

AGENDA
GAUTIER PLANNING COMMISSION
April 5, 2018
5:00 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**
- VII. NEW BUSINESS**
 - 1. JACOB & AMANDA PRIDDY REQUEST A CONDITIONAL USE-MAJOR PERMIT FOR THE PLACEMENT OF A MOBILE HOME AT 5403 CARTER ROAD PID# 85298072.050 IN AN AG, AGRICULTURAL ZONING DISTRICT (GPC CASE #18-03-CU)
 - 2. DISCUSS/ACCEPT NOMINATIONS FOR THE LARRY MORAN AWARD
- VIII. GENERAL DISCUSSION**
 - 1. PREVIOUS CASE UPDATES
 - 2. PERMIT & TRC REPORTS
- IX. ADJOURN**

Gautier Planning Commission

Regular Meeting Agenda

April 5, 2018

GPC #18-03-CU

5403Carter Road

Mobile Home Placement

VII. NEW BUSINESS

1. JACOB & AMANDA PRIDDY REQUEST A CONDITIONAL USE-MAJOR PERMIT FOR THE PLACEMENT OF A MOBILE HOME AT 5403 CARTER ROAD PID# 85298072.050 IN AN AG, AGRICULTURAL ZONING DISTRICT (GPC CASE #18-03-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, Director of Planning

Date: April 5, 2018

Subject: Conditional Use-Major Permit for Placement of a Mobile Home on
PID#85298072.050 5403 Carter Road (GPC Case No. 18-03-CU)

REQUEST:

The Planning Department has received a request from Jacob A. Priddy & Amanda Priddy for a Conditional Use-Major Permit that would allow placement of a mobile home in an AG, Agricultural Zoning District, on 5403 Carter Road, PID #85298072.050. The application fee of \$250 was paid on February 13, 2018. All public notice requirements have been met.

BACKGROUND:

The request property is zoned AG, Agricultural.

1. Location: 5403 Carter Road (See Exhibit A)
Principal Arterial: Highway 57
2. General features of the proposed project:
Total Building Area: 1232square feet
Site Size: 5.00 Acres
3. Potable Water and Wastewater Services: Available from City
4. Current Zoning (See Exhibit B): AG, Agricultural.
5. Current Surrounding Zoning (See Exhibit B): AG, Agricultural (and Sandhill Crane Refuge Area)
6. Current Surrounding Existing Land Use (See Exhibit C): Very Low to Low Density Residential, Mobile Home, and Vacant.
7. Comprehensive Plan Future Land Use Designation (See Exhibit D): Low Density Residential

DISCUSSION:

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

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

Applicant: Yes, it is a possible Conditional Use in the particular Zoning district in the city of Gautier.

Staff Finding: Yes, Mobile/Manufactured Home is listed as a Conditional Use-Major in an AG 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: Home site is in residential area near the end of a dead end road. It currently has a driveway, but no structure.

Staff Finding: The proposed use is residential which will be compatible with the properties in the vicinity.

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

Applicant Response: No, there are currently 6 mobile homes in this neighborhood. I have five acres off of Carter Road with my brother being my closest neighbor at the end of Carter Road. (Who also has a mobile home)

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. There are currently several mobile homes adjacent/near the proposed location.

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

Applicant Response: No, my property is on a residential road. This property will be used as our place of residence.

Staff Finding: There is no evidence that the proposed residential 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, There are currently residents other than myself residing on Carter Road and receiving all the services available by Gautier.

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: No, the surrounding property has existing mobile homes so it will fit the harmony.

Staff Response: No, the Comprehensive plan proposes single-family homes in this area, but the lot size would adequately support a single-family dwelling at a future date.

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, this property will be used as our place of residency.

Staff Finding: There is no evidence that the proposed use poses a hazardous, detrimental or disturbing affect 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 conform with the conditional use, which makes it applicable to have a mobile home in the City of Gautier.

Staff Finding: The proposed use will conform to 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 Economic Development Director agreeing to the current terms and conditions.....

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:

Staff finds that the proposed use will be compatible and harmonious with the Agricultural District and recommends approval with no specific proposed conditions.

