

AGENDA
GAUTIER PLANNING COMMISSION
May 7, 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 4-2-2026

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 tattoo parlor/permanent makeup business in a C-3 Highway Commercial Zoning District. 1625 Highway 90, (GPC #26-19-CU)
2. Consider a request for a Conditional Use-Major that would allow an apartment complex in a TCMU Town Center Mixed Use Zoning District. 3200 Townsend Road, (GPC #26-20-CU)
3. Consider a request for a **SPECIAL EXCEPTION** that would allow the outdoor display and sales of portable storage sheds in the C-2 Community Commercial Zoning District at PID #82423510.000 Gautier Vancleave Road (GPC #26-21-SE)
4. Consider a request for a Conditional Use-Minor that would allow placement of a MEMA Cottage in a MURC-2 Mixed Use Recreation Commercial-2 Zoning District. 1221 John Dailey Drive, (GPC #26-22-CU)
5. Consider a request for a Conditional Use-Major that would allow an expansion of the existing skilled nursing facility to allow eight (8) additional private rooms in a C-2 Community Commercial Zoning District. 5090 Gautier Vancleave Road, (GPC #26-23-CU)

VIII. GENERAL DISCUSSION

1. PREVIOUS CASE UPDATES

2. PERMIT & TRC REPORTS

IX. ADJOURN

APRIL 2, 2026
GAUTIER, MISSISSIPPI

BE IT REMEMBERED that a meeting of the Gautier Planning Commission of The City of Gautier, Mississippi, was held on April 2, 2026, at 5:30 PM in the Council Chambers of the Gautier Municipal Building at 3330 Highway 90, Gautier, Mississippi.

Commission Members present were: Chairman Josh Ward, Commissioners Maurice Hudson, Robert Williams, Herman Green, Marquitta Buxton, Greg Canada, and Ricky Decoteau. Also present were Scott Ankerson (by phone), Planning Director, Josh Danos (by Phone) City Attorney, Perry Kelly, City Attorney, and Babs Logan, Planning Technician.

AGENDA
GAUTIER PLANNING COMMISSION

APRIL 2, 2026

5:30 P.M.

- I. CALL TO ORDER**
- II. PLEDGE OF ALLEGIANCE (VOLUNTEER)**
- III. APPROVAL OF AGENDA**
- IV. APPROVAL OF MINUTES (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)
5. Discuss a Proclamation of Appreciation for Kay C. Jamison

VIII. GENERAL DISCUSSION

- A. PREVIOUS CASE UPDATES
- B. PERMIT & TRC REPORTS

IX. ADJOURN

Chairman Ward began the meeting with a prayer.

Commissioner Decoteau made a motion to approve the revised Agenda.

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

AYES: **Josh Ward**
 Maurice Hudson
 Robert Williams
 Herman Green
 Marquitta Buxton
 Greg Canada
 Ricky Decoteau

Motion Passed

Chairman Ward made a motion to approve March 5, 2026, minutes.

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

AYES: **Josh Ward**
 Maurice Hudson
 Robert Williams
 Herman Green
 Marquitta Buxton
 Greg Canada
 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 Conditional Use-Major that would allow a mobile home in an AG Agricultural Zoning District. 6250 Baker Road, (GPC #26-10-CU)

Perry Kelly, City Attorney, gave a brief overview of the case.

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.

Chairman Ward asked Mr. Ankerson, who was attending by phone, if the owner of the mobile home that was previously on the property had a Conditional Use, or was no previous Conditional Use the reason for the request tonight.

Mr. Ankerson explained that the previous mobile home that was on the property was grandfathered in, but because they removed it and are placing a new one in its place it needs approval of a Conditional Use.

Chairman Ward asked the applicant to present his case.

Timmy Hoops, the applicant, stated that he bought the land and had the old trailer demolished. When he bought a new double wide trailer and sent Planning the information for a permit, he found out that he had to get approval from the City Council before he could get a permit for moving the double wide to the property.

Chairman Ward asked if there were any other trailers close to where this trailer is going.

Mr. Hoops said there were.

Jessica Brock, a neighbor, said Mr. Hoops bought the property from her and she is the one that had the original trailer there. It had been there about twenty years. As far as the neighborhood, goes there are no objections to him putting a mobile home there.

Walt Malone said if we are going to have mobile home in the city then we need to have designated areas for them. They shouldn't be scattered throughout the city because it devalues property in the city.

Chairman Ward thanked Mr. Malone for his comments and explained that the city does have areas that are designated in the city and that is why we have these Conditional Use

– Majors that we are dealing with tonight. This area is an Agricultural District which allows a lot more things than are allowed in a Residential District.

ACTION TAKEN:

Commissioner Hudson made a motion to recommend that City Council approve the Conditional Use – Major as presented.

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

AYES: **Josh Ward**
 Maurice Hudson
 Robert Williams
 Herman Green
 Marquitta Buxton
 Greg Canada
 Ricky Decoteau

Motion passed.

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)

Perry Kelly, City Attorney, gave a brief overview of the case.

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.

Chairman Ward asked the applicant to present his case.

Steve Jordan, the applicant, said the carport would be about 35' from the street, and there is a curve in the road so it wouldn't block the view coming in or out. The neighbors on either side do not have a problem with it.

Chairman Ward asked Mr. Jordan if he had a permit when he started the project.

Mr. Jordan said he thought he had a permit. He has a state permit and a permit from Gautier to build a boat house, and he thought he could build the carport too.

Chairman Ward said he wondered how the need for a variance was missed on the plot design in the permit process if he had obtained a permit. He noted that the structure was already built, and that the lot was a peculiar size in the way that it is laid out.

Commissioner Hudson said he had talked to Mr. Jordan, and he felt that he had the intent to do right by the city. He said it was just a mistake and that the structure looked nice. He said he looked around and it doesn't impede the sight line.

John Woodward, a neighbor, said that he has no problem getting in and out of his driveway and he has no objection.

John Venable, another neighbor, said that he has no issue with the carport.

Chairman Ward said that is a nice structure and it matches the house. He agrees with Commissioner Hudson that people do make mistakes. It doesn't take away from the neighborhood.

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

ACTION TAKEN:

Chairman Ward made a motion to recommend approval of the 36' variance based on the unique characteristics of the lot.

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

AYES:	Josh Ward
	Maurice Hudson
	Robert Williams
	Herman Green
	Marquitta Buxton
	Greg Canada
	Ricky Decoteau

Motion passed.

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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)

Perry Kelly, City Attorney, gave a brief overview of the case.

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.*

3. 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.*

4. 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.
5. 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)
6. 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.

Chairman Ward noted that there are two cases on the agenda for the exact same property and asked everyone to please keep all comments to the Special Exception portion that is being heard at this time. He then asked the applicant to present his case.

Danny Taylor, applicant and owner of CTC Rentals LLC, stated that they had recently received a Special Exception, under Air Masters Mechanical, for a portion of the property. They have since been requested to add offices, extra storage space, and additional parking to the original project. They have purchased 4.7 more acres to accomplish the project expansion because there will be additional parking needed for the 75 to 100 new employees needed for the offices portion of the project. He also noted that the previous Special Exception approval for the warehouse was done under his company, Air Masters Mechanical, but he has since changed it to his LLC, CTC Rentals, versus his company because technically they are two different set ups.

Chairman Ward posed a question to Mr. Ankerson or Josh Danos, City Attorney, asking how it will work because we allowed a Special Exception under Air Masters Mechanical previously and now, we are trying to extend that previous Special Exception. If this is approved will the previous approval be applied to this new CTC Rentals LLC or is the old one going to be with Air Masters and this new one going to be with CTC Rentals.

Mr. Taylor said he was asking for the Special Exception for the entire project because it will now be in CTC Rentals LLC and this Special Exception will supersede the original request under Air Masters.

Commissioner Hudson asked if from a paperwork standpoint, is an addendum needed.

Chairman Ward asked Mr. Ankerson or Mr. Danos if it was because the building has technically changed ownership, from Air Masters to CTC, that now CTC is requesting a Special Exception as any new owner would have to do.

Mr. Ankerson said the name on the application has changed. This Special Exception is presented as one property and the Planning Commission has all the information that pertains to the whole project it would be a whole new Special Exception with the inclusion of the expansion.

Mr. Danos stated that if the Special Exception before the Planning Commission tonight is granted, the other Special Exception will go away.

Mr. Taylor advised that the owner of Air Masters Mechanical and CTC are the same people, just different names. The intent of the warehouse is still strictly to store material

with no construction on site. Only to receive, store and distribute material and will go from the warehouse to the shipyard when needed. He said he would have no employees on site once the building is turned over to Ingalls. It will only be employees associated with Ingalls.

Steve Jordan, who owns the property adjacent to the subject property, said he feels the project will make the area and Gautier better.

Ellen Malone spoke in opposition to the project. See attached for document provided by Mrs. Malone.

Commissioner Decoteau said that Mrs. Malone had some valid points but unfortunately the Planning Commission does not contribute to the financial issues of the city.

Commissioner Hudson said that some of what Mrs. Malone was true, but we need to be tedious about the accuracy of the information because his understanding about the financial agreement between Pascagoula and Ingalls is different than what was presented.

ACTION TAKEN:

Commissioner Buxton made a motion to recommend approval of the Special Exception based on the specifications that were included in the packet.

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

AYES:	Josh Ward
	Maurice Hudson
	Robert Williams
	Herman Green
	Marquitta Buxton
	Greg Canada
	Ricky Decoteau

Motion passed.

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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)

Perry Kelly, City Attorney, gave a brief overview of the case.

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 “contactor’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 I Industrial; or
2. Recommend that City Council deny the Rezoning.

Chairman Ward asked the applicants to present their case.

Danny Taylor, owner of 2710 Old Spanish Trail and President of Air Masters Mechanical and CTC Rentals LLC advised he is seeking the rezoning to make it permanent to ensure

that any future building including more parking on this site would be allowed by right and future Special Exceptions would not be needed. Mr. Taylor stated he does have excess land that he has purchased. He is looking to do the rezoning just to have that process done. He feels like it is a good fit for the City with the work that is being done on the property now to move forward. We are hoping that there are benefits to the City of Gautier if this were to be pushed through. He stated that he has owned the property for quite a long time and at one point the property was rezoned to Town Center. He owned the property during that time but at that time he was not actively using the property and had no immediate plans. No tax wavers or tax breaks have been asked for or given to this point, so whatever the valuation of the property is, that ad valorem tax rate will be paid to Gautier for this property.

Chairman Ward stated that Mr. Taylor is talking about not running into a problem down the road due to future improvements on the site properties in question.

Commissioner Hudson stated that because the previous Special Exception has been considered and referred to City Council for approval, applying for the Rezoning is attempting to turn the landscape in the favor of Air Masters Mechanical and CTC Rentals LLC. If you get this Rezoning, the City cannot stop the landowners from turning the area into a production area, which could negatively affect the City of Gautier. There was not a mistake in the zoning. Gautier was progressing towards being a city that stands on its own and to have a Town Center area with shops and stores. If the applicants can show on paper that this area, if Rezoned will not turn into a production yard with noise pollution, sand blasting and production work, then it can be considered.

Mr. Taylor advised that the current lease agreements that they have on paper with Ingalls would not permit anything other than warehousing and office space. He stated that he may be wrong, but environmentally, if you were to open a business these days that requires sand blasting or anything like that it would require approval from the city to do so and most likely the state with EPA regulations.

Commissioner Canada stated that in the Unified Development Ordinance it says clear as day, was there a mistake in the zoning.

Mr. Taylor said he doesn't believe there was a mistake. The Rezoning to Town Center was planned and completed when Gautier had a full mall property that was full of life, and now the mall property is not doing anything, and the city has gone backwards. His father purchased the property in 2007 and at that time he believed it was zoned Industrial. He does not recall being notified about the change in the zoning when it became Town Center. The reason why he wants the Rezoning, is not for a change in the activities taking place in the approved warehouse, but for additional structures or buildings that may be needed in the future. He would have to apply for more Special Exceptions and appear before the Planning Commission and City Council instead of just having the plans approved. He stated that if you drive down Old Spanish Trail, the surrounding area is Industrial.

Chairman Ward asked Scott Ankerson, Planning Director, or Josh Danos, City Attorney, both present by phone, since intended use and EPA regulations have been brought up, can either of them speak to what the requirement is when a company comes into the City who has EPA regulations and what is required from that.

Mr. Danos stated that he truly does not know the impact of EPA regulations on this project. But the company would have to always be compliant with MDEQ (Mississippi Department of Environmental Quality) and EPA regulations.

Mr. Ankerson advised that the city does communicate directly with MDEQ since it is a state organization, but EPA is federal.

Mr. Taylor stated that a "Phase 1" report was required by Ingalls before they would even step foot on the property to show what environmental impact the property has had on the surrounding area because they do not want to have a piece of property that already has issues or environmental problems. This property has already had three "Phase 1" reports done on it.

Chairman Ward asked if this Rezoning could have been done as a C-1, C-2, or C-3 zone. What was the need to jump straight to Industrial.

Mr. Taylor asked what UPS is because they are right across the street. He stated that he believed they were zoned Industrial.

Chairman Ward said that UPS is zoned as C-2. And that's why he questioned why we jumped right to Industrial. Chairman Ward also invited Steve Jordan, co-applicant, to speak for this Rezoning as well.

Commissioner Hudson stated that the Planning Commission never said that the area was not industrial, but that use was grandfathered in.

Commissioner Williams asked if the south side of the railroad tracks between College Park and Old Spanish Trail was zoned Industrial. If so, what is going to stop anyone from doing industrial work right there.

Chairman Ward advised that the current land use was for Industrial purposes, but that area was zoned C-2. There are different levels of Industrial which is why the City has Commercial Zones such as C-1, C-2, and C-3 to accommodate certain uses.

Steve Jordan, owner of 2700 Old Spanish Trail, advised he has had the property since 2008, and he purchased the property as light industrial and then it was rezoned to Town Center. He doesn't understand why because that is going to be around the Asphalt Plant and the Cities water department.

Chairman Ward asked if there were any plans for production of any kind to take place on Mr. Jordan's property.

Mr. Jordan stated he wanted to build a storage facility for RV's in the back of his property.

Chairman Ward stated that Industrial Zoning could help in that aspect if he was wanting to do that.

Mr. Jordan advised that he would like to get his property back to the zoning that it was when he purchased it. He advised that he does not remember receiving any notification when it was rezoned to Town Center from Industrial.

Mrs. Malone, resident of Gautier, stated that what scares her about the Rezoning is when Mr. Taylor talks about "Current Intent". Because "Current Intent" does not address future intent.

Chairman Ward closed the public hearing portion. This request has two applicants, Mr. Taylor and Mr. Jordan. Mr. Taylor already has a Special Exception in place that allows a warehouse, and the Planning Commission has recommended approval tonight for a Special Exception for an extension of the office area and parking on the property. He has about two and a half acres that are going to be undeveloped that he could potentially do something with in the future. Mr. Jordan does not have a Special Exception on his property. The business he is operating, which is primarily office and industrial storage is grandfathered. He would like to possibly have a future use on this property of a storage facility of some type in the back. We have heard from both that their current use and intent is no production and that currently the only thing that would stop that would be MDEQ and EPA regulations. We have to decide if the Commission is comfortable enough with that being their buffer.

Commissioner Buxton stated that she has also seen Gautier regress and does not know if industry will save Gautier. She stated that she hears a lot of positives but can understand the level of concern that everyone has shared and appreciate the applicants for wanting to utilize the space they have and bring something to Gautier.

Commissioner Hudson stated that he would like to make a motion to Table this matter to collect more information so the matter could be discussed in more detail as not to rush.

Chairman Ward stated that the Commission could Table the Rezoning, but the Commission would have to come back and have the hearing and conversation again. He asked the applicants if they would consider a Commercial Zoning or would it be Industrial or nothing.

Mr. Taylor stated that when he presented his plans to the Planning Department that he was told that a warehouse would need to be in an Industrial Zone, but he would consider a Commercial Zoning.

Mr. Danos advised that the public hearing has been closed and would not be able to be reopened even if the Commission decides to Table the matter of Rezoning so a decision would have to be made and if another Rezoning is requested then the process would have to be completely restarted and the notification requirements would reset.

Commissioner Williams stated that Ingalls, the tenant of the previously approved warehouse that is being constructed on the subject property, has a multimillion-dollar indoor complex for Sand Blasting. With all those store fronts right behind the proposed Rezoning Site, you would not go and just open an open-air sand blasting facility. Also, there are already industrial zones nearby that other companies would be able to come in and not be restricted and could still cause the harm that some others are concerned about.

Chairman Ward asked Mr. Ankerson if there were other options other than what is on the table tonight.

Mr. Ankerson advised that under this application there are no other options. To answer the question as to why we jumped right to Industrial, when he had the initial meeting with the applicants about this Rezoning, all the desired possible uses that were presented by the applicants would require the Industrial Zoning in order to be allowed by right. Also, searching through the archives he was able to find the oldest Zoning map that shows these parcels zoned as C-2 and were changed to Town Center when the comprehensive plan rezoning took place. Whether the parcels were zoned industrial before Gautier was founded, he could not find any record of that.

Councilman Lorenzo Fuller stated that he felt that C-2 was another option. He stated that C-2 Commercial would protect everyone, the Commission, the residents, and the applicants. He stated that the applicants should re-write the application and apply for a C-2 Rezoning.

ACTION TAKEN:

Chairman Ward made a motion to deny the rezoning request

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

AYES: **Joshua Ward**
 Maurice Hudson
 Greg Canada

NAYS: **Richard Williams**
 Herman Green
 Marquitta Buxton
 Rick Decoteau

Motion failed. Sent to City Council with no recommendation.

5. Discuss a Proclamation of Appreciation for Kay C. Jamison

Chairman Ward stated that he wanted to discuss a Proclamation of appreciation for Councilwoman Kay Jamison who served on the Planning Commission Board for 10 years. He stated that Councilwoman Jamison is very passionate and cares about the City of Gautier. The idea for a plaque to recognize Councilwoman Jamison was brought before the Planning Commission by Commissioner Hudson because he believes in giving recognition to people who care about the City.

Commissioner Hudson stated that people that work hard need to be acknowledged while they are here. He stated that a lot of things in the City of Gautier do not happen without Kay Jamison.

Councilwoman Jamison does a lot of things behind the scenes for the city that people don't always see. He stated that he does not always agree with Councilwoman Jamison, but she has passion, leadership capabilities, and knowledge to get this city up and running and he believes that she needs to be recognized.

Chairman Ward asked what Babs Logan, Planning Technician, had in mind to recognize Councilwoman Jamison's contributions to the city. He asked if a Plaque of Recognition was planned.

Babs Logan advised not a plaque, but an official proclamation.

Commissioner Hudson stated that he would prefer presenting her with a plaque instead of a proclamation.

Babs Logan advised that the idea of a Proclamation was a recommendation made by Planning Director Scott Ankerson and City Attorney Josh Danos after they had discussed the matter.

Chairman Ward asked if the Planning Commission wanted to just vote for the City Council to honor Councilwoman Kay Jamison for her tenure on the Planning Commission.

Commissioner Hudson said yes, to have the City Council acknowledge Councilwoman Kay Jamison.

ACTION TAKEN:

Chairman Ward made a motion to recommend that City Council Honor Councilwoman Kay Jamison for her time on the Planning Commission.

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

AYES: Josh Ward
Maurice Hudson
Robert Williams
Herman Green
Marquitta Buxton
Greg Canada
Ricky Decoteau

Motion passed.

GENERAL DISCUSSION

A. PREVIOUS CASE UPDATES

Babs Logan, Planning Technician, advised the Commission that the City Council approved both cases from the March meeting.

B. PERMIT & TRC REPORT

Ms. Logan presented the February 2026 monthly report and advised that she will have March's report complete by the next meeting.

Chairman Ward made a motion to adjourn the meeting.

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

AYES: **Josh Ward**
 Maurice Hudson
 Robert Williams
 Herman Green
 Marquitta Buxton
 Greg Canada
 Ricky Decoteau

Motion Passed.

APPROVED BY:

Scott Ankerson
Planning Director/Building Official

DATE: _____

Josh Ward, Chairman
Gautier Planning Commission

DATE: _____

BACKUP DOCUMENTATION

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)

**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	☒	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): P.O. Box 85298068, 000
E-Mail Address: hoops.timmy@gmail.com
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 # 9045

Our File #B250235
Prepared by & Return To: Schwartz, Orgler, Jordan & Williams, PLLC
2137 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.

