

AGENDA
GAUTIER PLANNING COMMISSION
April 2, 2026
5:30 PM

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE (VOLUNTEER)

III. APPROVAL OF AGENDA

IV. APPROVAL OF MINUTES

1. Approval of Minutes from March 5, 2026

**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 a mobile home in an AG Agricultural Zoning District. 6250 Baker Road, (GPC #26-10-CU)
2. Consider a request for a thirty-six foot (36') variance to front yard setback requirements for an accessory building in a R-1 Low Density Single-Family Residential Zoning District. 2216 Brookside Drive, PID #85440639.000, (GPC #26-11-VAR)
3. Consider a request for a **SPECIAL EXCEPTION** that would allow an expansion to a previously approved Special Exception. The expansion would include offices and parking. The property is in the TCMU Town Center Mixed Use Zoning District. 2710 Old Spanish Trail, PID #82435240.001 & west 4.74 +/- acres of #82435240.040. (GPC #26-12-SE)
4. Consider a request for a Property Owner Initiated Rezoning of Property located at 2700 Old Spanish Trail & 2710 Old Spanish Trail, PID #82435150.000, #82435240.001 & West 4.74 +/- acres of #82435240.040, from TCMU Town Center Mixed Use to I-Industrial. (GPC #26-13-RZ)

VIII. GENERAL DISCUSSION

1. PREVIOUS CASE UPDATES

2. PERMIT & TRC REPORTS

IX. ADJOURN

AGENDA

GAUTIER PLANNING COMMISSION

APRIL 2, 2026

5:30 P.M.

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 - 5. Discuss a Proclamation of Appreciation for Kay C. Jamison
- VIII. GENERAL DISCUSSION**
 - A. PREVIOUS CASE UPDATES
 - B. PERMIT & TRC REPORTS
- IX. ADJOURN**

Gautier Planning Commission

Regular Meeting Agenda

April 2, 2026

GPC #26-10-CU

Timmy E. Hoops

6250 Baker Road

VII. NEW BUSINESS

1. Consider a request for a Conditional Use-Major that would allow a mobile home in an AG Agricultural Zoning District. 6250 Baker Road, (GPC #26-10-CU)

GAUTIER PUBLIC HEARING PROCESS (PLANNING COMMISSION)

Planning Commission Chairman to follow procedure below. All questions/comments to be directed to the Council and not to applicant, staff, or other attendees of the meeting.

1. Chairman announces the case.
2. Chairman makes statement, "This is a Public Hearing and all statements to be made need to be true and accurate for the record."
3. Staff gives brief overview of case.
4. Applicant presents their case.
5. Anyone to speak in support of the Request? Please state your name and address for the record.
6. Anyone to speak in opposition of the Request? Please state your name and address for the record.
7. Any final comments from the applicant?
8. Questions from Commission?
9. Chairman closes public hearing – "This closes the Public Hearing portion of this case" bang of gavel
10. Motion/Deliberation/Vote

**CITY OF GAUTIER
STAFF REPORT**

To: Chairman and Members, Planning Commission
From: Scott Ankerson, Planning Director
Date: March 17, 2026
Subject: Consider a request for a Conditional Use-Major that would allow a mobile home in an AG Agricultural Zoning District. 6250 Baker Road, (GPC #26-10-CU)

REQUEST:

The Planning Department has received a request from Timmy E. Hoops for a Conditional Use-Major that would allow a mobile home in an AG Agricultural Zoning District at 6250 Baker Road. PID #85298068.000 (GPC #26-10-CU) The application fee of \$250 was paid on February 27, 2026. All public notice requirements have been met.

BACKGROUND:

The request property is zoned AG Agricultural.

1. Location: 6250 Baker Road, PID #85298068.000 (See Exhibit A)
2. General features of the proposed project:
Total Area: Approximately 2.22 Acres
3. Existing Zoning – AG Agricultural (See Exhibit B)
4. Existing Land Use – Vacant (Previous Mobile Home removed) (See Exhibit C)
5. Comprehensive Plan Future Land Use Designation – Low Density 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: See attached.

Staff Finding: Yes. Dwelling, Mobile/Manufactured Home is listed as a Conditional Use-Major in an AG Agricultural 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: See attached.

Staff Finding: The proposed use is allowed in an AG zoning district with a Major Conditional Use.

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

Applicant Response: See attached.

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: See attached.

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: See attached.

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: See attached.

Staff Finding: The Comprehensive Plan calls out "Low Density 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: See attached.

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: See attached.

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

26-10-CU

TO BE HEARD BY GAUTIER PLANNING COMMISSION AND CITY COUNCIL:		
Conditional Use - Major	<u>✓</u>	FEE: \$251.00
TO BE HEARD BY PLANNING DIRECTOR:		
Conditional Use - Minor	_____	FEE: \$251.00
*Includes \$1.00 filing fee per MS Code §25-60-5		

Name of Applicant: Timmy E. Hoops

Name of Business: _____ Phone: 228-239-2579

Property Address: 6250 Baker Road Mailing Address (if Different): PO 85298068,000

E-Mail Address: _____

Proposed Use Requiring Conditional Use: Mobile Home in Ag (Refer to Article V, UDO)

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

ATTACHMENTS REQUIRED AS APPLICABLE:

- Attached 1. Answers to the Criteria for Approval (see attached). ✓
- Attached 2. Project Narrative (see attached). ✓
- Attached 3. Diagram of intended use (see attached). ✓
- _____ 4. Copy of protective covenants or deed restrictions, if any. Attached deed.
- _____ 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(s): [Signature] Date of Application: 02/23/2026

FOR OFFICE USE ONLY	
Date Received <u>2/27/26</u>	Verify as Complete <u>Bals</u>
Fee Amount Received <u>251.00</u>	Initials of Employee Receiving Application <u>BL</u>

OFFICIAL RECORDS JACKSON COUNTY, MS
Josh Eldridge, Chancery Clerk
Electronically Recorded
RECORDING FEE \$27.00
MINERAL TAX \$0.00
202507789
BK: PG: .
05/02/2025 01:44:40 PM 2 PG(S)
Receipt # 0645

Our File #B250235

Prepared by & Return To: Schwartz, Orgler, Jordan & Williams, PLLC
2177 E Pass Rd, Ste B Gulfport MS 39507, 228-388-7441

STATE OF MISSISSIPPI

COUNTY OF JACKSON

Index in Sec 17-7-7

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, the undersigned,

Jessica Brock

5601 Carter Rd, Ocean Springs, MS 39564, 228-233-5181

do hereby sell, convey and quit claim unto

Timmy E Hoops

1620 King Fisher Drive, Gautier, MS 39553, 228-239-2579

the following described land and property being located in Jackson County, Mississippi, being more particularly described as follows, to-wit:

Commencing at a 1/2" iron rod found at the intersection of the South margin of Campbell Road and the East margin of Baker Road, said point being 25 feet South and 25 feet East of the Northwest corner of the West 1/4 of the Southwest Quarter of the Northeast Quarter of the Southeast quarter of Section 17, Township 7 South, Range 7 West, Jackson County, Mississippi; thence run S00°13'39"E along the East margin of Baker Road a distance of 317.5 feet to the Point of Beginning; thence S00°13'39"E along the said East margin a distance of 317.50 feet; thence N89°41'38"E a distance of 305.0 feet to the East line of the said W 1/4 of the SW 1/4 of the NE 1/4 of the SE 1/4; thence N00°13'38"W a distance of 317.5 feet; thence S89°41'38"W a distance of 305.0 feet to the Point of Beginning. Said parcel contains 96,837 square feet or 2.22 acres, more or less.

TITLE NOT EXAMINED

The above described property is no part of homestead of the Grantor herein.

THIS CONVEYANCE is subject to any and all recorded restrictive covenants, rights-of-way and easements applicable to subject property, and subject to any and all prior recorded reservations, conveyances and leases of oil, gas and minerals by previous owners.

TAXES are hereby assumed by the Grantee herein.

WITNESS THE SIGNATURE of the undersigned, on this the 2nd day of May, 2025.

Jessica Brock

Jessica Brock

State of Mississippi

County of Harrison

THIS DAY PERSONALLY CAME AND APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, Jessica Brock, who acknowledged that the above and foregoing instrument was signed and delivered as the free and voluntary act and deed of the Grantors on the day and in the year therein mentioned.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 2nd day of May, 2025.

Victoria Davenport

NOTARY PUBLIC

My Commission Expires:



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.

BEFORE THE CITY OF GAUTIER PLANNING COMMISSION

AND MAYOR AND CITY COUNCIL

CITY OF GAUTIER, MISSISSIPPI

RE: Application for Major Conditional Use Approval

Applicant: Mr. Timmy Hoops

Proposed Use: Placement of 28' x 60' Wind Zone 2 Double-Wide Manufactured Home

FORMAL STATEMENT IN SUPPORT OF MAJOR CONDITIONAL USE APPLICATION

Comes now the Applicant, Mr. Timmy Hoops, respectfully submits the following in support of his request for Major Conditional Use approval for the placement of a 28-foot by 60-foot (1,680 square feet) double-wide manufactured home within the corporate limits of the City of Gautier, Mississippi.

1. Conditional Use Authorization

The proposed residential use is identified as a permissible Conditional Use within the applicable zoning district under the City of Gautier Zoning Ordinance. This Application is submitted in accordance with the procedural and substantive requirements governing Major Conditional Uses.

2. Compatibility with Surrounding Development

The proposed use is compatible with the existing character of development in the vicinity.

(a) Density, Bulk, and Intensity

The structure consists of a 28' x 60' (1,680 sq. ft.) double-wide manufactured home designed and constructed to meet **Wind Zone 2** standards, appropriate for the coastal region of Jackson County. Construction specifications include:

- 2x4 exterior walls (16 inches on center)
- 2x3 interior walls (24 inches on center)
- 2x6 floor joists
- 3/4-inch OSB floor decking

- OSB exterior sheathing
- R-11 floor insulation
- R-11 wall insulation
- R-21 roof insulation
- 16-foot dormer for enhanced architectural appearance

The scale and residential intensity of the structure are consistent with other single-family dwellings in the area. The proposed use does not introduce commercial or industrial activity and maintains low-density residential character.

(b) Parking

Adequate off-street parking will be provided in compliance with applicable zoning regulations. Parking will be accommodated via a private driveway located entirely on the subject property, thereby preventing encroachment into public rights-of-way.

(c) Surrounding Uses

The surrounding area consists primarily of residential uses. The proposed home maintains continuity with existing land uses and does not introduce incompatible activity or land use patterns.

Supporting documentation, including site plans and renderings, are submitted herewith.

3. Impact on Property Values and Public Safety

The proposed residence will not negatively affect neighboring property values. The structure complies with Wind Zone 2 standards and modern building requirements, ensuring durability, safety, and quality construction appropriate for the region.

The use is strictly residential in nature and does not pose any real or perceived threat to public health, safety, or welfare.

4. Traffic Impact

As a single-family residence, the proposed use will generate traffic volumes consistent with existing residential properties. The anticipated vehicular impact is minimal and will not adversely affect traffic flow or pedestrian safety in the surrounding area.

5. Public Services and Infrastructure

The proposed use can be adequately served by existing public services and infrastructure, including:

- Water service
- Sanitary sewer service or approved wastewater system
- Drainage facilities
- Public streets
- Police and fire protection
- Public school services

The development does not impose unusual or excessive demands upon municipal services.

6. Consistency with the Comprehensive Plan

The proposed residential use is consistent with the goals and objectives of the City of Gautier Comprehensive Plan, which promotes orderly residential development, housing availability, and neighborhood stability. The request supports appropriate residential growth within designated districts.

7. Nuisance and Environmental Considerations

The proposed use does not create hazardous, detrimental, or disturbing effects upon surrounding land uses. The residential structure will not generate excessive noise, glare, smoke, dust, odor, fumes, vibration, electrical interference, or other nuisances. The use is consistent with customary residential occupancy.

8. Compliance with District Regulations

The proposed development will comply with all applicable zoning district regulations, including but not limited to:

- Minimum lot size requirements

- Setback requirements
- Height limitations
- Lot coverage standards
- Parking requirements
- Foundation and anchoring requirements
- Wind Zone 2 construction standards

All necessary permits and inspections will be obtained prior to occupancy. The Applicant is willing to comply with any reasonable conditions imposed by the Planning Commission or City Council to ensure full conformity with City regulations and protection of the public welfare.

WHEREFORE, the Applicant respectfully requests that the Planning Commission recommend approval and that the Mayor and City Council grant Major Conditional Use approval for the proposed residential placement.

Respectfully submitted,

Mr. Timmy Hoops
Applicant

CONDITIONAL USE NARRATIVE

Applicant: Mr. Timmy Hoops

Project: Placement of 28' x 60' Wind Zone 2 Double-Wide Manufactured Home

Location: City of Gautier, Mississippi

Detailed Description of Proposed Project

The Applicant proposes the placement of a 28-foot by 60-foot (1,680 square feet) double-wide manufactured home to be used exclusively as a single-family residential dwelling.

The home is constructed to meet or exceed **Wind Zone 2 standards**, which are specifically required for coastal Mississippi. Construction specifications include:

- 2x4 exterior walls (16" on center)
- 2x3 interior walls (24" on center)
- 2x6 floor joists
- 3/4-inch OSB floor decking
- OSB exterior sheathing
- R-11 floor insulation
- R-11 wall insulation
- R-21 roof insulation
- 16-foot architectural dormer enhancing exterior appearance and roofline variation

The structure will be installed on a code-compliant foundation and anchoring system in accordance with all applicable federal HUD standards, State of Mississippi regulations, and City of Gautier requirements.

Nature of Use and On-Site Activities

The property will be used strictly as a private single-family residence. No commercial or business operations of any kind will occur on the premises.

There will be:

- No retail, office, or industrial activity

- No home-based business involving customer visits
- No commercial vehicle storage
- No commercial outdoor storage
- No public gathering or event activity

The use is purely residential and mirrors the function of surrounding single-family homes.

Neighborhood Compatibility and Property Value Protection

The proposed home is consistent in size and residential density with other single-family dwellings in the area. At 1,680 square feet, it falls within the range of traditional site-built homes commonly found in residential neighborhoods.

