

AGENDA
GAUTIER PLANNING COMMISSION
OCTOBER 5, 2023
5:30 P.M.

- I. CALL TO ORDER**
- II. PLEDGE OF ALLEGIANCE (VOLUNTEER)**
- III. APPROVAL OF AGENDA**
- IV. APPROVAL OF MINUTES (SEPTEMBER 7, 2023)**
- V. PUBLIC COMMENTS
(MATTERS OF THE PLANNING COMMISSION NOT LISTED ON THE AGENDA)**
- VI. OLD BUSINESS**
- VII. NEW BUSINESS**
 - 1. Consider a request for a Conditional Use-Major that would allow expansion of an existing Church/Place of Worship in a C-2 Community Commercial Zoning District. 6300 Martin Bluff Road, (GPC #23-30-CU)
- VIII. GENERAL DISCUSSION**
 - A. PREVIOUS CASE UPDATES
 - B. PERMIT & TRC REPORTS
- IX. ADJOURN**

**SEPTEMBER 7, 2023
GAUTIER, MISSISSIPPI**

BE IT REMEMBERED that a meeting of the Gautier Planning Commission of The City of Gautier, Mississippi, was held on September 7, 2023, at 5:30 PM in the Council Chambers of the Gautier Municipal Building at 3330 Highway 90, Gautier, Mississippi.

Commission Members present were: Chairman Kay C. Jamison, Commissioners Josh Ward, William Davis, Chris Hoover, Ricky Decoteau, and DeAnna McManus. Also present were Scott Ankerson, Planning Director, and Josh Danos, City Attorney.

AGENDA

GAUTIER PLANNING COMMISSION

SEPTEMBER 7, 2023

5:30 P.M.

- I. CALL TO ORDER**
- II. PLEDGE OF ALLEGIANCE (VOLUNTEER)**
- III. APPROVAL OF AGENDA**
- IV. APPROVAL OF MINUTES (JULY 6, 2023 & AUGUST 3, 2023)**
- V. PUBLIC COMMENTS
(MATTERS OF THE PLANNING COMMISSION NOT LISTED ON THE AGENDA)**
- VI. OLD BUSINESS**
- VII. NEW BUSINESS**
 - 1. Consider a request for a Special Exception that would allow a mobile home in a C-3 Highway Commercial Zoning District. Robinson Still Road, PID #81970005.000 (GPC #23-28-SE)
 - 2. Consider a request to amend the UDO to reflect a text change to Section 5.4.4 R-1 Low Density Single-Family Residential District regarding Maximum Lot Coverage (City Initiated) (GPC #23-29-UDO)

VIII. GENERAL DISCUSSION

A. PREVIOUS CASE UPDATES

B. PERMIT & TRC REPORTS

IX. ADJOURN

Commissioner Ward made a motion to approve the Agenda as presented.

Commissioner Hoover seconded the motion, and the following vote was recorded:

AYES: Josh Ward
William Davis
Kay C. Jamison
DeAnna McManus
Chris Hoover
Ricky Decoteau

Motion Passed

Commissioner Ward made a motion to approve the July 6, 2023, minutes.

Commissioner Hoover seconded the motion, and the following vote was recorded:

AYES: Josh Ward
William Davis
DeAnna McManus
Chris Hoover

ABSTAINED: Kay C. Jamison
Ricky Decoteau

Motion Passed

Commissioner Ward made a motion to approve the August 3, 2023, minutes.

Commissioner McManus seconded the motion, and the following vote was recorded:

AYES: Josh Ward
William Davis
DeAnna McManus
Kay C. Jamison

ABSTAINED: Chris Hoover
Ricky Decoteau

Motion Passed

PUBLIC COMMENTS (MATTERS OF THE PLANNING COMMISSION NOT LISTED ON THE AGENDA) – None

OLD BUSINESS - None

NEW BUSINESS

1. Consider a request for a Special Exception that would allow a mobile home in a C-3 Highway Commercial Zoning District. Robinson Still Road, PID #81970005.000 (GPC #23-28-SE)

Scott Ankerson, Planning Director, gave a brief overview of the case.

REQUEST:

The Planning Department has received a request from John and Sarah Pannell for a Special Exception that would allow a mobile home in a C-3 Highway Commercial Zoning District on Robinson Still Road, PID #81970005.000. (GPC #23-28-SE) The application fee of \$250 was paid on August 4, 2023. All public notice requirements have been met.

BACKGROUND:

The request property is zoned C-3 Highway Commercial.

1. Location: Robinson Still Road, PID #81970005.000 (See Exhibit A)
2. General features of the proposed project:
Lot Size: 1 acre
3. Potable Water and Wastewater Services: Available at location

4. Current Zoning (See Exhibit B): C-3 Highway Commercial
5. Current Surrounding Zoning (See Exhibit B): C-3 Highway Commercial
6. Comprehensive Plan Future Land Use Designation (See Exhibit D): Regional Scale Commercial.

DISCUSSION:

The following addresses the review criteria for a Special Exception outlined in Section 4.16.4 of the UDO.

1. Explain how a literal interpretation of the City of Gautier's Unified Development Ordinance would deprive the applicant of rights commonly enjoyed by others of the district in which the property is located, and would work unnecessary hardship upon the applicant?

Applicant Response: This Special Exception would grant us the ability to take care of my elderly grandmother at this time in her life. We would like to put a home on this property to help care for her and provide her a safe home at this vulnerable age.

Staff Finding: *There are other existing mobile homes in this area.*

2. Explain how the requested Special Exception will be in harmony with the purpose of the City of Gautier's Unified Development Ordinance and will not be injurious to the neighborhood or the general welfare?

Applicant Response: *The surrounding properties are all used for residential purposes and putting a residential property on this land would be keeping with the theme of the neighborhood.*

Staff Finding: *Staff's opinion is that approval of the request will not negatively affect the character of the property.*

3. Explain how the special circumstances requiring the proposed Special Exception are not results of actions of the applicant.

Applicant Response: *The area is zoned commercial but is all used for residential so we need a Special Exception to use our land.*

Staff Finding: *Staff feels that the Special Exception will not negatively affect the surrounding area or cause a detriment to the surrounding properties.*

DETERMINATION OF APPLICABLE LAW:

1. The UDO defines a Special Exception as a relaxation of the terms of the Unified Development Ordinance where such an exception will not be contrary to the public interest, and where, owing to conditions peculiar to the property, a literal

enforcement of the ordinance would result in undue hardship. Special Exceptions are necessary when an applicant seeks to establish or expand a use not ordinarily permitted in a specific zoning district. "Special Exceptions" are not transferable from one (1) owner of land to another.

2. Special Exception requires a public hearing before the Planning Commission and approval by the City Council (Section 4.14 of the UDO).
3. Once an application for a Special Exception is submitted to the Planning Department, the procedures outlined in UDO Section 4.14.1 will be followed. At the appropriate time, The Planning Commission will conduct a public hearing to determine whether the applicant meets all relevant criteria, and make a recommendation to City Council pursuant to UDO Section 4.14.4. City Council, pursuant to UDO Section 4.14.4(C), will then consider the matter at its next regularly scheduled meeting and approve or deny the Special Exception.
4. A Special Exception is required for uses not ordinarily permitted in a specific zoning district. Special Exceptions are not permitted by right, and may only be granted when certain criteria are established. (4.16.4)
5. Special Exceptions do not run with the land, and may be revoked by the Planning Department if any of the following circumstances are discovered:
 - A. The property changes ownership
 - B. The property is being utilized in a manner not permitted under the zoning regulations or the special exception; or
 - C. The property ceases to be used for the purpose allowed in the Special Exception for a period of one hundred eighty (180) days during the existence of the Special Exception.

The UDO defines **Hardship** as:

Hardship means the unnecessary hardship that would result from a failure to grant the requested variance or special exception. An unnecessary hardship exists if:

- (1) the land in question cannot yield a reasonable return if used only
 - (a) for a purpose allowed in that zone (applicable to special exceptions), or
 - (b) as permitted by the dimensional requirements of this ordinance (applicable to variances);
- (2) that the plight of the owner is due to unique circumstances of the land for which the variance or special exception is sought; and
- (3) that the use to be authorized by the variance will not alter the essential character of the locality.

RECOMMENDATION & CONCLUSION:

If recommending approval, Planning Commission shall record that the evidence presented meets the "Criteria for Approval" from the UDO as listed above.

The Planning Commission may:

1. Recommend that City Council approve the Special Exception;
2. Recommend that City Council approve the Special Exception with changes; or
3. Recommend that City Council deny the Special Exception.

ATTACHMENTS:

1. Applicant's Exhibit 1 – Application
2. City's Exhibit A – Location Map
3. City's Exhibit B – Existing Zoning Map
4. City's Exhibit C – Existing Land Use Map
5. City's Exhibit D – Future Land Use Map

Chairman Jamison asked the applicants to present their case.

Sarah Pannell, applicant, stated that they wanted to put something on the lot next door to them so they could move her 81-year-old grandmother there. Her grandmother doesn't need to move in with anyone yet, but she does need family close. Mrs. Pannell said the reason she suggested a mobile home was because her grandmother was older and a mobile home would be quicker and easier than building a house.

Chairman Jamison asked if they were going to put a driveway through their yard from the street for access to the lot.

Mrs. Pannell said that was the plan.

Mr. Ankerson had the Planning Commissioners look at a map that showed a platted easement to the lot from Robinson Still Road. He advised that the easement was not approved by him or the Planning Department. The easement has been there for years.

Mrs. Pannell said that they would use the existing easement from Robinson Still Road unless they could get an easement from their neighbor because there is a small piece of his property they would have to cross to get to the lot from their property.

Mr. Ankerson stated that the reason he brought the easement up was because easements are not something the City does anymore. If someone were to want to plat it out separately, they would have to have a certain amount of road frontage included in the lots, but this property already has an existing attached easement. Mr. Ankerson also advised that the lot in question was part of the area rezoned in 2010 when the Comprehensive Plan was done with the idea that this portion was going to probably develop as commercial rather quickly, however this has not happened. A lot of the area around the proposed property that was rezoned Commercial is still being used as residential.

Chairman Jamison asked if a Special Exception went with the land or the owner.

Mr. Ankerson stated that a Special Exception went with the owner. Like Mrs. Pannell explained, it makes more sense to put in a mobile home because it can be removed later.

Commissioner Davis noted that the applicant and other families had been before the Planning Commission more than once asking for Special Exceptions. He asked if it might be time to look at this area and see if maybe some of the area could be zoned back to Agricultural.

Mr. Ankerson said that as a Planning Director he thinks that because the area is still an open and developable area and our only interstate corridor, we shouldn't tie our hands back to residential zoning.

Commissioner Ward said he felt one of the reasons there were provisions for Special Exceptions was so the city doesn't have to go through a whole rezoning process to allow something if they see that the culture hasn't changed to where the Comprehensive Plan creators thought it would.

Commissioner Davis said that he felt there was evidence it was changing because there seems to continue to be more mobile homes.

There were none in attendance speaking in opposition of the request.

