

AGENDA
GAUTIER PLANNING COMMISSION
September 3, 2026
5:30 PM

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE (VOLUNTEER)

III. APPROVAL OF AGENDA

IV. APPROVAL OF MINUTES

V. PUBLIC COMMENTS
(MATTERS OF THE PLANNING COMMISSION NOT LISTED ON THE AGENDA)

VI. OLD BUSINESS

1. GPC 26-42 RZ has been withdrawn by the applicant.

VII. NEW BUSINESS

1. Consider a request for a Property Owner Initiated Rezoning of three parcels located on Martin Bluff Road, PIDN #85700299.000, & 85700075.000 from split zoning C-2 Community Commercial and R-1 Low Density Single-Family Residential to PUD Planned Unit Development. PIDN #85700299.010 from R-1 Low Density Single-Family Residential to R-1A Medium Density Residential. (GPC #26-39-RZ)
2. Consider a request for a Conditional Use-Major that would allow a **Bar / Tavern** in a C-2 Community Commercial Zoning District. 3101 Ladnier Rd, Suite 3, Gautier Vancleave Road, (GPC #26-44-CU)

VIII. GENERAL DISCUSSION

1. PREVIOUS CASE UPDATES
2. PERMIT & TRC REPORTS

IX. ADJOURN

Excerpt from August 6, 2026, Gautier Planning Commission Meeting:

The Planning Department has received a request for a Property Owner Initiated Rezoning of three parcels located on Martin Bluff Road, PIDN #85700299.000, & 85700075.000 from split zoning C-2 Community Commercial and R-1 Low Density Single-Family Residential to R-1A Medium Density Residential. PIDN #85700299.010 from R-1 Low Density Single-Family Residential to R-1A Medium Density Residential. (GPC #26-39-RZ)

Scott Ankerson, Planning Director, deferred to the applicant to introduce himself and present his case to the board.

REQUEST:

The Planning Department has received a request from Donovan Scruggs representing ARB Properties LLC for a proposed Amendment of the Official Zoning Map of the City of Gautier, Mississippi. The request is to Rezone three parcels located on Martin Bluff Road, PIDN #85700299.000, & 85700075.000 from split zoning C-2 Community Commercial and R-1 Low Density Single-Family Residential to R-1A Medium Density Residential and PIDN #85700299.010 from R-1 Low Density Single-Family Residential to R-1A Medium Density Residential. (GPC #26-39-RZ) The application fee of \$300 was paid on July 6, 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: Martin Bluff Road, PIDN #85700299.010, 85700299.000, & 85700075.000 (See Exhibit A)
2. Existing Zoning: PIDN #85700299.000, & 85700075.000 Split Zoned C-2 Community Commercial & R-1 Low Density Single-Family Residential. PIDN #85700299.010 R-1 Low Density Single-Family Residential. (See Exhibit B)

UDO 5.3.8 C-2, Community Commercial - Purpose and intent. The purpose of this district is to provide areas of medium density commercial including a mixture

of retail, professional services, and studios which cluster together. Community Commercial Districts are located primarily along transportation collectors such as Gautier-Vancleave. The co-location of professional services and civic uses shall be encouraged to strengthen industry and provide an attractive, pedestrian scale commercial corridor into the City.

UDO 5.3.3 R-1, Low Density Single-Family Residential District - Purpose and intent. The purpose of this district is to provide areas where the principal use of land is for single-family detached dwelling units and related recreational facilities which compliment the area and provide a balanced and attractive residential area. R-1 areas are to be specifically designed to provide for the quiet enjoyment of the uses therein. They should have well defined boundaries and be protected from the encroachment of commercial uses and heavy through traffic.

DATA AND ANALYSIS:

Property requested for Rezoning: Martin Bluff Road, PIDN's #85700299.010, 85700299.000, & 85700075.000.

Location: Ward 5

Current Zoning of the Request Property: Split Zoned C-2 Community Commercial & R-1 Low Density Single-Family Residential.

Existing Land Use: vacant (See Exhibit C)

Future Land Use: Very Low Density Residential (See Exhibit D)

Surrounding Zoning: C-2 Community Commercial to the north and south abutting Martin Bluff Road. R-1 Low Density Single-Family Residential to the North and South of PIDN# 85700299.000. R-1 Low Density Single-Family to the North of PIDN #85700299.010 and Public Land to the South of PIDN #85700299.010.

HISTORY:

Historically, the Planning Commission and City Council have heard rezoning requests from citizens for Split Zoned lots and found that Split Zoning is a mistake. It has been found previously that zoning lines should follow parcel lines. Please see specific case histories listed below starting with the rezoning of the lots immediately north of the lots in question.

- GPC 25-26-RZ (7313 Martin Bluff – split zoned C-2/R-1 – rezoned to C-2)
- GPC 21-14-RZ (PID #82420170.000 & 82420180.000 HWY 57 – split zoned C-3/AG – rezoned to C-3)

- GPC 20-10-RZ (PID #82429240.000 Brown Rd – split zoned C-3/AG – rezoned to AG)

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 R-1A Medium Density Residential; or
2. Recommend that City Council deny the Rezoning.

Chairman Ward asked the applicant to come forward and present his case to the board.

Donovan Scruggs introduced himself to the commission and advised that he was acting on behalf of the owners of the parcels in question. Mr. Scruggs noted that after speaking with the Planning Director and the City Attorney he has decided to withdraw his application so it can be altered. Mr. Scruggs advised that a lot of the concerns and comments that have been raised are unwarranted. The concerns that have been raised are in reference to apartment buildings and apartment buildings have never been considered or planned for this development. There has never been plans for a duplex

development The application that was submitted for this rezoning shows a single-family residential development. Currently in the UDO, there is not an option for a medium density residential zone that does not include the allowance of duplexes. The reason why the application was submitted as a request for an R-1A was due to the smaller lot sizes. After conferring with the Planning Director and the City Attorney attempting to find a variance or administrative waver that would allow the application to continue, the decision was made to amend the application to a PUD Planned Unit Development application. What we will do with this PUD application is define what the lot sizes will be. The R-1A allows it to be down to 7000 square feet, that is about 1000 square feet less than the lot size we would like to stick to. The lot sizes are planned to be between 8400 square feet to 8900 square feet. Mr. Scruggs also wanted to point out that the density allowed for an R-1 zone is about 3.75 units per acre and what he is proposing would be 2.75 units per acre. Even with having smaller lots in the proposal, the units will be clustered in such a way that wetlands will be protected, and the density will be lower than even an R-1 zone. Greenbrier Ridge directly to the south of this proposed development has a density of approximately 3.9 units per acre in comparison. In the future PUD application, we will make certain that Duplexes, Multi-Family Residential, and Apartment buildings are not allowed in the PUD. When you look at the area, we hope this development will be consistent with and better than what is currently available in the area. In the research for this project the developers have pulled numbers from the subdivisions to the immediate north and south and found that they have some pretty low numbers. Some houses sold for less than \$100,000, and some for closer to \$150,000 to \$175,000 in the last couple months. The homes that the developer is wanting to build would sell for between \$250,000 and \$350,000 raising the property values of the area.

Chairman Ward stated that his understanding tonight was that Mr. Scruggs wanted to pull his application from the agenda.

Donovan Scruggs responded yes that is correct. We want to amend the application, and we do not want any action tonight.

Chairman Ward asked Mr. Scruggs around the density of the project. Mr. Scruggs mentioned a density of 2.7 units per acre. A quick calculation of that would be about 215 units to be built, does that sound right?

Donovan Scruggs advised that the numbers would be closer to 235 units on the 85 acres.

Commissioner Decoteau asked when the application is amended if an R-1A would be requested again?

Donovan Scruggs advised that the amended application would be for a PUD.

Commissioner Decoteau asked if the unusable wetlands we considered to calculate the 2.7 units per acre? Would that mean the density would be higher on the usable land if calculated that way.

Donovan Scruggs advised that is correct. The density is based on the overall 85 acres approximately.

Commissioner Hudson asked if there was a traffic analysis performed for that area.

Donovan Scruggs advised that the traffic analysis shows an approximate road usage per day of around 7000 cars per day. Considering the size of the roadway, 7000 cars per day is not a lot. Similar sized roads experience much higher traffic.

Commissioner Hudson asked if there could be a diagram and a detailed plan presented at the next meeting to help clarify the plan for residents.

Donovan Scruggs advised that the PUD document that he is preparing will have a preliminary site plan to show the proposed layout.

Scott Ankerson added that Mr. Scruggs was prepared to give a PowerPoint presentation of the original application at tonight's meeting before the application was withdrawn. That may help to answer some of those questions at the next meeting.

Commissioner Canada asked if there was already a plan for the width of the road that might allow parking on the street?

