL WHOLESALE
 Tax District (SHIP ORDERS OUT-NO INVENTORY)
 State Sales Tax No. 030153480
 Zoning Permit No. _____
 Landroll PPIN _____
 Landroll Parcel No. _____
 Business Code No. _____
 Pers Property PPIN _____
 Pers Property Parcel _____
 Transient Business N (Y/N) Added 3 29 2007 VENEICE
 Section Desc Chgd 7 8 2013 LSH
 ENTER-CONTINUE F10-ADDENDUM F24-EXIT

PLMMAS01 TAXCY
660

MASTER RECORD ADDENDUM
PHARMACEUTICAL TRADE SERVICES,

PLWMAS14/M5

NO LONGER IN BUSINESS IN GAUTIER...MARKING ACCOUNT INACTIVE
AS OF 7-8-13 PER OWNER. LSH

ENTER-RETURN F24-RETURN

D. GPC #00046 TOMMY MARTIN - CONDITIONAL USE

VI. NEW BUSINESS

VII. OLD BUSINESS

VIII. RECESS UNTIL OCTOBER 19, 2000 AT 6:00 PM

=====

PUBLIC COMMENTS (OTHER THAN LISTED AGENDA ITEMS)

There were no public comments.

=====

PUBLIC AGENDA:

A. GPC #00-043 STANLEY WESTLAND - VARIANCE

This request was forwarded to the Jackson County Planning Department due to appeal to annexation proposal.

B. GPC #00044 TERI GAUTIER - HOME OCCUPATION

There came before the Planning Commission a request from Teri Gautier for a Home Occupation permit that would authorize the export sales of pharmaceuticals in association with a previously approved home occupation at 2601 Gulllotteville Road.

It was the finding of the Commission that the applicant proposed to replace an existing 1100 square foot accessory structure that had been approved under GPC #94-040 in January of 1995 for a Mayhaw Jelly home business. The proposal included the construction of a new 950 square foot structure that would be used to house the Mayhaw production facility as well as the requested pharmaceutical export business. Further, the applicant proposed to build the new structure in such a manner that it could be used as a guest house if and when the businesses became too large to remain in a residential environment.

The Commission noted that the proposed was an extension of an existing home occupation; but, that the construction of a building that would/could potentially serve as a guest house would exceed the allowable size of guest houses as defined by the City Zoning Ordinances. As a result, the Commission proposed to consider the case as a conditional use permit that would allow both businesses as well as a future guest house on the condition that neither be used for rental purposes and on the condition that the

businesses remain in compliance with those regulations that governed home businesses in a residential zone.

Commissioners determined that the hearing had been properly advertised, that there were no objections from neighboring residents, that the previously approved business had continued to operate within the guidelines of home occupations as defined in the City Zoning ordinance, and the proposed would not have a negative impact on the character of the neighborhood.

On a motion by Bob Myers for approval and a second by Wayne Swauncy the following vote was recorded:

<u>AYES</u>	<u>NAYS</u>	<u>ABSENT</u>	<u>ABSTAINED</u>
Larry Moran	Kathy Johnson	Al Hammond	
Wayne Swauncy			
Don Johnson			
Lamar Davis			
Bob Myers			

C. GPC #00042 TOMMY & SUZANNE MARTIN - CONDITIONAL USE

There came before the Planning Commission a request from Tommy and Suzanne Martin for a conditional use permit that would authorize the installation of a used car sales lot to be located adjacent to and in association with an existing pawn shop, contractors office and doctors office at 5118 Gautier Vancleave Road.

It was the finding of the Commission that the hearing had been properly advertised, that there were no objections to the request, and that the proposed vehicle sales lot was to be an extension of and integral to the existing pawn shop. It was also the finding of the Commission that the proposed was an extension of an existing facility and that it would neither change the character of the neighborhood nor negatively impact the existing use of adjoining properties.

