



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

Applicant: Firefly Cannabis, LLC C/O John and Jonna McKinney

Property Location: 4911 Telephone Rd.

Parcel ID Number: 41470003.000

Existing Zoning District: Community Commercial (CC)

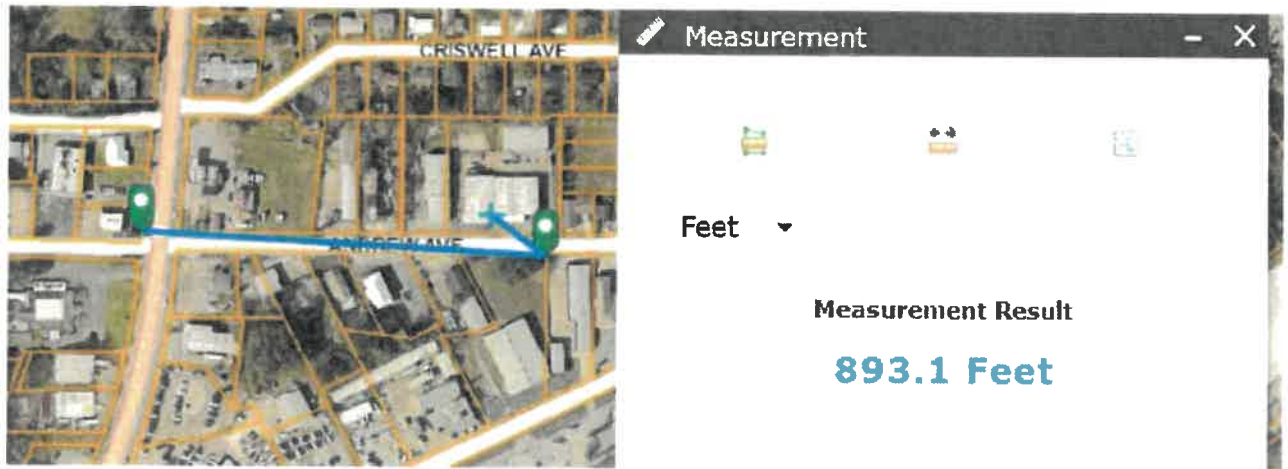
Requested Action: Applicant requests a Variance of 250 feet from any Residential Use to operate a Cannabis dispensary in a Community Commercial District.

Applicable Zoning Ordinance Section(s): 4.2.B.2 (4.3.E.3.B)

Facts and Findings:

- The applicants, John and Jonna McKinney has purchased the subject property to operate a Cannabis Dispensary. The property is in a Community Commercial District that does not require a Special Use Permit.
- The UDO requires a 250-foot setback from a residential use. The subject property has Community Commercial District to the North and West side. Neighborhood Commercial (NC) abutting to the South,
- There are Residential Uses within the 250-foot setback. This will require a variance of the 250-foot setback requirement. Approximately 20 Feet
- This proposed location of dispensary is within 1500 feet of the proposed location of another dispensary which may trigger rejection of application.





Public/Community Need:

- The City of Pascagoula has very little properties that will allow for Cannabis Establishments that are needed medically and economically that can be approved by the State. This property is in a good location for a Cannabis Dispensary.

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 not meet requirements for setbacks.
- Does demonstrate community need.

Staff Recommendation:

- Staff recommends approval of the application for Variance of the 250' setback.

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:

Firefly Cannabis, LLC/John and Jenna McKinney

For: "The request is for a variance of the 250 feet setback from any Residential use.

At: 4911 Telephone Road

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

A parcel of land situated in the Mary L. Dupont claim section 1, Township 8 South, Range 6 West and in part of Lot 1 of the Andrew Ely Heirs Subdivision as recorded in surveyor's Record Book 1, Page 54 record of surveys of Jackson County, Mississippi and being more particularly described by bearings based on grid North Mississippi East zone 1983 datum as follows:

Commencing at the Northeast corner of Mary L. Dupont claim section 1, said Township and Range: Thence run South 109.0 feet; Thence run South 84 Degrees 54 minutes West 1273.0 feet to a Point on the West margin of Telephone Road; Thence run South 02 degrees 24 minutes West 121.0 feet along the West margin of said road to a ½ diameter iron pin at the intersection of South margin Criswell Street and west right-of-way of Mississippi Highway No 613; Thence run along said West right-of-way of said Highway South 04 degrees 12 minutes 13 seconds West 83.00 feet to a ½ diameter iron pin, also being the Point of Beginning; Thence run North 88 degrees 56 minutes 12 seconds West 139.86 feet to a 5/8" diameter iron pin; Thence run South 04 degrees 12 minutes 13 seconds West 44.85 feet; Thence run North 88 degrees 44 minutes 35 seconds East 93.26 feet; Thence run North 63 degrees 13 minutes 45 seconds East 54.60 feet; Thence run North 04 degrees 12 minutes 13 seconds East 15.54 feet back to the Point of Beginning. Containing 0.12 acres more or less.

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 19, 2023).

SUBJECT PROPERTY AS SHOWN ON TAX RECORDS

NAMES AND ADDRESSES OF THE PROPERTY OWNERS WITHIN ²⁵⁰ 100 FEET OF THE SUBJECT PROPERTY ACCORDING TO THE TAX ROLLS

NAME	ADDRESS
1. Russell Emerson	5114 Hwy 63 N, Lucedale MS 39452
2. Amos + Leah Dunlap	2711 Criswell Ave, Pascagoula, MS 39567
3. Laura Tracy Kinsey	7996 Beverly Rd, Irvington, AL 36544
4. Joel R. Brant	5130 Arthur St, Moss Point, MS 39563
5. Michael Anthony Newell	2612 Criswell Ave, Pascagoula MS 39567
6. JMO Group LLC	1331 Parliament Ln, Vestavia Hills, AL 35216
7. Southcross Funeral Services, Inc.	12841 Jones Rd, Houston, TX 77070
8. Terry Mathis	4709 Telephone Rd, Pascagoula, MS 39567
9. Tina Key	4806 Telephone Rd, Pascagoula, MS 39567
10. Donna Krebs	3530 River Rd, Moss Point, MS 39563
11. Rubber Specialties, Inc.	2802 Andrew Ave, Pascagoula, MS 39567
12. Anthony Spiriti	4820 Telephone Rd, Pascagoula, MS 39567
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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.