Donovan Scruggs advised that the planning of the roads has not been specifically handled yet but the problem you get into with older developments is that there were no ordinances in place during the construction allowing for roads that are only around 20 feet wide. With today's codes, subdivisions required curbed roads that are minimum 27 feet wide. This would allow parking on the street with room enough to get around those vehicles. That being said, the goal is to make sure the driveways are wide enough and long enough to handle all the parking needs of the residents.

Commissioner Canada asked if the homes built will be two story homes? Brick homes? Or a mixture?

Donoval Scruggs advised that there will be a mixture of different types of homes based on the developers' needs and the requests of buyers.

Chairman Ward asked Perry Kelly, City Attorney, since the matter would not be voted on tonight, if there would be a problem if the matter was not opened up for public comments at this time.

Perry Kelly advised that was acceptable.

Chairman Ward also advised that there was a letter of opposition that was received but again, since the matter will not be voted on tonight, he will not be reading that letter for the public at this time.

Perry Kelly advised that was acceptable.

Chairman Ward advised that now this application will be pulled and an amended application will be submitted as a PUD for consideration at the next meeting.

Chairman Ward closed the public hearing and no action was taken

Gautier Planning Commission

Regular Meeting Agenda

September 3, 2026

GPC 26-39-RZ

Donovan Scruggs (ARB Properties)

Martin Bluff Road

PIDN #85700299.010, 85700299.000, & 85700075.000

VII. NEW BUSINESS

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CITY OF GAUTIER STAFF REPORT

To: Chairman and Members, Planning Commission

From: Scott Ankerson, Planning Director

Date: August 17, 2026

Subject: Consider a request for a Property Owner Initiated Rezoning of three parcels located on Martin Bluff Road, PIDN #85700299.000, & 85700075.000 from split zoning C-2 Community Commercial and R-1 Low Density Single-Family Residential to R-1A Medium Density Residential. PIDN #85700299.010 from R-1 Low Density Single-Family Residential to PUD Planned Unit Development. (GPC #26-39-RZ)

REQUEST:

The Planning Department has received a request from Donovan Scruggs representing ARB Properties LLC for a proposed Amendment of the Official Zoning Map of the City of Gautier, Mississippi. The request is to Rezone three parcels located on Martin Bluff Road, PIDN #85700299.000, & 85700075.000 from split zoning C-2 Community Commercial and R-1 Low Density Single-Family Residential to a PUD Planned Unit Development and PIDN #85700299.010 from R-1 Low Density Single-Family Residential to a PUD Planned Unit Development. (GPC #26-39-RZ) The application fee of \$300 was paid on July 6, 2026. All public notice requirements have been met.

REQUESTED LIMITS, MINIMUMS, AND USES:

- The **Minimum** Lot Size requested is 7,500 square feet. (lots will range between 7,500 and 9,800 square feet)
- The **Minimum** Road Frontage requested is 35 feet in curves and cul-de-sacs.
- The **Minimum** Lot Width is 54 feet. (lot width will range between 54 and 70 feet)
- The PUD will be limited to Single Family Homes – **No duplexes or multifamily apartments.**
- The PUD will include green space. No recreational equipment or active park areas are planned.

BACKGROUND:

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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.

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DATA AND ANALYSIS:

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HISTORY:

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STAFF RECOMMENDATION:

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CONCLUSION:

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1. Recommend that City Council approve to Rezone the entire subject area to PUD Planned Unit Development; 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

TO BE HEARD BY GAUTIER PLANNING COMMISSION:

FEE:

Zoning Change

\$301.00

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

AMENDED APPLICATION FROM R-1A TO PUD

Name of Applicant: Donovan Scruggs Town Planning and Consulting, LLC (agent)

Name of Business: ARB Properties, LLC-Allison Buchanan-owner Phone:

Property Address: Unaddressed- Martin Bluff Rd 317 Pine Dr., Ocean Springs, MS 39564 (agent)
Mailing Address (If Different):

E-Mail Address:

Reason for request, location and intended use of Property: Change in Neighborhood Character and Public Need

Summary of change in character and need to be provided on separate document – Rezone from R-1/C-2 to PUD

ATTACHMENTS REQUIRED AS APPLICABLE:

- X 1. Diagram of Intended use, showing dimensions and distances of property, building with setbacks, parking spaces, entrances and exits.
- NA 2. A detailed project narrative.
- NA 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.
- NA 5. Any other information requested by the Planning Director.

Signature of Applicant: Allison Buchanan Date of Application: 8/11/2026
Donovan Scruggs (PH: 228-348-1315) will serve as agent to provide additional documents and representations for this application.

FOR OFFICE USE ONLY

Date Received 8/14/26 Verify as Complete EMP

Fee Amount Received Initials of Employee Receiving Application EMP

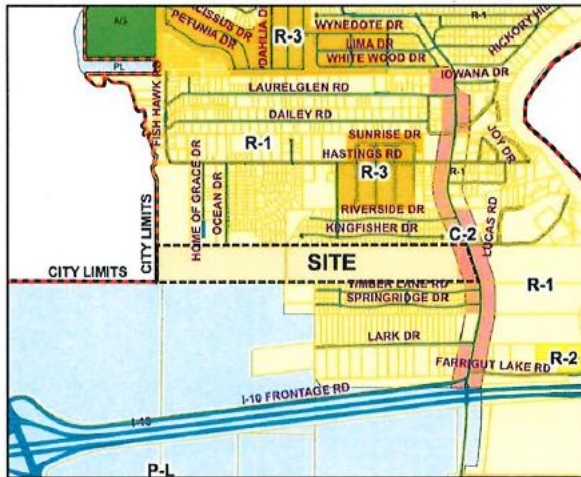
**Land Use Report for a
Zoning Map Amendment for a Planned Unit Development (PUD) for Properties Located
Along the West Side of Martin Bluff Road and North of Interstate 10
PIDNS: 85700299.010 (West); 85700299.000 (Central); and 85700075.000 (East)
Applicant: ARB Properties, LLC**

Prepared by: S. Donovan Scruggs, AICP
Date: August 13, 2026 (revised)

ARB Properties, LLC is submitting an amended application for a rezoning for approximately 85 acres of land located north of Interstate 10 and west of Martin Bluff Road. The amended requested includes a PUD (Planned Unit Development) designation. The site consists of three parcels that are located south of River Side Subdivision and north of Greenbriar Ridge Subdivision. The parcels have never been developed, and the site is wooded. The property is currently designated as C-2 (Community Commercial) District along Martin Bluff Road, but the majority of the site (approximately 81 acres) is designated as R-1. ARB Properties, LLC (ARB) is requesting that the entire site be rezoned to PUD. This application is based on a change in neighborhood character and public need, as detailed in this report.

1. Overview

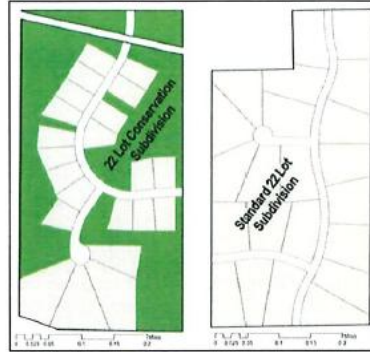
ARB has a contract to convey the property for single-family residential development. Despite the C-2 zoning along Martin Bluff Road, there has been no commercial development that is consistent with this zoning, and the area along Martin Bluff Road is primarily residential in nature. The site is adjacent to the Sand Hill Crane Refuge and the city limits along the south west and western portions area. The rezoning will provide more housing opportunities for those wishing to relocate to Gautier. More importantly, it will locate houses within an area that can provide convenient access to employment centers in Pascagoula, Biloxi, and Mobile. While the site may not have convenient access along Interstate 10 to attract commercial development, the proximity to this corridor and Gautier Vancleave Road provides excellent access for commuters within residential areas.



2. Cluster/Conservation Development

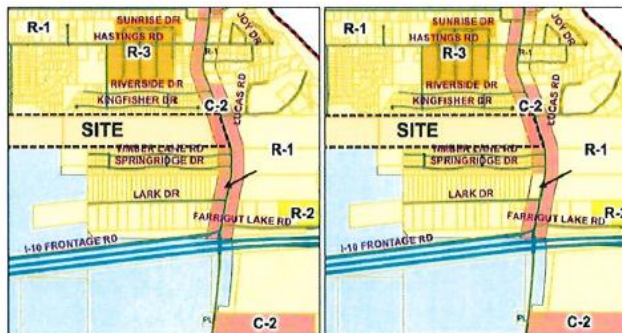
The proposed rezoning relates to a 'cluster or conservation subdivision.' The smaller lot sizes permitted through a PUD Designation that will allow the "clustering" of lots along the north and eastern portions of the properties while the southwestern portion that consists of wetlands will be preserved. The conservation area should be approximately 20 to 25 percent of the site.