ACTION TAKEN:

Commissioner Davis made a motion to recommend approval of the Special Exception as presented based on the fact that all relevant criteria were met.

Commissioner Ward seconded the motion, and the following vote was recorded:

AYES: **William Davis**
 Kay C. Jamison
 DeAnna McManus
 Josh Ward
 Chris Hoover
 Ricky Decoteau

Motion passed.

-
-
2. Consider a request to amend the UDO to reflect a text change to Section 5.4.4 R-1 Low Density Single-Family Residential District regarding Maximum Lot Coverage (City Initiated) (GPC #23-29-UDO)

Scott Ankerson, Planning Director, gave a brief overview of the case. He stated the reason for the request was because the city has issued several variances over the last several years in this district for accessory structure lot coverage. He and Josh Danos,

the City Attorney, decided they should look at what Gautier's sister cities required. Both Ocean Springs and Pascagoula have greater lot coverage allowance in their Low Density Single-Family Highly Protected Residential District than Gautier does. So, he is requesting to up the percentage that Gautier allows. Mr. Ankerson then had the Commissioners look at the proposed changes shown in their packets as he explained them. He said this would allow more lot coverage and decrease the number of variances being heard for accessory structure size, but at the same time keeping enough green space to mitigate any storm water issues and keeping the setbacks so there would not be any water being shed on neighboring properties. The amendments would simply be giving the people in that district what they seem to want based on the variances that have been issued.

REQUEST:

The Planning Director has requested an amendment to the Unified Development Ordinance (UDO) pursuant to Section 4.20, that would increase the maximum lot coverage for principal structures and accessory structures in an R-1 Low Density Single-Family Residential District.

BACKGROUND:

The Unified Development Ordinance (UDO) currently allows the maximum lot coverage in an R-1 Low Density Single-Family Residential District to be twenty-five (25) percent for the principal structure and accessory structures. Accessory structures shall not exceed twenty (20) percent of the rear lot area or fifty (50) percent of the principal structure area, whichever is less.

DISCUSSION:

The City of Gautier's Unified Development Ordinance (UDO) currently allows the maximum lot coverage in an R-1 Low Density Single-Family Residential District to be twenty-five (25) percent for the principal structure and accessory structures. Accessory structures shall not exceed twenty (20) percent of the rear lot area or fifty (50) percent of the principal structure area, whichever is less. The Planning Director requests that an amendment be made to the UDO that would increase the allowed maximum lot coverage in an R-1 District.

The Planning Director requests that the UDO Section 5.4.4 (F) reflect the following changes:

5.4.4 R-1, Low Density Single-Family Residential District

- E. Maximum Lot Coverage**—~~Twenty-five (25)~~ **Thirty (30)** percent for the principal structure and accessory structures. Accessory structures shall not exceed ~~twenty (20)~~ **forty (40)** percent of the rear lot area ~~or fifty (50) percent of the principal structure area, whichever is less.~~

Table 7- Intensity and Dimensional Standards in the UDO would also have to reflect the following change:

Zoning District	Min. Lot Area (sq. ft.)	Min. Lot Width	Maximum Building Height			Setbacks			Maximum Density (units per acre)			Maximum Floor Area Ratio			Max % of area covered on lot		
			*Tier 1	Tier 2	Tier 3	Front	Side	Rear	*Tier 1	Tier 2	Tier 3	*Tier 1	Tier 2	Tier 3	*Tier 1	Tier 2	Tier 3
AG	20,000 SF	100	35	N/A	N/A	50	20/35	25	none	N/A	N/A	N/A	N/A	N/A	15	N/A	N/A
R-E	43,560	150	35	N/A	N/A	50/35	20/35	35	none	N/A	N/A	N/A	N/A	N/A	20	N/A	N/A
R-1	9,600	80	35	N/A	N/A	25/35	10/25/35	25	none	N/A	N/A	N/A	N/A	N/A	25-30	N/A	N/A
R-1A	7,200/10,000	60	35	N/A	N/A	25	10/25	25	none	N/A	N/A	N/A	N/A	N/A	30	N/A	N/A
	9,600	90	35	N/A	N/A	25	10/25/35	25	none	N/A	N/A	N/A	N/A	N/A	30	N/A	N/A
R-2	9,600 +2,000 per du	80	35	45	60	25	25	25	15 du	18 du	24 du	N/A	N/A	N/A	30	40	50
R-3 (Modular Home Sub.)	3 acres total 5,000 lot	40	20	N/A	N/A	19	5/19	5/19	none	N/A	N/A	N/A	N/A	N/A	N/A	N/A	30
R-3 (Mobile Home Park)	3 acres total 5,000 lot	35	20	N/A	N/A	15	7	10	8 du	10 du	N/A	N/A	N/A	N/A	N/A	N/A	N/A
C-1	None	100	15	25	35	25/15	15/35/40	15/25/35	none	N/A	N/A	N/A	N/A	N/A	75	80	80
C-2	None	100	25	30	35	40/25	15/35	0/35	none	N/A	N/A	N/A	N/A	N/A	75	80	85
C-3	None	None	35	45	60	40/25	15/35/40	0/35	none	N/A	N/A	N/A	N/A	N/A	75	80	85
I	20,000	100	60	N/A	N/A	40	15/40/80/30	25/80/40	none	N/A	N/A	N/A	N/A	N/A	none	N/A	N/A
PL	43,560 total 30,000	80	45	N/A	N/A	same as adjacent zoning	same as adjacent zoning	same as adjacent zoning	none	N/A	N/A	N/A	N/A	N/A	65	N/A	N/A

STAFF FINDINGS:

Staff finds that the Planning Director's request for an amendment to the UDO to increase the maximum lot coverage for principal structures and accessory structures in an R-1 Low Density Single-Family Residential District is a relevant amendment which coincides with the needs of this district. These needs have been accessed by considering the number of variances applied for and approved in this district along with the trending increase in the size of residential structures, including homes and accessory structures, being built in general. Staff feels that this increase in allowed lot coverage will meet these needs, not negatively affect the character of the district, and continue to allow for the necessary green space and pervious surface needed for the aid of mitigating stormwater run-on/run-off.

RECOMMENDATIONS:

Staff recommends that Planning Commission recommend the approval of the UDO amendment as presented.

Planning Commission may:

1. Recommend that City Council approve the UDO Amendment;
2. Recommend that City Council approve the UDO Amendment with changes; or
3. Recommend that City Council deny the UDO Amendment.

ATTACHMENTS:

1. UDO Excerpt with proposed changes

Commissioner Ward stated that these amendments would basically help people that have large lots and smaller homes that still need sheds. He said he had two people ask him about this just last week because they don't have large homes, but they need somewhere to store RVs and different things. They have enough property, but their house is very small.

Josh Danos said with these changes Gautier would still be the most restrictive city in Jackson County as far as allowing accessory structure square footage.

Commissioner Ward asked if the definition of accessory structure still remains the same as far as swimming pools, and everything else having to be allotted in that allotment.

Mr. Ankerson said yes, with the exception of swimming pools. He said he has never included swimming pools when considering the allowance for accessory structures because in his opinion what you are trying to mitigate are storm water issues. You are trying to mitigate covering the lot with impervious surfaces. A swimming pool doesn't do that, it will actually collect a certain amount of storm water. Mr. Ankerson said they are accessory structures, but they are the only accessory structures he does not include when he adds all accessory structures together to figure lot coverage.

Chairman Jamison asked if it mattered if the pool was above or below ground.

Mr. Ankerson said it did not.

There were none in attendance speaking in opposition of the proposed amendments.

ACTION TAKEN:

Commissioner Ward made a motion to recommend that City Council approve the amendments to the UDO as presented.

Commissioner McManus seconded the motion and the following vote was recorded:

AYES:	Kay C. Jamison
	William Davis
	Ricky Decoteau
	Joshua Ward
	DeAnna McManus
	Chris Hoover

Motion passed.

GENERAL DISCUSSION

A. PREVIOUS CASE UPDATES

Mr. Ankerson advised Commissioners that City Council approved all three cases from the August 3, 2023, Planning Commission Meeting.

B. PERMIT & TRC REPORT

Mr. Ankerson advised Commissioners that Babs Logan, Planning Technician, had been out with COVID and the August 2023 reports were not ready. They will be presented at the October meeting.

Commissioner Decoteau made a motion to adjourn the meeting.

Commissioner Hoover seconded the motion, and the following vote was recorded:

AYES: **DeAnna McManus**
 Kay C. Jamison
 Josh Ward
 William Davis
 Ricky Decoteau
 Chris Hoover

Motion Passed.

APPROVED BY:

Scott Ankerson
Planning Director/Building Official

DATE: _____

Kay C. Jamison, Chairman
Gautier Planning Commission

DATE: _____

BACKUP DOCUMENTATION

Gautier Planning Commission

Regular Meeting Agenda

September 7, 2023

GPC #23-28-SE

John and Sarah Pannell

Robinson Still Road, PID #81970005.000

VII. NEW BUSINESS

1. Consider a request for a Special Exception that would allow a mobile home in a C-3 Highway Commercial Zoning District. Robinson Still Road, PID #81970005.000, (GPC #23-28-SE)

CITY OF GAUTIER STAFF REPORT

To: Chairman and Members, Planning Commission

From: Scott Ankerson, Planning Director

Date: August 28, 2023

Subject: Consider a request for a Special Exception that would allow a mobile home in a C-3 Highway Commercial Zoning District, Robinson Still Road, PID #81970005.000. (GPC #23-28-SE)

REQUEST:

The Planning Department has received a request from John and Sarah Pannell for a Special Exception that would allow a mobile home in a C-3 Highway Commercial Zoning District on Robinson Still Road, PID #81970005.000. (GPC #23-28-SE) The application fee of \$250 was paid on August 4, 2023. All public notice requirements have been met.

BACKGROUND:

The request property is zoned C-3 Highway Commercial.

1. Location: Robinson Still Road, PID #81970005.000 (See Exhibit A)
2. General features of the proposed project:
Lot Size: 1 acre
3. Potable Water and Wastewater Services: Available at location
4. Current Zoning (See Exhibit B): C-3 Highway Commercial
5. Current Surrounding Zoning (See Exhibit B): C-3 Highway Commercial
6. Comprehensive Plan Future Land Use Designation (See Exhibit D): Regional Scale Commercial.

DISCUSSION:

The following addresses the review criteria for a Special Exception outlined in Section 4.16.4 of the UDO.

1. Explain how a literal interpretation of the City of Gautier's Unified Development Ordinance would deprive the applicant of rights commonly enjoyed by others of the district in which the property is located, and would work unnecessary hardship upon the applicant?

Applicant Response: *This Special Exception would grant us the ability to take care of my elderly grandmother at this time in her life. We would like to put a home on this property to help care for her and provide her a safe home at this vulnerable age.*

Staff Finding: *There are other existing mobile homes in this area.*

2. Explain how the requested Special Exception will be in harmony with the purpose of the City of Gautier's Unified Development Ordinance and will not be injurious to the neighborhood or the general welfare?

