



**Planning Board Staff Report
March 8, 2023
Josh Church /Director of Planning & Building**

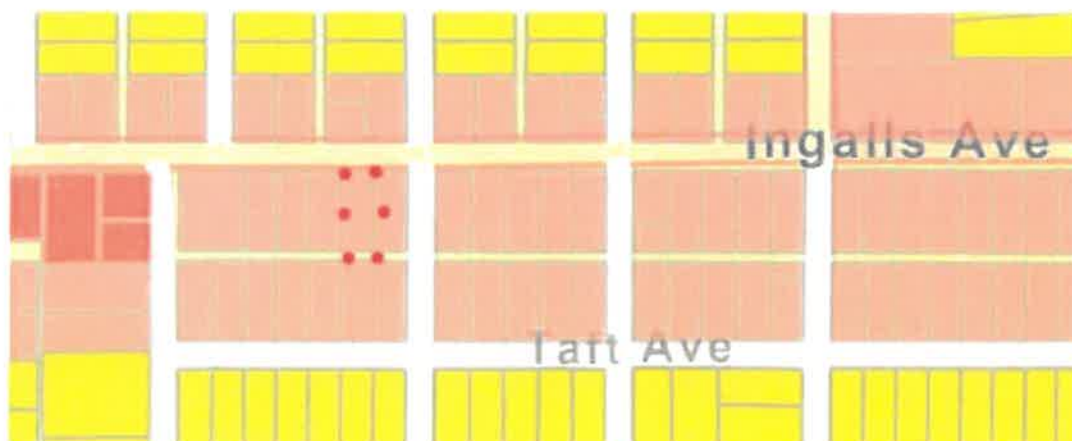
Applicant: Hailey Meek
Property Location: 2124 Ingalls Ave.
Parcel ID Number: 41450306.000
Existing Zoning District: **Neighborhood Commercial (NC)**

Requested Action: Applicant requests a Special Use Permit to operate a Tattoo and Body Piercing/Community Art Gallery in a Neighborhood Commercial District.

Applicable Zoning Ordinance Section(s): 4.2.B.2

Facts and Findings:

- The applicants, Hailey Meek has leased the subject property to operate a Tattoo and Body Piercing Studio/Community Art Gallery. The property is in a Neighborhood Commercial District that does require a Special Use Permit.
- The subject property has Neighborhood Commercial District on four sides.
- The Planning Board and City Council recently approved a UDO Amendment to allow Tattoo and Body Piercing by Special Use in a Neighborhood Commercial District.
- This will be an Upscale Studio with a Community Art Gallery.





Public/Community Need:

- The City of Pascagoula has very little when it comes to Body Art. Body Art has become a thriving Business throughout the country and our community has to go to other areas for this.

Review Standards:

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;
- Does demonstrate community need.

Staff Recommendation:

- Staff recommends approval of the application for Special Use.

PASCAGOULA PLANNING BOARD

Notice is hereby given that a Public Hearing will be held by the Planning Board of the City of Pascagoula on March 8, 2023 at 6:00 P.M., in the Council Chambers in the City Hall at 603 Watts Avenue, Pascagoula, MS, to hear the application of:

Hailey Meek

For: The request is for a Special Use permit to operate a Tattoo/Body Piercing business in a Neighborhood Commercial (NC) District.

At: 2124 Ingalls Avenue

The property is zoned Neighborhood Commercial (NC), and is located in the City of Pascagoula, Jackson County, Mississippi, and is more particularly described as follows to wit:

Lot 6, Block 1, Eastlawn Subdivision, Tract B, a subdivision as per plat recorded in Book 2, Page 7 records of the official Plats on file in the Office of the Chancery Clerk of Jackson County, Mississippi. Being in Claim Section 10, Township 8 South, Range 6 West.

Interested parties may appear at the hearing and speak and submit evidence and written comments on the application. Written comments may be submitted before the hearing, and additional information may be obtained about the application or review process, at the Planning & Building office at 4015 14th Street between the hours of 8:00 a.m. and 5:00 p.m.

After the above hearing, the Planning Board will make a recommendation to the City Council of the City of Pascagoula as to what action should be taken on the above application. The date the application will be presented to the City Council will be announced during the hearing at the Planning Board. The City Council, after receiving the recommendation of the Planning Board and providing an opportunity for new information to be presented, will make the final decision on the application at their public hearing on March 21, 2023 at 6:00 p.m. at Pascagoula City Hall 603 Watts Avenue Pascagoula, Mississippi 39567.