To the right is an image depicting a conservation or cluster development as it compares to a conventional subdivision. Notice that despite an equal number of lots, the plan on the left provides more open space or green space. While conservation subdivisions can preserve a variety of sensitive or unique features, on the Gulf Coast these subdivisions often preserve wetlands. Wetlands provide stormwater storage, wildlife habitat, and other benefits. Because the conservation area is adjacent to the Sand Hill Crane Refuge, this will provide significant open space and buffering without impacting the refuge and its wildlife.



3. Change in Neighborhood Character

The subject area is located along Martin Bluff Road and between two existing subdivisions (Greenbriar Ridge and River Side Subdivisions). To the north is an platted but undeveloped Belmont Estates with smaller lots, as well. The area includes a mix of zoning designations to include R-1, R-2, R-3, and C-2. Parcels along Martin Bluff Road have historically been designated as C-2 despite the overall lack of commercial development along the corridor. In fact, lots within the above referenced subdivisions are designated as C-2 despite their residential character. While this does not meet the requirement for a "mistake in zoning", it should be considered inconsistent with the area or lots within Greenbriar Ridge and Riverside Subdivisions.



Recently, several parcels along Martin Bluff Road were rezoned from C-2 to R-1 for the construction of new single-family residences. As shown on the GoogleEarth images to the right, the site to the south (and along Lark Drive) were heavily wooded and undeveloped in 2021. Since that time, the area has been cleared and new homes have been constructed. Within the 2025 image, the new houses along Martin Bluff Road are visible which is a strong indicator of change in neighborhood character. Today, these lots have been primarily completed and occupied by families. The owner of the subject parcels intends to convey the property for development of a single family residential neighborhood.

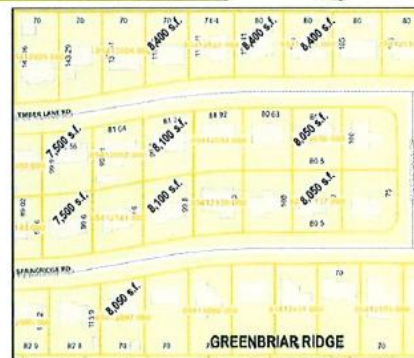


Despite the R-1 District designation, the subdivision located to the south, Greenbriar Ridge, does not meet the minimum requirements of the district. The lot requirements for a R-1 District are 9,600 square feet with a minimum width of 80 feet. As demonstrated in the image below, several lots within Greenbriar Ridge have lot widths that are less than 80 feet. Additionally, numerous lots have areas ranging from 7,500 to 8,500 square feet. This indicates that the 'character' of the area is not entirely established at the R-1 density requirements. Greenbriar Ridge is an older subdivision with initial phases developed in the 1970s. These lots would be considered 'nonconforming' or 'grandfathered' and don't reflect a change in neighborhood character, but the lots reflect a neighborhood that is denser than permitted by the City's Zoning Ordinance.



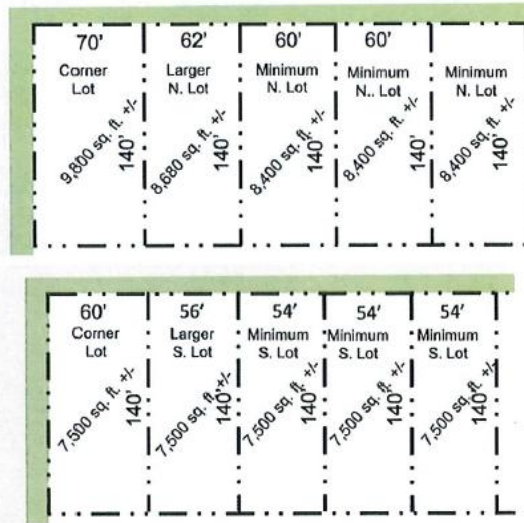
4. PUD Designation.

The applicant is seeking a rezoning to the PUD designation that will permit lot sizes consistent with those in Greenbriar Ridge. The initial request for rezoning of the property included an R-1A Designation. This district permits duplexes and smaller lot sizes that may not be appropriate for the area. The request was amended for the PUD designation. The proximity to a similarly sized subdivision, regardless of zoning, makes this proposal consistent with the zoning ordinance. Because the size of the proposed rezoning (85 acres) and its compatibility with the adjacent subdivisions in terms of lot sizes and density, the request cannot be considered a 'spot zoning'.



Zoning District	Min. Lot Area (sq. ft.)	Min. Lot Width
AG	20,000 SF	100
R-E	43,560	150
R-1	9,600	80
R-1A	7,200/10,000	60
	9,600	90
R-2	9,600 +2,000 per du	80

The proposed lots sizes will typically range from 7,500 to 9,800 sq. ft. with lots widths primarily between 54 and 70 feet. The area and width requirements of the City are above.



The developer intends to construct a development with lots divided between the northern and southern areas. The southern area is adjacent to Greenbriar Ridge that includes smaller lot sizes. The southern area (southern one-half) will include lot sizes that are more consistent with Greenbriar Ridge. The northern area of the development will include larger lots that are more consistent with River Side Subdivision that are primarily 8,400 square feet or greater. This is significantly larger than the minimum lot sized permitted of 7,200 square feet in the R-1A District. The requested minimum width of the southern lots will be 54 feet and the northern lots will have a minimum width of 60 feet. The proposed widths would be measured at the front building line of the home with the understanding that within curves or cul-de-sacs, the lot width at the street may have a minimum of 35 feet. This is based largely on the desire for medium sized lots with sufficient separation between adjacent lots or neighbors. The minimum lot sizes for corner lots with a wider lot width requirement will be approximately 9,500 square feet. *It is important to note that the proposed density of the PUD is approximately 2.75 units per acre. This is less than the 3.75 units per acre permitted within the R-1 District and the 3.9 units per acre within the Greenbriar Ridge Subdivision.*

The development will consist of exclusively single-family residential properties with no multi-family or two-family uses. The smaller lot sizes will permit the clustering of lots to avoid wetlands and sensitive areas. The common area will include a large detention ponds, as well.

5. Public Need

While Gautier is the largest city in Jackson County in terms of land, it only ranks ahead of Moss Point in population. The populations of Moss Point and Pascagoula have been slowly declining. Ocean Springs and Gautier have grown at a slow but positive rate. Some of this growth has been through annexation. At the same time, Jackson County has grown faster than the four municipalities, and now there are more Jackson County residents living in unincorporated areas than within municipalities. As growth migrates to the unincorporated areas, businesses and commercial development could follow which could negatively impact sales tax collection in municipalities such as Gautier. Maintaining and expanding the population will assist in commercial expansions. Commercial development typically follows 'rooftops' and a strong residential markets encourages and stronger commercial environment.

Another positive feature of the proposal is the potential to better connect the area. Greenbriar Ridge and River Side Subdivisions have streets that 'dead end' into the proposed site. By aligning the streets within this development, the subdivisions are more connected. This will allow movement within the subdivisions and the area to north without the need to access Martin Bluff Road. This could decrease traffic along the roadway.

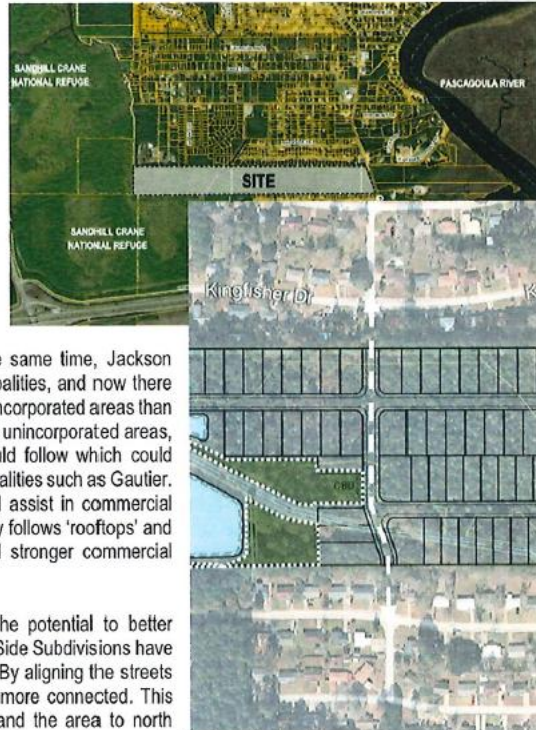
The subject area has recently seen a slight increase in new residential construction referenced earlier with new single-family residential units along Lark Drive and Martin Bluff Road. This should be considered positive development within an area that has seen little activity over the past 20 years. The proposed project will include significantly more new homes within the area. With new construction and higher values, this is expected to have a positive impact on adjacent subdivisions that have some maintenance and code issues present.