Applicant Response: *The surrounding properties are all used for residential purposes and putting a residential property on this land would be keeping with the theme of the neighborhood.*

Staff Finding: *Staff's opinion is that approval of the request will not negatively affect the character of the property.*

3. Explain how the special circumstances requiring the proposed Special Exception are not results of actions of the applicant.

Applicant Response: *The area is zoned commercial but is all used for residential so we need a Special Exception to use our land.*

Staff Finding: *Staff feels that the Special Exception will not negatively affect the surrounding area or cause a detriment to the surrounding properties.*

DETERMINATION OF APPLICABLE LAW:

1. The UDO defines a Special Exception as a relaxation of the terms of the Unified Development Ordinance where such an exception will not be contrary to the public interest, and where, owing to conditions peculiar to the property, a literal enforcement of the ordinance would result in undue hardship. Special Exceptions are necessary when an applicant seeks to establish or expand a use not ordinarily permitted in a specific zoning district. "Special Exceptions" are not transferable from one (1) owner of land to another.
2. Special Exception requires a public hearing before the Planning Commission and approval by the City Council (Section 4.14 of the UDO).
3. Once an application for a Special Exception is submitted to the Planning Department, the procedures outlined in UDO Section 4.14.1 will be followed. At the appropriate time, The Planning Commission will conduct a public hearing to determine whether the applicant meets all relevant criteria, and make a recommendation to City Council pursuant to UDO Section 4.14.4. City Council, pursuant to UDO Section 4.14.4(C), will then consider the matter at its next regularly scheduled meeting and approve or deny the Special Exception.

4. A Special Exception is required for uses not ordinarily permitted in a specific zoning district. Special Exceptions are not permitted by right, and may only be granted when certain criteria are established. (4.16.4)
5. Special Exceptions do not run with the land, and may be revoked by the Planning Department if any of the following circumstances are discovered:
 - A. The property changes ownership
 - B. The property is being utilized in a manner not permitted under the zoning regulations or the special exception; or
 - C. The property ceases to be used for the purpose allowed in the Special Exception for a period of one hundred eighty (180) days during the existence of the Special Exception.

The UDO defines **Hardship** as:

Hardship means the unnecessary hardship that would result from a failure to grant the requested variance or special exception. An unnecessary hardship exists if:

- (1) the land in question cannot yield a reasonable return if used only
 - (a) for a purpose allowed in that zone (applicable to special exceptions), or
 - (b) as permitted by the dimensional requirements of this ordinance (applicable to variances);
- (2) that the plight of the owner is due to unique circumstances of the land for which the variance or special exception is sought; and
- (3) that the use to be authorized by the variance will not alter the essential character of the locality.

RECOMMENDATION & CONCLUSION:

If recommending approval, Planning Commission shall record that the evidence presented meets the “Criteria for Approval” from the UDO as listed above.

The Planning Commission may:

1. Recommend that City Council approve the Special Exception;
2. Recommend that City Council approve the Special Exception with changes; or
3. Recommend that City Council deny the Special Exception.

ATTACHMENTS:

1. Applicant’s Exhibit 1 – Application
2. City’s Exhibit A – Location Map
3. City’s Exhibit B – Existing Zoning Map
4. City’s Exhibit C – Existing Land Use Map
5. City’s Exhibit D – Future Land Use Map

PLANNING DEPARTMENT
GAUTIER, MISSISSIPPI

SPECIAL EXCEPTION HEARING APPLICATION

Public Hearing Number

23-28-5E

TYPE OF REQUEST:

Special Exception

FEE:

\$251.00

*Includes \$1.00 filing fee per MS Code §25-60-5

Special Exception- These uses are not allowed by right and **require** a recommendation by the Planning Commission and approval of the City Council.

Name of Applicant: John and Sarah Pannell

Name of Business:

Address: Robinson Steel Rd, Parcel # 81970005.000

Mailing Address (if different): 6008 Allen Rd Vancleave, MS 39565

Email Address: smcarter85@aol.com

Phone: 228-218-0580 Cell Phone: 228-217-1253 mobile

Reason for request, location and intended use of Property: We intend to put a home for elderly grandmother next door to us however

ATTACHMENTS REQUIRED AS APPLICABLE: it is zoned commercial-C3 (16' x 80' mobile home)

- ☒ 1. Diagram of intended use, showing dimensions and distances of property, building with setbacks, parking spaces, entrances and exits.
- ☒ 2. Legal descriptions and street address.
- ☒ 3. A detailed project narrative that also addresses the questions on the "Criteria for Approval" page of this application.
- ☒ 4. Copy of protective covenants or deed restrictions, if any.
- ☒ 5. Copies of approvals, or requests for approval, from other agencies, such as, but not limited to, the Mississippi State Department of Health, U.S. Army Corp of Engineers, Mississippi Department of Environmental Quality and Department of Marine Resources.
- ☒ 6. Any other information requested by the Planning Director.
- ☒ 7. Owner's Consent form if anyone other than 100% sole owner makes application (see attached).

Signature of Applicant: Sarah Pannell

FOR OFFICE USE ONLY

Date Received 8/4/23 Verify as Complete BL/SA

Fee Amount Received 251.00

Initials of Employee Receiving Application BR

SPECIAL EXCEPTION

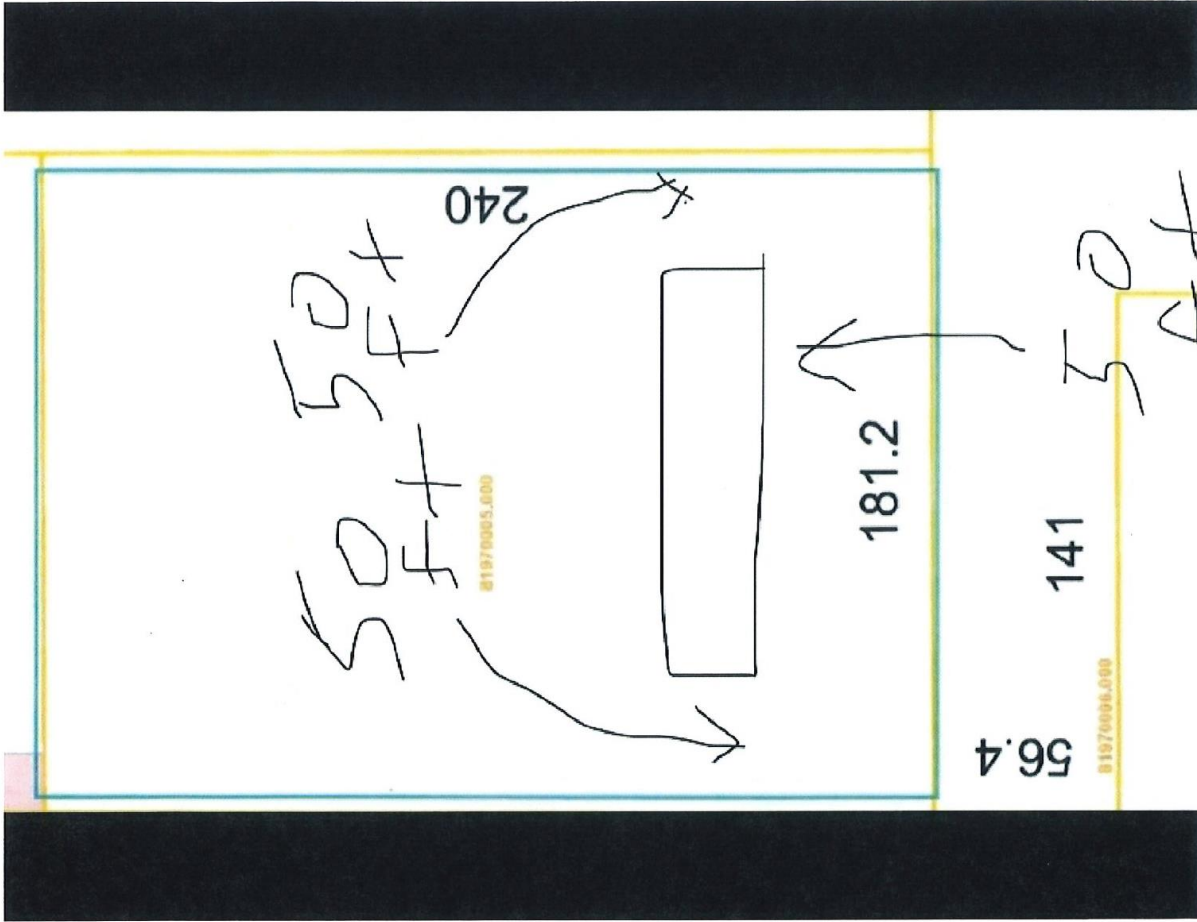
Criteria for Approval Special Exception

- A. Explain how a literal interpretation of the City of Gautier's Unified Development Ordinance would deprive the applicant of rights commonly enjoyed by others of the district in which the property is located, and would work unnecessary hardship upon the applicant?
- B. Explain how the requested Special Exception will be in harmony with the purpose and intent of the City of Gautier's Unified Development Ordinance and will not be injurious to the neighborhood or the general welfare?
- C. Explain how the special circumstances requiring the proposed Special Exception are not results of actions of the applicant?