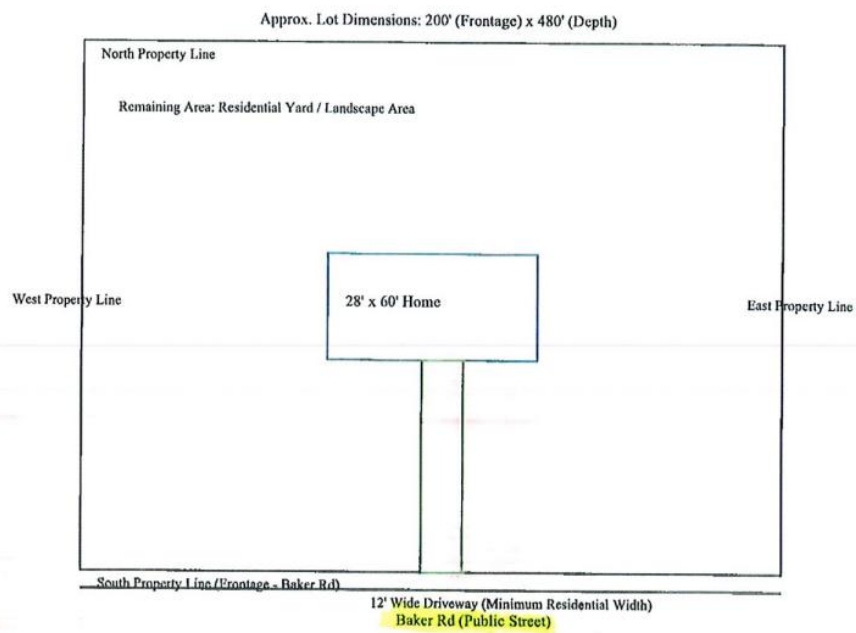
Conclusion

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

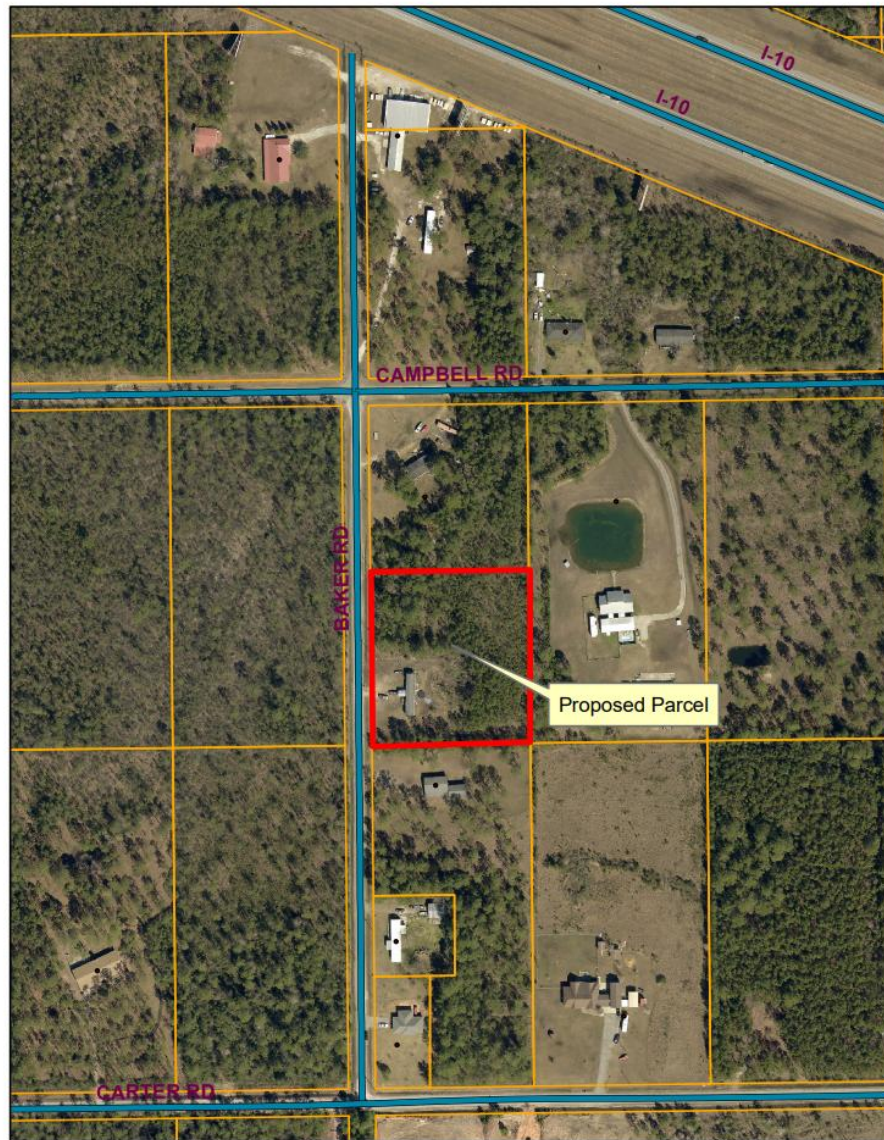


Exhibit B Existing Zoning

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

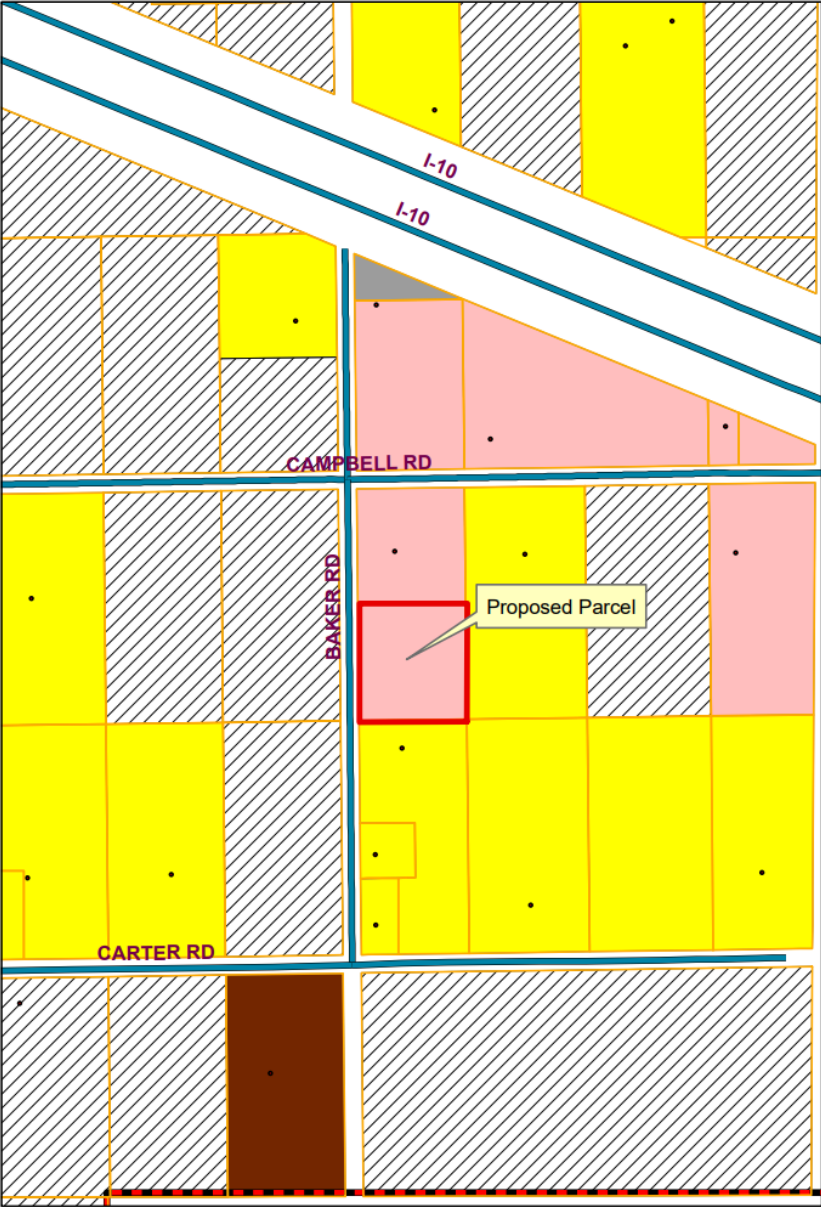


Exhibit D Future Land-Use

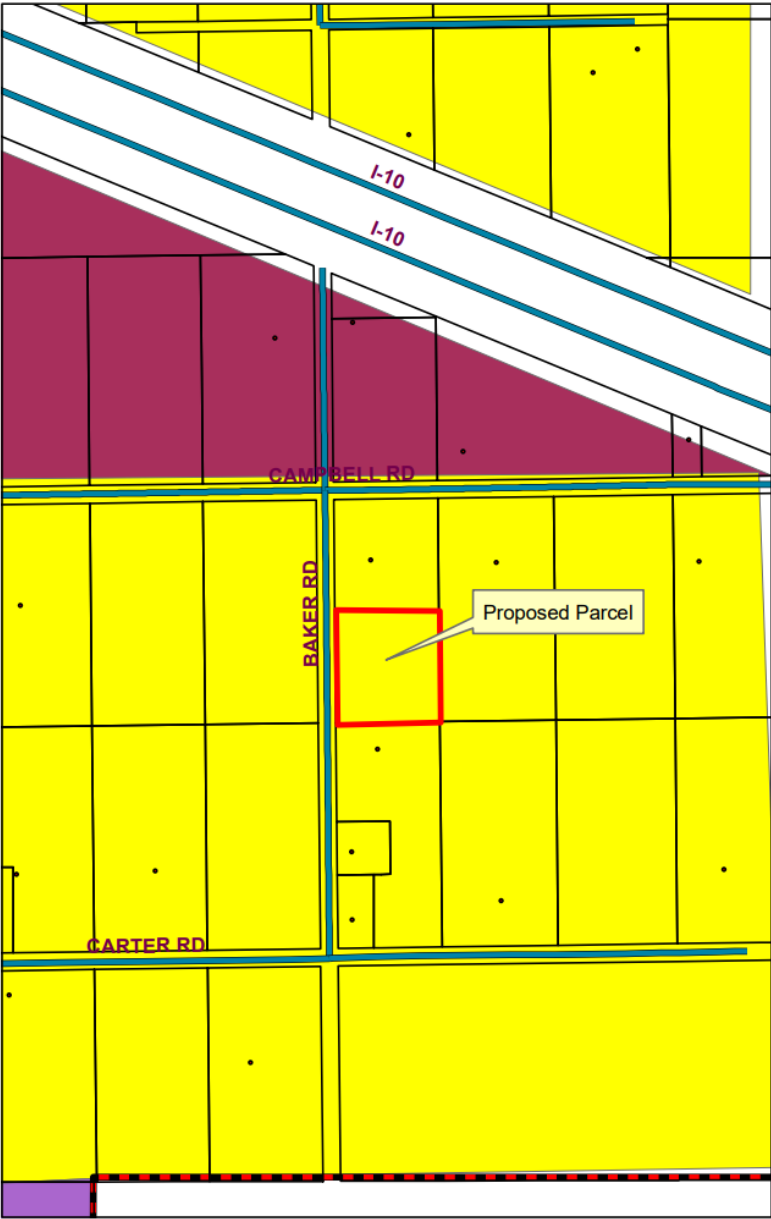
Prepared By:
City of Gautier
Planning Department

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)

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

GAUTIER, MISSISSIPPI

PLANNING DEPARTMENT
PUBLIC HEARING APPLICATION

Public Hearing Number

26-11-VAR

TO BE HEARD BY GAUTIER PLANNING COMMISSION:

FEE:

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): _____

E-Mail Address: mowadevelopment@bellsouth.net

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 3/4/26 Verify as Complete Bals

Fee Amount Received 176.00 Initials of Employee Receiving Application BR

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.

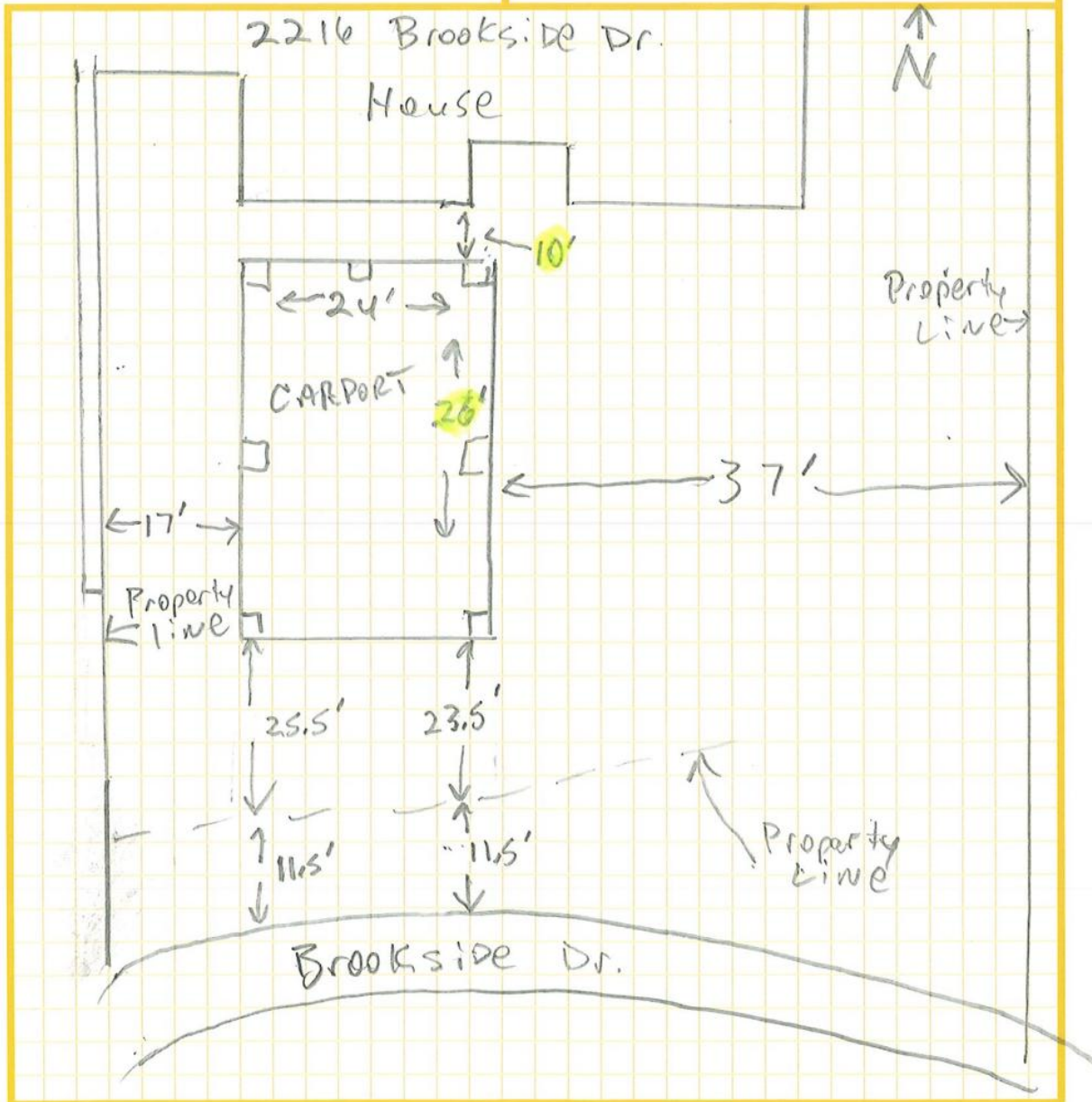
I thought a building permit was enough to construct my carport, but was told I need a variance

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.



Biloxi
228-392-2211

Hattiesburg
601-264-1111

Jackson
601-939-5151

Madison
601-859-5131

Meridian
601-703-0116

Exhibit A Location Map

Prepared by:
City of Gautier
Planning Department

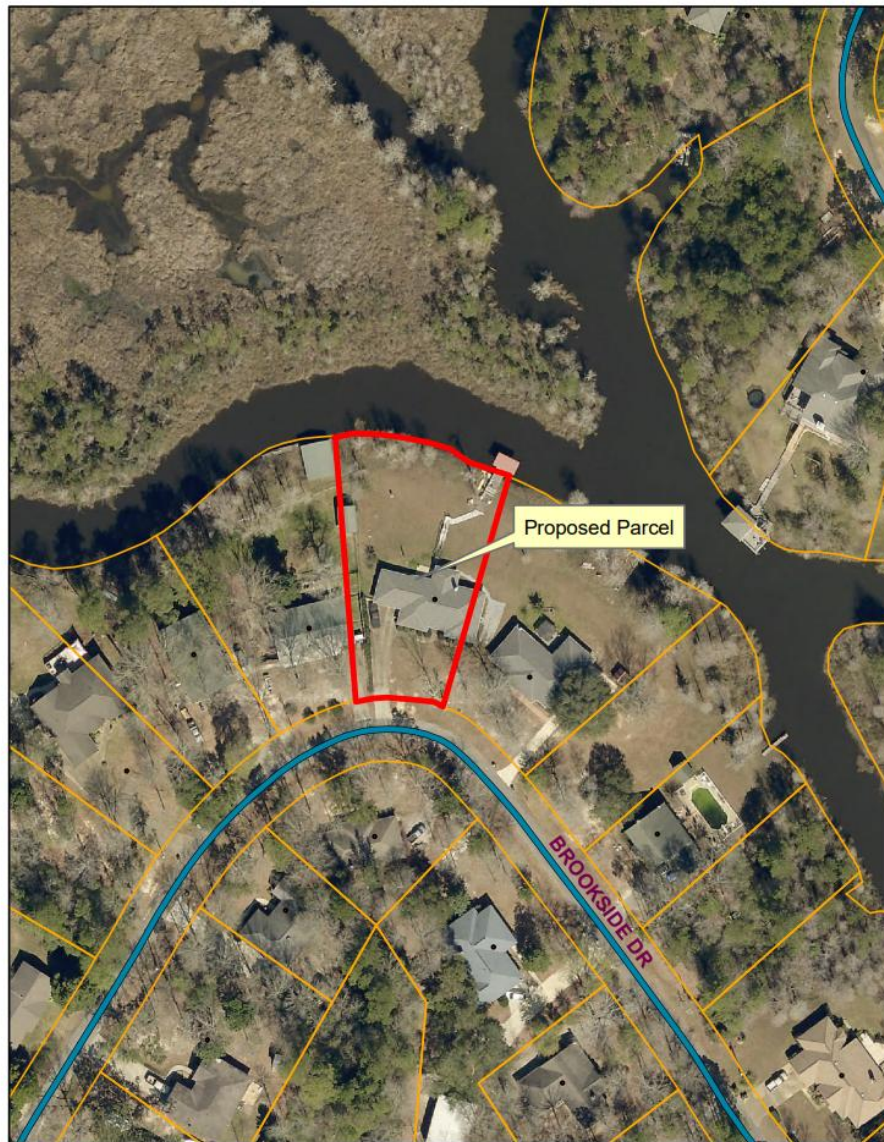


Exhibit B Existing Zoning

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

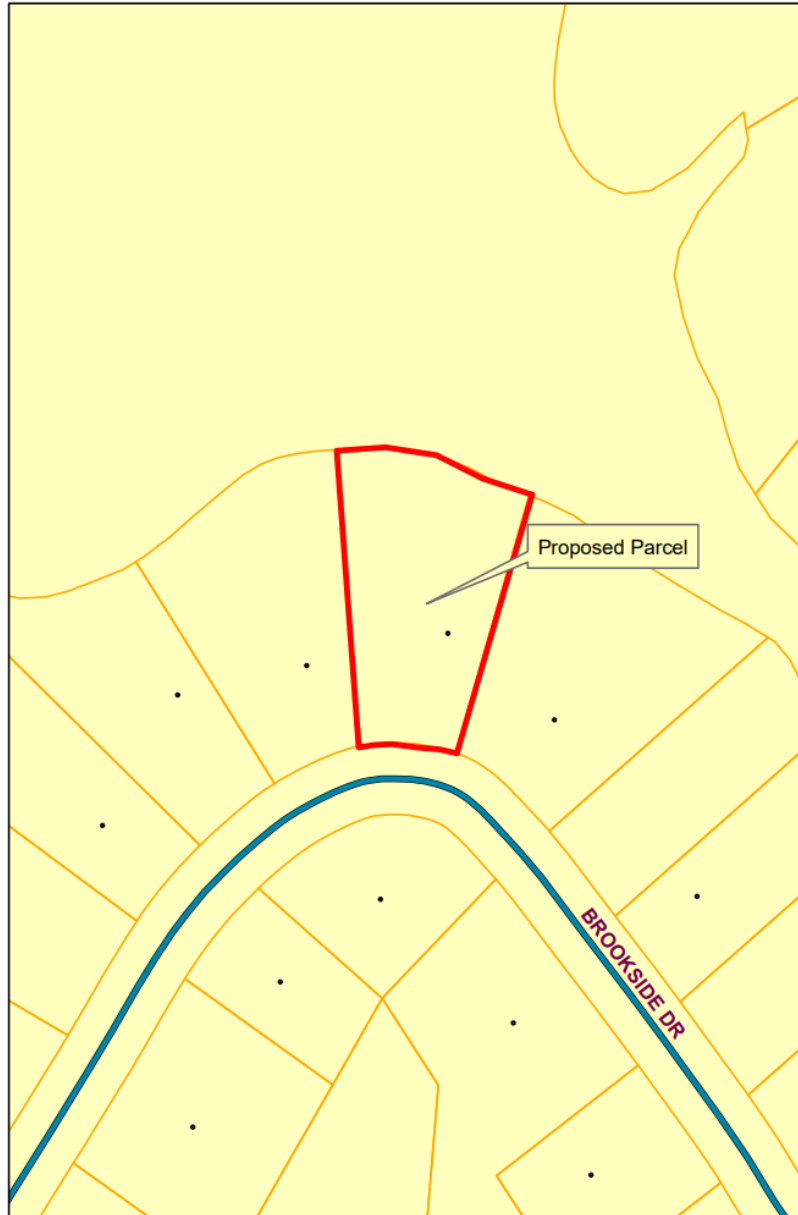


Exhibit C

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

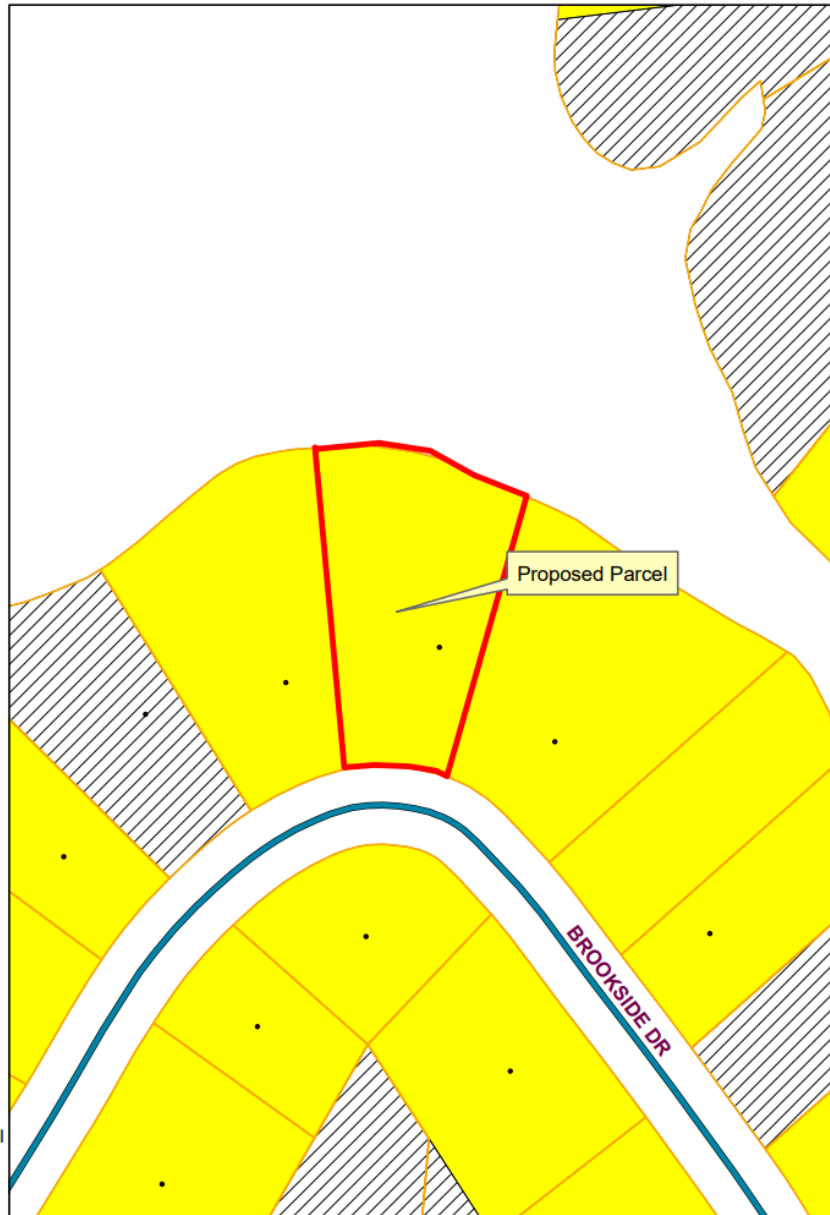
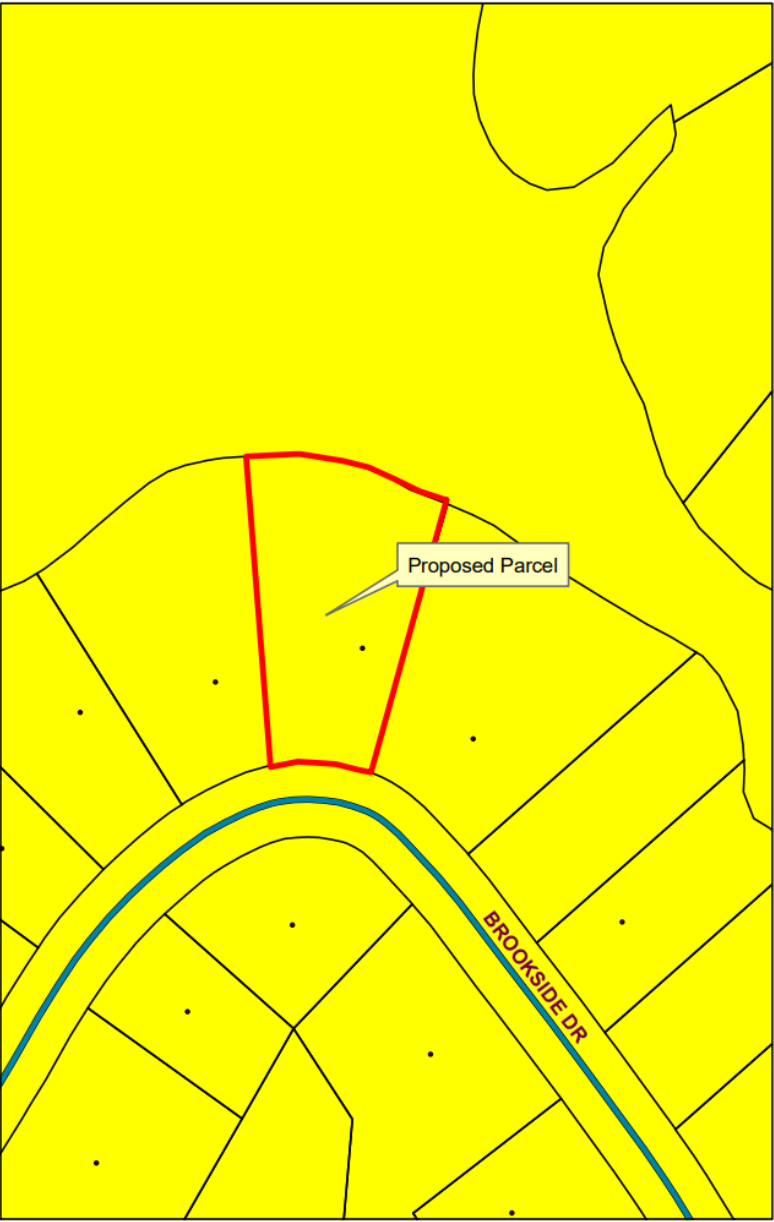
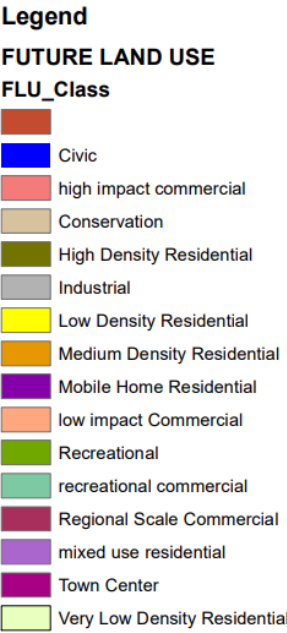


Exhibit D Future Land-Use

Prepared By:
City of Gautier
Planning Department



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)

CITY OF GAUTIER STAFF REPORT

To: Chairman and Members, Planning Commission

From: Scott Ankerson, 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:

4. 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.
5. Special Exception requires a public hearing before the Planning Commission and approval by the City Council (Section 4.14 of the UDO).
6. 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.
7. 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)
8. 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

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: Danny Taylor and Steve Jordan 824 35240001
2710 Old Spanish Trail

Name of Business: CTC Rentals LLC

Mow Development

Address: Reference Attachments

+ West 4.74 ± acres
of 824 35240001

Mailing Address (if different):

Email Address: chris.y @ airmastersmechanical.com

Phone: (228) 497-6462

Cell Phone: (228) 424-2743 - Chris Verborgh w/air

Reason for request, location and intended use of Property: See attached narrative,
Development 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 2/26/26 Verify as Complete Scott B.

Fee Amount Received 251.00

Initials of Employee Receiving Application Bals

OFFICIAL RECORDS JACKSON COUNTY, MS
Josh Eldridge, Chancery Clerk
Electronically Recorded
RECORDING FEE: \$ 28.00
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

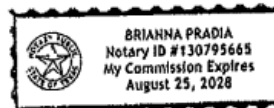
PERSONALLY appeared before me, the undersigned authority in and for the said County and State, on this 21st day of November, 2025 within my jurisdiction, the within named Sarah A. Darneille, who acknowledged that she is President of COLUMBIA VENTURES, INC., a New York Corporation, and that for and on 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.

