
November 5, 2015
Gautier, Mississippi

BE IT REMEMBERED THAT A REGULAR MEETING of the Gautier Planning Commission of the City of Gautier, Mississippi, was held on November 5, 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 Jimmy Green, Kay C. Jamison, J.J. Fletcher, Anthony York and Phil Torjusen. Also present were Chandra Nicholson, Economic Development and Planning Director; and Tricia L. Thigpen, Deputy City Clerk. Absent was Josh Danos, City Attorney.

AGENDA
GAUTIER PLANNING COMMISSION
November 5, 2015
6:00 P.M.

- I. CALL TO ORDER**
- II. PLEDGE OF ALLEGIANCE (VOLUNTEER)**
- III. APPROVAL OF AGENDA**
- IV. APPROVAL OF MINUTES (October 1, 2015)**
- V. PUBLIC COMMENTS
(MATTERS OF THE PLANNING COMMISSION NOT LISTED ON THE AGENDA)**
- VI. OLD BUSINESS**
 - A. NONE

VII. NEW BUSINESS

A. QUASI-JUDICIAL

1. CRESTVIEW ESTATES SUBDIVISION – REQUEST FOR A SUBDIVISION PRELIMINARY PLAT APPROVAL IN AN R-1 DISTRICT, OLD SPANISH TRAIL (SHAWN PEDERSEN/PEDERSEN DEVELOPMENT, LLC, OWNER) (GPC CASE#15-12-SD)

VIII. GENERAL DISCUSSION

- A. PREVIOUS CASE UPDATES
- B. UPDATE ON DEVELOPMENT & EVENTS

IX. ADJOURN

Chairman Dailey called the meeting to order.

Vice Chairperson Walters made the motion to approve the agenda order. **Commissioner York** seconded the motion and the following vote was recorded:

AYES: **Larry Dailey**
 Sandra Walters
 Jimmy Green
 Kay C. Jamison
 J.J. Fletcher
 Anthony York
 Phil Torjusen

NAYS: **None**

Motion passed.

Commissioner Torjusen made the motion to approve the minutes from October 1, 2015. **Commissioner Jamison** seconded the motion and the following vote was recorded:

AYES: **Larry Dailey**
 Sandra Walters
 Jimmy Green
 Kay C. Jamison
 J.J. Fletcher
 Anthony York
 Phil Torjusen

NAYS: **None**

Motion passed.

Public Comments (Matters of the Planning Commission not listed on the agenda) – None

OLD BUSINESS – None

NEW BUSINESS

B. QUASI-JUDICIAL

1. CRESTVIEW ESTATES SUBDIVISION – REQUEST FOR A SUBDIVISION PRELIMINARY PLAT APPROVAL IN AN R-1 DISTRICT, OLD SPANISH TRAIL (SHAWN PEDERSEN/PEDERSEN DEVELOPMENT, LLC, OWNER) (GPC CASE # 15-12-SD)

Director Nicholson announced that Staff received a request for a preliminary plat application from Shawn Pedersen of Pedersen Development, LLC to divide one parcel consisting of approximately 20.54 acres into 55 parcels.

Court Reporter swore in witnesses Chandra Nicholson, Economic Development and Planning Director and Shawn Pedersen of Pedersen Development, LLC, applicant.

Ex Parte Disclosure:

Chairman Larry Dailey – visited site and discussed case with staff.

Vice Chairperson Sandra Walters – visited the site.

Commissioner Kay C. Jamison – attempted to visit the site.

Commissioner J.J. Fletcher – discussed case with staff.

Mr. Pedersen, owner of Pedersen Development, LLC, stated he purchased 20 acres and would like to develop a 56 lot subdivision which is currently zoned R-1 on the west end of Old Spanish Trail. All wetlands permitting to fill a majority of the wetland areas have been obtained. Mr. Pedersen also stated that it is his intent to donate “Parcel A” in the back of the property to the City. The property has been in the Pedersen family since 1998.

Commissioner Torjusen asked Mr. Pedersen if he currently had any projects in the works or that have been completed.

Mr. Pederson replied yes. We just completed a 14 lot subdivision in West Jackson County and a 9 lot subdivision that has just been completed. Most of the lots have already been sold. There is also a 36 lot subdivision that is in the works in West Jackson County.

Chairman Dailey asked Mr. Pedersen if “Parcel A” is intended to be used as park-land for the subdivision and/or donated to the City.

Mr. Pederson replied yes. We did not want to assume the City would accept the donation. If not, the parcel can be used as park-land or green space.

Chairman Dailey asked Mr. Pedersen if the park-land area would be controlled by a home owner’s association.

Mr. Pedersen replied yes.

Chairman Dailey asked if that area was wetlands.

Mr. Pedersen replied he was not sure.

Chairman Dailey asked Mr. Pedersen if he had intentions on improving that area.

Mr. Pedersen replied no.

Chairman Dailey asked Mr. Pedersen if he agreed with staff recommendation of a dedicated access to the property.

Mr. Pederson replied absolutely.

Chairman Dailey asked Mr. Pedersen if there was a dedicated zone for drainage in the rear area and how does that work.

Mr. Pedersen stated the storm runoff for the development will be directed to existing wetland areas that have been identified and the flow from the subdivision will be designed so it does not adversely impact adjoining properties.

Vice Chairperson Walters asked Mr. Pederson if there was a certain developer he used for this development.