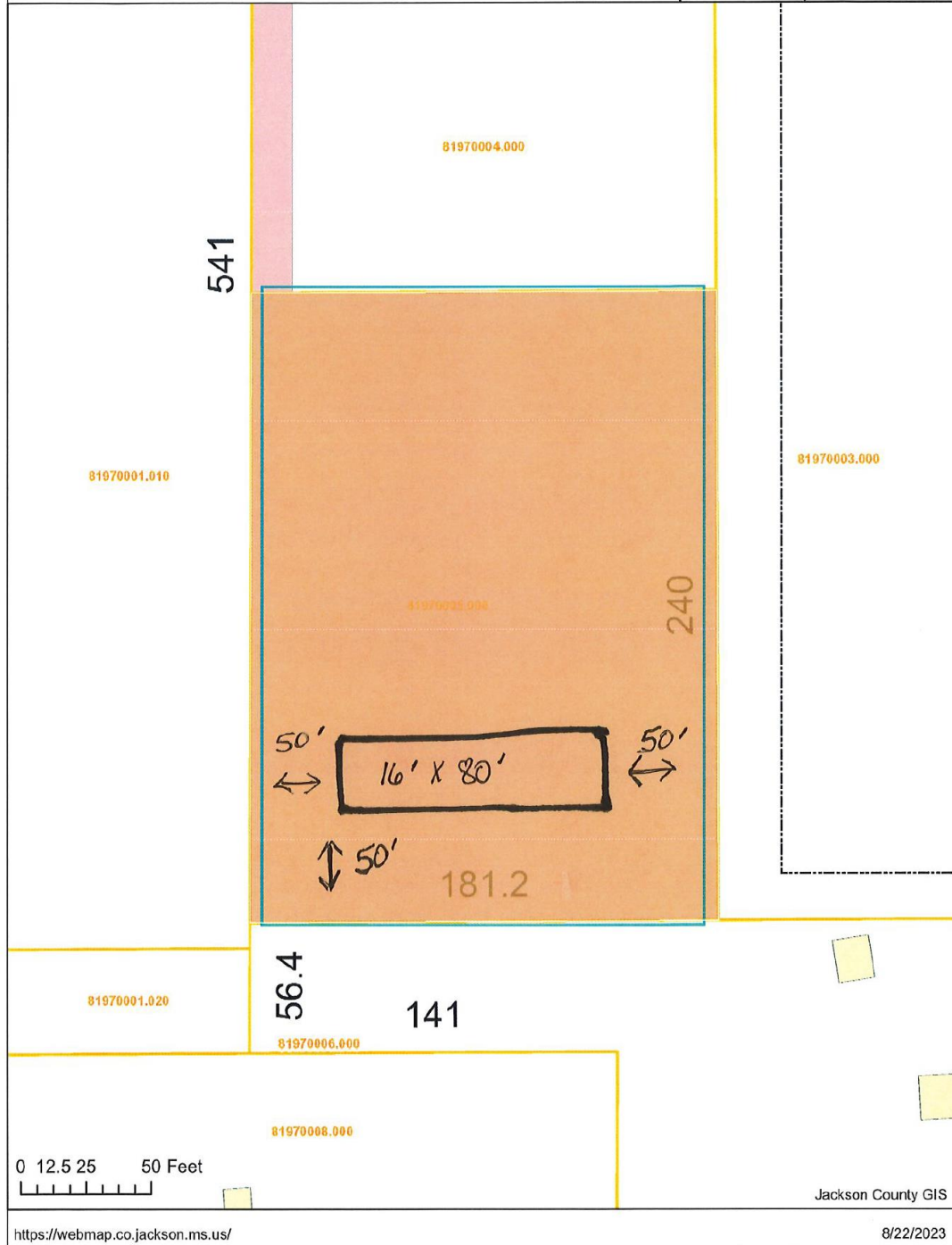
A.) This special exception would grant us the ability to take care of my elderly grandmother at this ~~one~~ time in her life. We would like to put a home on this property to help care for her and provide her a safe home ~~on~~ at this vulnerable age.

B.) The surrounding properties are all used for residential purposes and putting a residential property on this land would be keeping with the theme of the neighborhood.

C.) The area is zoned commercial but is all used for residential so we need a special exception to use our land.



81970005.000 MORAN BETTYE H (EST OF)



81970005.000 MORAN BETTYE H (EST OF)

PIDN: 81970005.000

GISP: 773.08-00-0017.00

Owner Information

Percent of Ownership: 100

Name: MORAN BETTYE H (EST OF)

Name 2: C/O JOHN NIGEL PANNELL

Mailing Address: 6008 ALLEN RD
VANCELEAVE MS
39565

Site Address: ROBINSON STILL RD GAUTIER

Land Information

Section: 8 Acreage: 1

Township: 7

Range: 7

Street Name ROBINSON STILL
RD

Value and Tax Information

Total Assessed Value: 1163

Total Appraised Value: 7750

Improvement Value: 0

Land Value: 7750

Tax Amount: 172

SQ FT: 0

Year Built: 0

Legal Description

Description: COM NWC SE1/4 SW1/4 S 550' E 387
' S 279.97' TO POB E 181.20 S 24
0.40' W 181.20' N 240.40' TO POB
DB 1285-137 DB 1961-404 DB 2001
-303 DB 2004-28 (17 MAP773.08)

Deed Book / Page: 2004 / 28

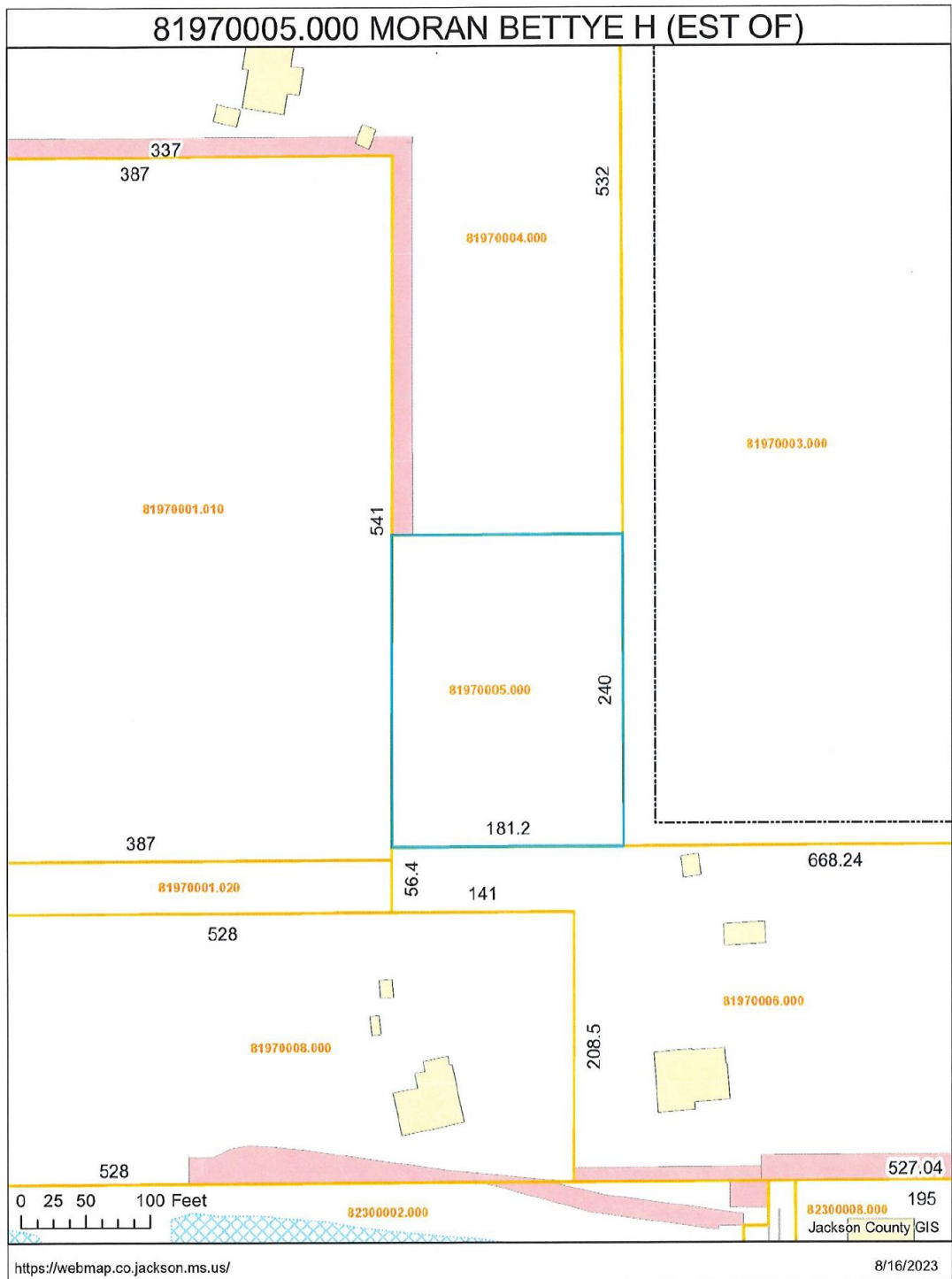


Exhibit A Location Map

Prepared by:
City of Gautier
Planning Department



Exhibit B

Existing Zoning

Prepared by:
City of Gautier
Planning Department

Legend

Zoning

ZONECODE

AG	AG
C-1	C-1
C-2	C-2
C-3	C-3
I-2	I-2
MURC-1	MURC-1
MURC-2	MURC-2
MURC-MW	MURC-MW
PL	PL
PUD	PUD
R-1	R-1
R-2	R-2
R-3	R-3
RE	RE
TC	TC

