

**CITY OF GAUTIER
MEMORANDUM**

To: Paula Yancey, Interim City Manager

From: Chandra Nicholson, Economic Development & Planning Director

Date: June 9, 2016

Subject: Conditional Use-Major Permit for B&D Plastics, LLC at 5500 Allen Road (GPC Case No. 16-12-CU)

REQUEST:

The Economic Development and Planning Department has received a request from Tom Reeves, manager of B&D Plastics, LLC, for a Conditional Use-Major Permit that would allow a Heavy Manufacturing use in a C-3 Highway Commercial Zoning district at 5500 Allen Road, PID # 85298033.000 / 85298032.025 / 85298009.000 / 85298009.050 / 85298008.000. The application fee of \$250 was paid on April 19, 2016. All public notice requirements have been met.

DISCUSSION:

Staff has attached a Staff Report with detailed project analysis. The Planning Commission held a public hearing on June 2, 2016 to consider the request.

RECOMMENDATION:

The Staff's recommendations are in the attached GPC Staff Report. The Gautier Planning Commission recommends that the project be designated as a "Light Manufacturing" use, which does not require a Conditional Use Permit.

The City Council may:

1. Accept Planning Commission's recommendation and designate the project as a "Light Manufacturing" use; or
2. Approve the Conditional Use-Major Permit with the Conditions listed in the attached GPC Staff Report; or
3. Approve the Conditional Use-Major Permit with changes; or
4. Deny the Conditional Use-Major Permit.

ATTACHMENTS:

1. GPC Minute Excerpt
2. GPC Staff Report with Back Up
3. Applicant Exhibit 3 – Documents regarding rezoning of area to C-3; Correspondence from the City Staff and Rusty Gill, Attorney regarding the use of the property; and Information on Custom Design & Manufacturing of Dual-Laminate Fabrication (Presented into the record by applicant at the GPC Meeting 6-2-16)
4. Applicant Exhibit 4 – Copy of a Previous Building Permit Issued/Drawings (Presented into the record by applicant at the GPC Meeting 6-2-16)
5. Applicant Exhibit 5 – Copy of a Previous Building Permit Issued/Drawings (Presented into the record by applicant at the GPC Meeting 6-2-16)
6. City's Exhibit L – Copy of Correspondence from residents in the area of the project, Sara & Robert Park (Presented into record by staff at the GPC Meeting 6-2-16)
7. City's Exhibit M – Copy of Correspondence from residents in the area of the project, John and Hannah Tillman (Presented into record by staff at the GPC Meeting 6-2-16)

Excerpt from June 2, 2016 Gautier Planning Commission Meeting

REQUEST:

B & D PLASTICS, LLC – 5500 ALLEN ROAD – REQUEST FOR A CONDITIONAL USE –MAJOR THAT WOULD ALLOW HEAVY MANUFACTURING IN A C-3 HIGHWAY COMMERCIAL ZONING DISTRICT.
(GPC CASE #16-12-CU)

RECOMMENDATION:

Commissioner Green made the motion that there be a Finding of Fact and Recommendation to City Council that no Conditional Use –Major Permit is required as B & D Plastics, LLC is currently operating in “Light Manufacturing” capacity. **Commissioner Torjusen** seconded the motion and the following vote was recorded:

AYES: **Sandra Walters**
 Jimmy Green
 Anthony York
 Phil Torjusen

NAYS: **Kay C. Jamison**
 J.J. Fletcher

ABSENT: **Larry Dailey**

Motion passed.

Gautier Planning Commission

Regular Meeting Agenda

June 02, 2016

GPC #16-12-CU

B & D PLASTICS, LLC

5500 ALLEN ROAD CONDITIONAL USE

VII. NEW BUSINESS

A. QUASI-JUDICIAL

3. B & D PLASTICS – 5500 ALLEN ROAD – REQUEST FOR A CONDITIONAL USE – MAJOR THAT WOULD ALLOW HEAVY MANUFACTURING IN A C-3 HIGHWAY COMMERCIAL ZONING DISTRICT. (GPC CASE #16-12-CU)

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, Director of Economic Development & Planning

Date: May 25, 2016

Subject: Conditional Use-Major Permit for B&D Plastics, LLC at 5500 Allen Road (GPC Case No. 16-12-CU)

REQUEST:

The Economic Development and Planning Department has received a request from Tom Reeves, manager of B&D Plastics, LLC, for a Conditional Use-Major Permit that would allow a Heavy Manufacturing use in a C-3 Highway Commercial zoning district at 5500 Allen Road, PID # 85298033.000 / 85298032.025 / 85298009.000 / 85298009.050 / 85298008.000. The application fee of \$250 was paid on April 19, 2016. All public notice requirements have been met.

BACKGROUND:

B&D, Plastics, LLC is an existing manufacturing plant located at the end of Allen Road. The business is located in the area, annexed by the City in 2002. When the area was annexed, the business was considered Legal Non-Conforming due to the Agricultural Zoning at the time. The business was relatively small until it was acquired by Augusta Fiberglass of South Carolina in 2009 (See Exhibit I). After being acquired in 2009, the plant worked with the City to obtain a zoning change. Industrial Zoning was pursued at first, but due to opposition, C-3 Highway Commercial Zoning was obtained. Based on the information provided by the company that the proposed buildings would be used for storage and assembly, the city established the use at that time as “Light Manufacturing” which was a “Permitted” use within C-3 Zoning District. Since obtaining the zoning change, B&D Plastics, Inc. has had several expansions (See Exhibit F).

For reference, the definitions of the manufacturing uses from Article II of the Unified Development Ordinance are provided below:

MANUFACTURING, HEAVY: (Heavy Industry) A use engaged in the basic processing and manufacturing of materials or products predominately from extracted or raw materials or a use engaged in storage of raw materials used in manufacturing. The following uses are considered Heavy Manufacturing or Industrial uses:

- A.** Manufacture of chemicals such as alcohol, ammonia, bleaching powder or chlorine
- B.** Manufacture of concrete or cement products, brick, tile, or terra cotta

C. Asphalt manufacture of refining; and/or

D. Any other industrial or manufacturing facility which has the potential of negatively impacting surrounding uses as determined by the City Council.

MANUFACTURING, LIGHT: (Light Industry) The manufacture or assembly predominantly from previously prepared materials, of finished products or parts, including processing, fabrication, assembly, treatment and packaging of such products, and incidental storage, sales, and distribution of such products, but excluding basic industrial processing and custom manufacturing. Light industrial or manufacturing uses should be capable of operating in such a manner as to control the external effects of the manufacturing process.

Since being acquired by Augusta Fiberglass in 2009, B&D Plastics, LLC has increased the size of their goods and has changed their impact to the surrounding area due to their off-site transportation methods and the odor that leaves the site. (See Exhibits E and G)

In addition, the company has now started work on preparing for their proposed building and has removed the wooded buffer that screened the facility from the surrounding residential neighbors. The industrial visual aesthetic of the facility has an impact on the character of the neighborhood. (See Exhibit E)

According to the Unified Development Ordinance, “Light industrial or manufacturing uses should be capable of operating in such a manner as to control the external effects of the manufacturing process.”

Since the external effects are not being control and the plant is manufacturing products in accordance with the definition of “Heavy Manufacturing”, the City has determined that the current use of the property is a “Heavy Manufacturing” and requires a Conditional Use Permit.

The request property is zoned C-3 Highway Commercial.

1. Location: 5500 Allen Road (See Exhibit A)
Principal Arterial: Highway 57
2. General features of the proposed project:
Total Building Area: 10,500 Proposed Building/Total on Site - Unknown
Site Size: Approx. 15 Acres
Year Building Constructed: Unknown
3. Potable Water and Wastewater Services: Existing from City
4. Current Zoning (See Exhibit B): C-3 Highway Commercial
5. Current Surrounding Zoning (See Exhibit B): Agricultural to the North and West; C-3 Highway Commercial to the South; and no zoning district to the East (Sandhill Crane Refuge).

6. Current Surrounding Existing Land Use (See Exhibit C): Very Low to Low Density Residential to the North and West; Very Low to Low Density Residential/Vacant to the South; and Sandhill Crane Refuge to the East.
7. Comprehensive Plan Future Land Use Designation (See Exhibit D): Low Density Residential

DISCUSSION:

The following addresses the review criteria for a Major Conditional Use outlined in Section 4.17.5 of the UDO.

1. Is the proposed use listed in the list of possible Conditional Uses in the particular Zoning District?

Applicant: Yes.

Staff Finding: Yes. A Manufacturing, Heavy is listed as a Conditional Use-Major in a C-3 zoning district.

2. Describe how the project is compatible with the character of development in the vicinity relative to (a) density, bulk and intensity of structures, (b) parking, and (c) other uses. Please attach parking plan, site plan, architectural rendering or other plans.

Applicant Response:

- a. *One building has been added to the site with the intensity of the structure being the same as the buildings permitted by the City of Gautier in 2010 and 2012.*
- b. *See architectural sheet A104 attached.*
- c. *No different use of this project or property has changed.*

Staff Finding: The proposed use is not compatible with the character of the development in the vicinity. The neighboring properties are residential homes. The current intensity is an industrial use. Workers park on the grass in front of the plant, within the site, and on the residential street in front of the plant. (See Exhibit E)

The export of goods from this facility does not fit the character of the surrounding development. The export of large tanks and pipes from the site, requires large wide load trucks/trailers. Some trailers are over 100' in length. Many escort vehicles are needed for the larger loads requiring the entire road to be blocked. (See Exhibit G)

This area currently only has one way in and one way out. Future plans only show one connection for this entire area to Highway 57/Robinson Still Road.

3. Will your project negatively affect neighboring property values or pose a real or perceived threat to citizens? Explain.

Applicant Response: NO. B&D Plastics has been manufacturing on this site since the 1970's and has not nor will negatively affect neighboring property values nor will the facility pose a threat to citizens.

Staff Finding: There may be a real or perceived threat to citizens regarding property values due to the removal of the buffer, employees parking off-site, off-site signage placed for directional purposes, and the odor in the area. The City receives complaints about this facility from the citizens in the area.

4. Will your project adversely affect vehicular or pedestrian traffic in the vicinity? Explain.

Applicant Response: NO. The vehicular traffic will not change nor will it impact pedestrian traffic.

Staff Finding: The off-site transportation of goods from this facility blocks the road completely and requires a number of escort vehicles, so the vehicular and pedestrian traffic in the vicinity is adversely affected. (See Exhibit G)

5. Can the proposed use be accommodated by existing or proposed public services and facilities including, but not limited to, water, sanitary sewer, streets, drainage, police and fire protection, and schools?

Applicant Response: YES.

Staff Finding: The proposed use can be accommodated by existing public services and facilities. The business currently has a public fire hydrant fenced inside of their property along with a portion of a City street. The City street and fire hydrant need to be available for public use or request a Right-of-Way Vacation.

6. Is the proposed use in harmony with the Comprehensive Plan? Explain how.

Applicant: YES.

Staff Response: No, the Comprehensive Plan depicts this area as Low Density Residential (See Exhibit D).

7. Does the proposed use pose a hazardous, detrimental, or disturbing affect, either real or perceived, to present surrounding land uses due to noises, glare, smoke, dust, odor, fumes, water pollution, vibration, electrical interference, or other nuisances? Explain.

Applicant Response: NO.

Staff Finding: There may be a real or perceived hazardous, detrimental, or disturbing affect to present surrounding land uses due to noises, dust, odor, fumes, water pollution, or other nuisances. There currently is no detention on site, the stormwater runoff goes straight into the off-site ditches without any filtration. There is a noticeable fiberglass/chemical odor surrounding the property. The business is an industrial use in a residential area.

8. Does the use conform to all district regulations for the applicable district in which it is located, or have other provisions been provided for? Explain.

Applicant Response: YES.

Staff Finding: No. The development does not conform to many of the City's/District Requirements. Below are a few of the non-conformities:

- a. The business does not have a Privilege License.*
- b. Parking and Driveways are not paved in accordance with the UDO (Article VII, UDO)*
- c. Outdoor Storage for non-retail related goods is not permitted in a C-3 District (Article V Use Chart, UDO)*
- d. The business has placed off-site signage at Allen Road/Highway 57 which is not allowed (Article XII, UDO)*
- e. Two buildings exceed the height allowed in the C-3 District (Article V, UDO)*
- f. The property is not landscaped in accordance with the UDO (Article XI, UDO)*
- g. Work has started on the property without obtaining the proper permits. (Article IV, UDO)*
- h. The property contains many trailers, conex boxes, and accessory structures that are not allowed or have never been permitted (See Exhibit E).*
- i. The business has a portion of a City street and a public fire hydrant fenced in.*
- j. Numerous fire/life safety code violations (See Exhibit J).*

DETERMINATION OF APPLICABLE LAW:

1. The UDO defines conditional uses as specific uses which are enumerated in each zoning district and which because of their nature are not allowed by right but may be allowed after the required review process. The City may specify certain conditions as necessary to make the use compatible with other uses in the same district. Conditional uses are issued for uses of land and uses designated “Conditional Uses-Major” are transferable from one (1) owner of land to another.

The UDO further defines Conditional Uses-Major as uses that are not allowed by right but require a recommendation by the Planning Commission and the approval of the City Council. Additionally, if the conditional use is transferred to a new owner, the new owner must submit a letter to the Economic Development Director agreeing to the current terms and conditions before a business license may be issued.

2. Conditional Uses-Major requires a public hearing before the Planning Commission and approval by the City Council (Section 4.14 of the UDO).

RECOMMENDATION:

Staff finds that the proposed use is not compatible and harmonious with the surrounding C-3 Highway Commercial and Agricultural Zoning Districts. The following recommended Conditions may make the proposed use closer to being compatible and harmonious with the surrounding area:

1. The proposed building shall be oriented to face the large bay doors to the north and south.
2. The north, south, and west façade of the proposed building shall have a brick façade with no exposed metal siding.
3. No City street shall be blocked between the hours of 7 a.m. and 7 p.m. seven days a week.
4. In areas where residential homes are located, loads requiring escort vehicles and/or heavy equipment to assist with the transport shall be limited to 7 p.m. to 9 p.m. seven days a week.
5. B&D Plastics, LLC shall send a notice of Road Closure to the Public Works Department and Police Department a minimum of 72 hours in advance of any road closure so the closure can be properly advertised.
6. All areas on site, outside of the buildings, shall be either paved with a hard surface, grassed, or landscaped.
7. The entire site shall be landscaped in accordance with the Unified Development Ordinance.

8. All unpermitted accessory structures shall be removed or properly permitted.
9. All temporary storage units such as conex boxes, mobile home style trailers, and semi-truck style trailers, etc. shall be removed from the site, unless specifically allowed for per the Unified Development Ordinance.
10. Outdoor storage shall be removed. Outdoor storage is only allowed for retail goods in a C-3 Highway Commercial district.
11. A Privilege License shall be obtained and maintained.
12. All comments in the City's comments list dated January 8, 2016 and January 14, 2016 shall be addressed prior to obtaining a permit. (See Exhibit J)
13. All heavy equipment such as cranes, fork lifts, generators, bulldozers, track hoes, man lifts, etc. shall remain inside of buildings or be screened from view in accordance with Section 16.6 E, Care of Property and Premises of the Unified Development Ordinance.
14. All off-site signage shall be removed and no additional off-site signage shall be installed unless the Unified Development Ordinance allows the off-site signage application and the signage is properly permitted.
15. A 30' buffer shall be installed on the north, south, and west sides of the property in accordance with Section 11.6, Transitional Landscape Buffer Yards, of the Unified Development Ordinance. The landscaping shall be installed on the outside of the fence.
16. The business shall meet all minimum requirements/regulations of the Mississippi Department of Environmental Quality (MDEQ) regarding air quality and stormwater run-off quality.
17. Noise levels shall meet the City's noise ordinance. (See Exhibit J.)
18. The location shall meet all parking requirements as set forth in Article VII of the Unified Development Ordinance.

CONCLUSION:

The Planning Commission may:

1. Recommend that City Council approve the Conditional Use-Major with the Conditions listed; or
2. Recommend that City Council approve the Conditional Use-Major with changes; or
3. Recommend that City Council deny the Conditional Use-Major.

ATTACHMENTS:

1. Draft Conditional Use-Major Permit
2. Applicant's Exhibit 1 – Application
3. Applicant's Exhibit 2 – Proposed Drawings
4. City's Exhibit A – Location Map
5. City's Exhibit B – Existing Zoning Map
6. City's Exhibit C – Existing Land Use Map
7. City's Exhibit D – Future Land Use Map
8. City's Exhibit E – Site Photos
9. City's Exhibit F – Google Earth Images 1992 – 2015
10. City's Exhibit G – MS Press Article on Company with Pictures of Transportation of Load
11. City's Exhibit H - B&D Plastics, LLC State Registration
12. City's Exhibit I – Parent Company Information about Acquisition of B&D Plastics, LLC
13. City's Exhibit J – City Staff's Comments 1/8/16 & 1/14/16
14. City's Exhibit K – Section 15-5 City of Gautier's Code of Ordinances (Noise Ord.)

**CITY OF GAUTIER
CONDITIONAL USE-MAJOR PERMIT
GPC CASE NO. 16-12-CU**

B&D Plastics, LLC

**REGARDING PARCEL ID NO: 85298033.000 / 85298032.025 / 85298009.000 /
85298009.050 / 85298008.000**

The City of Gautier City Council, at its regular meeting held on June 21, 2016, considered the application for a Conditional Use-Major Permit for a heavy manufacturing use as submitted by Tom Reeves, representative for B&D Plastics, LLC. The parcels subject to this Permit are located at 5500 Allen Road, Gautier, Mississippi. After due public notice, the City Council, having considered the favorable 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 Conditional Use-Major Permit as follows:

1. This proposed Conditional Use-Major is consistent with the goals, objectives and policies of the City's Comprehensive Plan.
2. This proposed Conditional Use-Major is consistent with the character of the immediate vicinity of the proposed use.
3. The proposed use, classified as Manufacturing, Heavy, is permitted as a Conditional Use-Major in the C-3 District.
4. Therefore, the City Council accepts the recommendation of the Planning Commission and approves the application submitted on April 19, 2016 for a Conditional Use-Major Permit.
5. The following additional conditions will ensure that the operation of the proposed conditional use will minimize any detrimental effects on neighboring properties and shall apply to the project:
 - a. The proposed building shall be oriented to face the large bay doors to the north and south.
 - b. The north, south, and west façade of the proposed building shall have a brick façade with no exposed metal siding.
 - c. No City street shall be blocked between the hours of 7 a.m. and 7 p.m. seven days a week.

- d. In areas where residential homes are located, loads requiring escort vehicles and/or heavy equipment to assist with the transport shall be limited to 7 p.m. to 9 p.m. seven days a week.
- e. B&D Plastics, LLC shall send a notice of Road Closure to the Public Works Department and Police Department a minimum of 72 hours in advance of any road closure so the closure can be properly advertised.
- f. All areas on site, outside of the buildings, shall be either paved with a hard surface, grassed, or landscaped.
- g. The entire site shall be landscaped in accordance with the Unified Development Ordinance.
- h. All unpermitted accessory structures shall be removed or properly permitted.
- i. All temporary storage units such as conex boxes, mobile home style trailers, and semi-truck style trailers, etc. shall be removed from the site, unless specifically allowed for per the Unified Development Ordinance.
- j. Outdoor storage shall be removed. Outdoor storage is only allowed for retail goods in a C-3 Highway Commercial district.
- k. A Privilege License shall be obtained and maintained.
- l. All comments in the City's comments list dated January 8, 2016 and January 14, 2016 shall be addressed prior to obtaining a permit. (See Exhibit J)
- m. All heavy equipment such as cranes, fork lifts, generators, bulldozers, track hoes, man lifts, etc. shall remain inside of buildings or be screened from view in accordance with Section 16.6 E, Care of Property and Premises of the Unified Development Ordinance.
- n. All off-site signage shall be removed and no additional off-site signage shall be installed unless the Unified Development Ordinance allows the off-site signage application and the signage is properly permitted.
- o. A 30' buffer shall be installed on the north, south, and west sides of the property in accordance with Section 11.6, Transitional Landscape Buffer Yards, of the Unified Development Ordinance. The landscaping shall be installed on the outside of the fence.
- p. The business shall meet all minimum requirements/regulations of the Mississippi Department of Environmental Quality (MDEQ) regarding air quality and stormwater run-off quality.
- q. Noise levels shall meet the City's noise ordinance. (See Exhibit J.)

r. The location shall meet all parking requirements as set forth in Article VII of the Unified Development Ordinance.

6. The City Clerk shall have this permit recorded in the public records of Jackson County and provide the applicant a copy of the permit with the recording information affixed.

7. The Gautier Planning Commission recommended approval of this Conditional Use-Major Permit on June 2, 2016.

8. The City Council adopted this Conditional Use-Major Permit on a recorded vote of _____ ayes to _____ nays to approve the application of B&D Plastics, LLC, located at 5500 Allen Road, in Gautier, Mississippi, and identified as Jackson County Parcel No. 85298033.000 / 85298032.025 / 85298009.000 / 85298009.050 / 85298008.000.