The addition of a well-maintained, Wind Zone 2-compliant home:

- Enhances neighborhood stability
- Supports orderly residential development
- Reduces the likelihood of vacant or underutilized property
- Contributes to the tax base

Modern manufactured homes built to HUD standards are constructed to strict federal guidelines and are comparable in safety and durability to many site-built homes. When properly installed and maintained, they do not negatively impact surrounding property values.

Traffic and Access Considerations

The anticipated traffic generation is consistent with that of a standard single-family residence. Daily vehicle trips will be limited to normal household travel patterns (residents and occasional guests).

There will be no commercial traffic, freight activity, or high-volume visitation.

Access will be provided via a compliant driveway constructed to City standards. Adequate off-street parking will be available on-site, preventing congestion or overflow onto public streets.

Outdoor Storage and Site Appearance

No commercial outdoor storage is proposed. The property will not be used for equipment storage, inventory storage, or vehicle staging beyond normal residential use.

The Applicant intends to maintain the property in a clean and orderly manner consistent with neighborhood standards. Any yard areas, porch features, or exterior elements will be residential in character and appropriately maintained.

Public Health, Safety, and Welfare

The proposed residential use does not create noise, glare, smoke, dust, odor, fumes, vibration, water pollution, or other nuisances.

The home's Wind Zone 2 construction provides enhanced structural resistance to severe weather events common in the coastal region, promoting public safety and long-term durability.

The project does not impose unusual demands on public utilities or emergency services and can be adequately served by existing infrastructure.

Consistency with Planning Objectives

The proposed use aligns with the City of Gautier's objectives for orderly residential development and appropriate land use within designated districts. The project promotes housing availability while maintaining compatibility with surrounding development patterns.

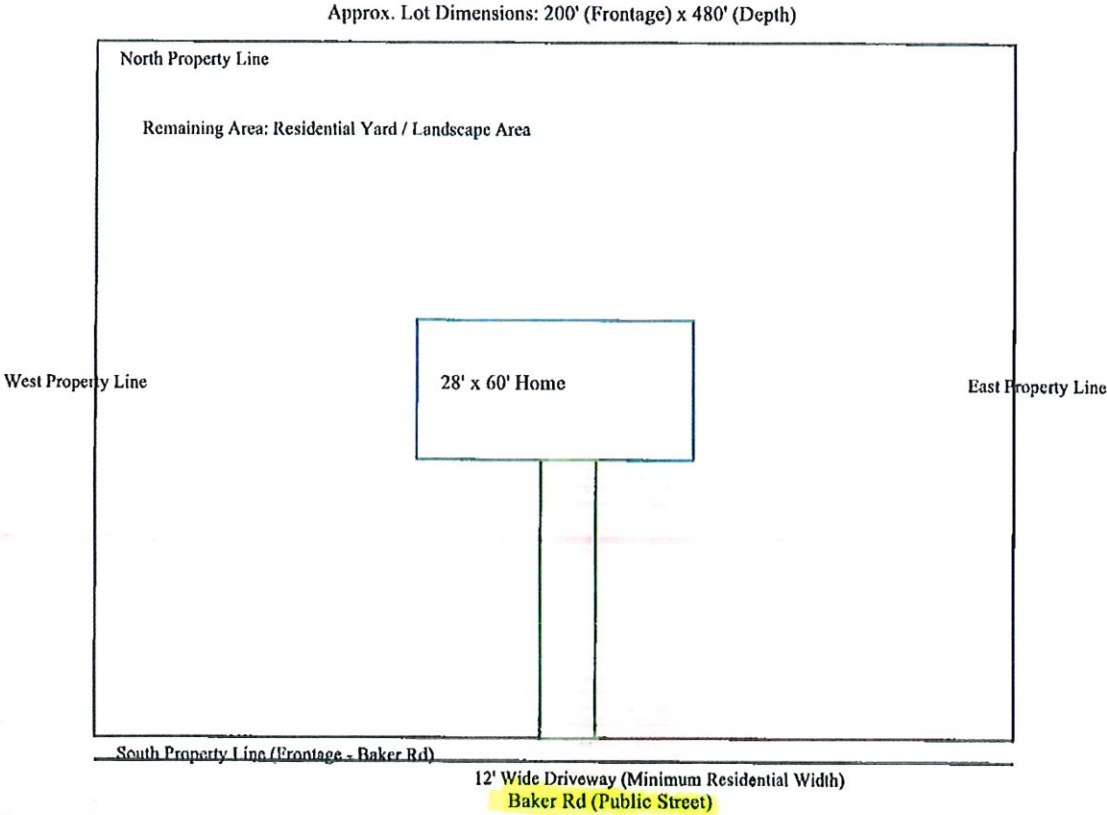
Conclusion

The proposed placement of this 28' x 60' Wind Zone 2 double-wide manufactured home represents a lawful, safe, and compatible residential use. The project does not introduce commercial activity, excessive traffic, nuisance conditions, or hazards. It supports neighborhood stability and complies with applicable regulations.

The Applicant respectfully requests approval of this Major Conditional Use Application.

CONDITIONAL USE SITE DIAGRAM

Applicant: Mr. Timmy Hoops
Address: 6250 Baker Rd, Gautier, MS
Lot Size: 2.2 Acres (Approx. 95,832 sq ft)
Proposed Structure: 28' x 60' Wind Zone 2 Manufactured Home



Note: Home placement will comply with all minimum setback requirements established by the City of Gautier zoning ordinance. Final surveyed dimensions and utility placements will be provided at permitting stage.

