



Planning Board Staff Report
March 13, 2019
Donovan Scruggs / City Planner

Applicant: David Boland for PAVCO

Property Location: South Side of Pascagoula Street and east of Fair Street
4700 and 4703 Pascagoula Street (LI)
4703 Pascagoula Street (CC)

Parcel ID Number: 41410407.050 and 41410403.000 (Requested LI Designation)
41410405.000; 41410408.000; 41410406.000; 41410409.000 (Requested CC Designation)

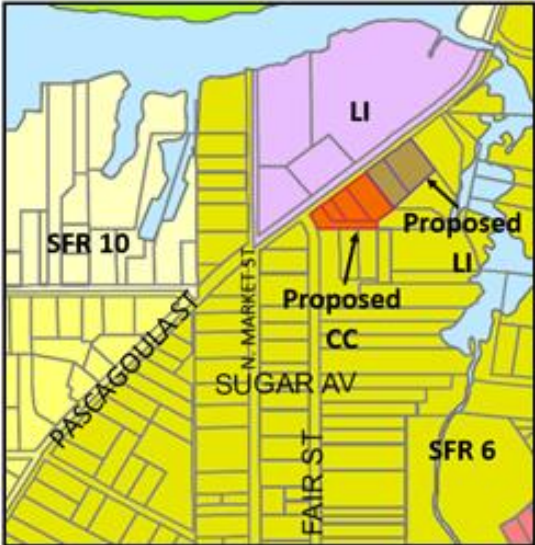
Existing Zoning District: Single Family Residential (SFR 6) District

Requested Action: Rezone the parcel from Single Family Residential (SFR 6) District to Light Industrial (LI) District and Community Commercial (CC) District

Applicable Zoning Ordinance Section(s): 2.5.B. – Map Amendment (Rezoning)

Facts and Findings:

- The applicant, David Boland owner of PAVCO Industries, owns the property located on the north and south sides of Pascagoula Street east of Market and Fair Street. The property on both sides of the street have historically operated with industrial activities.
- The north side of the street is zoned Light Industrial. This is the correct zoning designation for the activities of the site. The properties to the south have a Single Family Residential (SFR 6) designation. The activities of the site are not consistent with this district.
- PAVCO manufactures hardwood plywood, and the business has operated at the site since 1947.
- The Boland family purchased business in 1972 and continues to operate the business that has approximately 50 full-time employees.
- The building on the south side of the street has been utilized as a storage building or warehouse, and it has been part of the operation for several years. The building has also been used for retail sales of plywood, fiberglass boat manufacturing, record storage, steel fabrication shop, and industrial parts warehouse. The uses have been predominately and consistently industrial in nature.
- At present, there is a boat repair business in the warehouse.
- The applicant wishes to have options with the use of the building but continue to use it in an industrial manner. This could cause problems as a nonconforming use, and a rezoning would bring the existing and proposed use into compliance.



D. Boland – CC and LI Rezone

- Images to the right (from top to bottom) include the existing PAVCO site located north of Pascagoula Street; the building and property requested to be rezoned to Light Industrial; the boat repair activity operating with the subject building; and the bottom image is the western site considered for Community Commercial District.

Basis for Rezoning:

- The applicant has cited a 'mistake in zoning' as the basis for the requested rezoning. Based on the continued use of the building as an industrial site, it should either be characterized as a non-conforming use or be rezoned to a compatible district. Because the current district designation is SFR6, a special use or conditional use is not possible.

Review Standards:

The requested rezoning is consistent with the Review Standards (Section 2.5.B.2.e.iii.)

- Is consistent with city-adopted plans;
- Is required by changed conditions; and
- Addresses a demonstrated community need.

Staff Recommendation:

Eastern Parcels to Light Industrial -

- Approval– Staff recommends approval of the rezoning of the eastern parcels from SFR 6 to LI based on the continued use for more than 40 years of the site as industrial based on a mistake in zoning.

Western Parcels to Community Commercial -

- Approval– Staff recommends approval of the rezoning of the eastern parcels from SFR 6 to CC based on the continued use for more than 40 years of the site as industrial or commercial business based on a mistake in zoning.