WITNESS MY HAND AND THE OFFICIAL SEAL of the City of Pascagoula,
Mississippi,

This the 15th day of February, 2023.



Karen Kennedy, Asst. City Clerk
By: _____

(SEAL)
(Publication-date February 19th, 2023).

IN ORDER TO BE CONSIDERED FOR A VARIANCE OR SPECIAL USE PERMIT, YOU MUST BE ABLE TO SHOW THAT BECAUSE OF SPECIAL CIRCUMSTANCES, A LITERAL INTERPRETATION AND ENFORCEMENT OF THE PROVISIONS OF THE ORDINANCE WOULD CAUSE A HARDSHIP. PLEASE ANSWER THE FOLLOWING QUESTIONS:

1. WHAT SPECIAL CONDITIONS OF THE LAND, STRUCTURE, AND BUILDING THAT CAUSED YOU TO REQUEST A VARIANCE, SPECIAL USE, OR ZONING CHANGE? Special use is required to open my business.

2. ARE THE SPECIAL CONDITIONS DESCRIBED A RESULT OF YOUR OWN ACTIONS? NO

3. HOW WILL THE LITERAL INTERPRETATION AND ENFORCEMENT OF THE ORDINANCE CAUSE YOU AN UNNECESSARY HARDSHIP I am losing a lot of income being unable to open this business. This community needs a safe and welcoming environment for artists and clients.

SIGNATURE OF APPLICANT AND PROPERTY OWNER (IF DIFFERENT)
SIGNATURE OF APPLICANT [Signature] DATE 2-1-23
SIGNATURE OF PROPERTY OWNER [Signature] DATE 2-1-23

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STAFF ONLY

FOR STAFF ONLY* 19+ _____ this many copies. Letters mailed on _____

DATE RECEIVED _____ TAKEN BY: _____

___ VARIANCE ___ 12 DAY VARIANCE ___ HOME OCCUPATION VARIANCE
___ 13.1 VARIANCE ___ SPECIAL USE PERMIT ___ ZONING CHANGE

SUBJECT PROPERTY AS SHOWN ON TAX RECORDS

NAMES AND ADDRESSES OF THE PROPERTY OWNERS WITHIN 160 FEET OF THE SUBJECT PROPERTY ACCORDING TO THE TAX ROLLS

<u>NAME</u>	<u>ADDRESS</u>
1. Raymond E. Kraft Jr	2113 Innalls Ave
2. Island Freeze LLC	P.O. Box 114 ^{Pascagoula, MS} 39568
3. Nestor A. Siguerra	4048 Starbuck St
4. Dawn M Jones (Cook)	2046 Branch Blvd ^{Box 107} ¹⁵³¹
5. Anna Belle Cumbest	707 Watts Ave
6. Elliot G. Mestayer	706 10th St
7.	4417 Monahan St ^{Moss Point, MS} 39563
8. Kristina L Ladhier + John David Hander	1602 12th St
9. Dennis J Spencer	1904 12th St
10. Zelo Properties	517 Westwood St
11. Hazel M Collier	2127 Taft Ave
12. David Jackson + Kathy King	4719 E. Jet Rd
13. Michael Weish	2118 Taft Ave
14. Mary Ann Fontenot	2111 Taft Ave
15. _____	_____
16. _____	_____
17. _____	_____
18. _____	_____
19. _____	_____
20. _____	_____

TO OBTAIN THE LISTING OF PROPERTY OWNERS, GO TO THIS WEBSITE;
<http://mapping.co.jackson.ms.us/jacksoncountywebmap/>

THE TAX DIVISION HAS AIDED IN PREPARING THIS LISTING FOR THE CONVENIENCE OF THE APPLICANT, HOWEVER, THE CITY IS NOT LEGALLY RESPONSIBLE FOR ITS ACCURACY. IT SHALL BE THE RESPONSIBILITY OF THE APPLICANT TO PROVIDE THE CITY NAMES AND ADDRESS OF ALL SUCH ADJACENT AND ADJOINING PROPERTY OWNERS. PLEASE CHECK CAREFULLY THE ABOVE DESCRIPTION IS A TAX DESCRIPTION; THE APPLICANT MUST PROVIDE THE CITY WITH A COMPLETE AND ACCURATE LEGAL DESCRIPTION OF THE PROPERTY IN QUESTION.