Exhibit A Location Map

Prepared by:
City of Gautier
Planning Department

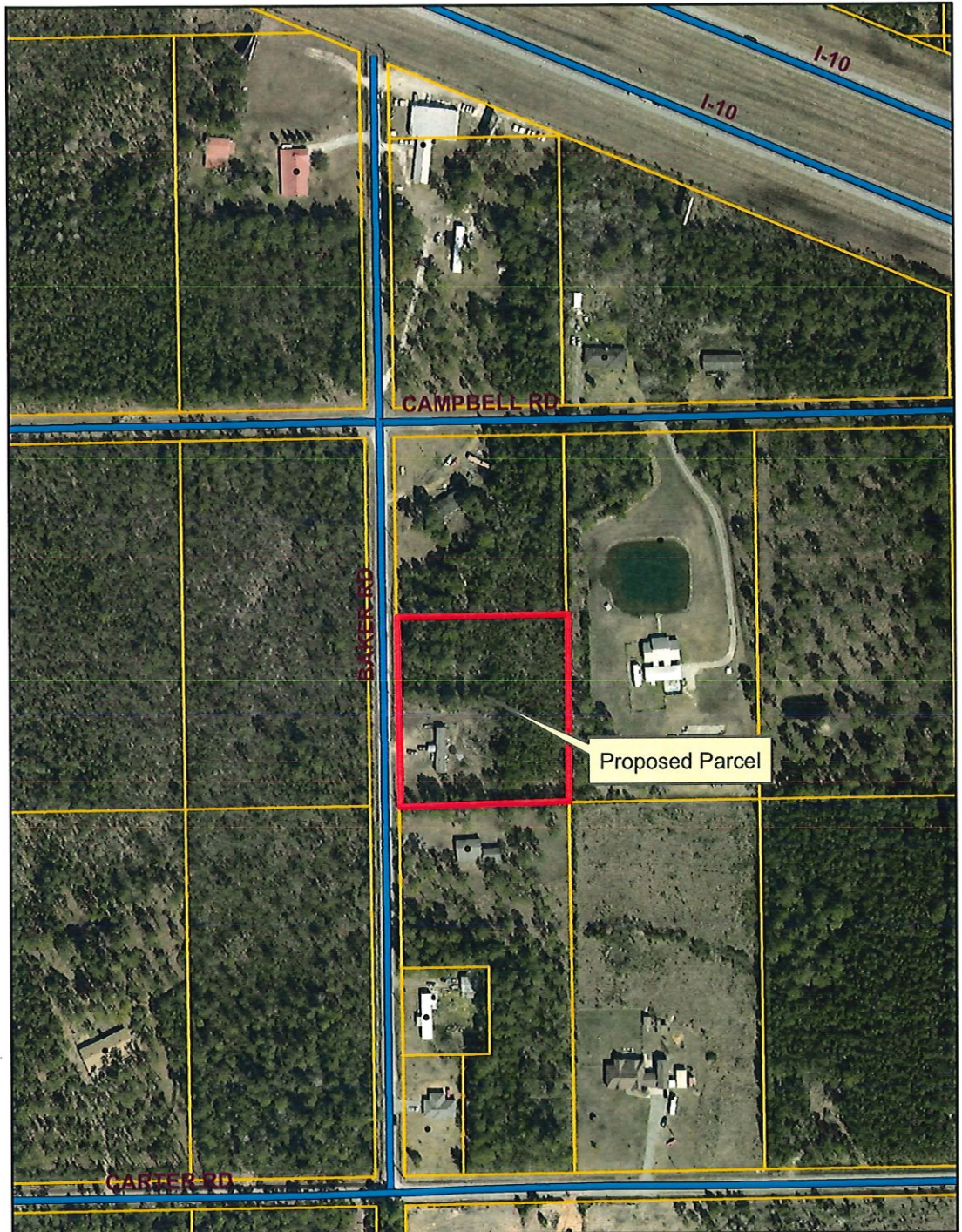


Exhibit B Existing Zoning

Prepared by:
City of Gautier
Planning Department

Legend

Zoning

ZONECODE

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

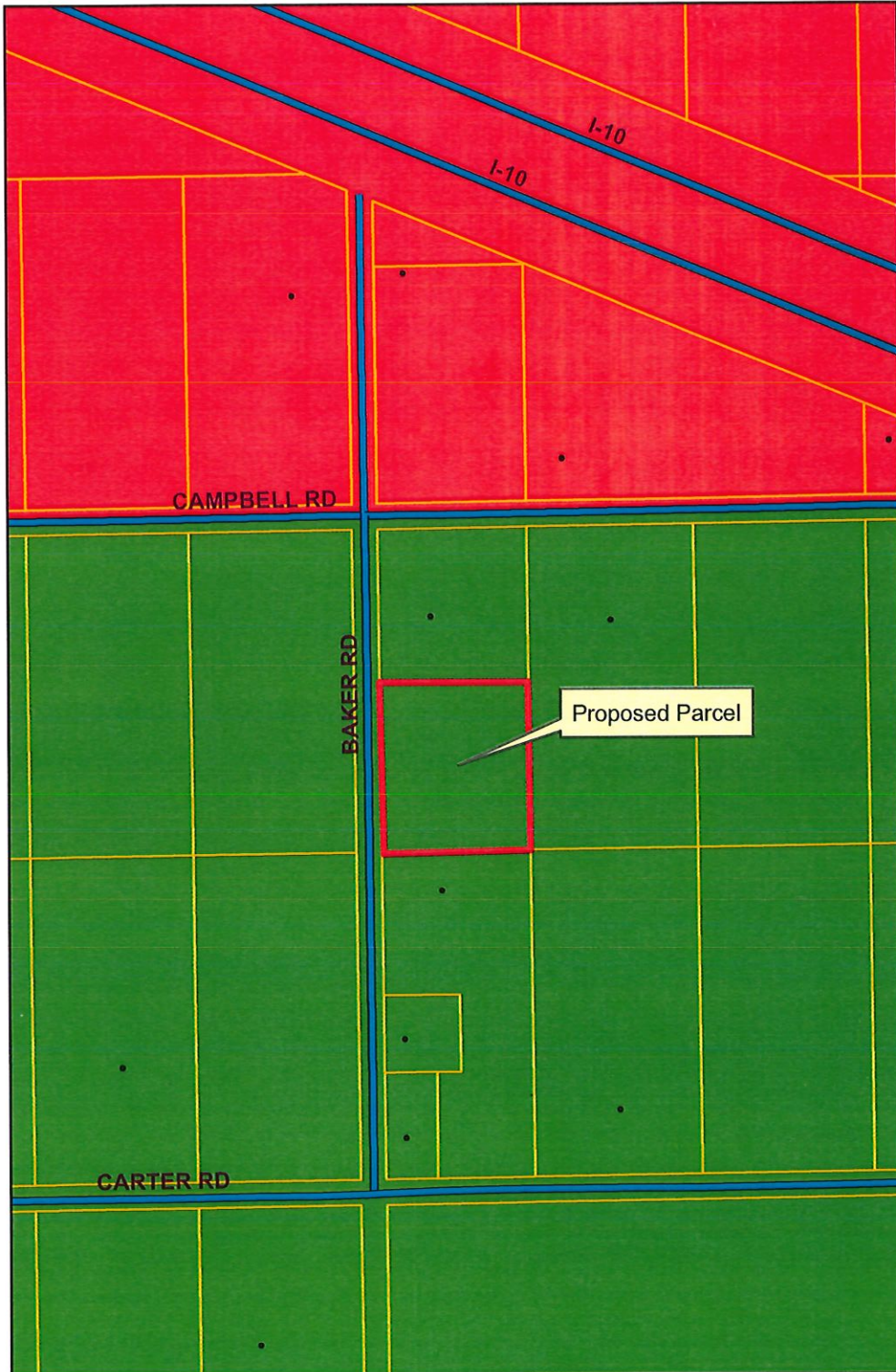


Exhibit C

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

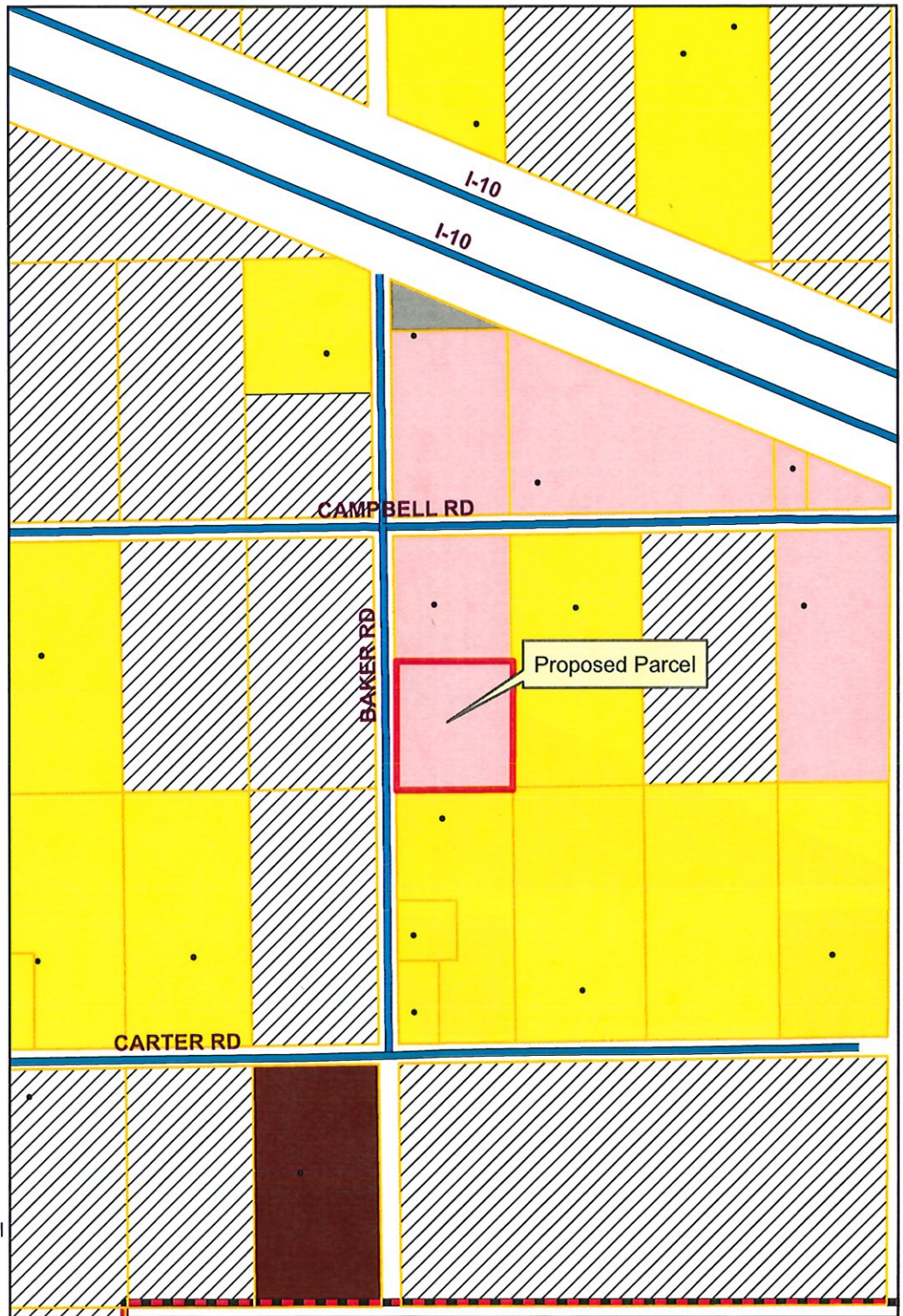


Exhibit D Future Land-Use

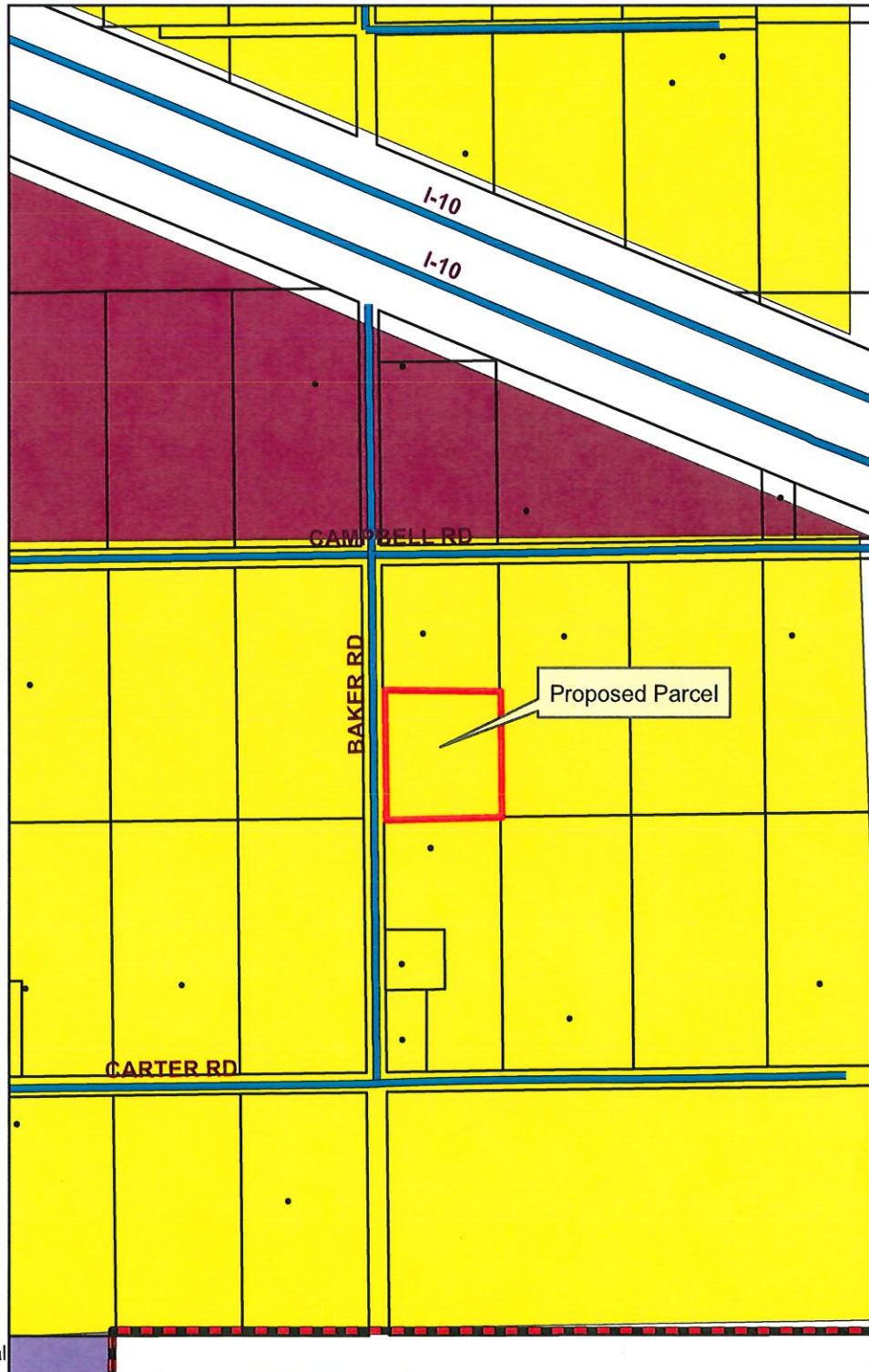
Prepared By:
City of Gautier
Planning Department

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

April 2, 2026

GPC #26-11-VAR

2216 Brookside Drive

VII. NEW BUSINESS

2. Consider a request for a thirty-six foot (36') variance to front yard setback requirements for an accessory building in a R-1 Low Density Single-Family Residential Zoning District. 2216 Brookside Drive, PID #85440639.000, (GPC #26-11-VAR)

GAUTIER PUBLIC HEARING PROCESS (PLANNING COMMISSION)

Planning Commission Chairman to follow procedure below. All questions/comments to be directed to the Council and not to applicant, staff, or other attendees of the meeting.

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2. Chairman makes statement, "This is a Public Hearing and all statements to be made need to be true and accurate for the record."
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9. Chairman closes public hearing – "This closes the Public Hearing portion of this case" bang of gavel
10. Motion/Deliberation/Vote

**CITY OF GAUTIER
STAFF REPORT**

To: Chairman and Members, Planning Commission

From: Scott Ankerson, Planning Director

Date: March 17, 2026

Subject: Consider a request for a thirty-six foot (36') variance to front yard setback requirements for an accessory building in a R-1 Low Density Single-Family Residential Zoning District. 2216 Brookside Drive, PID #85440639.000, (GPC #26-11-VAR)

REQUEST:

The Planning Department has received a request from Steve Jordan for a thirty-six foot (36') variance to front yard setback requirements for an accessory building in a R-1 Low Density Single-Family Residential Zoning District at 2216 Brookside Drive, PID #85440639.000, (GPC #26-11-VAR. The application fee of \$175 was paid on March 4, 2026. All public notice requirements have been met.

BACKGROUND:

The applicant would like to put a 26' x 24' detached carport in front of his house. The carport would come thirty-six feet (36') in front of the house. At the closest point to the front property line the carport would be approximately twenty-three and a half feet (23.5'). Per the Unified Development Ordinance (UDO), an accessory structure can only be located in the side or rear yard. It cannot come past the front building line of the house. The applicant is asking for a thirty-six foot (36') variance to front yard setback requirements for an accessory structure.

DISCUSSION:

The applicant is asking for a thirty-six foot (36') variance to front yard setback requirements for an accessory structure. The proposed detached carport is 26' x 24'. The carport would come thirty-six feet (36') in front of the house. The UDO states that an accessory structure can only be located in the side or rear yard. It cannot come past the front building line of the house. The closest point to the front property line would be approximately twenty-three and a half feet (23.5').

DETERMINATION OF APPLICABLE LAW:

The Unified Development Ordinance (UDO) defines **Variances** as:

A Variance is a relaxation of the terms of the Unified Development Ordinance where such Variance 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 an unnecessary or undue hardship. As used in this Ordinance, a Variance is authorized only for height, area and size of structure, or size of yards, separation of uses, open spaces, off-street parking spaces and some subdivision of property. The establishment or expansion of a use not permitted shall not be allowed by Variance.

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.

UDO SECTION 4.18: Variance

In certain circumstances, a Variance from the dimensional requirements (i.e. height, setbacks, square footage) of this ordinance may be granted if the applicant can prove that because of physical constraints of the property involved, he is not able to build the same type of structure that other persons with the same zoning classification can build. Variances for uses permitted will not be considered in as much as "use Variances" are not legal in the State of Mississippi.

Most Variances must be granted by the City Council; however, certain minor Variances may be granted by the Economic Development Director in accordance with *Section 4.18.3* below.

4.18.1 Who May Initiate

A request for a Variance may be initiated by the property owner or agent of the owner provided that said property has not been denied a previous request for a Variance for the same property or portion of property within the past twelve (12) months.

4.18.2 Application for Variance

Applications for a Variance (from dimensional requirements) may be filed on the appropriate application available from the Economic Development/Planning Department and shall include all requested information, attachments and submittals:

4.18.3 Administrative Variances

The following dimensional variances may be granted by the Economic Development Director at his/her discretion (Note: Within the COR, Corridor Overlay District, applicants shall be required to mitigate a requested dimensional variance in accordance with the Tier Land Use Provisions in Section 5.11):

- A. 30% of required off-street parking spaces and/or
- B. 30% of required setbacks from property lines

4.18.4 Criteria for Approval

The Variance application shall demonstrate the following:

- A. That special conditions and circumstances exist which are peculiar to this particular site (lot or parcel), structure or building involved and which are not applicable to other sites (lots or parcels) or structures or buildings in the same district;
- B. That literal interpretation of the provisions of this Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district under the provisions of this Ordinance;
- C. That the special conditions and circumstances do not result from actions of the applicant; and
- D. That granting the Variance requested will not confer upon the applicant any special privilege that is denied by this Ordinance to other similar sites (lots or parcels) structures or buildings in the same district.

RECOMMENDATION & CONCLUSION:

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

The Planning Commission may:

1. Recommend that City Council approve the variance request as presented;
2. Recommend that City Council approve the variance request with changes; or
3. Recommend that City Council deny variance request.

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
PUBLIC HEARING APPLICATION

Public Hearing Number

26-11-VAR

<u>TO BE HEARD BY GAUTIER PLANNING COMMISSION:</u>	<u>FEE:</u>
Variance _____	\$176.00
*Includes \$1.00 filing fee per MS Code §25-60-5	

Name of Applicant: Steve Jordan

Name of Business: _____ Phone: 228-990-9347

Property Address: 2216 Brookside Dr. Mailing Address (if Different): PO 85440639.000

E-Mail Address: _____

Reason for request, location and intended use of Property: I need a variance for a

detached carport 36' variance (in front of house)

ATTACHMENTS REQUIRED AS APPLICABLE:

- _____ 1. Diagram of intended use, showing dimensions and distances of property, building with setbacks, parking spaces, entrances and exits.
- _____ 2. A detailed project narrative.
- _____ 3. Copy of protective covenants or deed restrictions, if any.
- _____ 4. 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.
- _____ 5. Any other information requested by the Planning Director.

X Signature of Applicant: Steve Jordan

Date of Application: 3/4/26

FOR OFFICE USE ONLY	
Date Received	<u>3/4/26</u> Verify as Complete <u>Bals</u>
Fee Amount Received	<u>176.00</u> Initials of Employee Receiving Application <u>BR</u>

VARIANCE

Criteria for Approval

1. What special conditions and circumstances exist which are peculiar to this particular site (lot or parcel), structure or building involved and which are not applicable to other sites (lots or parcels), or structures or buildings in the same district?

I am inside the required 25' setback by 1.5'

2. Are these special conditions and circumstances a result of your actions? Explain.

I thought a building permit was enough to construct my carport, but was told I need a variance

3. How will the literal interpretation of the provisions of this Ordinance deprive you of rights commonly enjoyed by other properties in the same district under the provisions of this Ordinance? Explain.

I wanted to build a carport because I have a multi-vehicle family and didn't want to park in the rain.

4. Will the granting of the Variance requested confer upon you any special privilege that is denied by this Ordinance to other similar sites (lots or parcels), structures or buildings in the same district? Explain.

No. I believe it is my right to be able to park on my property with my vehicle under cover.