On a motion by Lamar Davis for approval and a second by Bob Myers the following vote was recorded:

<u>AYES</u>	<u>NAYS</u>	<u>ABSENT</u>	<u>ABSTAINED</u>
Larry Moran		Al Hammond	
Wayne Swauncy			

Commissioners Present:

Larry Moran, Chairman
Wayne Swauncy
Kathy Johnson
Don Johnson
Lamar Davis
Bob Myers

Staff Present:

Ralph Hode
Babs Hackett

FINDINGS:

There came before the Planning Commission a request from Tommy and Suzanne Martin for a conditional use permit that would authorize the installation of a used car sales lot to be located adjacent to and in association with an existing pawn shop, contractors office and doctors office at 5118 Gautier Vandervee Road. It was the finding of the Commission that the hearing had been properly advertised, that there were no objections to the request, and that the proposed vehicle sales lot was to be an extension of and integral to the existing pawn shop. Further, it was the finding of the Commission that the proposed was an extension of an existing facility and that it would neither change the character of neighborhood nor negatively impact the existing use of adjoining properties.

BOARD RECOMMENDATIONS

On a motion by Mr. Davis for approval and a second by Mr. Myers the following vote was recorded.

AYES	NAYS	ABSENT	ABSTAINED
Larry Moran			
Wayne Swauncy			
Kathy Johnson			
Don Johnson			
Lamar Davis			
Bob Myers			

Submitted by: /s/ Ralph E. Hode
Ralph E. Hode

Date: 10/9/00

file: P:\...Windfact.00\gpc00.042



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

ORDER NO. 16-2001

IT IS HEREBY ORDERED by the Mayor and Members of the Council of the City of Gautier, Mississippi, that the Planning Commission recommendation to approve GPC00-044/Teri Gautier-Home Occupation permit for expanded home business to include export sales of pharmaceuticals is hereby authorized.

IT IS FURTHER ORDERED that the City Manager is authorized to execute any and all documents necessary.

Motion was made by Taylor, seconded by Phillips, and the following vote was recorded:

AYES: Charles A. Keith

Ken Taylor

Johnny Jones

Hurley Ray Guillotte

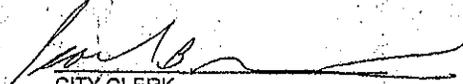
James T. Savage

Bernard Phillips

NAYS: NONE

Charles A. Keith
MAYOR

ATTEST:


CITY CLERK

PASSED AND ADOPTED at the October 17, 2000, Meeting of the Mayor and Council of the City of Gautier, Mississippi.

FINDINGS OF FACT
GAUTIER PLANNING COMMISSION

Case Number: GPC - 00-044

Applicant: Teri Gautier

Hearing Description: Home Occupation permit for expanded home business to include export sales of pharmaceuticals.

Hearing Date: October 5, 2000

Commissioners Present:

Staff Present:

Larry Moran, Chairman

Ralph Hode

Wayne Swauncy

Babs Hackett

Kathy Johnson

Don Johnson

Lamar Davis

Bob Myers

FINDINGS:

There came before the Planning Commission a request from Teri Gautier for a Home Occupation permit that would authorize the export sales of pharmaceuticals in association with a previously approved home occupation. It was the finding of the Commission that the applicant proposed to replace an existing 1100 square foot accessory structure that had been approved under GPC #94-040 in January of 1995 for a Mayhaw Jelly home business. The proposal included the construction with a new 950 square foot structure that would be used to house the Mayhaw production facility as well as the requested pharmaceutical export business. Further, the applicant proposed to build the new structure in such a manner that it could be used as a guest house if and when the businesses became too large to remain in a residential environment.

Further, it was the finding of the Commission that the proposed was an extension of an existing home occupation; but, that the construction of a building that would/could potentially serve as a guest house would exceed the allowable size of guest houses as defined by the City Zoning Ordinances. As a result, the Commission proposed to consider the case as a conditional use permit that would allow both businesses as well as a future guest house on the condition that neither be used for rental purposes and on the condition that the businesses remain in compliance with those regulations that governed home businesses in a residential zone.