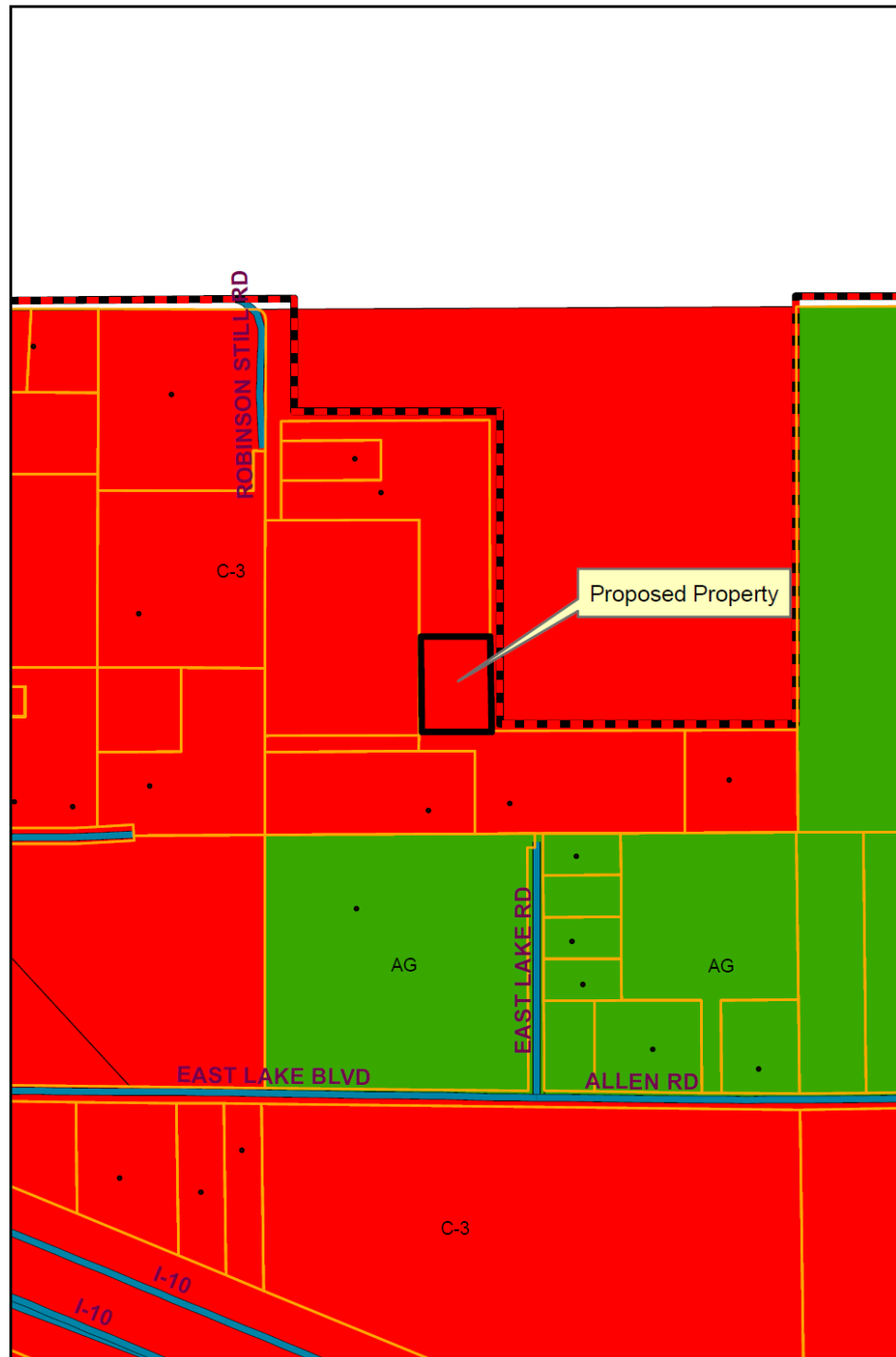


Exhibit C

Existing Land-Use

Prepared by:
City of Gautier
Planning Department

Legend

EXISTING LAND USE

ELU_08

- 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

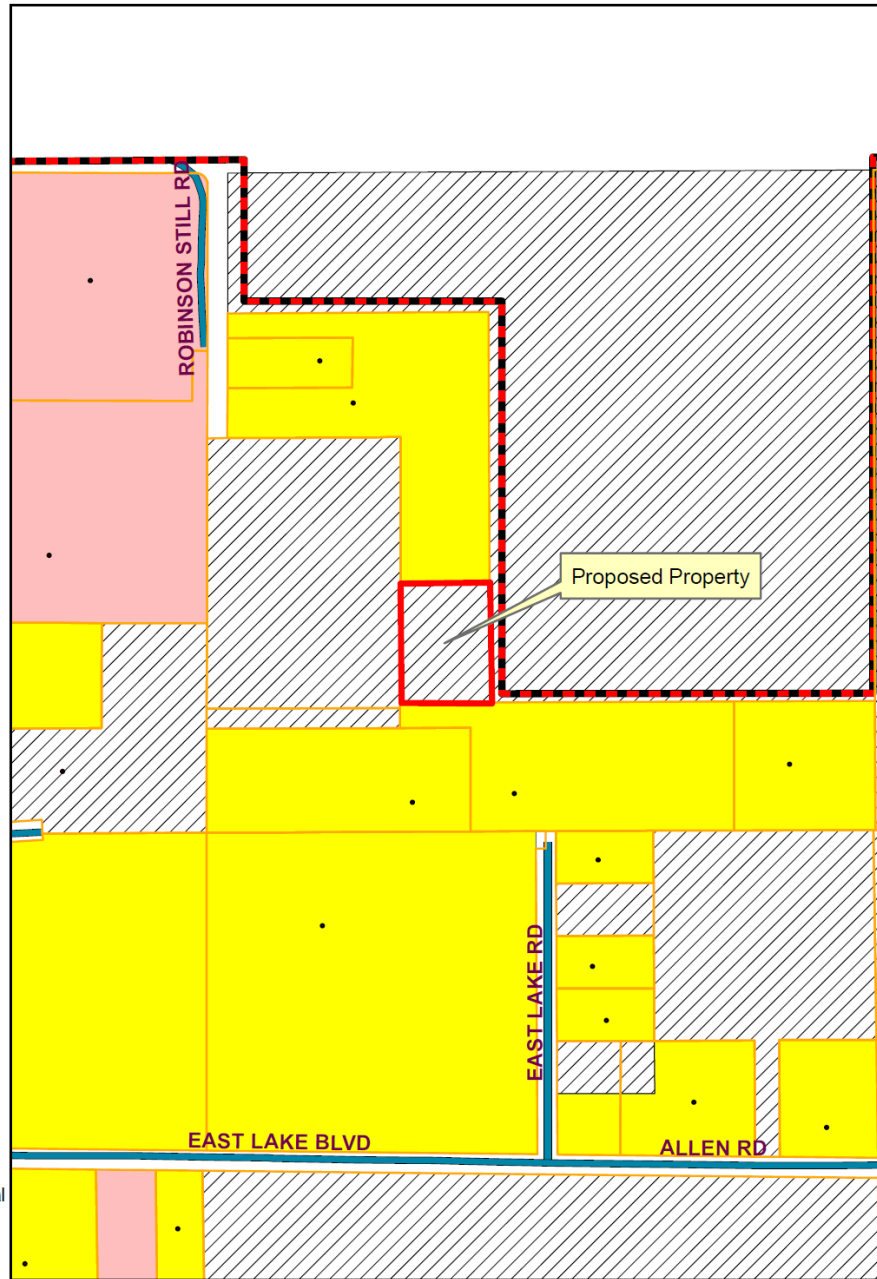


Exhibit D Future Land-Use

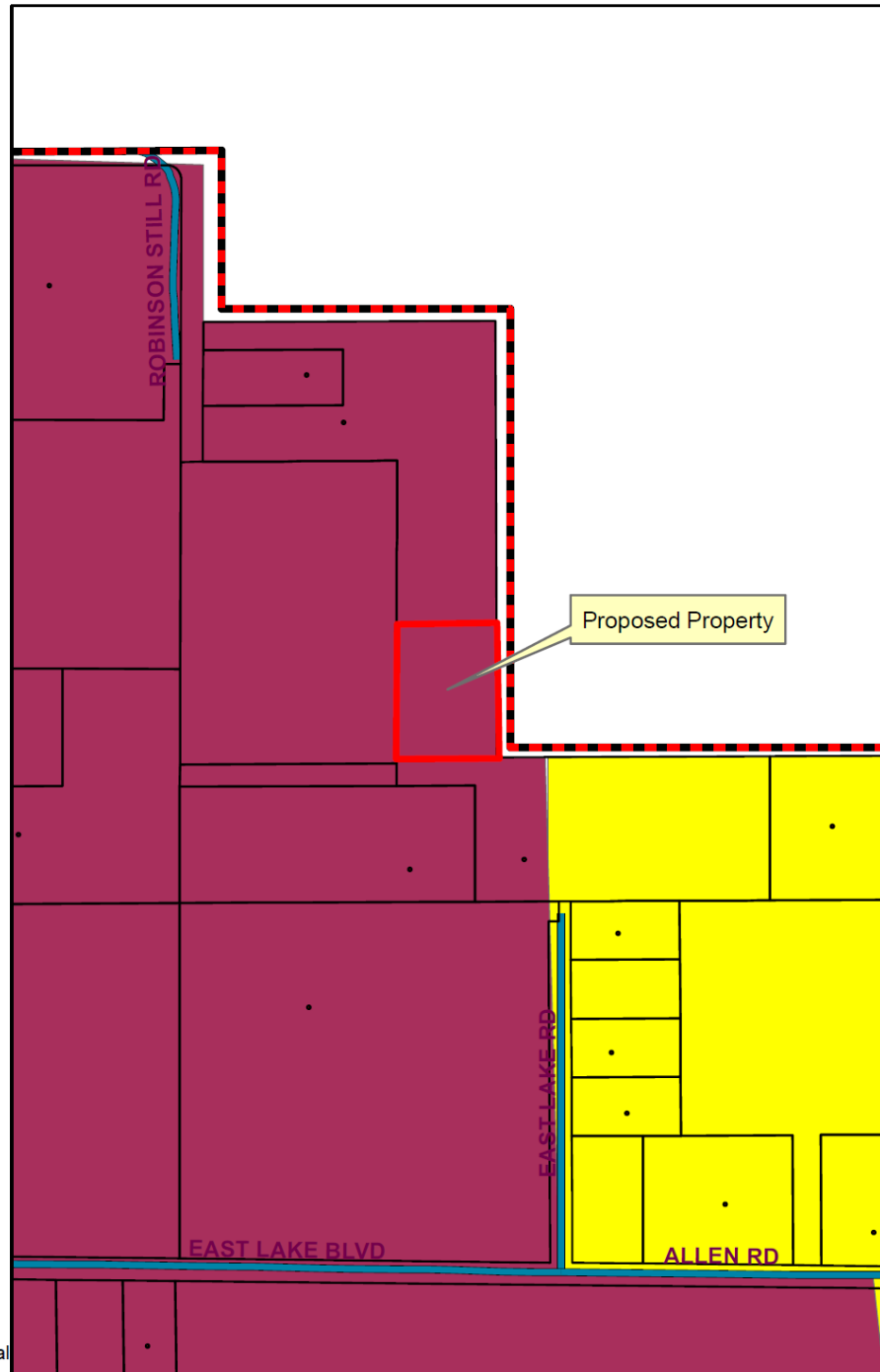
Prepared By:
City of Gautier
Planning Department

Legend

FUTURE LAND USE

FLU_Class

-
- 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



Gautier Planning Commission

Regular Meeting Agenda

September 7, 2023

Text Change

UDO Amendment

VII. NEW BUSINESS

2. CONSIDER A REQUEST TO AMEND THE UDO TO REFLECT TEXT CHANGES TO SECTION 5.4.4 (F) R-1, LOW DENSITY SINGLE-FAMILY RESIDENTIAL DISTRICT, MAXIMUM LOT COVERAGE AND TO TABLE 7 INTENSITY AND DIMENSIONAL STANDARDS (CITY INITIATED) (GPC #23-29-UDO)

CITY OF GAUTIER STAFF REPORT

To: Chairman and Members, Planning Commission

From: Scott Ankerson, Planning Director

Date: August 29, 2023

Subject: Consider a request to amend the UDO to reflect text changes to Section 5.4.4 (F) R-1, Low Density Single-Family Residential District, Maximum Lot Coverage, and to Table 7 Intensity and Dimensional Standards. (City Initiated) (GPC #23-29-UDO)

REQUEST:

The Planning Director has requested an amendment to the Unified Development Ordinance (UDO) pursuant to Section 4.20, that would increase the maximum lot coverage for principal structures and accessory structures in an R-1 Low Density Single-Family Residential District.

BACKGROUND:

The Unified Development Ordinance (UDO) currently allows the maximum lot coverage in an R-1 Low Density Single-Family Residential District to be twenty-five (25) percent for the principal structure and accessory structures. Accessory structures shall not exceed twenty (20) percent of the rear lot area or fifty (50) percent of the principal structure area, whichever is less.

DISCUSSION:

The City of Gautier's Unified Development Ordinance (UDO) currently allows the maximum lot coverage in an R-1 Low Density Single-Family Residential District to be twenty-five (25) percent for the principal structure and accessory structures. Accessory structures shall not exceed twenty (20) percent of the rear lot area or fifty (50) percent of the principal structure area, whichever is less. The Planning Director requests that an amendment be made to the UDO that would increase the allowed maximum lot coverage in an R-1 District.

The Planning Director requests that the UDO Section 5.4.4 (F) reflect the following changes:

5.4.4 R-1, Low Density Single-Family Residential District

F. Maximum Lot Coverage—~~Twenty-five (25)~~ **Thirty (30)** percent for the principal structure and accessory structures. Accessory structures shall not

exceed ~~twenty (20)~~ **forty (40)** percent of the rear lot area or ~~fifty (50)~~ percent of the principal structure area, whichever is less.

