

REGULAR MEETING OF THE PASCAGOULA PLANNING BOARD
WEDNESDAY, MARCH 8, 2023 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, March 8, 2023 at 6:00 P. M.

The following official(s) were present:

Jared Ladner
Wesley Smith (Chairman)
Heather Wiggins
Jerry Jackson
Willie Sims (Vice-Chairman)
Leonard Stewart

Other official(s) not present:

Chris Hollis

Other officials present:

Josh Church, City Planner, Building Official
Angelia Kimbrough, Senior Administrative Assistant

A. PUBLIC HEARINGS:

1. Hailey Meek

2124 Ingalls Ave: The request is for a Special Use Permit to operate a Tattoo/Body Piercing business in a Neighborhood Commercial (NC) District.

Josh Church explained the application. Josh stated the applicant Hailey Meek has leased subject property to operate a Tattoo and Body piercing Studio/ Community Art Gallery. Josh noted the property is in a Neighborhood Community District that requires a Special Use permit. Subject property abuts other Neighborhood Community Districts. Josh made note that subject property recently went before the Planning Board and City Council recently amended the Unified Development Ordinance to approve Tattoo and Bod Piercing by Special Use in a Neighborhood Commercial District.

Josh stated Hailey has made major changes to the building to make it an Upscale Studio and Community Art Gallery. Josh also noted the City of Pascagoula has little Body Art business in the area, and that Body Art has become a thriving business. The request for a variance is consistent with the Review Standards (Section 2.5.C and 2.5.L), is consistent with city-adopted plans, and does demonstrate community need”

After hearing the staff’s request to “APPROVE” the Special Use permit, and there being no protest, a motion was made by Jerry Jackson to “APPROVE” the application. The motion was seconded by Heather Wiggins and the vote thereupon was as follows: Jared Lander “AYE”, Heather Wiggins “AYE”, Wesley Smith “AYE”, Jerry Jackson “AYE”, Willie Sims “AYE”, Leonard Stewart “AYE”.

The application will go to the City Council with the recommendation to “**APPROVE**”.

2. Firefly Cannabis LLC/John and Jonna McKinney

4911 Telephone Rd: The request is fir a variance of the 250 feet setback from any Residential Use.

Josh Church presented the application. Josh stated the applicants John and Jonna McKinney purchased subject property to operate a Cannabis Dispensary. The property is in a Community Commercial District that does not require a Special Use permit. The Unified Development Ordinance requires a 250 feet setback from a Residential Use. Josh noted subject property has Community Commercial to the North and West, with Neighborhood Commercial abutting the South. There are Residential uses within the 250 feet setback, which would require a variance of the 250 feet setback requirement approximately 20 feet. This proposed location is within 1500 feet of the proposed location of another proposed dispensary which may trigger rejection of application. Josh stated the location is approximately 900 feet from the other proposed dispensary. The request for a variance is consistent with the Review Standards (Section 2.5.C and 2.5.L), is consistent with city-adopted plans, and meets a demonstrated community need.

After hearing the staff’s request to “APPROVE” the variance application of the 250 feet setback from any Residential use. Objection from Dr. Joel Brunt, who is the previous owner of subject property and doctor of the Kidney Disease and Hypertension Center stated concerns as to the proximity of the

dispensary from his office, Jackson County Youth Court and Stevenson Center. John McKinney noted the State regulation only applies to distance requirements from any residential use, not commercial businesses. Al Brewster, owner of said property, stated there is a wall that separates parking spaces from his business and Dr. Brunt's business that would not allow customers to enter onto his property from Dr. Brunt's property. Jerry Jackson and Heather Wiggins voiced concerns brought about by Dr. Brunt as to the welfare of CASA.

After hearing the staff's recommendation to "APPROVE" the variance of the 250 feet setback from a Residential use, a motion was made 4 to 2 to "APPROVE" the application. The vote thereupon was as follows: Jared Ladner "AYE", Heather Wiggins "NAYE", Wesley Smith "AYE", Jerry Jackson "NAYE", Willie Sims "AYE", Leonard Stewart "AYE".

The application will go to the City Council with the recommendation to "**APPROVE**".

There being no further business to discuss the meeting was adjourned at 6:22 p.m.