Commissioners determined that the hearing had been properly advertised; that there was no objection from neighboring residents, that the previously approved business had continued to operate within the guidelines of home occupations as defined in the City Zoning ordinance, and the proposed would not negative impact the character of the neighborhood.

BOARD RECOMMENDATIONS

On a motion by Mr. Myers for approval and a second by Mr. Swauncy the following vote was recorded.

AYES	NAYS	ABSENT	ABSTAINED
Larry Moran	Kathy Johnson		
Wayne Swauncy			
Don Johnson			
Lamar Davis			
Bob Myers			

Submitted by: /s/Ralph E. Hode
Ralph E. Hode

Date: 10-9-00

file: P:\...mindfact.00\gpc00.044

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

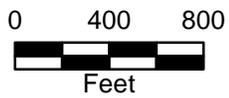
ORDER NO. 17-2001

IT IS HEREBY ORDERED by the Mayor and Members of the Council of the City of Gautier, Mississippi, that the purchase of a Minolta Digital Copier/Di620 from Uni-Copy in the amount of \$12,735.00, under state contract number 5-6000-02246, is hereby authorized.

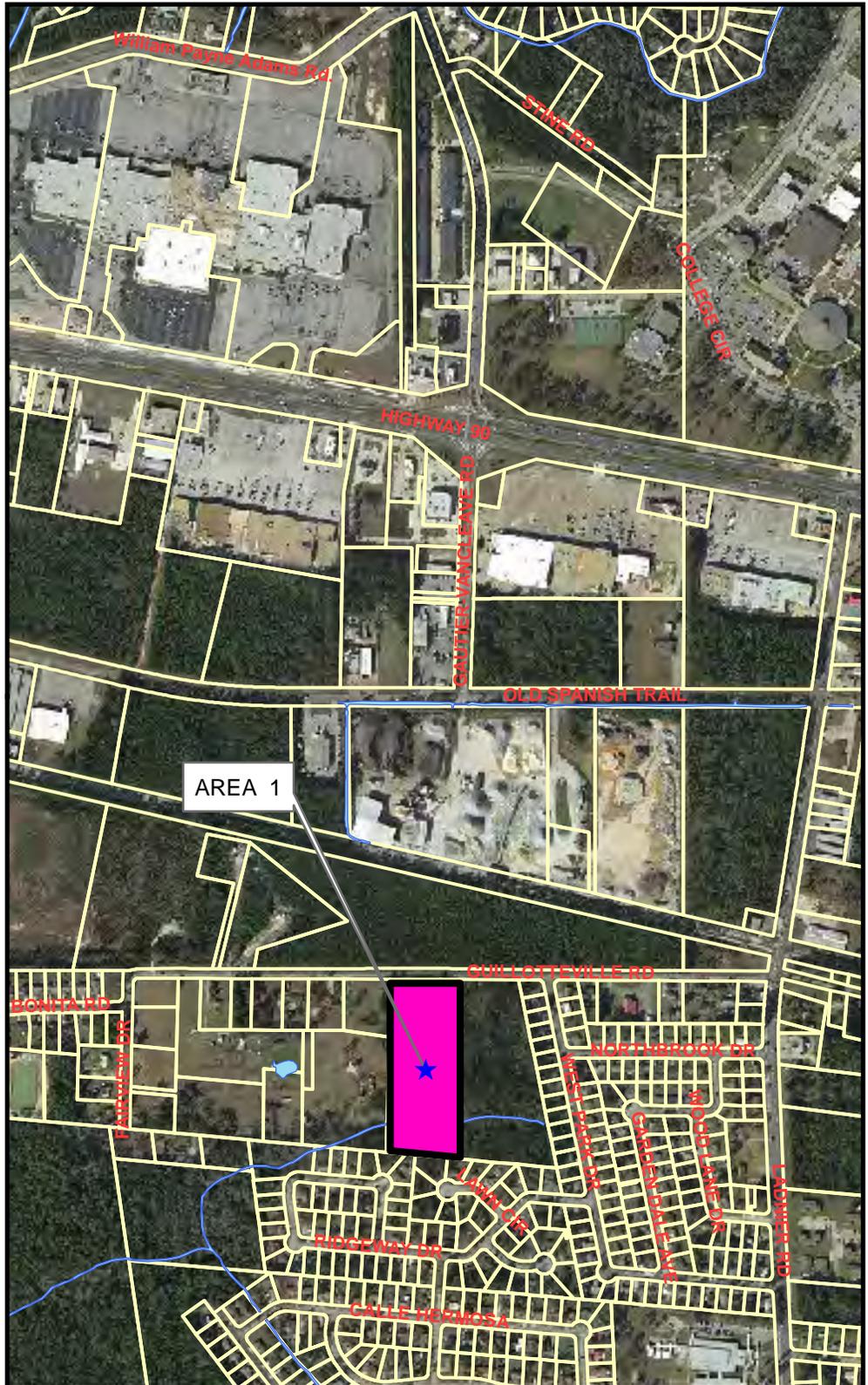
IT IS FURTHER ORDERED that the acquisition be accomplished through lease/purchase from Merchant & Marine Bank at 6.0% during a 36 month period for a monthly note of \$389.12.