Mr. Pedersen stated his intent is to sell the lots in the subdivision to another builder but there will be covenants governing the subdivision.

Chairman Dailey asked if there were any further questions for the applicant.

The Commission responded no.

Chairman Dailey asked for Staff Presentation.

Director Nicholson explained the subdivision process for the new commissioners.

Director Nicholson read the following from the Staff report: The applicant, Shawn Pedersen of Pedersen Development, LLC, is proposing to divide one parcel consisting of approximately 20.54 acres into 55 parcels. The application fee of \$430 was paid on September 22, 2015.

Staff recommends approval of the Preliminary Subdivision Plat with one correction to the plat. "Parcel A" does not abut a proposed street and should be combined with one or more of proposed buildable lots. An easement may be provided that overlays the open space area to allow use for the rest of the lots.

Based on the staff's review, the analysis of the site data, zoning, existing and further land use maps, impact on the availability of infrastructure, consistency with the Comprehensive Plan, and the appropriateness of the request relevant to the criteria established by Section 4.7 of the Unified Development Ordinance, the Planning Commission may:

1. Recommend approval of the Preliminary Plat;
2. Recommend approval of the Preliminary Plat with changes; or
3. Recommend denial of the Preliminary Plat.

Chairman Dailey asked if the Commission had any questions for Staff.

The Commission responded no.

Chairman Dailey asked if the applicant disagreed with any of Staff's findings.

Mr. Pedersen replied no.

Chairman Dailey asked Director Nicholson from a Staff prospective is there any direction that would be preferable whether the donation of park-land is set aside as the home owner's responsibility or City responsibility.

Director Nicholson replied the City does not have the resources to maintain the property at this point.

Commissioner Jamison asked Mr. Pedersen what was his reasoning for not putting more lots there instead of a green space.

Mr. Pedersen stated when he went for the wetlands mitigation permit we decided it was our duty to avoid as much wetlands as possible and in our negotiations with the Army Corps of Engineers they decided it would be better as green space.

Commissioner Green asked Mr. Pedersen if the City or the home association took over "Parcel A" would they have to go through the permitting process for wetlands.

Director Nicholson stated there are certain things you can do to have without having to get it mitigated. There are different levels of wetlands.

Chairman Dailey called for final questions for applicant or staff.

The Commission responded no.

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

Commissioner York made the motion to recommend approval of the Preliminary Plat.
Commissioner Green seconded the motion.

Chairman Dailey requested the following statement be added to **Commissioner York's** motion:

"That Staff recommendation to provide access to "Parcel A" be included in the motion and that "Parcel A" be labeled reserved for Park and/or Recreational purposes or common ground for UDO 10-11-1.

Commissioners York and Green agreed to add **Chairman Dailey's** statement to the motion. The following vote was taken:

AYES: **Larry Dailey**
 Sandra Walters
 Jimmy Green
 Kay C. Jamison
 J.J. Fletcher
 Anthony York
 Phil Torjusen

NAYS: **None**

Motion passed.

General Discussion

A. PREVIOUS CASE UPDATES

Director Nicholson gave the following updates:

1. The Teri Gautier Home Occupation was approved by Council with the Planning Commission recommendation.
2. There are no cases for the month of December meeting. Recommends that we adjourn the meeting until January 7th.
3. The Larry Moran recommendations will be heard at the January 7th meeting. The award requirements will be emailed to the Commission.

B. UPDATE ON DEVELOPMENT & Events

1. Laying of the Wreath at the Veterans Tribute Tower Wednesday, November 11th.
 2. Issued 89 permits in October with a value of \$317,047.00
 3. 68 inspections.
 4. Issued 2 new business licenses.
 5. Christmas Tree Lighting Tuesday, December 1st.
 6. Christmas Parade Saturday, December 5th.
-
-

Commissioner York made the motion to adjourn until January 7, 2016 at 6:00 PM.
Commissioner Green seconded the motion and the following vote was recorded:

AYES: **Larry Dailey**
 Sandra Walters
 Jimmy Green
 Kay C. Jamison
 J.J. Fletcher
 Anthony York
 Phil Torjusen

NAYS: **None**

Motion passed.

SUBMITTED BY:

Chandra Nicholson,
Economic Development & Planning Director

DATE: _____

Larry Dailey, Vice-Chairman
Gautier Planning Commission

DATE: _____

Backup Documentation

Gautier Planning Commission

Regular Meeting Agenda

November 5, 2015

GPC #15-12-SD

Crestview Estates Subdivision – Old Spanish Trail

Shawn Pedersen/Pedersen Development, LLC

VII. NEW BUSINESS

A. QUASI-JUDICIAL

1. CRESTVIEW ESTATES SUBDIVISION - REQUEST FOR A SUBDIVISION PRELIMINARY PLAT APPROVAL IN AN R-1 DISTRICT, OLD SPANISH TRAIL (SHAWN PEDERSEN/PEDERSEN DEVELOPMENT, LLC, OWNER) (GPC CASE #15-12-SD)

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

CRESTVIEW ESTATES SUBDIVISION

To: Gautier Planning Commission Chairman and Members

From: Chandra Nicholson, Economic Development & Planning Director

Date: November 2, 2015

Subject: Consideration of Subdivision Preliminary Plat Approval for Crestview Estates, a Subdivision Comprising ±20.54 Acres. Owner, Shawn Pedersen/Pedersen Development, LLC (GPC #15-12-SD)

REQUEST:

The applicant, Shawn Pedersen of Pedersen Development, LLC, is proposing to divide one parcel consisting of approximately 20.54 acres into 55 parcels. The application fee of \$430 was paid on September 22, 2015. All public notice requirements have been met.