1-800-RENT-CAT

Job No. _____ Sheet _____ of _____

Project Steve Jordan

Subject _____

Prepared By _____ Date _____

Checked By _____

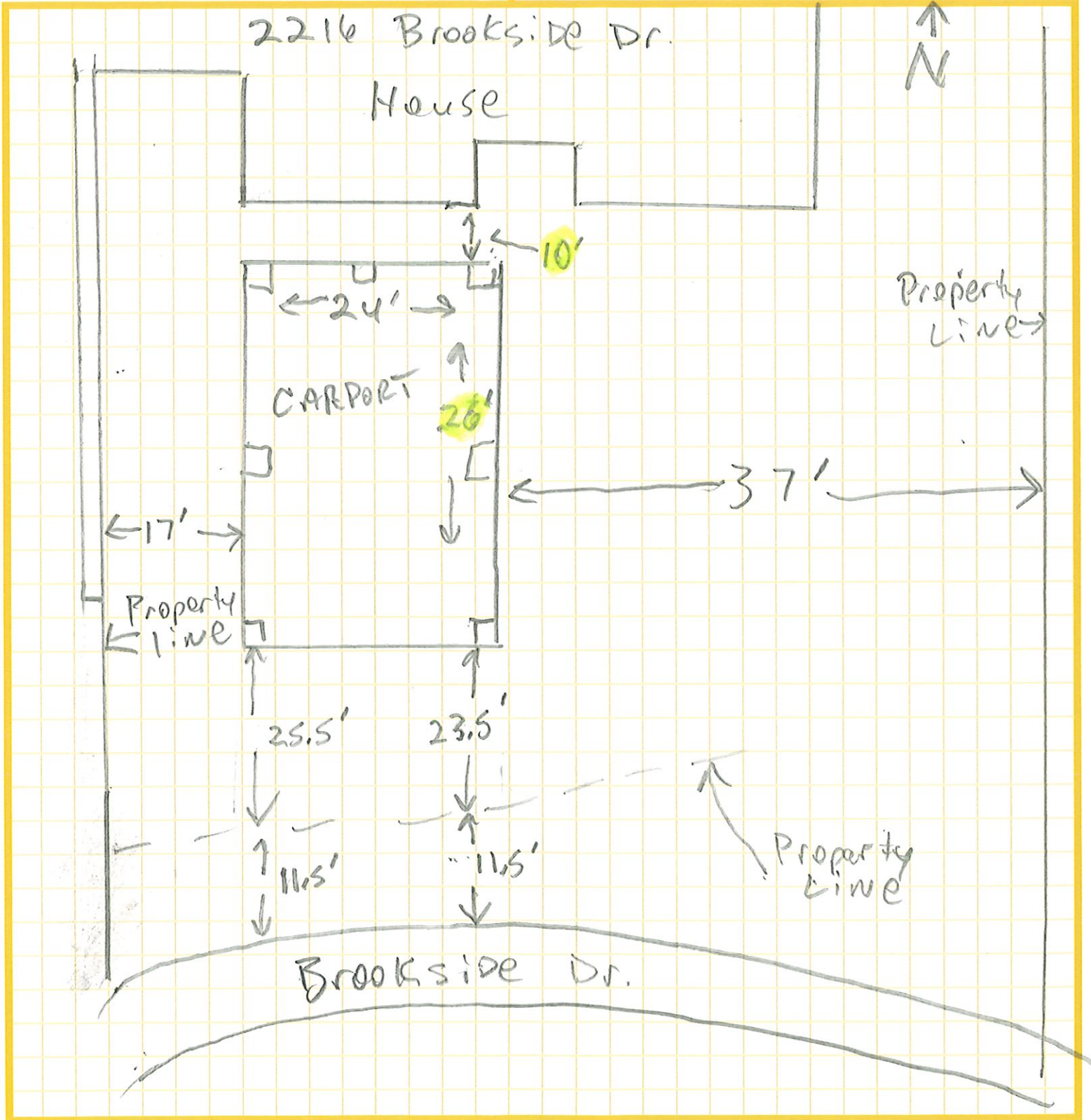


Exhibit A Location Map

Prepared by:
City of Gautier
Planning Department

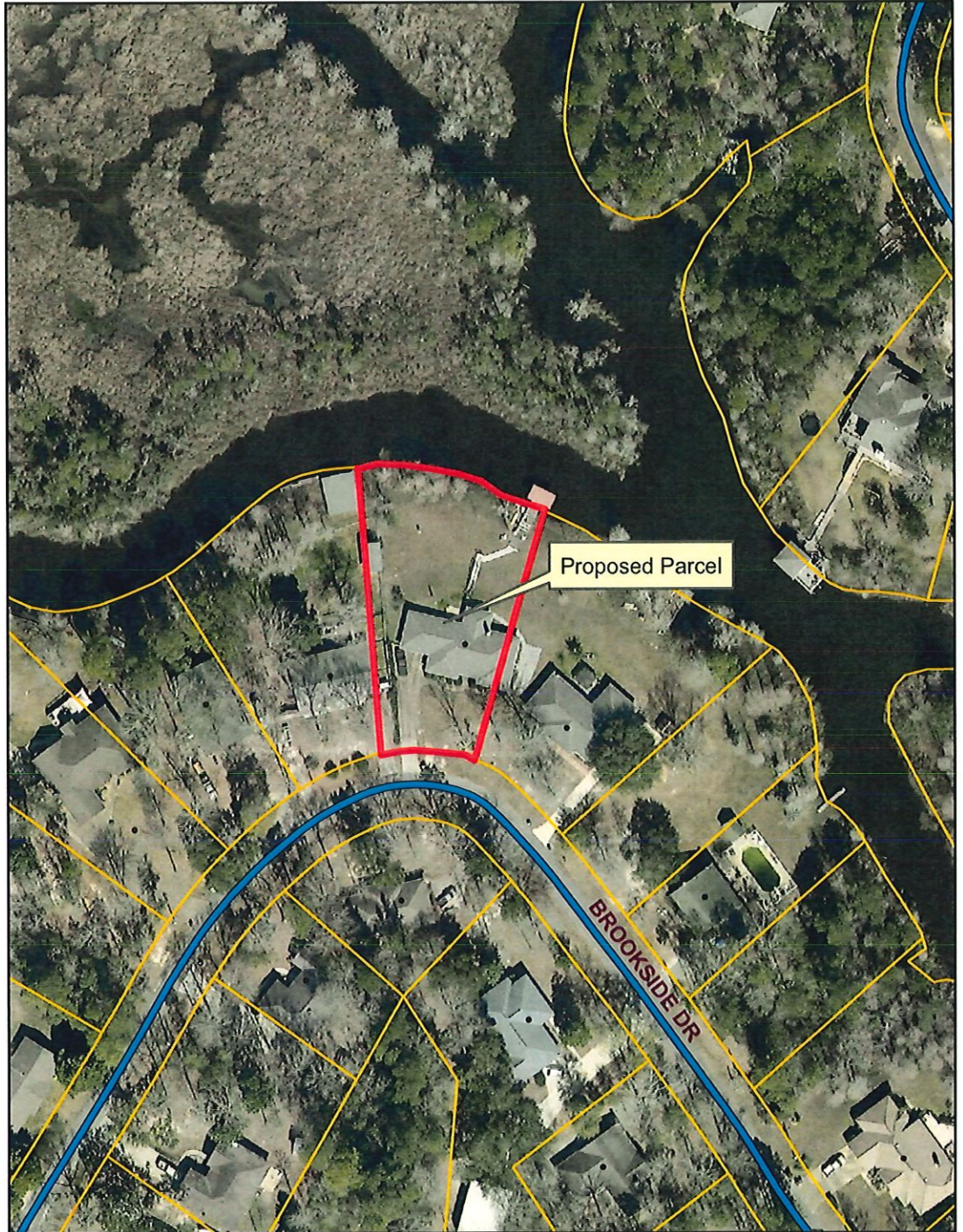


Exhibit B

Existing Zoning

Prepared by:
City of Gautier
Planning Department

Legend

Zoning

ZONECODE

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

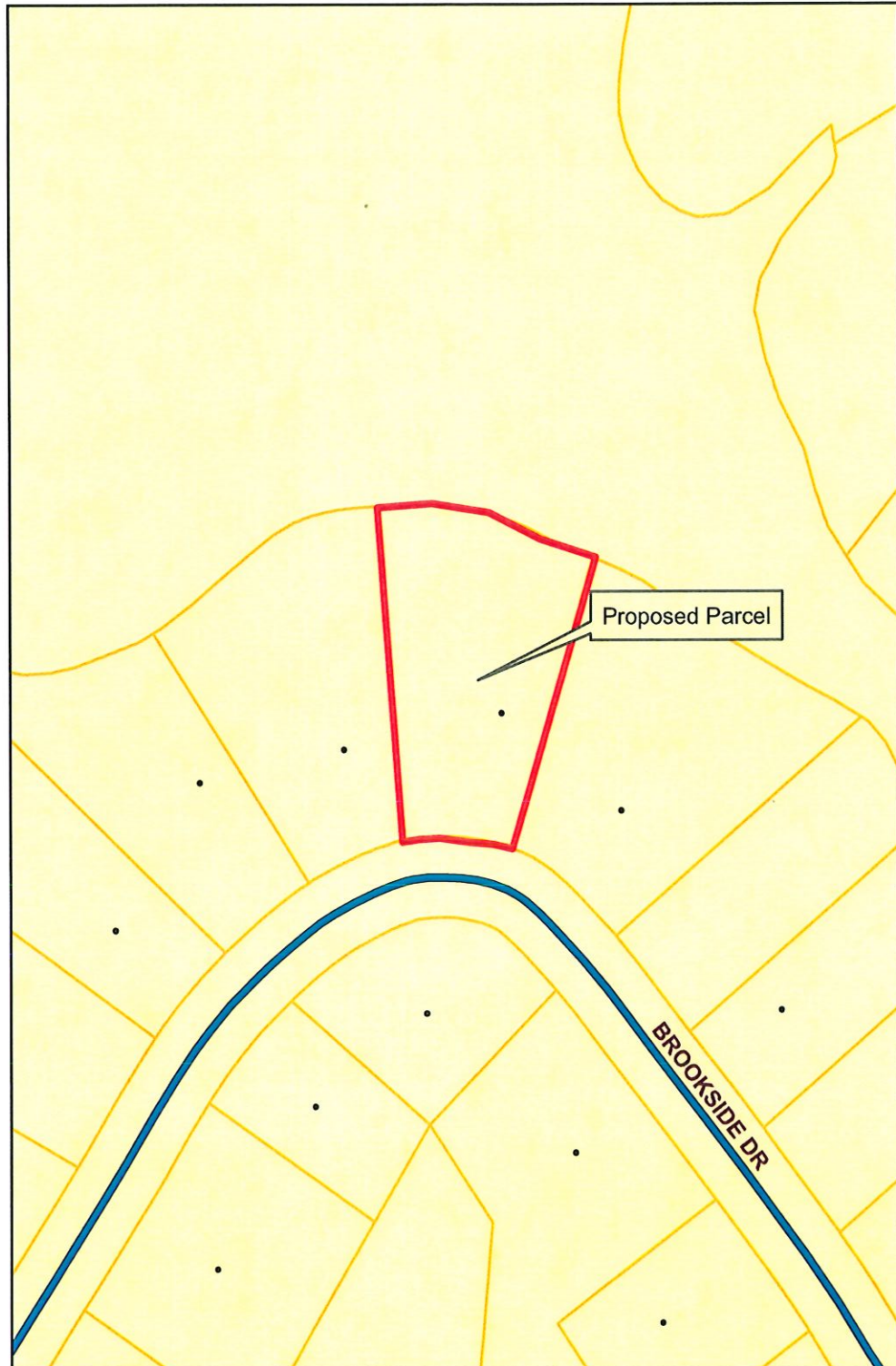


Exhibit C Existing Land-Use

















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

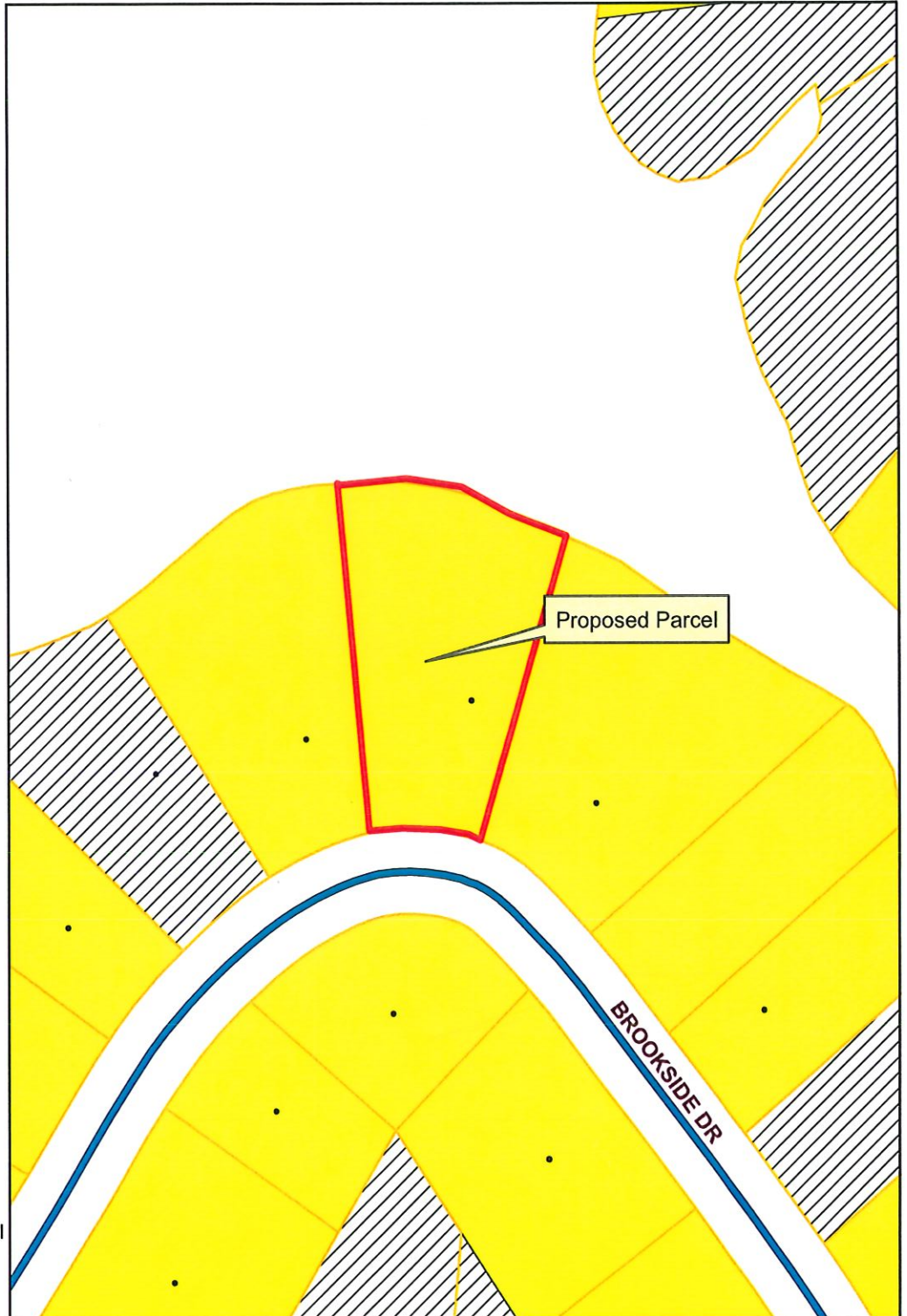


Exhibit D Future Land-Use


















Prepared By:

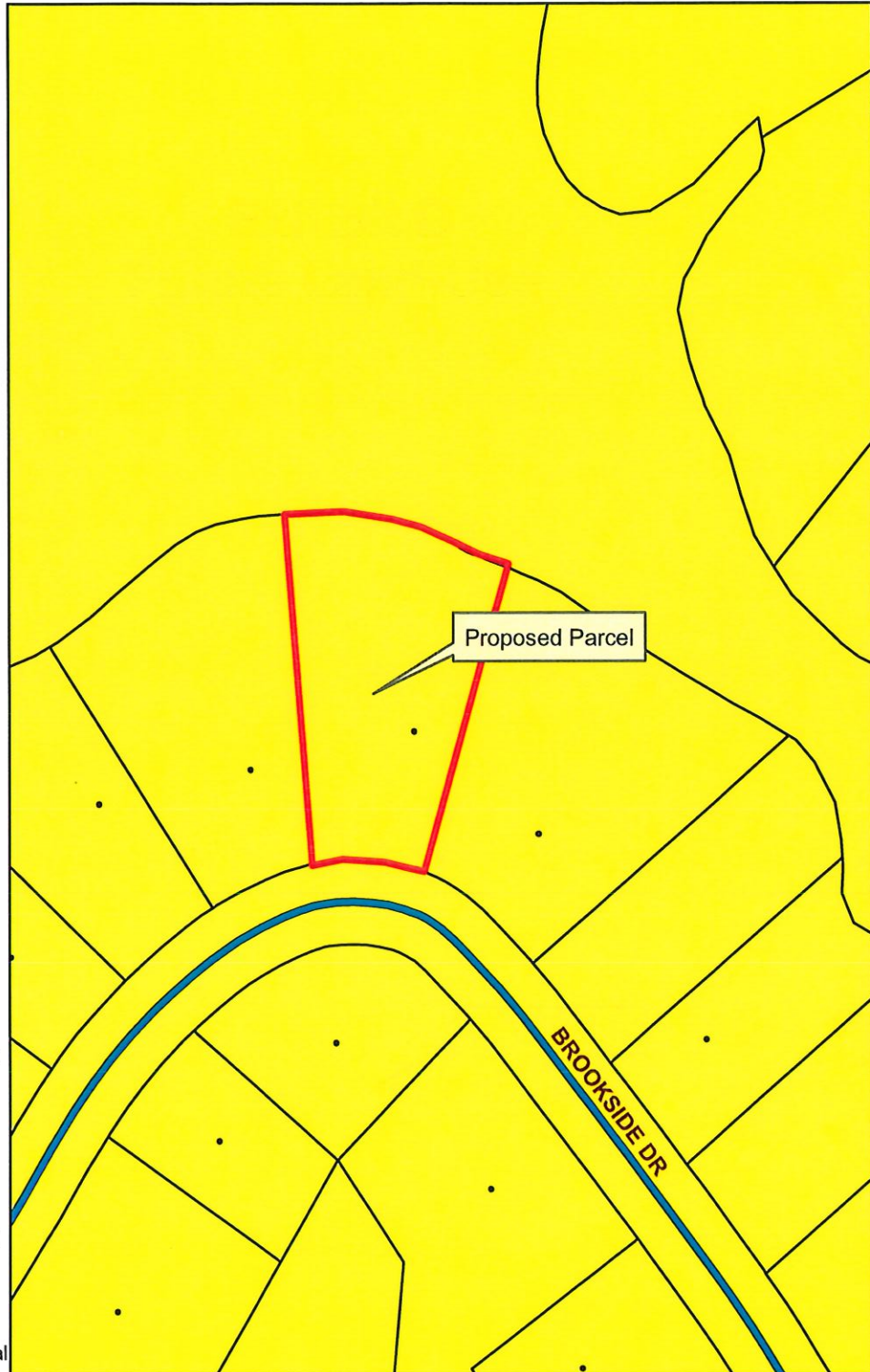
City of Gautier
Planning Department

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

April 2, 2026

GPC #26-12-SE

CTC Rentals LLC

2710 Old Spanish Trail

VII. NEW BUSINESS

3. Consider a request for a **SPECIAL EXCEPTION** that would allow an expansion to a previously approved Special Exception. The expansion would include offices and parking. The property is in the TCMU Town Center Mixed Use Zoning District. 2710 Old Spanish Trail, PID #82435240.001 & west 4.74 +/- acres of #82435240.040. (GPC #26-12-SE)

GAUTIER PUBLIC HEARING PROCESS (PLANNING COMMISSION)

Planning Commission Chairman to follow procedure below. All questions/comments to be directed to the Council and not to applicant, staff, or other attendees of the meeting.

1. Chairman announces the case.
2. Chairman makes statement, "This is a Public Hearing and all statements to be made need to be true and accurate for the record."
3. Staff gives brief overview of case.
4. Applicant presents their case.
5. Anyone to speak in support of the Request? Please state your name and address for the record.
6. Anyone to speak in opposition of the Request? Please state your name and address for the record.
7. Any final comments from the applicant?
8. Questions from Commission?
9. Chairman closes public hearing – "This closes the Public Hearing portion of this case" bang of gavel
10. Motion/Deliberation/Vote

CITY OF GAUTIER STAFF REPORT

To: Chairman and Members, Planning Commission

From: Scott Ankersen, Planning Director

Date: March 19, 2026

Subject: Consider a request for a Special Exception that would allow an expansion to a previously approved Special Exception. The expansion would include offices and parking. The property is in the TCMU Town Center Mixed Use Zoning District. 2710 Old Spanish Trail, PID #82435240.001 & west 4.74 +/- acres of #82435240.040. (GPC #26-12-SE)

REQUEST:

The Planning Department has received a request from CTC Rentals LLC for a Special Exception that would allow an expansion to a previously approved Special Exception. The expansion would include offices and parking. The property is in the TCMU Town Center Mixed Use Zoning District at 2710 Old Spanish Trail, PID #82435240.001 & west 4.74 +/- acres of #82435240.040. (GPC #26-12-SE). The application fee of \$250 was paid on February 26, 2026. All public notice requirements have been met.

BACKGROUND:

The request property is zoned TCMU Town Center Mixed Use.

1. Location: 2710 Old Spanish Trail, PID #82435240.001 & west 4.74 +/- acres of #82435240.040. (See Exhibit A)
2. General features of the proposed project:
Lot Size: approximately 12.5 acres
3. Potable Water and Wastewater Services: Available at current location
4. Current Zoning (See Exhibit B): TCMU Town Center Mixed Use
5. Current Surrounding Zoning (See Exhibit B): TC Town Center Mixed Use to the north, east, and west; C-2 Community Commercial to the south; I-2 Industrial to the southeast.

6. Current Surrounding Existing Land Use (See Exhibit C): Vacant to the west, Industrial to the east and southeast, Commercial-retail to the south and north.
7. Comprehensive Plan Future Land Use Designation (See Exhibit D): Town center

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: *The applicant's proposed use is compatible with surrounding properties and would not detract from the character of the area, imposing a rigid interpretation of the zoning laws would create an undue hardship.*

Staff Finding: *Although Professional Occupation Offices are allowed by right in an Industrial District and Town Center, this would be an expansion of a Special Exception for a warehouse that was approved previously and requires Council approval.*

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 requested Special Exception for offices and parking for the previously approved warehouse business is in harmony with the intent of the UDO because it promotes sustainable development, economic growth, and compatibility with surrounding land uses. It will not be injurious to the neighborhood or the general welfare, implements necessary mitigation measures, and ensures that the project complements the broader goals for the area. Therefore, granting the special exception is beneficial for both the applicant and the community.*

Staff Finding: *Unsubstantiated.*

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

Applicant Response: *The special circumstances necessitating the Special Exception are not due to the actions of the applicant. They arise from the limitations of the existing zoning and changes in the surrounding area that were not anticipated when the zoning was initially set. The applicant is seeking a special exception in good faith, recognizing that the current zoning does not fully accommodate the property's potential use in light of the broader development trends and conditions. Therefore, the special exception is being requested due to factors beyond the applicant's control.*

Staff Finding: *Unsubstantiated*

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

26-12-5E

<u>TYPE OF REQUEST:</u>	<u>FEE:</u>
Special Exception _____	\$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: Danny Taylor and Steve Jordan 824 352 40 001
2710 Old Spanish Trail
Name of Business: (CTC Rentals LLC) ~~Monk Development~~ +
(Spoke of Chris) West 4.74 ± acre
Address: Reference Attachments of 824 352 40 001

Mailing Address (if different): _____

Email Address: _____

Phone: (228) 497-6462 Cell Phone: (228) 424-2743 - Chris Verborgh w/ An

Reason for request, location and intended use of Property: See attached narrative,
Develop warehouse and office areas for Ingalls Shipbuilding

ATTACHMENTS REQUIRED AS APPLICABLE:

- 1. Diagram of intended use, showing dimensions and distances of property, building with setbacks, parking spaces, entrances and exits.
- 2. Legal descriptions and street address.
- 3. A detailed project narrative 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: _____

Steve Jordan

FOR OFFICE USE ONLY	
Date Received <u>2/26/26</u>	Verify as Complete <u>Scott / BL</u>
Fee Amount Received <u>251.00</u>	
Initials of Employee Receiving Application <u>Balu</u>	

OFFICIAL RECORDS JACKSON COUNTY, MS
Josh Eldridge, Chancery Clerk
Electronically Recorded
RECORDING FEE: \$ 26.00
MINERAL TAX: \$0.00
202601121
BK: 2244 PG: 3 - 6
01/21/2026 04:16:31 PM 4 PG(S)
Receipt # 2068

Prepared by and Return to:
Island Winds Title Company, LLC
906 Convent Avenue
Pascagoula, MS 39567
Telephone: (228)762-5110
Michael L. Fondren, Attorney at Law, Bar # 8941
James C. Fondren, Attorney at Law, Bar # 106478

Our File # 25-866ag
Indexing: 35-7-7

STATE OF MISSISSIPPI
COUNTY OF JACKSON

WARRANTY DEED

FOR AND IN CONSIDERATION of the price and sum of TEN AND NO/100 DOLLARS
(\$10.00), cash in hand paid and other good and valuable consideration, the receipt and sufficiency
of all of which is hereby acknowledged,

COLUMBIA VENTURES, INC., a New York Corporation
304 Ellebracht Drive, Fredericksburg, Texas 78624, (713) 818-0703

does hereby sell, convey and warrant unto

CTC RENTALS, LLC, a Mississippi Limited Liability Company
1633 Highway 90, Gautier, Mississippi 39553, (228) 217-8453

that certain parcel of land situated in Jackson County, Mississippi, being more particularly
described as follows, to-wit:

That certain tract, piece or parcel of land situated in the Northwest 1/4 of the Southeast 1/4 of Section 35, Township 7 South, Range 7 West, Jackson County, Mississippi and being further described as follows, to-wit:

Commencing at the Northeast corner of Section 35, Township 7 South, Range 7 West; thence South 00 degrees 00 minutes 00 seconds East 2925.75 feet to a point on the South right-of-way of US Highway 90; thence continue along South right-of-way North 79 degrees 50 minutes 00 seconds West 2452.57 feet to a point on said South right-of-way; thence South 09 degrees 50 minutes 43 seconds West 749.92 feet to a 1/2" iron rod found; thence South 80 degrees 03 minutes 29 seconds East 18.14 feet to a 1/2" iron rod found; thence South 80 degrees 03 minutes 29 seconds East 18.14 feet to a 1/2" iron rod set the being POINT OF BEGINNING; thence South 80 degrees 03 minutes 29 seconds East 345.37 feet to an iron rod found; thence South 09 degrees 59 minutes 21 seconds West 595.82 feet to a concrete monument found on the North right-of-way of Old Spanish Trail; thence continue along said right-of-way 263.05 feet along arc to the Right having a radius of 2367.00 feet, a chord bearing of North 80 degrees 41 minutes 11 seconds West, and a chord distance of 262.91 feet to a capped 1/2" iron rod set; thence North 77 degrees 07 minutes 25 seconds West 81.20 feet to a capped 1/2" iron rod set; thence North 09 degrees 51 minutes 25 seconds East 594.55 feet to the Point of Beginning. Said parcel containing 4.74 +/- acres, or 206,452 +/- square feet, more or less.

Being the same parcel as shown on survey by Gregorie Cole Thompson, dated November 17, 2025, attached herewith as Exhibit "A".

P/O Parcel #82435240.040

This conveyance is made subject to any and all covenants, easements, restrictions and reservations of record in the office of the Chancery Clerk of Jackson County, Mississippi. This conveyance is made subject to the reservation of all oil, gas and minerals of record in the office of the Chancery Clerk of Jackson County, Mississippi.

It is agreed and acknowledged that the ad valorem taxes for the current year are prorated as of the date of this conveyance upon an estimated basis and are assumed by the Grantee herein. When said taxes are actually determined, the Grantor agrees to pay the amount of any deficit due and the Grantee agrees to pay the Grantor the amount of any excess paid, based on actual prorations.

WITNESS MY SIGNATURE, this the 21st day of November, 2025.

COLUMBIA VENTURES, INC.

Sarah A. Darneille

By: Sarah A. Darneille, President

STATE OF Texas
COUNTY OF Gillespie

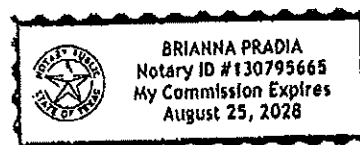
PERSONALLY appeared before me, the undersigned authority in and for the said County and State, on this 21st day of November, 2025 within my jurisdiction, the within named Sarah A. Darneille, who acknowledged that she is President of COLUMBIA VENTURES, INC., a New York Corporation, and that for and on behalf of the said corporation, and as its act and deed she executed the above and foregoing instrument, after first having been duly authorized by said corporation so to do.