The Planning Commission may:

1. Recommend that City Council approve the Conditional Use-Major with the Conditions listed;
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
ECONOMIC DEVELOPMENT/PLANNING DEPARTMENT
CONDITIONAL USE APPLICATION

Public Hearing Number

18-03-CU

TO BE HEARD BY GAUTIER PLANNING COMMISSION:

FEE:

Conditional Use - Major

X

\$250.00

TO BE HEARD BY ECONOMIC DEVELOPMENT/PLANNING DIRECTOR:

FEE:

Conditional Use - Minor

\$250.00

Name of Applicant:

Jacob Priddy & Amanda Priddy

Amanda

Name of Business:

Phone: 228-365-5814
228-365-4568 JNCQ

Property Address:

Mailing Address (if Different):

E-Mail Address:

priddyjacob@yahoo.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).

✓ 4. 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 Economic Development/Planning Director and/or members of the Technical Review Committee.

N/A 7. Owner's Consent form, if anyone other than 100% sole owner makes application (see attached).

Signature of Applicant(s):

Jacob Priddy
Amanda Priddy

Date of Application:

2/13/14

FOR OFFICE USE ONLY

Date Received

2/13/14

Verify as Complete

RM

Fee Amount Received

250.00

Initials of Employee Receiving Application

RM

Major Conditional Use Criteria for Approval

1. Yes. It is a possible Conditional Use in the particular Zoning District In the city of Gautier.
 2. Home site is in the residential area on Carter road it has a driveway but currently no water or sewer hook ups.
 3. No, there is currently six mobile homes in this neighborhood. I have five acres off of carter road with my brother being my closes neighbor. (Who also has a mobile home.)
 4. No, my property is on a residential road. This property will be used as our place of residence.
 5. Yes, there are currently residents other than myself residing on Carter road and receiving all the services available by Gautier.
 6. No, the surrounding property has existing mobile homes so it will fit the harmony.
 7. No, this place will be used as our place of residency.
 8. Yes, it does conform with the Conditional use, which makes it applicable to have a mobile home in the city of Gautier.
-

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.