July 21, 2016
Date of Issuance

Attest:

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

Cindy Russell
City Clerk

GAUTIER, MISSISSIPPI
ECONOMIC DEVELOPMENT/PLANNING DEPARTMENT

CONDITIONAL USE APPLICATION

Public Hearing Number

GPC-16-12-CU

TO BE HEARD BY GAUTIER PLANNING COMMISSION:		FEE:
Conditional Use - Major	*	\$250.00
TO BE HEARD BY ECONOMIC DEVELOPMENT/PLANNING DIRECTOR:		FEE:
Conditional Use - Minor		\$250.00

Name of Applicant: TOM REEVES

Name of Business: B&D PLASTICS, LLC Phone: 228-875-5865

Property Address: 5500 ALLEN ROAD Mailing Address (if Different): _____

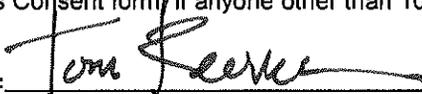
E-Mail Address: TOMREEVES@BDPLASTICS.COM

Proposed Use Requiring Conditional Use: LIGHT MANUFACTURING (Refer to Article V, UDO)

Proposed Location is: New Build Existing (with no modifications) Existing (with proposed modifications)

ATTACHMENTS REQUIRED AS APPLICABLE:

- X 1. Answers to the Criteria for Approval (see attached).
- X 2. Project Narrative (see attached).
- X 4. Diagram of intended use (see attached).
- N/A 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.
- X 6. Any other information requested by the Economic Development/Planning Director and/or members of the Technical Review Committee.
- _____ 7. Owner's Consent form if anyone other than 100% sole owner makes application (see attached).

Signature of Applicant(s):  Date of Application: APRIL 19, 2016
TOM REEVES

FOR OFFICE USE ONLY	
Date Received	<u>4-19-16</u> Verify as Complete <u>5-6-16</u>
Fee Amount Received	<u>250.00</u> Initials of Employee Receiving Application <u>RM</u>

CONDITIONAL USE CRITERIA FOR APPROVAL - Complete either the Major Conditional Use section or Minor Conditional Use Section below. If more room is needed, answers can be provided on a separate sheet of paper.

MAJOR CONDITIONAL USE CRITERIA FOR APPROVAL

1. Is the proposed use listed in the list of possible Conditional Uses in the particular Zoning District?
2. Please describe how the project is compatible with the character of development in the vicinity relative to (a) density, bulk and intensity of structures, (b) parking, and (c) other uses. Please attach parking plan, site plan, architectural rendering or other plans.
3. Will your project negatively affect neighboring property values or pose a real or perceived threat to citizens? Explain.
4. Will your project adversely affect vehicular or pedestrian traffic in the vicinity? Explain.
5. Can the proposed use be accommodated by existing or proposed public services and facilities including, but not limited to, water, sanitary sewer, streets, drainage, police and fire protection, and schools?
6. Is the proposed use in harmony with the Comprehensive Plan? Explain how.
7. Does the proposed use pose a hazardous, detrimental, or disturbing affect, either real or perceived, to present surrounding land uses due to noises, glare, smoke, dust, odor, fumes, water pollution, vibration, electrical interference, or other nuisances? Explain.
8. Does the use conform to all district regulations for the applicable district in which it is located, or have other provisions been provided for? Explain.

MINOR CONDITIONAL USE CRITERIA FOR APPROVAL

1. Is the proposed use substantially compatible with other uses in the area, including factors relating to the nature of its location, operation, building design, site design, traffic characteristics, and environmental impacts? Explain.
2. Will the proposed use be materially detrimental to the health, safety, and general welfare of the public or otherwise injurious to the environment or to the property or improvements within the area? Explain.
3. Is the proposed use consistent with the Comprehensive Plan? Explain how.
4. Is the proposed use in conformance with specific site location, development, and operation standards as required by this Ordinance? Explain.

CONDITIONAL USE NARRATIVE – Describe the proposed project in detail. Include all types of business activities that will be conducted on-site, any out-door storage or seating proposed, anticipated traffic, access for pick-up/delivery vehicles, proposed improvements, etc. Use the space below or provide a separate type written sheet of paper and attach. Staff will provide guidance as needed on additional information needed in the narrative.

NARRATIVE

SEE ATTACHED NARRATIVE

History and Project Narrative

In the early 1970's, the facility was constructed and included the complex of buildings and office space located on the South of the current property. At that time the property was zoned as Industrial within the county. The products that were manufactured were of the production type fiberglass items such as tanks, vats, shower stalls, bathtubs, sinks, and other custom made plastic products. The property and business was owned by the Reeves family under "Reeves Plastics Engineering". The business continued as Reeves Plastics Engineering until the late 1980's.

In 1991, B & D Plastics, owned by the Reeves family, moved from Georgia to the family owned property in Jackson County and continued to manufacture custom made fiberglass and plastic products.

In 2010, B & D Plastics formed a partnership and expanded the operations by adding a new 10, 875 square foot building.

In 2012, B & D Plastics added another building of the same size to the north side of the property.

The manufacturing at the site includes open molding of custom products using a variety of methods with thermoset resins and other plastic products.

In early 2015, B & D Plastics attained the required authorization to code stamp our products to the current ASME codes. This achievement took four years to attain and is one of only three such authorizations in existence on earth.

Some of the components B & D manufactures are large and require heavy materials handling equipment to move such components on the site. There is presently a large expanse of compacted limestone work surface that is well able to support very heavy loads. This surface provides all weather access to the entire site.

B & D doesn't produce a large volume of traffic. The number of shipments out of the plant site averages less than one (1) load per week. The existing roads have handled this volume of shipments easily in the past.

This manufacturing facility has been a benefit to Jackson County for the past 24 years. Since addition of the building in 2010, B & D Plastics has consistently employed between 30 and 50 full time employees and currently employs 60 full time employees. Besides wages B & D generates tax revenue for the City and County.

Considering the continuous industrial use of the B & D property since 1991, it would seem that industrial zoning would have been originally assigned to the B & D property. The present commercial zoning is inconsistent with the established industrial land use. The City of Gautier and Jackson County have worked with B & D in the past, encouraging the operation of this facility.

The rezoning of this property will serve to rectify a presently inequitable situation and will also be consistent with the City's past policy concerning the operation of B & D Plastics.

The new project will entail the addition of another building and improvements on the North-West of the

existing site. Equipment will be moved from an existing building into the new building to provide a smoother workflow of our products and allow for more indoor work space. The details of the building and the site are included as attachments to the Public Hearing Application.

The investment in the site and the building is expected to be approximately \$500,000.00 and the number of full time employees is expected to increase by approximately 25-30.

MAJOR CONDITIONAL USE CRITERIA FOR APPROVAL

B&D PLASTICS, LLC
5500 ALLEN ROAD
GAUTIER, MISSISSIPPI

QUESTIONS ANSWERED

1. Is the proposed use listed in the list of Conditional Uses in the particular Zoning District?

Answer: YES

2. Please describe how the project is compatible with the character of development in the vicinity relative to (a) density, bulk and intensity of structure, (b) parking, and (c) other issues. Please attach parking plan, site plan architectural rendering or other plans.
 - a. One building has been added to the site with the intensity of the structure being the same as the buildings permitted by the City of Gautier in 2010 and 2012.
 - b. See architectural sheet A104 attached.
 - c. No different use of this project or property has changed.

3. Will your project negatively affect neighboring property values or pose a real or perceived threat to citizens? Explain.

Answer: NO. B&D Plastics has been manufacturing on this site since the 1970's and has not nor will negatively affect neighboring property values nor will the facility pose a threat to citizens.

4. Will your project affect vehicular or pedestrian traffic in the vicinity? Explain.

Answer: NO

The vehicular traffic will not change nor will it impact pedestrian traffic.

5. Can the proposed use be accommodated by existing or proposed public services and facilities including, but not limited to, water, sanitary sewer, streets, drainage, police and fire protection, and schools?

Answer: YES

6. Is the proposed use in harmony with the Comprehensive Plan? Explain.

Answer: YES

7. Does the proposed use pose a hazardous, detrimental affect, either real or perceived, to present surrounding land uses due to noise, glare, smoke, dust, odor, fume, water pollution, vibration, electrical interference, or other nuisances? Explain.

Answer: NO

8. Does the use conform to all district regulations for the applicable district in which it is located, or have other provisions been provided for? Explain.

Answer: YES

150 Watt LED pole mounted. Finish Black



SAMPLE LIGHT FIXTURE

A NEW MANUFACTURING BUILDING

B & D PLASTICS 5500 ALLEN ROAD GAUTIER, MISSISSIPPI



LDJ ARCHITECTURE, PLLC
MICHAEL A. LEBATARD, ARCHITECT
2554 BEACH BOULEVARD SUITE D BELLOXI MISSISSIPPI 39531
PH: 228 . 388 . 5099 FX: 228 . 388 . 7086 WWW.LDJARCHITECTURE.COM

A NEW MANUFACTURING BUILDING
FOR B&D PLASTICS
5500 ALLEN ROAD
GAUTIER, MISSISSIPPI



LDJ ARCHITECTURE, PLLC
MICHAEL A. LEBATARD, ARCHITECT



REVISIONS	
NO	REVISION

DESIGNED BY	LEBATARD
CHECKED BY	MAL

DRAWING REVISION DATE	
19 APRIL 2016	
PROJECT NUMBER	ISSUES
A000	0

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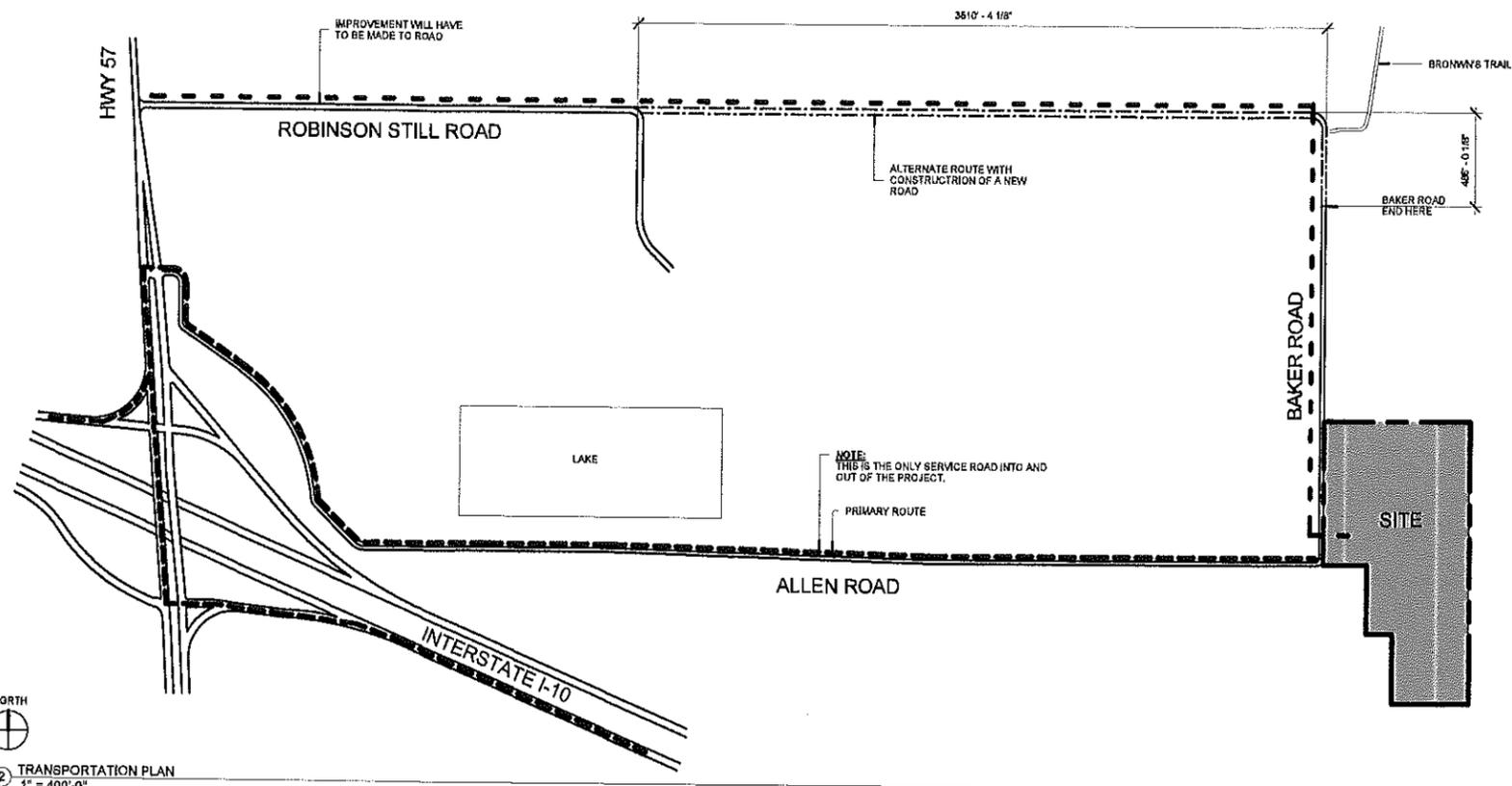
A NEW MANUFACTURING BUILDING FOR B&D PLASTICS
 5500 ALLEN ROAD
 GAULTIER, MISSISSIPPI



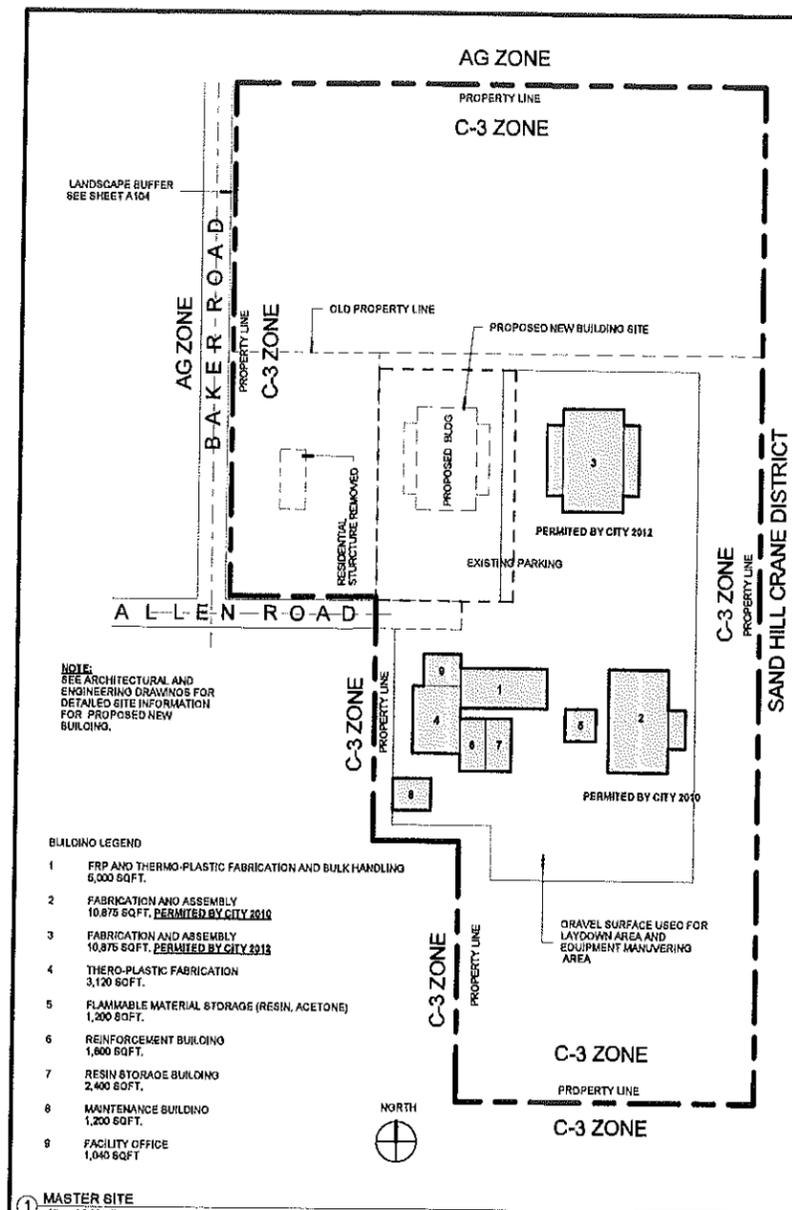
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19 APRIL 2015	
SHEET LABEL	VERSION
A001	0



② TRANSPORTATION PLAN
 1" = 400'-0"



NOTE:
 SEE ARCHITECTURAL AND ENGINEERING DRAWINGS FOR DETAILED SITE INFORMATION FOR PROPOSED NEW BUILDING.

- BUILDING LEGEND**
- 1 FRP AND THERMO-PLASTIC FABRICATION AND BULK HANDLING 6,000 SQFT.
 - 2 FABRICATION AND ASSEMBLY 10,875 SQFT. PERMITTED BY CITY 2010
 - 3 FABRICATION AND ASSEMBLY 10,875 SQFT. PERMITTED BY CITY 2013
 - 4 THERMO-PLASTIC FABRICATION 3,120 SQFT.
 - 5 FLAMMABLE MATERIAL STORAGE (RESIN, ACETONE) 1,200 SQFT.
 - 6 REINFORCEMENT BUILDING 1,800 SQFT.
 - 7 RESIN STORAGE BUILDING 2,400 SQFT.
 - 8 MAINTENANCE BUILDING 1,200 SQFT.
 - 9 FACILITY OFFICE 1,040 SQFT.

① MASTER SITE
 1" = 100'-0"



LDJ ARCHITECTURE, PLLC
MICHAEL A. LEBATARD, ARCHITECT
 28554 BEACH BOULEVARD SUITE D BILOXI MISSISSIPPI 39531
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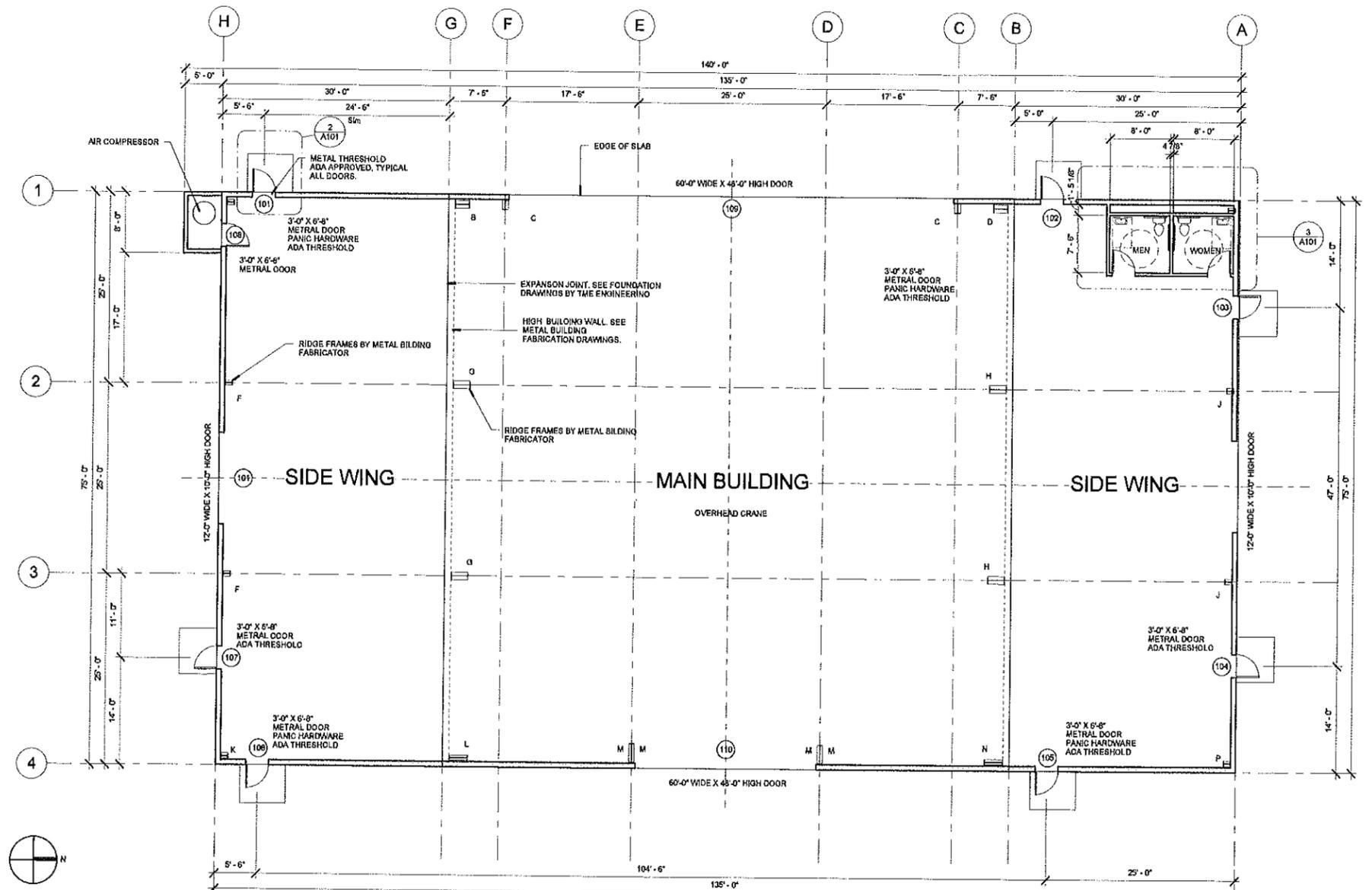
A NEW MANUFACTURING BUILDING FOR B&D PLASTICS
 5500 ALLEN ROAD GAUTIER, MISSISSIPPI