Table 7- Intensity and Dimensional Standards in the UDO would also have to reflect the following change:

Zoning District	Min. Lot Area (sq. ft.)	Min. Lot Width	Maximum Building Height			Setbacks			Maximum Density (units per acre)			Maximum Floor Area Ratio			Max % of area covered on lot		
			*Tier 1	Tier 2	Tier 3	Front	Side	Rear	*Tier 1	Tier 2	Tier 3	*Tier 1	Tier 2	Tier 3	*Tier 1	Tier 2	Tier 3
AG	20,000 SF	100	35	N/A	N/A	50	20/35	25	none	N/A	N/A	N/A	N/A	N/A	15	N/A	N/A
R-E	43,560	150	35	N/A	N/A	50/35	20/35	35	none	N/A	N/A	N/A	N/A	N/A	20	N/A	N/A
R-1	9,600	80	35	N/A	N/A	25/35	10/25/35	25	none	N/A	N/A	N/A	N/A	N/A	25 30	N/A	N/A
R-1A	7,200/10,000	60	35	N/A	N/A	25	10/25	25	none	N/A	N/A	N/A	N/A	N/A	30	N/A	N/A
	9,600	90	35	N/A	N/A	25	10/25/35	25	none	N/A	N/A	N/A	N/A	N/A	30	N/A	N/A
R-2	9,600 +2,000 per du	80	35	45	60	25	25	25	15 du	18 du	24 du	N/A	N/A	N/A	30	40	50
R-3 (Modular Home Sub.)	3 acres total 5,000 lot	40	20	N/A	N/A	19	5/19	5/19	none	N/A	N/A	N/A	N/A	N/A	N/A	N/A	30
R-3 (Mobile Home Park)	3 acres total 5,000 lot	35	20	N/A	N/A	15	7	10	8 du	10 du	N/A	N/A	N/A	N/A	N/A	N/A	N/A
C-1	None	100	15	25	35	25/15	15/35/40	15/25/35	none	N/A	N/A	N/A	N/A	N/A	75	80	80
C-2	None	100	25	30	35	40/25	15/35	0/35	none	N/A	N/A	N/A	N/A	N/A	75	80	85
C-3	None	None	35	45	60	40/25	15/35/40	0/35	none	N/A	N/A	N/A	N/A	N/A	75	80	85
I	20,000	100	60	N/A	N/A	40	15/40/80/30	25/80/40	none	N/A	N/A	N/A	N/A	N/A	none	N/A	N/A
PL	43,560 total 30,000	80	45	N/A	N/A	same as adjacent zoning	same as adjacent zoning	same as adjacent zoning	none	N/A	N/A	N/A	N/A	N/A	65	N/A	N/A

STAFF FINDINGS:

Staff finds that the Planning Director's request for an amendment to the UDO to increase the maximum lot coverage for principal structures and accessory structures in an R-1 Low Density Single-Family Residential District is a relevant amendment which coincides with the needs of this district. These needs have been accessed by considering the number of variances applied for and approved in this district along with the trending increase in the size of residential structures, including homes and accessory structures, being built in general. Staff feels that this increase in allowed lot coverage will meet these needs, not negatively affect the character of the district, and continue to allow for the necessary green space and pervious surface needed for the aid of mitigating stormwater run-on/run-off.

RECOMMENDATIONS:

Staff recommends that Planning Commission recommend the approval of the UDO amendment as presented.

Planning Commission may:

1. Recommend that City Council approve the UDO Amendment;
2. Recommend that City Council approve the UDO Amendment with changes; or
3. Recommend that City Council deny the UDO Amendment.

ATTACHMENTS:

1. UDO Excerpt with proposed changes

Gautier Planning Commission

Regular Meeting Agenda

October 5, 2023

GPC #23-30-CU

Wat Buddhametta Mahabarame

6300 Martin Bluff Road

VII. NEW BUSINESS

1. Consider a request for a Conditional Use-Major that would allow expansion of an existing Church/Place of Worship in a C-2 Community Commercial Zoning District. 6300 Martin Bluff Road, (GPC #23-30-CU)

**CITY OF GAUTIER
STAFF REPORT**

To: Chairman and Members, Planning Commission

From: Scott Ankerson, Planning Director

Date: September 28, 2023

Subject: Consider a request for a Conditional Use-Major that would allow expansion of an existing Church/Place of Worship in a C-2 Community Commercial Zoning District. 6300 Martin Bluff Road. (GPC #23-30-CU)

REQUEST:

The Planning Department has received a request from Wat Buddhametta Mahabarame for a Conditional Use-Major that would allow expansion of an existing Church/Place of Worship in a C-2 Community Commercial Zoning District at 6300 Martin Bluff Road. PID #81804085.050, (GPC #23-30-CU) The application fee of \$250 was paid on August 14, 2023. All public notice requirements have been met.

BACKGROUND:

The request property is zoned C-2 Community Commercial.

1. Location: 6300 Martin Bluff Road, PID #81804085.050 (See Exhibit A)
2. General features of the proposed project:
Total Area: Approximately 4.14 Acres
3. Existing Zoning – C-2 Community Commercial (See Exhibit B)
4. Existing Land Use - Church/Place of Worship
5. Comprehensive Plan Future Land Use Designation – Mixed Use Residential (See Exhibit D)

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 Response: Yes, commercial.

Staff Finding: Yes. Church/Place of Worship is listed as a Conditional Use-Major in a C-2 Community Commercial 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: The new proposed building will be compatible with other uses in the area. The location will be set behind our existing facility on the same property. The operation will be the same use as the house of worship, only in larger scale. Building design will be a Thai Buddhist Temple design similarly to the existing facility. The site design will adhere to all requirements spelled out in the City's regulations which will include site plan, floor plan, safe traffic flow and any environmental issues which may arise. Please see the attached site plan showing intensity of structures, parking, and architectural rendering.

Staff Finding: The proposed use is allowed in a C-2 zoning district with a Major Conditional Use. Special conditions may be imposed if deemed necessary to help the proposed use be more compatible with the character of development in the vicinity.

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

Applicant Response: The proposed building will be state of the art construction with Thai Buddhist design which will inspire inner & outer peace and will positively affect neighboring property values.

Staff Finding: There is no evidence to indicate the proposed use will negatively affect the property values or cause a detriment to the surrounding properties.

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

Applicant Response: No, the project will not adversely affect vehicular or pedestrian traffic in the vicinity. We will have the same activities which we have had for the past several years at this location but will separate the worship and

meetings in the new building while use the existing front building for monk's residence.

Staff Finding: There is no evidence that the proposed use will have any adverse effect on vehicular or 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?

Applicant Response: Yes, the proposed use can be accommodated by existing services and facilities.

Staff Finding: The proposed use can be accommodated by existing public services and facilities.

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

Applicant Response: The proposed use is consistent with our comprehensive plan as we knew that one day we will have the expand to accommodate for growing membership.

Staff Finding: The Comprehensive Plan calls out "Mixed Use Residential" for future land use of this property.

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, we will have the same activities which we have had for the past several years at this location but will separate the worship and meetings in the new building while use the existing front building for monk's residence and therefore we will not 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 nuisance in the area.

Staff Finding: There is no evidence that the proposed use poses a hazardous, detrimental, or disturbing effect to present surrounding uses.

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: The proposed use is in conformance with our existing site location, as we have been here for several years. Our operation standards will complement the existing ordinance as prescribed by the City of Gautier.

Staff Finding: The proposed use will conform to all current district regulations.

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 Planning Director agreeing to the current terms and condition.

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 & CONCLUSION:

If recommending approval, Planning Commission shall record that the evidence presented meets the "Criteria for Approval" from the UDO as listed above.

The Planning Commission may:

1. Recommend that City Council approve the Conditional Use-Major
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. Applicant's Exhibit 1 – Application
2. City's Exhibit A – Location Map
3. City's Exhibit B – Existing Zoning Map
4. City's Exhibit C – Existing Land Use Map
5. City's Exhibit D – Future Land Use Map

GAUTIER, MISSISSIPPI
PLANNING DEPARTMENT
CONDITIONAL USE APPLICATION

Public Hearing Number

23-30-CU

TO BE HEARD BY GAUTIER PLANNING COMMISSION AND CITY COUNCIL:

Conditional Use - Major

✓

FEE:

\$251.00

TO BE HEARD BY PLANNING DIRECTOR:

Conditional Use - Minor

XXXX

FEE:

\$251.00

*Includes \$1.00 filing fee per MS Code §25-60-5

Name of Applicant: Pisit Opnititanit

Name of Business: Wat Buddhometta Mahabarame

Phone: (228) 623-8672

Property Address: 6300 Martin Bluff Rd, Gautier MS 39553 Mailing Address (if Different):

E-Mail Address: pisit1977@outlook.com

Proposed Use Requiring Conditional Use: Temple (new building) (Refer to Article V, UDO)

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

ATTACHMENTS REQUIRED AS APPLICABLE:

- xx 1. Answers to the Criteria for Approval (see attached).
xx 2. Project Narrative (see attached).
xx 3. Diagram of intended use (see attached).
NA 4. Copy of protective covenants or deed restrictions, if any.
NA 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.
NA 6. Any other information requested by the Planning Director.
NA 7. Owner's Consent form if anyone other than 100% sole owner makes application (see attached).

Signature of Applicant(s):

Pisit Opnititanit

Date of Application: 8/14/2023

FOR OFFICE USE ONLY

Date Received 8/14/23 Verify as Complete SA / B2

Fee Amount Received 251.00 Initials of Employee Receiving Application SA / AB

I, Pisit Opnititanit, the fee simple owner(s) of the following described property:

Address: 6300 Martin Bluff Rd, Gautier, MS 39553

Parcel ID No.: 81804085.050

hereby petition to the City of Gautier to *Grant a Conditional Use Major or Minor of new Temple Building* (state proposed use from Article V of the Unified Development Ordinance) at the above reference property and affirm that Monsiri Jintasawang (monsirij@gmail.com) 1-(702) 250-0551 (name of agent) is hereby designated to act as agent on my behalf to accomplish the above.

I certify that I have examined the application and that all statements and diagrams submitted are true and accurate to the best of my knowledge. Further, I understand this application; attachments and fees become part of the official records of the City of Gautier, MS, and are not returnable.

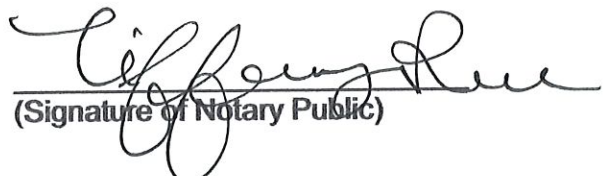

(Owner's Signature)

NA
(Owner's Signature)

Notary Information:

The foregoing instrument was acknowledged before me this 15 day of August, 2023 by ~~DORE~~ Pisit opnititanit who is personally known to me or has produced MS DR as identification and who did take an oath.

license
Tiffany Real
(Printed Name of Notary Public)


(Signature of Notary Public)

Commission # 291628 My commission expires June 24 2025

(Notary's Seal)



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.