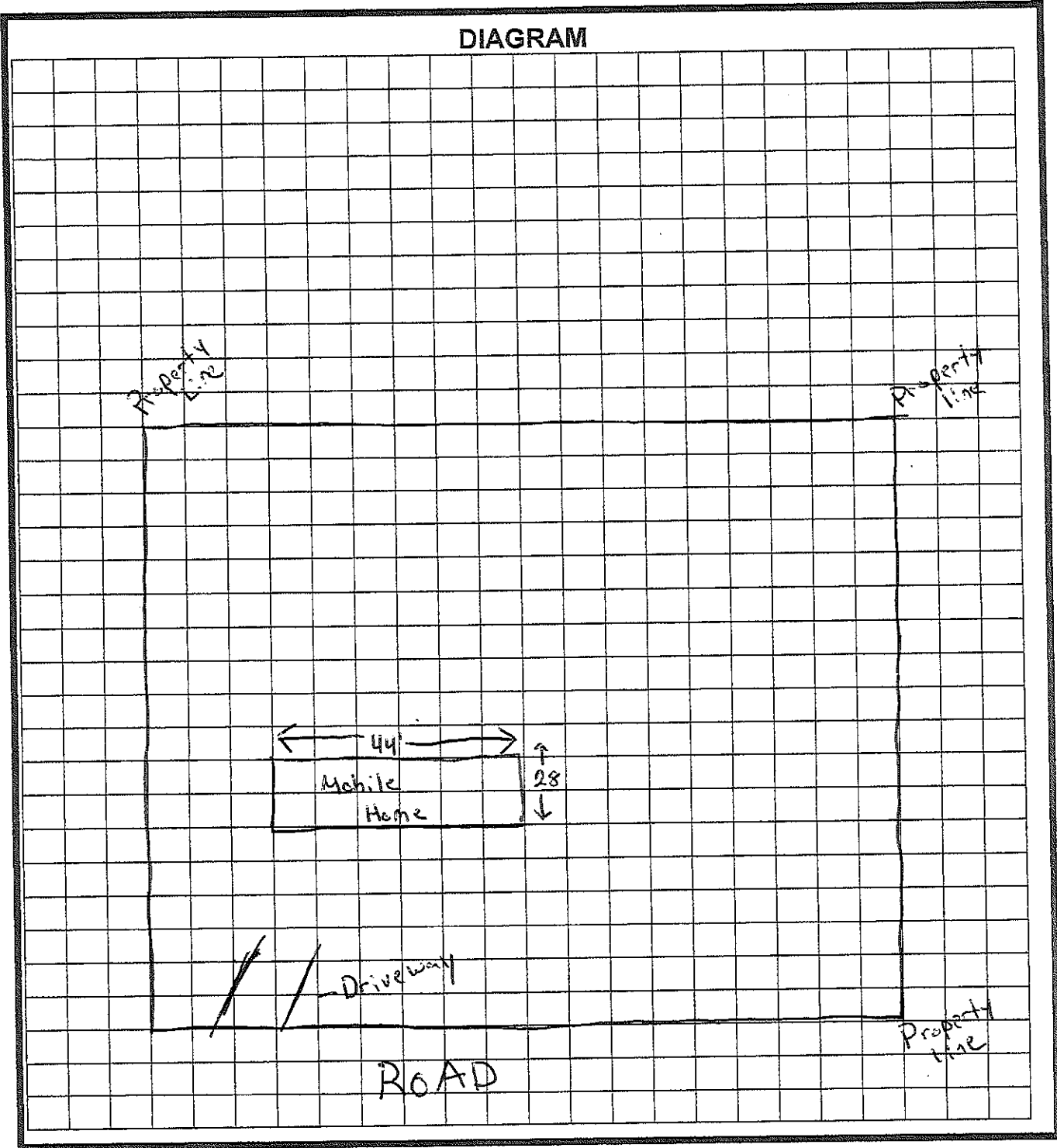
MINOR CONDITIONAL USE CRITERIA FOR APPROVAL

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.

Narrative

(We) Jacob and Amanda Priddy own five acres of land on Carter Road, which is residential, in the city of Gautier. Under Conditional Use, it is possible to put a mobile home in this location. We are planning on putting a double wide with the dimension of twenty-eight width by forty-four length, on the front part of our five acres. The property will have a driveway as seen in the illustration of the property. There are currently six mobile homes that surround the property, which will fit the harmony of this area.

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.





201518703 2 PGS

2
OFFICIAL RECORDS JACKSON COUNTY
Terry Miller
CHANCERY CLERK
RECORDING FEE: \$12.00
#201518703 BK:1801 PG:592-593
12/11/2015 09:52:44 AM 2 PGS
DLONNEMAN,DC Rcpt#16139

PARCEL # 85298072.050

Prepared by and return to:
E. Foley Ranson, P.A.
P.O. Box 848
Ocean Springs, MS 39566
228-875-8770
File No: 15-R3399

Indexing Instructions: W ½ of NE 1/4 of SE 1/4 of SE 1/4 of Section 17-7-7 aka Lot 56,
Fountainebleu Acres Subdivision

Grantor:
Ann Renee & Douglas Allen Priddy
5400 Campbell Road
Ocean Springs, MS 39564
Telephone: 228-365-4216

Grantee:
Jacob A. And Amanda Priddy
5400 Campbell Road
Ocean Springs, MS 39564
Telephone: 228-382-4272

STATE OF MISSISSIPPI
COUNTY OF JACKSON

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, We, ANN RENEE PRIDDY and DOUGLAS ALLEN PRIDDY, do hereby sell, convey and warrant unto JACOB A. PRIDDY and AMANDA PRIDDY, as joint tenants with right of survivorship and not as tenants in common,, the following described property, situated in the County of Jackson, State of Mississippi, as follows, to-wit:

The West ½ of the Northeast 1/4 of the Southeast 1/4 of the Southeast 1/4 of Section 17, Township 7 South, Range 7 West, Jackson County, Mississippi and same parcel is sometimes referred to Lot 56, Fountainebleu Acres Subdivision, according to an unrecorded plat.