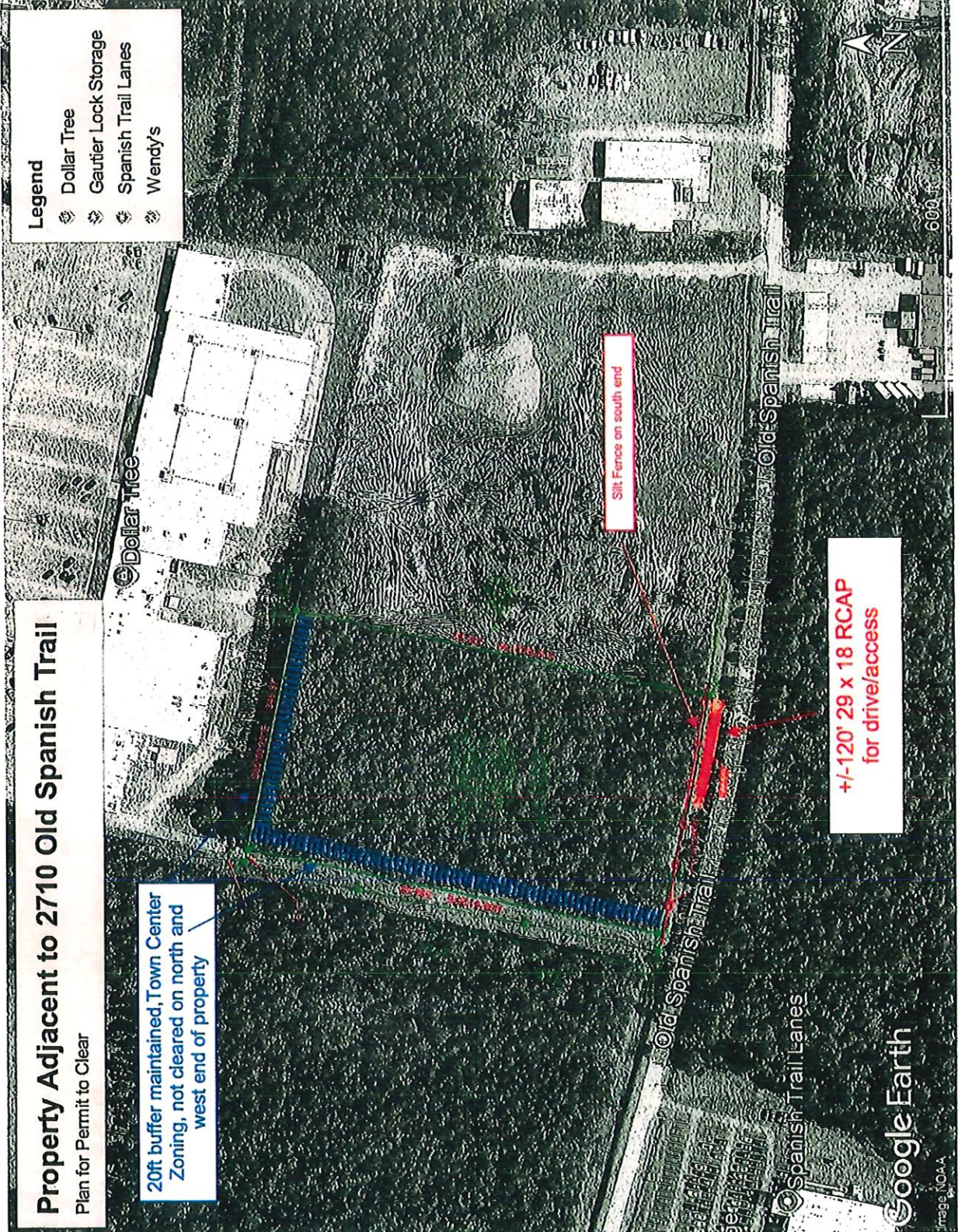
GIVEN under my hand and official seal, this the 21st day of November, 2025.

Brianna Pradia

Notary Public

My Commission Expires: August 25, 2028
File #25-866





Property Adjacent to 2710 Old Spanish Trail

Plan for Permit to Clear

20ft buffer maintained, Town Center Zoning, not cleared on north and west end of property

- Legend**
- Dollar Tree
 - Gautier Lock Storage
 - Spanish Trail Lanes
 - Wendy's

Silt Fence on south end

+/-120' 29 x 18 RCAP for drive/access

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?

02/25/2026

Attn.: Planning Department
City of Gautier, MS

Re.: Zoning and/or Special Exception Request

Potential Developments, Rezoning and/or Special Exception Request

- 1) Air Masters Mechanical, Inc.
 - Construct a +/- 100,000 sq/ft storage warehouse primarily intended for use by Ingalls Shipbuilding
 - Construct a +/- 50,000 sq/ft office area with additional storage for support of the warehouse – also primarily intended for use by Ingalls Shipbuilding
 - Construct a parking area (size and configuration to be determined) to accommodate persons working in the forementioned facilities
 -
- 2) Mowa Development LLC
 - To be determined
 - Possible development of public access storage units

Attachments:

- 1) Google Earth Screen shot superimposed and marked up to reflect approximate property locations and development areas
- 2) Sheet 310 from the Warehouse and Office Design that shows the contrast of the original request for special exception (green) and the new office area (red)

Development of the Warehouse, Office Space, and Supporting Parking was born from a request by Ingalls Shipbuilding for localized storage areas that would support the growth of the shipbuilding platform and would reduce travel time and associated expenses. The 1st warehouse provided by Air Masters Mechanical, Inc. at the request of Ingalls Shipbuilding was built in Pascagoula. The configuration that Danny Taylor provided, met the Shipyard's need and requirements at that time. This prompted the request by Ingalls for Danny Taylor and Air Masters to provide additional developments once the need became evident. Danny decided to bring these next rounds of expansion into Gautier.

All of the developments requested and associated with the Air Masters properties are being initiated by Ingalls' requests to accommodate their storage, office space and parking needs. There are no other plans for these properties to date, but the warehouse and office space could potentially be modified in the future to accommodate a larger business such as Sams, Walmart, Costco, etc. This application would require very little modification of the new structure. Due to the footprint of the actual warehouse and office space, it would not be cohesive to any heavy industrial application in the future without extreme expense expenditures so we do not view this as a future potential issue.

It is projected currently, that Ingalls Shipbuilding will have approximately 75 employees working in this new development with the possibility of that number growing, especially with the added parking area to the west that is part of this request. This adds people who need to get lunch and shop into the city and potentially adds the need for housing.

Please contact me with any questions
Chris Yarborough
Project Manager/Safety/Environmental
228-424-2743
Chris.y@airmastersmechanical.com