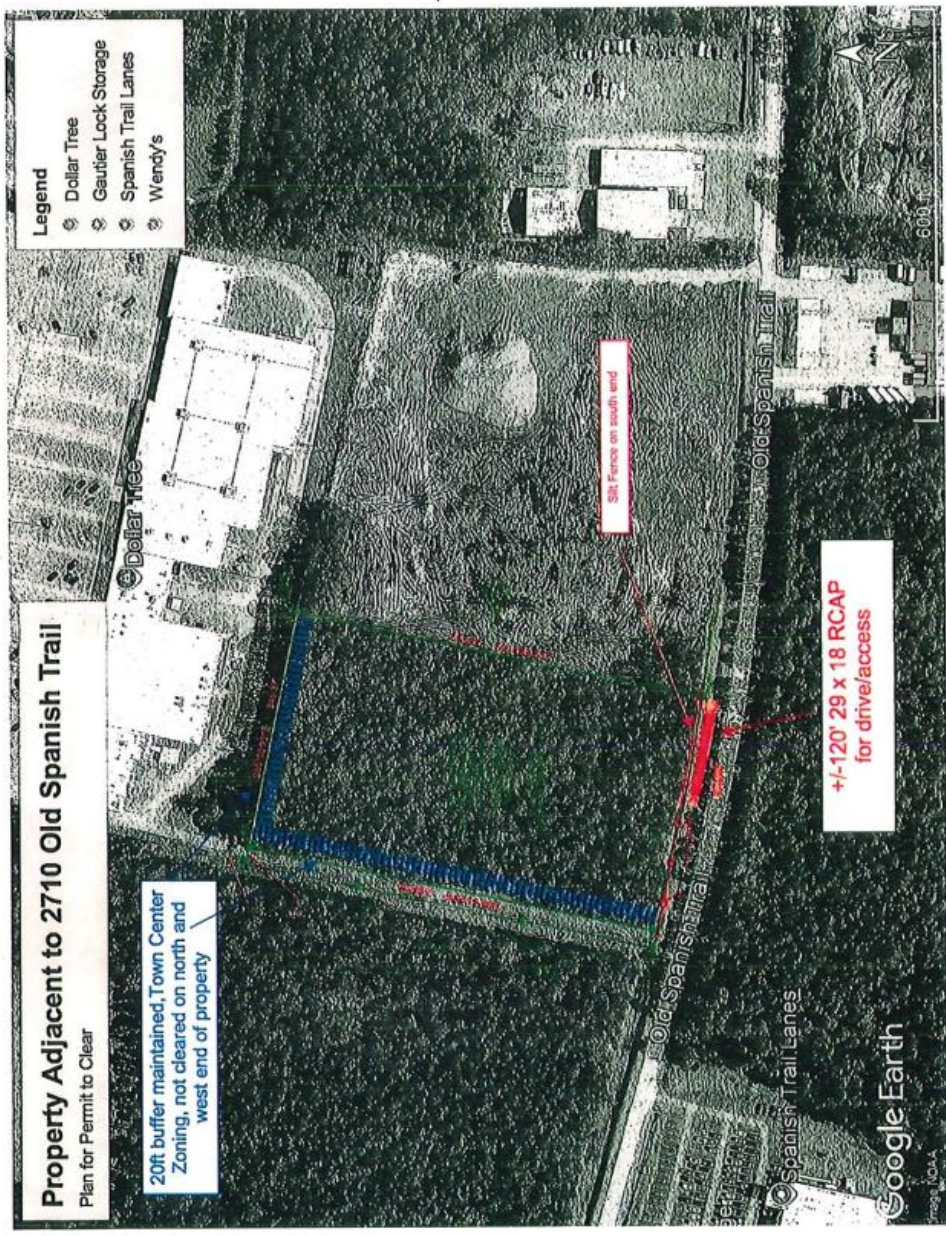
GIVEN under my hand and official seal, this the 21st day of November, 2025.

Brianna Pradia

Notary Public

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





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

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

Silt Fence on south end

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

Google Earth

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
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- 2) Mowa Development LLC
 - To be determined
 - Possible development of public access storage units

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- 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.

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





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

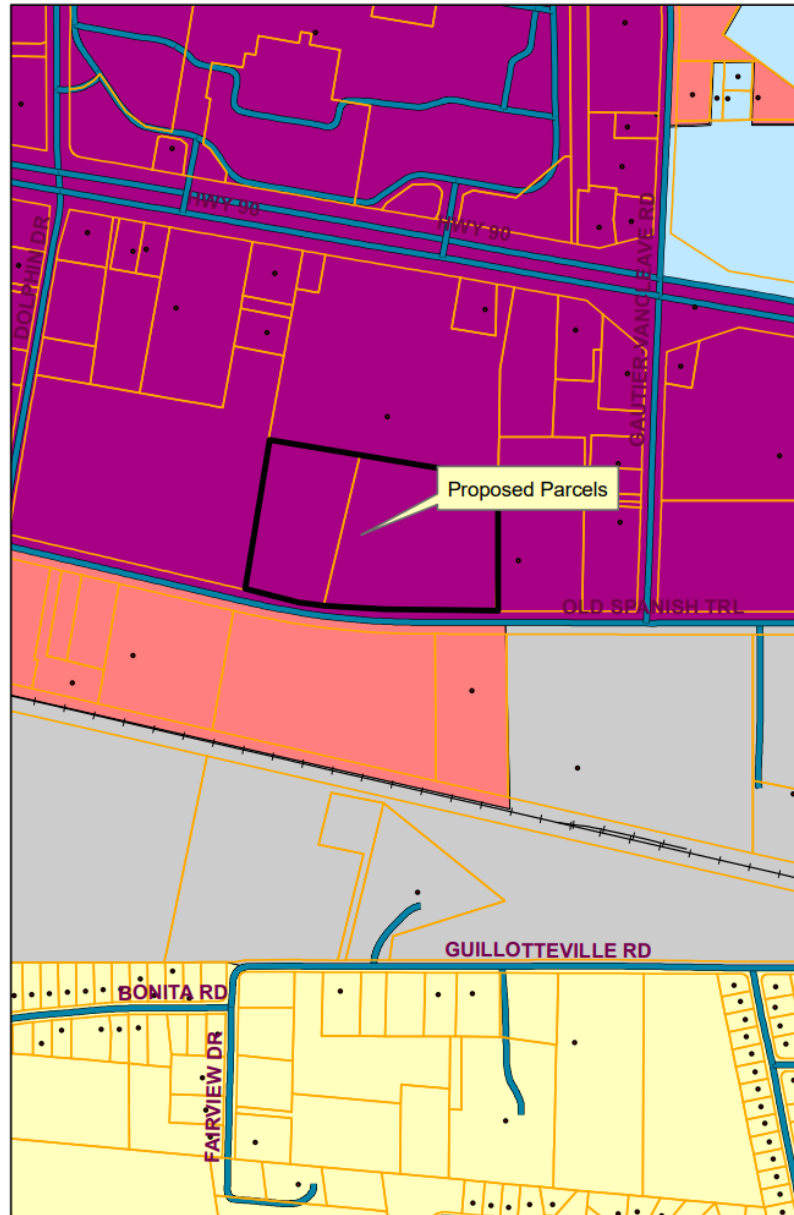


Exhibit C Existing Land-Use

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

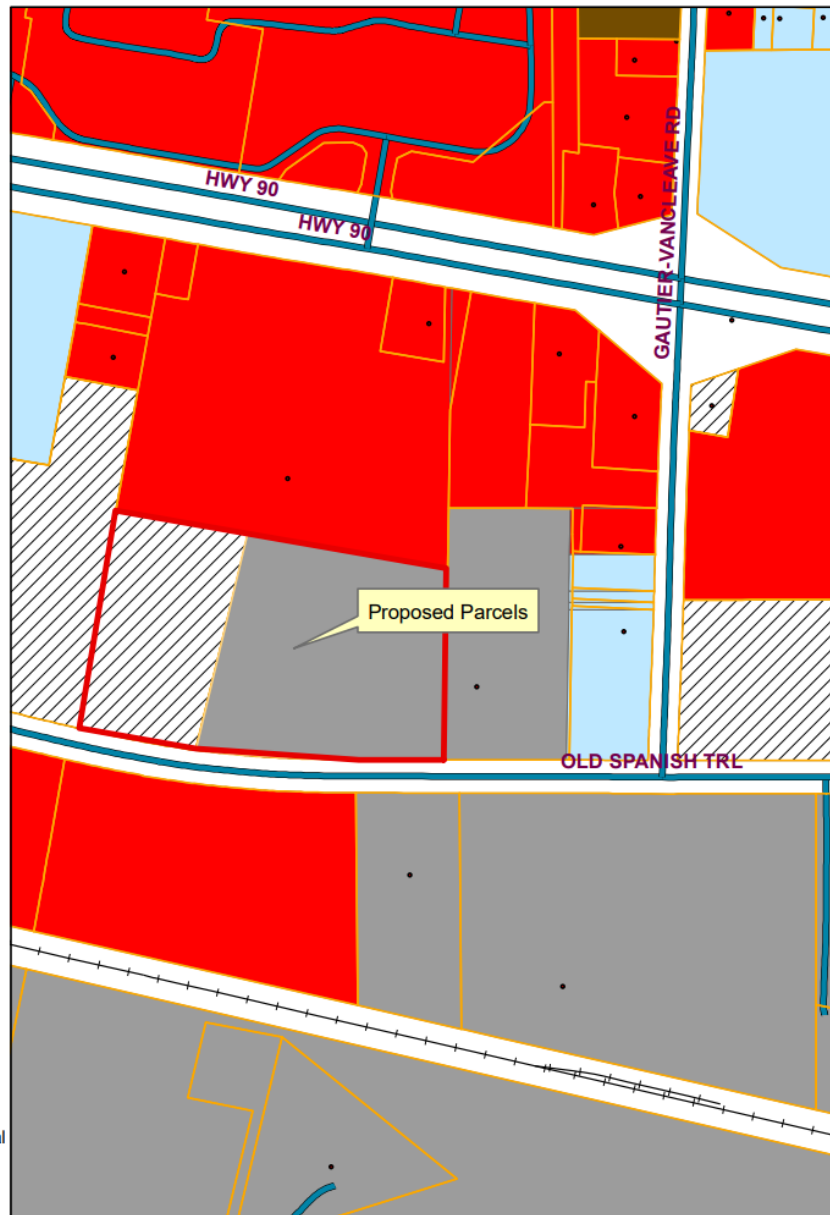


Exhibit D Future Land-Use

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



Air Masters Mechanical, Inc and Mowa Development
2700 and 2710 Old Spanish Trail, Gautier, MS 39553

The project at 2700 & 2710 Old Spanish Trail is a win-win for Air Masters and Huntington Ingalls. Air Masters builds the facilities and leases (rents) them to HII. Air Masters pays the small fee for doing business in Gautier and County taxes on the facilities they own. Think about the taxes you pay on your home each year. A lot, but not much compared to the value of your house.

Huntington Ingalls make multimillions of dollars a year. They would rent the facilities from Air Masters and not have to negotiate ad valorem taxes like they did in Pascagoula. HII reportedly gives Pascagoula no less than 40 Million Dollars a year (a negotiated rate) for services such as police and fire protection; and pays ad valorem taxes to the school system which reportedly were nonnegotiable.

Just think what Gautier could do to improve the City if HII requested the rezoning and paid ad valorem taxes to Gautier. Gautier could make the city more attractive for businesses looking for a place to build and for families looking for a place to settle down. But this will not happen. NO. The City of Gautier will lose with the current Air Masters HII arrangement which means the communities of Gautier and the families will lose.

If Huntington Ingalls, who plans to rent the facilities from Air Masters had requested the zoning change from TCMU-Town Center Mixed Use to I-Industrial, the City of Gautier and its families would benefit from the Millions of tax dollars in revenue going to the City of Gautier. With those taxes the Gautier would be able to do things it currently has no funds to do that would benefit Gautier the families in Gautier. Things like develop our Town Center, build parks in locations that children can safely and easily get to, develop a Senior Center with expanded activities that would attract seniors, have youth programs that all children can participate in regardless of income. Use your imagination.

The way things stand at this point, if Air Masters' request is approved, Gautier would be responsible for the added costs to the City because Air Masters would be like any other landlord. When you own the building and lease it out you receive a rental fee and pay the County property taxes and the City's business fee. Not much.

With HII renting the facilities ^{they} are responsible for their rent, utilities, phone, internet services and the like, and that's the end of it for them. Gautier would be responsible for services such as police and fire protection, would receive no funds for the school district nor for road work and repairs in that area. Gautier's operating cost would increase significantly.

With Air Master and Mowa Development requesting the zoning change from TCMU-Town Center Mixed Use to I-Industrial and renting the facilities out, their taxes on the facilities will be so low they will not help the City of Gautier grow nor provide needed services and/or activities

for families. Huntington Ingalls will avoid paying the millions of dollars they would have had to pay because it generates multi-millions of dollars in revenue building ships.

What makes the current arrangement between Air Masters and leasing company a win-win and a loss for the City of Gautier

1. Air Masters is leasing the facilities they are building to Huntington Ingalls, a multi-million-dollar company and only pay taxes on the facilities they build and rent out. Air Masters tax rate will be minimal and not enough to help the City of Gautier grow.
2. Huntington Ingalls is making millions of dollars and leasing the facilities will not have to negotiate [or would they?] the payment of ad valorem taxes to the City of Gautier, or the school system, or for services such as police and fire protection, or roads, which the City of Gautier will have to repair and possibly add lanes. Old Spanish trail is extremely congested during certain periods of the day.
3. If Huntington Ingalls had requested the rezoning and the City of Gautier and Huntington Ingalls could agree to ad valorem rates for the schools and service such as police and fire protection everyone could win.

The current arrangement is a lose-lose for the City of Gautier and families of Gautier and a win-win for the two multi-million-dollar companies.

Huntington Ingalls pays ad valorem taxes to the City of Pascagoula in the tune of a minimum of 40 mills to the City of Pascagoula for services such as fire and police protection and full ad valorem taxes for the school district, but seem to have figured out how to make money and not pay taxes in the City of Gautier.

Why would the City of Gautier make it easy for any industry in our town or wishing to settle in our town to make money and not be responsible for the services that will increase the City's costs and and passed on to the families in Gautier without negotiating with that company.

Before agreeing to the rezoning request the City needs to negotiate with Huntington Ingalls for revenue to meet the increased costs the City would have to absorb.

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)

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 “contactor’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 I 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

Revised 2/8/23

GAUTIER, MISSISSIPPI
PLANNING DEPARTMENT
PUBLIC HEARING APPLICATION

Public Hearing Number

26-13-RZ

TO BE HEARD BY GAUTIER PLANNING COMMISSION:

FEE:

Zoning Change _____

\$301.00

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

Name of Applicant:

Danny Taylor and Steve Jordan

2700 Old Spanish Trail
82435150.000

82435240.000

2710 Old Spanish Trail

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

82435240.040

E-Mail Address:

Chris.y@airmastersmechanical.com

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

2/26/26

Verify as Complete

Scott / BR

Fee Amount Received

301.00

Initials of Employee Receiving Application

BR

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

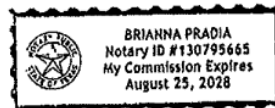
PERSONALLY appeared before me, the undersigned authority in and for the said County and State, on this 21st day of November, 2025 within my jurisdiction, the within named Sarah A. Darneille, who acknowledged that she is President of COLUMBIA VENTURES, INC., a New York Corporation, and that for and on 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

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



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
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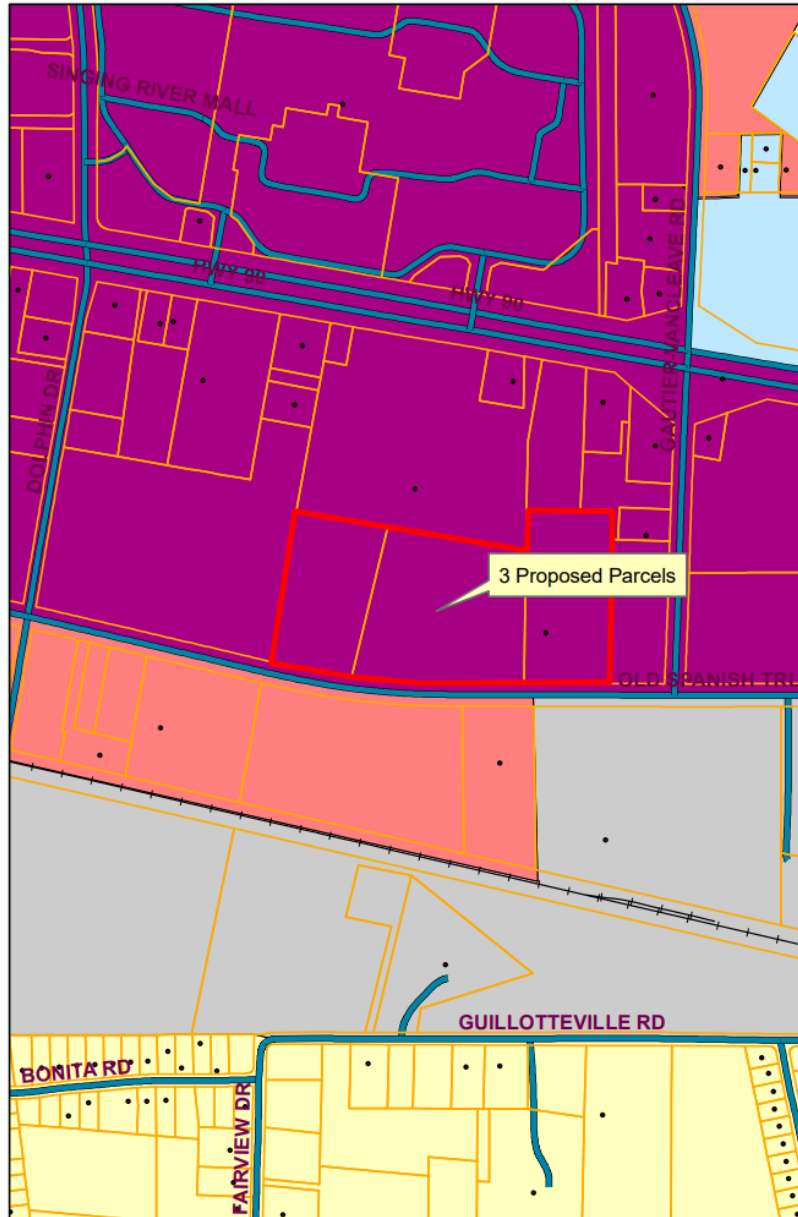


Exhibit C Existing Land-Use

Prepared by:
City of Gautier
Planning Department

Legend

EXISTING LAND USE

ELU_08

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- conservation
- civic
- industrial
- marina/fish camps
- high density residential
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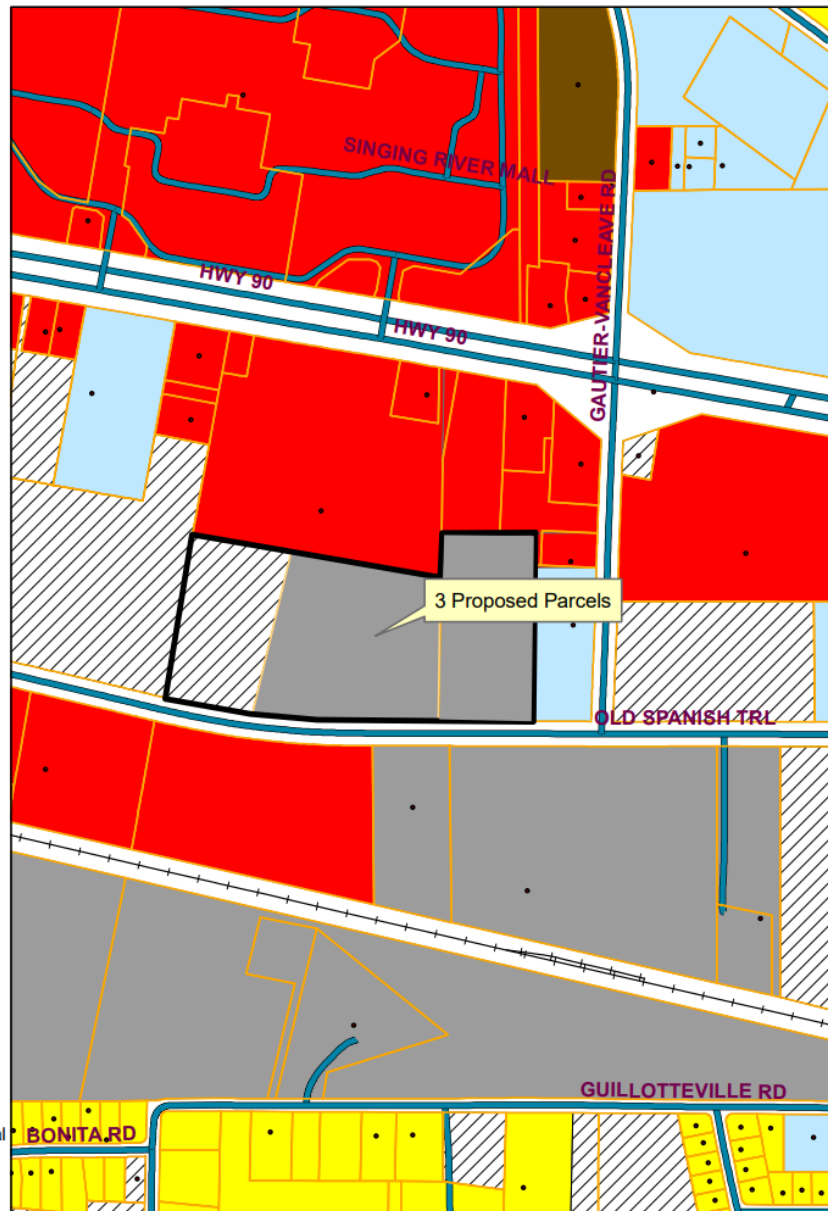
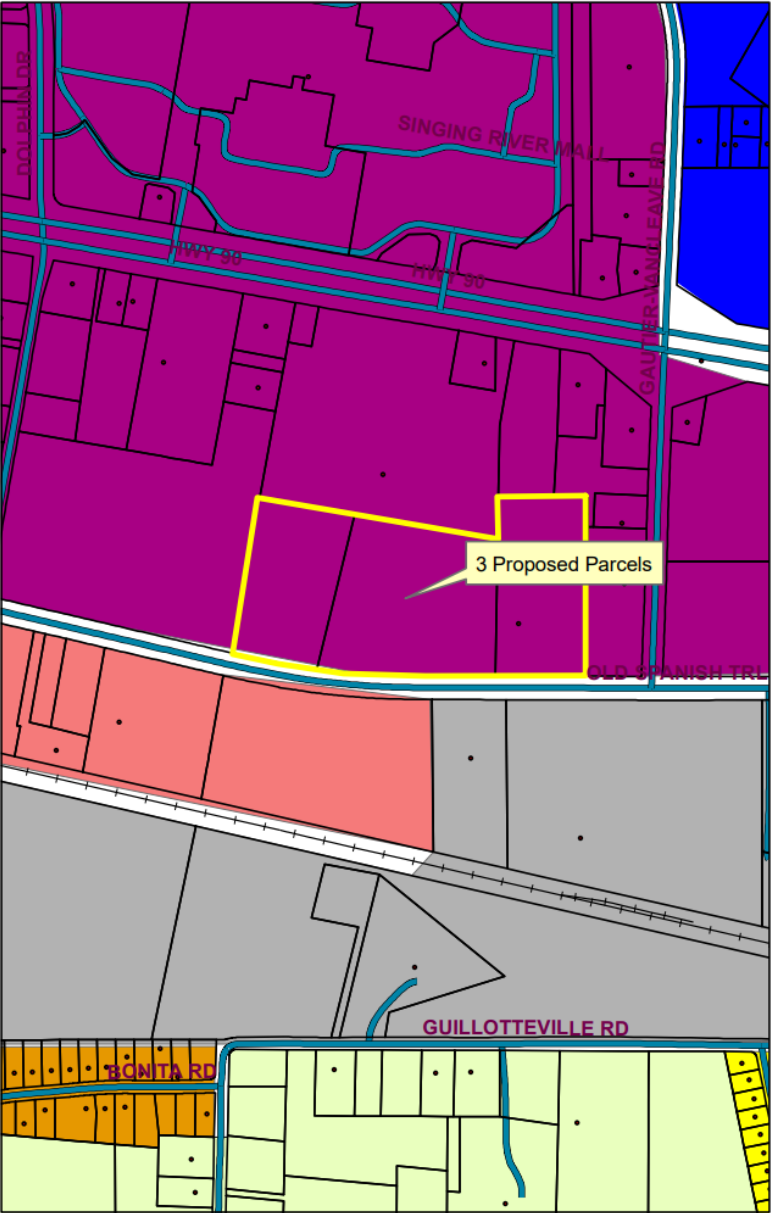
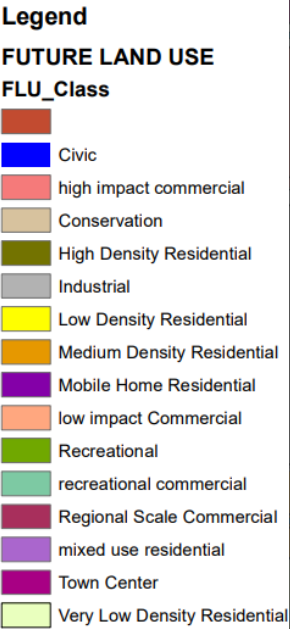


Exhibit D Future Land-Use

Prepared By:
City of Gautier
Planning Department



Gautier Planning Commission

Regular Meeting Agenda

May 7, 2026

GPC #26-19-CU

Maria Garcia, dba La Beauty Vault

1625 Highway 90, Suite D

VII. NEW BUSINESS

1. Consider a request for a Conditional Use-Major that would allow a tattoo parlor/permanent makeup business in a C-3 Highway Commercial Zoning District. 1625 Highway 90, (GPC #26-19-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: April 16, 2026

Subject: Consider a request for a Conditional Use-Major that would allow a tattoo parlor/permanent makeup business in a C-3 Highway Commercial Zoning District. 1625 Highway 90, Suite D (GPC #26-19-CU)

REQUEST:

The Planning Department has received a request from Maria Garcia, dba La Beauty Vault, for a Conditional Use-Major that would allow a tattoo parlor/permanent makeup business in a C-3 Highway Commercial Zoning District at 1625 Highway 90, Suite D, PID #82436520.100 (GPC #26-19-CU) The application fee of \$250 was paid on March 23, 2026. All public notice requirements have been met.

BACKGROUND:

The request property is zoned C-3 Highway Commercial.