Exhibit A
Location Map

City Of Gautier
Planning Department



Prepared by the
City of Gautier
Planning Department



Exhibit B Existing Zoning Map

City Of Gautier
Planning Department



Prepared by the
City of Gautier
Planning Department

Legend

<all other values>

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

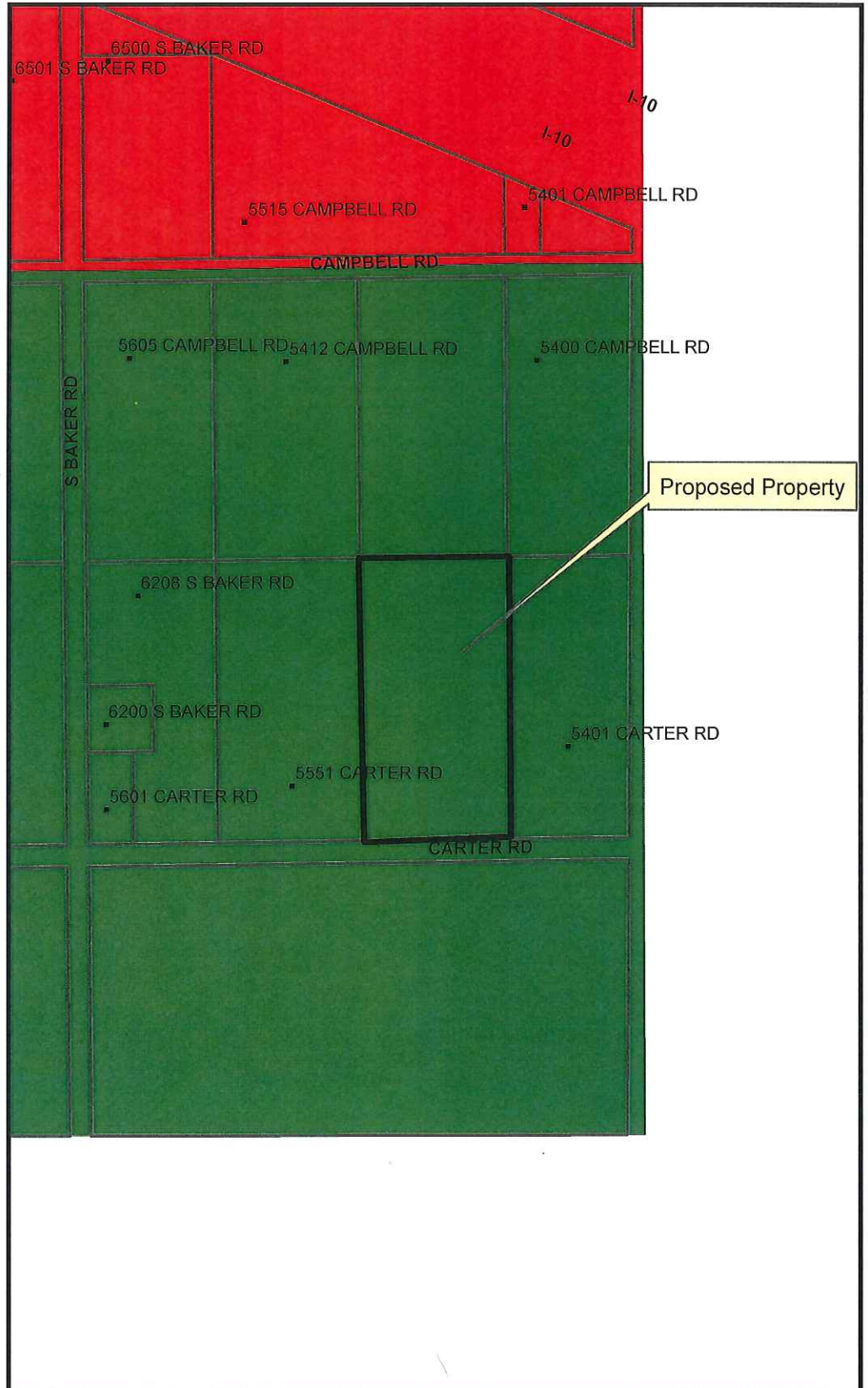


Exhibit C Existing Land Use Map

City Of Gautier
Planning Department



Prepared by the
City of Gautier
Planning Department

Legend

- Gautier_Parcels_Trimmed_0617
- City_Limits
- CorOverlay

EXISTING LAND USE

- Commercial-Retail
- Conservation
- Civic
- Industrial
- Marina/Fish Camps
- High Density Residential
- Mobile Home
- Mobile Home Park
- Medium Density Residential
- Office
- Recreation
- Very Low to Low Density Residential
- Utility
- Vacant

