

REGULAR MEETING OF THE PASCAGOULA PLANNING BOARD  
WEDNESDAY, FEBRUARY 14, 2018 AT 6:00 PM  
CITY OF PASCAGOULA, MISSISSIPPI

The Planning Board of the City of Pascagoula, Mississippi, met at City Hall in a Regular Meeting on Wednesday, February 14, 2018 at 6:00 P. M.

**The following official(s) were present:**

Stewart P. Keene  
Wesley Smith (Chairman)  
Joseph Odom  
David Greene (At-large)  
Charles Barnes  
Craig Summerlin

**Other officials present:**

Ryan Fredric, City Manager/City Attorney  
Donovan Scruggs, City Planner  
Angelia Kimbrough, Permit Technician

**Official(s) not present:**

Linda Tillman (Vice-Chairman)

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**A. PUBLIC HEARINGS:**

**1. Ruth Bosarge**

**2915 Shortcut Road (to include 2838 Andrew Avenue):** The request is to rezone the property from Neighborhood Commercial (NC) to Community Commercial (CC) District.

Donovan Scruggs provided an explanation about the application to the Planning Board. He addressed the facts and findings noting properties located to the west of the property are located within a Community Commercial District. Properties to the south and across Telephone Road are located within a Light Industrial District. The properties to the west are commercial, and the area to the south is the Jackson County Fairgrounds.

Donovan indicated that a higher zoning is likely justified for the area and noted that a change in Neighborhood Character and Public Need is the basis for the proposed rezoning. The proposed "upzoning" would permit more uses at the site and potentially provide greater uses of the building.

After hearing Donovan's request to "APPROVE" the application to rezone the property from Neighborhood Commercial to Community Commercial District based on the facts and findings, and there being no protest, a motion was made by David Greene to "APPROVE" the application. The motion was seconded by Craig Summerlin and the vote thereupon was as follows: Wesley Smith "AYE", Craig Summerlin "AYE", Charles Barnes "AYE", Joseph Odom "AYE", David Greene "AYE", and Stewart Keene "AYE".

The application will go to the City Council with the recommendation to "APPROVE" the rezoning with the adoption of the necessary ordinance.

**2. Walter C. Randle Sr.**

**Unaddressed parcel of land situated between Louise Street & Bayou Cassotte Parkway near the intersection of Newman and New Hope Avenue:** The request is for a Special Use permit to allow outdoor storage in a Community Commercial (CC) District.

Donovan Scruggs was present to explain the application. Donovan noted that the applicant purchased the property in 2015 with the intent to develop or convey for development. Donovan stated that the property was rezoned in December 2015 from Single Family Residential 6 to Community Commercial.

The property has a depth of 35 feet that remains Single Family Residential and serves as a buffer for the neighborhood to the west. Donovan noted that the property was rezoned from Light Industrial to Single Family but never developed.

The property is bordered to the west and south by Single Family Residential areas (SFR6). To the north is Light Industrial. The rezoning to Community Commercial provided a buffer or transitional area between the conflicting districts, and the buffer strip with access along Bayou Cassotte Parkway further

protects the residential area. Donovan stated the proposed use would be for Outdoor Storage to include trucks, trailers, and material.

Access to the site should be primarily from Bayou Cassotte Parkway and no heavy equipment or material should be permitted access from Louise Street.

Leslie Steiner who lived on the corner of Louise and Newman addressed concerns to protect the neighbors. Donovan mentioned the applicant would put up an 8 foot fence along Louise Street, and that a 35 foot buffer was put in place within the property. David Greene was willing to implement stipulations to have vegetation grown as a sound barrier.

After hearing Donovan's request to "APPROVE" the application for outdoor storage with stipulations that access for heavy equipment and material shall be limited to Bayou Cassotte Parkway and vehicular traffic should access the site primarily from Bayou Cassotte Parkway. A fence with a height of eight feet would be required along the west side of the property to buffer the use from the residential areas. In addition, the Planning Board recommended a planted buffer be established with trees and shrubbery and the natural vegetation be allowed to grow as a barrier with no cutting or maintenance. There being no protest, a motion was made by Craig Summerlin to "APPROVE" the application. The motion was seconded by Charles Barnes and the vote thereupon was as follows: Wesley Smith "AYE", Craig Summerlin "AYE", Charles Barnes "AYE", Joseph Odom "AYE", David Greene "AYE", Joseph Odom "AYE".