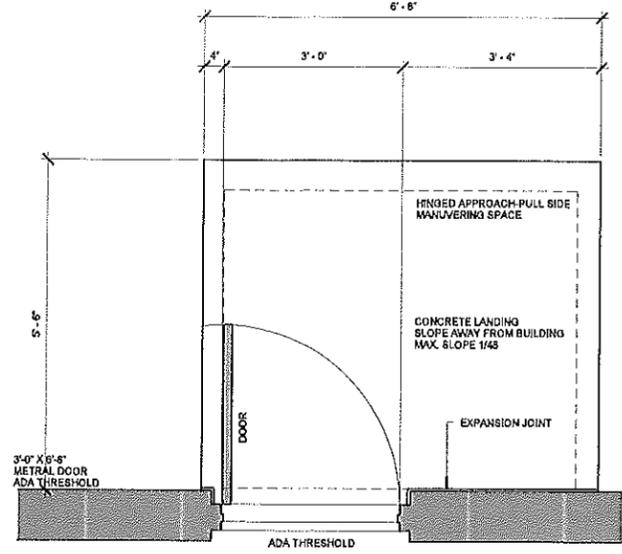
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DESIGNER Author	CHECKED BY Checker
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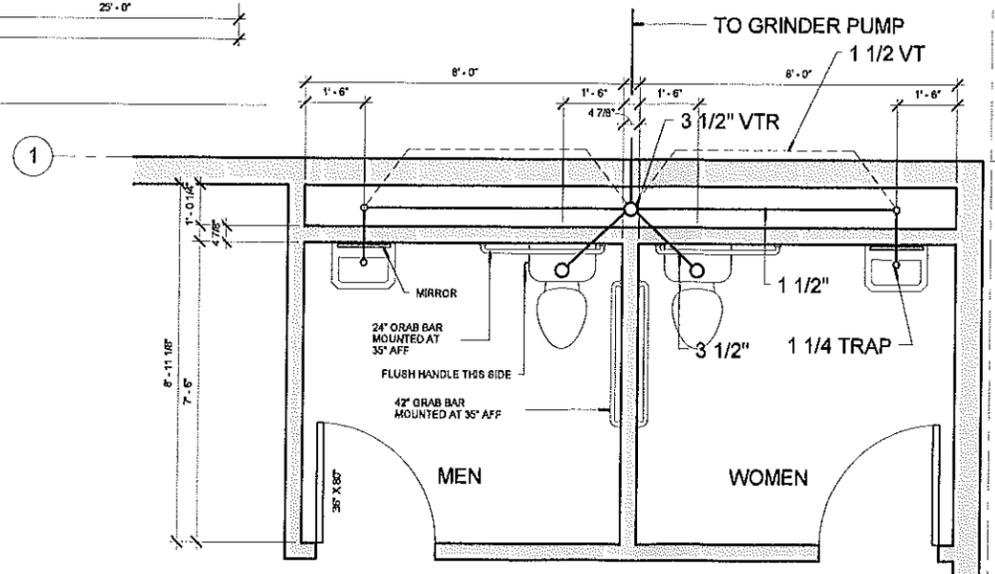
ISSUANCE DATE 19 APRIL 2016	PROJECT NO. A101
SCALE	REVISION
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1 01-FLOOR PLAN
 1/8" = 1'-0"



2 TYPICAL EXIT DOOR LANDING DETAIL
 3/4" = 1'-0"



3 ENLARGE TOILET ROOM PLAN
 1/2" = 1'-0"



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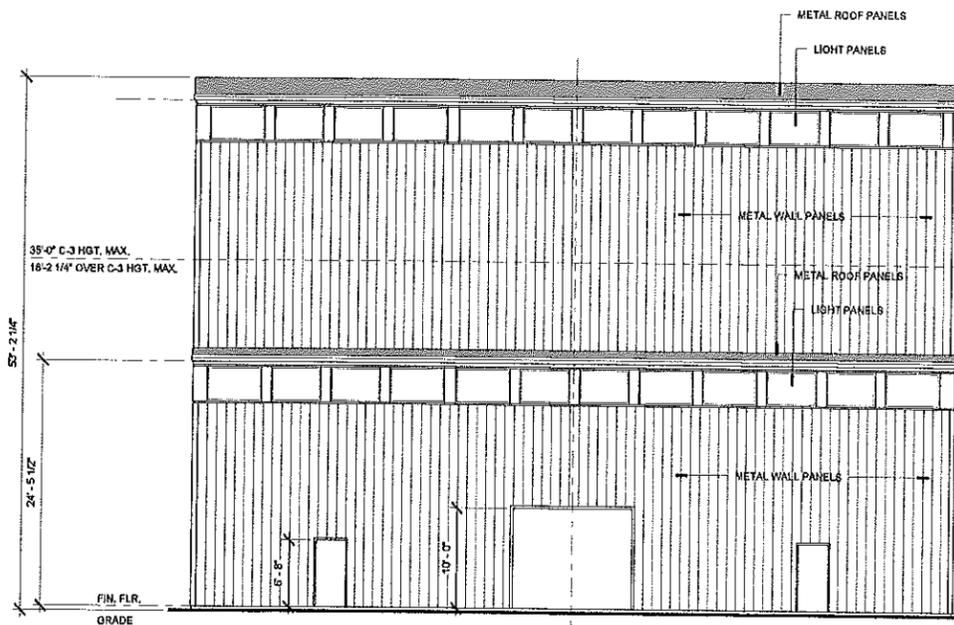
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 5500 ALLEN ROAD GAUTIER, MISSISSIPPI



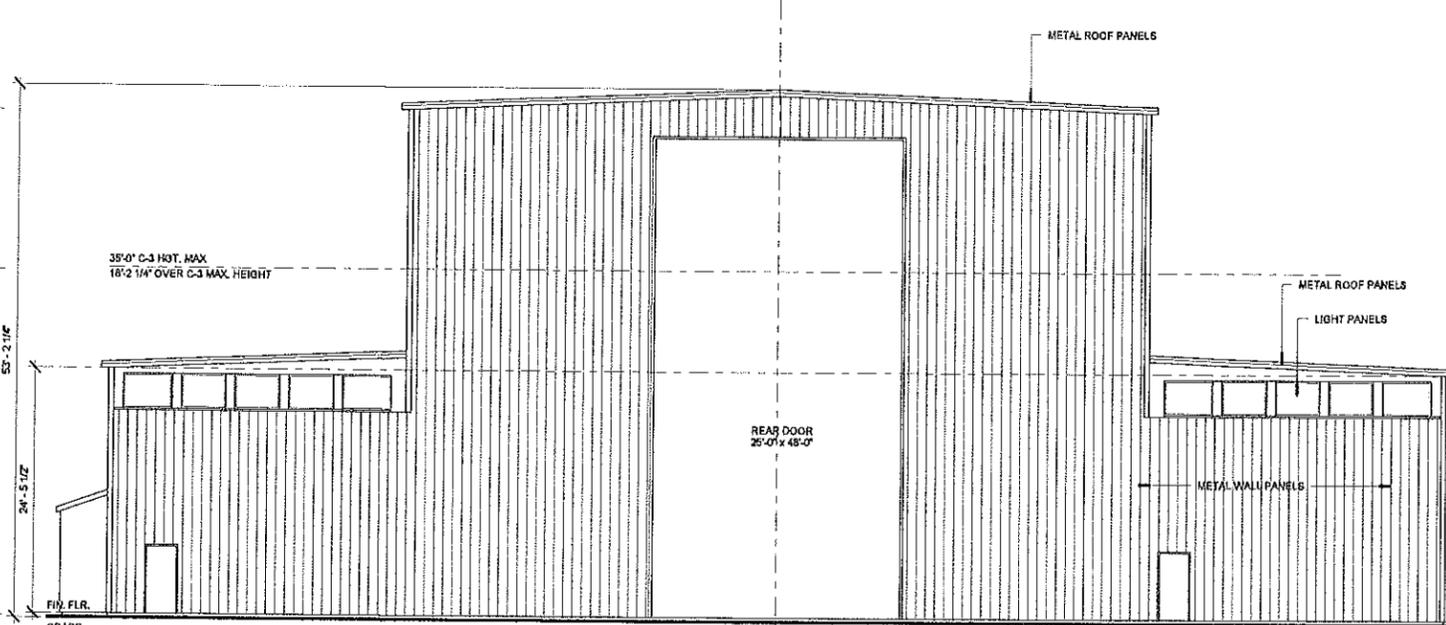
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SHEET NUMBER	REVISION
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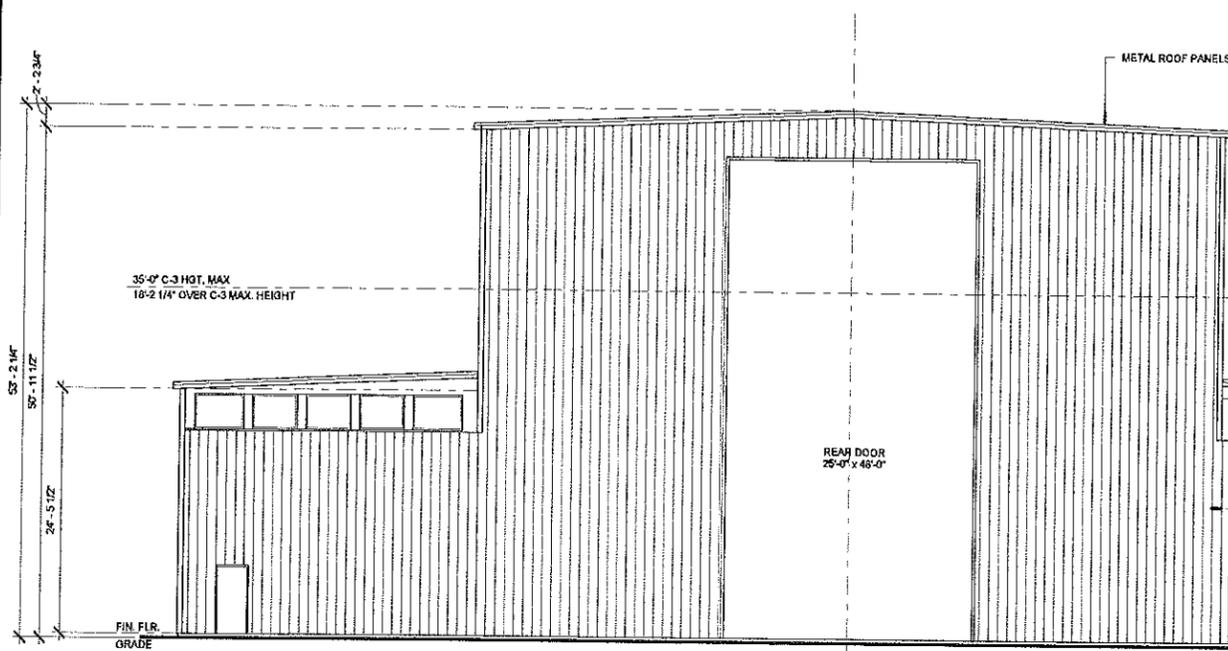


1 NORTH ELEVATION
 1/8" = 1'-0"

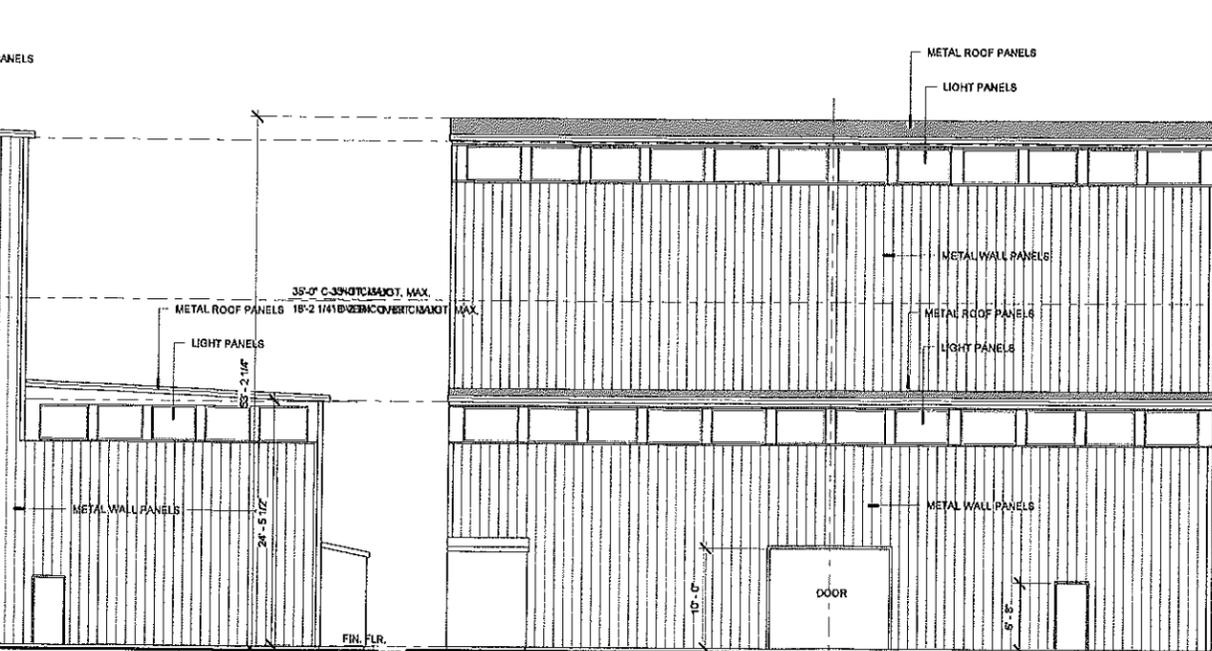


2 WEST ELEVATION
 1/8" = 1'-0"

HEIGHT VARIANCE:
 A HEIGHT VARIANCE WILL NEED TO BE APPROVED FROM 35'-0" MAXIMUM HEIGHT FOR A C-3 ZONE TO 54'-0" TO ACCOMMODATE THE REQUIRED HEIGHT OF THE BUILDING TO PERFORM ITS MANUFACTURING FUNCTION.



3 EAST ELEVATION
 1/8" = 1'-0"



4 SOUTH ELEVATION
 1/8" = 1'-0"

SOUTH



LDJ ARCHITECTURE, PLLC
MICHAEL A. LEBATARD, ARCHITECT

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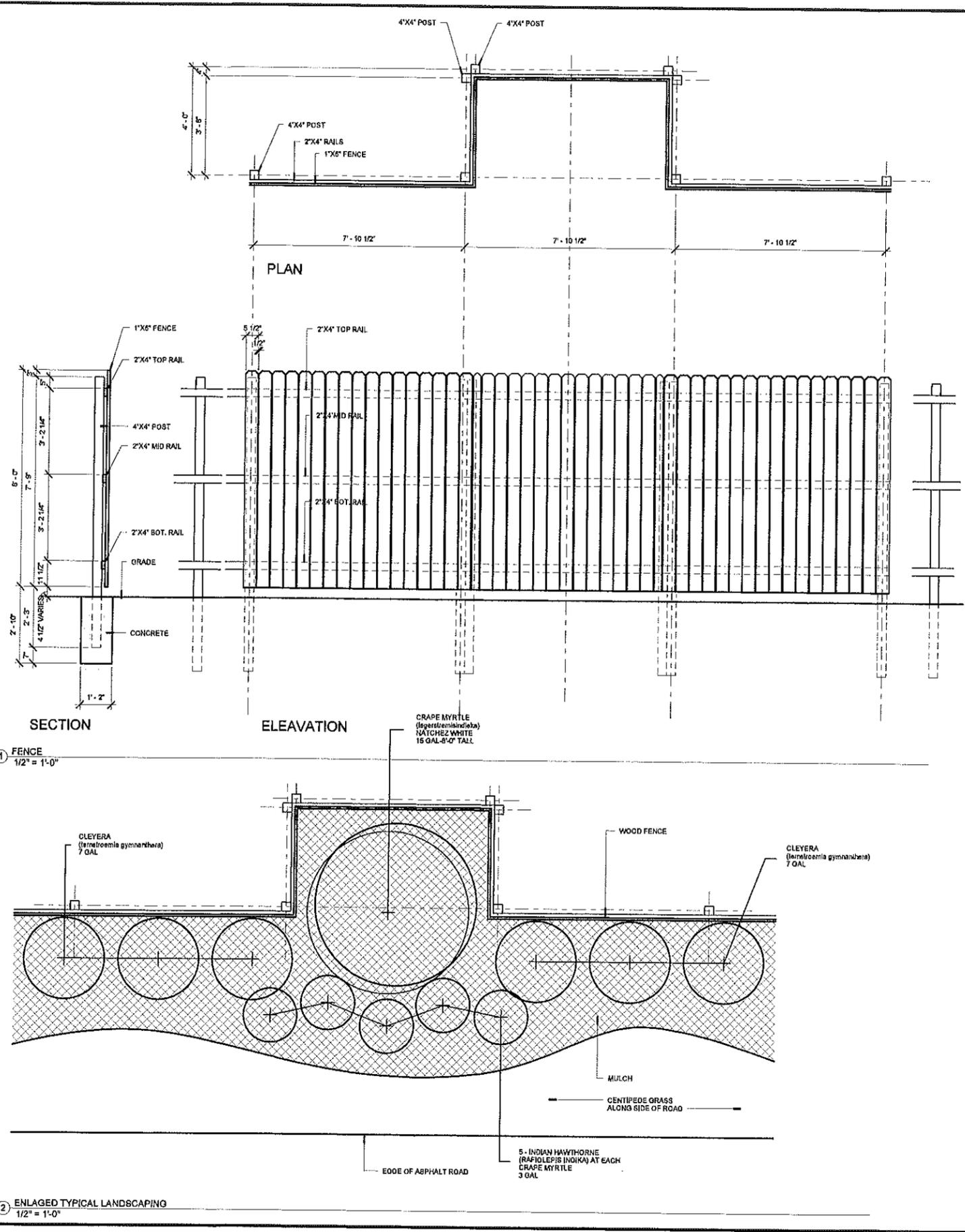
A NEW MANUFACTURING BUILDING FOR B&D PLASTICS
 5500 ALLEN ROAD GAULTIER, MISSISSIPPI



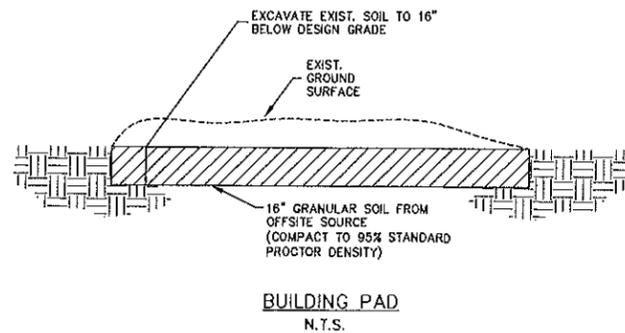
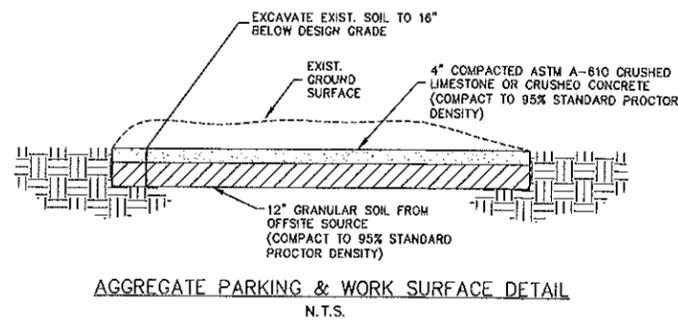
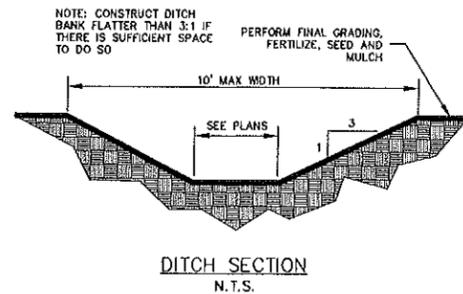
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PROJECT NAME	ISSUES
A105	0



