

REGULAR MEETING OF THE PASCAGOULA PLANNING BOARD
WEDNESDAY MAY 10, 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, May 10, 2023 at 6:00 P. M.

The following official(s) were present:

Jerry Jackson
Heather Wiggins
Willie Sims (Vice-Chairman)
Chris Hollis

Other official(s) not present:

Wesley Smith (Chairman)
Jared Ladner
Leonard Stewart

Other officials present:

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

A. PUBLIC HEARINGS:

1. Kirk Harbin

PIDN#402008036.050 Louise St: The request is for a Special Use Permit to build and operate a Self-Store/Warehouse in a Community Commercial (CC) District.

Josh Church was present to explain the application. Josh states the applicant Kirk Harbin purchased subject property to build and operate a Self-Storage Warehouse contingent the approval of the Special Use permit. The property is in a Community Commercial District that requires a Special Use permit. Josh noted subject property has Industrial zoning districts on two sides and Single Family Residential to the south and west. Josh noted the land is 8 acres and partial wetlands, the applicant purchased 4 of those acres to the north. The land has never been developed.

Josh stated the warehouse would consist of two buildings with an office and retail that would be climate controlled. There would be no access off Louise Street, entry would be only off Bayou Cassotte with one way in and out, with traffic being no issue. Josh stated there would be a buffer of 25 feet from the street with an 8 feet fence and shrubbery. After hearing Josh's recommendation to "APPROVE" the Special Use permit, and there being no protest, The board voiced concerns as to flooding, Josh assured them that the applicant would either wet flood proof or dry proof the buildings with a chain wall and be curbed with drainage back to Bayou Cassotte. After no further discussion a motion was made by Heather Wiggins to "APPROVE" the application. The motion was seconded by Chris Hollis and the vote thereupon was as follows: Heather Wiggins "AYE", Jerry Jackson "AYE", Willie Sims "AYE", Chris Hollis "AYE".

The application will go to the City Council with the recommendation to "APPROVE" the Special Use permit.

There being no further business to discuss the meeting was adjourned at 6: 15 p.m.

TO: MEMBERS OF THE PASCAGOULA PLANNING BOARD
MICHAEL MOORE, CITY ATTORNEY

JOSH CHURCH, CITY PLANNER, BUILDING OFFICAL
ANGELIA KIMBROUGH, SENIOR ADMINISTRATIVE ASSISSTANT

FROM: PLANNING & BUILDING DEPARTMENT

SUBJECT: REGULAR MEETING OF THE PASCAGOULA PLANNING BOARD
WEDNESDAY MAY 10, 2023 AT 6:00 P.M.

A. PUBLIC HEARINGS:

1. **Kirk Harbin**

PIDN#402008036.050 Louise St: The request is for a Special Use Permit to build and operate a Self-Storage Warehouse in Community Commercial (CC) District.



Planning Board Staff Report
May 10, 2023
Josh Church /Director of Planning & Building

Applicant: Kirk Harbin

Property Location: Bayou Cassotte Parkway.

Parcel ID Number: 40208036.050

Existing Zoning District: **Community Commercial (CC)**

Requested Action: Applicant requests a Special Use Permit to build and operate a Self-Storage Warehouse in a Community Commercial District.

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

Facts and Findings:

- The applicants, Kirk Harbin is contingent on the purchase of subject property to build and operate a Self-Storage Warehouse. The property is in a Community Commercial District that does require a Special Use Permit.
- The subject property has Industrial zoning Districts on two sides and Single Family District to the west and south.
- The property in question has always been vacant and the addition of this Self-Storage Warehouse facility would give the residential district a buffer from the industrial properties across Bayou Cassotte Parkway.
- This will be an Upscale Facility, fenced and secure.



Public/Community Need:

- The City of Pascagoula has many storage facilities, but not enough climate controlled secure facilities that are needed.

Review Standards:

The request for a Special use is consistent with the Review Standards (Section 2.5.C)

- 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 May 10, 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:

Kirk Harbin

For: “The request is for a Special Use permit to operate a Self- Storage Facility in a Community Commercial (CC) District

At: PIDN#40208036.050 Louise St.

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 tract of land situated in Section 8, Township 8 South, Range 5 West, Pascagoula, Jackson County, Mississippi and more particularly described as follows: Commencing at the Southwest corner of Section 8; thence North along the west line of said section 1440.02 feet; thence East 9.79 feet to a found ½” rebar on the east right-of-way of Louise Street; thence North 0 degrees 40 minutes 22 seconds West along the east right-of-way of Louise Street 559.06 feet to a set ½” rebar at the Point of Beginning; thence North 0 degrees 40 minutes 22 seconds West along the east right-of-way of Louise Street 466.72 feet to a found ½” rebar; thence South 89 degrees 19 minutes 22 seconds East 455.41 feet to a found ¾” rebar on the west right-of-way of Bayou Cassotte Parkway; thence Southwesterly along the west right-of-way of Bayou Cassotte Parkway and along a curve to the left an arc distance of 487.59 feet; said curve having a radius of 3163.54 feet and a chord bearing South 17 degrees 21 minutes 57 seconds West 487.11 feet to a set ½” rebar; thence North 89 degrees 19 minutes 22 seconds West 304.53 feet to the Point of Beginning.

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 May 16, 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 19th day of April, 2023.



Karen Kennedy, Asst. City Clerk
By: _____

(SEAL)
(Publication-date April 23, 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?
Leaves special use for Storage Facility

- 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?
Will NOT be open a Business

SIGNATURE OF APPLICANT AND PROPERTY OWNER (IF DIFFERENT)

SIGNATURE OF APPLICANT: [Signature] DATE: 3/30/23

SIGNATURE OF PROPERTY OWNER: [Signature] DATE: 3/30/23

STAFF ONLY

DATE RECEIVED: _____ TAKEN BY: _____

___ VARIANCE ___ HOME OCCUPANTION 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

	NAME	ADDRESS
1.	Betts Martinez	7814 Newman Ave. Pascagoula MS
2.	Steiner, Leslie	4811 Newman Ave. " "
3.	Scluse, Jon Myers	4810 New Hope Ave " "
4.	Pagan Baerga, Carlos	4811 New Hope Ave
5.	Brown, Michael and Robin	4810 Legare St. " "
6.	Dwight, Jenkins	4809 Legare St. " "
7.	Moran, Ashley	16920 Red Bud Ln. Ocean Springs, AL 37564
8.	Baugh, Janie	→ (2101 NE 32nd St)
9.		(Lighthouse Point FL 33064)
10.	Halco Investments	→ (4271 Rifle Range Rd.)
11.		(Vicksburg MS 39180)
12.		
13.		
14.		
15.		
16.		
17.		
18.		
19.		
20.		

TO OBTAIN THE LISTING OF PROPERTY OWNERS, GO TO THIS WEBSITE:
<http://mapping.co.jackson.ms.us/jacksoncountywebmap/> 160 feet

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.