Location Map
2603 Guillotteville Road
Home Occupation

City Of Gautier
Economic Development/Planning

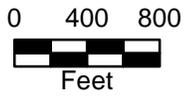


Prepared by the
City of Gautier
Planning Division



Existing Zoning Map

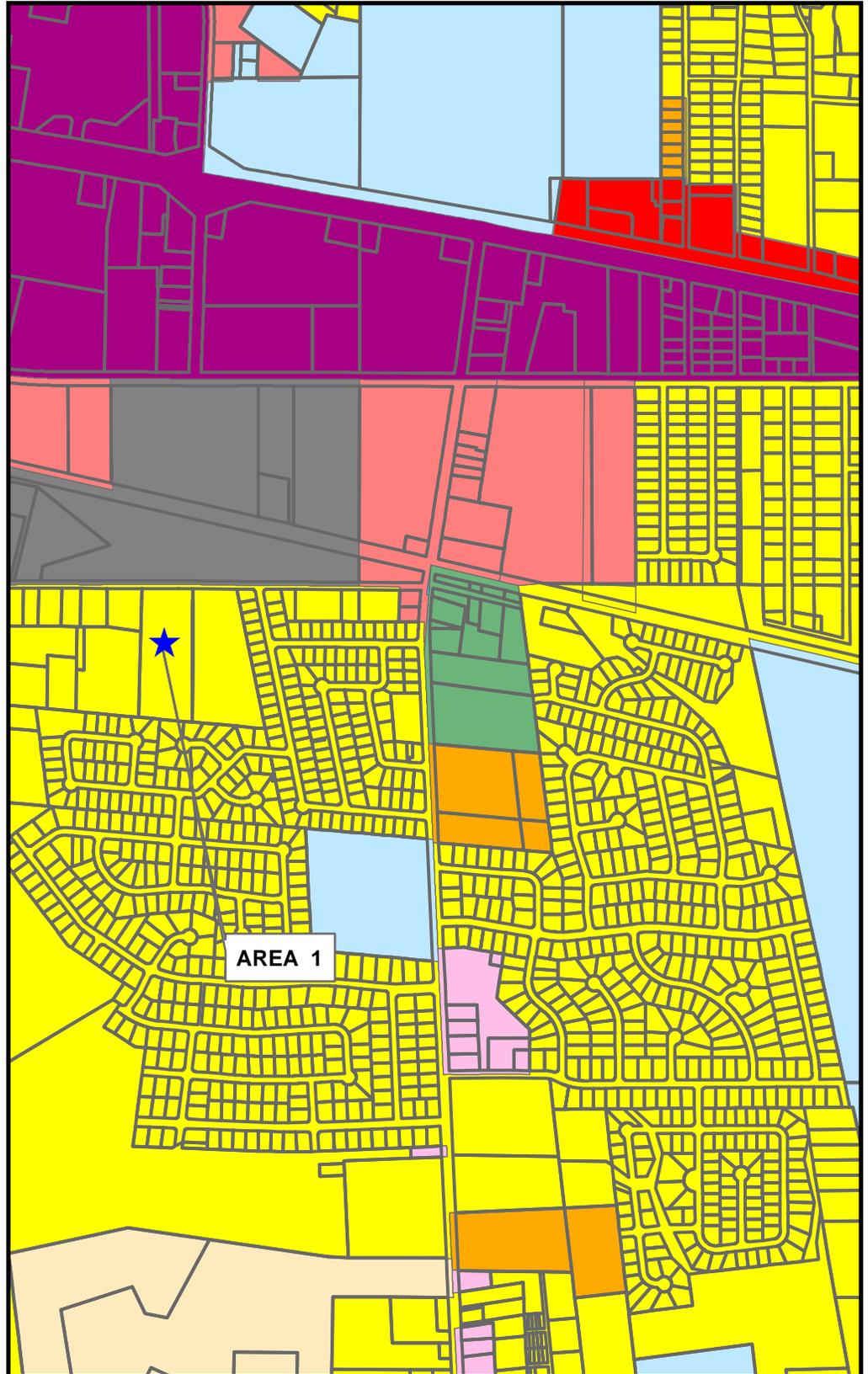
City Of Gautier
Economic Development/Planning