Finally, the rezoning will allow for a conservation subdivision which will preserve wetlands. This will have a positive impact on stormwater runoff, open space and wildlife habitats. These developments also encourage the reduction of infrastructure which ultimately require less infrastructure to maintain.

6. Consistency with the Comprehensive Plan.

The Gautier Comprehensive Plan recognizes the benefits associated with preserving wetland and natural areas:

In addition to providing a natural habitat for plants and animals, they [wetlands] provide a valuable role in floodplain management. When rivers overflow, wetlands absorb and slow the impeding floodwaters, mitigating the effect of flooding on communities. (page 38).



Due to the natural constraints of the area including areas prone to flooding, wetlands, the coastal land and the bayous which are found in many areas, well-designed development will be required to allow growth to occur while protecting environmentally fragile areas (page 43).

The Comprehensive Plan provides Implementation and Action Steps to protect Natural Resources and the following specifically related to the proposed development.

- *Protect environmentally sensitive areas through creative development design.*
- *Use the principals of Low Impact Residential Development in appropriate places.*
- *Require Conservations Subdivisions or cluster housing in environmentally sensitive areas. (page 45).*

Within the Housing and Neighborhood Stabilization section of the Plan, the following Goal is reiterated:

- *Require Conservations Subdivisions or cluster housing in environmentally sensitive areas. (page 58).*

6. Conclusions.

The proposed PUD represents one of the larger residential developments within the City of Gautier in recent years. The rezoning to a PUD will permit a conservation subdivision which is encouraged in the Comprehensive Plan to preserve wetlands and the natural environment.

A growing population is important and is preferred to a declining population with out-migration of residents. A growing population supports the local economy which provides more revenues for businesses and the local units of government and schools. These new revenues will be derived from new ad valorem taxes but also with increases in population will increase demand and support for local businesses.

The request is supported by a change in neighborhood character demonstrated by the rezonings of the C-2 areas located south of the subject area and along Martin Bluff Road to R-1, and the subsequent development of those sites into residential lots. The public need is addressed through encouraging smart, population growth that is sensitive to the environment and supports economic growth within Gautier. The connectivity of the development could lead to alternative routes away from Martin Bluff Road and decreasing traffic along that corridor. ARB intends convey the site once the rezoning is complete to a housing developer who will start construction of the infrastructure as quickly as possible. Accordingly, the applicant requests approval of the rezoning from C-2 and R-1 to PUD for the conveyance and development of land to move forward.

Respectfully Submitted:



Donovan Scruggs, AICP

ARB PROPERTIES PUD:
A PLANNED UNIT DEVELOPMENT
OF GAUTIER, MISSISSIPPI

SEPTEMBER 2026

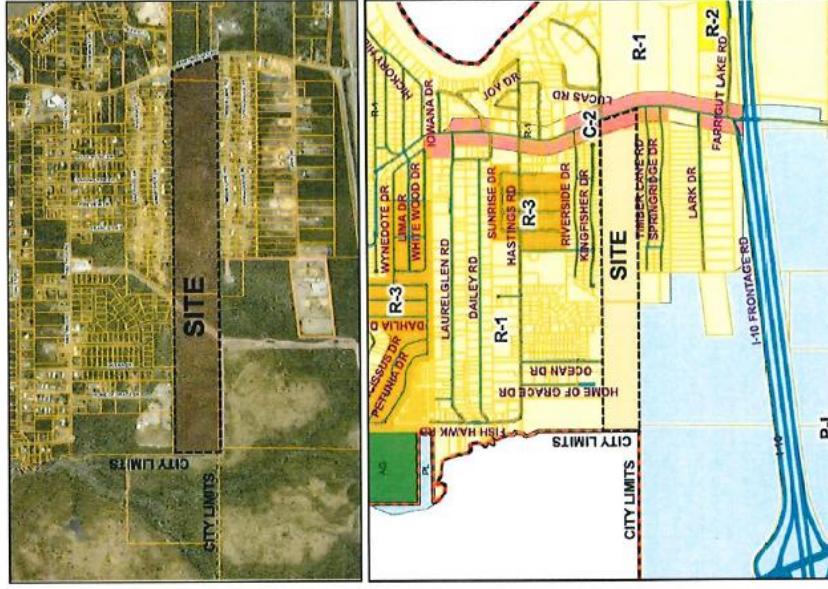
Introduction

ARB Properties LLC (ARB) is proposing a Residential Planned Unit Development located along the west side of Martin Bluff Road in Gautier, Mississippi. The site intended to be conveyed upon the approval of the PUD designation for development. The project includes three parcels of land that include approximately 85 acres. The site is a long, rectangular property that is adjacent to the Sand Hill Crane National Refuge to the west. The western area has some wetlands present.

The overall plan is to create a Conservation Subdivision or "cluster" development that will include smaller lot sizes in an effort to avoid wetlands and sensitive areas while maintaining the economic viability of the project. The project will include lot sizes and widths that are less than the R-1 requirements. This will allow narrower lots that are slightly more compact to encourage the avoidance of wetlands. Areas to the south of the project and the area, in general, include a mix of zoning and lot sizes, many of which have areas and widths that are less than the proposed minimums of this PUD.

The site is located within the northernmost area of the City, and the Gautier corporate boundary is along the western property line. The Sand Hill Crane National Refuge is owned by the United States Government and includes a conservation area or development barrier that essentially prohibits both public or private development. The area is located to the west and southwest of the development. The Refuge includes lands inside and outside of the City Limits.

The PUD designation will provide the developer more flexibility in design. With this flexibility, the PUD can be developed with a greater avoidance of wetlands and sensitive areas for enhanced open spaces. By leaving these wetlands more intact, their natural function of absorption and flood control will benefit the neighborhood and area. The location of this buffer area adjacent to the Sand Hill Crane National Refuge will complement those properties by further distance of this development from the Mississippi Sand Hill Cranes.



Unified Development Code & Comprehensive Plan

Planned Unit Developments (PUDs) are a common element of most zoning codes and ordinances across the nation. PUDs provide flexibility in design to permit a mix of uses, avoid sensitive areas, and attain similar goals outlined in Comprehensive Plans. Oftentimes these goals are difficult to achieve in typical zoning regulations that focus on segregating uses and establish minimum lot sizes that encourage harmony or monotony. In the City's Unified Development Code (UDC), Planned Unit Developments (PUDs) are defined as follows:

An area for which a unitary development plan has been prepared indicating, but not being limited to, the following land uses: open space, on-site circulation for both pedestrians and vehicles, parking, setbacks, housing, densities, building spacing, land coverage, landscaping, relationships, streets, building heights, accessory uses, and architectural treatment. A planned unit development also includes "cluster developments," which are development design techniques that concentrates buildings in a specified area on a site to allow the remaining land to be used for recreation, common open space, or preservation of environmentally sensitive areas.



The proposed project is an example of a cluster development that will include open space or common areas with the remaining wetlands. Along the Mississippi Coast, wetland areas are oftentimes simply mitigated to expand the developable areas of the site. This involves the filling of wetlands and the development within these areas that were previously regulated wetlands. By preserving portions of these wetland areas, the site is enhanced with more common and buffer areas adjacent to the Sand Hill Crane Refuge. These wetlands and buffers provide natural drainage and retention areas that can reduce the amount of infrastructure and detention basins. The Gautier Comprehensive Plan recognizes the benefits associated with preserving wetland and natural areas:

In addition to providing a natural habitat for plants and animals, they [wetlands] provide a valuable role in floodplain management. When rivers overflow, wetlands absorb and slow the impeding floodwaters, mitigating the effect of flooding on communities. (Gautier Comprehensive Plan, p. 38).

Due to the natural constraints of the area including areas prone to flooding, wetlands, the coastal land and the bayous which are found in many areas, well-designed development will be required to allow growth to occur while protecting environmentally fragile areas (Gautier Comprehensive Plan, p. 43).

The Comprehensive Plan provides Implementation and Action Steps to protect Natural Resources and the following specifically related to Seagrass Landing.