Major Conditional Use Narrative

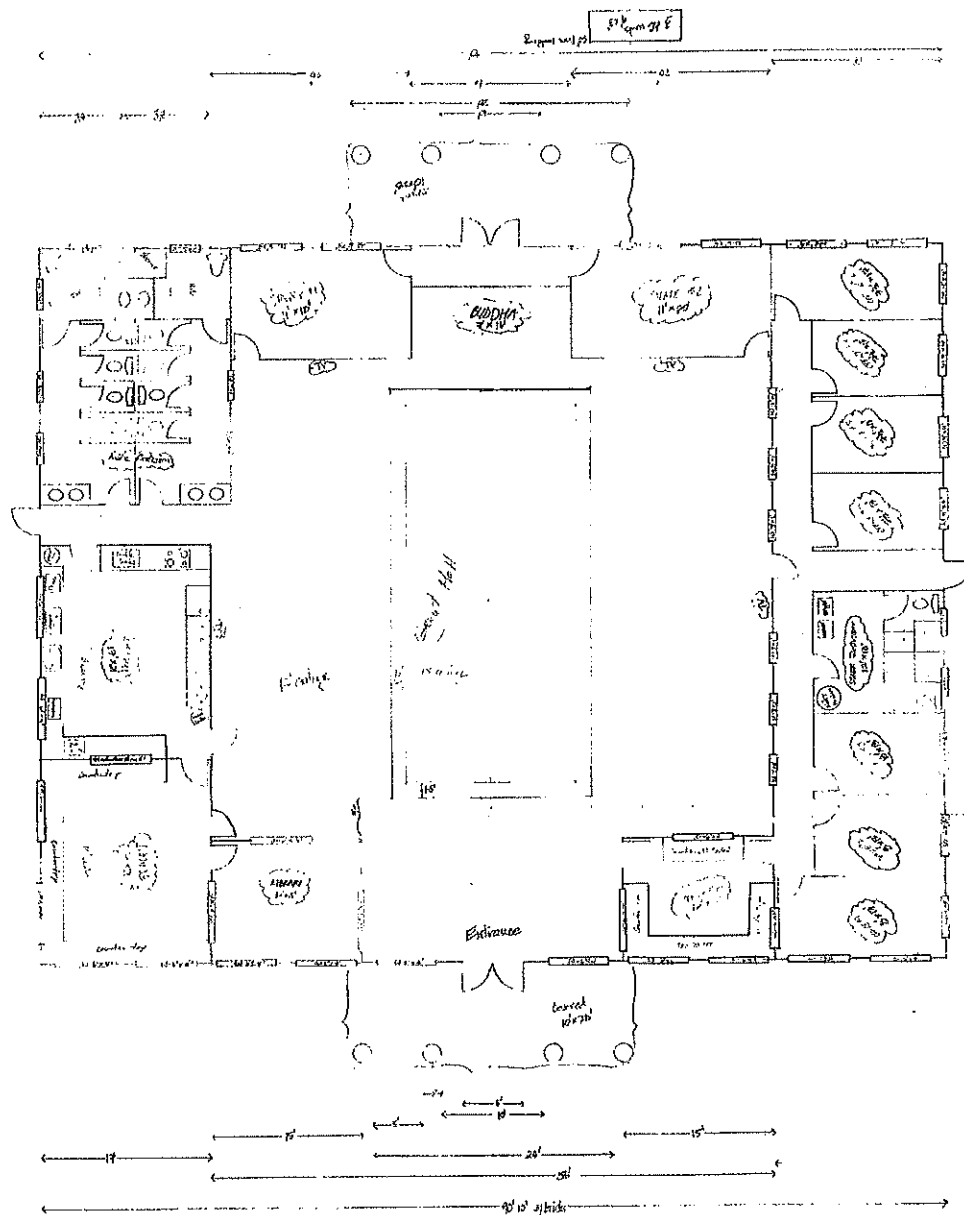
Proposed site for Buddhist Temple – 70' x 90' Building, 6300 Martin Bluff Rd, Gautier MS 39553

1. Is the proposed use listed in the list of possible Conditional Uses in the particular Zoning District?
 - Yes, commercial.
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.
 - The new proposed building will be compatible with other uses in the area. The location will be set behind our existing facility on the same property. The operation will be the same use as the house of worship, only in larger scale. Building design will be a Thai Buddhist Temple design similarly to the existing facility. The site design will adhere to all requirements spelled out in the City's regulations which will include site plan, floor plan, safe traffic flow and any environmental issues which may arise. Please see the attached site plan showing intensity of structures, parking, and architectural rendering.
3. Will your project negatively affect neighboring property values or pose a real or perceived threat to citizens? Explain.
 - The proposed building will be state of the art construction with Thai Buddhist design which will inspire inner & outer peace and will positively affect neighboring property values.
4. Will your project adversely affect vehicular or pedestrian traffic in the vicinity? Explain.
 - No, the project will not adversely affect vehicular or pedestrian traffic in the vicinity. We will have the same activities which we have had for the past several years at this location but will separate the worship and meetings in the new building while use the existing front building for monk's residence.
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?
 - Yes, the proposed use can be accommodated by existing services and facilities.
6. Is the proposed use in harmony with the Comprehensive Plan? Explain how.
 - The proposed use is consistent with our comprehensive plan as we knew that one day we will have the expand to accommodate for growing membership.
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.
 - No, we will have the same activities which we have had for the past several years at this location but will separate the worship and meetings in the new building while use the existing front building for monk's residence and therefore we will not 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 in the 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.
 - The proposed use is in conformance with our existing site location, as we have been here for several years. Our operation standards will complement the existing ordinance as prescribed by the City of Gautier.

CONDITIONAL USE DIAGRAM – Provide a diagram of the project site. In cases where certain requirements such as parking are triggered by aspects of the interior of the building, the interior building layout will need to be provided also. Include location and dimensions of property lines, buildings, parking spaces, outdoor storage areas, outdoor seating areas, signage, landscape areas, driveways, loading/unloading areas, limits of paving, exterior elevations (if changes are proposed), entrance/exit locations. Include the whole site. Use the space below or provide separate drawings. Staff will provide guidance as needed on additional information needed on the diagram.

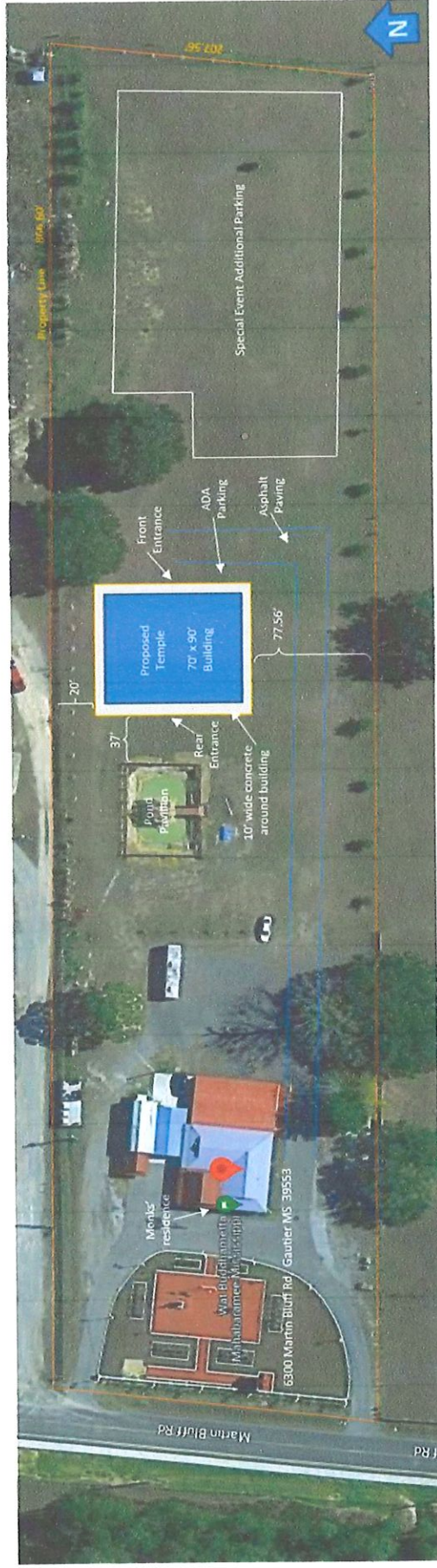
DIAGRAM

Please see the following pages for site plan and floor plan including building design rendering images.



Proposed site for Buddhist Temple 70'x 90' Building

6300 Martin Bluff Rd, Gautier MS 39553



81804085.050 WAT BUDDHAMETTA MAHABARAMEE

PIDN: 81804085.050

GISP: 764.18-00-0006.00

Owner Information

Percent of Ownership: 100

Name: WAT BUDDHAMETTA MAHABARAMEE

Name 2: A MS NON PROFIT CORP

Mailing Address: 6300 MARTIN BLUFF RD

GAUTIER MS

39553

Site Address: 6300 MARTIN BLUFF RD GAUTIER

Land Information

Section: 18

Acreage: 4.14

Township: 7

Range: 6

Street Name MARTIN BLUFF
RD

Value and Tax Information

Total Assessed Value: 0

Total Appraised Value: 168451

Improvement Value: 143161

Land Value: 25290

Tax Amount: 0

SQ FT: 1796

Year Built: 1980

Legal Description

Description: COM E/M MARTIN BLUFF RD & S/L SE

C 18 NLY ALG RD 1660.47' FOR POB

S 89° E 870.57' S 6° W 207.56'

N 89° W 870.57' TO RD NLY ALG RD

208' TO POB DB DB 1893-572 1893

-575 (6 MAP764.18)