Potential Development

Legend

- Feature 1
- Gaugier Utility Payments
- Pizza Hut

Approximate Area of Mowa Development, Steve Jordan

Approximate location of Warehouse with Office Space to the West

Approximate outline of Property
Approximate Outline of Potential Parking



500 ft

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

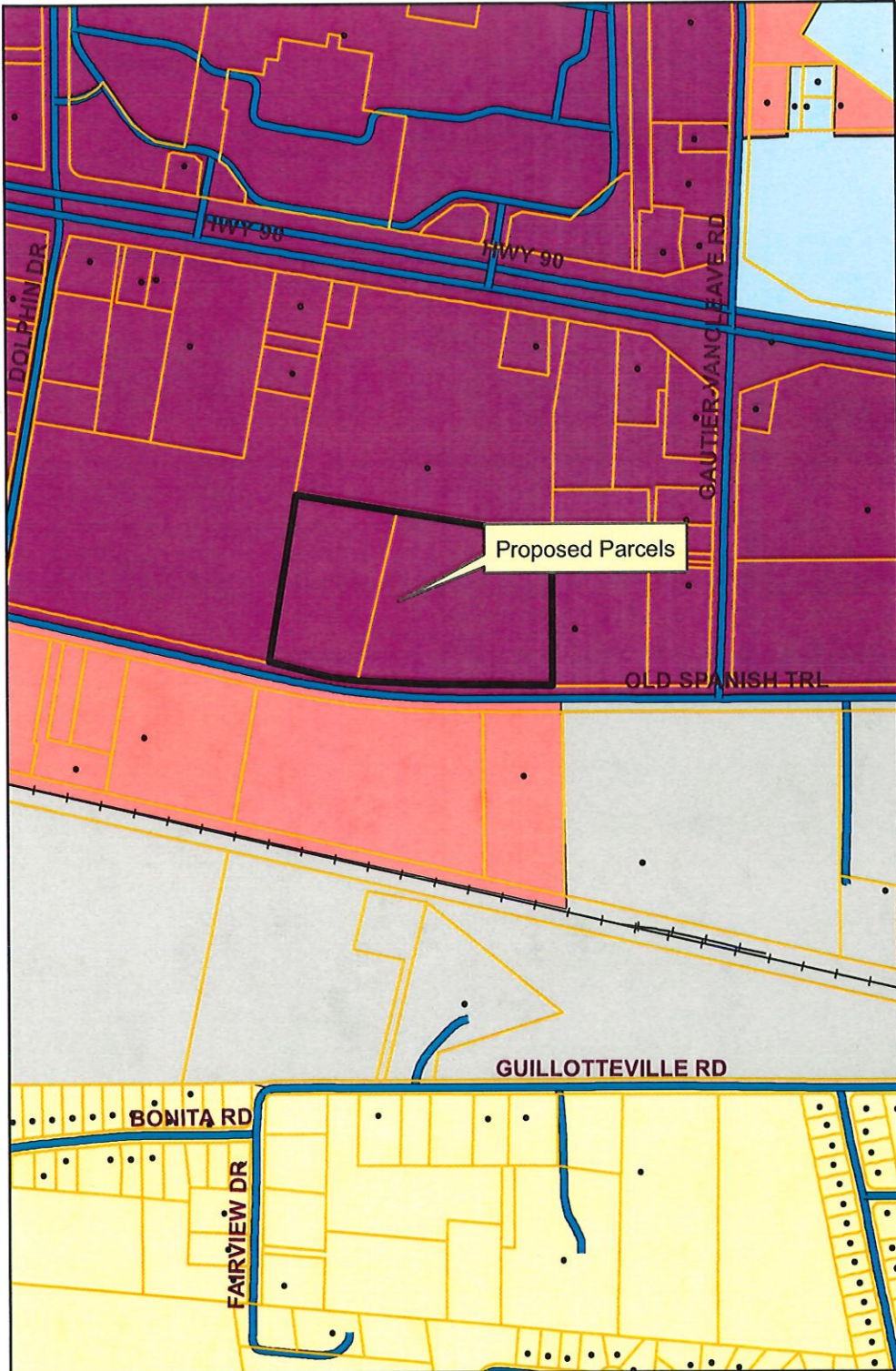


Exhibit C Existing Land-Use

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

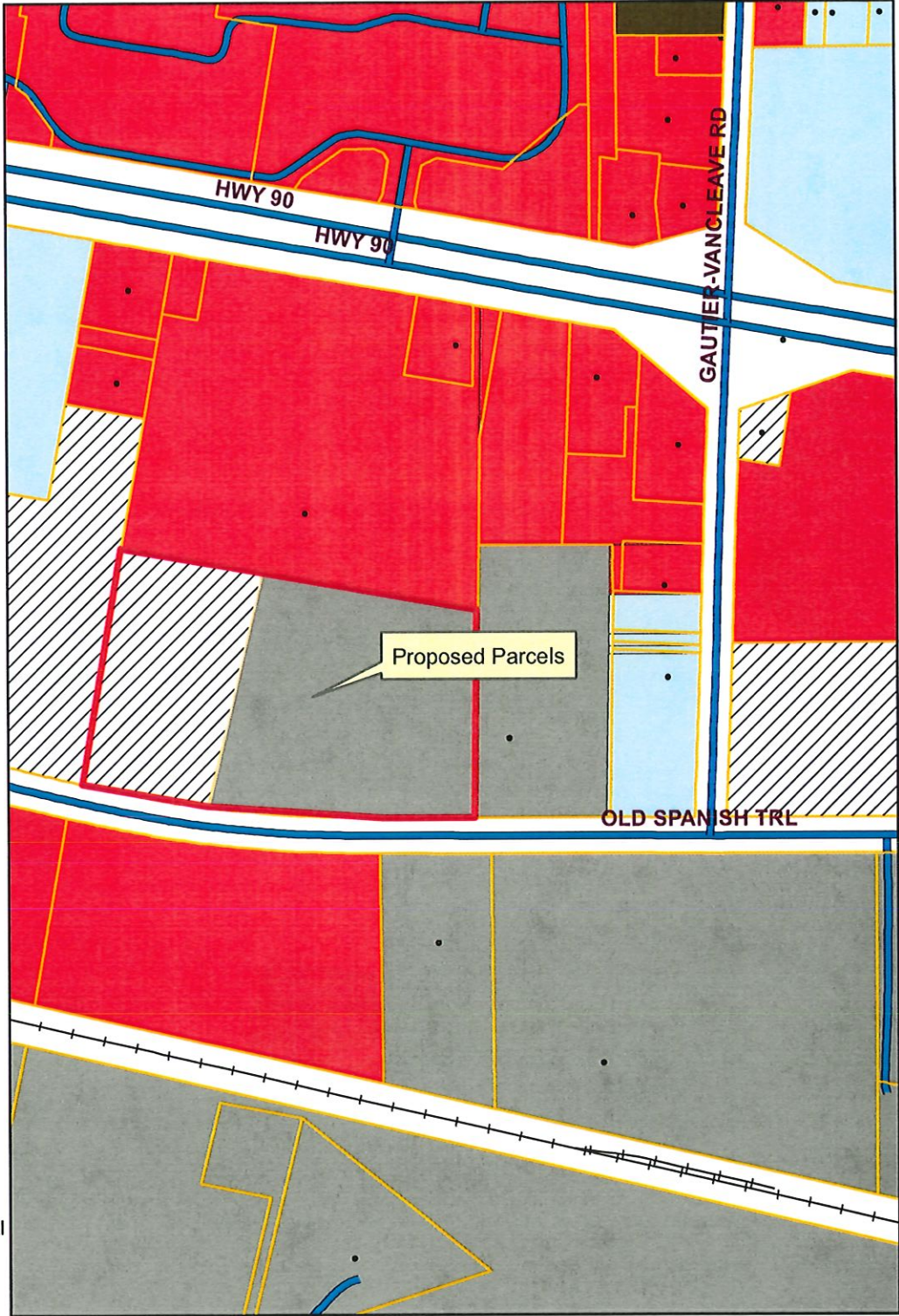


Exhibit D Future Land-Use

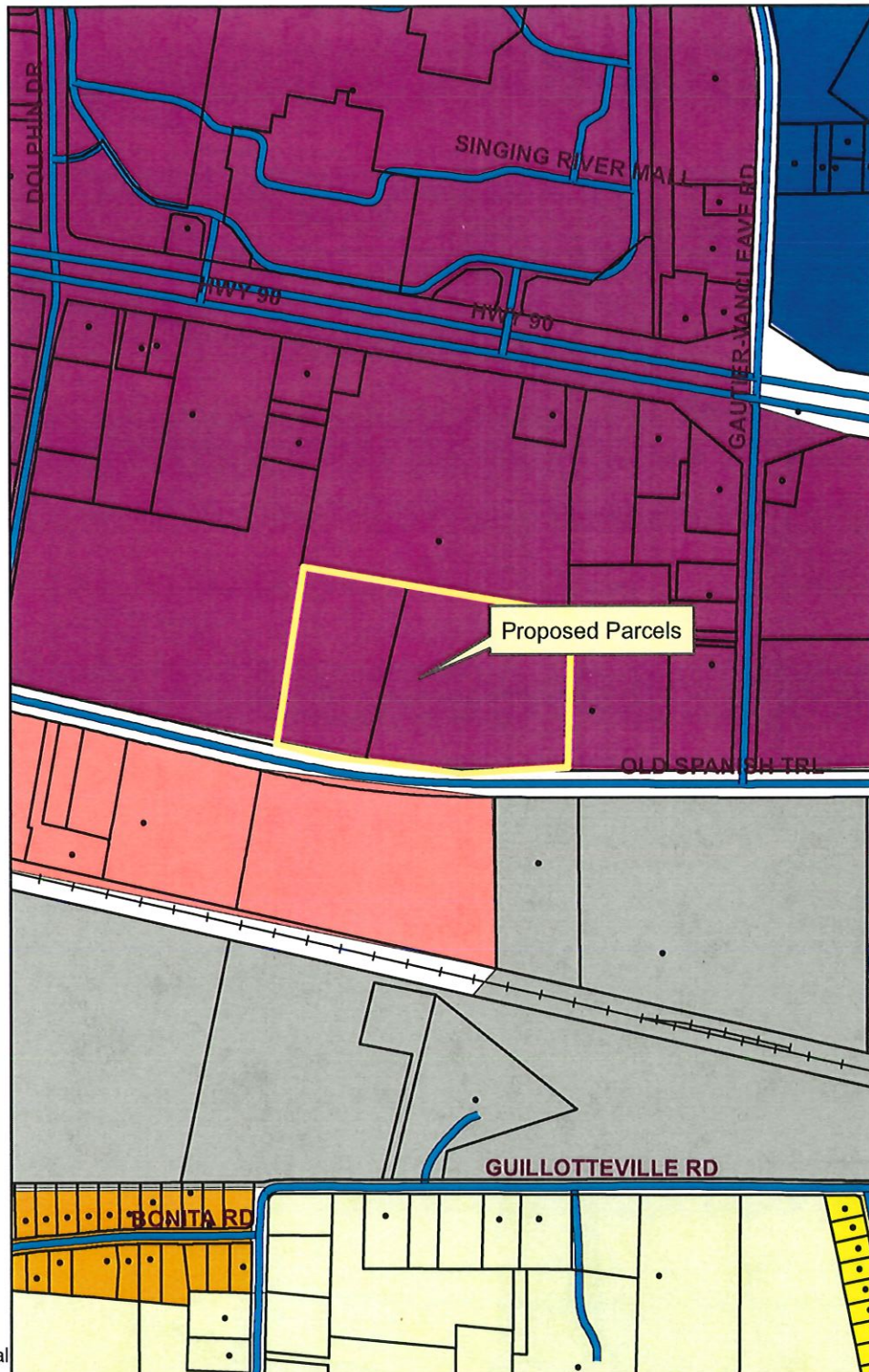
Prepared By:
City of Gautier
Planning Department

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

April 2, 2026

GPC 26-13-RZ

Air Masters Mechanical Inc. & MOWA Development

2700 Old Spanish Trail & 2710 Old Spanish Trail

**PID #82435150.000, #82435240.001 & West 4.74 +/- acres of
#82435240.040**

VII. NEW BUSINESS

4. Consider a request for a Property Owner Initiated Rezoning of Property located at 2700 Old Spanish Trail & 2710 Old Spanish Trail, PID #82435150.000, #82435240.001 & West 4.74 +/- acres of #82435240.040, from TCMU Town Center Mixed Use to I-Industrial. (GPC #26-13-RZ)

GAUTIER PUBLIC HEARING PROCESS (PLANNING COMMISSION)

Planning Commission Chairman to follow procedure below. All questions/comments to be directed to the Council and not to applicant, staff, or other attendees of the meeting.

1. Chairman announces the case.
2. Chairman makes statement, "This is a Public Hearing and all statements to be made need to be true and accurate for the record."
3. Staff gives brief overview of case.
4. Applicant presents their case.
5. Anyone to speak in support of the Request? Please state your name and address for the record.
6. Anyone to speak in opposition of the Request? Please state your name and address for the record.
7. Any final comments from the applicant?
8. Questions from Commission?
9. Chairman closes public hearing – "This closes the Public Hearing portion of this case" bang of gavel
10. Motion/Deliberation/Vote

**CITY OF GAUTIER
STAFF REPORT**

To: Chairman and Members, Planning Commission

From: Scott Ankerson, Planning Director

Date: March 20, 2026

Subject: Consider a request for a Property Owner Initiated Rezoning of Property located at 2700 Old Spanish Trail & 2710 Old Spanish Trail, PID #82435150.000, #82435240.001 & West 4.74 +/- acres of #82435240.040, from TCMU Town Center Mixed Use to I-Industrial. (GPC #26-13-RZ)

REQUEST:

The Planning Department has received a request from Danny Taylor dba Air Masters Mechanical, Inc. and Steve Jordan dba MOWA Development for a proposed Amendment of the Official Zoning Map of the City of Gautier, Mississippi. The request is to rezone 2700 Old Spanish Trail & 2710 Old Spanish Trail, PID #82435150.000, #82435240.001 & West 4.74 +/- acres of #82435240.040, from TCMU Town Center Mixed Use to I-Industrial. (GPC Case No. 26-13-RZ). The application fee of \$300 was paid on February 26, 2026. All public notice requirements have been met.

BACKGROUND:

Section 4.15 of the City's Unified Development Ordinance (UDO) establishes the procedure to amend the City's Official Zoning Map. The Gautier Planning Commission (GPC) shall review a proposal for a rezoning and shall make an advisory recommendation to the City Council as to the need and justification for the change when the public welfare justifies such action. The GPC shall include in its recommendation to the City Council findings that the required rezoning criteria have been met.

DISCUSSION:

1. Location: 2700 Old Spanish Trail & 2710 Old Spanish Trail, PID #82435150.000, #82435240.001 & West 4.74 +/- acres of #82435240.040 (See Exhibit A)
2. Existing Zoning: TCMU Town Center Mixed Use (See Exhibit B)

5.3.12 TCMU, Town Center Mixed Use District

A. Purpose and Intent - *The purpose of the TCMU Town Center Mixed-Use District is to encourage the development of a new downtown area that offers shopping, entertainment venues, cultural and community uses and specialized types of residential units to serve residents and visitors to Gautier.*

This district will be the core area of the city with quality designed and built structures, streetscapes and amenities. New development and changes to existing buildings should be consistent with recognized pedestrian scale improvements in terms of structural orientation, height, lot dimensional requirements and other site spatial relationships.

B. Design Principals - *The general design principals for the Town Center Mixed Use District are as follows:*

- 1. Create a distinctive "Sense of Place": All buildings should incorporate high quality architectural treatments, building materials, and site planning that provides visual interest, reduces building mass impacts, respects local character and provides a distinct sense of place. Developers should establish continuity of design with distinctive signs, banners, pedestrian scale lights and street trees which help identify the district.*
- 2. Strong Street Edge: All commercial and civic uses, including big box stores, should provide physical definition to streets and public spaces. This can be accomplished by locating buildings or sections of buildings closer to the street. A strong street edge helps mitigate the negative visual impact of surface parking lots and parking garages.*
- 3. Place Focal Points at Major Intersections: Development on the corners of major intersections should frame the corners. Public elements including streetscapes, trees, paving and pedestrian elements should help articulate these areas as major Destination points.*
- 4. Provide Quality Public Amenities and Landscaping: Development should provide high quality public amenities and landscaping that promote a positive site appearance, pedestrian activity and social interaction.*
- 5. Create Human Scale Development: Entrances into buildings should be at the scale of the pedestrian rather than monolithic or monumental scale, pedestrian linkages should be created from*

parking lots to building entrances, between buildings and to sidewalks and walking trails.

UDO 5.3.10 I, Industrial District - Purpose and intent. The purpose of the industrial district is to provide land where light manufacturing and assembly plants, processing, storage, warehousing, wholesaling, distribution centers and industrial parks for such uses can be located by right. All industrial, warehousing or manufacturing uses permitted by right should be conducted in such a manner so that noise, odor, dust, and glare of each operation are completely confined within an enclosed building. It is the intent of this Ordinance that heavy industrial and manufacturing uses be reviewed to ensure compatibility with conditions. Any outdoor industrial, storage or manufacturing use shall be appropriately screened and buffered to mitigate the effect on adjacent property.

DATA AND ANALYSIS:

Property requested for Rezoning: 2700 Old Spanish Trail & 2710 Old Spanish Trail, PID #82435150.000, #82435240.001 & West 4.74 +/- acres of #82435240.040.

Location: Ward 2

Current Zoning of the Request Property: TCMU Town Center Mixed Use

Existing Land Use: Industrial. (See Exhibit C)

Future Land Use: Town Center Mixed Use. (See Exhibit D)

Surrounding Zoning: I-Industrial and C-2 Community Commercial to the south, TCMU Town Center Mixed Use to the north, east and west.

HISTORY:

A 100,000 square foot warehouse is currently being built on PID #82435240.001. The use of the property as a warehouse is not allowed by right in a TCMU district and was approved by City Council through a Special Exception in 2025.

PID #82435150.000 is owned and operated by MOWA Development LLC and contains the uses of "contractor's office, shop, and the "grandfathered" use of a contractor's storage yard. There are other parcels in the immediate area that are zoned I-Industrial and have industrial uses established on them.

REVIEW CRITERIA:

The Planning Commission, in its report and recommendation to the City Council on the appropriateness of the request, shall study and consider the following criteria and record that the evidence presented meets the "Criteria for Approval" from the UDO, if applicable.

- A. There was a mistake in the original zoning; **or**
- B. The character of the surrounding area has changed to such an extent as to justify rezoning **AND** there is a public need for additional property to be zoned in accordance with the request.

The Planning Commission shall not recommend approval of a rezoning unless the applicant has proven by clear and convincing evidence that either of the required criteria items above have been met.

STAFF RECOMMENDATION:

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

CONCLUSION:

Based on the required Review Criteria established by Section 4.15 of the Unified Development Ordinance and the appropriateness of the request relevant to the criteria, the Commission may:

- 1. Recommend that City Council approve to Rezone the entire subject area to Industrial; or
- 2. Recommend that City Council deny the Rezoning.

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
PUBLIC HEARING APPLICATION

Public Hearing Number

26-13-RZ

<u>TO BE HEARD BY GAUTIER PLANNING COMMISSION:</u>	<u>FEE:</u>
Zoning Change _____	\$301.00
*Includes \$1.00 filing fee per MS Code §25-60-5	

2700 Old Spanish Trail
\$2435150.000
\$2435240.000
2710 Old Spanish Trail

Name of Applicant: Danny Taylor and Steve Jordan

Name of Business: Air Masters Mechanical, Inc. and Mowat Development Phone: 628497-6462 †

Property Address: Reference attachments Mailing Address (if Different): West 4.74 Acres of \$2435240.040

E-Mail Address: _____

Reason for request, location and intended use of Property: To build an office and storage warehouse with additional parking - Air Masters / Possible storage facility - Mowat

ATTACHMENTS REQUIRED AS APPLICABLE:

- 1. Diagram of intended use, showing dimensions and distances of property, building with setbacks, parking spaces, entrances and exits.
- 2. A detailed project narrative.
- 3. Copy of protective covenants or deed restrictions, if any.
- 4. 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.
- 5. Any other information requested by the Planning Director.