1. Location: 1625 Highway 90, Suite D, PID #82436520.100 (See Exhibit A)
2. General features of the proposed project:
Total Area: Approximately 0.45 Acres
Existing multi-unit building
3. Existing Zoning – C-3 Highway Commercial (See Exhibit B)
4. Existing Land Use – Existing Commercial Building (See Exhibit C)
5. Comprehensive Plan Future Land Use Designation – Low impact Commercial (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.

Staff Finding: Yes. Tattoo Parlor is listed as a Conditional Use-Major in a C-3 Highway 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: It's compatible with other businesses in area.

Staff Finding: The proposed use is allowed in a C-3 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: No.

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.

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.

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: Yes.

Staff Finding: The Comprehensive Plan calls out "Low Impact Commercial" 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.

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: Yes.

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

26-19-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

FEE:

\$251.00

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

Name of Applicant:

Maria Garcia

PID # 82436520.100

Name of Business:

La Beauty Vault

Phone: 228 235 9438

Property Address:

1625 Hwy 90 suite D

Mailing Address (if Different):

1625 Hwy 90 suite D
Gautier MS

E-Mail Address:

labeautyvault11@gmail.com

Proposed Use Requiring Conditional Use:

Permanent makeup (Tattoo Parlor)

(Refer to Article V, UDO)

Proposed Location is:

☐ New Build

☒ Existing (with no modifications)

☐ Existing (with proposed modifications)

ATTACHMENTS REQUIRED AS APPLICABLE:

- _____ 1. Answers to the Criteria for Approval (see attached).
- _____ 2. Project Narrative (see attached).
- _____ 3. Diagram of intended use (see attached).
- _____ 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(s):

[Signature]

Date of Application:

3/23/20

FOR OFFICE USE ONLY

Date Received

3/23/20

Verify as Complete

Bals

Fee Amount Received

251.00

Initials of Employee Receiving Application

Bals

[Signature]

I, CHERYL MITCHELL, the fee simple owner(s) of the following described property:

Address:

1625 HWY 90 SUITE D, GAUTIER

Parcel ID No.: 82436520.100

hereby petition to the City of Gautier to *Grant a Conditional Use Major or Minor of* LASHES & PERMANENT MAKEUP (state proposed use from Article V of the Unified Development Ordinance) at the above reference property and affirm that MARIA GARCIA (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.

Cheryl Mitchell
(Owner's Signature)

(Owner's Signature)

Notary Information:

The foregoing instrument was acknowledged before me this 20th day of March 2020 by Cheryl Mitchell, who is personally known to me or has produced MS DL as identification and who did take an oath.

Addie L Bang
(Printed Name of Notary Public)

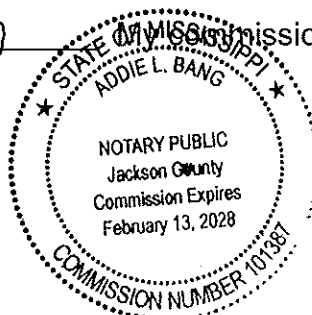
Addie L Bang
(Signature of Notary Public)

Commission # 101387

Commission expires

Feb 13, 2028

(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.

Answer this question

MAJOR CONDITIONAL USE CRITERIA FOR APPROVAL

1. Is the proposed use listed in the list of possible Conditional Uses in the particular Zoning District?
Yes
2. Please describe how the project is compatible with the character of development in the vicinity relative to (a) density, bulk, and intensity of structures, (b) parking, and (c) other uses. Please attach parking plan, site plan, architectural rendering, or other plans.
Its compatible with other businesses in area.
3. Will your project negatively affect neighboring property values or pose a real or perceived threat to citizens? Explain. *NO*
4. Will your project adversely affect vehicular or pedestrian traffic in the vicinity? Explain. *NO*
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*
6. Is the proposed use in harmony with the Comprehensive Plan? Explain how. *Yes*
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*
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. *Yes*

MINOR CONDITIONAL USE CRITERIA FOR APPROVAL

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

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

NARRATIVE

I own a business specializing in eyelash extensions and also provide permanent makeup services specifically microbladed eyebrows and lip blush. Currently, my business is still located in Ocean Spring, but I reside in Gautier. Due to my daughter's health needs, I have decided to relocate here Gautier. I do not perform permanent makeup every day. Clients typically visit only ~~once~~ once and do not return for a touch up until 1 or 2 years later. Consequently, I perform this 6 to 12 a year

①

Parcels: MITCHELL LEONARD MARK &

GISP	777.36-04-0040.00
FIRST_ROUT	0040
FIRST_SUFF	00
FIRST_SHAP	18,519.33
OID_	
ID	81,004.00
PIDN	82436520.100
MAPNO	779.36-36-071.00
GISP_1	777.36-04-0040.00
NAME	MITCHELL LEONARD MARK &
NAME2	CHERYL ANN
ADDRESS	P O BOX 515
CITY	GAUTIER MS
ZIP	39553
LOCATION	1625 HWY 90 GAUTIER
DESC1	COM INTERS E/L NW1/4 SE1/4 & N/M
DESC2	OLD HWY 90 N 120.04' TO POB N 9
DESC3	9.69' TO S/M HWY 90 N 75*W 206.9
DESC4	' S 88' S 76*E 207' M/L TO POB D
DESC5	B 1047-915 (40 MAP777.36-04)
DESC6	
DESC7	
DESC8	
DESC9	
DB	1047
DP	915
SECTION	36

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

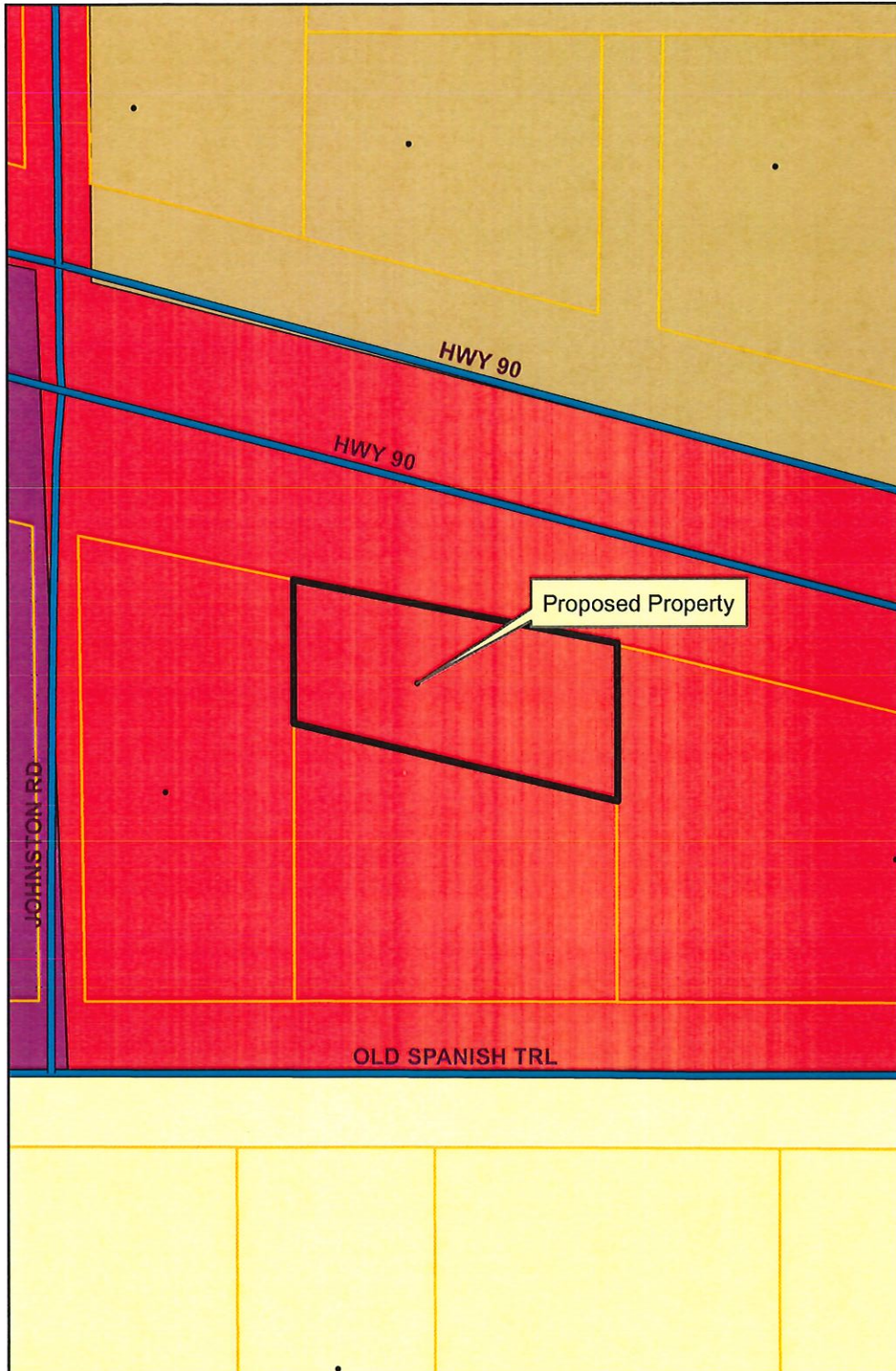


Exhibit C Existing Land-Use

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

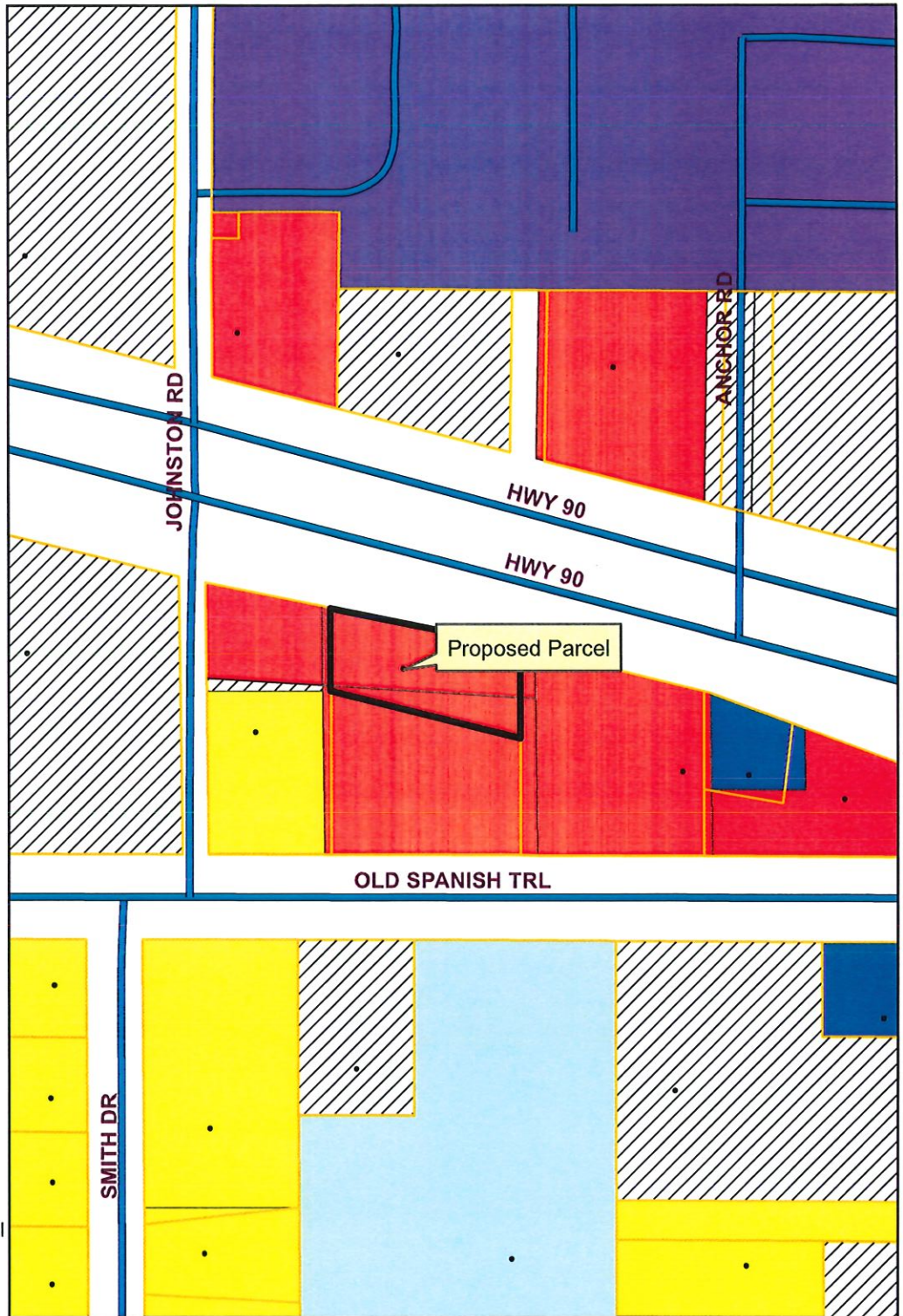


Exhibit D Future Land-Use

Prepared By:

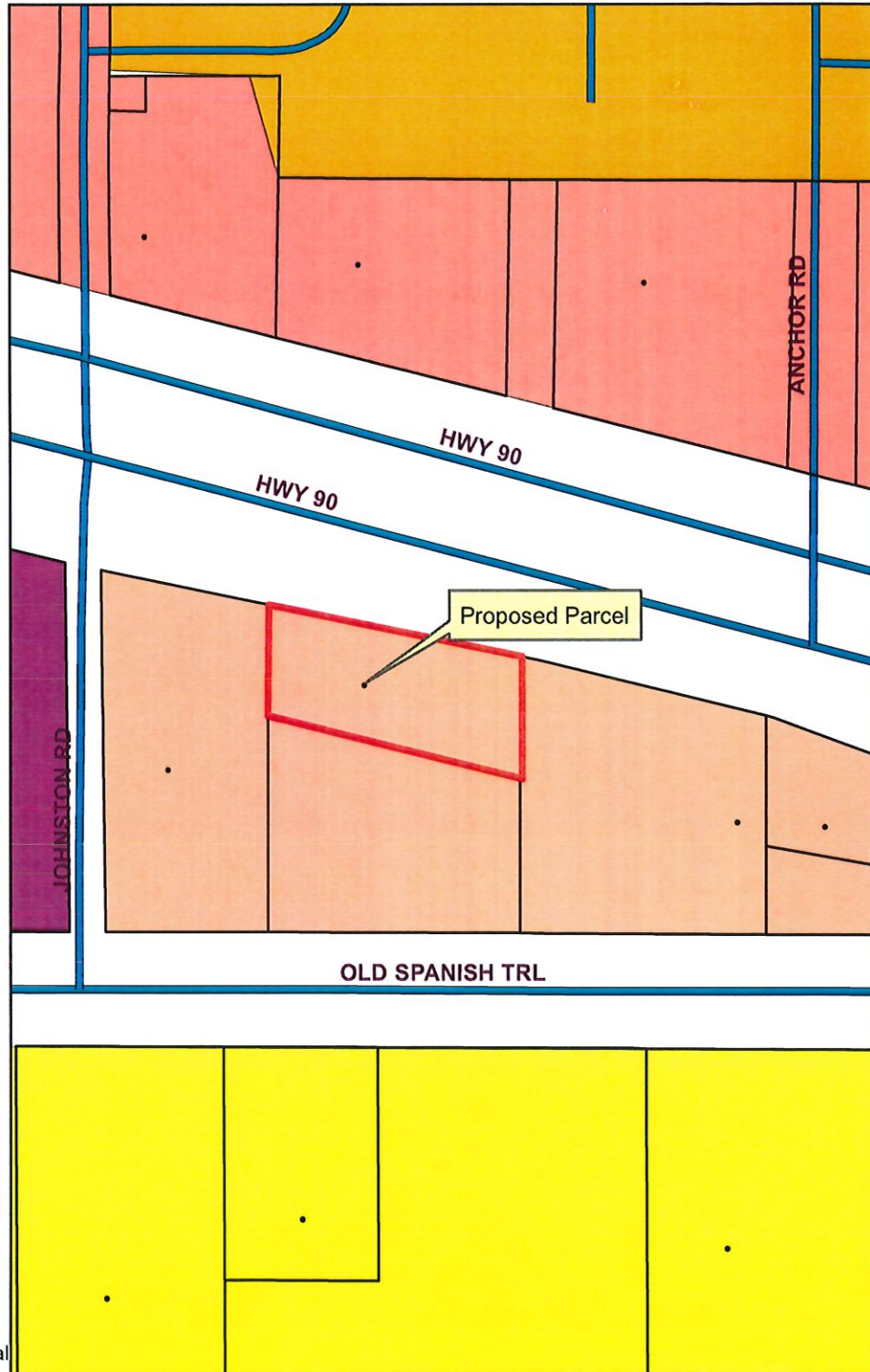
City of Gautier
Planning Department

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

May 7, 2026

GPC #26-20-CU

RAJ MANGAL dba LUNA LEGACY HOLDINGS LLC

3200 TOWNSEND ROAD

VII. NEW BUSINESS

2. Consider a request for a Conditional Use-Major that would allow an apartment complex in a TCMU Town Center Mixed Use Zoning District. 3200 Townsend Road, (GPC #26-20-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: April 16, 2026

Subject: Consider a request for a Conditional Use-Major that would allow an apartment complex in a TCMU Town Center Mixed Use Zoning District. 3200 Townsend Road, (GPC #26-20-CU)

REQUEST:

The Planning Department has received a request from Raj Mangal dba Luna Legacy Holdings LLC for a Conditional Use-Major that would allow an apartment complex in a TCMU Town Center Mixed Use Zoning District. 3200 Townsend Road, PID #82436460.000 (GPC #26-20-CU) The application fee of \$250 was paid on March 24, 2026. All public notice requirements have been met.

BACKGROUND:

The request property is zoned TCMU Town Center Mixed Use.

1. Location: 3200 Townsend Road, PID #82436460.000 (See Exhibit A)
2. General features of the proposed project:
Total Area: Approximately 1.58 Acres
3. Existing Zoning – TCMU Town Center Mixed Use (See Exhibit B)
4. Existing Land Use – Vacant (See Exhibit C)
5. Comprehensive Plan Future Land Use Designation – TCMU Town Center Mixed Use (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.

Staff Finding: Yes. Apartment Building is listed as a Conditional Use-Major in a TCMU Town Center Mixed Use Zoning District.

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

Applicant Response: It is right next to R1 property and already conditional use for this zoning.

Staff Finding: The proposed use is allowed in a TCMU 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: No, It will increase property value and no longer be vacant land sitting.

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, it is next to two heavily traveled roads equipped for heavy traffic.

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: To my knowledge the public services and facilities are adequate enough to service the apartments.

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: Yes, this will provide housing for diverse market needs including various income and population groups.

Staff Finding: The Comprehensive Plan calls for TCMU Town Center Mixed Use 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, it is residences. They should not have any of these issues.

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: No other provisions have been made yet. Yet, this property is already allowed apartments through conditional use.

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

26-20-CU

TO BE HEARD BY GAUTIER PLANNING COMMISSION AND CITY COUNCIL:

Conditional Use - Major

FEE:

\$251.00

TO BE HEARD BY PLANNING DIRECTOR:

FEE:

Conditional Use - Minor

\$251.00

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

Name of Applicant: Raj Mangal

Name of Business: Luna Legacy Holdings LLC Phone: 228-627-2815

Property Address: 3200 Townsend Road Mailing Address (if Different): 6625 Dwyer Circle Ocean Springs, Ms, 395

E-Mail Address: rajmangal7@gmail.com

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

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

ATTACHMENTS REQUIRED AS APPLICABLE:

- ☒ 1. Answers to the Criteria for Approval (see attached).
- ☒ 2. Project Narrative (see attached).
- ☒ 3. Diagram of intended use (see attached).
- ☒ 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(s): [Signature] Date of Application: 3-24-26

FOR OFFICE USE ONLY

Date Received 3/24/26 Verify as Complete Babus

Fee Amount Received 251.00 Initials of Employee Receiving Application Babus

I, Silvergirl, LLC (Sybil Sauls), the fee simple owner(s) of the following described property:

Address:	<u>3200 Townsend Rd.</u>
	<u>Gautier, MS 39553</u>
Parcel ID No.:	<u>82436460.000</u>

hereby petition to the City of Gautier to Grant a Conditional Use Major or Minor of Apartment building(s) (state proposed use from Article V of the Unified Development Ordinance) at the above reference property and affirm that Raj Mangal (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.

Kendall Sauls Conservator
(Owner's Signature)

(Owner's Signature)

Notary Information:

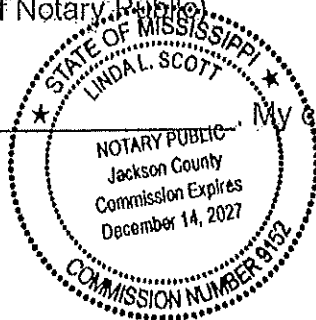
The foregoing instrument was acknowledged before me this 11th day of March, 2026 by Kendall Sauls, who is personally known to me or has produced his driver's license as identification and who did take an oath.

Linda L. Scott
(Printed Name of Notary Public)

Linda L. Scott
(Signature of Notary Public)

Commission # _____ My commission expires _____

(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?
Yes
2. Please describe how the project is compatible with the character of development in the vicinity relative to (a) density, bulk, and intensity of structures, (b) parking, and (c) other uses. Please attach parking plan, site plan, architectural rendering, or other plans. *It is right next to R1 property and already conditional use for this zoning.*
3. Will your project negatively affect neighboring property values or pose a real or perceived threat to citizens? Explain. *No, it will increase property value and no longer be vacant land sitting.*
4. Will your project adversely affect vehicular or pedestrian traffic in the vicinity? Explain. *No, it is next to 2 heavily traveled roads equipped for heavy 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? *The To my knowledge the public services & facilities are adequate enough to service the apartments.*
6. Is the proposed use in harmony with the Comprehensive Plan? Explain how. *Yes, this will provide housing for diverse market needs including various income and population groups.*
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, it is residences. They should not have any of these issues.*
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. *No other provisions have been made yet. This property is already allowed apartments through conditional use.*

X 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.

Project Narrative – Conditional Use Application Proposed Residential Fourplex Development 3200 Townsend Drive – Gautier, Mississippi

The proposed project consists of the development of small-scale multifamily residential buildings on the property located at 3200 Townsend Drive in Gautier, Mississippi. The purpose of the project is to provide quality residential housing in a well-maintained environment while remaining compatible with surrounding development patterns in the area.

Each residential structure will be constructed as a four-unit apartment building (fourplex). The total building size will be approximately 5,000 square feet, with approximately 2,500 square feet on the ground level and 2,500 square feet on the upper level. Each building will contain two residential units on the first floor and two residential units on the second floor, for a total of four rental units per building.

The buildings will be designed as small-scale residential structures intended to blend with surrounding development and maintain an appropriate residential character. The overall layout and scale of the buildings will be consistent with typical low-density multifamily housing developments found throughout the Gautier area.

In addition to the residential buildings, the development will include a small on-site leasing or management

office of approximately 600 square feet. This office will be used for property management activities, tenant communication, and general administrative functions related to the operation of the property.

No outdoor storage areas are proposed as part of the development. A small seating area, such as a bench, may be placed near the leasing office for tenants and visitors.

Parking will be provided on site at a ratio of approximately two spaces per residential unit. Each fourplex building will have approximately eight designated parking spaces available for residents and guests. Parking areas will be paved and designed to allow safe and efficient vehicle circulation throughout the property.

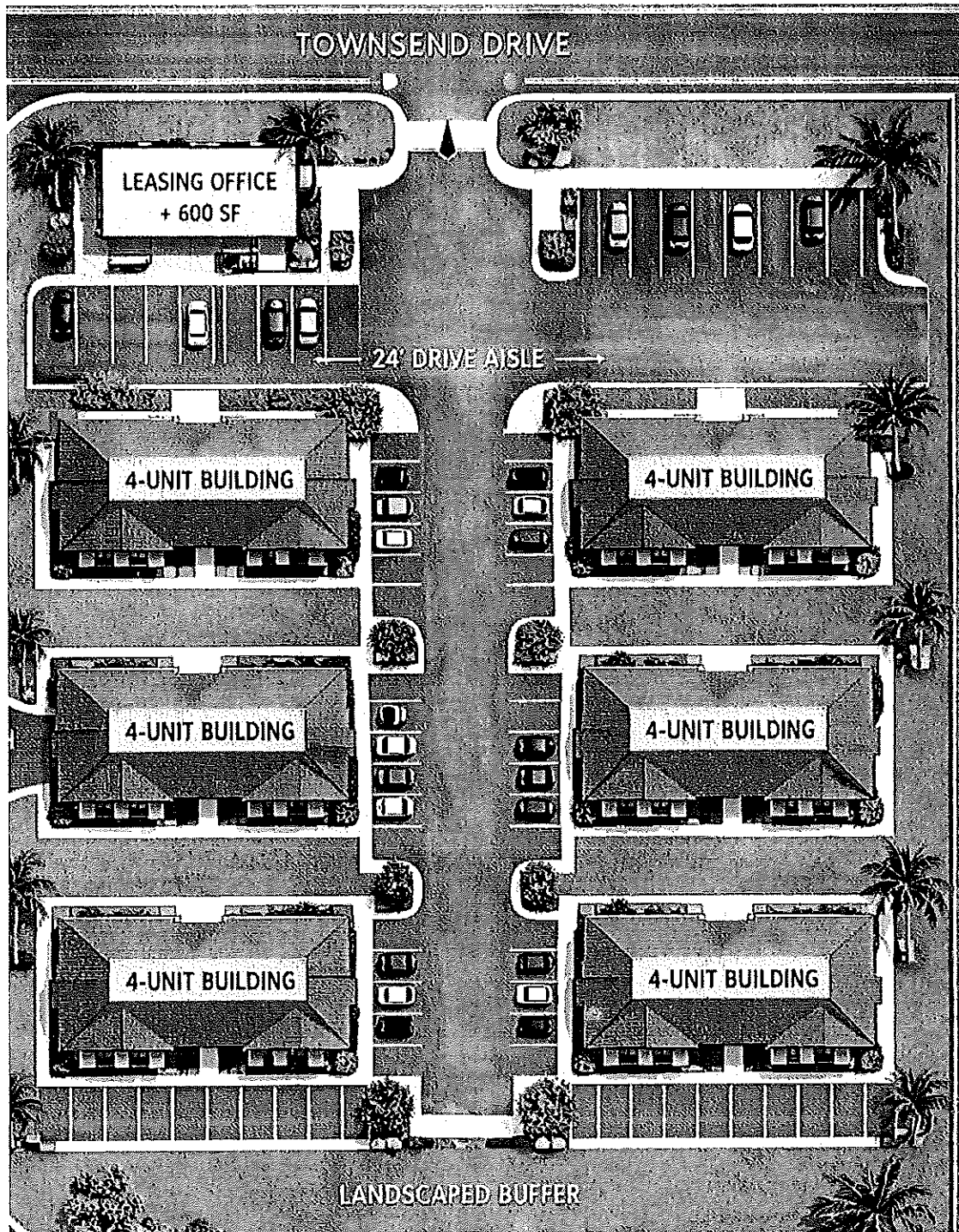
Traffic generated by the development is expected to be light and consistent with typical residential apartment use. Vehicle traffic will primarily consist of residents entering and leaving the property, along with occasional visitor traffic. The site will allow access for passenger vehicles as well as small service vans or small box trucks used for deliveries or maintenance. The development is not intended to accommodate large commercial vehicles such as tractor-trailers.