Prepared by the
City of Gautier
Planning Division

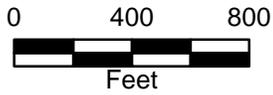
Legend

-  AG Agricultural
-  PL Public/Semi-Public
-  PUD Planned Unit Development
-  R-1 Low Density Residential
-  R-2 Multi-Family Residential
-  R-3 Mobile Home District
-  MUM
-  TC
-  MURC-1
-  MURC-2
-  MURC-MW
-  C-1 Neighborhood Commercial
-  C-2 Community Commercial
-  C-3 Highway Commercial
-  I-2 Industrial



Existing Land Use Map

**City Of Gautier
Economic Development/Planning**

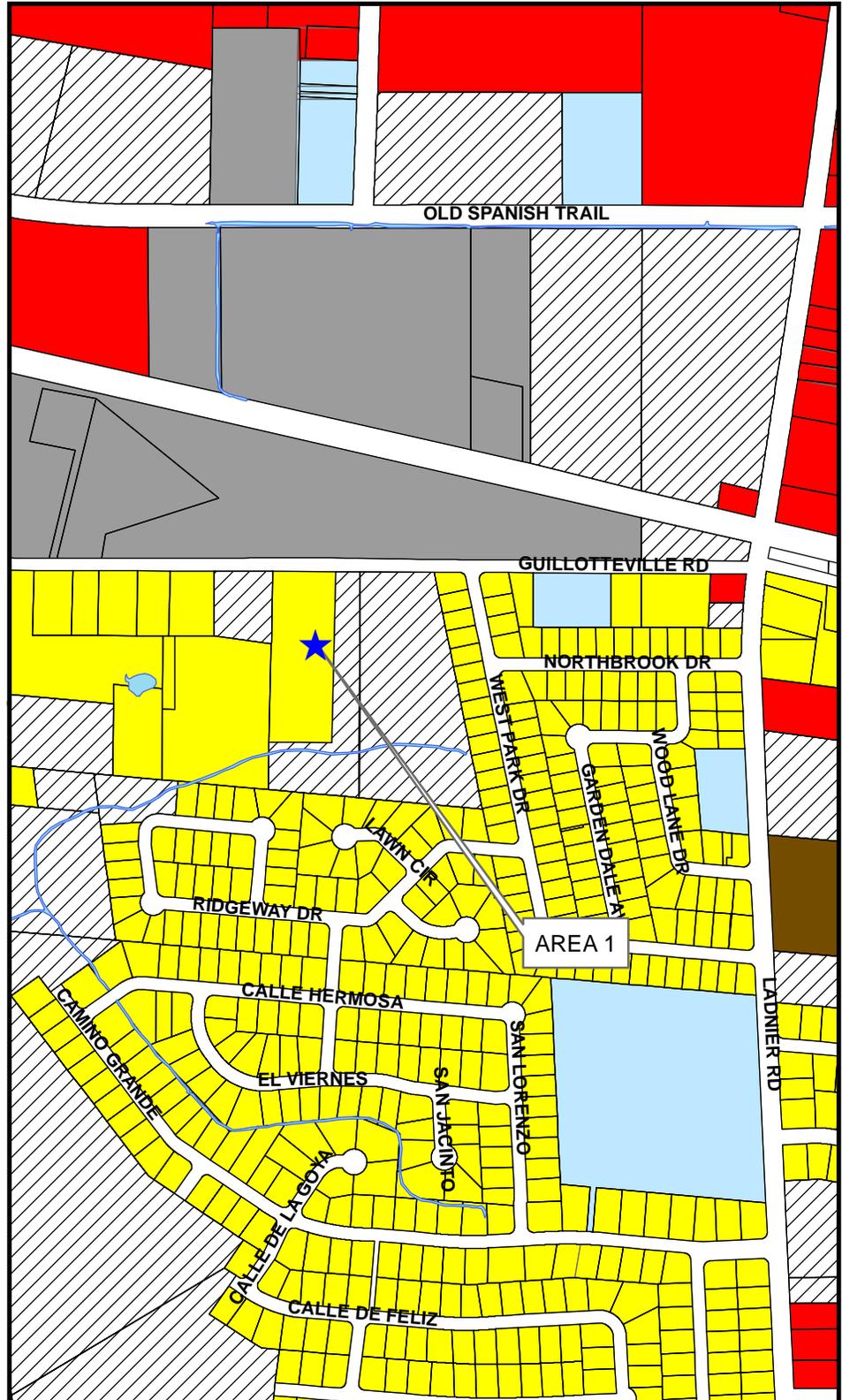


**Prepared by the
City of Gautier
Planning Division**

Legend

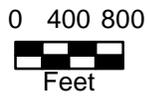
EXISTING LAND USE

- Commercial-Retail
- Conservation
- Civic
- Industrial
- Marina/Fish Camps
- High Density Residential
- Mobile Home
- Mobile Home Park
- Medium Density Residential
- Office
- Recreation
- Very Low to Low Density Residential
- Utility
- Vacant



