

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

**AN ORDINANCE TO AMEND ORDINANCE NO. 1-2011 (UNIFIED DEVELOPMENT ORDINANCE) TO CHANGE THE ZONING OF CERTAIN PARCELS OF LAND LYING GENERALLY IN THE AREA SOUTH OF PASCAGOULA STREET AND EAST OF FAIR STREET FROM SINGLE FAMILY RESIDENTIAL (SFR 6) DISTRICT TO COMMUNITY COMMERCIAL (CC) DISTRICT.**

**WHEREAS**, the petitioner, City of Pascagoula, proposes to have the zoning of the land described below changed from Single Family Residential (SFR 6) to Community Commercial (CC); and

**WHEREAS**, a public hearing on the proposal was held by the Pascagoula Planning Board on the 13<sup>th</sup> day of March, 2019, 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 19<sup>th</sup> day of March, 2019, 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 property is not consistent with the single family residential district and, and that a public need requires a change in the zoning designation to create an area more compatible with the adjacent uses to the north; and

**WHEREAS**, we further find that the property has been incorrectly and mistakenly designated as Single Family Residential despite a long history of commercial uses; and

**WHEREAS**, we further find that the change in zoning will act as a transitional and buffer area between the industrial district to the north and the residential uses to the south; and

**WHEREAS**, we further find that the change in zoning will eliminate 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 Single Family Residential (SFR 6) 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:

Beginning at the intersection of the South right-of-way of Pascagoula Street and the East right-of-way of Fair Street; thence North 53 degrees 46 minutes 03 seconds East along the South right-of-way of Pascagoula Street 266 feet more or less to the Point of Beginning; thence South 36 degrees 20 minutes 34 seconds East 150.09 feet to a point; thence North 54 degrees 10 minutes 38 seconds East along the common line of that property described in Deed Book 1400, Page 177 and Deed Book 1599, Page 113, 77 feet; thence South 3 degrees 50 minutes East along the West line of said property 29.80 feet to the northeast corner of that property described in Deed Book 1106, Page 343 and Deed Book 1409, Page 283 142.7 feet to a found concrete monument at the Northeast corner of that property described in Deed Book 887, Page 9, thence South 85 degrees 30 minutes West along the North line of said property 67.50 feet to the East right-of-way of Fair Street; thence North 0 degrees 50 minutes West along said right-of-way 65.30 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.