The proposed development will include several site improvements to enhance the overall appearance and functionality of the property. These improvements will include paved parking areas, internal drive aisles,

pedestrian sidewalks, exterior lighting, and landscaped areas throughout the site. These features are intended to create an attractive, safe, and well-maintained residential environment.

Overall, the project is designed to provide additional housing opportunities within the City of Gautier while maintaining a scale and operational impact that is compatible with surrounding properties and neighborhood character.

Diagram



Rough idea of proposed. Changes may be made

FIRST_SHAP	65,481.58
OID_	
ID	80,990.00
PIDN	82436460.000
MAPNO	779.36-36-140.00
GISP_1	777.36-04-0048.00
NAME	SILVERGIRL LLC
NAME2	
ADDRESS	P O BOX 1590
CITY	OCEAN SPRINGS MS
ZIP	39566
LOCATION	3200 TOWNSEND RD GAUTIER
DESC1	COM SWC SE1/4 E 660' N 1381.05'
DESC2	TO N/M OLD SPANISH TRAIL & POB S
DESC3	89* W 323.18' TO E/M RD N 251.2
DESC4	6' S 76* E 332.46' S 174.78 TO P
DESC5	OB DB 1509-446 (48 MAP777.36-04)
DESC6	'PER SURVEY'
DESC7	
DESC8	
DESC9	
DB	1509
DP	446
SECTION	36
TOWN	7
RANGE	7
ACREAGE	1.58
EXEMPT	0
DISTRICT	3840

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

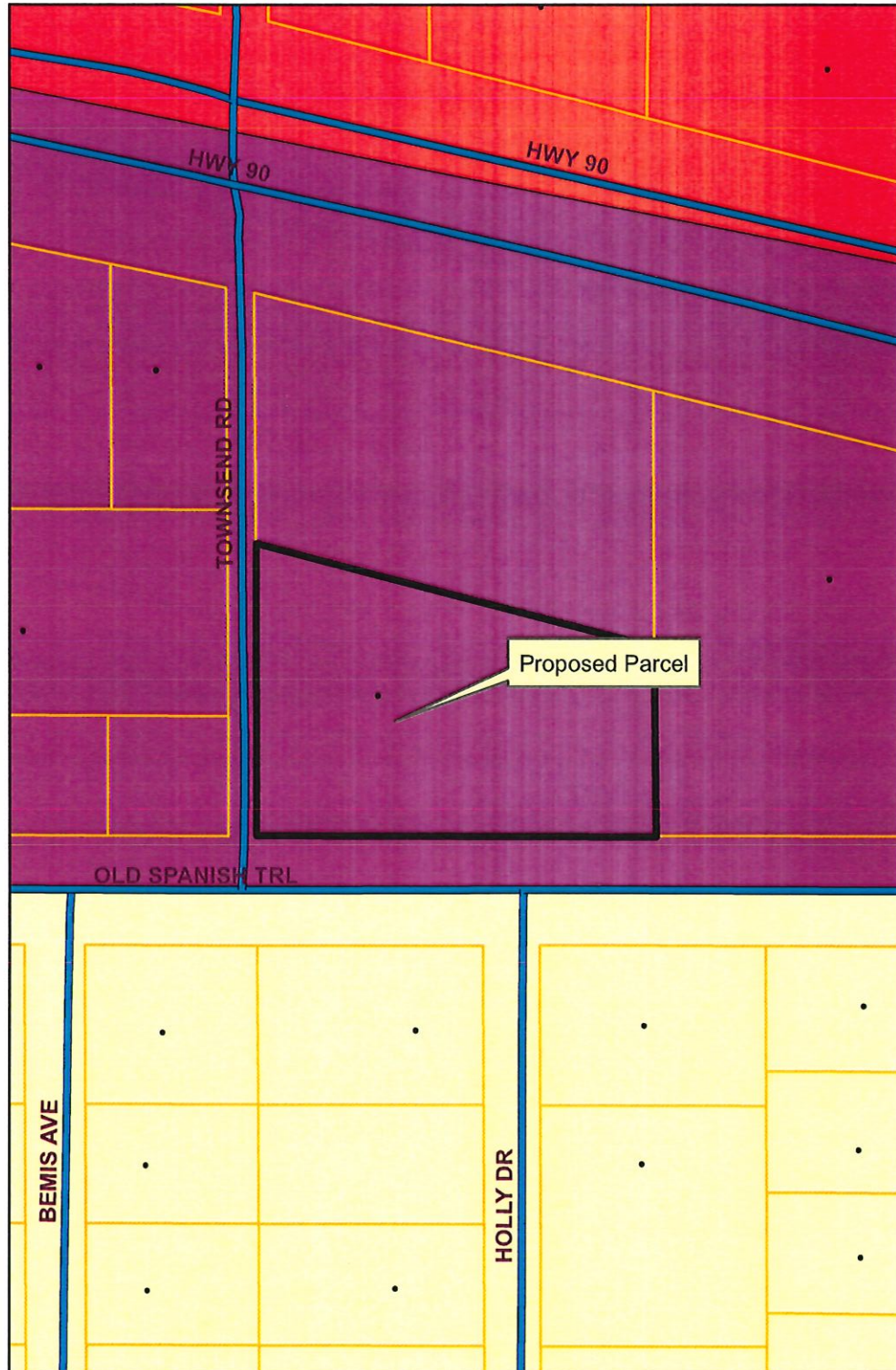


Exhibit C

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:

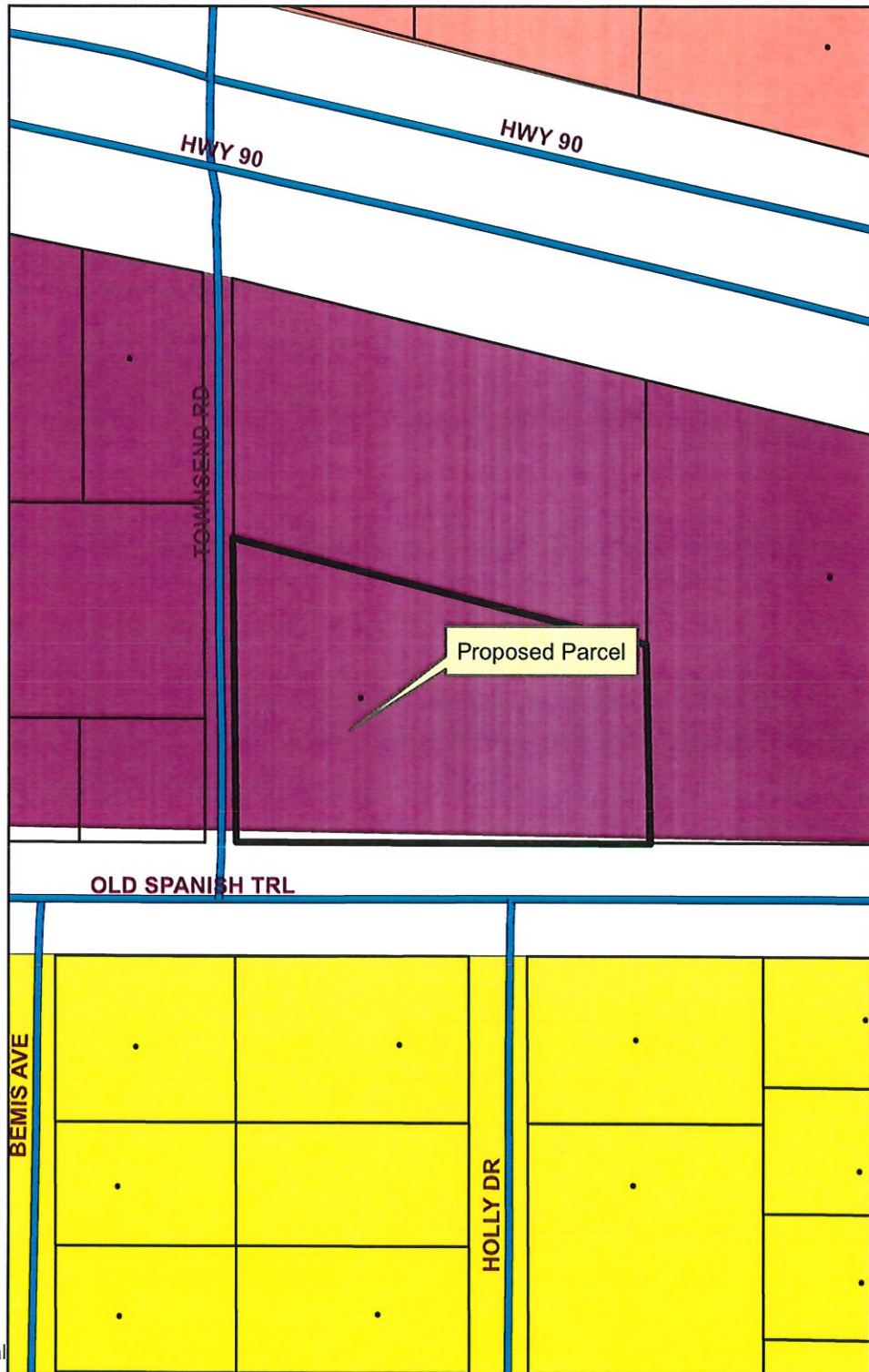
City of Gautier
Planning Department

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

May 7, 2026

GPC #26-21-SE

Brian Walters

PID #82423510.000

Gautier Vancleave Road

VII. NEW BUSINESS

3. Consider a request for a **SPECIAL EXCEPTION** that would allow the outdoor display and sales of portable storage sheds in the C-2 Community Commercial Zoning District at PID #82423510.000 Gautier Vancleave Road (GPC #26-21-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 Ankerson, Planning Director

Date: April 16, 2026

Subject: Consider a request for a Special Exception that would allow the outdoor display and sales of portable storage sheds in a C-2 Community Commercial Zoning District. PID #82423510.000, Gautier Vancleave Road. (GPC #26-21-SE)

REQUEST:

The Planning Department has received a request from Brian Walters for a Special Exception that would allow the outdoor display and sales of portable storage sheds in a C-2 Community Commercial Zoning District at PID #82423510.000, Gautier Vancleave Road. (GPC #26-21-SE). The application fee of \$250 was paid on March 24, 2026. All public notice requirements have been met.

BACKGROUND:

The request property is zoned C-2 Community Commercial.

1. Location: Gautier Vancleave Road, PID #82423510.000 (See Exhibit A)
2. General features of the proposed project:
Lot Size: approximately 0.56 acres
3. Potable Water and Wastewater Services: Available at current location
4. Current Zoning (See Exhibit B): C-2 Community Commercial.
5. Current Surrounding Zoning (See Exhibit B): C-2 Community Commercial to the north, west, and south. R-1 Low Density Single Family Residential to the east.
6. Current Surrounding Existing Land Use (See Exhibit C): Vacant to the north, south, and west. Residential to the east.
7. Comprehensive Plan Future Land Use Designation (See Exhibit D): Low Density Residential.

DISCUSSION:

The following addresses the review criteria for a 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: See Attached.

Staff Finding: Unsubstantiated

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: See Attached

Staff Finding: Unsubstantiated

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

Applicant Response: See Attached

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

26-21-SE

TYPE OF REQUEST:

Special Exception

FEE:

\$251.00

*Includes \$1.00 filing fee per MS Code \$25-80-5

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: Brion Walters (AKA) BJ

Name of Business: Business Name (Pending)

Address: See Legal Description - No address for property.

Mailing Address (if different): 122 Butterfly Ln, Lucedale MS 39452

Email Address: bjwalters81@gmail.com

Phone: 228-219-4948 Call Phone: 228-992-9299 *

Reason for request, location and intended use of Property: Outdoor Display and Sales of portable storage sheds, No brick and mortar retail store.
(unmanned)

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: Brion Walters

FOR OFFICE USE ONLY

Date Received 3/24/26 Verify as Complete Babs

Fee Amount Received 251.00

Initials of Employee Receiving Application Babs

Date of Application:

03/24/2026

I, CHERYL MITCHELL, the fee simple owner of the following described property (give legal description):

PARCEL#: 82423510.000 - COM NEC NE1/4 SE1/4
SEC 23 S 849.3' TO N/M RD N 79 DEG W ALG RD
260.8' FOR POB CONT ALG RD 156.3' TO E/M
GAUTIER-VAN CLE AVE RD NE LY ALG SAID RD
224' S 79 DEG E 87' MIL S 11 DEG W 210' TO
POB DB 1021-355 (67 MAP 776.23-D4)

hereby petition to the City of Gautier to Grant a Special Exception of _____

PORTABLE BUILDING SALES and affirm that BRIAN WALTERS

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.

Cheryl Mitchell
(Owner's Signature)

The foregoing instrument was acknowledged before me this 24th day of March, 2026 by Cheryl Mitchell, who is personally known to me or has produced MS DL as identification and who did take an oath.

Addie L Bang
(Printed Name of Notary Public)

Addie L Bang
(Signature of Notary Public)

Commission # 101387. My commission expires Feb 13, 2028

(Notary's Seal)



81



GAUTIER VANCE LEAVE RD

57'

PS
8x10

166,500.00

PS
8x8

PS
8x12

PS
10x16

PS
10x10

PS
12x14

PS
14x30

PS
14x20

Proposed
Passage Way

210'

82423 500.0

PS- Portable Shed

24'

24'

Proposed
Parking Pad
ENTER/EXIT
Gravel

150.3

126'

24'

Callie Road

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?

A literal interpretation of the City of Gautier's Unified Development Ordinance would prevent me from using my property in a way that is common and reasonable for other owners in this same district. By denying this special exception, I would be unable to make practical use of the land for small-scale storage and display of portable buildings, even though similar low-impact uses already exist nearby and are allowed under comparable circumstances. This would create an unnecessary financial and practical hardship by leaving the property underutilized and limiting my ability to support my family business while still meeting all safety and appearance standards.

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?

The requested special exception is in harmony with the purpose and intent of the Unified Development Ordinance because it supports small-scale local business while maintaining public safety, good appearance, and compatible land use. This will be a quiet, low-impact operation with daytime hours only, minimal employees to zero employees, with low traffic, and I will maintain the property with respect to nearby homes and businesses. I am committed to being a good neighbor by keeping the site clean, providing adequate parking and safe access, and operating in a way that does not create noise, lighting, or congestion problems, while adding tax revenue and services that benefit the City of Gautier.

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

The need for this special exception comes from the unique zoning and existing development pattern around this parcel, not from anything I have done as the owner. The property's location, size, and access make it especially suitable for low-impact outdoor display of portable buildings, but the current ordinance does not clearly list this specific type of small-scale sales use as permitted, which creates a technical barrier. I have not subdivided, built, or used the property in a way that created this situation; I am simply asking for a reasonable allowance so the land can be used productively and responsibly within the spirit of the city's development regulations.

FIRST_SUFF	00
FIRST_SHAP	27960.1485738
SHAPE_Leng	745.64976356
ID	80111
PIDN	82423510.000
MAPNO	776.23-23-007.00
GISP_1	776.23-04-0067.00
NAME	MITCHELL LEONARD MARK &
NAME2	CHERYL ANN
ADDRESS	P O BOX 515
CITY	GAUTIER MS
ZIP	39553
LOCATION	GAUTIER VANCLEAVE RD GAUTIER
DESC1	COM NEC NE1/4 SE1/4 SEC 23 S 849
DESC2	.3' TO N/M RD N 79 DEG W ALG RD
DESC3	260.8' FOR POB CONT ALG RD 156.3
DESC4	' TO E/M GAUTIER-VANCLEAVE RD NE
DESC5	LY ALG SAID RD 224' S 79DEG E 87
DESC6	' M/L S 11 DEG W 210' TO POB DB
DESC7	1021-355 (67 Map776.23-04)
DESC8	
DESC9	
DB	1021
DP	355
SECTION	23
TOWN	7
RANGE	7
ACREAGE	0.56
EXEMPT	0

Exhibit A Location Map

Prepared by:
City of Gautier
Planning Department

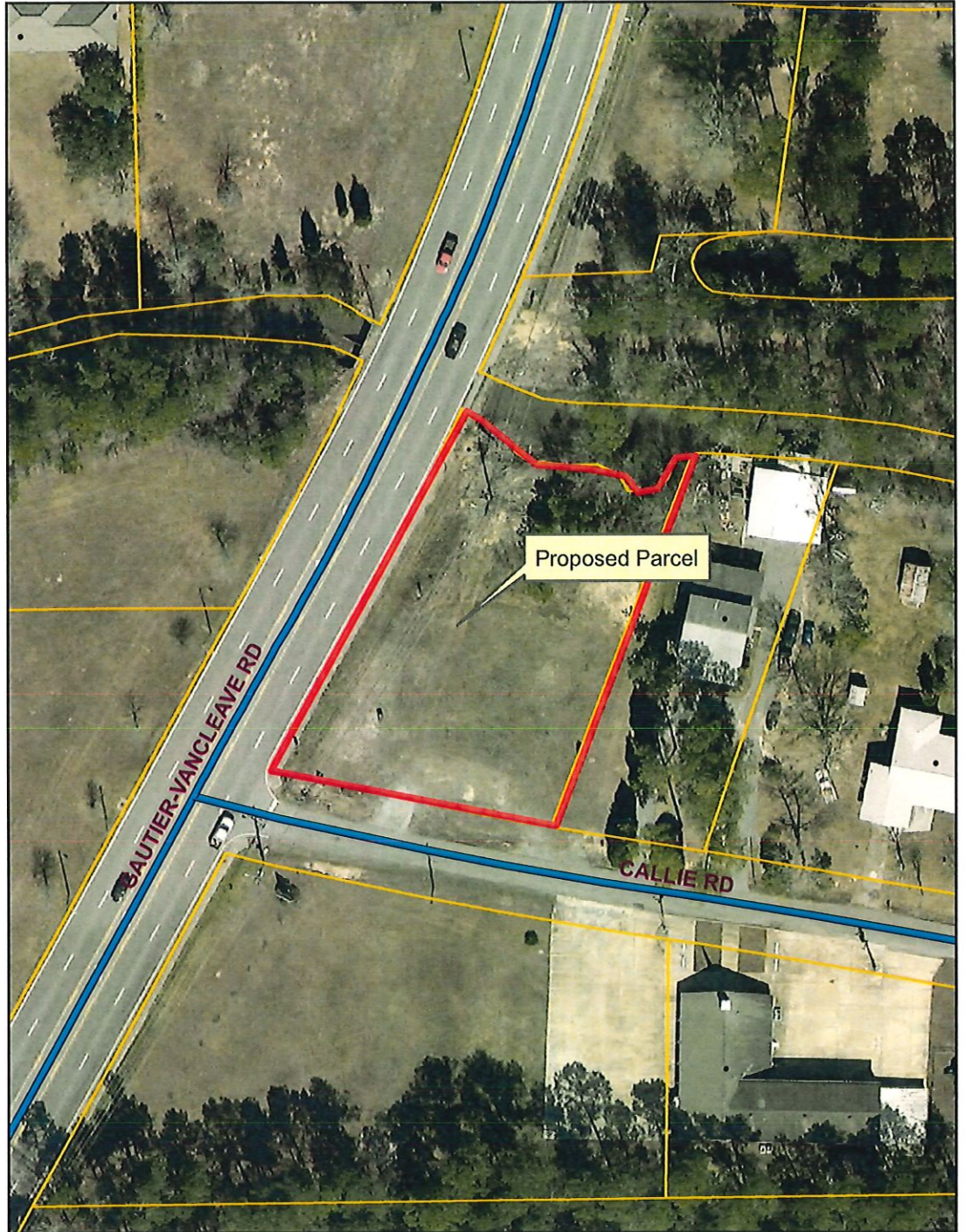


Exhibit B

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

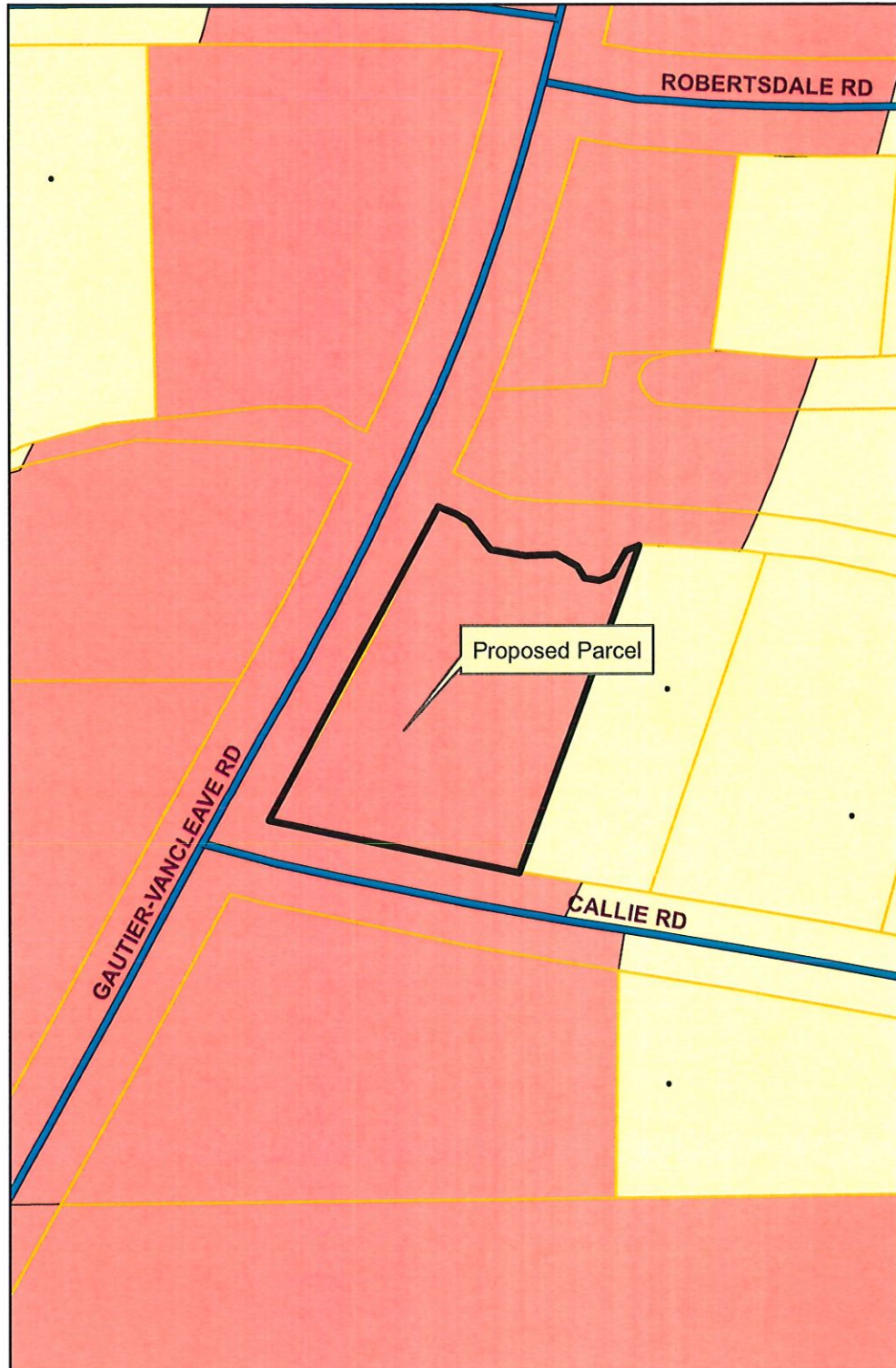


Exhibit C

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

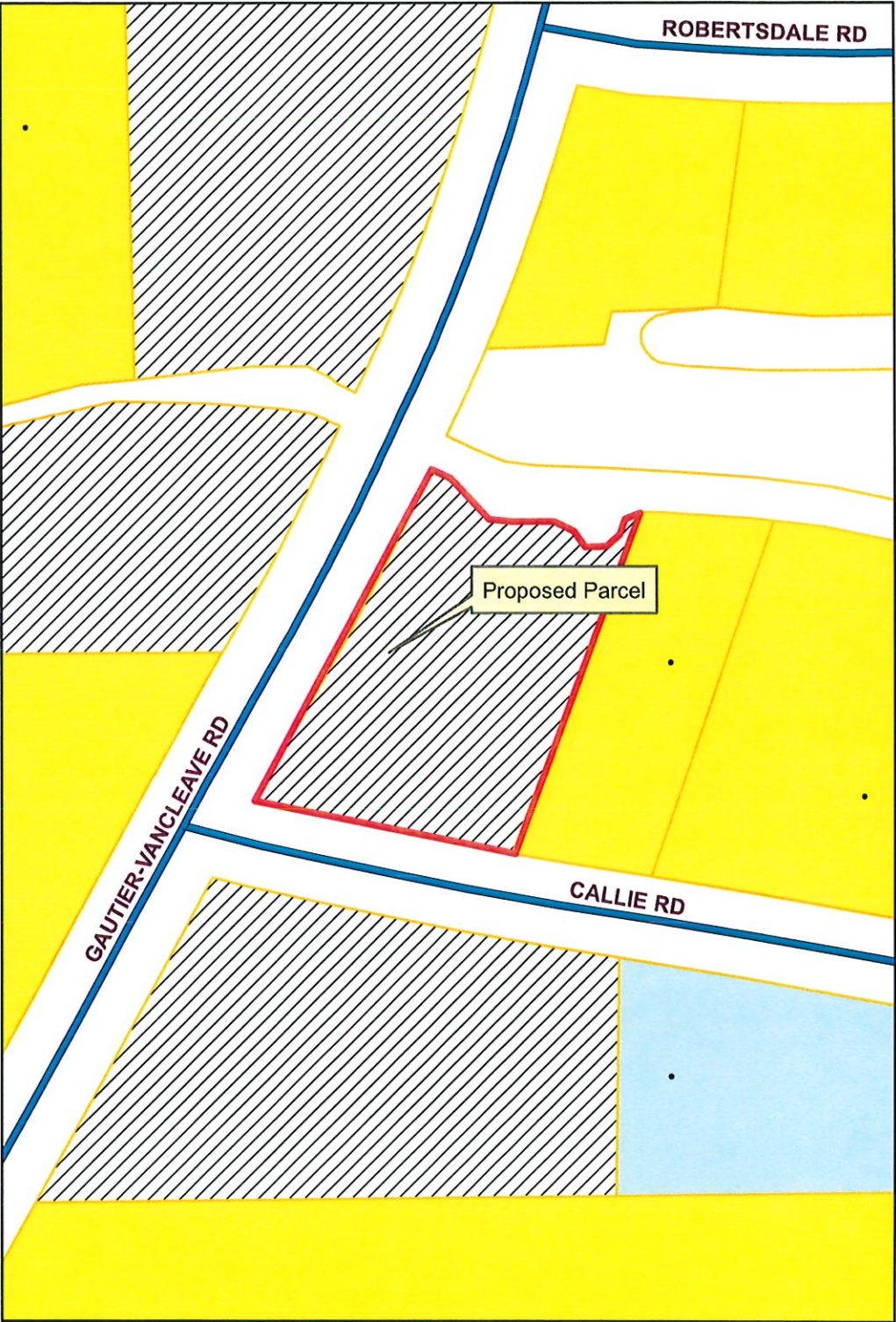


Exhibit D

Future Land-Use

Prepared By:

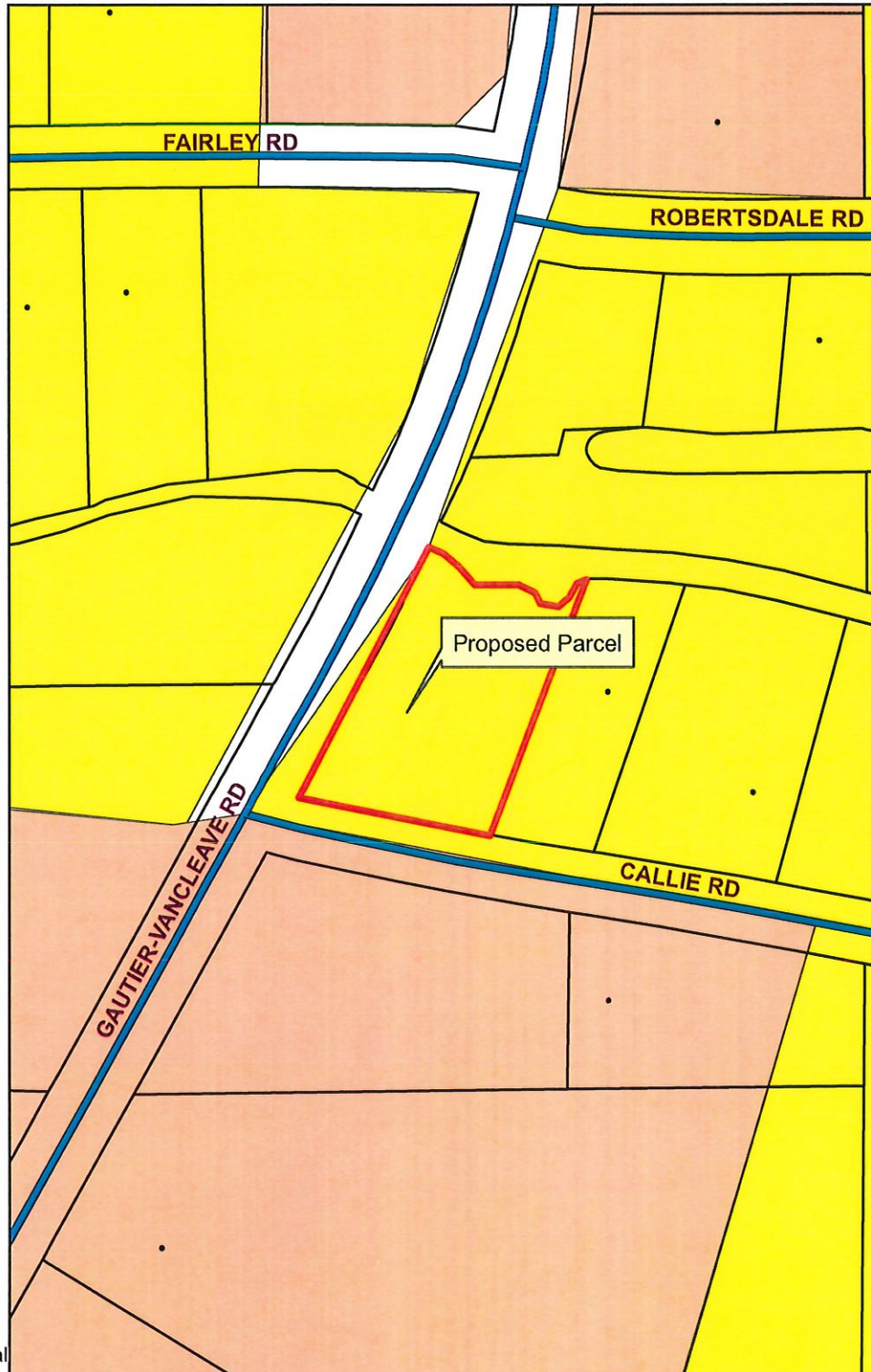
City of Gautier
Planning Department

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

May 7, 2026

GPC #26-22-CU Minor

Sioux Bayou RV Park

1221 John Dailey Drive

VII. NEW BUSINESS

4. Consider a request for a Conditional Use-Minor that would allow placement of a MEMA Cottage in a MURC-2 Mixed Use Recreation Commercial-2 Zoning District. 1221 John Dailey Drive, (GPC #26-22-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: April 16, 2026

Subject: Consider a request Conditional Use-Minor that would allow placement of a MEMA Cottage in a MURC-2 Mixed Use Recreation Commercial-2 Zoning District. 1221 John Dailey Drive, (GPC #26-22-CU)

REQUEST:

The Planning Department has received a request from Sioux Bayou RV Park for a Conditional Use-Minor that would allow placement of a MEMA Cottage in a MURC-2 Mixed Use Recreation Commercial-2 Zoning District at 1221 John Dailey Drive PID #82424080.200 & PID #82425010.100 (GPC #26-22-CU) The application fee of \$250 was paid on April 13, 2026. All public notice requirements have been met.

BACKGROUND:

The request property is zoned MURC-2 Mixed Use Recreation Commercial-2.

1. Location: 1221 John Dailey Drive, PID #82424080.200 & PID #82425010.100 (See Exhibit A)
2. General features of the proposed project:
Proposed Parcel Area: Approximately 3 Acres
Total Area: Approximately 11.3 Acres
3. Existing Zoning – MURC-2 Mixed Use Recreation Commercial-2 (See Exhibit B)
4. Existing Land Use – RV park. (See Exhibit C)
5. Comprehensive Plan Future Land Use Designation – Conservation (See Exhibit D)

DISCUSSION:

The following addresses the review criteria for a Minor Conditional Use outlined in Section 4.17.3 of the UDO.

1. Is the proposed use substantially compatible with other uses in the area, including factors related to the nature of its location, operation, building design, site design, traffic characteristics, and environmental impacts? Explain.

Applicant Response: Yes, it is located in the RV park

Staff Finding: Yes. This parcel is part of an existing RV Park and a MEMA Cottage is listed as a Conditional Use-Minor in an MURC-2 Mixed Use Recreational Commercial-2 District.

2. Will the proposed use be materially detrimental to health, safety, and general welfare of the public or otherwise injurious to the environment or to the property or improvements within the area? Explain

Applicant Response: Yes

Staff Finding: The proposed use is allowed in a MURC-2 zoning district with a Minor Conditional Use.

3. Is the proposed use consistent with the Comprehensive Plan? Explain how.

Applicant Response: Yes, it fits the RV and cottages.

Staff Finding: The Comprehensive Plan indicates that these parcels are to be used for Marina/Fish Camps in the future. The RV Park is consistent with this plan.

4. Is the proposed use in conformance with specific site location, development, and operation standards as required by this Ordinance? Explain.

Applicant Response: Yes, it will meet all code and elevation requirements.

Staff Finding: The Existing RV Park is permitted by right in a MURC-2 Zoning District and the placement of a MEMA Cottage is allowed with a Conditional Use-Minor in a MURC-2 Zoning District.

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-Minor
2. Recommend that City Council approve the Conditional Use-Minor with changes;
or
3. Recommend that City Council deny the Conditional Use-Minor.

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

26-22-CU

TO BE HEARD BY GAUTIER PLANNING COMMISSION AND CITY COUNCIL:

Conditional Use - Major

FEE:

\$251.00

TO BE HEARD BY PLANNING DIRECTOR:

FEE:

Conditional Use - Minor

\$251.00

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

Name of Applicant:

SIOUX BAYOU RV-MARQUEE THOMAS

Name of Business:

SIOUX BAYOU

Phone:

228-217-4200

Property Address:

1221 John Daley

Mailing Address (if Different):

E-Mail Address:

Marquee4042@gmail.com

Proposed Use Requiring Conditional Use:

(Refer to Article V, UDO)

Proposed Location is:

☐

New Build

☐

Existing (with no modifications)

☐

Existing (with proposed modifications)

ATTACHMENTS REQUIRED AS APPLICABLE:

- ☒ 1. Answers to the Criteria for Approval (see attached).
- ☒ 2. Project Narrative (see attached).
- ☒ 3. Diagram of intended use (see attached).
- ☒ 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(s):

Marquee Thomas

Date of Application:

4-10-26

FOR OFFICE USE ONLY

Date Received

4/13/26

Verify as Complete

Bahs/Scott - send to Council

Fee Amount Received

251.00

Initials of Employee Receiving Application

Bahs

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. *Yes, Its Located in the RV park.*
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. *Yes*
3. Is the proposed use consistent with the Comprehensive Plan? Explain how. *Yes it fits the RV and cottages*
4. Is the proposed use in conformance with specific site location, development, and operation standards as required by this Ordinance? Explain. *Yes, it will me all codes and development requirements*

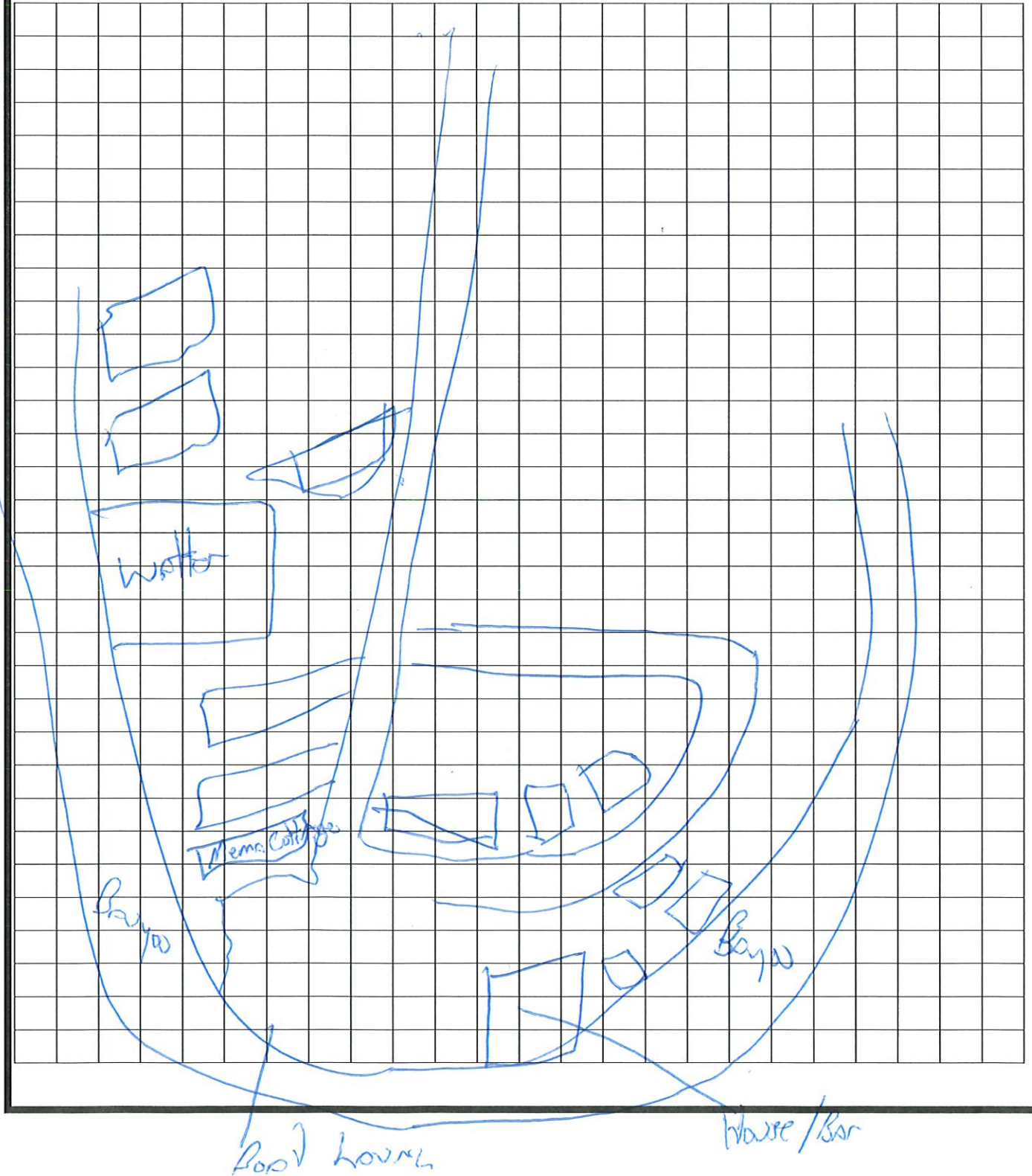
CONDITIONAL USE NARRATIVE – Describe the proposed project in detail. Include all types of business activities that will be conducted on-site, any out-door storage or seating proposed, anticipated traffic, access for pick-up/delivery vehicles, proposed improvements, etc. Use the space below or provide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

NARRATIVE

The location of the MEMA Cottage will not
cause issue with Access. The property is a RV park/
bar so it will fit the theme of the property

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



Parcels: SIOUX BAYOU LANDING LLC

GISP	776.24-04-0117.00
FIRST_ROUT	0117
FIRST_SUFF	00
FIRST_SHAP	104,272.19
OID_	
ID	80,200.00
PIDN	82424080.200
MAPNO	776.24-24-005.00
GISP_1	776.24-04-0117.00
NAME	SIOUX BAYOU LANDING LLC
NAME2	
ADDRESS	1221 JOHN DAILEY DR
CITY	GAUTIER MS
ZIP	39553
LOCATION	LOUIS ALEXIS TRL GAUTIER
DESC1	3 AC IN SE1/4 SE1/4 DB 2165-22
DESC2	6 (117 MAP776.24-04)
DESC3	
DESC4	
DESC5	
DESC6	
DESC7	
DESC8	
DESC9	
DB	2165
DP	226
SECTION	24

ELEVATION CERTIFICATE
IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON PAGES 9-19
BUILDING PHOTOGRAPHS

See Instructions for Item A6.

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.:
1221 John Dailey Road

City: Gautier State: MS ZIP Code: 39553

FOR INSURANCE COMPANY USE

Policy Number: _____

Company NAIC Number: _____

Instructions: Insert below at least two and when possible four photographs showing each side of the building (for example, may only be able to take front and back pictures of townhouses/rowhouses). Identify all photographs with the date taken and "Front View," "Rear View," "Right Side View," or "Left Side View." Photographs must show the foundation. When flood openings are present, include at least one close-up photograph of representative flood openings or vents, as indicated in Sections A8 and A9.

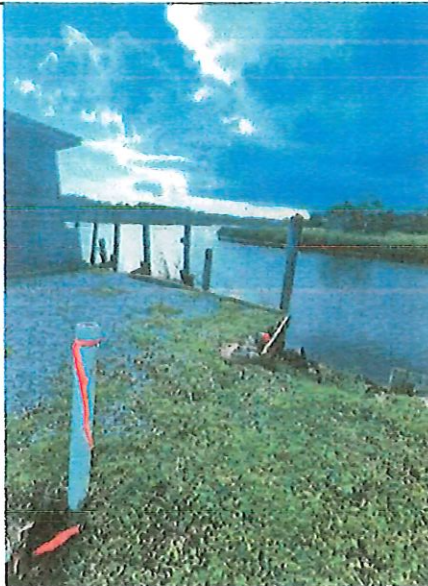


Photo One

Photo One Caption: Temporary Benchmark, Elevation = 3.05'.