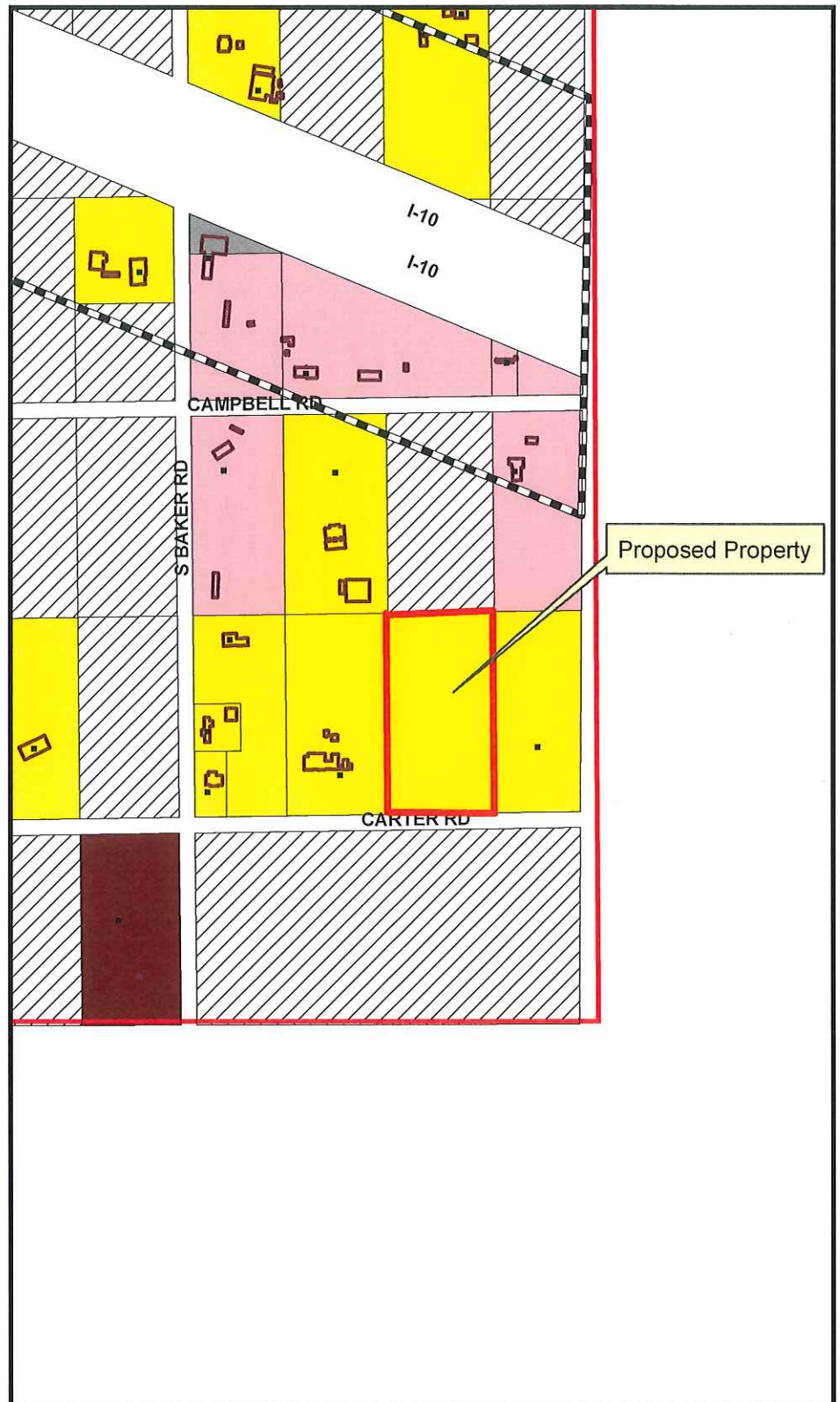
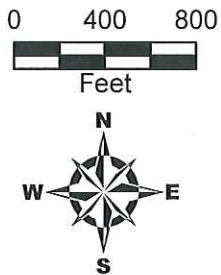