BACKGROUND:

Pursuant to Section 4.7.2 of the UDO, the applicant has requested a preliminary plat approval and has submitted drawings indicating the concept of the proposed subdivision regarding lot sizes, street frontage, etc.

Once Preliminary Plat approval is granted, the owner is required to prepare construction drawings for any needed infrastructure improvements. Once the construction drawings are approved by city staff and all permits/approval for construction are obtained, the owner may begin installation of infrastructure.

Prior to Final Plat review, the owner will need to provide additional documentation showing compliance with the UDO and City requirements.

DISCUSSION:

The City Staff have thoroughly reviewed the proposed development and have determined that the proposed development meets the requirements of the current zoning district and will not imposed an unnecessary impact on the city's infrastructure or levels of service.

The site is currently served by public water and sewer, and is comprised of one parcel containing 20.54 acres, located on the west end of Old Spanish Trail. The property is zoned R-1 Low Density Single-Family Residential.

The developer understands that if Preliminary Plat Approval is granted by the City Council, a full set of construction drawings detailing the proposed installation of subdivision infrastructure will need to be submitted for approval. Infrastructure installation may not begin until approval is granted by City Staff and the appropriate permits are obtained.

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

Analysis:

	Current Land Use	Zoning District
North	Vacant & Very low to low density residential	R-1 Low Density Single-Family Residential
South	Vacant & Very low to low density residential	R-1 Low Density Single-Family Residential
East	Vacant	R-1 Low Density Single-Family Residential
West	Very low to low density residential	R-1 Low Density Single-Family Residential

The property is approximately 20 acres and is directly served by Old Spanish Trail which is an arterial transportation corridor. There is no proposed cross-connection between the proposed subdivision and adjacent properties. A majority of the site is currently deemed wetlands (see the attached Topo Map). The developer has already obtained wetlands permitting to fill a majority of the wetlands areas to create buildable lots. The remaining wetlands are proposed to remain in a natural state.

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

Analysis:

The City has adequate levels of service for the proposed subdivision, including fire and police. The proposed subdivision is located within the limits of the Ocean Springs School District.

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

Analysis:

The property is zoned R-1 Low Density Single-Family Residential. The minimum required lot size for the R-1 district is 9,600 square feet. Most of the 55 proposed lots will exceed the minimum square footage. The smallest lot proposed is 9,823 square feet. There is an additional set-back required along Old Spanish Trail of 15' and a fence is required along Old Spanish Trail as a buffer between the residential homes and the arterial street.

There is a 2.8 acre area in the rear of the proposed subdivision that will remain open space and preserved. The area will be maintained by the Home Owner's Association.

A new water distribution, sanitary sewer collection, and storm water drainage collection system will be installed by the developer. See attached narratives for additional descriptions. A new sewer lift station will also be required and will be installed by the developer.

The City has already issued a "will serve" letter to the developer.

The developer will be required to provide drainage calculations showing that the post development runoff will not exceed predevelopment runoff and that any off-site drainage currently stored on site or that crosses the site, will continue to be accommodated.

The development will have 2 entrances and the new streets and utilities will meet the requirements of the Unified Development Ordinance, state/federal mandates, and City policies.

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

Analysis:

The UDO requires the following setbacks and density for the R-1 zoning district: Minimum lot area of 9,600 square feet. Front setbacks 25', Side setbacks 10' (an additional 15' must be added to the side yard setback along Old Spanish Trail per the UDO making the side yard setbacks 25'), Rear setbacks 25', and minimum living area 1,325 S.F. The proposed development conforms to the requirements of the UDO and zoning district.

No direct access for individual lots will be made to Old Spanish Trail.

The existing zoning district does not comply with the City's Comprehensive Plan. The Comprehensive Plan, adopted September 2009, reflects a new land designation called RE Residential Estate on the Future Land Use Map. The RE designation would require a minimum of one acre per single family dwelling, and a minimum living area of 1,800 square feet. Front setbacks 50', Side setbacks 20' and Rear setbacks 35'. The proposed subdivision would provide an average lot size of 0.4 acres.

"Parcel A" as shown on the Preliminary Plat does not abut a proposed street and should be combined with one or more of the proposed buildable lots. An easement may be provided that overlays the open space area to allow use for the rest of the lots.

CONCLUSION AND RECOMMENDATION:

The staff recommends approval of the Preliminary Subdivision Plat with one correction to the plat. "Parcel A" does not abut a proposed street and should be combined with one or more of the proposed buildable lots. An easement may be provided that overlays the open space area to allow use for the rest of the lots.

Based on the staff's review, the analysis of the site data, zoning, existing and future land use maps, impact on the availability of infrastructure, consistency with the Comprehensive Plan, and the appropriateness of the request relevant to the criteria established by Section 4.7 of the Unified Development Ordinance, the Planning Commission may:

1. Recommend approval of the Preliminary Plat;
2. Recommend approval of the Preliminary Plat with changes; or
3. Recommend denial of the Preliminary Plat.