- *Protect environmentally sensitive areas through creative development design.*
- *Use the principals of Low Impact Residential Development in appropriate places.*
- *Require Conservations Subdivisions or cluster housing in environmentally sensitive areas. (Gautier Comprehensive Plan, p. 45).*

Within the Housing and Neighborhood Stabilization section of the Plan, the following Goal is reiterated:

- *Require Conservations Subdivisions or cluster housing in environmentally sensitive areas. (Gautier Comprehensive Plan, p. 58).*

5.3.17 PUD (Planned Unit Development)

According to the UDC's Section 5.3.17 PUD, the purpose and intent of the PUD District is to:

...encourage flexibility in the development of land, in order to promote its most appropriate use; to improve the design, character and quality of new developments; to encourage a harmonious and appropriate mixture of uses; to facilitate the adequate and economic provision of streets, utilities, and city services; to preserve the natural, environmental and scenic features of the site; to encourage and provide a mechanism for arranging improvements on sites so as to preserve desirable features; to mitigate the problems which may be presented by specific site conditions; and to encourage subdivisions which address the affordable housing goals, objectives and policies of the city's comprehensive plan. Uses permitted "by right" are established by the intent of the underlying Comprehensive Plan Future Land Use Map. It is anticipated that PUDs will offer one or more of the following advantages:

- B. Enhance the appearance of neighborhoods by conserving areas of natural beauty, and natural green spaces.*
- F. Promote and protect the environmental integrity of the site and its surroundings and provide suitable design responses to the specific environmental constraints of the site and surrounding area.*

The PUD District provides a flexible tool to develop cluster and conservation subdivisions in a manner consistent with the Comprehensive Plan. PUDs can provide a reduced development footprint with smaller and more compact lots. This leads to decreased lengths of roadways and less impervious surfaces. The UDC outlines the following minimum requirements for PUDs:

- Total Site or Development Area: Two (2) acres
- Lots for single-family detached dwelling units: Seventy-five hundred (7,500) square feet
- Lots for single-family detached patio home or zero lot line dwelling units: Five thousand (5,000) square feet
- Lots for single-family attached dwelling units: Twenty-four hundred (2,400) square feet

ARB PUD is being proposed as a single-family residential development with no two-family residential or multi-family residential units. Additionally, the PUD will not include patio homes or zero lot line units that generally consists of lots between 5,000 and 7,000 square feet. The site will not include any commercial development.

Table 7 of the Unified Development Ordinance outlines the dimensional requirements of various zoning districts. The site is currently designated as R-1 that requires minimum lot sizes of 9,600 square feet and minimal widths of 80 feet. The R-1 District is not consistent with the surrounding area. While the R-1 and R-2 Districts permits lot sizes that are more flexible (7,200 square feet and lot widths of 60 feet), these districts permit two-family and multi-family residential units that are not consistent with the area.

By developing the property has a PUD, lot sizes can be established and two-family or multi-family uses can be prohibited. The PUD designation can provide a set of standards that will provide requirements for the property that will serve as its zoning designation. For the purposes of this PUD, the development will include smaller lots (approximately 7,500 square feet) along the southern portion of the project, and larger lots of 8,400 or greater along the northern portion. A larger majority (approximately 65 percent) of the homes will exceed 8,400 square feet.

Table 7. Intensity and Dimensional Standards

Zoning District	Min. Lot Area (sq. ft.)	Min. Lot Width	Maximum Building Height			Setbacks		
			*Tier 1	Tier 2	Tier 3	Front	Side	Rear
AG	20,000 SF	100	35	N/A	N/A	50	20/35	25
R-E	43,560	150	35	N/A	N/A	50/35	20/35	35
R-1	9,600	80	35	N/A	N/A	25/35	10/25/35	25
R-1A	7,200/10,000	60	35	N/A	N/A	25	10/25	25
	9,600	90	35	N/A	N/A	25	10/25/35	25
R-2	9,600 +2,000 per du	80	35	45	60	25	25	25

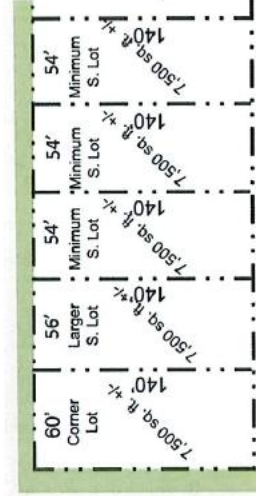
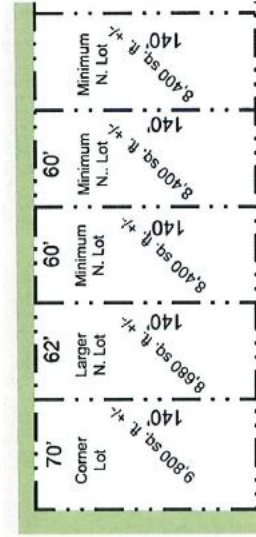
ARB Properties LLC PUD: Open Space

The proposed subdivision and PUD includes approximately 85 acres. Within the southwestern portion of the property, approximately 22 acres of conservation will be set aside. This includes a mix of utility lines, detention ponds, and wetlands, but the area will be preserved and undeveloped. This area is adjacent to the Sand Hill Crane National Refuge. The open space will provide stormwater relief through the natural absorption. The open space will allow homes within this area to have rear yards that are adjacent to this area that will remain undeveloped. In general, approximately one-fourth of the lots within the development are expected to 'back up' to areas that are either undeveloped or are not expected to develop.



ARB Properties LLC PUD: Lot Arrangement

The PUD will include approximately 245 lots and houses. The southern portion of the subdivision includes approximately 90 lots or just over 35 percent of the development. Remaining area or northern one-half of the development includes approximately 155 lots or approximately 65 percent of the development. The southern lots are adjacent to Greenbriar Ridge Subdivision which contains minimum lot sizes of approximately 7,500 square feet. The northern lots that are adjacent to River Side Subdivision will be larger and approximately 8,500 square feet.



ARB Properties LLC PUD: Lot Arrangement

The lots within the development are smaller than the lot sizes permitted within the R-1 District but larger than those within the R-1A District. The narrower lots and reduced areas permit the target densities for the development. The PUD will include reduced side-yard setbacks that will allow for a larger buildable area or house on the lots. Reduced areas and widths are important for a number of reasons. One, many homeowners prefer small lots to reduce maintenance time and/or costs. This is true for working families and retirees who don't want to spend the time or money to maintain larger yards. Secondly, as housing prices continue to increase, narrower lots reduce the infrastructure costs per house. This has a substantial impact on housing costs. By reducing costs on infrastructure, more of the budget can go towards amenities that enhance the value of the home more than road frontage. Finally, as family sizes continue to decline, there is not as much need for 4 and 5 bedroom homes that require more area. Smaller lots and more reasonably sized homes have become more attractive in recent years. The PUD will permit more compact lots with minimum areas of 7,500 square feet with wetlands preserved in common areas. A slight reduction in lot sizes and side yard setbacks is included to allow greater flexibility in house selection and sizes.

Minimum Lot Dimensions	Northern Lots	Southern Lots
Lot Area (Minimum)	8,400 sq. ft.	7,500 sq. ft.
Front Yard Setback (Minimum)	20 ft.	20 ft.
Side Yard Setback (Minimum)	7.5 ft.	7.5 ft.
Rear Yard Setback (Minimum)	20 ft.	20 ft.
Percent Coverage (Maximum)	50	50

ARB Properties LLC PUD: Connectivity

The proposed PUD is adjacent to Greenbriar Ridge (south) and River Side Estates (north). Both of these subdivisions have rights of extended to the northern and southern limits, respectively. The proposed subdivision will include rights of way for these connections to be made. This will permit movement among the three subdivisions and areas to the north without accessing Martin Bluff Road.

ARB Properties LLC PUD: Housing

The proposed PUD will include traditional homes that vary in sizes. While the lots within the development have a reduced area and width, the reduced setback increases the buildable area to allow larger houses. This would include buildable widths of 39 feet on the smaller Southern Lots and buildable widths of 45 feet for the Northern Lots. This will provide a wide variety of home sizes that can range from smaller patio-homes of 900 square feet to home of approximately 2,500 square feet. The flexibility that is provided will allow the market to guide the housing make-up. The goal is to build the largest home that will fit the market. Unlike the traditional districts of the zoning ordinance, the Mixed Use Districts and PUDs do not establish minimum sizes for dwelling units. However, dwelling units will be limited to Single-Family Residential with no multi-family or two-family structures.

The use of various elevations and finishes can provide a development that with a blend of houses and not continuous rows of houses that are indistinguishable.