Future Land Use Map

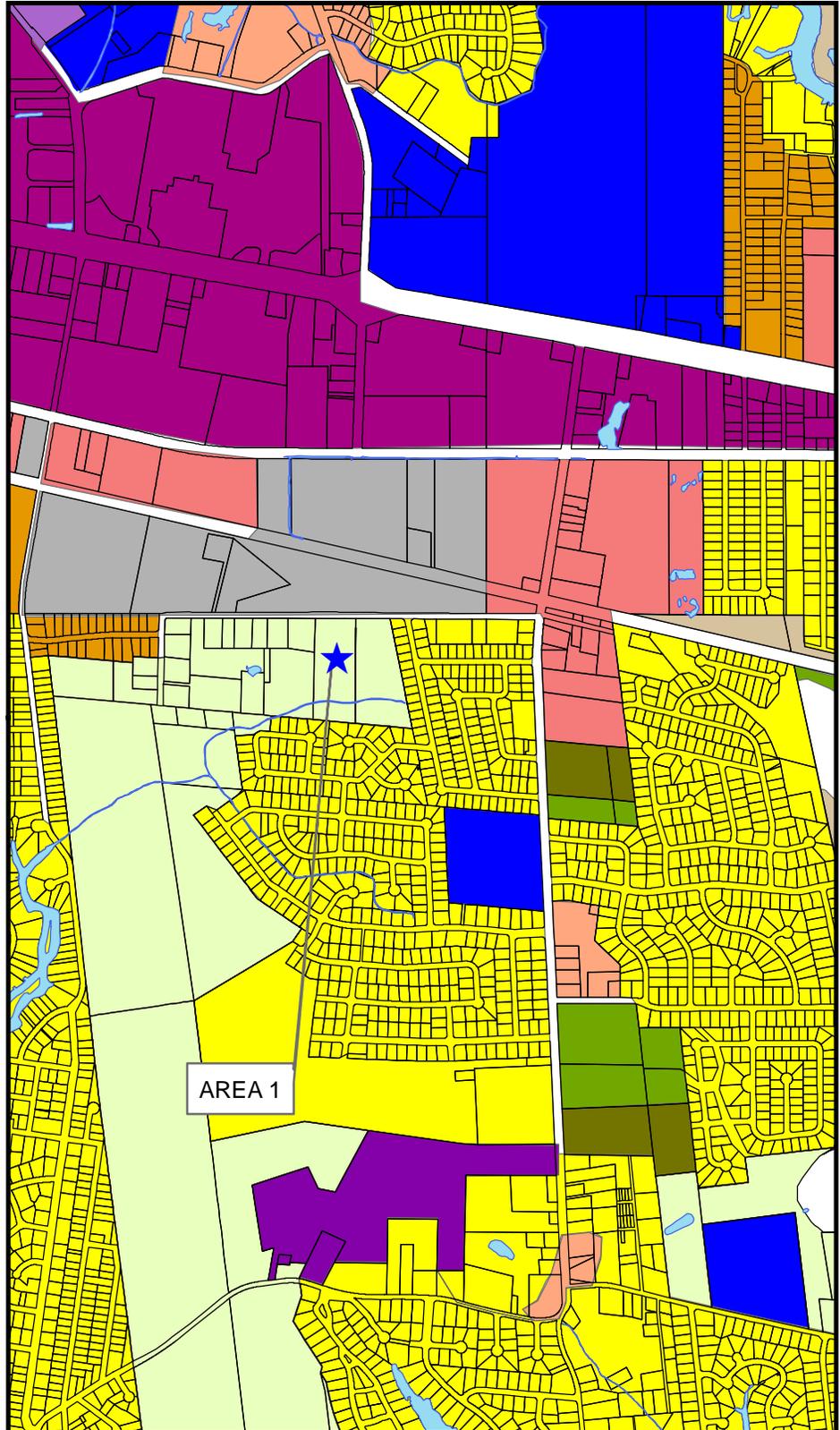
City Of Gautier
Economic Development/Planning



Prepared by the
City of Gautier
Planning Division

Legend

- Civic
- High Impact Commercial
- Conservation
- High Density Residential
- Industrial
- Low Density Residential
- Medium Density Residential
- Mobile Home Residential
- Low Impact Commercial
- Recreational
- Recreational Commercial
- Regional Scale Commercial
- Mixed Use Residential
- Town Center
- Very Low Density Residential



From: [Chandra Nicholson](#)
To: "Sophia"
Subject: RE: GPC#15-11-HO : REJECT
Date: Friday, September 11, 2015 12:40:00 PM

Thank you! I just wanted to make sure.

From: Sophia [mailto:rhodes2423@aol.com]
Sent: Friday, September 11, 2015 12:27 PM
To: <cnicholson@gautier-ms.gov> <cnicholson@gautier-ms.gov>
Subject: Re: GPC#15-11-HO : REJECT

Chandra that wasn't me. I only object because of the increased traffic and activity in a already congested area.