ATTACHMENTS:

1. Draft Development Order
2. Applicant's Exhibit 1 – Preliminary Plat (Lot Layout & Topo Map)
3. Applicant's Exhibit 2 – Application
4. Applicant's Exhibit 3 – Narratives
5. City's Exhibit A – Location Map
6. City's Exhibit B – Existing Zoning Map
7. City's Exhibit C – Existing Land Use Map
8. City's Exhibit D – Future Land Use Map

**CITY OF GAUTIER
SUBDIVISION INFRASTRUCTURE DEVELOPMENT ORDER
GPC CASE NO. 15-12-SD**

CRESTVIEW ESTATES SUBDIVISION – OLD SPANISH TRAIL

REGARDING PARCEL ID NO: 82438100.130

The City of Gautier City Council, at its regular meeting held on November 17, 2015, considered the application for a Subdivision Infrastructure Development Order for a 55 lot Preliminary Plat approval of a subdivision of land in an R-1 Low Density Single-Family Residential zoning district as submitted by Shawn Pedersen/Pedersen Development, LLC. The 20.54 acre parcel subject to this Order is generally described as being located south of Old Spanish Trail, west of Breakwater Drive, and east of Old Shell Landing Road, Gautier, Mississippi, 39553. After due public notice, the City Council, having considered the staff review, the Planning Commission's review, 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 Preliminary Plat and Subdivision Infrastructure Development Order as follows:

1. This proposed subdivision is consistent with the goals, objectives and policies of the City's Comprehensive Plan and Unified Development Ordinance.
2. This proposed subdivision is consistent with the character of the immediate vicinity of the proposed use.
3. The proposed subdivision is limited to 55 lots.
4. The owner shall develop detailed construction plans for the subdivision infrastructure (roadways, water system, sewer system, drainage system, etc.) as approved by the City Staff, meeting the requirements of the Unified Development Ordinance, Comprehensive Plan, and City Policies. The owner shall obtain all applicable approvals and permits for the subdivision infrastructure prior to commencement of work.
5. Any additional easements or lot line adjustments needed due to infrastructure installation shall be shown on the Final Plat.
6. Therefore, the City Council approves the application for a Preliminary Plat and Subdivision Infrastructure Development Order.
7. The City Council adopted this Preliminary Plat & Subdivision Infrastructure

Development Order on a recorded vote of _____ ayes to _____ nays to approve the application of Shawn Pedersen/Pedersen Development, LLC, for a 55 lot subdivision to be located generally south of Old Spanish Trail, west of Breakwater Drive, and east of Old Shell Landing Road, Gautier, Mississippi, and identified as Jackson County Parcel No. 82438100.130.

November 17, 2015

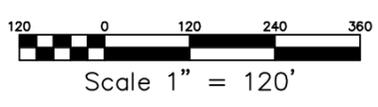
Date of Issuance

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

Attest:

Cindy Russell
City Clerk

RECORD-N76°38'00"W N76°49'10"W
329.82'
RECORD-330.00'



GENERAL NOTES:

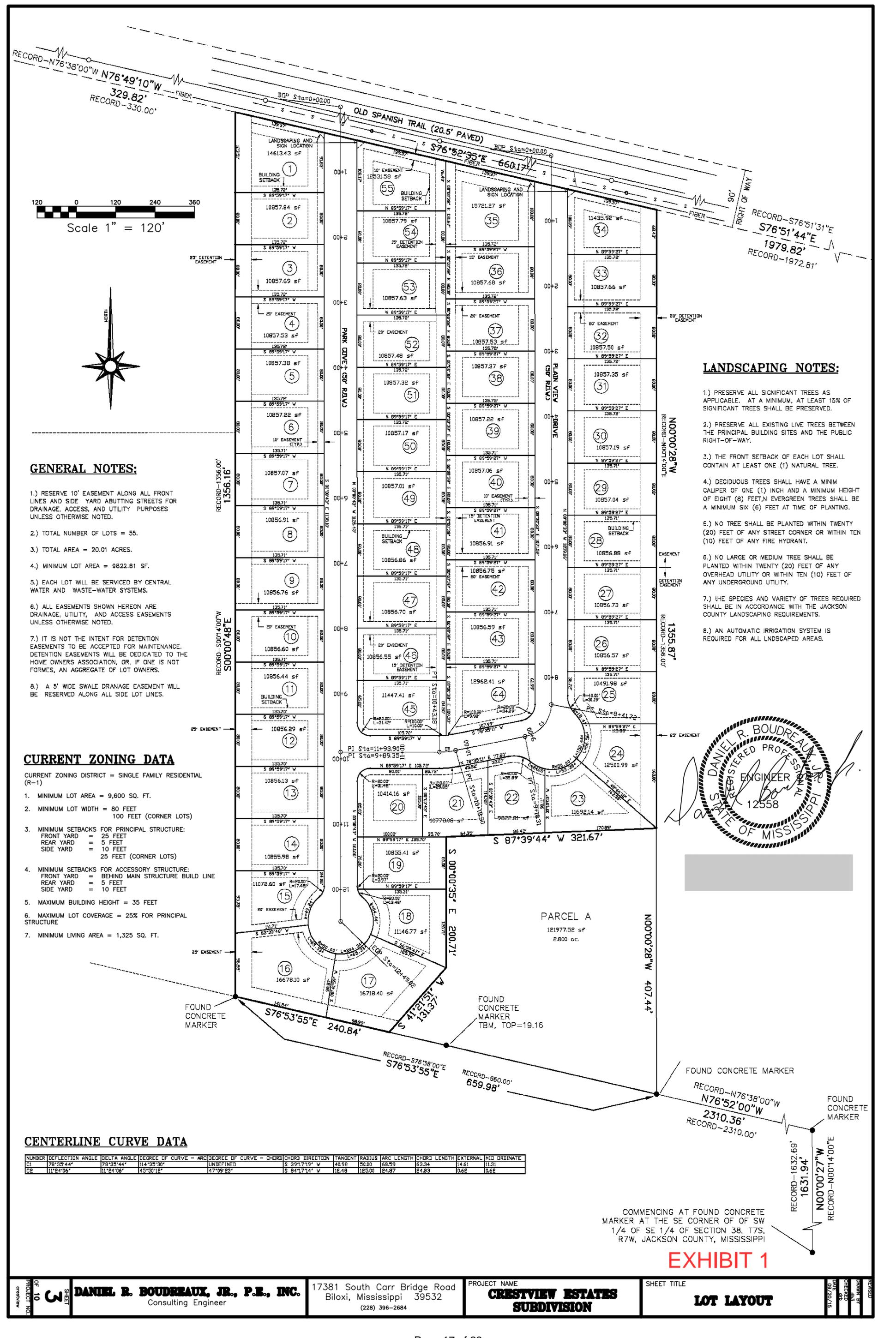
- 1.) RESERVE 10' EASEMENT ALONG ALL FRONT LINES AND SIDE YARD ABUTTING STREETS FOR DRAINAGE, ACCESS, AND UTILITY PURPOSES UNLESS OTHERWISE NOTED.
- 2.) TOTAL NUMBER OF LOTS = 55.
- 3.) TOTAL AREA = 20.01 ACRES.
- 4.) MINIMUM LOT AREA = 9822.81 SF.
- 5.) EACH LOT WILL BE SERVICED BY CENTRAL WATER AND WASTE-WATER SYSTEMS.
- 6.) ALL EASEMENTS SHOWN HEREON ARE DRAINAGE, UTILITY, AND ACCESS EASEMENTS UNLESS OTHERWISE NOTED.
- 7.) IT IS NOT THE INTENT FOR DETENTION EASEMENTS TO BE ACCEPTED FOR MAINTENANCE. DETENTION EASEMENTS WILL BE DEDICATED TO THE HOME OWNERS ASSOCIATION, OR, IF ONE IS NOT FORMED, AN AGGREGATE OF LOT OWNERS.
- 8.) A 5' WIDE SWALE DRAINAGE EASEMENT WILL BE RESERVED ALONG ALL SIDE LOT LINES.

CURRENT ZONING DATA

- CURRENT ZONING DISTRICT = SINGLE FAMILY RESIDENTIAL (R-1)
1. MINIMUM LOT AREA = 9,600 SQ. FT.
 2. MINIMUM LOT WIDTH = 80 FEET
100 FEET (CORNER LOTS)
 3. MINIMUM SETBACKS FOR PRINCIPAL STRUCTURE:
FRONT YARD = 25 FEET
REAR YARD = 5 FEET
SIDE YARD = 10 FEET
25 FEET (CORNER LOTS)
 4. MINIMUM SETBACKS FOR ACCESSORY STRUCTURE:
FRONT YARD = BEHIND MAIN STRUCTURE BUILD LINE
REAR YARD = 5 FEET
SIDE YARD = 10 FEET
 5. MAXIMUM BUILDING HEIGHT = 35 FEET
 6. MAXIMUM LOT COVERAGE = 25% FOR PRINCIPAL STRUCTURE
 7. MINIMUM LIVING AREA = 1,325 SQ. FT.

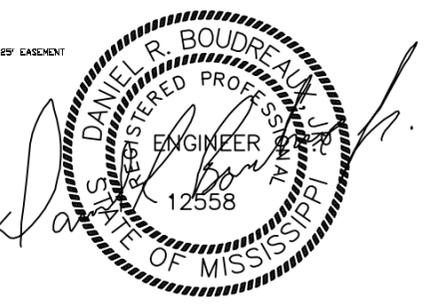
CENTERLINE CURVE DATA

NUMBER	DEFLECTION ANGLE	DELTA ANGLE	DEGREE OF CURVE - ARC	DEGREE OF CURVE - CHORD	CHORD DIRECTION	TANGENT	RADIUS	ARC LENGTH	CHORD LENGTH	EXTERNAL MID ORDINATE
CL	78°35'44"	78°35'44"	14°35'30"	UNDEFINED	S 39°17'19" W	40.52	90.00	68.99	63.34	14.61
CP	111°24'06"	111°24'06"	45°50'18"	47°09'28"	S 84°17'14" W	12.48	125.00	24.87	24.83	0.62



LANDSCAPING NOTES:

- 1.) PRESERVE ALL SIGNIFICANT TREES AS APPLICABLE. AT A MINIMUM, AT LEAST 15% OF SIGNIFICANT TREES SHALL BE PRESERVED.
- 2.) PRESERVE ALL EXISTING LIVE TREES BETWEEN THE PRINCIPAL BUILDING SITES AND THE PUBLIC RIGHT-OF-WAY.
- 3.) THE FRONT SETBACK OF EACH LOT SHALL CONTAIN AT LEAST ONE (1) NATURAL TREE.
- 4.) DECIDUOUS TREES SHALL HAVE A MINIM CALIPER OF ONE (1) INCH AND A MINIMUM HEIGHT OF EIGHT (8) FEET, N EVERGREEN TREES SHALL BE A MINIMUM SIX (6) FEET AT TIME OF PLANTING.
- 5.) NO TREE SHALL BE PLANTED WITHIN TWENTY (20) FEET OF ANY STREET CORNER OR WITHIN TEN (10) FEET OF ANY FIRE HYDRANT.
- 6.) NO LARGE OR MEDIUM TREE SHALL BE PLANTED WITHIN TWENTY (20) FEET OF ANY OVERHEAD UTILITY OR WITHIN TEN (10) FEET OF ANY UNDERGROUND UTILITY.
- 7.) THE SPECIES AND VARIETY OF TREES REQUIRED SHALL BE IN ACCORDANCE WITH THE JACKSON COUNTY LANDSCAPING REQUIREMENTS.
- 8.) AN AUTOMATIC IRRIGATION SYSTEM IS REQUIRED FOR ALL LANDSCAPED AREAS.



PARCEL A
121977.52 sf
2.800 ac.

FOUND CONCRETE MARKER

FOUND CONCRETE MARKER
TBM, TOP=19.16

FOUND CONCRETE MARKER

RECORD-N76°38'00"W
N76°52'00"W
2310.36'
RECORD-2310.00'

FOUND CONCRETE MARKER

COMMENCING AT FOUND CONCRETE MARKER AT THE SE CORNER OF SW 1/4 OF SE 1/4 OF SECTION 38, T7S, R7W, JACKSON COUNTY, MISSISSIPPI

EXHIBIT 1

City of Gautier Planning & Economic Development Department
3305 Gautier-Vancleave Road
Gautier, Mississippi

APPLICATION FOR SUBDIVISION
PRELIMINARY PLAT & FINAL PLAT APPROVAL

Name of Subdivision: Crestview Estates Subdivision

No. of Lots in Subdivision: 55 lots

Zoning Classification of Said Property: R-1

(Attested by City Zoning Administrator) _____

Name of Owner: Shawn Pedersen / Pedersen Development, LLC

Name of Engineer: Daniel R. Boudreaux Jr., PE, Inc

Name of Applicant: Shawn Pedersen (contracted representative: Modesta Carroll)

Applicant's Address: 13501 Glendale Road East
Ocean Springs, MS 39565

Telephone Number of Applicant: (Business) 228.326.0657 (Home) 228.217.6004 Modesta Carroll

Date of Application: 9/22/15

Name and Addresses of Adjacent Land Owners:

- 1) Christopher S. & Yvonne Rumeny 5709 Old Spanish Trail, Gautier, MS 39565
- 2) William & Korena Kerner 5713 Old Spanish Trail, Gautier, MS 39553
- 3) Trebornos LLC 6004 Moreton Place, Ocean Springs, MS 39504

Legal Description of property is as follows:

PID# 92438100.130, Old Spanish Trail, 20.54 acres
DB 1725, 744

as described and recorded in Book No. 1725 Page No. 744 in the records of Jackson County, Mississippi. There are (are no) restrictive covenants or deed restrictions (which are attached). A fee in the amount of six dollars (\$6.00) per lot subject to a minimum fee of one-hundred dollars (\$100.00).

Signed 
(Name of Applicant)

(file original & 3 copies)

PERMISSION TO SERVE

September 22, 2015

Please accept this as notification that Modesta Carroll (P.O. Box 5154, Vancleave, Mississippi 39565, (228) 217-6004, modestacarroll@gmail.com) has permission to provide all documentation and information needed for the development and/or variance processes on my behalf concerning Crestview Estates Subdivision located on Old Spanish Trail, Gautier, Mississippi in the incorporated area of Jackson County, Mississippi. Mrs. Carroll will also be my contracted representative at all meetings needed for this request to include but not limited to Preliminary Plat Approval and Final Plat Approval.

PERMISSION TO SERVE valid until: Final Plat Approval is obtained.



Shawn Pedersen

If you should have any questions concerning this PERMISSION TO SERVE notification, please feel free to contact me at (228) 326-0657.

NARRATIVE

FOR

CRESTVIEW ESTATES SUDIVISION

LOCATED ON

OLD SPANISH TRAIL

CITY OF GAUTIER, MISSISSIPPI



OWNER:
PEDERSEN DEVELOPMENT, LLC.
13501 GLENDALE ROAD EAST
OCEAN SPRINGS, MS 39565

ENGINEER:
DANIEL R. BOUDREAU JR., P. E.
17381 SOUTH CARR BRIDGE RD.
BILOXI, MS 39532

SEPTEMBER 15, 2015

1.0 NARRATIVE OF PROJECT

This project will be a planned community located on a 20-acre parcel of land, which lies in Section 38, Township 7 South, Range 11 West, Jackson County, Mississippi. The proposed development will be a detached single-family residential subdivision.

The proposed improvements will include curb and gutter road construction and associated underground drainage that will be dedicated to the public. The sanitary sewer system along with the potable water system will be connected to the existing central systems and will be designed in accordance with all State and Local regulatory agencies.

The wetlands have been delineated and a wetland fill permit has been acquired for the proposed development. Detention swales are incorporated into the design that will be utilized for stormwater detention. These ponds will act to enhance the quality of stormwater runoff and to reduce the quantity.

The Developer will meet all requirements of the City of Gautier's Unified Development Ordinance and all City policies.