Exhibit A Location Map

Prepared by:
City of Gautier
Planning Department

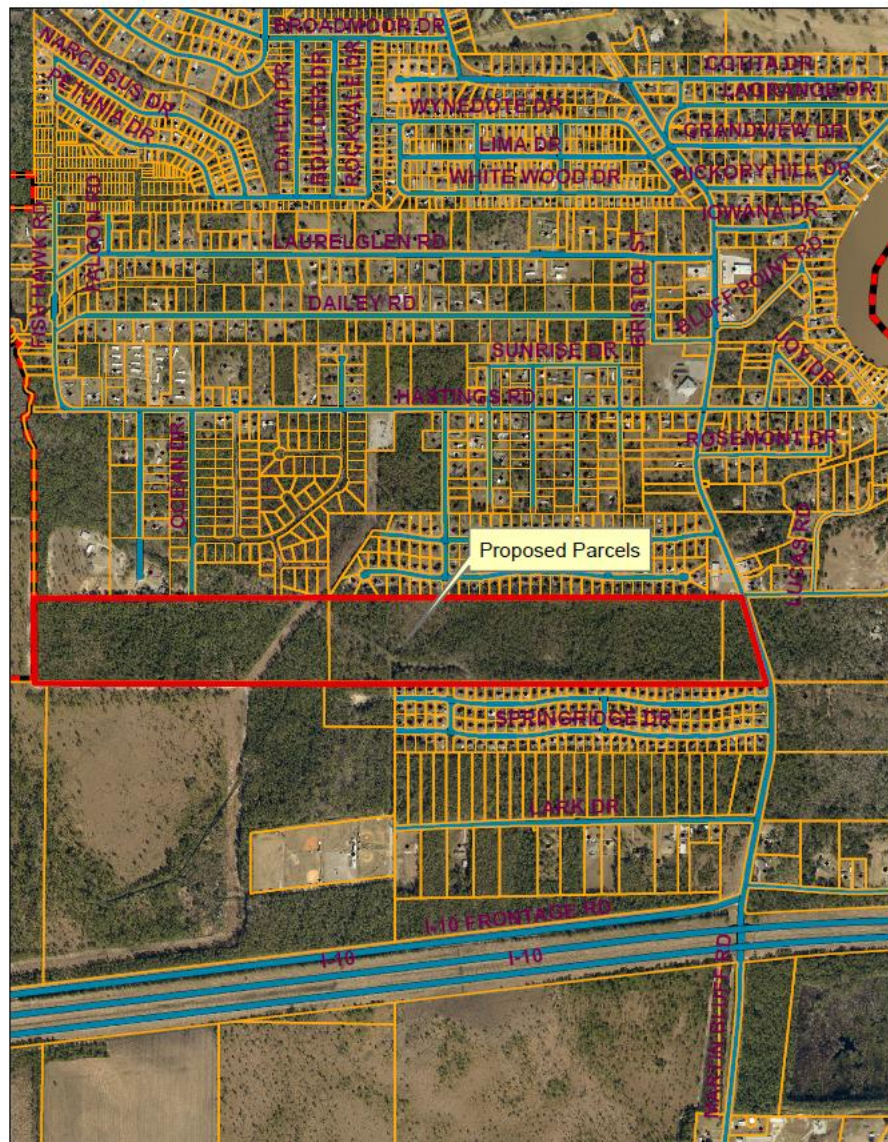


Exhibit B Existing Zoning

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

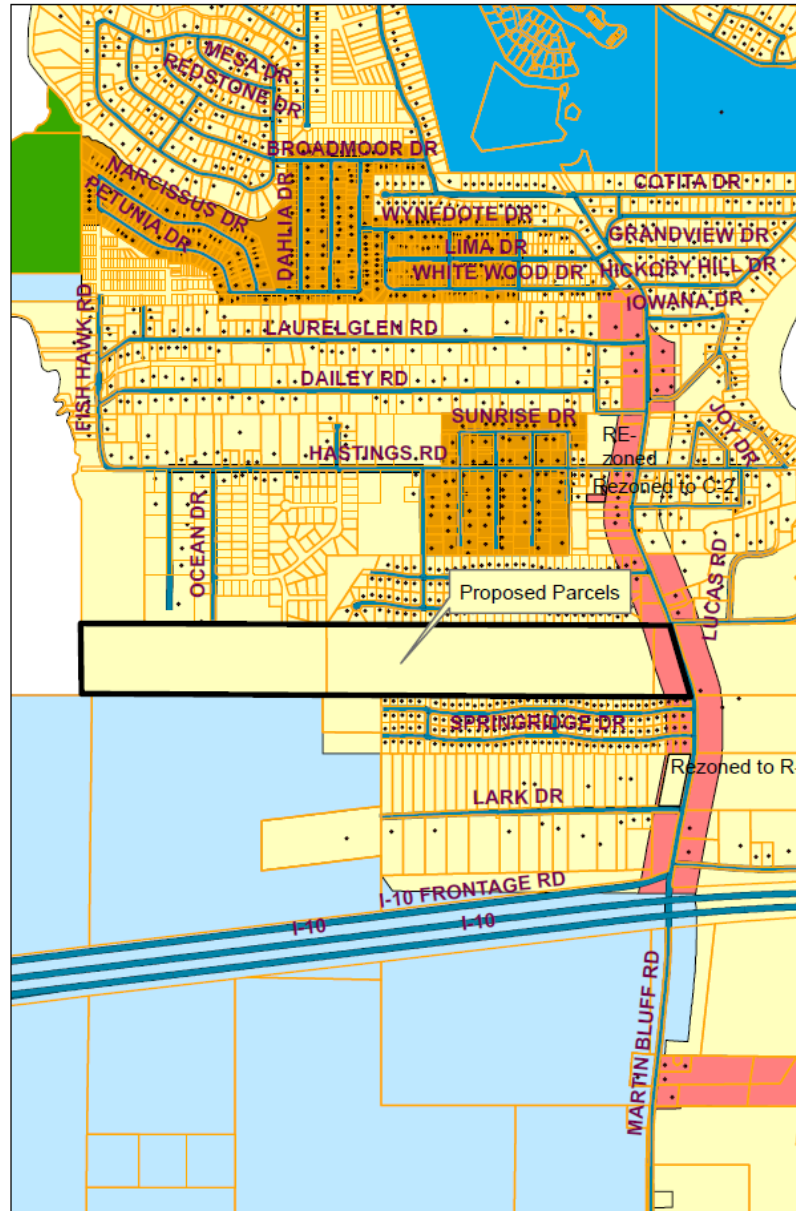


Exhibit C

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

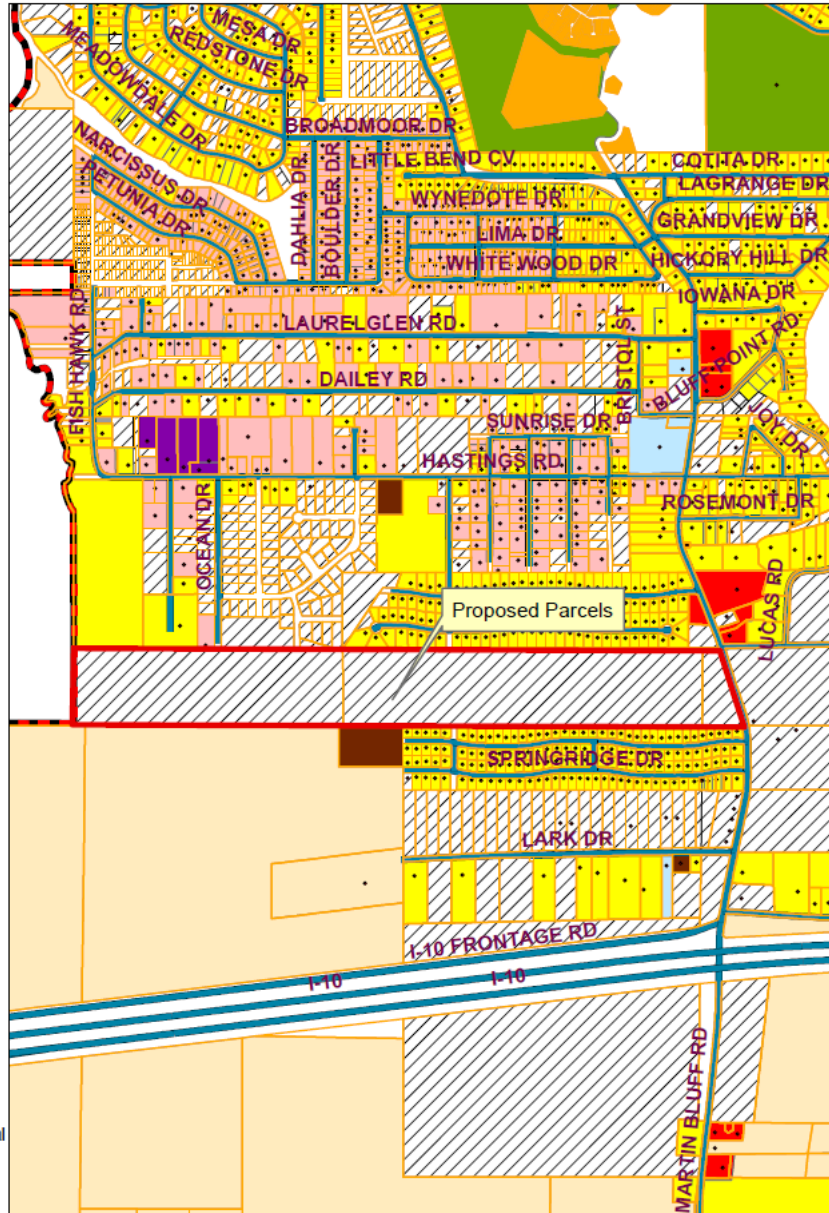


Exhibit D Future Land-Use

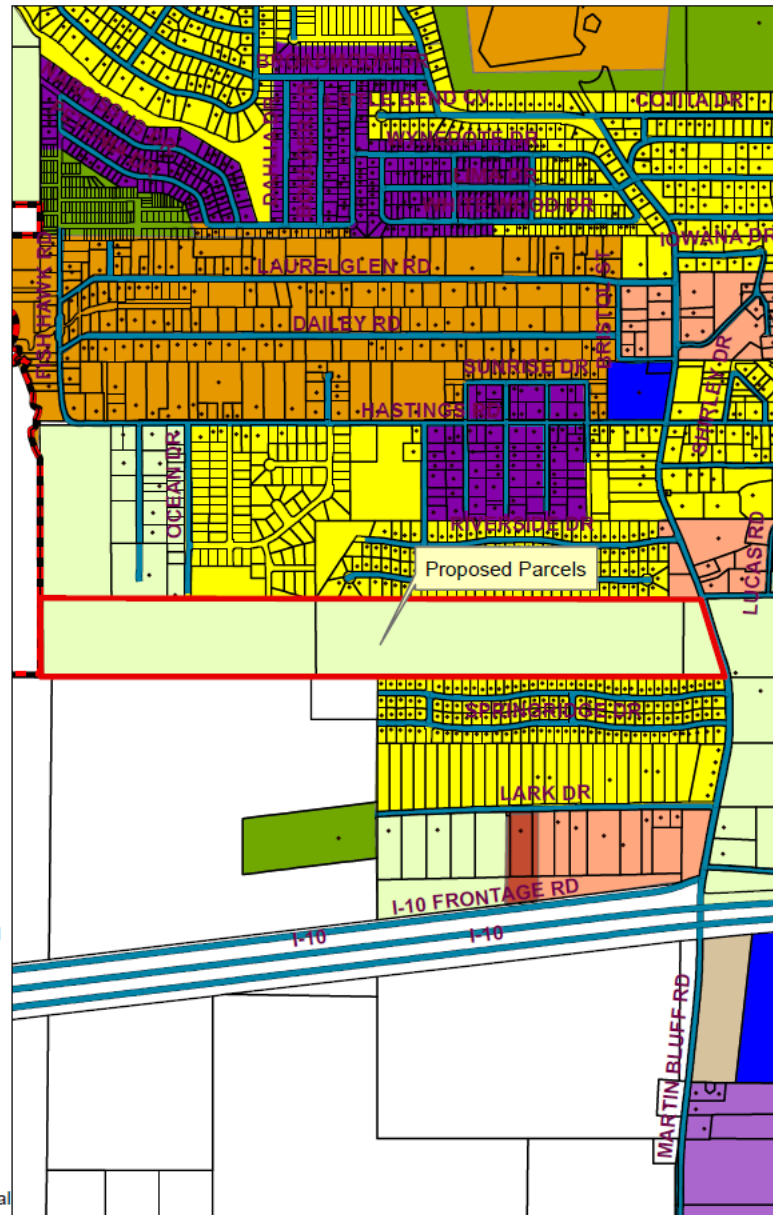
Prepared By:
City of Gautier
Planning Department

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

September 3, 2026

GPC #26-44-CU

LaToya Bolden dba 3rd Place

3101 Ladhier Rd, Suite 3

VII. NEW BUSINESS

1. Consider a request for a Conditional Use-Major that would allow a **Bar / Tavern** in a C-2 Community Commercial Zoning District. 3101 Ladhier Rd, Suite 3, Gautier Vancleave Road, (GPC #26-44-CU)

**CITY OF GAUTIER
STAFF REPORT**

To: Chairman and Members, Planning Commission

From: Scott Ankerson, Planning Director

Date: August 19, 2026

Subject: Consider a request for a Conditional Use-Major that would allow a Bar / Tavern in a C-2 Community Commercial Zoning District. 3101 Ladnier Rd, Suite 3, Gautier Vancleave Road, (GPC #26-44-CU)

REQUEST:

The Planning Department has received a request from LaToya Bolden dba 3rd Place for a Conditional Use-Major that would allow a Bar / Tavern in a C-2 Community Commercial Zoning District. 3101 Ladnier Rd, Suite 3, Gautier Vancleave Road, (GPC #26-44-CU) PID #82436070.100 (GPC #26-44-CU) The application fee of \$250 was paid on August 3, 2026. All public notice requirements have been met.

BACKGROUND:

The request property is zoned C-2 Community Commercial.

1. Location: 3101 Ladnier Rd, Suite 3, PID #82436070.100 (See Exhibit A)
2. General features of the proposed project:
Total Area: Approximately 0.34
Commercial building with three units.
3. Existing Zoning – C-2 Community Commercial (See Exhibit B)
4. Existing Land Use – Commercial-Retail Building (See Exhibit C)
5. Comprehensive Plan Future Land Use Designation – High 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 Bar or Tavern 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: No Response

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, the space will be used for positive use.

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, parking is provided on the lot.

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: No Response

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, absolutely, the space will be used for positive purposes.