Signature of Applicant: 

Date of Application: 02/26/2026



FOR OFFICE USE ONLY	
Date Received <u>2/26/26</u>	Verify as Complete <u>Scott / BR</u>
Fee Amount Received <u>301.00</u>	Initials of Employee Receiving Application <u>BR</u>

OFFICIAL RECORDS JACKSON COUNTY, MS
Josh Eldridge, Chancery Clerk
Electronically Recorded
RECORDING FEE: \$ 26.00
MINERAL TAX: \$0.00
202601121
BK: 2244 PG: 3 - 6
01/21/2026 04:16:31 PM 4 PG(S)
Receipt # 2068

Prepared by and Return to:
Island Winds Title Company, LLC
906 Convent Avenue
Pascagoula, MS 39567
Telephone: (228)762-5110
Michael L. Fondren, Attorney at Law, Bar # 8941
James C. Fondren, Attorney at Law, Bar # 106478

Our File # 25-866ag
Indexing: 35-7-7

STATE OF MISSISSIPPI
COUNTY OF JACKSON

WARRANTY DEED

FOR AND IN CONSIDERATION of the price and sum of TEN AND NO/100 DOLLARS
(\$10.00), cash in hand paid and other good and valuable consideration, the receipt and sufficiency
of all of which is hereby acknowledged,

COLUMBIA VENTURES, INC., a New York Corporation
304 Ellebracht Drive, Fredericksburg, Texas 78624, (713) 818-0703

does hereby sell, convey and warrant unto

CTC RENTALS, LLC, a Mississippi Limited Liability Company
1633 Highway 90, Gautier, Mississippi 39553, (228) 217-8453

that certain parcel of land situated in Jackson County, Mississippi, being more particularly
described as follows, to-wit:

That certain tract, piece or parcel of land situated in the Northwest 1/4 of the Southeast 1/4 of Section 35, Township 7 South, Range 7 West, Jackson County, Mississippi and being further described as follows, to-wit:

Commencing at the Northeast corner of Section 35, Township 7 South, Range 7 West; thence South 00 degrees 00 minutes 00 seconds East 2925.75 feet to a point on the South right-of-way of US Highway 90; thence continue along South right-of-way North 79 degrees 50 minutes 00 seconds West 2452.57 feet to a point on said South right-of-way; thence South 09 degrees 50 minutes 43 seconds West 749.92 feet to a 1/2" iron rod found; thence South 80 degrees 03 minutes 29 seconds East 18.14 feet to a 1/2" iron rod found; thence South 80 degrees 03 minutes 29 seconds East 18.14 feet to a 1/2" iron rod set the being POINT OF BEGINNING; thence South 80 degrees 03 minutes 29 seconds East 345.37 feet to an iron rod found; thence South 09 degrees 59 minutes 21 seconds West 595.82 feet to a concrete monument found on the North right-of-way of Old Spanish Trail; thence continue along said right-of-way 263.05 feet along arc to the Right having a radius of 2367.00 feet, a chord bearing of North 80 degrees 41 minutes 11 seconds West, and a chord distance of 262.91 feet to a capped 1/2" iron rod set; thence North 77 degrees 07 minutes 25 seconds West 81.20 feet to a capped 1/2" iron rod set; thence North 09 degrees 51 minutes 25 seconds East 594.55 feet to the Point of Beginning. Said parcel containing 4.74 +/- acres, or 206,452 +/- square feet, more or less.

Being the same parcel as shown on survey by Gregorie Cole Thompson, dated November 17, 2025, attached herewith as Exhibit "A".

P/O Parcel #82435240.040

This conveyance is made subject to any and all covenants, easements, restrictions and reservations of record in the office of the Chancery Clerk of Jackson County, Mississippi. This conveyance is made subject to the reservation of all oil, gas and minerals of record in the office of the Chancery Clerk of Jackson County, Mississippi.

It is agreed and acknowledged that the ad valorem taxes for the current year are prorated as of the date of this conveyance upon an estimated basis and are assumed by the Grantee herein. When said taxes are actually determined, the Grantor agrees to pay the amount of any deficit due and the Grantee agrees to pay the Grantor the amount of any excess paid, based on actual prorations.

WITNESS MY SIGNATURE, this the 21st day of November, 2025.

COLUMBIA VENTURES, INC.

Sarah A Darneille

By: Sarah A. Darneille, President

STATE OF Texas
COUNTY OF Gillespie

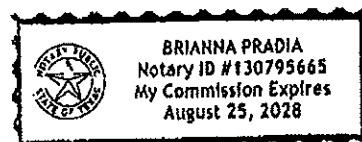
PERSONALLY appeared before me, the undersigned authority in and for the said County and State, on this 21st day of November, 2025 within my jurisdiction, the within named Sarah A. Darneille, who acknowledged that she is President of COLUMBIA VENTURES, INC., a New York Corporation, and that for and on behalf of the said corporation, and as its act and deed she executed the above and foregoing instrument, after first having been duly authorized by said corporation so to do.

GIVEN under my hand and official seal, this the 21st day of November, 2025.

Brianna Pradia

Notary Public

My Commission Expires: August 25, 2028
File #25-866



02/25/2026

Attn.: Planning Department
City of Gautier, MS

Re.: Zoning and/or Special Exception Request

Potential Developments, Rezoning and/or Special Exception Request

- 1) Air Masters Mechanical, Inc.
 - Construct a +/- 100,000 sq/ft storage warehouse primarily intended for use by Ingalls Shipbuilding
 - Construct a +/- 50,000 sq/ft office area with additional storage for support of the warehouse – also primarily intended for use by Ingalls Shipbuilding
 - Construct a parking area (size and configuration to be determined) to accommodate persons working in the forementioned facilities
 -
- 2) Mowa Development LLC
 - To be determined
 - Possible development of public access storage units

Attachments:

- 1) Google Earth Screen shot superimposed and marked up to reflect approximate property locations and development areas
- 2) Sheet 310 from the Warehouse and Office Design that shows the contrast of the original request for special exception (green) and the new office area (red)

Development of the Warehouse, Office Space, and Supporting Parking was born from a request by Ingalls Shipbuilding for localized storage areas that would support the growth of the shipbuilding platform and would reduce travel time and associated expenses. The 1st warehouse provided by Air Masters Mechanical, Inc. at the request of Ingalls Shipbuilding was built in Pascagoula. The configuration that Danny Taylor provided, met the Shipyard's need and requirements at that time. This prompted the request by Ingalls for Danny Taylor and Air Masters to provide additional developments once the need became evident. Danny decided to bring these next rounds of expansion into Gautier.

All of the developments requested and associated with the Air Masters properties are being initiated by Ingalls' requests to accommodate their storage, office space and parking needs. There are no other plans for these properties to date, but the warehouse and office space could potentially be modified in the future to accommodate a larger business such as Sams, Walmart, Costco, etc. This application would require very little modification of the new structure. Due to the footprint of the actual warehouse and office space, it would not be cohesive to any heavy industrial application in the future without extreme expense expenditures so we do not view this as a future potential issue.

It is projected currently, that Ingalls Shipbuilding will have approximately 75 employees working in this new development with the possibility of that number growing, especially with the added parking area to the west that is part of this request. This adds people who need to get lunch and shop into the city and potentially adds the need for housing.

Please contact me with any questions
Chris Yarborough
Project Manager/Safety/Environmental
228-424-2743
Chris.y@airmastersmechanical.com



Potential Development

- Feature 1
- Gautier Utility Payments
- Pizza Hut

Approximate location of Warehouse with Office Space to the West

Approximate Area of Mowa Development, Steve Jordan

Approximate outline of Property

Approximate Outline of Potential Parking

Exhibit A Location Map

Prepared by:
City of Gautier
Planning Department

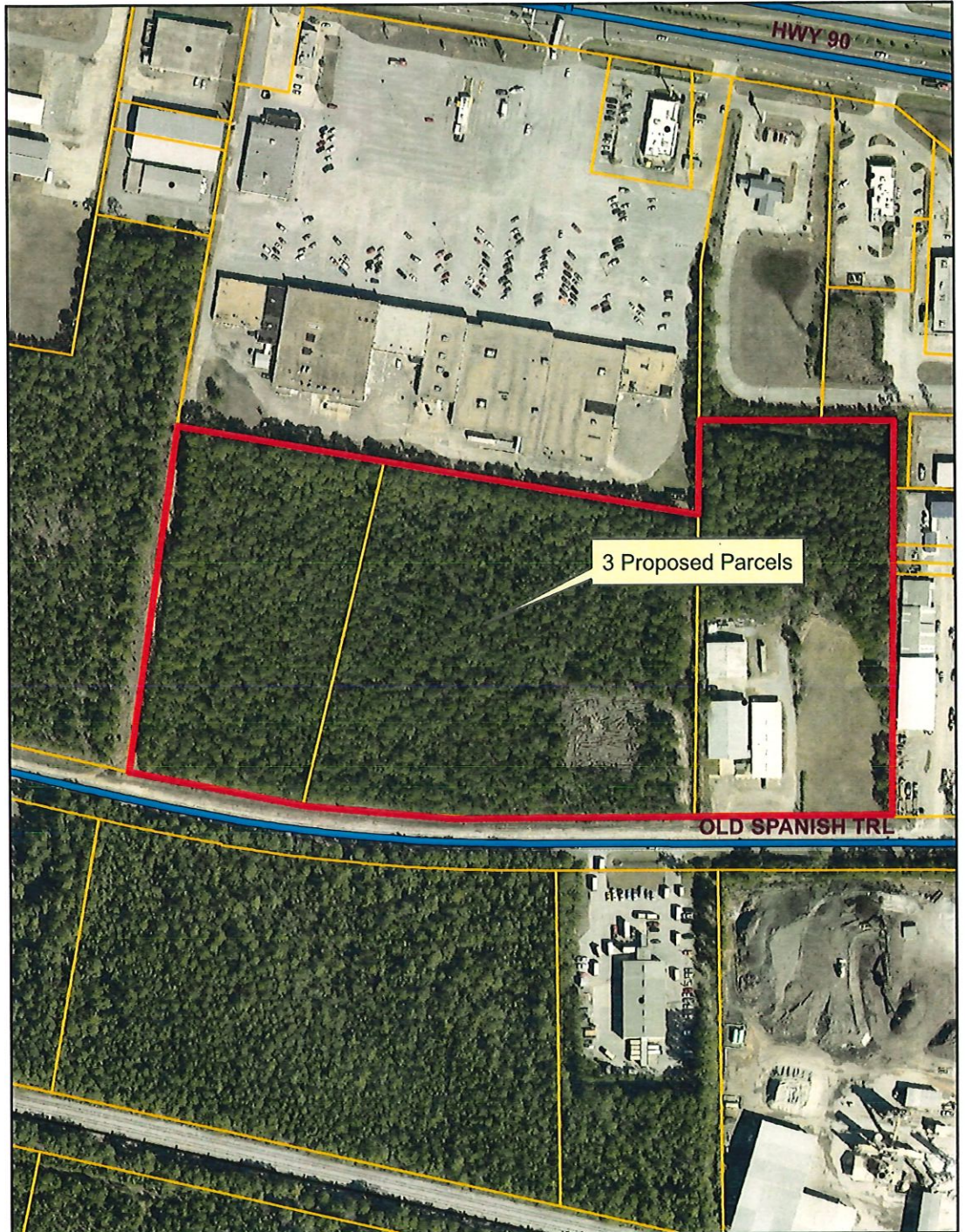


Exhibit B Existing Zoning

Prepared by:
City of Gautier
Planning Department

Legend

Zoning

ZONECODE

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

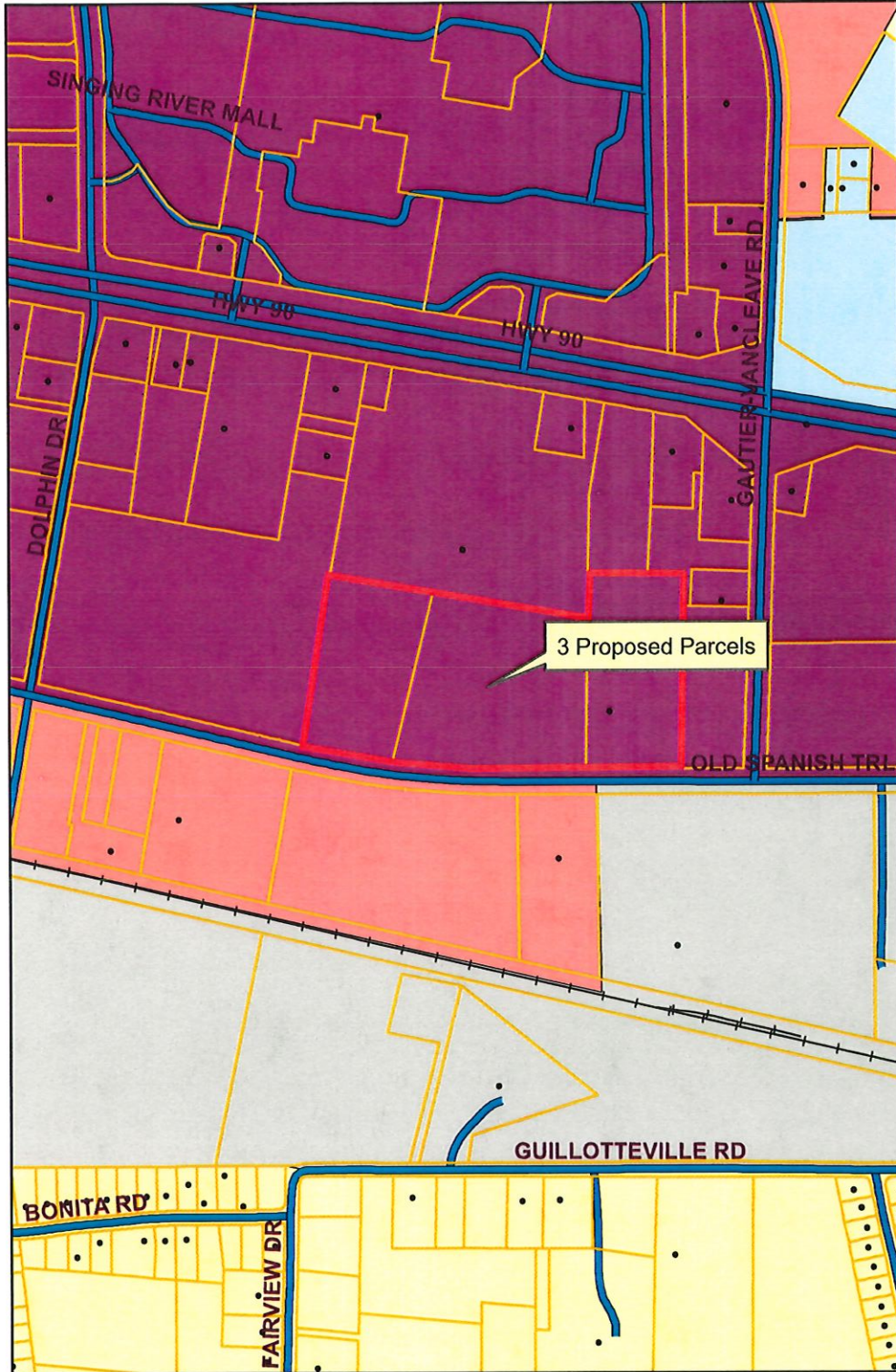


Exhibit C Existing Land-Use

Prepared by:
City of Gautier
Planning Department

Legend

EXISTING LAND USE

ELU_08

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