1.0 DESIGN CRITERIA

1.2.1 TRAFFIC

Street widths and thickness will be designed in accordance with the City of Gautier requirements for pavement sections along with sound engineering design. Right-of way widths will be 50 feet and cul-de-sacs will have a radius of 50 feet. Sidewalks will be constructed on each lot during home construction.

Although additional traffic will be generated, as in all developments, the low density of the development will not adversely affect the existing City road system.

1.2.2 DRAINAGE

The storm drainage system will be designed to provide not less than that required by the maximum 24 hour rainfall expected to occur once in 25 years with a run-off factor of 98 percent (98%) for pavements and buildings and a variable run-off factor for pervious areas. The storm runoff for the development will be directed to existing wetland areas that have been identified. The flow from this subdivision will be designed so it does not adversely impact adjoining properties. Post

development runoff shall not exceed the runoff that existed prior to development.

1.2.3 POTABLE WATER AND FIRE PROTECTION

The potable water system will consist of minimum 8-inch C-900 PVC water mains in accordance with all State and Local regulations. Water mains at road entrances will be connected to the existing main lying along Old Spanish Trail. The existing water system has ample capacity for the proposed development.

Fire Hydrants will be placed in accordance with the requirements of the City of Gautier. Flushing hydrants will also be placed at the end of all dead-end lines. All required permitting/approvals from the City of Gautier, the Jackson County Utility Authority, and the Mississippi State Department of Health will be acquired prior to commencement of work.

1.2.4 SANITARY SEWER SYSTEM

The sanitary sewer system will consist of 4' diameter concrete manholes and 8" diameter pvc gravity mains. They will be connected to the existing gravity sewer mains lying along Old Spanish Trail. The existing sewer collection system has ample capacity for the proposed development.

All required permitting/approvals from the City of Gautier, the Jackson County Utility Authority, the Mississippi Department of Health, and the Mississippi Department of Environmental Quality will be acquired prior to commencement of work.

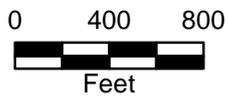
1.2.5 LANDSCAPING AND SIGNAGE

The proposed areas are shown on the Lot Layout sheet in the construction plans. Under no circumstance shall any landscaping or signage obstruct the required site triangle. The sign cannot exceed 24 square feet and no more than 6 feet high.

A fence and buffer easement will be placed along Old Spanish Trail. This buffer easement will prevent any driveways from connecting to Old Spanish Trail.

Location Map
Old Spanish Trail - PIN 82438100.130
Crestview Subdivision

City Of Gautier
Economic Development/Planning

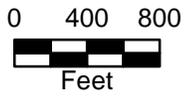


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Planning Division



Existing Zoning Map

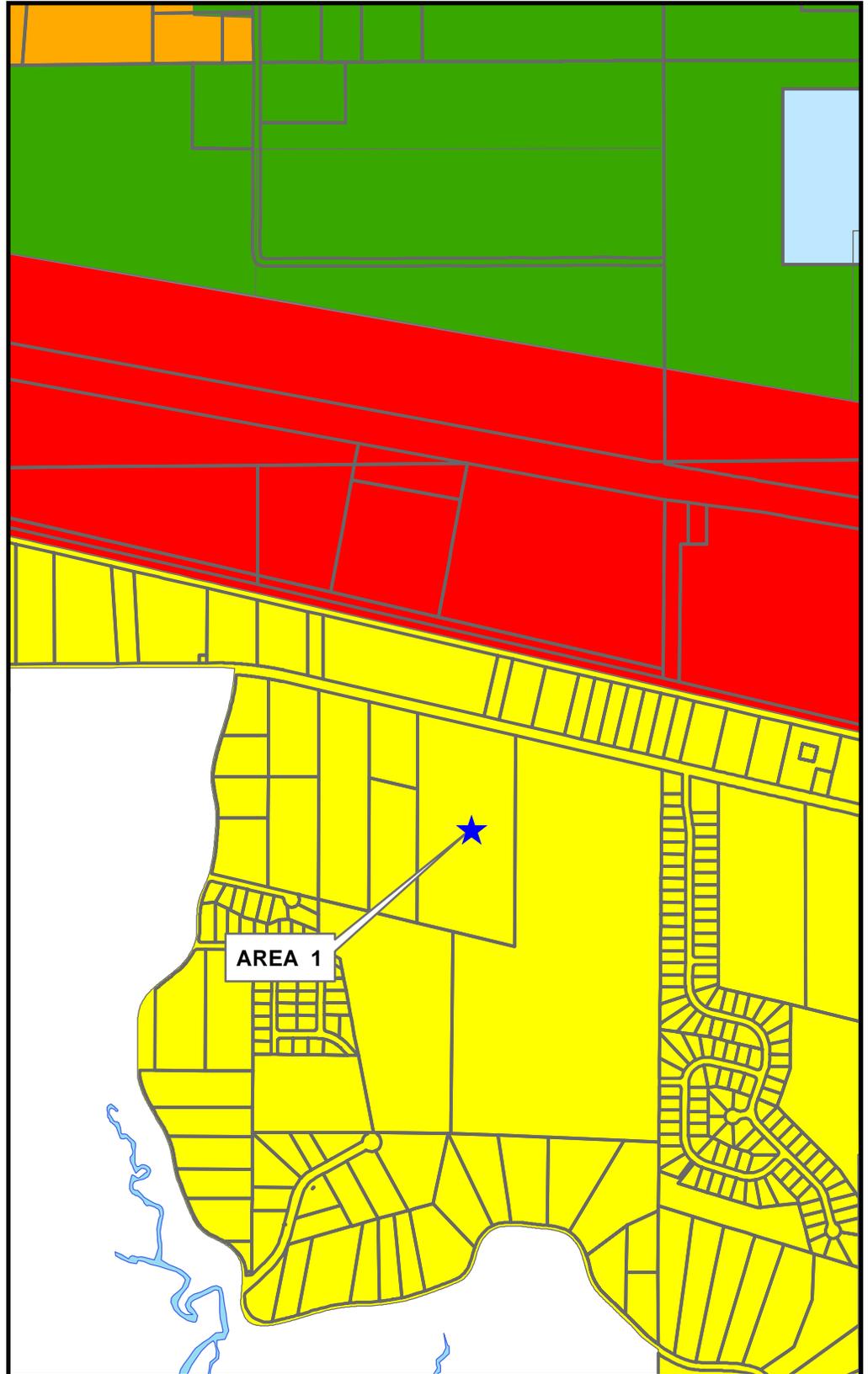
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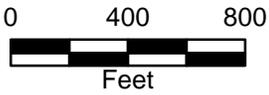
Legend