Clear Photo One

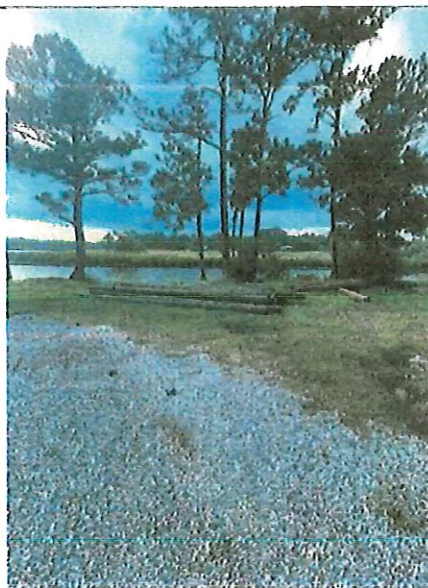


Photo Two

Photo Two Caption: Proposed Building Site

Clear Photo Two



Exhibit A Location Map

Prepared by:
City of Gautier
Planning Department

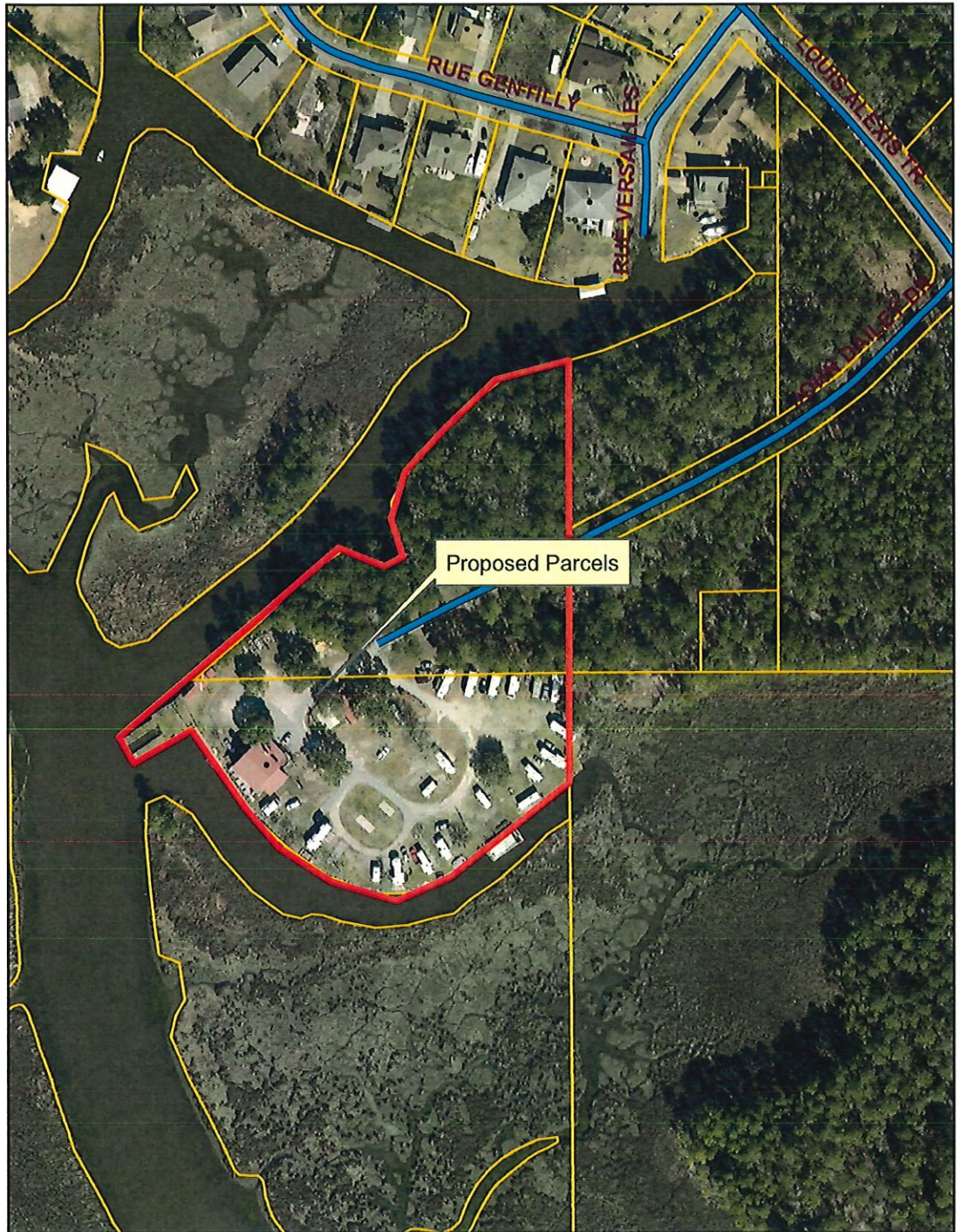


Exhibit B

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

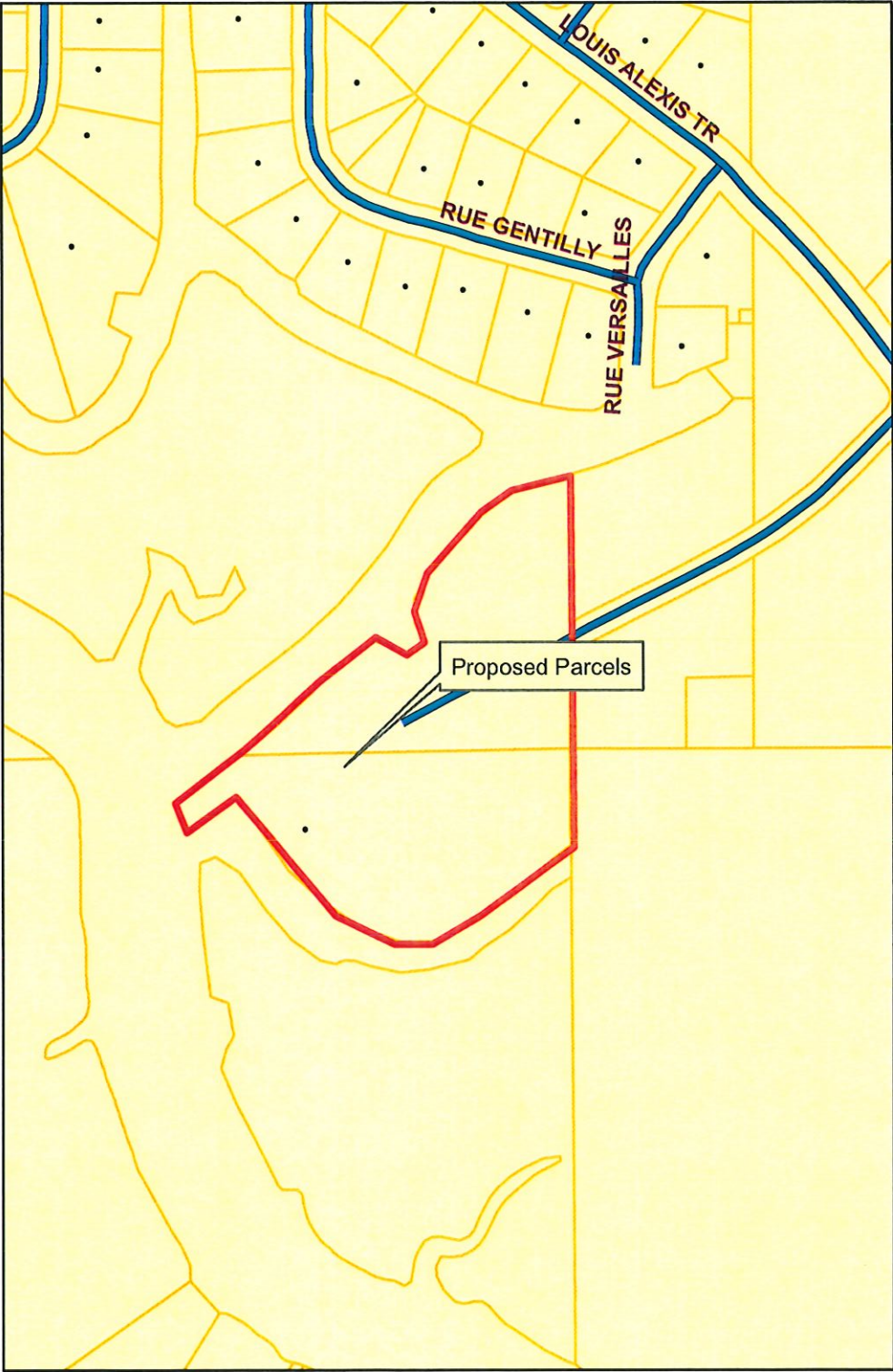


Exhibit C

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

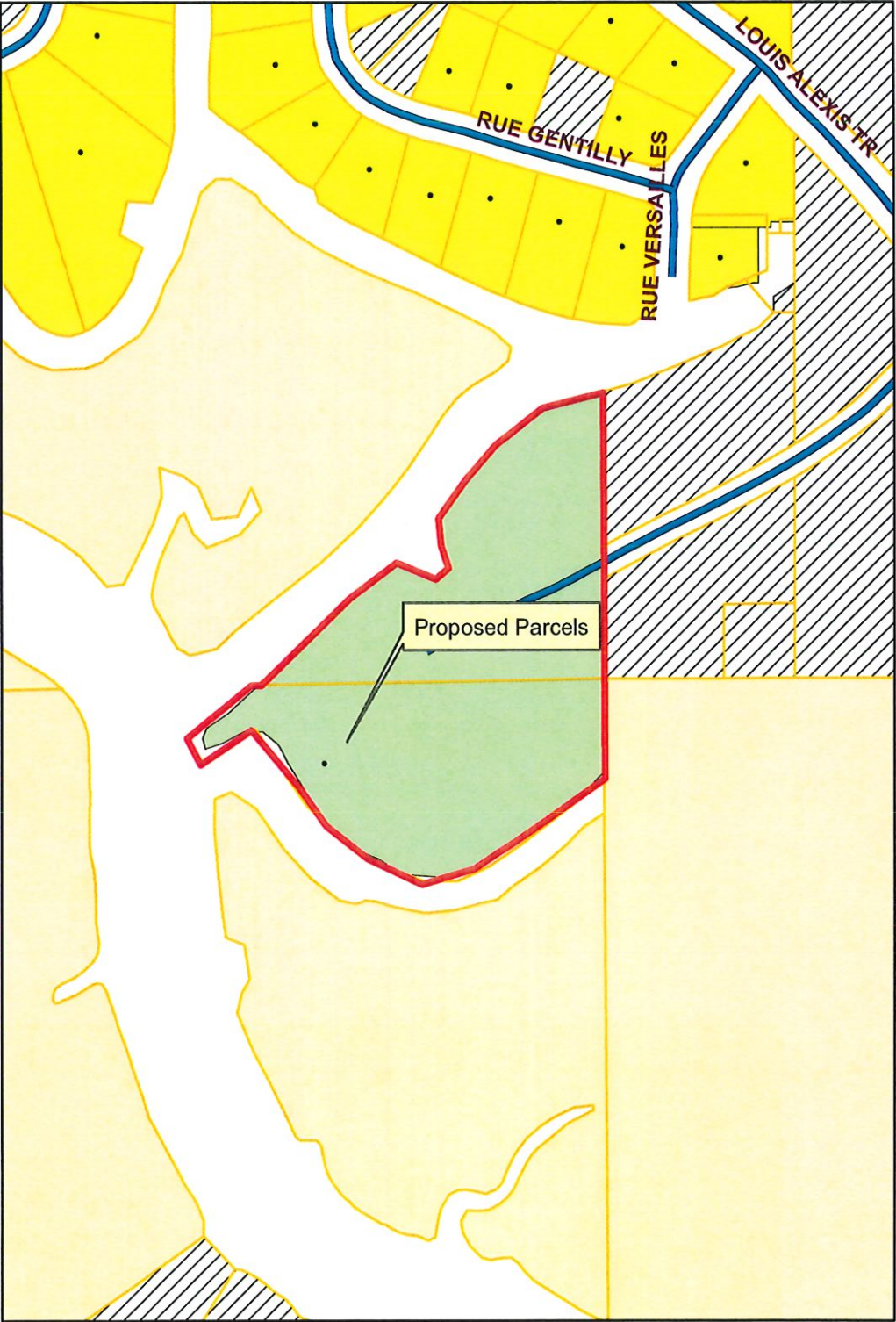


Exhibit D Future Land-Use

Prepared By:

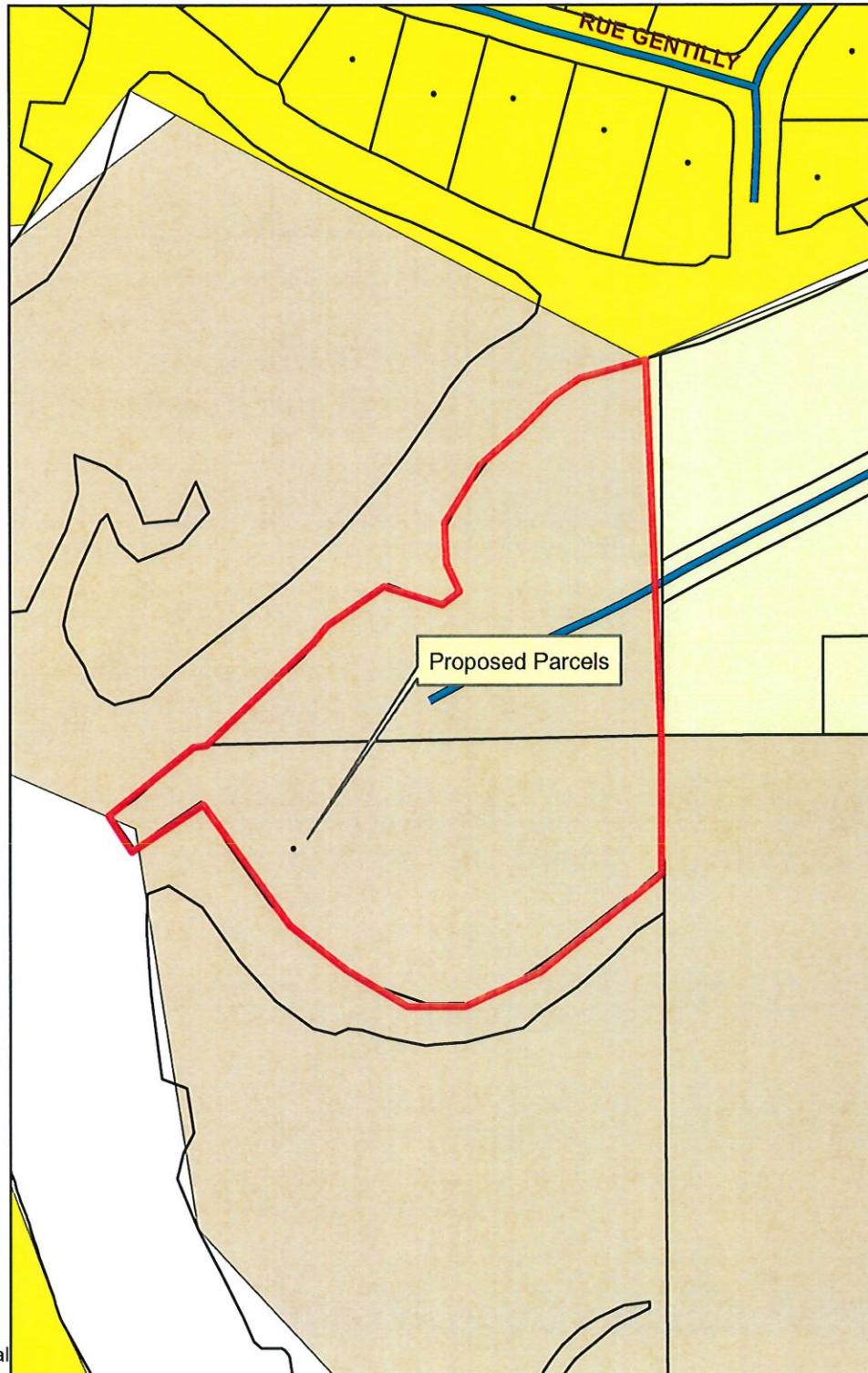
City of Gautier
Planning Department

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

May 7, 2026

GPC #26-23-CU

Collin Cheek dba River Chase Village, Inc.

5090 Gautier Vancleave Road

VII. NEW BUSINESS

5. Consider a request for a Conditional Use-Major that would allow an expansion of the existing skilled nursing facility to allow eight (8) additional private rooms in a C-2 Community Commercial Zoning District. 5090 Gautier Vancleave Road, (GPC #26-23-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: April 16, 2026

Subject: Consider a request for a Conditional Use-Major that would allow an expansion of the existing skilled nursing facility for eight (8) additional private rooms in a C-2 Community Commercial Zoning District. 5090 Gautier Vancleave Road, (GPC #26-23-CU)

REQUEST:

The Planning Department has received a request from Collin Cheek dba River Chase Village, Inc. for a Conditional Use-Major that would allow an expansion of the existing skilled nursing facility for eight (8) additional private rooms in a C-2 Community Commercial Zoning District at 5090 Gautier Vancleave Road, (GPC #26-23-CU) PID #82423380.145 (GPC #26-23-CU) The application fee of \$250 was paid on April 16, 2026. All public notice requirements have been met.

BACKGROUND:

The request property is zoned C-2 Community Commercial.

1. Location: 5090 Gautier Vancleave Road, PID #82423380.145 (See Exhibit A)
2. General features of the proposed project:
Total Area: Approximately 4.34 Acres
Existing skilled nursing facility
3. Existing Zoning – C-2 Community Commercial (See Exhibit B)
4. Existing Land Use – currently part of the established skilled nursing facility. (See Exhibit C)
5. Comprehensive Plan Future Land Use Designation – Low Impact Commercial (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

Staff Finding: Yes. A Convalescent or Nursing Home 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: This project consists of adding 8 private rooms to an existing skilled nursing facility. It will not have any negative effect on development in the surrounding areas nor will any additional parking be needed. We are not adding more beds to the facility, rather adding more private rooms so we can better serve the community. The total bed count will still remain at 60, therefore not increasing capacity and parking.

Staff Finding: The proposed use is allowed in a C-2 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: No it will not. The addition of private rooms will enhance senior housing for people in our community.

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, it will not. The addition will be located behind the existing building.

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, it can be since our square footage will be increasing, but the number of people living within our building will not be increasing beyond our current capacity.

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: I have not seen the Comprehensive Plan and can therefore not opine on this question.

Staff Finding: The Comprehensive Plan calls out "Low Impact Commercial" 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, it does not. The addition consists of 8 rooms for elderly people to reside in a peaceful setting.

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: Yes it does.

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

26-23-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

FEE:

\$251.00

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

Name of Applicant: Collin Cheek

Name of Business: River Chase Village, Inc. Phone: 228-522-6700

Property Address: 5090 Gautier VanLoone Rd. Mailing Address (if Different): _____

E-Mail Address: Collin@SentryCare.com

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

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

ATTACHMENTS REQUIRED AS APPLICABLE:

- ✓ 1. Answers to the Criteria for Approval (see attached).
- ✓ 2. Project Narrative (see attached).
- ✓ 3. Diagram of intended use (see attached).
- _____ 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(s): [Signature] Date of Application: 3/31/26

FOR OFFICE USE ONLY

Date Received 4/16/26 Verify as Complete Babs + Eric

Fee Amount Received \$251.00 Initials of Employee Receiving Application Babs + EMP

Major Conditional Use Criteria for Approval

1. Yes
2. This project consists of adding 8 private rooms to an existing skilled nursing facility. It will not have any negative effect on development in the surrounding areas nor will any additional parking be needed. We are not adding more beds to the facility, rather adding more private rooms so we can better serve the community. The total bed count will still remain 60, therefore not increasing capacity and parking.
3. No, it will not. The addition of private rooms will enhance senior housing for people in our community.
4. No, it will not. The addition will be located behind the existing building.
5. Yes, it can be since our square footage will be increasing, but the number of people living within our building will not be increasing beyond our current capacity.
6. I have not seen the comprehensive plan and can therefore not opine on this question
7. No, it does not. The addition consists of 8 rooms for elderly people to reside in a peaceful setting.
8. Yes it does.

Minor Conditional Use Criteria for Approval

1. Yes; this is an addition to an existing and established business and is compatible
2. No; the addition to the existing building will not be detrimental to health and safety
3. I have not seen the comprehensive plan and can therefore not opine on this question
4. Yes

Narrative

River Chase Village is a 60-bed skilled nursing community that was built around 2001 by SentryCare. Still owned and operated by SentryCare, we are proposing an addition to the existing building of 8 rooms to enhance the living accommodations for those that we serve. We currently have 12 private rooms and 24 semi private rooms. By adding a wing of 8 rooms, our building will have 28 private rooms and 16 semi private. Being able to offer more private rooms gives our residents more options for living arrangements.



MISSISSIPPI STATE DEPARTMENT OF HEALTH

November 19, 2025

Leah McBride Watters, Registered Architect
Watters Architecture
133 Davis Ave APT K,
Pass Christian, MS 39571

**RE: Plan Review for
River Chase Village
5090 Gautier Vancleave Rd
Gautier, MS 39553
Project Number: N/A
Eight (8) Private Rooms Addition at River Chase Village**

Dear Ms. Watters,

Thank you for providing the plan drawings for this project. Based on our review, the submitted Plans, Specifications and Responses are accepted without further comment. Approval for commencement of construction is granted. However, failure by this office to note errors or omissions does not relieve the obligation of the Licensee to meet all regulations, codes and standards governing this facility.

Final construction approval may be achieved by a final inspection upon completion of construction. We also require notification of 50% and 80% completion of construction so that we may make intermediate inspections at those intervals. We ask that inspection requests be submitted in writing a minimum of two to four weeks in advance. Send requests to Derrick McInnis at FireSafetyConstruction@msdh.ms.gov

If I can be of further assistance, please contact the Division of Fire Safety and Construction, Bureau of Health Facilities Licensure and Certification.

Sincerely,

A handwritten signature in black ink that reads "Derrick McInnis".

Derrick McInnis, HFLC Director, Fire Safety & Construction, via email
(601) 364-1111 • FireSafetyConstruction@msdh.ms.gov

cc:

5090 Gautier Vanderve Rd., Gautier, MS 39553

3. Water includes now walls plumbing PTAC units ceiling and electrical

SITE PLAN NOTES:

CLEANING All soil and other debris that has been disturbed in the design area is to be completely, continuously removed to grade with water.

FOUNDATION Foundation for all structures shall be constructed on compacted fill.

LANDSCAPING Landscaping shall be installed in accordance with the landscape plan. All trees shall be planted in accordance with the landscape plan. All trees shall be planted in accordance with the landscape plan.

UTILITIES All utilities shall be installed in accordance with the utility plan. All utilities shall be installed in accordance with the utility plan.

CONNECTIONS All connections shall be installed in accordance with the connection plan. All connections shall be installed in accordance with the connection plan.



A1

WATERS ARCHITECTURE

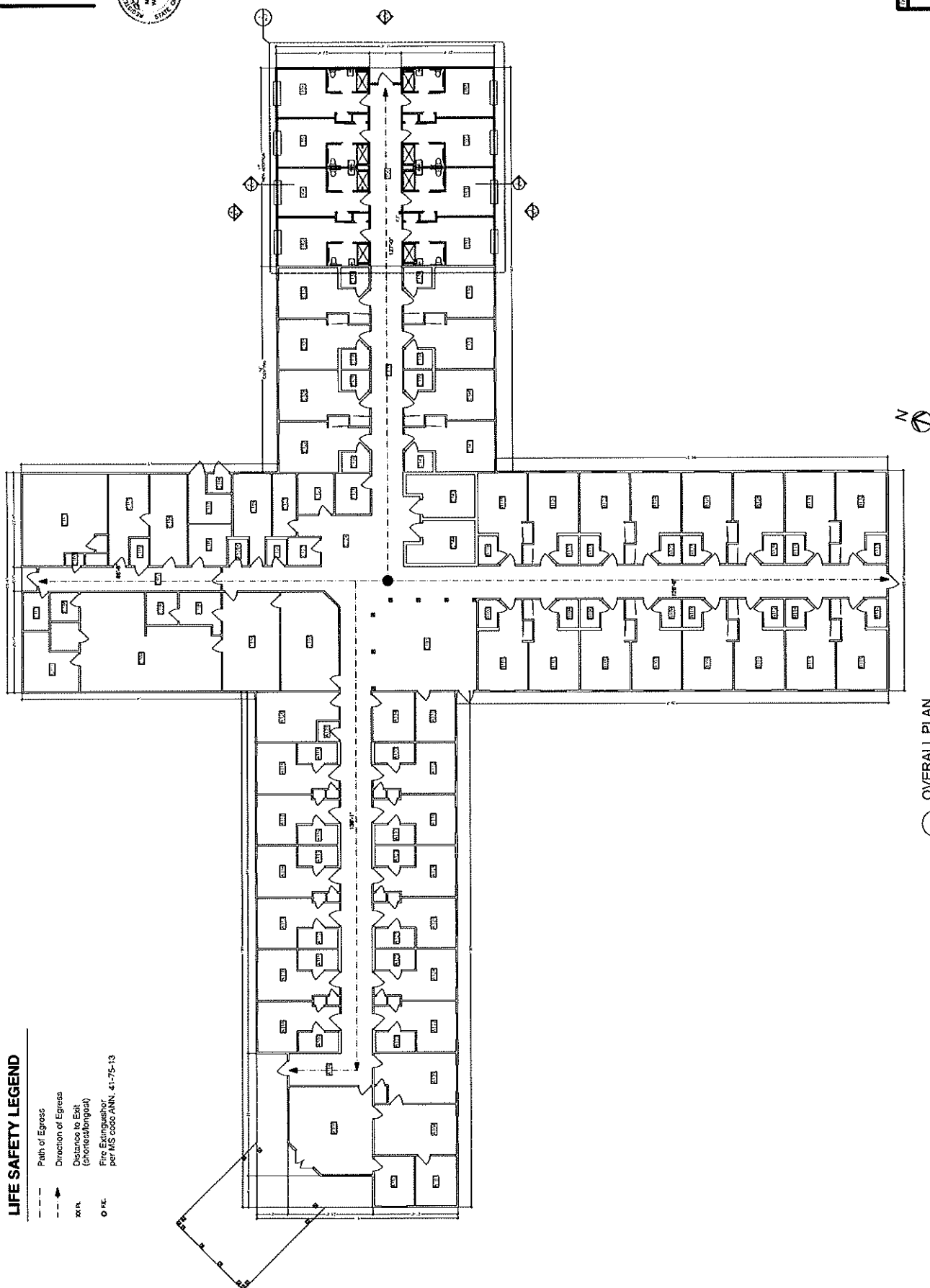


Gautier, MS, 39553

River Chase Village

Title & Site Plan

1311



OVERALL PLAN

LIFE SAFETY LEGEND

- - - Path of Egress
 - - - Direction of Egress
 or PL Distance to Exit (shortest/longest)
 D ME Fire Extinguisher per M.S. code ANN. 41-75-13



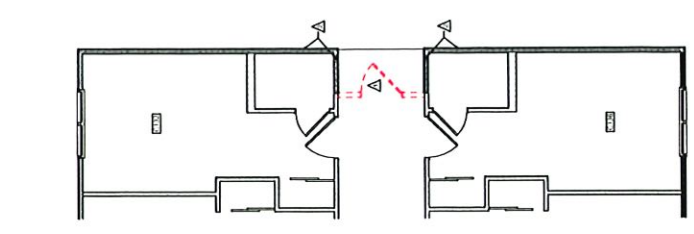
FRONT ELEVATION

ITEM NO.	DESCRIPTION	QUANTITY	UNIT	PRICE	TOTAL
1	FRONT ELEVATION	1	SHEET		

HARDWARE SETS:

ITEM NO.	DESCRIPTION	QUANTITY	UNIT	PRICE	TOTAL
1	FRONT ELEVATION	1	SHEET		

Floor Plan Demolition Keynotes:
 ▲ Demolish end door and exterior wall. See plan diagrams for dashed walls in FLOOR.
 ▲ Demolish siding and soffits.

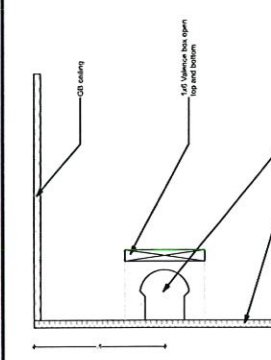
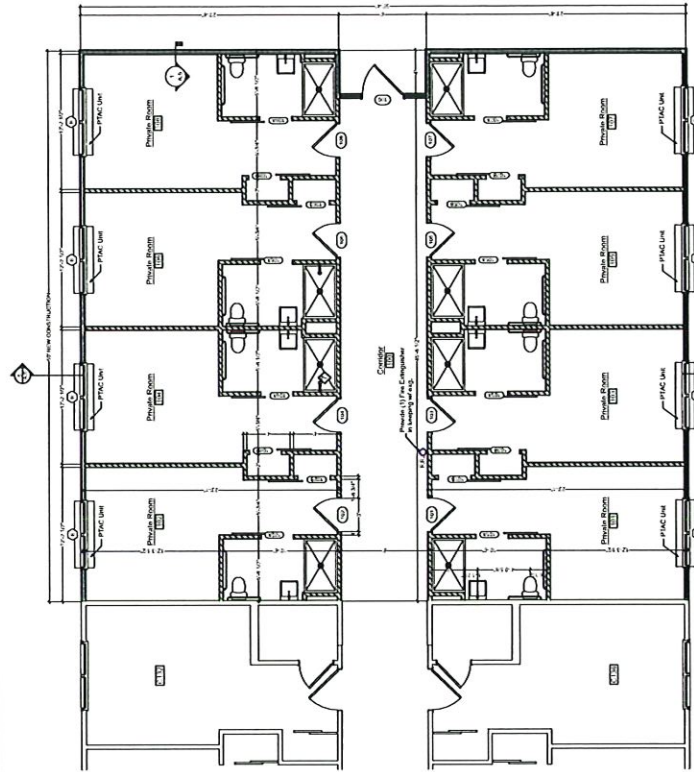


DOOR SCHEDULE

ID	NOMINAL WIDTH	NOMINAL HEIGHT	MATERIAL	HARDWARE SET
100	3'-0"	6'-0"	Unfinished	A
101	3'-0"	6'-0"	Unfinished	B
101A	3'-0"	6'-0"	Unfinished	C
101B	3'-0"	6'-0"	Unfinished	C
102	3'-0"	6'-0"	Unfinished	B
102A	3'-0"	6'-0"	Unfinished	C
102B	3'-0"	6'-0"	Unfinished	C
103	3'-0"	6'-0"	Unfinished	B
103A	3'-0"	6'-0"	Unfinished	C
103B	3'-0"	6'-0"	Unfinished	C
104	3'-0"	6'-0"	Unfinished	B
104A	3'-0"	6'-0"	Unfinished	C
104B	3'-0"	6'-0"	Unfinished	C
105	3'-0"	6'-0"	Unfinished	B
105A	3'-0"	6'-0"	Unfinished	C
105B	3'-0"	6'-0"	Unfinished	C
106	3'-0"	6'-0"	Unfinished	B
106A	3'-0"	6'-0"	Unfinished	C
106B	3'-0"	6'-0"	Unfinished	C
107	3'-0"	6'-0"	Unfinished	B
107A	3'-0"	6'-0"	Unfinished	C
107B	3'-0"	6'-0"	Unfinished	C
108	3'-0"	6'-0"	Unfinished	B
108A	3'-0"	6'-0"	Unfinished	C
108B	3'-0"	6'-0"	Unfinished	C
109	3'-0"	6'-0"	Unfinished	B
109A	3'-0"	6'-0"	Unfinished	C
109B	3'-0"	6'-0"	Unfinished	C
110	3'-0"	6'-0"	Unfinished	B
110A	3'-0"	6'-0"	Unfinished	C
110B	3'-0"	6'-0"	Unfinished	C

PLAN NOTES
 1. DEMOLITION SHALL BE IN ACCORDANCE WITH THE DEMOLITION SPECIFICATIONS.
 2. PHYSICAL DOOR LOCATIONS ARE 4'-0" DIA.
 3. PHYSICAL DOOR LOCATIONS ARE 4'-0" DIA.
 4. PHYSICAL DOOR LOCATIONS ARE 4'-0" DIA.
 5. PHYSICAL DOOR LOCATIONS ARE 4'-0" DIA.

WALL LEGEND
 1. Down Wall
 2. Existing Exterior Masonry Wall
 3. New Masonry Wall
 4. New CMU Wall
 5. New CMU Wall



4 FURNITURE C VALENCE BOX DETAIL
SCALE: 3/8" = 1'-0"

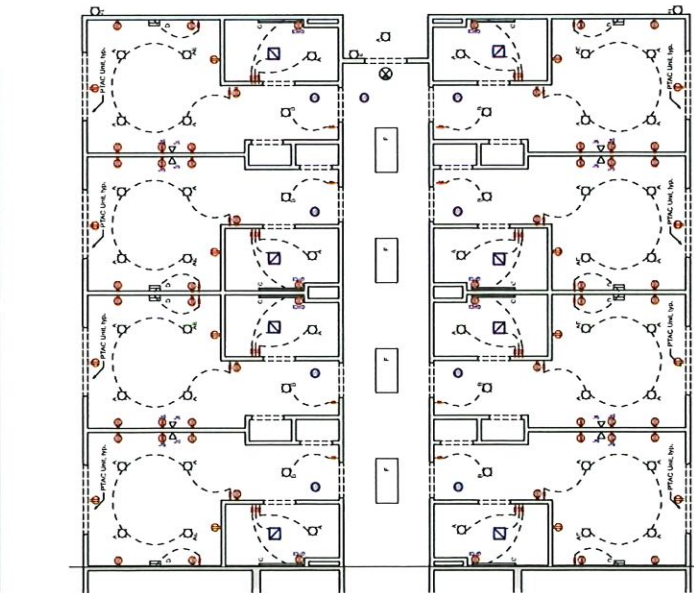
GENERAL NOTES
 1. GFCI RECEPTACLES IN ALL WET AREAS.
 2. ALL LIGHT RECEPTACLES SHALL BE LED.
 3. ALL LIGHT RECEPTACLES SHALL BE LED.
 4. ALL INTERIOR CEILING SHALL BE GYP.
 5. ALL INTERIOR CEILING SHALL BE GYP.