CONSTRUCTION DETAILS

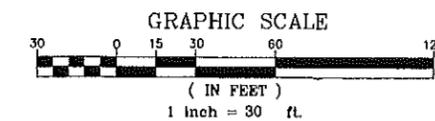
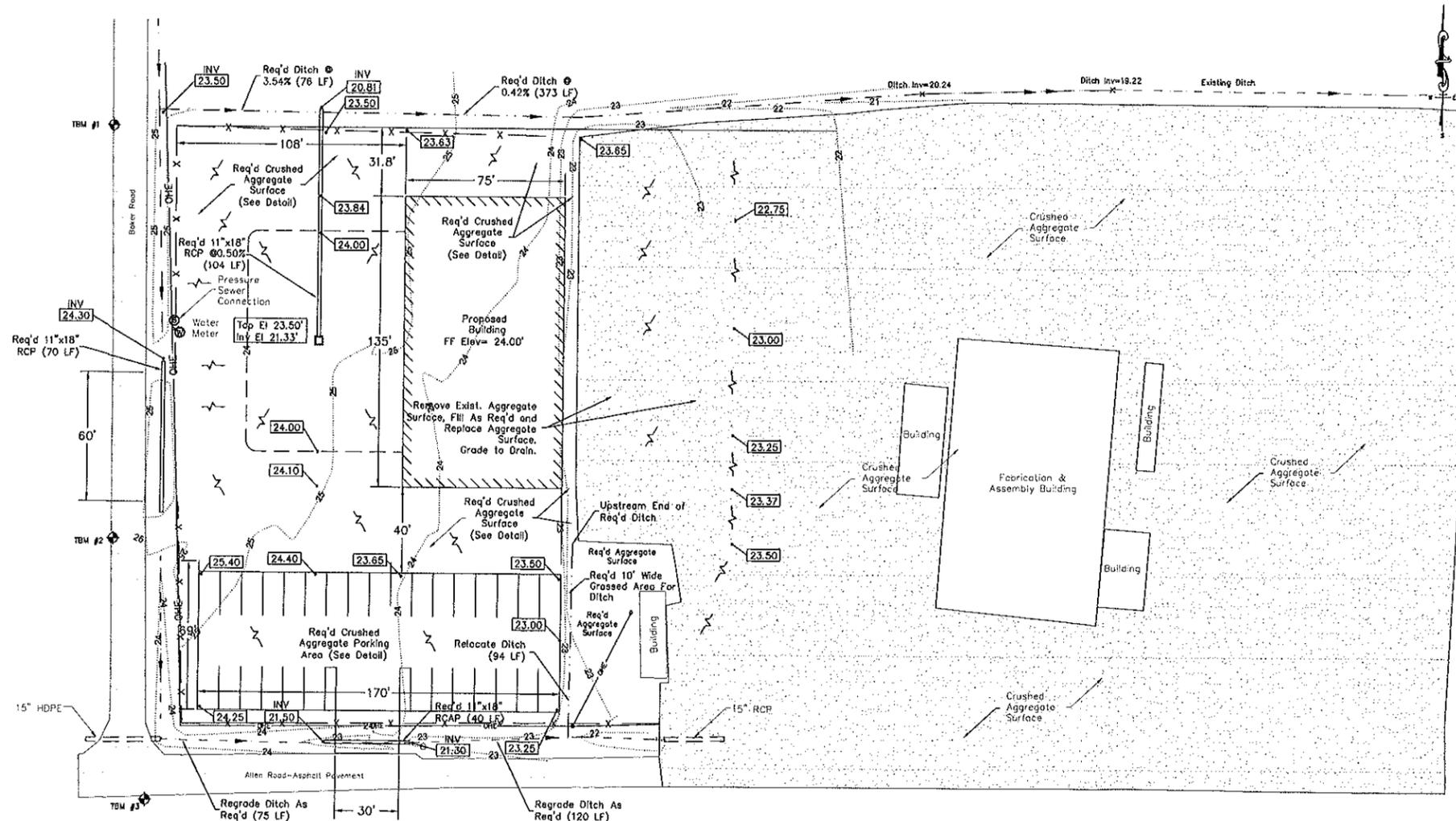


CONSTRUCTION NOTES

- Existing conditions are based on an October 13, 2015 topographic survey by Thomas M. Vickery.
- No boundary survey was performed for this project. Establish property line location as required for construction.
- No attempt has been made to locate underground utilities except for storm drains as indicated on the drawing.
- Locate existing utilities as required by Mississippi Law prior to any excavation or demolition.
- This drawing is being provided solely for the use of B&D Plastics and no license has been created, express or implied, to copy, use or rely on this drawing.
- Wetlands evaluation was not included in the scope of this project. A qualified wetlands consultant should be employed if wetlands plants, hydric soil or saturated soil are observed in the construction area.
- See SWPPP for erosion control measures.

TBM NO.	DESCRIPTION	ELEV
TBM #1	RR Spike Set in Edge of Pavement	25.69'
TBM #2	RR Spike Set in Edge of Pavement	25.20'
TBM #3	RR Spike Set in Edge of Pavement	24.60'

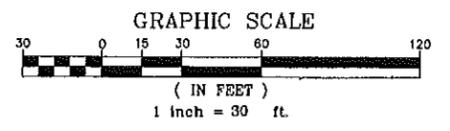
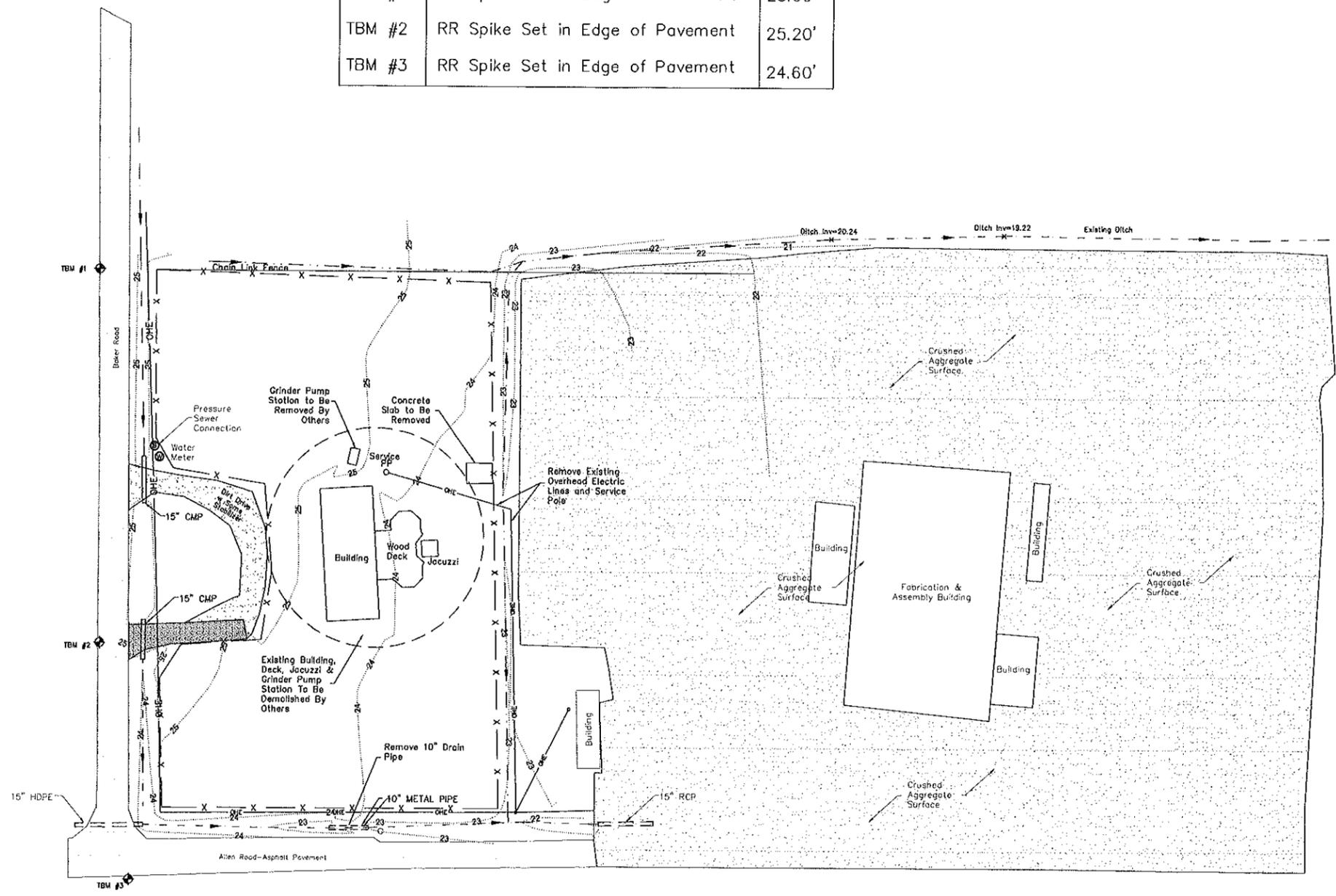
LEGEND	
	EXISTING CONTOURS
	PROPOSED CONTOURS
	EXISTING FENCE
	PROPOSED ELEVATION
	DRAINAGE DIRECTION



BDLogo.jpg	NO.	DATE	REVISION	SpeedWork, Inc eMail: mail@civilworld.com Voice & Fax: (228) 392-7267 9177 Selena Drive Biloxi, MS 39532	DRAWN BY: TR CHECKED BY: TR JOB NO: 1263.01 DATE: 11-04-15		SITE LAYOUT B&D PLASTICS SITEWORK FOR NEW BUILDING GAUTIER, MS	SHEET NO. 2 OF 2

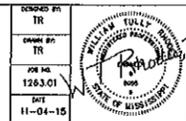


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TBM #3	RR Spike Set in Edge of Pavement	24.60'



BDLogo.jpg		
NO.	DATE	REVISION

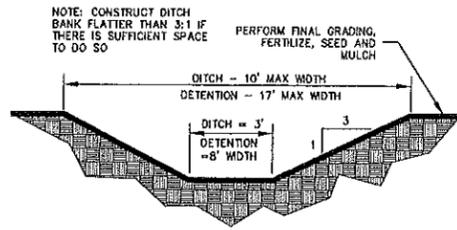
SpeedWork, Inc
 eMail: mail@civilworld.com
 Voice & Fax: (228) 392-7267
 9177 Selena Drive Biloxi, MS 39532



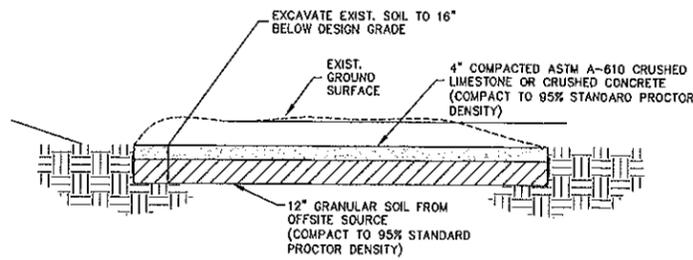
EXISTING CONDITIONS & DEMO PLAN
 B&D PLASTICS
 SITWORK FOR NEW BUILDING
 GAUTIER, MS

SHEET NO. 1 OF 2

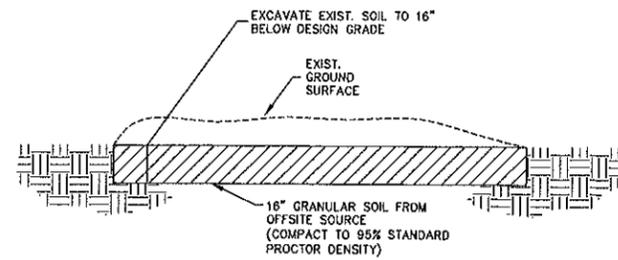
CONSTRUCTION DETAILS



DITCH & DETENTION AREA SECTION
N.T.S.



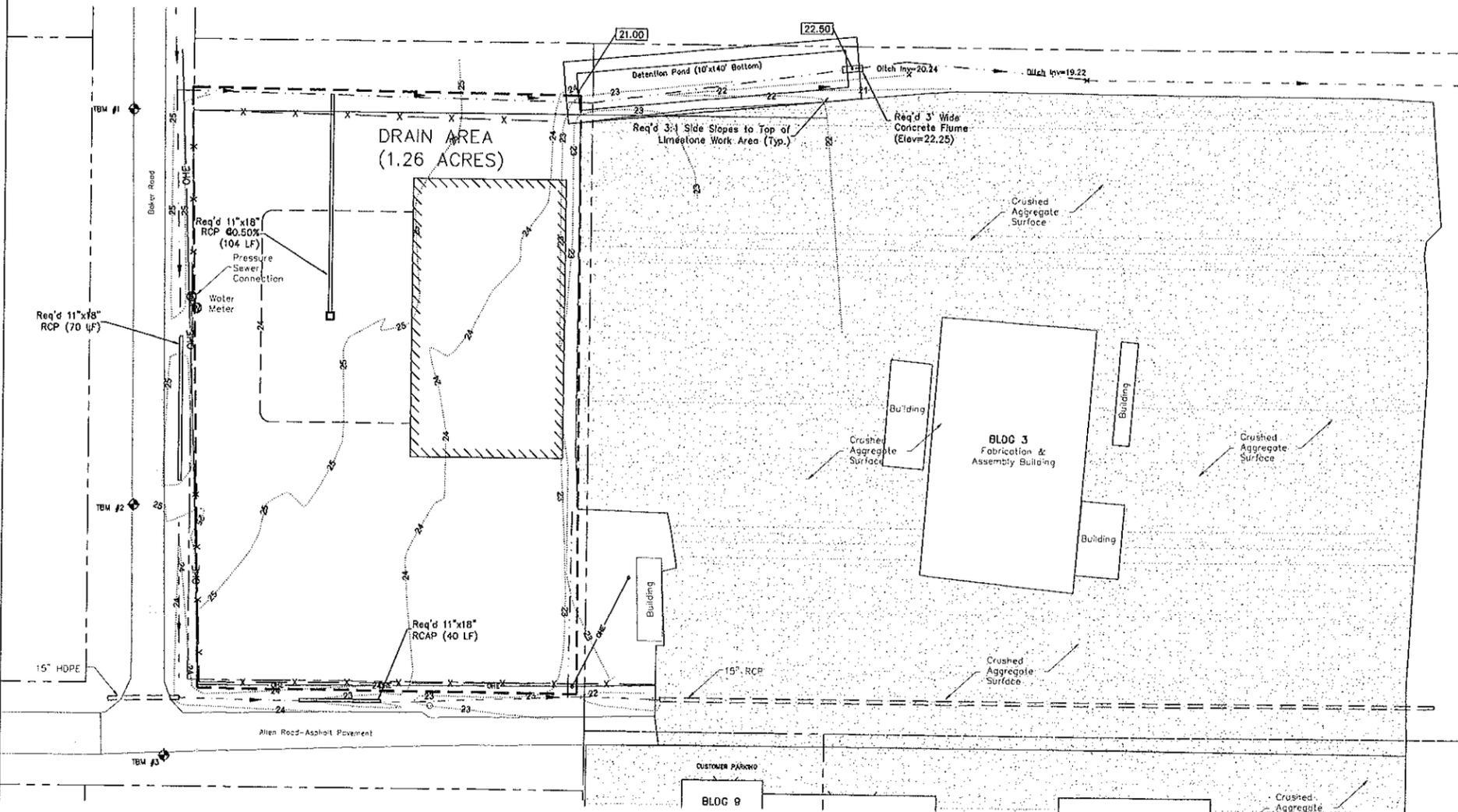
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N.T.S.



BUILDING PAD
N.T.S.

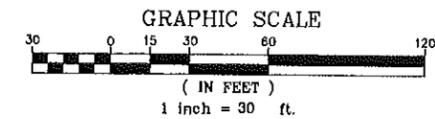
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LEGEND	
	EXISTING CONTOURS
	PROPOSED CONTOURS
	EXISTING FENCE
	PROPOSED ELEVATION
	DRAINAGE DIRECTION



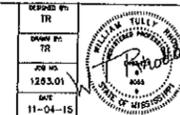
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- See SWPPP for erosion control measures.



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 eMail: mail@civilworld.com
 Voice & Fax: (228) 392-7267
 9177 Selena Drive Biloxi, MS 39532

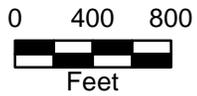


SITE LAYOUT
 B&D PLASTICS
 SITEWORK FOR NEW BUILDING
 GAUTIER, MS

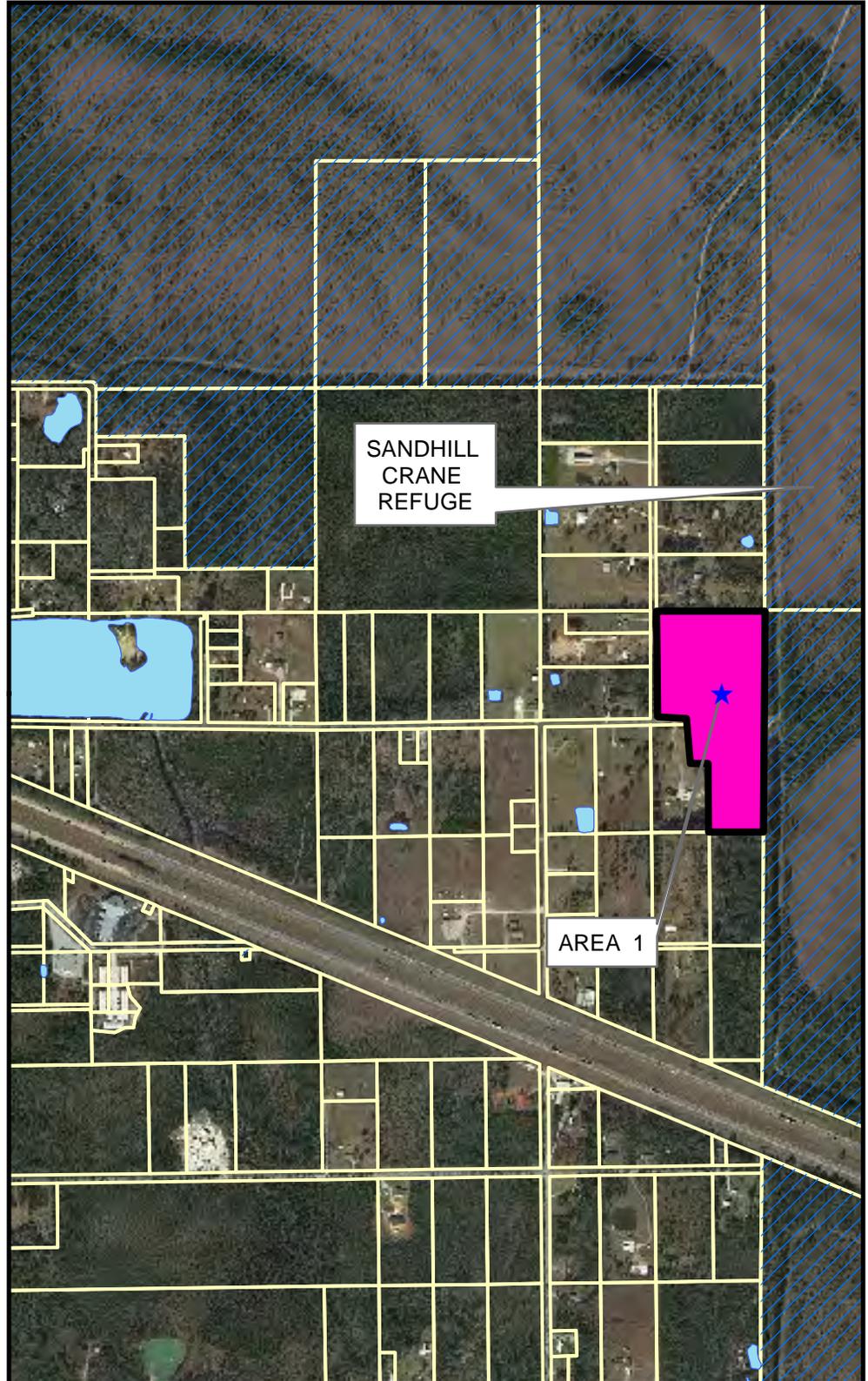
SHEET NO.
 2
 OF 2

Location Map
5500 Allen Road
B & D Plastics, LLC
Conditional Use & Height Variance

City Of Gautier
Economic Development/Planning

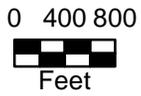


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Planning Division



Existing Zoning Map

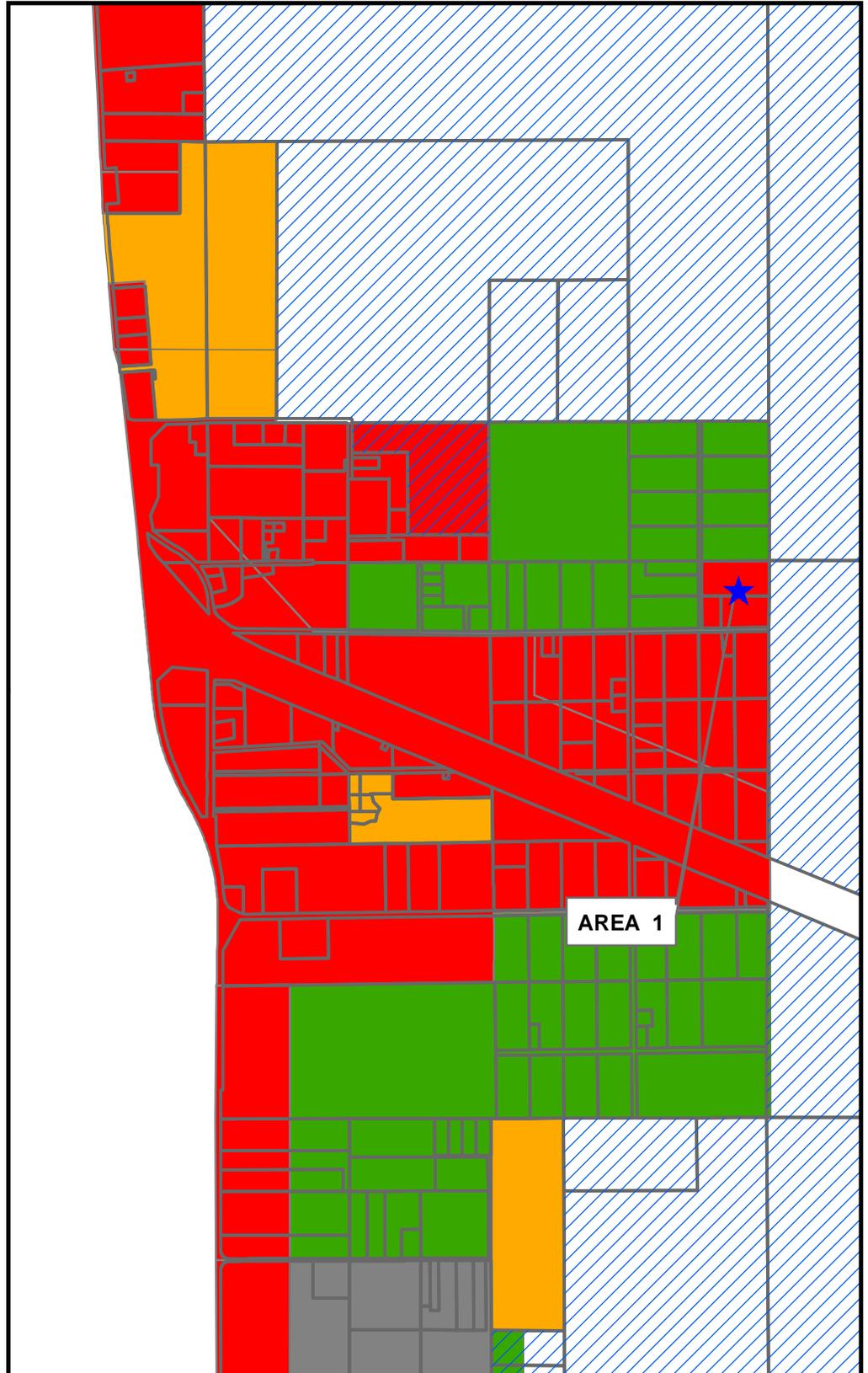
City Of Gautier
Economic Development/Planning