Sent from my iPhone

On Sep 11, 2015, at 10:24 AM, "Chandra Nicholson" <cnicholson@gautier-ms.gov> wrote:

Ms. Rhodes,

We received a phone call later in the afternoon the day we received this e-mail. The lady was calling about this case and wanted more information. She ultimately said she did not have an objection to the case. It was a bad connection and I did not get her name. Was that by any chance you that had called.

I'm just trying to see if you still had objections to this case. If we have objections, we send the case to Planning Commission. Thanks for your time, Chandra

From: Chandra Nicholson [mailto:cnicholson@gautier-ms.gov]
Sent: Friday, August 21, 2015 2:29 PM
To: 'Sophia Rhodes' <rhodes2423@aol.com>
Subject: RE: GPC#15-11-HO : REJECT

Thank you so much for taking the time to give your input. We will take your comments under advisement.

From: Sophia Rhodes [mailto:rhodes2423@aol.com]
Sent: Friday, August 21, 2015 2:23 PM
To: cnicholson@gautier-ms.gov
Subject: GPC#15-11-HO : REJECT

To whom it concerns:

This sounds like a business. This route is used by a large number of people in Gautier and abroad. The increased business activity will create additional traffic, traffic congestion and

more unwanted people in the neighborhood, I vote to reject this permit. Thank you.





SECTION 6.7 Regulations for Home Occupations

6.7.1 General Regulations

A home occupation is a gainful occupation conducted in a dwelling unit, for which an annual privilege license must be issued and that:

- A.** No stock in trade or commodity shall be sold on the premises.
- B.** There shall be no employment of help other than members of the resident family.
- C.** Not more than twenty (20) percent of the heated and cooled square footage area of the dwelling unit not to exceed five hundred (500) square feet shall be used in conducting the home occupation.
- D.** There shall be no change in the outside appearance of the building or premises, no outdoor storage of anything, or any other visible evidence of the conduct of such home occupation other than one sign in accordance with regulations of Article not exceeding one non-illuminated sign no larger than one (1) square foot, mounted flush against the principal building.
- E.** No home occupation shall be conducted in any accessory building.
- F.** No traffic shall be generated by such home occupation in greater volumes than would normally be expected in a residential neighborhood, and any need for parking generated by the conduct of such home occupation shall be off the street and other than in the required front yard.
- G.** No equipment or process shall be used in such home occupation which increases noise, vibration, glare, fumes, odors, or electrical interference to adjoining properties.
- H.** The ED Director of shall periodically examine all businesses operating under a home occupation permit to determine if they are maintained in compliance with regulations set forth herein. The ED Director of is authorized to notify any business found to not be in compliance to cease operations and to revoke said permits.

6.7.2 Home Occupations Permitted

The following occupations, subject to the requirements of the above section, may be permitted as home occupations:

- A.** Artist, sculptor, author
- B.** Catering Service when they are a part of operator's residence
- C.** Computer programming and word processing
- D.** Cooking and preserving
- E.** Dressmaker, seamstress, tailor, interior decorator
- F.** Home office
- G.** Instructional Studio, Private. Teaching, including tutoring, musical instruction or dancing, but limited to one pupil per teacher at any given time
- H.** Private Professional Office
- I.** Telephone answering service

- J. Any other similar use which the ED Director determines is compatible. The ED Director may elect to take any Home Occupation request to the Planning Commission for consideration.

6.7.3 Prohibited Home Occupations

The following are not permitted as home occupations:

- A. Animal hospitals or animal rescue operations
- B. Child Care Facilities including kindergartens
- C. Convalescent homes
- D. Repair Shops requiring outside or major repair to equipment and/or vehicles
- E. Coffee Shops, restaurants or any facility serving beverages or food to the public.
- F. Boarding House