Staff Finding: The Comprehensive Plan calls out “High 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

26-44-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: LaTaya Bolden

Name of Business: 3rd Place Phone:

Property Address: 3101 Ladnier #3 Mailing Address (if Different):

E-Mail Address:

Proposed Use Requiring Conditional Use: Bar or Tavern (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).
- Photos - 3. Diagram of intended use (see attached).
- N/A 4. Copy of protective covenants or deed restrictions, if any.
- N/A 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.
- N/A 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): LaTaya Bolden

Date of Application: 07.30.26

FOR OFFICE USE ONLY

Date Received 7/30/26 Verify as Complete EMP

Fee Amount Received 251.00 Initials of Employee Receiving Application EMP

8/3/26

I, Stanley V. Shields Jr., the fee simple owner(s) of the following described property:

Address:

3101 Ladnier #3

Parcel ID No.:

hereby petition to the City of Gautier to *Grant a Conditional Use Major or Minor of*
MS (state proposed use from Article V of the Unified Development Ordinance) at the above reference property and affirm that LaToya Bolden (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.

Stanley V. Shields Jr.
 (Owner's Signature)

 (Owner's Signature)

Notary Information:

The foregoing instrument was acknowledged before me this 30th day of July, 2020 by _____, who is personally known to me or has produced MS DL as identification and who did take an oath.

LaTonya Denise Green
 (Printed Name of Notary Public)

LaTonya Denise Green
 (Signature of Notary Public)

Commission # 107306

My commission expires Nov 21, 2030.

(Notary's Seal)



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

3rd place will be a social spot where snowballs, coffee, beer and wine, candies, games and craft novelties will be sold. Club meetings, Karaoke, book signing, podcasting and sport watching. It's a place for the community can hold group meetings or even sit in on a Sunday morning to read books.

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 it is per conditional use
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. *no, the space will be used for positive use*
~~and will not be a threat to neighboring property values~~
4. Will your project adversely affect vehicular or pedestrian traffic in the vicinity? Explain.
no parking is provided on lot
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.
yes absolutely, the space will be used for positive purposes
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.