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City of Gautier
Planning Division

Legend

-  SANDHILL_CRANE_LAND
-  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



0 400800
Feet

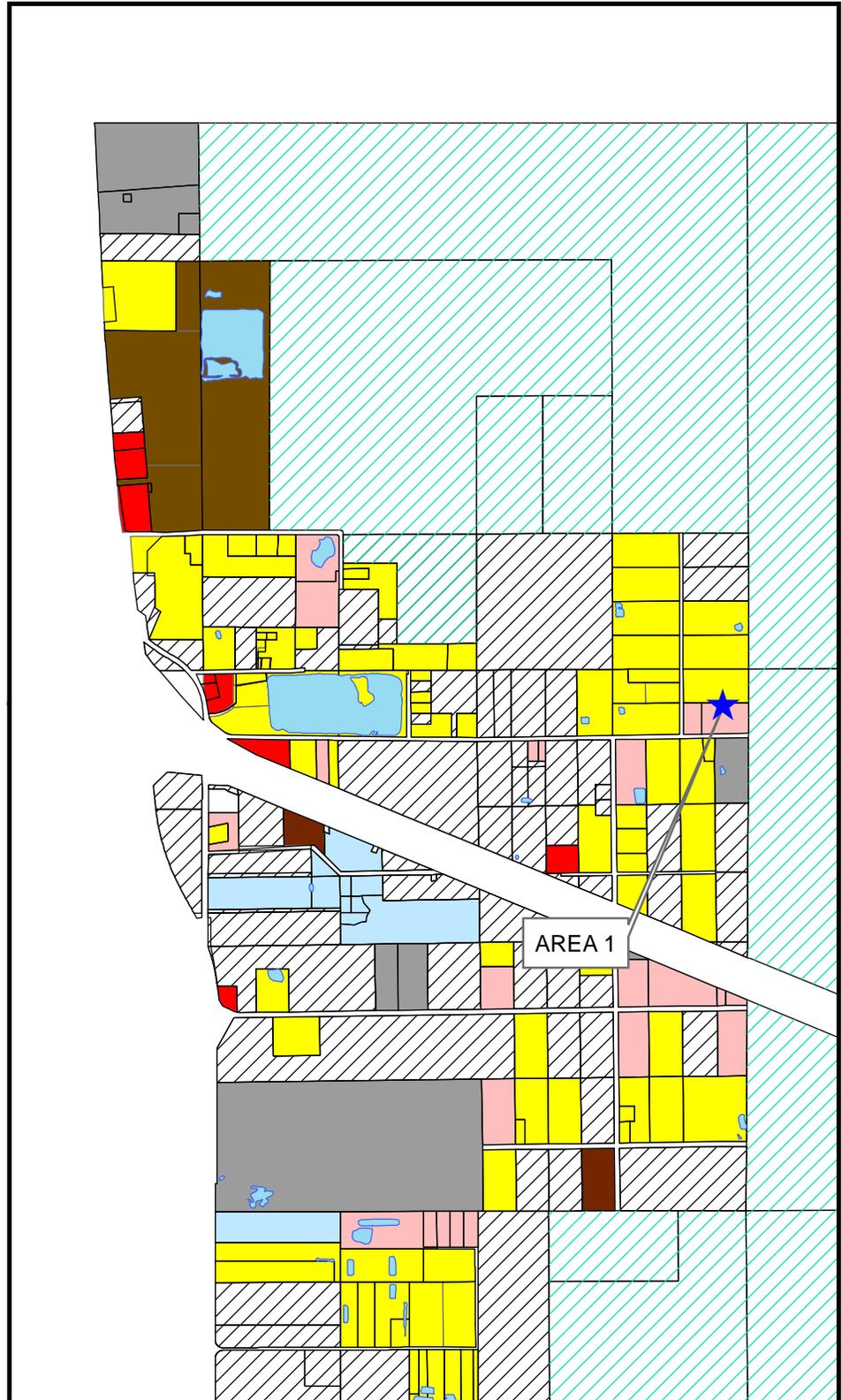
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Legend

SANDHILL_CRANE_LAND

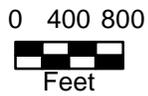
EXISTING LAND USE

- 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

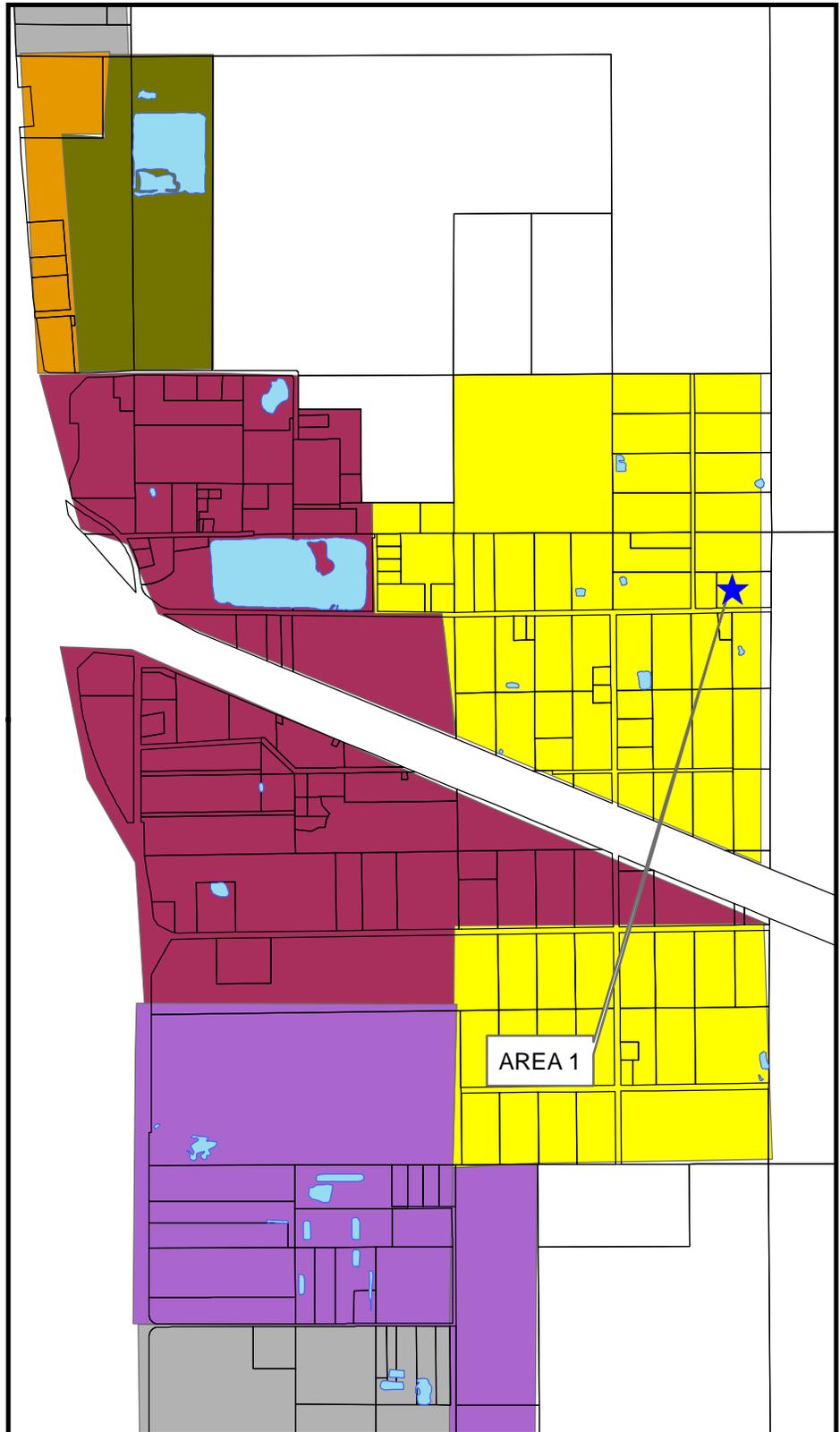
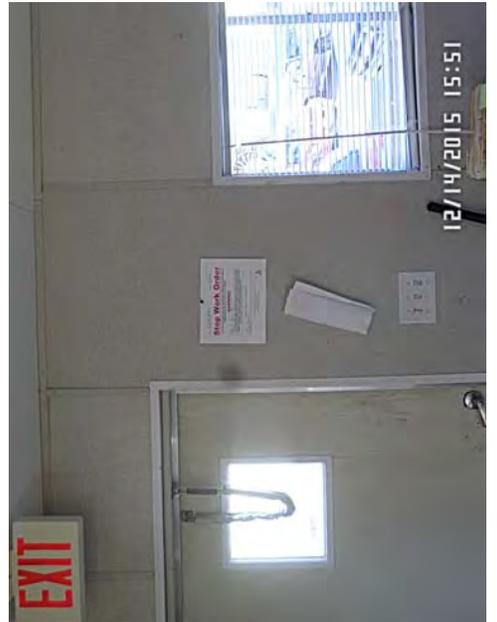
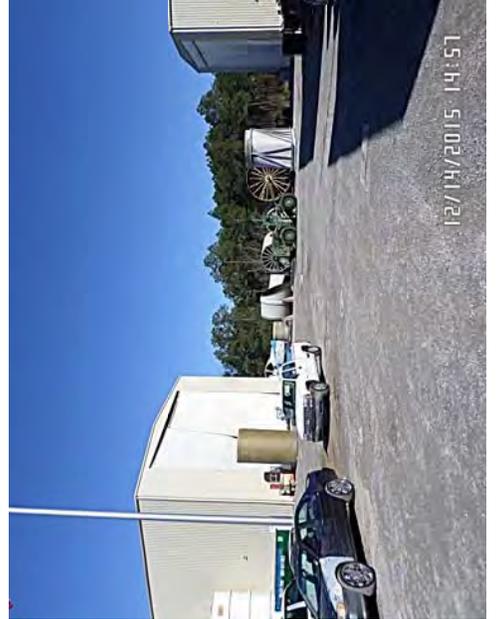
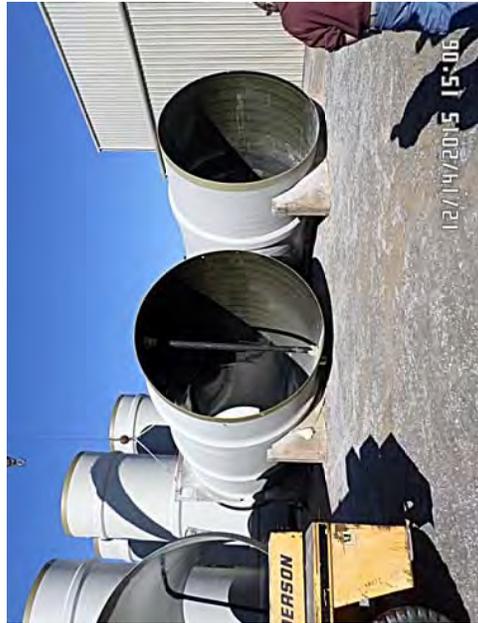
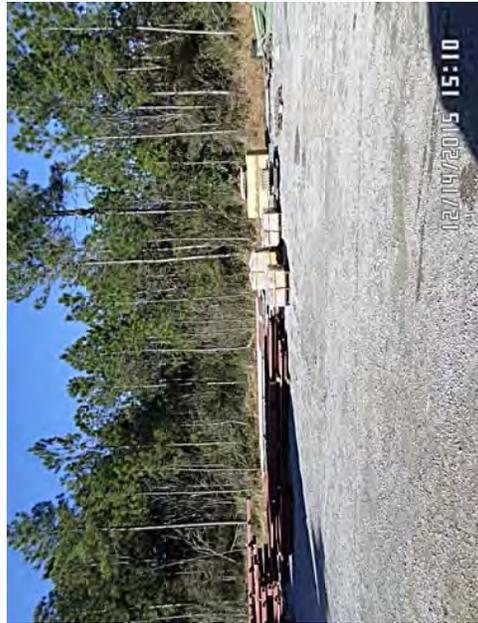


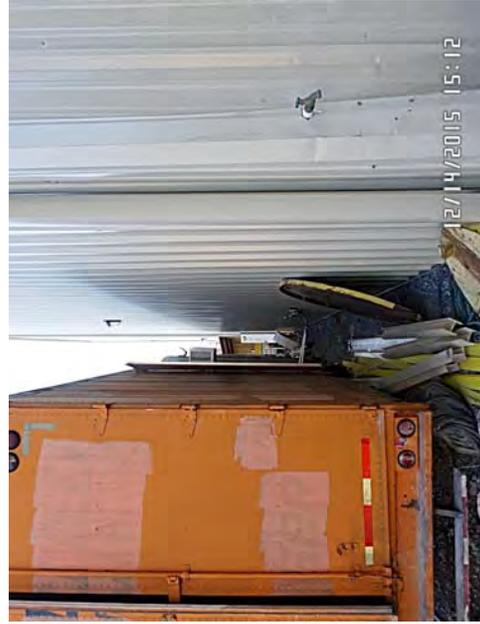
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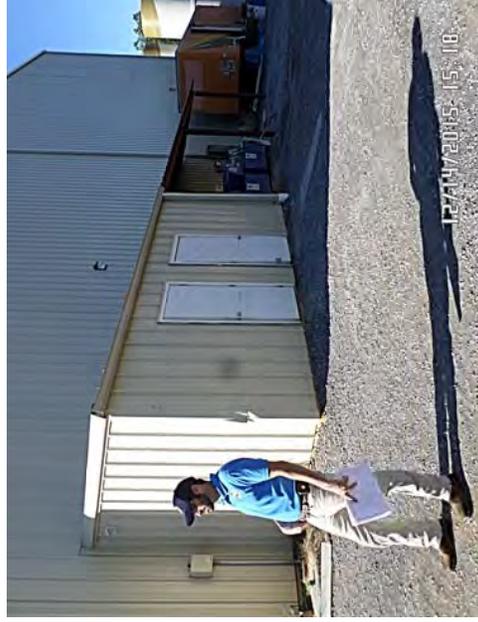


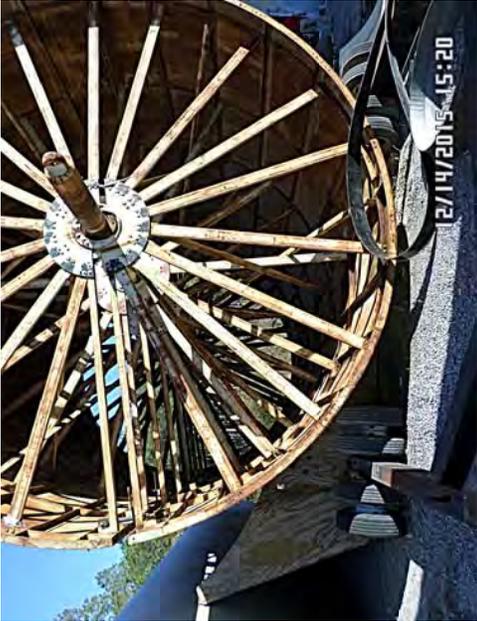


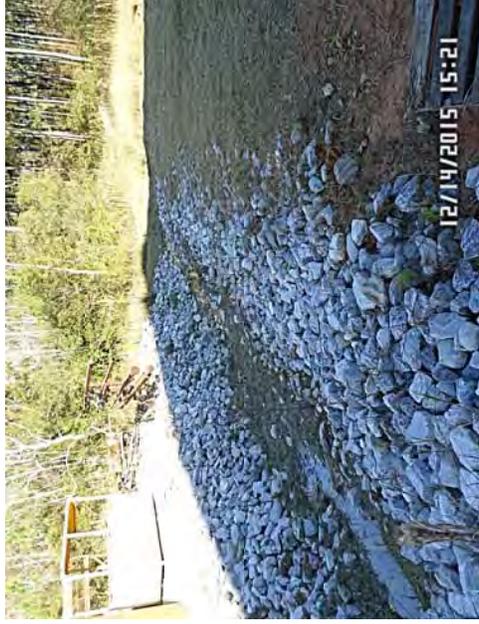
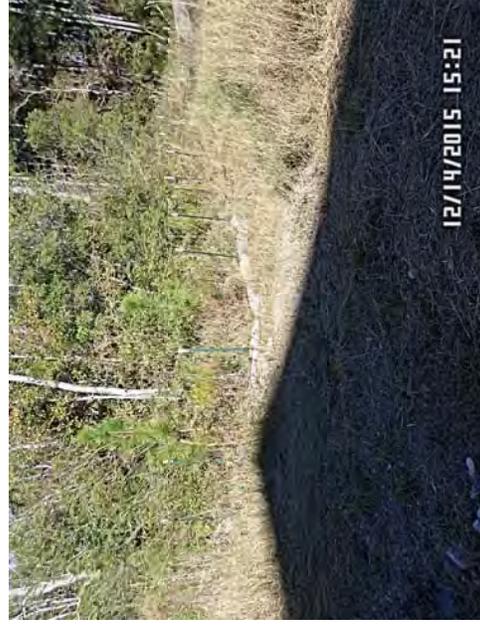
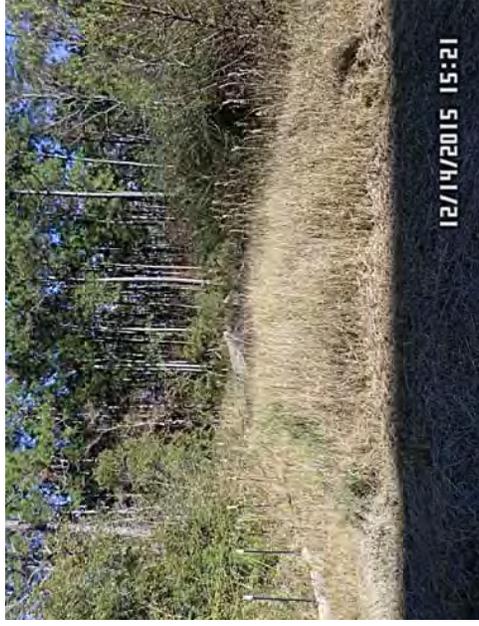