FIXTURE LEGEND

ITEM NO.	DESCRIPTION	QUANTITY	UNIT	PRICE	TOTAL
1	FRONT ELEVATION	1	SHEET		

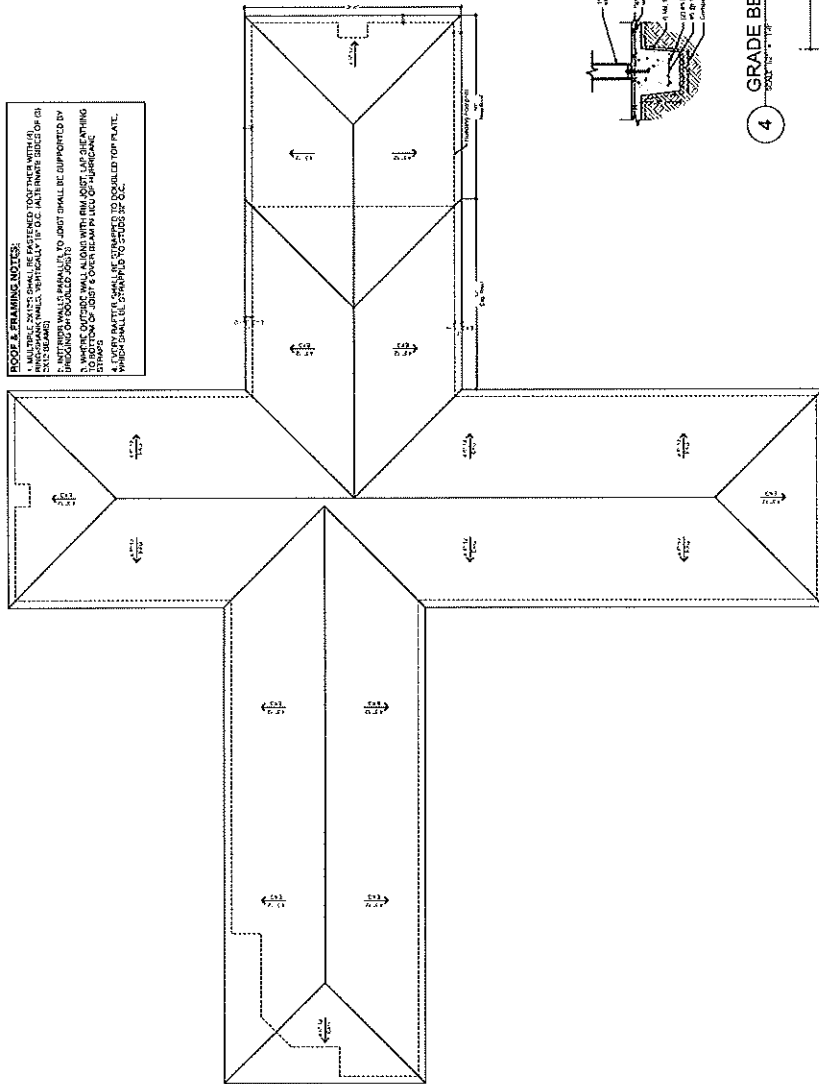
SYMBOL LEGEND

ITEM NO.	DESCRIPTION	QUANTITY	UNIT	PRICE	TOTAL
1	FRONT ELEVATION	1	SHEET		

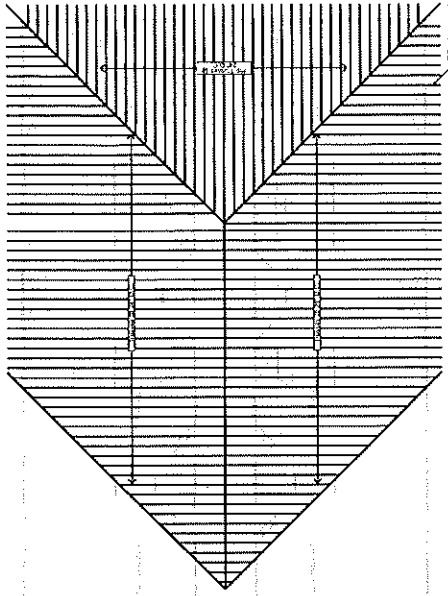


FIXTURE LEGEND

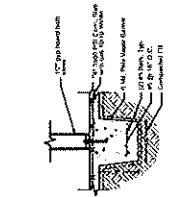
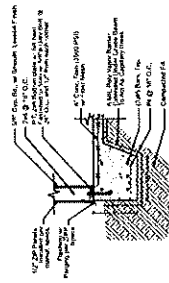
ITEM NO.	DESCRIPTION	QUANTITY	UNIT	PRICE	TOTAL
1	FRONT ELEVATION	1	SHEET		



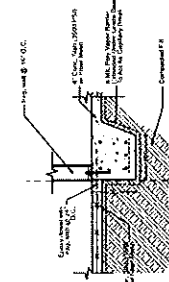
6 ROOF PLAN



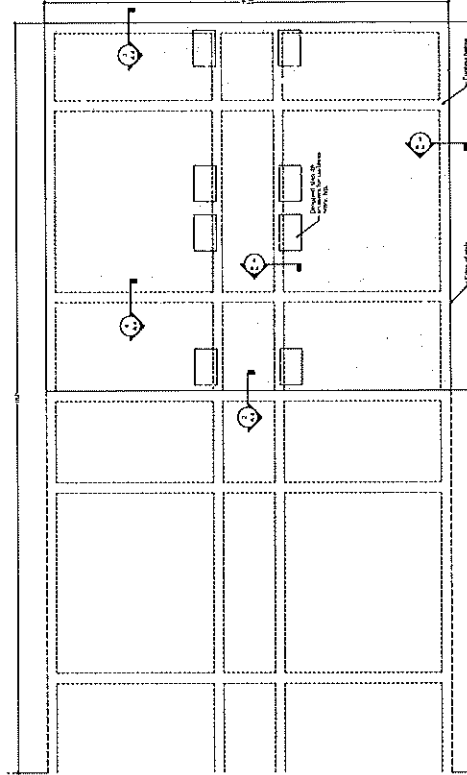
TRUSS PLAN OF NEW WORK



GRADE BEAM DETAIL



NEW SLAB INTO EXG.



1 FOUNDATION PLAN

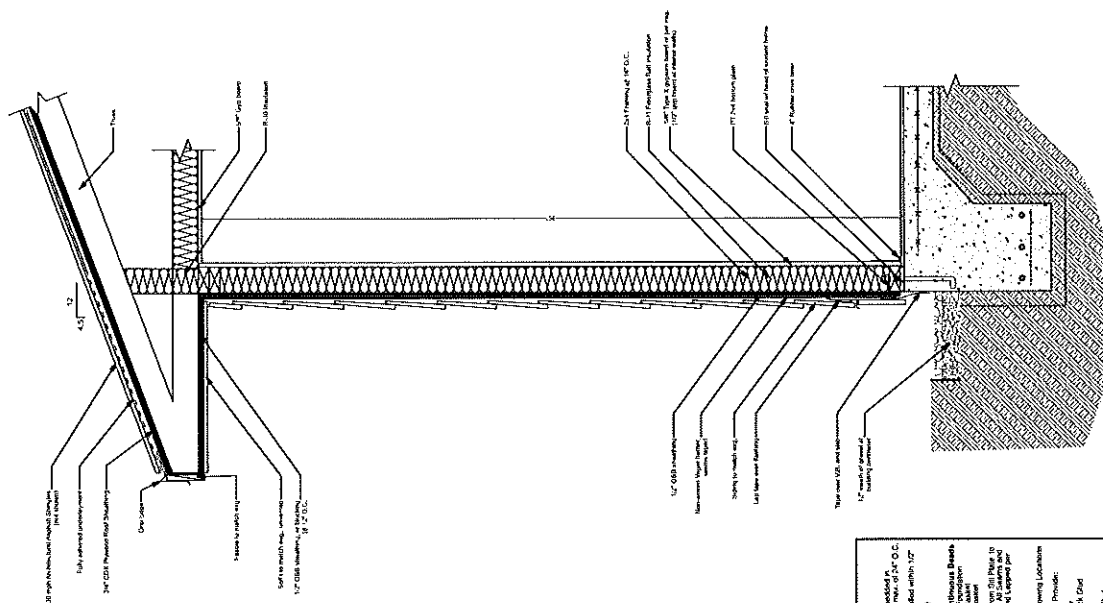
ROOF & FRAMING NOTES:

1. MULTI-PLATE JOINTS SHALL BE EXTENDED TOGETHER WITH (4) RINGS/CHAINS. JOINTS SHALL BE VERTICALLY 15" O.C. ALTERNATE JOINTS OF (2) JOINTS BEARS).

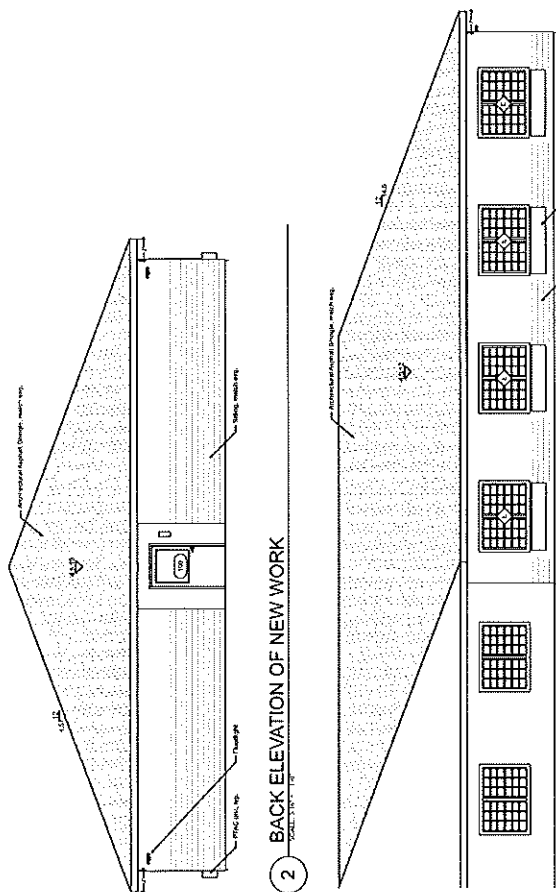
Grade/ Foundation Notes:

1. All Compounds Sold as 100% Concentrated Fill
2. All Compounds Sold as either Virgin Soil or 10% Concentrated Fill
3. All Compounds Shipped in Weather-Resistant Heavy Containers 50% or Larger
4. Provide Detailed Background Information on All Chemicals When Call Agents Receive
 - Provide 1-1/2" Min. Clear Space Call Agent's Head Form
5. Provide Clear Marked Receptacles
6. Mark Each Bag or Container as "Do Not Open or Remove a Sample From unless otherwise noted."
7. Provide spray controls into existing bags at 20° C.

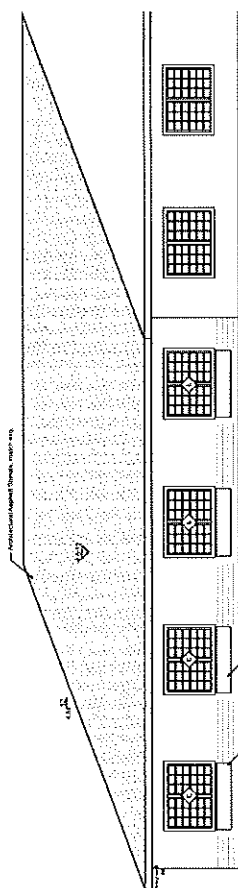
TYPICAL WALL SECTION

[illegible]

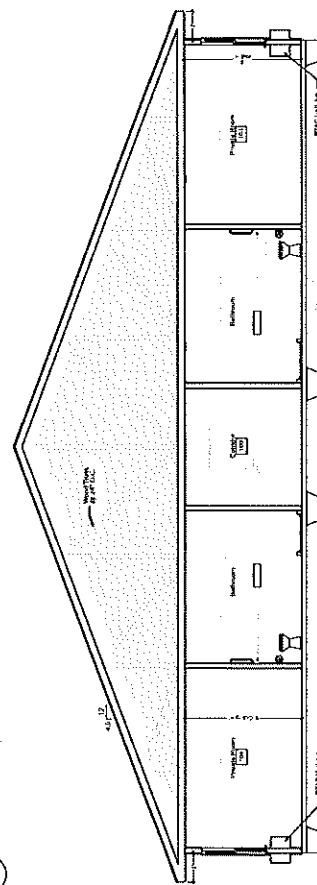
BACK ELEVATION OF NEW WORK



SIDE ELEVATION OF NEW WORK



SIDE ELEVATION OF NEW WORK



BUILDING SECTION

TOILET/SINK ELEVATION

FIRST_SHAP	188,033.15
OID_	
ID	80,092.00
PIDN	82423380.145
MAPNO	776.23-23-014.08
GISP_1	776.23-04-0005.00
NAME	SENTRY SOUTH LP
NAME2	
ADDRESS	106A OFFICE PARK DR
CITY	BRANDON MS
ZIP	39042
LOCATION	5090 GAUTIER VANCLEAVE RD GAUTIER
DESC1	COM SEC SECT 23 W 722.72' S 6.15
DESC2	TO POB N 62 DEG W 680.85' TO E/
DESC3	M GAUTIER-VANCLEAVE RD N 30 DEG
DESC4	E ALG E/M RD 281.21' S 61 DEG E
DESC5	669.37' S 27 DEG W 280.06' TO PO
DESC6	B DB 1236-465 'PER SURVEY' (5 MA
DESC7	P776.23-04)
DESC8	
DESC9	
DB	1236
DP	465
SECTION	23
TOWN	7
RANGE	7
ACREAGE	4.34
EXEMPT	0
DISTRICT	3840

Exhibit A Location Map

Prepared by:
City of Gautier
Planning Department

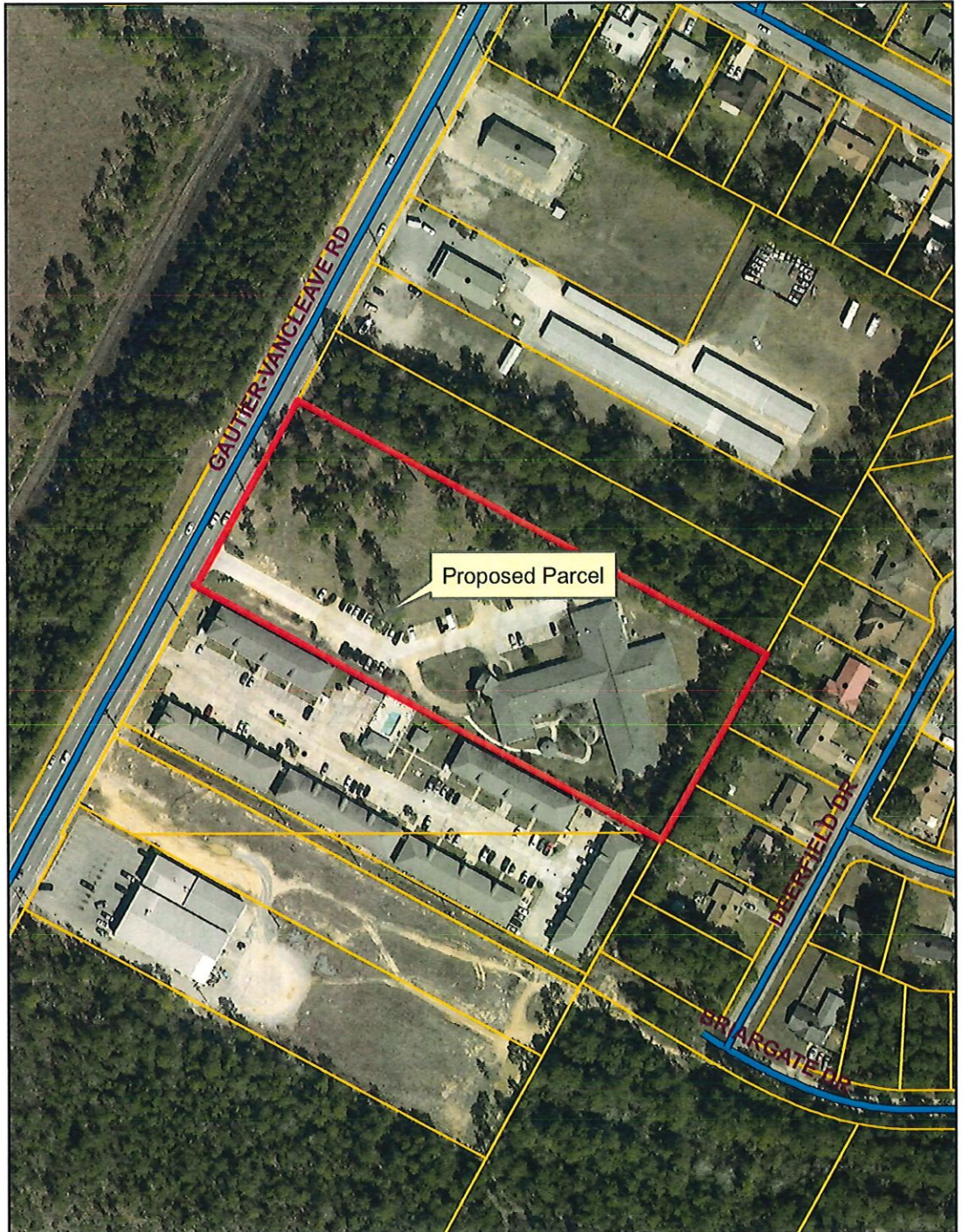


Exhibit B

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

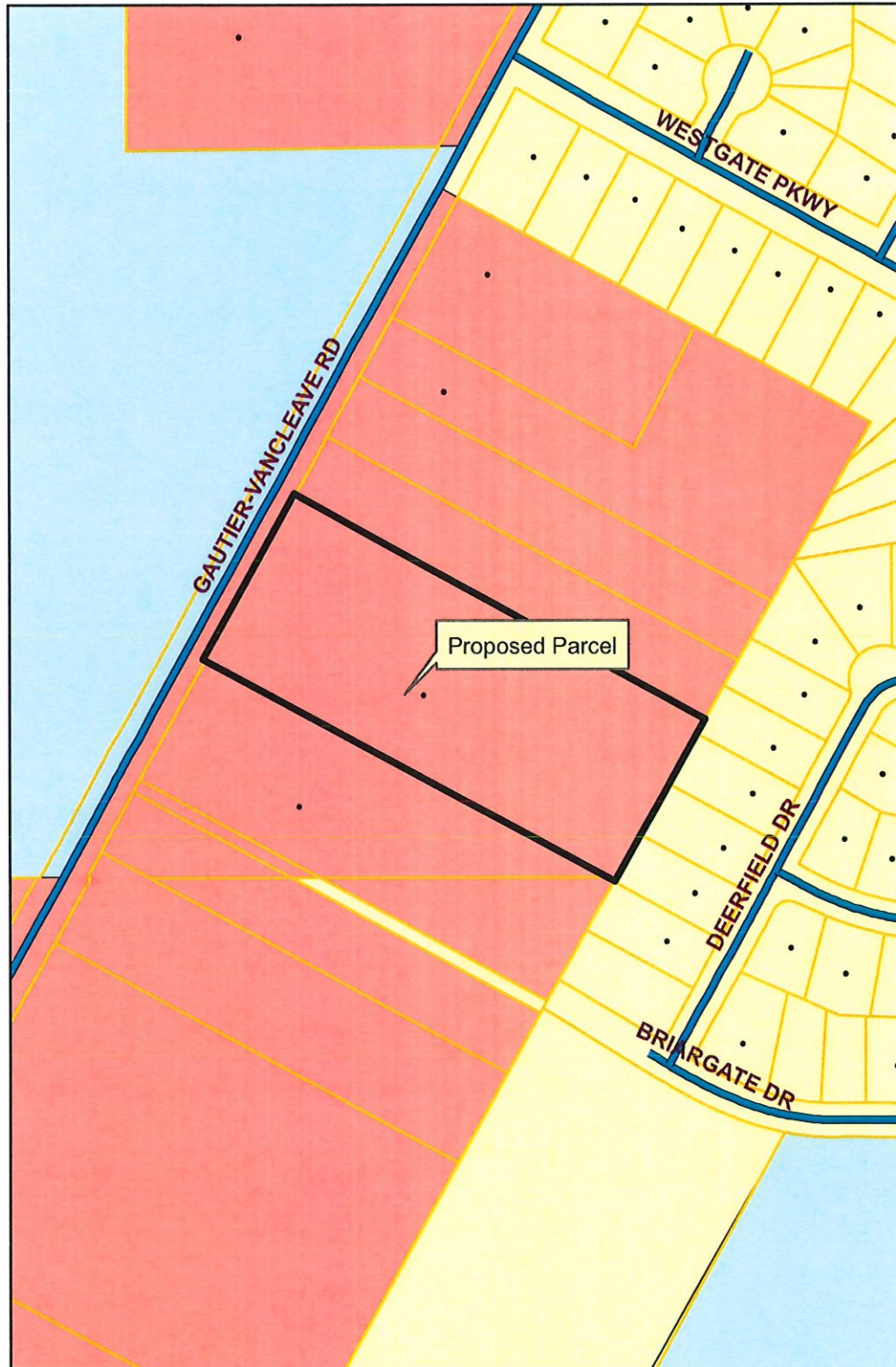


Exhibit C

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

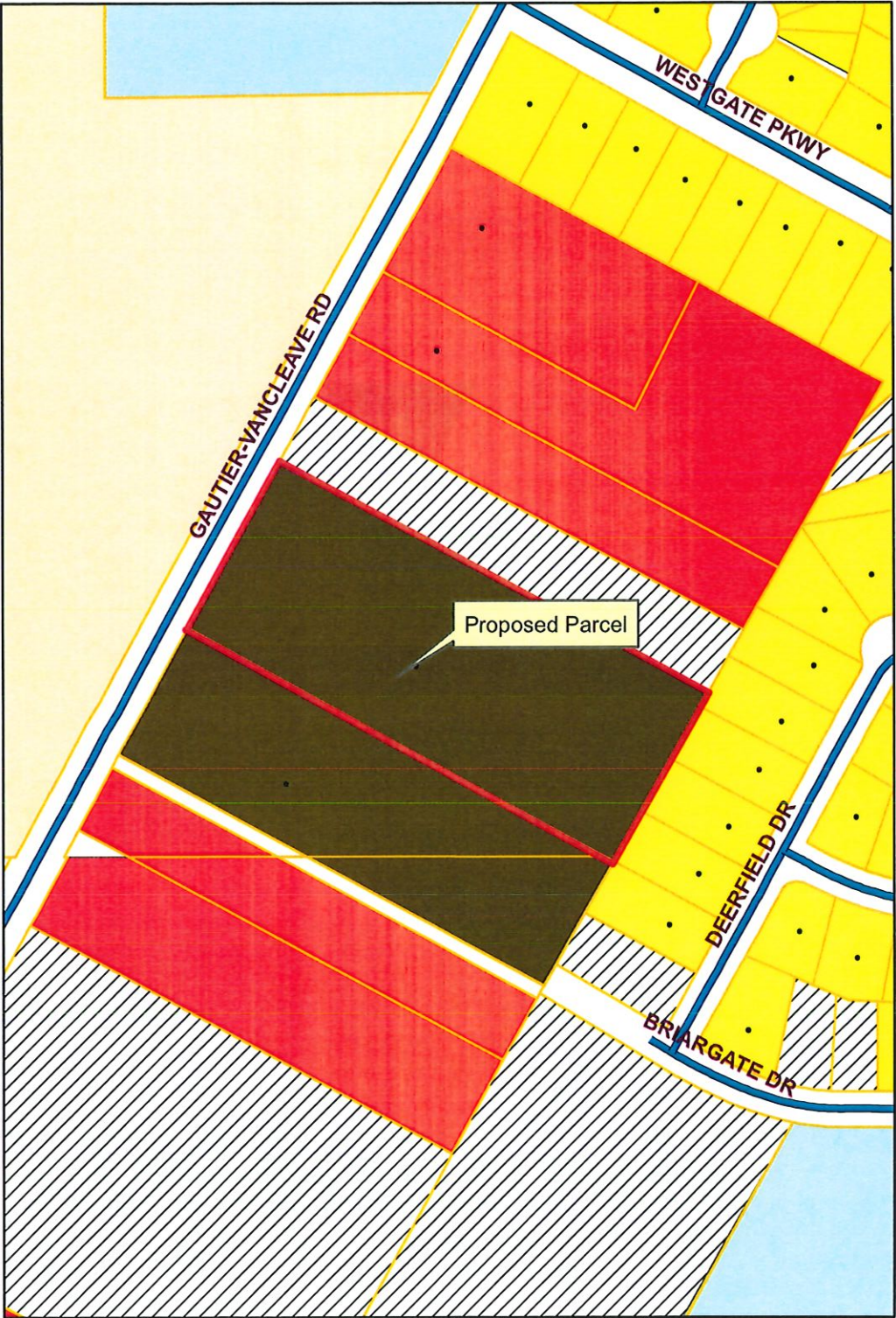


Exhibit D

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