Deed Book / Page: 1893 / 575

81804085.050 WAT BUDDHAMETTA MAHABARAMEE

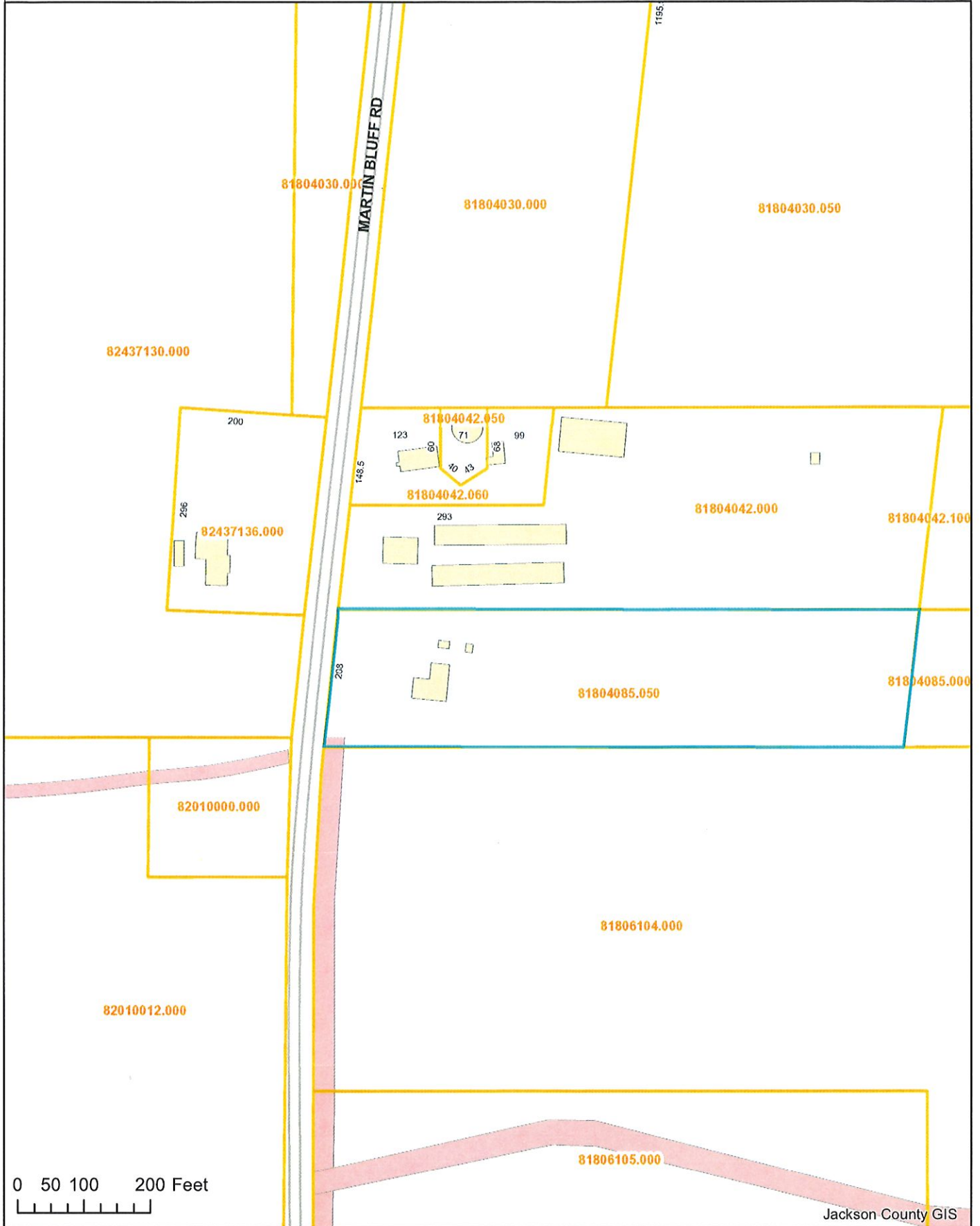


Exhibit A Location Map

Prepared by:
City of Gautier
Planning Department



Exhibit B

Existing Zoning

Prepared by:
City of Gautier
Planning Department

Legend

Zoning

ZONECODE

AG	AG
C-1	C-1
C-2	C-2
C-3	C-3
I-2	I-2
MURC-1	MURC-1
MURC-2	MURC-2
MURC-MW	MURC-MW
PL	PL
PUD	PUD
R-1	R-1
R-2	R-2
R-3	R-3
RE	RE
TC	TC

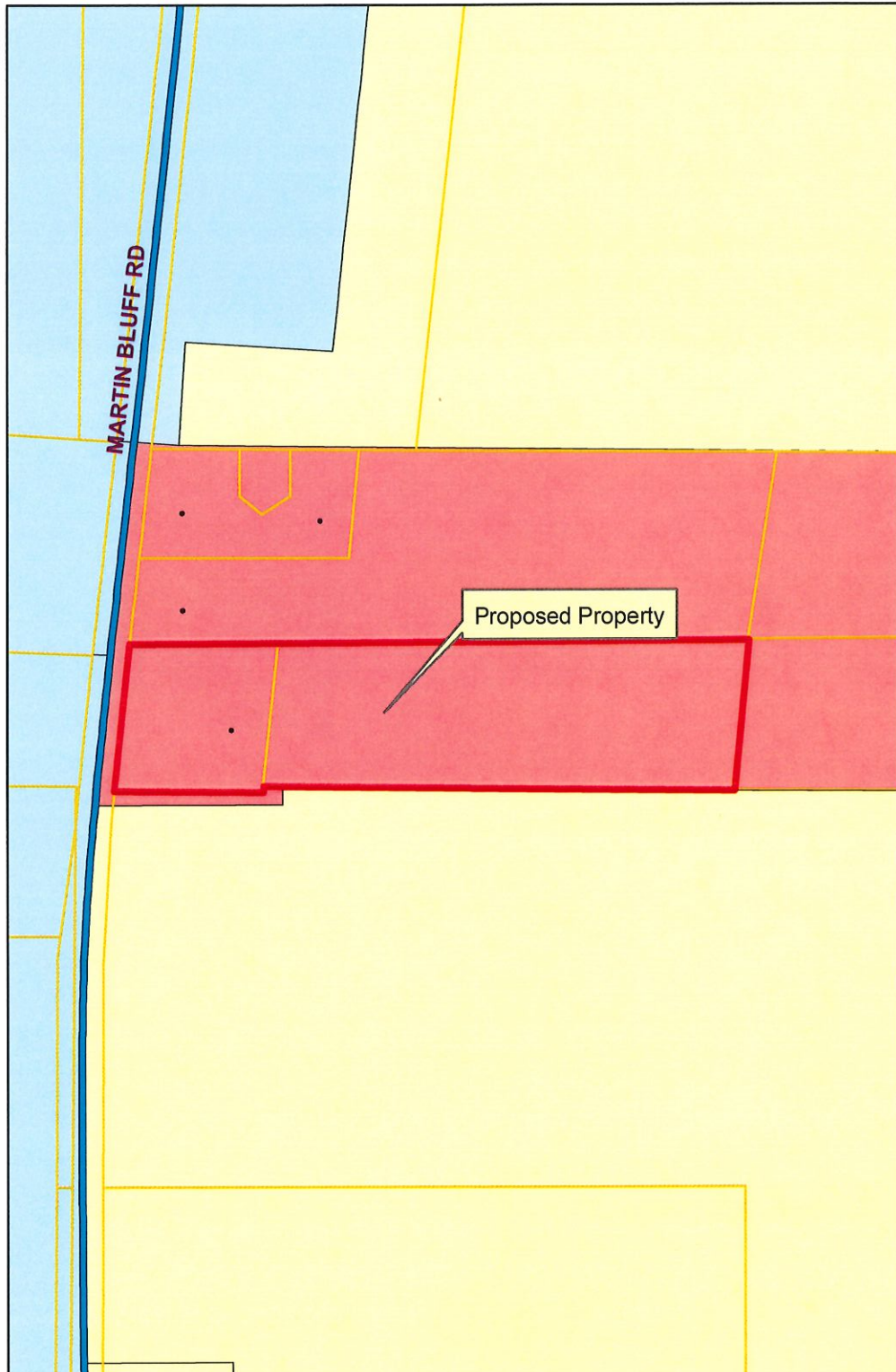


Exhibit C

Existing Land-Use

Prepared by:
City of Gautier
Planning Department

Legend

EXISTING LAND USE

ELU_08

- 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

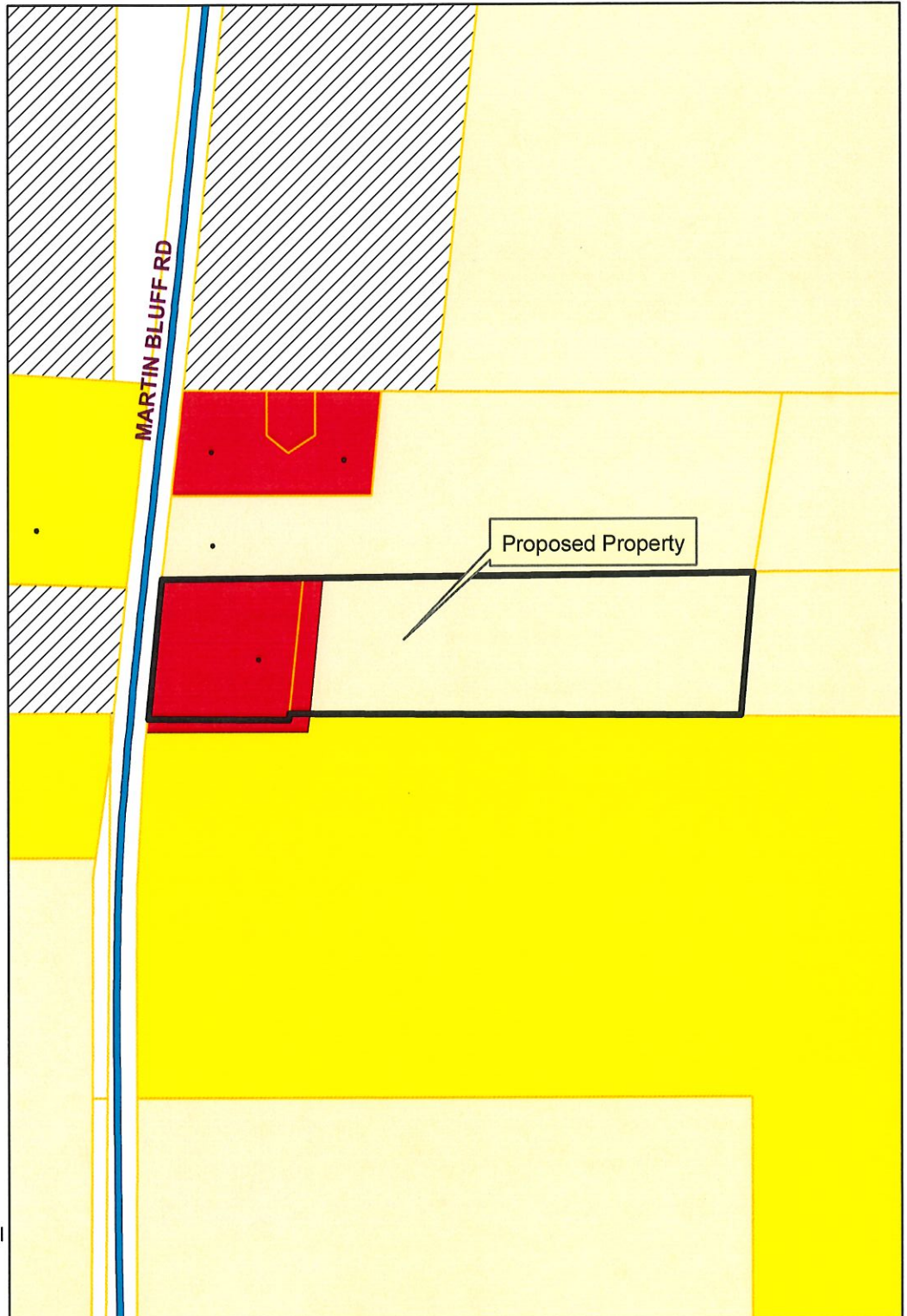


Exhibit D

Future Land-Use

Prepared By:

City of Gautier
Planning Department

Legend

FUTURE LAND USE

FLU_Class

- 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