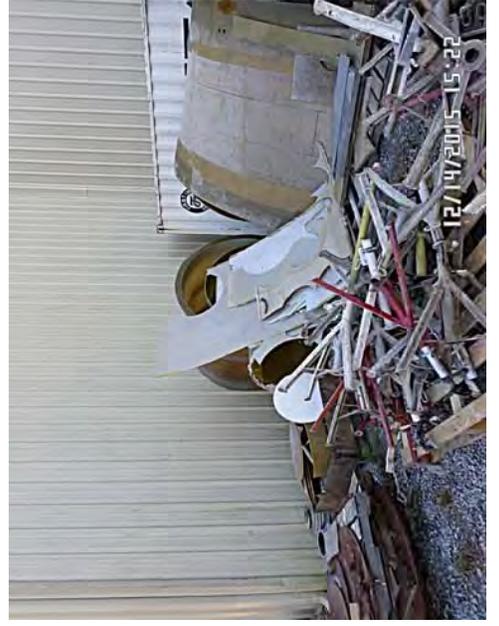










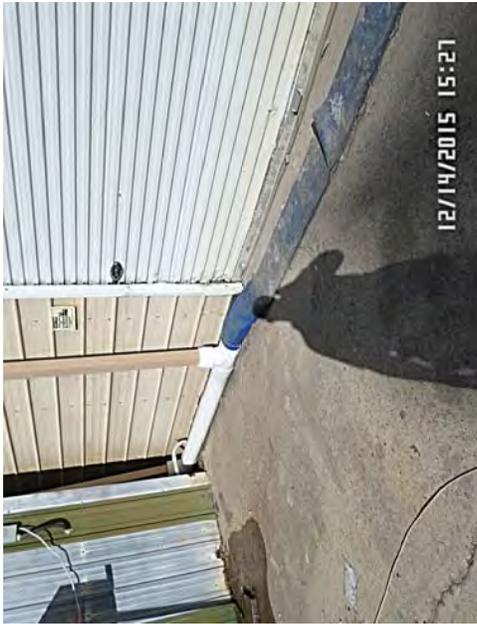
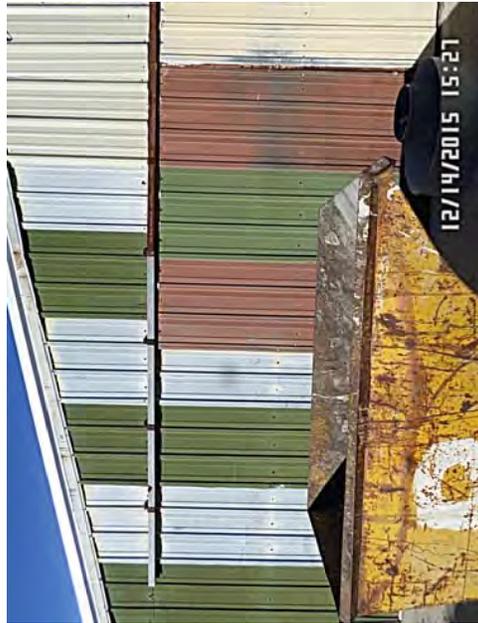
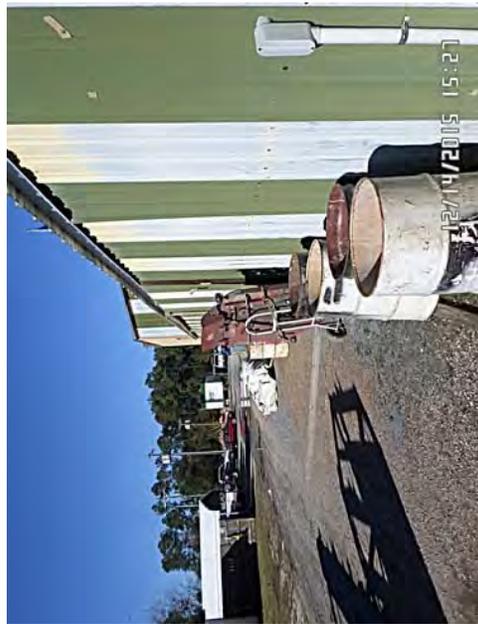


















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12/14/2015 15:32



12/14/2015 15:32



12/14/2015 15:31



12/14/2015 15:31



12/14/2015 15:31



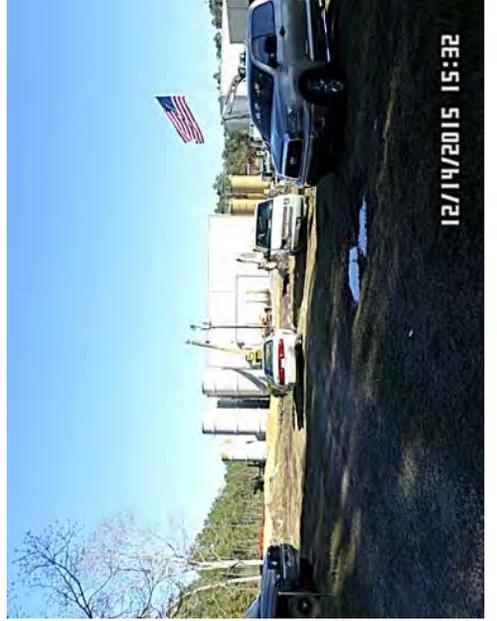
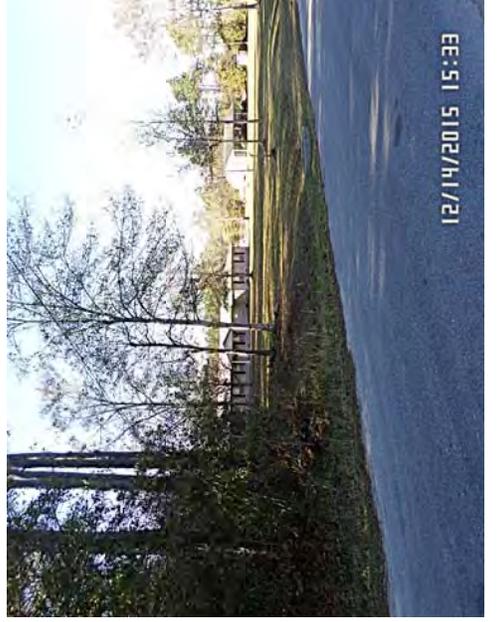
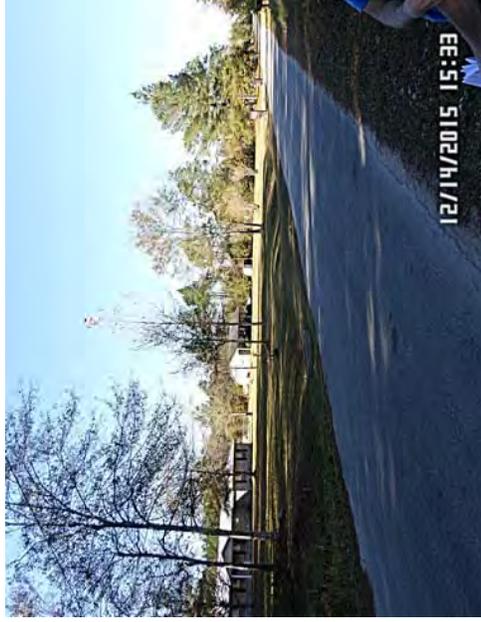
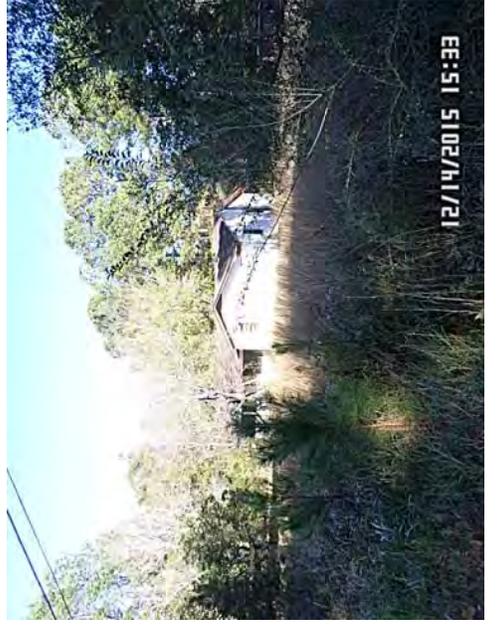
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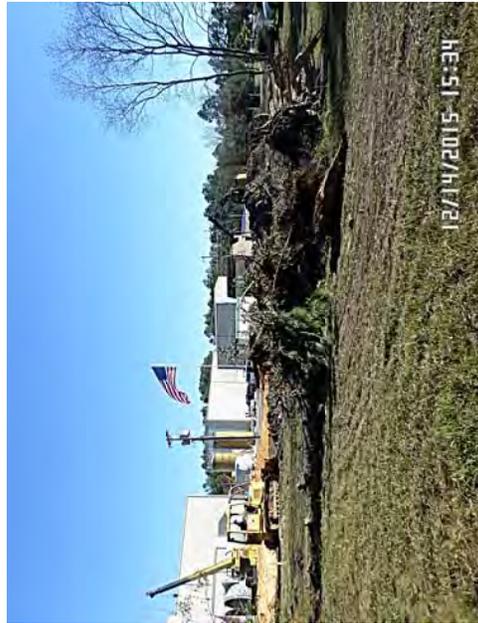


12/14/2015 15:30



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12/14/2015 15:43



12/14/2015 15:43



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12/14/2015 15:39



12/14/2015 15:35



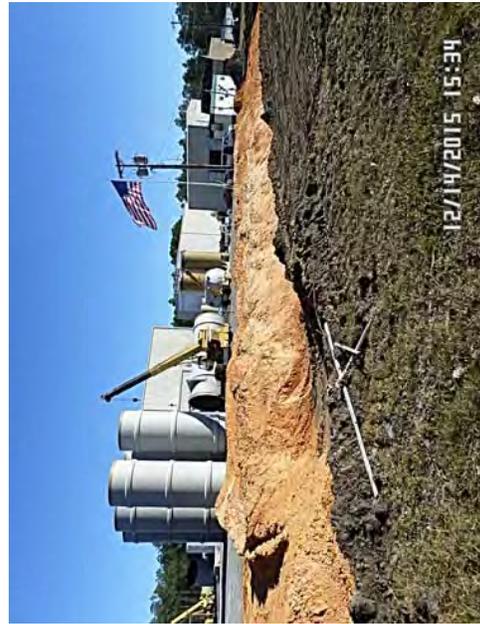
12/14/2015 15:35



12/14/2015 15:35



12/14/2015 15:35



12/14/2015 15:35

LS-3000 (2-14-10)

Location: 5500 Allen

Date: 12/14/15

Stop Work Order

THIS SITE HAS BEEN INSPECTED AND MAY NOT CONFORM TO CODES AND/OR ORDINANCES ADOPTED BY THE CITY OF GAULTIER.

WARNING

Mist Dill Peart
ANY PERSON WHO SHALL CONTINUE ANY WORK IN OR ABOUT THE STRUCTURE/SITE AFTER HAVING BEEN SERVED WITH A STOP WORK ORDER, EXCEPT SUCH WORK AS THAT PERSON IS DIRECTED TO PERFORM TO REMOVE A VIOLATION OR UNSAFE CONDITION, SHALL BE SUBJECT TO PENALTIES AS PRESCRIBED BY LAW

Issued by: Building and Zoning Administrator

Cathy Dink
CITY OF GAULTIER

THE CITY OF GAULTIER TO RESPOND TO STOP WORK VIOLATION
ALL FOLLOW-UPS
Economic Development & Planning Department
Phone: (202) 487-5178
E-mail: ed@cityofgaultier.com

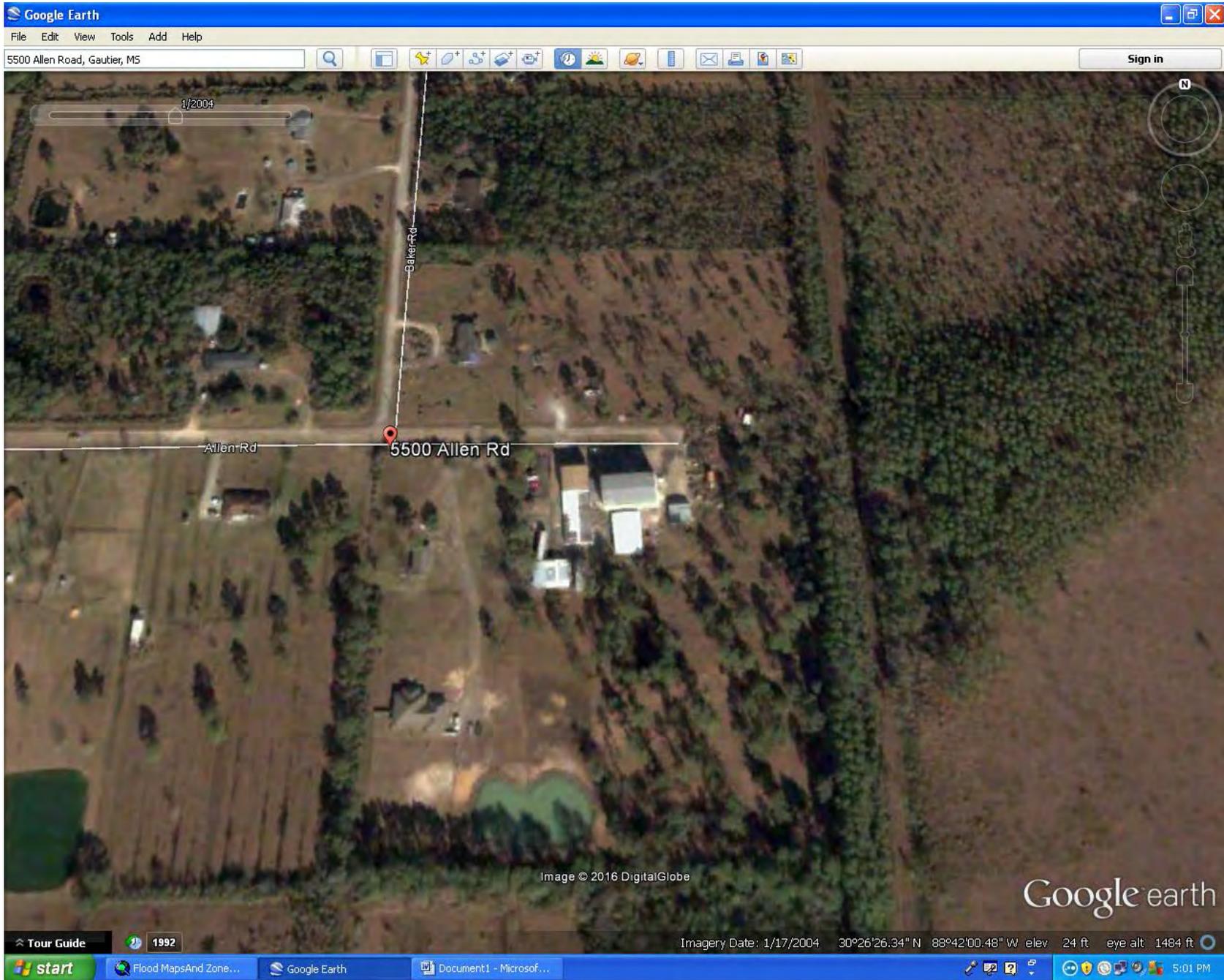


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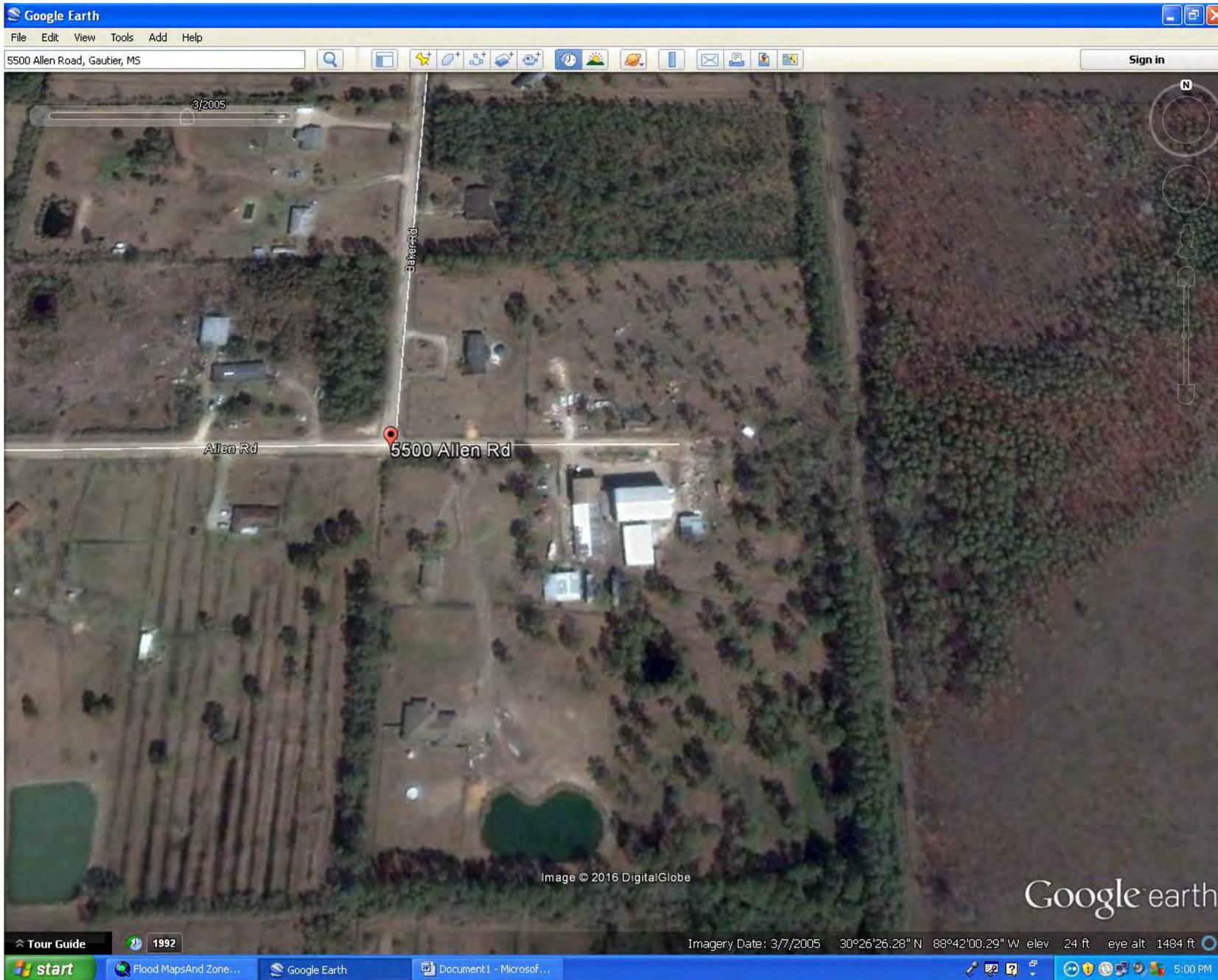
1992