-  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

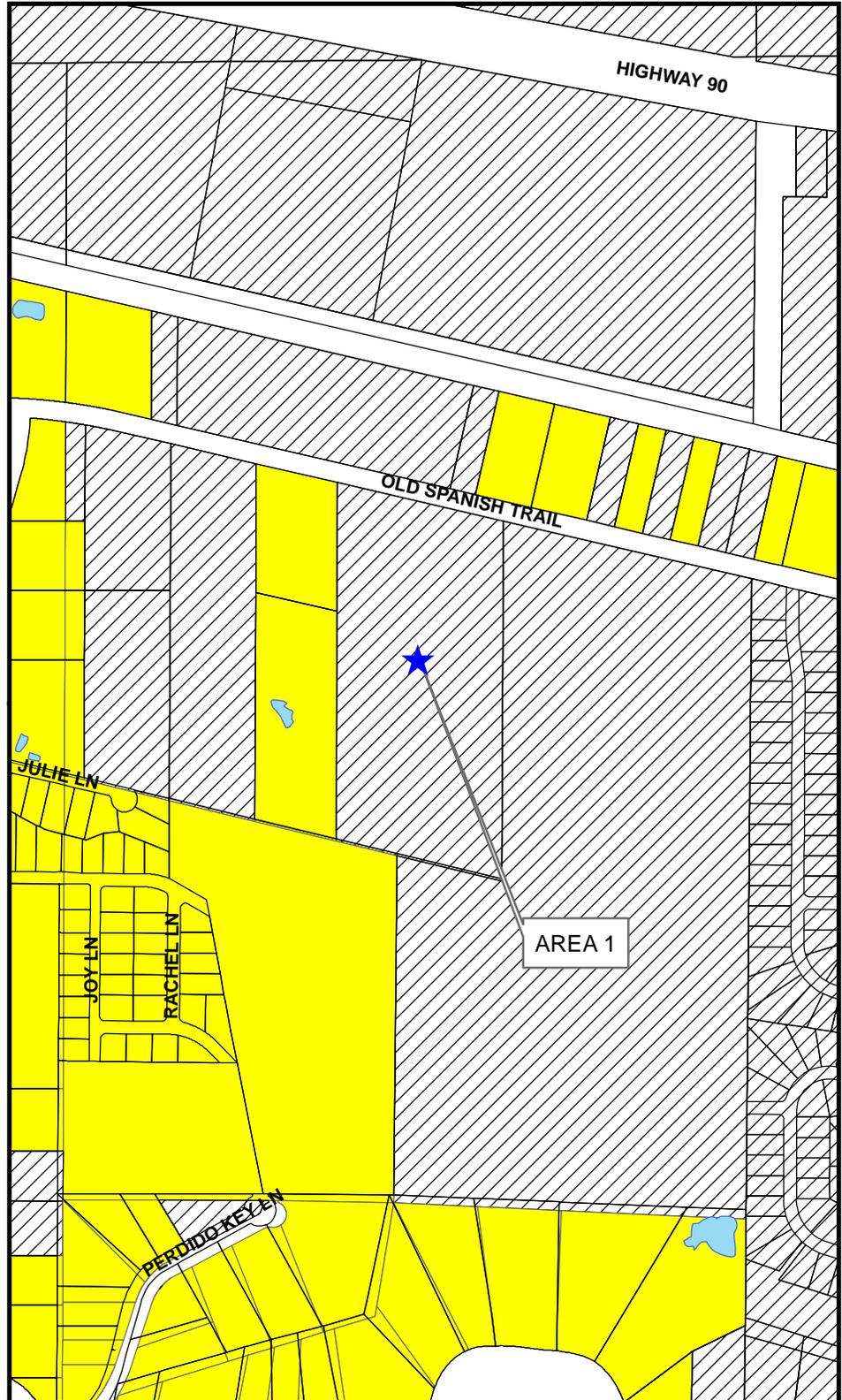


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Legend

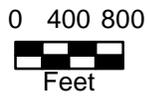
EXISTING LAND USE

-  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



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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