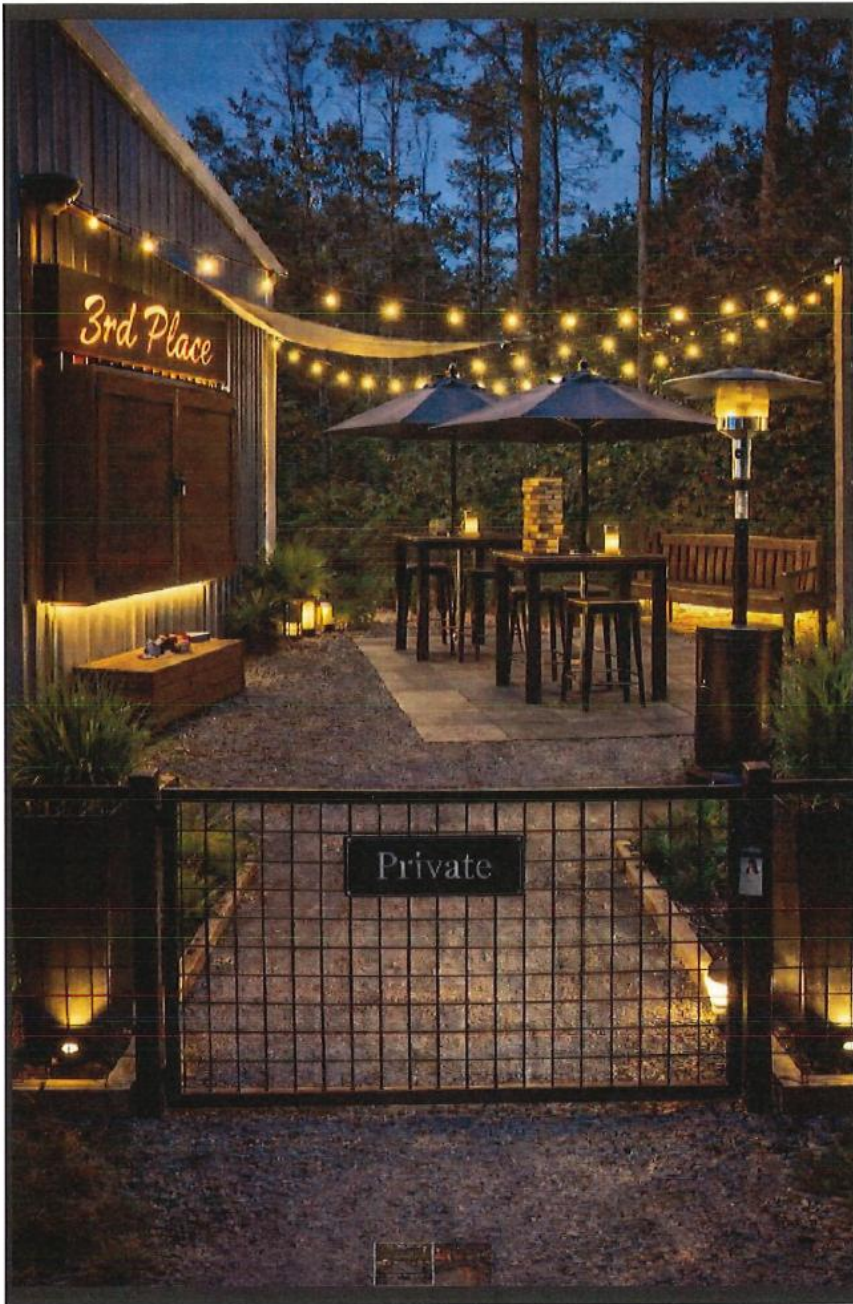


Exhibit A Location Map

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

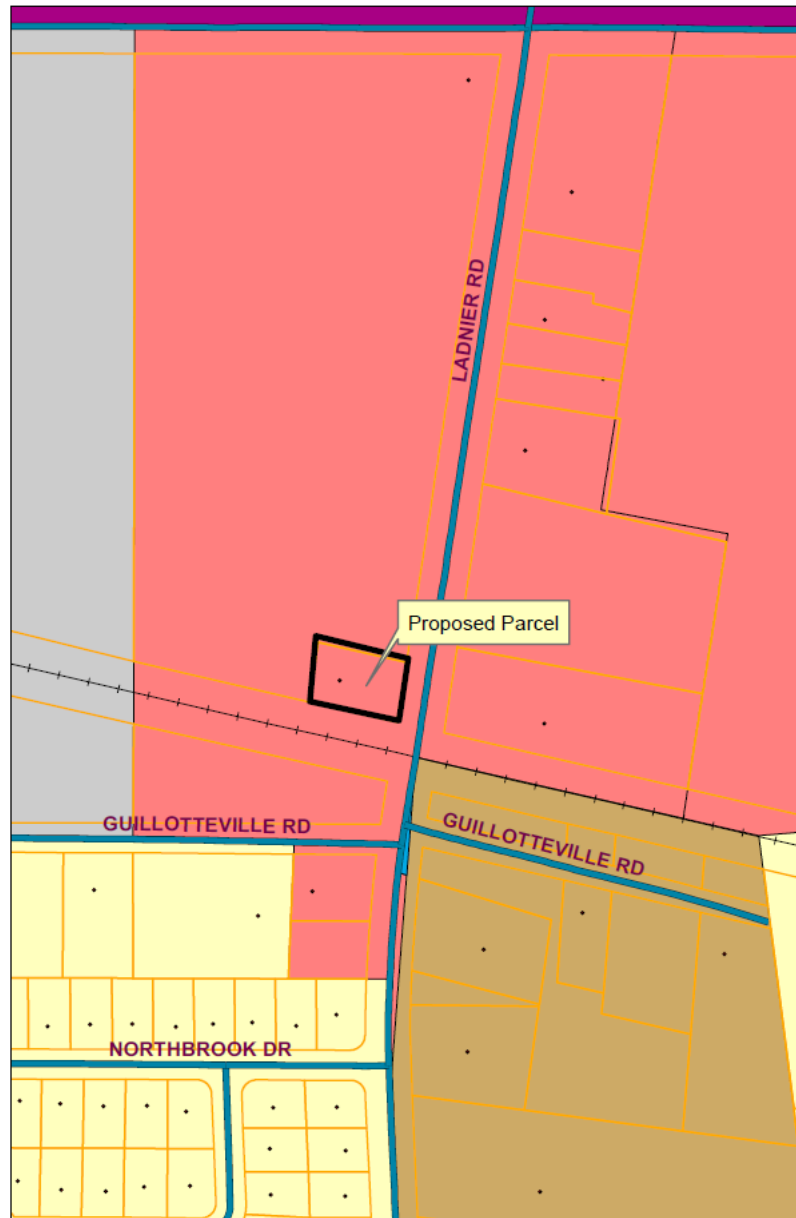


Exhibit C

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

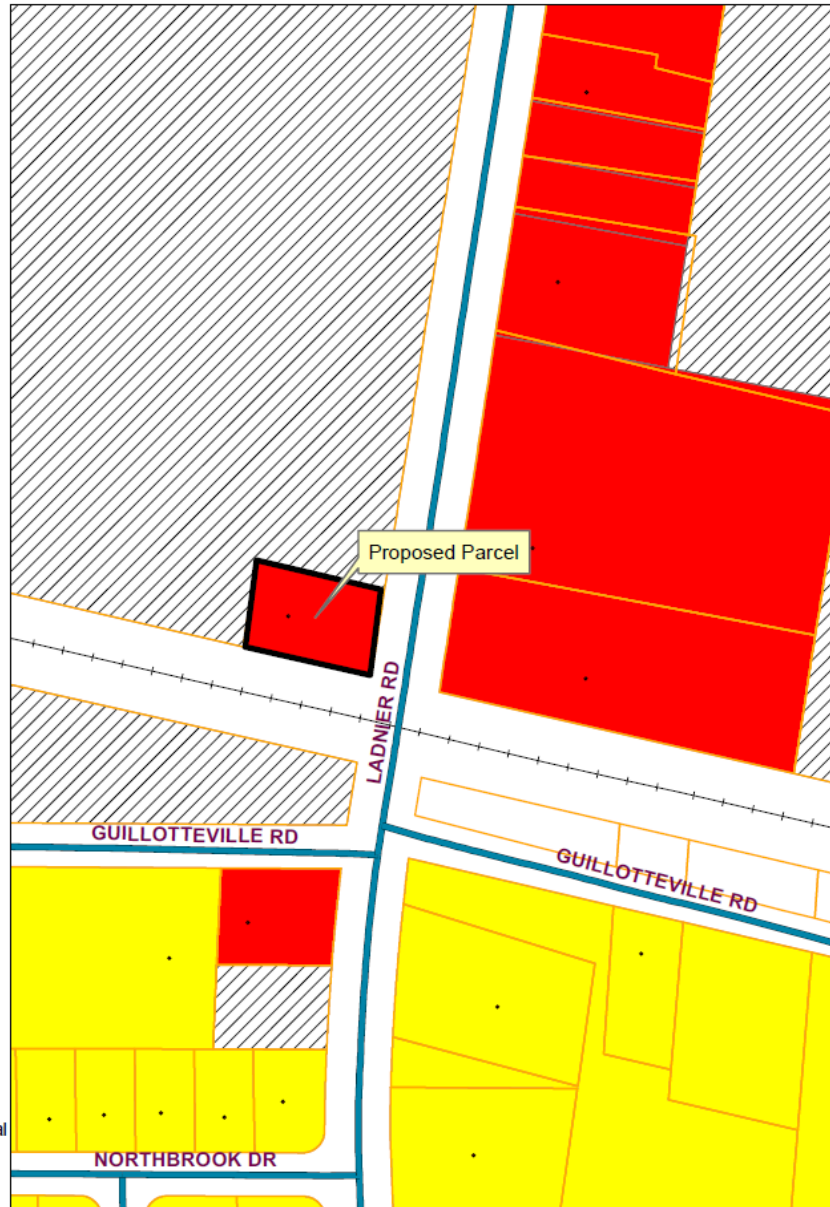


Exhibit D Future Land-Use

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