Exhibit D Future Land Use Map

City Of Gautier
Planning Department



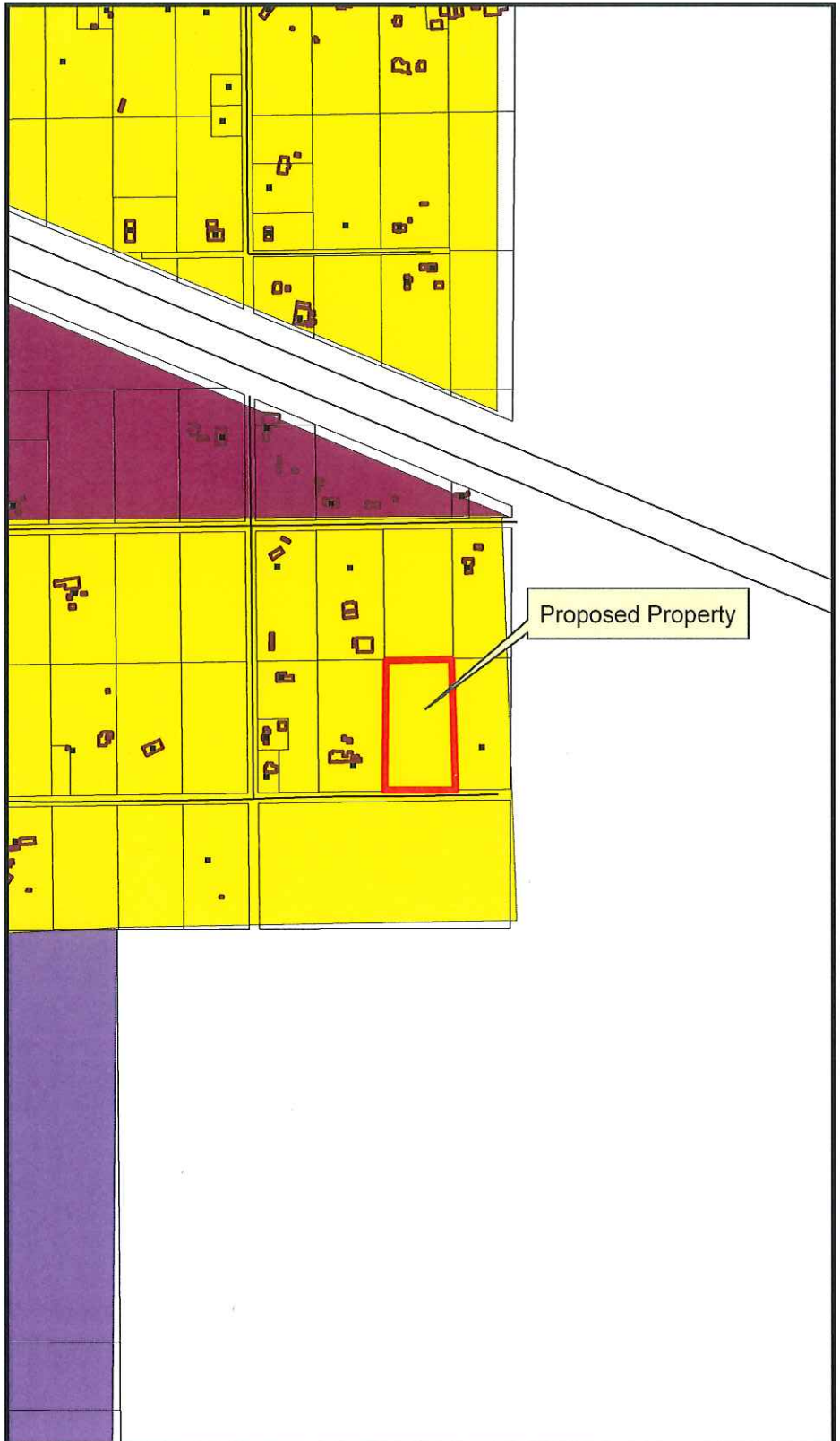
Prepared by the
City of Gautier
Planning Department

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





City of Gautier's Planning Commission Larry Moran Excellence Award Guidelines

Updated: 12/28/15

3330 Highway 90 • Gautier, MS 39553 • 228.497-1878 • e-mail: planning@gautier-ms.gov

AWARD HISTORY & CREATION

Mr. Larry Moran served as a Planning Commissioner for 11 years from 1997 to 2008. He served as Chairman of the Planning Commission for the last 10 years of his service. During his Planning Commission service, Mr. Moran was diagnosed with cancer. While undergoing treatment, Mr. Moran still fulfilled his duties as Planning Commissioner. When he could not attend the meetings in person, due to his declining health, he would phone into the meeting and would be present via conference call.

In 2008 Mr. Moran lost his battle with cancer. The Planning Commission created the Larry Moran Excellence Award to honor the memory of Mr. Larry Moran and his dedicated service to the City of Gautier. The first award was presented in 2009.

AWARD OVERVIEW

The Larry Moran Excellence Award is presented annually by the Gautier Planning Commission to a deserving Gautier business or business leader who has exhibited planning and/or zoning excellence.