**OTHER MATTERS:**

There was a brief discussion of the Comprehensive Plan and it was agreed that Planning Board members would provide comments to the Planning Department by March 7.

There being no further business to discuss the meeting was adjourned at 6:30 p.m.

**ORDINANCE NO. \_\_\_\_\_ 2018  
CITY OF PASCAGOULA, MISSISSIPPI**

**AN ORDINANCE TO AMEND ORDINANCE NO. 1-2011 (UNIFIED DEVELOPMENT ORDINANCE) TO CHANGE THE ZONING OF CERTAIN PARCEL OF LAND LYING GENERALLY IN THE AREA OF SHORTCUT ROAD, MACPHELAH ROAD, AND ANDREW AVENUE FROM NEIGHBORHOOD COMMERCIAL (NC) DISTRICT TO COMMUNITY COMMERCIAL (CC) DISTRICT.**

**WHEREAS**, the petitioner, City of Pascagoula, proposes to have the zoning of the land described below changed from Neighborhood Commercial (NC) to Community Commercial (CC); and

**WHEREAS**, a public hearing on the proposal was held by the Pascagoula Planning Board on the 14<sup>th</sup> day of February, 2018, after due notice thereof, at which time all interested persons were given an opportunity to be heard; and

**WHEREAS**, after hearing the matter, the Planning Board recommended to the City Council that the application to change the zoning be approved; and

**WHEREAS**, a second public hearing on the proposal was held by the City Council on the 20<sup>th</sup> day of February, 2018, at which time all interested persons were given an opportunity to be heard; and

**WHEREAS**, we find that the zoning change is supported by the evidence adduced at the hearing, is reasonable, and is in the public interest; and

**WHEREAS**, we further find that the character of the neighborhood wherein the property is located has changed substantially over the years, that the area is no longer consistent with the neighborhood commercial district and the uses within the area are more consistent with the proposed community commercial district, and that a public need requires a change in the zoning designation to create an area more compatible with the surrounding commercial and public properties and uses; and

**WHEREAS**, we further find that the change in zoning will extend the existing and adjacent boundary of a community commercial district to the east to include the subject property; and

**WHEREAS**, we further find that the change in zoning will not create non-conforming uses within the area described herein:

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PASCAGOULA, MISSISSIPPI:**

**SECTION 1:** Ordinance 1-2011 (Unified Development Ordinance) is hereby amended to change the zoning of the following described land from Neighborhood Commercial (NC) to Community Commercial (CC):

The property is located in the City of Pascagoula, Jackson County, Mississippi, and is more particularly described as follows to wit:

A tract of land situated in Section 1, Township 8 South, Range 6 West, Pascagoula, Jackson County, Mississippi and more particularly described as follows: Commencing at the Northeast corner of Section 1; thence South 0 degrees 04 minutes 51 seconds East 626.4 feet; thence South 89 degrees 37 minutes 17 seconds West to and along the south right-of-way of Andrew Avenue 316.6 feet to a painted spot and to the Point of Beginning; thence South 89 degrees 37 minutes 17 seconds west along the south right-of-way of Andrew Avenue 106.40 feet to a set ½ rebar; thence South 3 degrees 28 minutes 31 seconds East along the east line of that property described in Deed Book 1549, page 163.318.00 feet to a set pk nail on the north right-of-way of Short Cut Road; thence North 64 degrees 19 minutes 55 seconds East along the north right-of-way of Short Cut Road 101.10 feet to a found ½ rebar; thence North 0 degrees 50 minutes 09 seconds West along the east line of that property described in Deed Book 1695, page 348, 274.36 feet to the Point of Beginning.

**SECTION 2.** The zoning map adopted by and incorporated in Ordinance 1-2011 (Unified Development Ordinance) shall be revised to show this change.

**SECTION 3.** This ordinance shall become effective as provided by law.

**SECTION 4.** This ordinance shall not be codified.