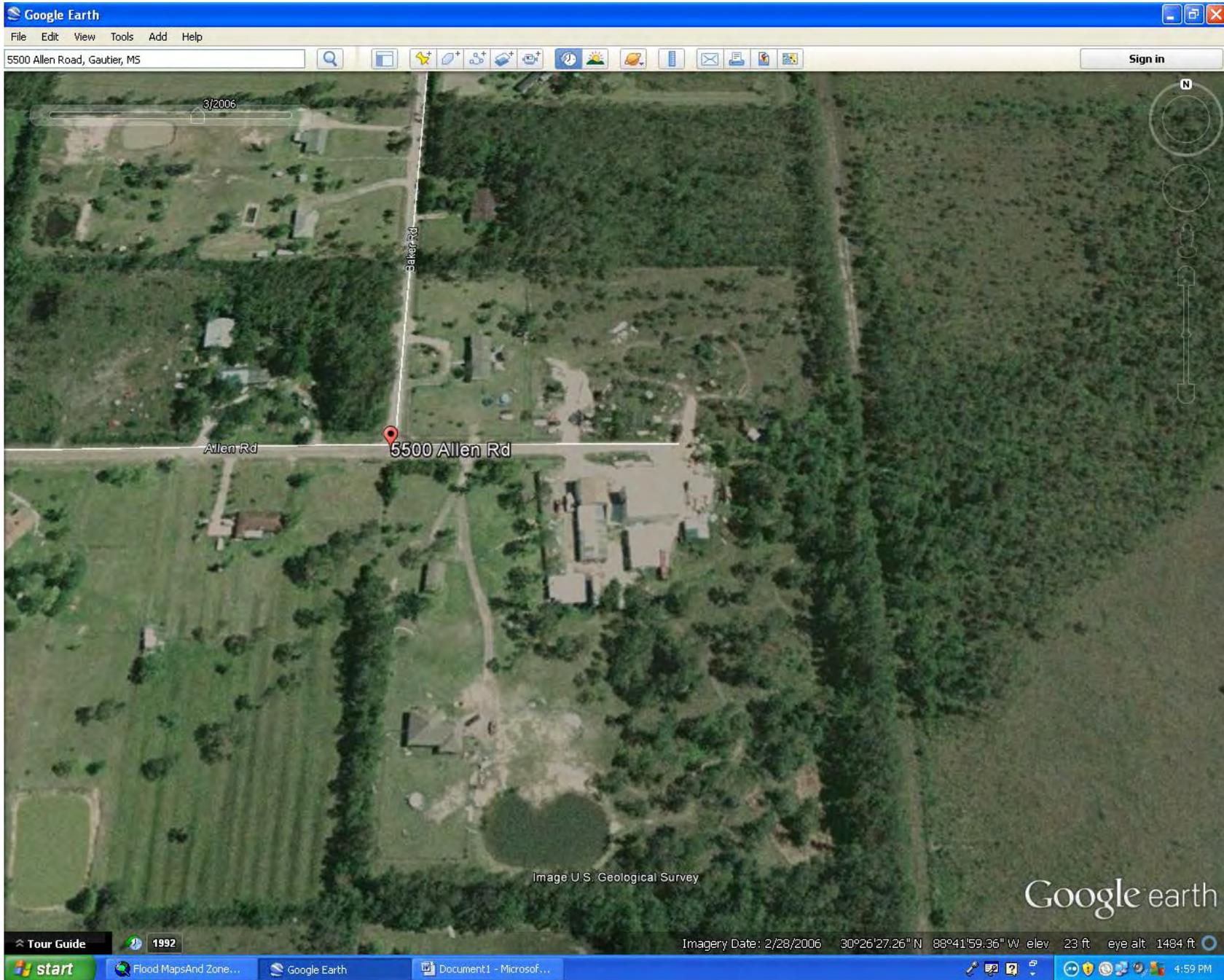
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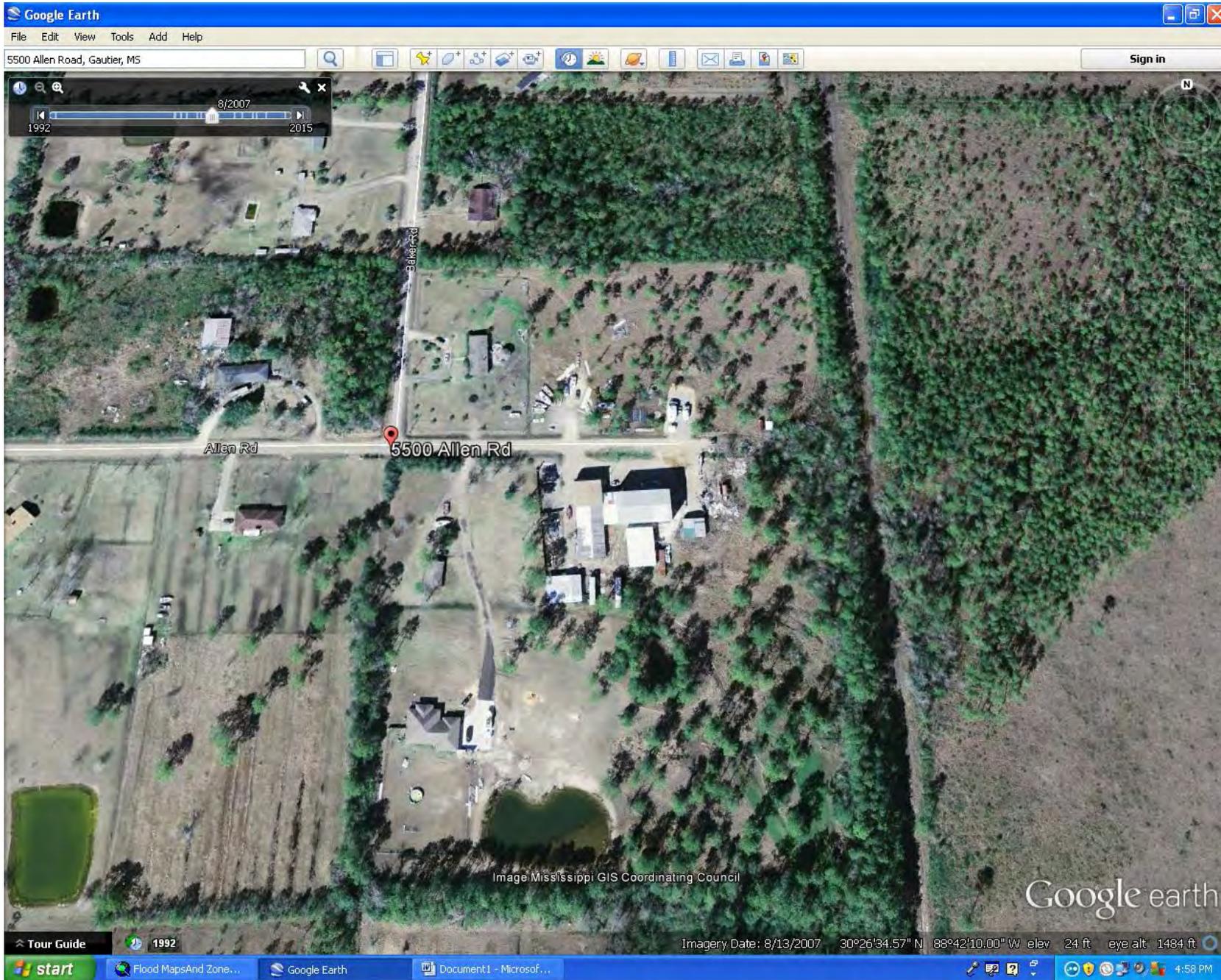
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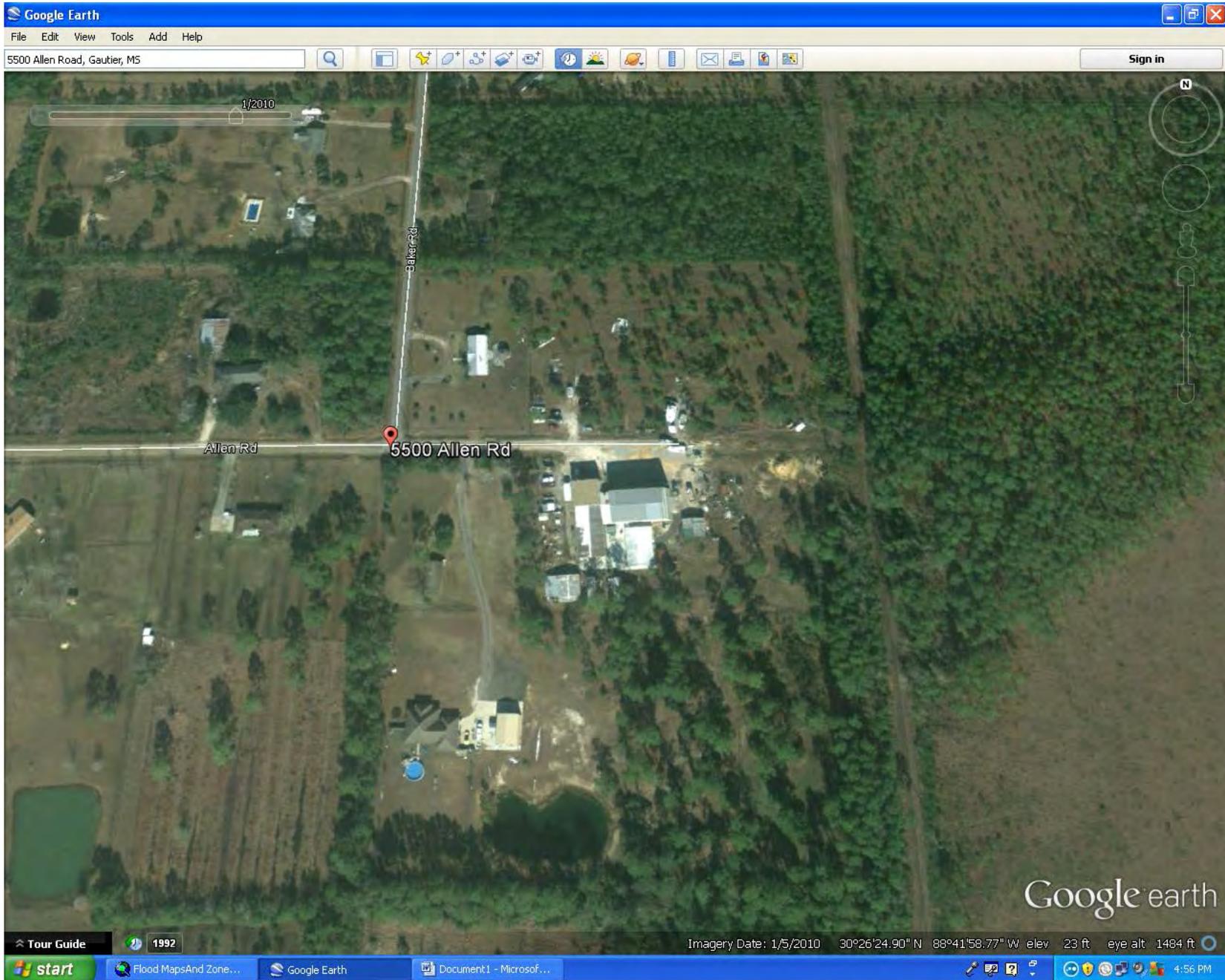
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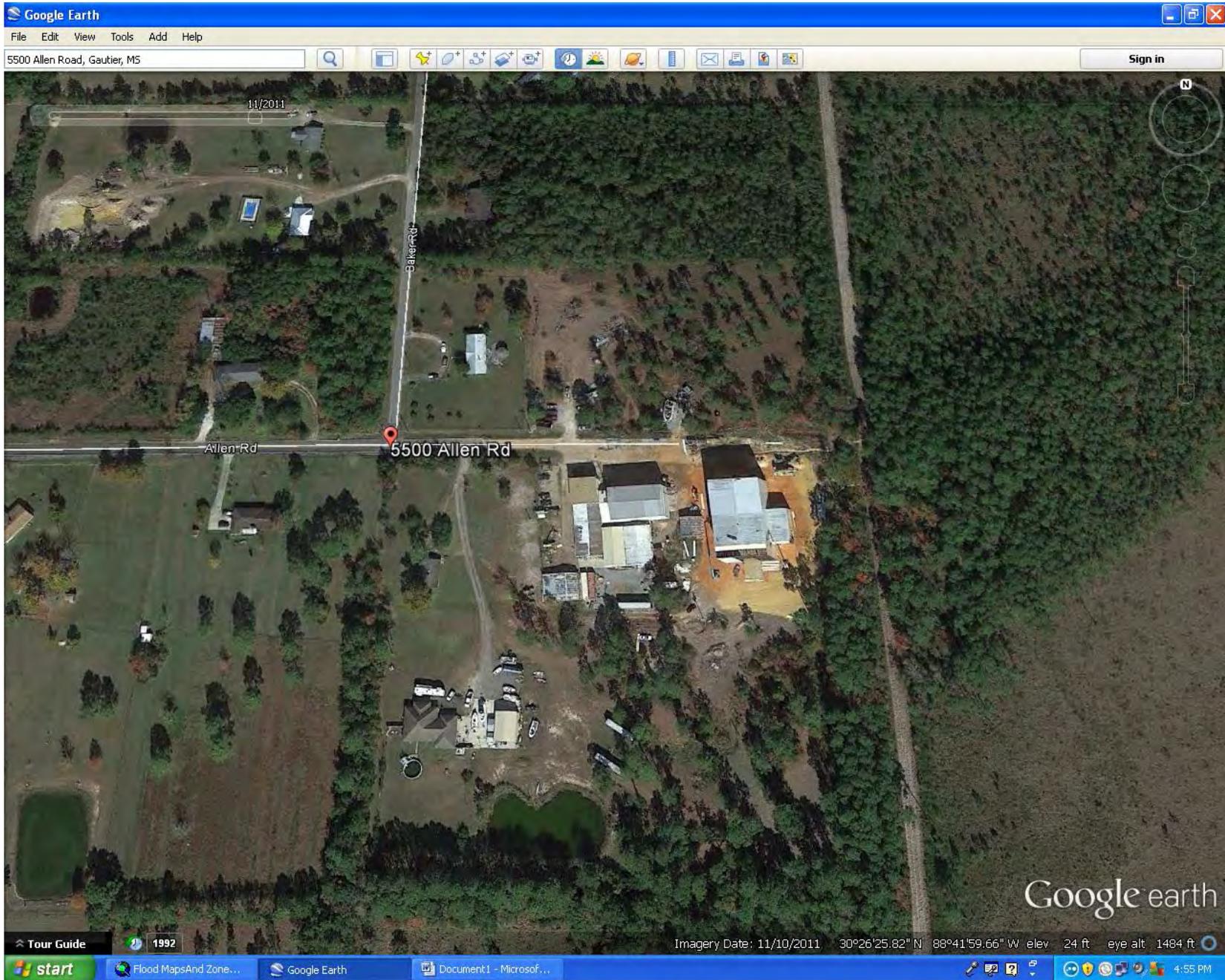
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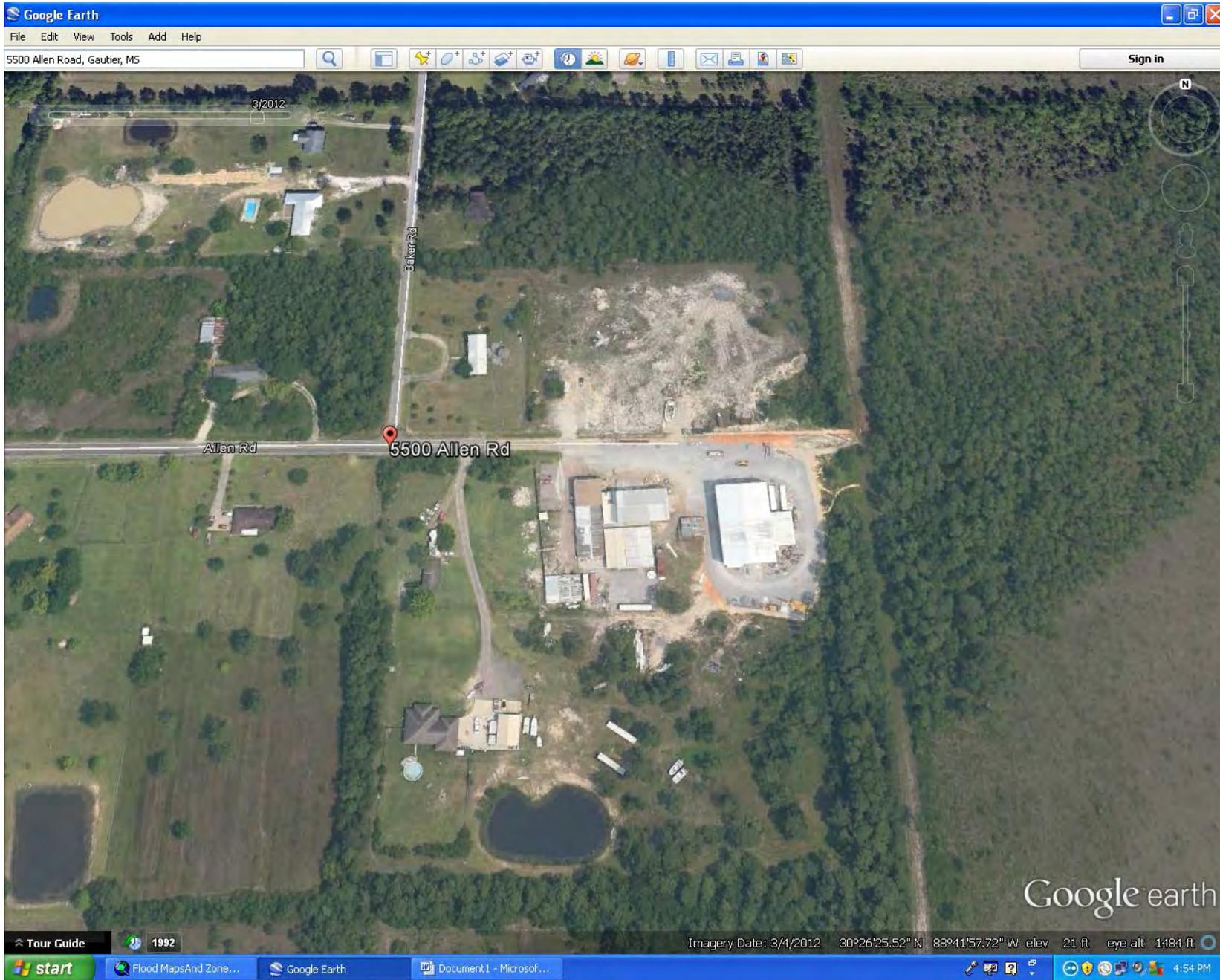
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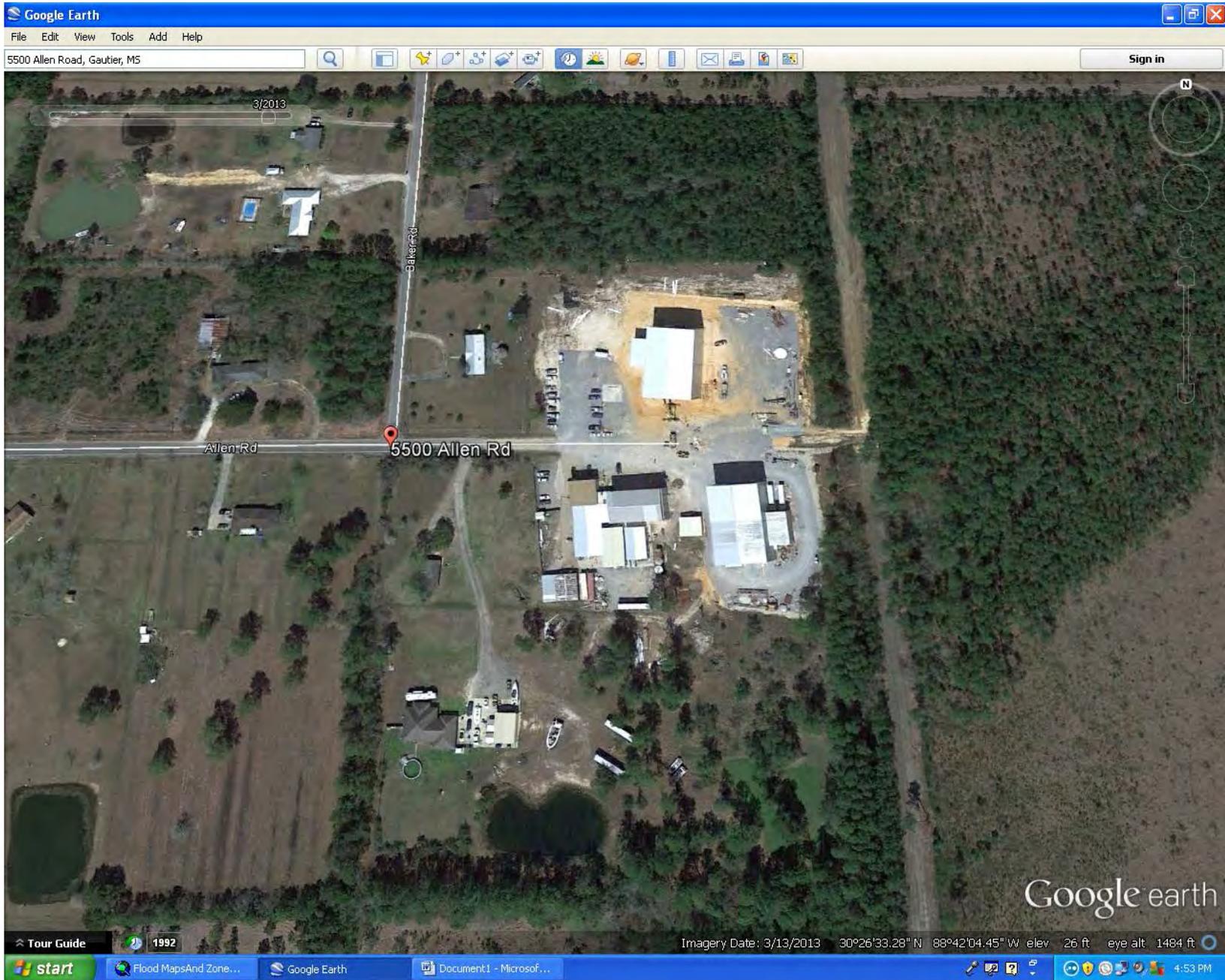
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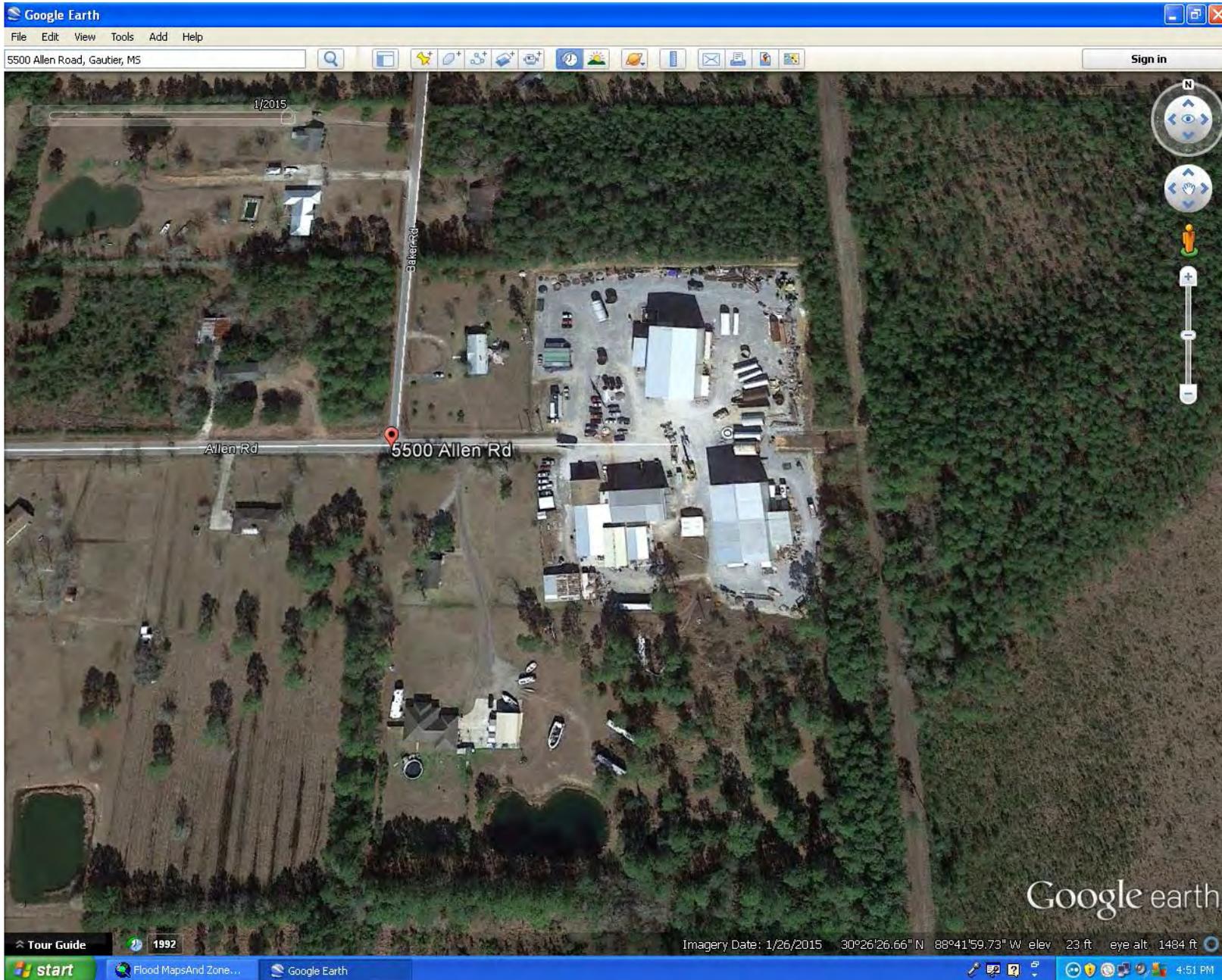
2012



2013



2015



B&D Plastics' oversized tank nursed along for trip to Texas (photo gallery)



By Harlan Kirgan
on March 02, 2012 at 6:48 AM

GAUTIER, Mississippi -- An 15,000 pound, 25-foot wide, 17-foot high tank built by **B&D Plastics** was moved from the company's Allen Road plant across Interstate 10 to Old Fort Bayou on Thursday morning.