AWARD NOMINATION PROCEDURES

The Planning Commission will accept nominations at any time throughout the year. The award year will run from January 1 through December 31. Planning Commissioners may make nominations and the Planning Commission may solicit nominations from the community. Nominations for the current year are due by the regularly scheduled January Planning Commission Meeting following the close of the award year time frame.

Nominations shall be written and include the following as applicable: Business Name, Business Leader Name, Business Address, written description of which Award Categories apply to the nominee, and a detailed description of how the nominee meets the definition of the Award Categories.

Nominators may be known or remain anonymous.

Nominations may be mailed to the address listed above, e-mailed to the e-mail address above, or dropped off to the Economic Development & Planning Department at City Hall.

The Planning Commissioners will visit each business and ensure the Nominee Minimum Criteria are met. Any nominees not meeting the minimum criteria will be disqualified and not considered when making a final determination of the award recipient.

Nominee Minimum Criteria

- *Business Age* – Business has been established within the City for at least five years or has been developed/established within the award fiscal year.
- *Violations* – The business has not had any major violations within five years (code enforcement or police).
- *Exterior* – The exterior of the building meets the minimum Property Maintenance and Care requirements described in Article 16 and is inviting to the public.
- *Interior* – The interior of the building meets the minimum Property Maintenance and Care requirements described in Article 16 and is inviting to the public.
- *Business Signage* – The business signage on the property meets the minimum Property Maintenance and Care requirements described in Article 16 and is an attractive addition to the business.
- *Landscaping/Grassing/Fencing* – The landscaping and fencing are attractive and inviting to the public. The grass is cut and maintained at regular intervals. Landscaped/grassed areas are not bare and in need of replanting. At a minimum the Property Maintenance and Care requirements described in Article 16 must be met.
- *Parking* – The parking areas are attractive and inviting to the public. The area is well defined, striped, well lit, and free of pot hole/ruts. At a minimum the Property Maintenance and Care requirements described in Article 16 must be met.
- *Trash Cans/Dumpsters* – The site is free of trash and debris. The trash cans and/or dumpsters are placed in their designated areas, lids are closed, and enclosures are closed, as applicable. Trash cans are provided for patrons if needed.
- *Drainage Facilities* – Drains remain clear and detention/retention ponds remain clean and well kept (as applicable).

AWARD SELECTION PROCEDURES

The Planning Commission will make their final determination of the Award Recipient at the regularly scheduled January or February Planning Commission Meeting following the close of the award year time frame.

The Planning Commission will choose a recipient from the nominations that fit one or more of the Award Categories listed below.

Award Categories

- *Implementation* – The business exhibited timeliness in executing the plan that was presented and ultimately approved by the Planning Commission.
- *Exterior, Interior, Signage, Grounds* – The business maintains a visually appealing quality to one or more of these categories.
- *Quality of Life* – The business implementation of the plan significantly increased the quality of life of the citizens of Gautier as a city or a specific demographic, group, or area.
- *Hard-Won Victory* – The business overcame significant adversity in implementing their plan.
- *Social Change* – The business implementation of the plan brought about positive social change to a specific demographic such that the city of Gautier was recognized or acknowledged.
- *Job Creation* – The business implementation of the plan created additional jobs for the local area.
- *Community Contribution* – The business implementation of the plan contributed greatly to an area of need within the City of Gautier.
- *Revenue Generation* – The business implementation of the plan significantly increased the tax revenue for the City.
- *Customer Service* – The business is recognized for consistent and on-going customer service that is worthy of recognition.

- *Retail Excellence* – The business is recognize as having an above average performance in many areas such that a level of excellence is achieved.
- *Best Planning Practices* – The business plan utilized innovative and state-of-the-art planning methods that implemented best practices with demonstrated results.
- *Grassroots Initiative* – Honoring an initiative that illustrates how a community utilized the planning process to address a need extending beyond the traditional scope of planning, i.e. neighborhood outreach, public art or cultural efforts, community festivals, environmental or conservation, recreational, or tourism.
- *Other* – Other related achievement not listed.

PRESENTATION OF AWARD

The award will be presented at the February or March regularly scheduled Planning Commission Meeting following the close of the award year time frame.

PREVIOUS AWARD RECIPIENTS

2009 – Lowe's
 2010 – Foster's
 2011 – Beverly Randle – Baywood Commons
 2012 – Kenny Smith, Coldwell Banker
 2013 – Mallette Brothers Construction
 2014 – Jerry Lee's Grocery
 2015 – Etta Saxton
 2016 - James Lee – Indian Point RV Resort