Tom Reeves, plant manager and part owner of B&D Plastics with Augusta Fiberglass of South Carolina, said the big move went as planned except faster than anticipated.

"We've done this before with not quite as wide of a vessel, but almost as high," he said.

The tank was hauled west on Allen Road to Miss. 57 where it was taken west on Interstate 10 for about a mile, and turned east back to Miss. 57. The move started about 8:30 a.m. and was completed by 10 a.m.

At about 1 p.m., the tank was hoisted onto a former military landing craft, which would deliver it to Texas, Reeves said.

"It is about a four-day trip," he said. "We handle logistics on the other end with the unloading and trucking into the plant."

The move was attended by Jackson County sheriff,s deputies, Mississippi Highway Patrol troopers, and crews from the power, cable television and telephone companies.

Mark Olson, production manager, said the moved had been planned for a "long time, but the Jackson County Sheriff, Highway Patrol and Mississippi Department of Transportation really helped us out at the last minute to get things under way."

Reeves said the tank is lined with PVC -- polyvinylchloride -- with a fiberglass structure.

"It is going to a confidential client in Texas," he said. "This is what is considered dual laminate. It is a good alternative when other materials won't work."

B&D Plastics one of two companies in North America producing the tanks and probably one of only four in the world, he said.

"It is an engineered plastic with known chemical resistance and a long history of what each of those plastic materials will handle in chemicals, what concentrations, what temperatures they'll handle for all those chemicals," Reeves said. "It is a real niche product, a very unique product."

The tank moved Thursday would be exposed to sodium chloride and possibly chlorine, but should last 20-plus years, he said.

About 30 people work at B&D Plastics and "we are ramping up looking for 10 to 12 more right now on the shop floor," he said.

The company is planning an expansion despite adding a 125-foot by 75-foot production building in 2011, he said.

"Our backlog is demanding it," he said.

The Gautier company's expansion may signal bigger trends in the economy.

"A lot of our customers are key economic indicators," Reeves said.

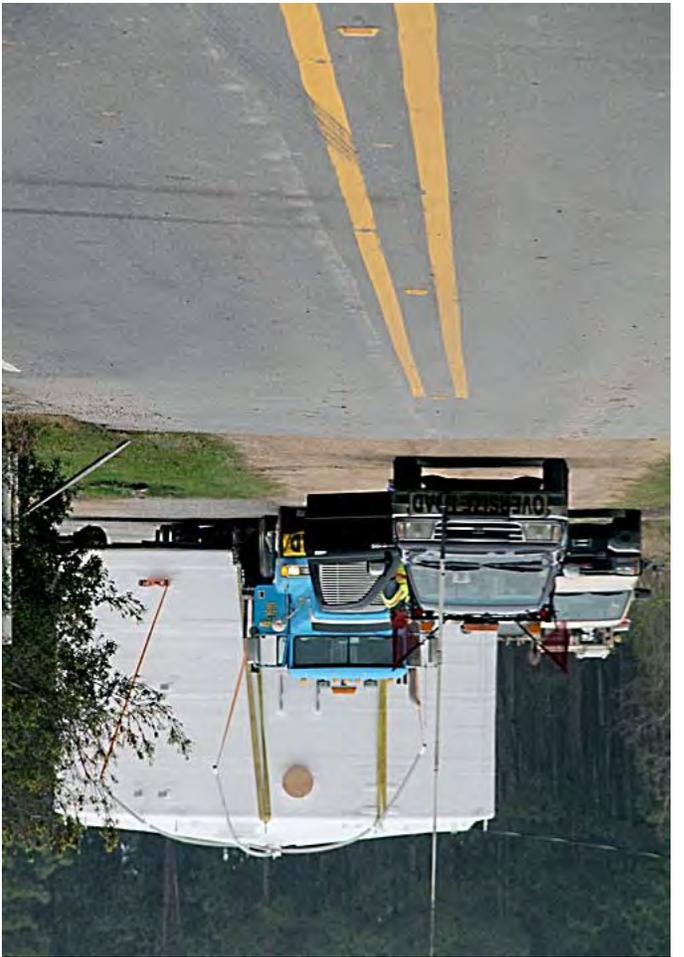
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[Ad Choices](#)









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DELBERT HOSEMANN
Secretary of State

P.O. BOX 136
JACKSON, MS 39205-0136

Business ID: 969309
Filed: 03/10/2016 02:23 PM
C. Delbert Hosemann, Jr.
Secretary of State

TELEPHONE: (601) 359-1633

2016 LLC Annual Report

Business Information

Business ID: 969309

Business Name: B & D Plastics, LLC

State of Incorporation: MS

Business Email: s.young@augustafiberglass.com

Phone: (***)***-****

FEIN: **-*****

Principal Address: 5500 ALLEN ROAD
OCEAN SPRINGS, MS 39564

Registered Agent

Name: C T CORPORATION SYSTEM

Address: 645 LAKELAND EAST DRIVE, Suite 101
FLOWOOD, MS 39232

Managers and Members

Managers

Name:

Tom Reeves
Manager

Address:

5500 ALLEN ROAD
OCEAN SPRINGS, MS 39564

Members

Name:

John Boyd
Member

Address:

86 LAKE CYNTHIA ROAD
BLACKVILLE, SC 29817

Officers

Title/Name:

Address:

Director:

President:

Vice President:

Secretary:

Treasurer:

This LLC has a written Operating Agreement.

NAICS Code/Nature of Business

326130 - Laminated Plastics Plate, Sheet (except Packaging), and Shape Manufacturing

Signature

By entering my name in the space provided, I certify that I am authorized to file this document on behalf of this entity, have examined the document and, to the best of my knowledge and belief, it is true, correct and complete as of this day **03/10/2016**.

Name:

John Boyd

Member

Address:

86 Lake Cynthia Road

Blackville, SC 29817

Officers List

Name:

Tom Reeves
Manager

John Boyd
Member

Address:

5500 ALLEN ROAD
OCEAN SPRINGS, MS 39564

86 LAKE CYNTHIA ROAD
BLACKVILLE, SC 29817

Augusta Fiberglass Timeline



“We have grown and succeed because we follow the American Dream and have an unrelenting commitment to safety, quality work and on time delivery,” John W. Boyd, Founder and President of Augusta Fiberglass

- 1974 Augusta Fiberglass founded by John W. Boyd
- 1978 Designed and fabricated one of the first fiberglass Chlorination Towers

- 2005 Fabricated World's largest FRP vessel (FGD Scrubber 119' Diameter 55' Tall)
- 2006 Awarded 6 additional of the world's largest vessels for FGD scrubbers in the Southeast.
- 2007 Completed the largest FRP column in North America (38' diameter x 750' tall)
- 2009 Acquired B&D Plastics in Ocean Springs Mississippi giving Augusta Fiberglass a dual laminate fabrication capability.
- 2011 B&D fabricates the largest dual laminate vessel in the world
- 2012 Augusta Fiberglass establishes AFC South to give the Mississippi site a fiberglass component.
- 2014 Awarded a contract to remove existing metal ductwork from a major power plant The contract exceeded \$15 million and was delivered on time, in budget and without accident. (add link to sample projects)

Contact Us

Augusta Fiberglass
86 Lake Cynthia Rd
Blackville, SC 29817
Tel: 800.527.1572
Fax: 803.284.2309
Email:
info@augustafiberglass.com

B&D PLASTICS EXPANSION**5500 ALLEN ROAD****1/8/16**

The following is a list of submittals that need to be submitted for review, required improvements, revisions needed for submittals, and/or items that need to be addressed/clarified. Additional comments will be provided once the requested information is received and reviewed. Please note that these are the items that will need to be taken care of prior to a permit being pulled. The drawings and narratives provided for the Conditional Use Application do not need to be as detailed as the permitting drawings/submittals, but need to provide enough information to give Planning Commission a clear understanding of your project.

BUILDING/PLANNING DIVISION

- Complete Site Plan – Submit a comprehensive site plan showing all property included in the project showing all existing improvements and proposed improvements. Include all buildings and other improvements, all parking areas, sidewalks, location of temporary units/structures & uses, and indicate uses and area of each building.
- Landscape Plan – Submit a landscape plan showing the location of grassed/landscaped areas in accordance with Article 11 and Section 5.11 (see attached) of the Unified Development Ordinance. (Note: For the Conditional Use Application, you can just include the landscape area locations, but the permitting plan will need to be more detailed and show sizes and types of plant material.)
- Lighting Plan – Submit a lighting plan or include with Site Plan, showing parking lot lighting and fixture types in accordance with Section 7.13 of the Unified Development Ordinance. (Note: The Planning Commission will probably want to see the lighting plan and what type of fixture will be installed.)
- Detail sheets showing fences, gates, pavement, striping, landscaping, lighting and other related details as applicable.
- Height – Building Height is limited to 35 feet in a C3 district according to the Unified Development Ordinance. The elevations drawings need to be revised and provided with the Conditional Use Application.
- Buffer – A 15 foot landscaped/fenced buffer is required between the project and adjacent residential zoning/uses. Indicate locations on Site Plan and Landscape Plans. (Note: For the Conditional Use Application, you can just include the buffer area locations & fence type/details, but the permitting plan will need to be more detailed and show sizes and types of plant material and construction details.)
- Driveway/Parking Surface – driveways and parking surfaces shall be hard surfaced such as concrete or asphalt in accordance with the Article 7 of the Unified Development Ordinance. (Note: This will need to be indicated on the site plan provided with the Conditional Use Application)
- Sidewalk shall be installed along all adjacent public roadway right-of-ways in accordance with Section 7.14 and Definitions of the Unified Development Ordinance. Show the proposed sidewalk on the Site Plan. Include locations for proposed ADA ramps. (Note: Sidewalk location will need to be indicated on the site plan provided with the Conditional Use Application. Construction details will need to be provided on the permitting plans.)
- FFE – The Finished Floor Elevation of the proposed building needs to be a minimum of 1' above the average centerline street elevation adjacent to the facility.
- Temporary Construction Storage Units and Temporary Construction Trailers must be permitted and may only be on site for Construction purposes. Temporary structures are not allowed for normal operations. This needs to be resolved before any permits can be issued. (Note: You may want to add language in your narratives that these temporary structures will be moved or have already been moved.)

- Outdoor Storage is not allowed for this use in this zoning district. Any outdoor storage would need to be resolved before any permits could be issued. (Note: You may want to add language in your narratives that existing outdoor storage areas will be removed or have already been removed.)
- Building Layout – Provide a complete building floor plan for the proposed building, drawn to scale, showing the location of all rooms, restrooms, equipment, cranes, work areas, hazardous material storage, heat sources, etc. (Note: This will be needed for the Conditional Use Application.)
- Building Exterior – The exterior of the building needs to meet the requirements of Article 8 of the Unified Development Ordinance and be approved by the TRC. The elevations drawings need to be revised and provided with the Conditional Use Application.
- Parking Counts – Provide parking calculations that show how you determined the minimum number of parking spaces for the whole site. All parking areas for the facility need to be shown on the Site Plan and are required to be paved. ADA parking needs to be provided. Refer to Article 7 of the Unified Development Ordinance for minimum parking requirements. (Note: Required parking spaces will need to be shown on the Site Plan provided with the Conditional Use Application)
- Hours of Operation – Provide hours of operation for the facility in the Conditional Use narrative.
- Fence/Gates – The location, height, and material of all proposed fencing needs to be shown on the site plan. (Note: This will need to be provide on the Site Plan provided with the Conditional Use Application.)
- Dumpster Access – Provide a hard surface pathway from the parking lot and building to the dumpster area. (Note: This will need to be provide on the Site Plan provided with the Conditional Use Application.)
- Address shall be clearly visible from the public street.
- Building Construction Plans – Building drawings need to be revised to show the correct building height and the revised elevations.
- Conditional Use Permit – Obtain a Conditional Use Permit for the Heavy Manufacturing use.
 - Conditional Use Application – Submit a completed Conditional Use Application. See attached. Staff recommended “Conditions” to Planning Commission will be provided to the applicant was all necessary paperwork/submittals have been received/reviews.

FIRE DEPARTMENT – Fire Department Comments will be provided separately.

PUBLIC WORKS

- Drainage Calculations showing post development runoff does not exceed predevelopment runoff or provide approval by the Sandhill Crane Refuge of the increased stormwater runoff to the Refuge property. Calculations shall be stamped and signed by a Professional Engineer registered in the state of Mississippi.
- Detention – If detention will be provided in lieu of obtaining approval from Sandhill Crane Refuge, provide complete details for the pond and outflow structure. (Note: Location will need to be provided on the Site Plan provided with the Conditional Use Application.)
- Culvert Size – Proposed culvert size, location, and slope will need to be checked by the Public Works Department.
- Storm Water Pollution Prevention Plan (SWPPP) – if disturbing more than 1 acre, a SWPPP will need to be provided. If disturbing more than 5 acres, a stormwater permit from the MDEQ, in addition to a SWPPP, will need to be provided.
- Erosion Control Plan – Provide a drawings showing temporary and permanent BMP’s for construction.
- Plumbing Layout – If there will be any utilities or drainage tie-ins for the proposed building, provide a plumbing layout for the proposed building that shows that there are no cross-connections or ventilation concerns.

- High Hazard Backflow Preventors will need to be provided on all water services to the site.
- Water Well – show utility layout for existing water well on site or the well shall be properly abandoned in accordance with Health Department regulations. Public Works Director needs to be able to verify that there is not cross-connection between the well and the City’s water system.
- Additional comments will be provided once required submittals have been received.
- Transportation Plan/Narrative – show a route that will be used for goods exporting from the facility to the county limits, explain the location of the ultimate export points for the goods. Include in the narrative and drawings details of the size of goods that will be routed through public right-of-ways, size/types of vehicle/equipment that will be used for the routing, loading/unloading measures, existing utility/roadway/right-of-way hindrances, and a mitigation plan of how new routes will be created or existing routes will be improved to accommodate the transport of goods. The route and improvements plan will need to be approved by City Council as a Condition of the Conditional Use. (Note: This will be need to be provided with the Conditional Use Application.)
- Master Stormwater Management Plan – The approved master stormwater management plan for the site needs to be submitted.
- Hazard Mitigation Plan – The approved Hazard Mitigation Plan for the site needs to be submitted.
- Provide all Outside Agency Permits/Approvals for the site (i.e. MDEQ, EPA, etc.)

CONSTRUCTION PERMITS

- Any construction work or modifications performed on-site must be approved and a permit must be pulled at this office prior to the work being started. No Permits can be issued until a Conditional Use Permit is granted by City Council and all Code Violations are resolved.
- Any exterior changes, including changing the paint color, must be approved by the City’s Technical Review Committee (TRC) prior to pulling a permit and prior to the work being performed.

BUSINESS SIGNAGE & TEMPORARY BANNERS

- Business Signage, including free standing, roof, wall, canopy, & directional signage needs to be approved and permitted prior to installation of the signage. Window decals & posters are considered wall signage and will be calculated into your allowable square footage. We strongly recommend you get approval/permitting prior to ordering your signage. We wouldn’t want you to get stuck with signage you can’t use.
- Temporary Banners – A permit must be pull for any banners prior to placement. We strongly recommend you get approval/permitting prior to ordering your temporary banners. We wouldn’t want you to get stuck with banners you can’t use.

CITY OF GAUTIER ADOPTED CODES:

CITY OF GAUTIER UNIFIED DEVELOPMENT CODE

2010 ADA STANDARDS FOR ACCESSIBLE DESIGN

2012 INTERNATIONAL BUILDING CODE (Excluding any portion that would be in direct conflict with the adopted City of Gautier Flood Damage Prevention Ordinance)

2012 INTERNATIONAL PLUMBING CODE

2012 INTERNATIONAL MECHANICAL CODE

2012 INTERNATIONAL FIRE CODE

2012 INTERNATIONAL FUEL GAS CODE

2011 NATIONAL ELECTRIC CODE



Fire Department
Robert Jones, Fire Chief

B&D Plastics LLC

DATE: 01/14/2016

TO: Mr. Tom Reeves

FROM: City of Gautier, Fire Department

RE: Site Review/Inspection Comments

FIRE ACCESS ROADS

1. 503.1 Where required.

Fire apparatus access roads shall be provided and maintained in accordance with Sections 503.1.1 through 503.1.3.

2. 503.1.1 Buildings and facilities.

Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet (45 720 mm) of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.

(Current site does not meet code as Fire Department Access Roads are inadequate.)

3. 503.2.1 Dimensions.

Fire apparatus access roads shall have an unobstructed width of not less than 20 feet (6096 mm), exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches (4115 mm).

(Some of the existing access roads around the property are not of adequate width or are not clear of obstructions to safely maneuver a fire apparatus in the case of an emergency)

4. 503.2.3 Surface.

Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all-weather driving capabilities.

5. 503.2.5 Dead ends.

Dead-end fire apparatus access roads in excess of 150 feet (45 720 mm) in length shall be provided with an approved area for turning around fire apparatus.

(Some of the current access roads do not have a sufficient area for fire apparatus to safely turn around)

6. 503.3 Marking.

Where required by the fire code official, approved signs or other approved notices or markings that include the words NO PARKING—FIRE LANE shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. The means by which fire lanes are designated shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility.

7. 503.4 Obstruction of fire apparatus access roads.

Fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. The minimum widths and clearances established in Section 503.2.1 shall be maintained at all times.

(Obstructions shall be cleared at all times from access road(s) to maintain a minimum of 20' of clearance)

**FIRE PROTECTION
WATER SUPPLIES**

1. 507.1 Required water supply.

An approved water supply capable of supplying the required fire flow for fire protection shall be provided to premises upon which facilities, buildings or portions of buildings are hereafter constructed or moved into or within the jurisdiction.

2. 507.2 Type of water supply.

A water supply shall consist of reservoirs, pressure tanks, elevated tanks, water mains or other fixed systems capable of providing the required fire flow.

3. 507.2.1 Private fire service mains.

Private fire service mains and appurtenances shall be installed in accordance with NFPA 24.

4. 507.2.2 Water tanks.

Water tanks for private fire protection shall be installed in accordance with NFPA 22.

5. 507.3 Fire flow.

Fire flow requirements for buildings or portions of buildings and facilities shall be determined by an approved method.

FIRE HYDRANTS

1. 507.5 Fire hydrant systems.

Fire hydrant systems shall comply with Sections 507.5.1 through 507.5.6.

2. 507.5.1 Where required.

Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 400 feet (122 m) from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official.

(This site does not meet this code requirement due to structures being outside the allowable distance from the hydrant on the premises. A hydrant(s) shall be installed to meet the code)

3. 507.5.2 Inspection, testing and maintenance.

Fire hydrant systems shall be subject to periodic tests as required by the fire code official. Fire hydrant systems shall be maintained in an operative condition at all times and shall be repaired where defective. Additions, repairs, alterations and servicing shall comply with approved standards.

4. 507.5.3 Private fire service mains and water tanks.

Private fire service mains and water tanks shall be periodically inspected, tested and maintained in accordance with NFPA 25 at the following intervals:

1. Private fire hydrants (all types): Inspection annually and after each operation; flow test and maintenance annually.
2. Fire service main piping: Inspection of exposed, annually; flow test every 5 years.
3. Fire service main piping strainers: Inspection and maintenance after each use.

5. 507.5.4 Obstruction.

Unobstructed access to fire hydrants shall be maintained at all times. The fire department shall not be deterred or hindered from gaining immediate access to fire protection equipment or fire hydrants.

(There is one public fire hydrant within the gated access to your property. At no time shall a public hydrant on a public street be behind a locked gate leaving the fire department with no access)

6. 507.5.5 Clear space around hydrants.

A 3-foot (914 mm) clear space shall be maintained around the circumference of fire hydrants, except as otherwise required or approved.

7. 507.5.6 Physical protection.

Where fire hydrants are subject to impact by a motor vehicle, guard posts or other approved means shall comply with Section 312.

PORTABLE FIRE EXTINGUISHERS

1. *(Due to the extent of and the many variables regarding your entire facility I have attached Section 906 of the IFC regarding Portable fire extinguishers for your review. A more thorough inspection specifically regarding this issue may be warranted as during my last visit to your site there were many deficiencies noted such as proper sizing, type, and extinguisher placement)*