

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 JUNE 14, 2023 AT 6:00 P.M.

A. PUBLIC HEARINGS:

1. Patrick Nix

1917 Martin St: The request is for a Special Use Permit to build (4) 20' x 100' Storage units and (1) 60' x 25' covered storage in a Community Commercial (CC) District.



Planning Board Staff Report
June 14, 2023
Josh Church /Director of Planning & Building

Applicant: Patrick Nix

Property Location: 1917 Martin St.

Parcel ID Number: 41230172.000

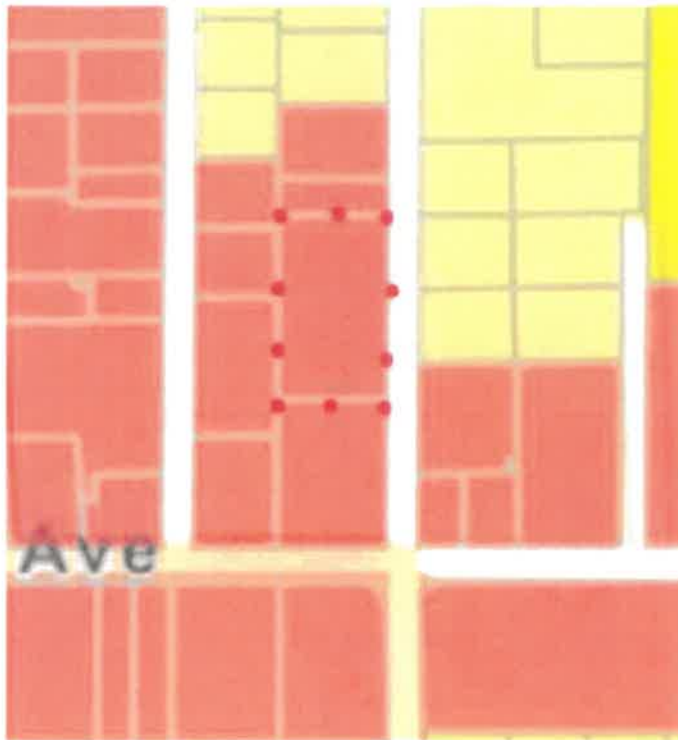
Existing Zoning District: **Community Commercial (CC)**

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 applicant, Patrick Nix 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 Community Commercial zoning Districts on two sides and Mixed Residential District to the East.
- The property in question has been vacant for many years other than storage of vehicles.
- This will be a Self-Storage Mini Warehouse Facility, fenced and secure.



Public/Community Need:

- The City of Pascagoula has many storage facilities, but not enough to keep up with the demand for storage.

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 June 14, 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:

Patrick Nix

For: "The request is for a Special Use permit to build (4) 20' x 100' Storage units and (1) 60' x 25' covered storage in a Community Commercial (CC) District

At: 1917 Martin Street.

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:

That certain tract, piece or parcel of land being part of Lot No. 63 of the Eugenia Baptiste Tract in the City of Pascagoula, Jackson County, Mississippi, in Claim Section 18, Township 8 South, Range 5 West, Jackson County, Mississippi, as per plat thereof recorded in Book 6, Pages 606-609, Land Deed Records of Jackson County, Mississippi, and being more particularly described as follows, to-wit:

Commencing at a point on the range line between Range 6 West and 6 West in Jackson County, Mississippi, which point is the common corner of Claim Sections 7 and 10 in Range 6 West, and Claim Sections 30 and 18 in Range 5 West; thence East 2098 feet along the South line of aid Lot No. 62 and on the Section line between Regular Sections 7 and 19 in Range 5 West, which line is also the center line of Ingalls Avenue (formerly Lincoln Avenue) to a point where the center line of Ingalls Avenue intersects the West margin of Martin Road (formerly Chicot Road); thence North a distance of 20 feet to the intersection of the North line off Ingalls Avenue and the West line of Margin Road; thence running North along the West margin of Martin Road a distance of 201.5 feet to the POINT OF BEGINNING; thence continuing North on the West margin of Martin Road a distance of 248.5 feet; thence West parallel to the North line of Ingalls Avenue a distance of 150 feet; thence running South parallel to the West line of Martin Road a distance of 249 feet; thence running North 8 degrees 48 minutes East a distance of 150 feet to the POINT OF BEGINNING. Being all of the land conveyed to Bel Aire Estates, Inc., by H.E. Burrows and Gladys Burrows, by Deed dated September 25, 1962, recorded in Book 229, Page 226, by Fred F. Clark and Louise Clark by Deed dated October 12, 1962 and recorded in Book 230, Page 282; and by Johnnie A. Green and Gertrude Green by Deed dated April 19, 1968, recorded in Book 3312, Page 2, Land Deed Records of Jackson County, Mississippi; LESS AND EXCEPT a strip on the South end thereof conveyed by Bel Aire Estates, Inc., to Abbot H. Tanner, et al, by Deed dated August 8, 1969 and recorded in Book 347, Page 361, Land Deed Records of Jackson County, Mississippi.

AND ALSO:

Part of Lots 2 and 3 of Harperville Subdivision of part of Lot 63 of the Eugenia Baptiste Tract, in the City of Pascagoula in Claim Section 18, Township 8 South, Range 5 West, Jackson County, Mississippi, as per plat thereof recorded in Plat Book 6, Page 35, Records of Plats of Jackson County, Mississippi, more particularly described as follows, to-wit:

Commencing at the Northwest corner of Lot 3 of Harperville Subdivision, thence East a distance of 108.5 feet to a projection of the West wall of a building and the POINT OF BEGINNING; thence continue East a distance of 3.5 feet to the Northeast corner of Lot 3; thence South along the East line of Lot 3 and Lot 2 a distance of 139 feet to the South wall of a building; thence West along the South wall of a building a distance of 3 feet to the Southwest corner of a building; thence North 0 degrees 12 minutes West along the West wall of building and projection of building line North 0 degrees 12 minutes West a distance of 139 feet to the Point of Beginning. Being the same land conveyed to Bel Aire Estates, Inc., by Abbott H. Tanner, Clarence W. Tanner and Mary Frances Tanner, by Deed dated January, 1969, recorded in Book 347, Page 365, Land Deed Records of Jackson County, Mississippi.

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 June 20, 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 24th day of May, 2023.

A handwritten signature in cursive script that reads "Karen Kennedy".

Karen Kennedy, City Clerk

By: _____

(SEAL)

(Publication-date May 28, 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?

COMMUNITY COMMERCIAL REQUIRES SPECIAL USE ZONING

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? WITHOUT SPECIAL USE PERMIT WILL NO BUILD

SIGNATURE OF APPLICANT AND PROPERTY OWNER (IF DIFFERENT)

SIGNATURE OF APPLICANT

[Handwritten Signature]

DATE

5-12-23

SIGNATURE OF PROPERTY OWNER:

DATE:



STAFF ONLY

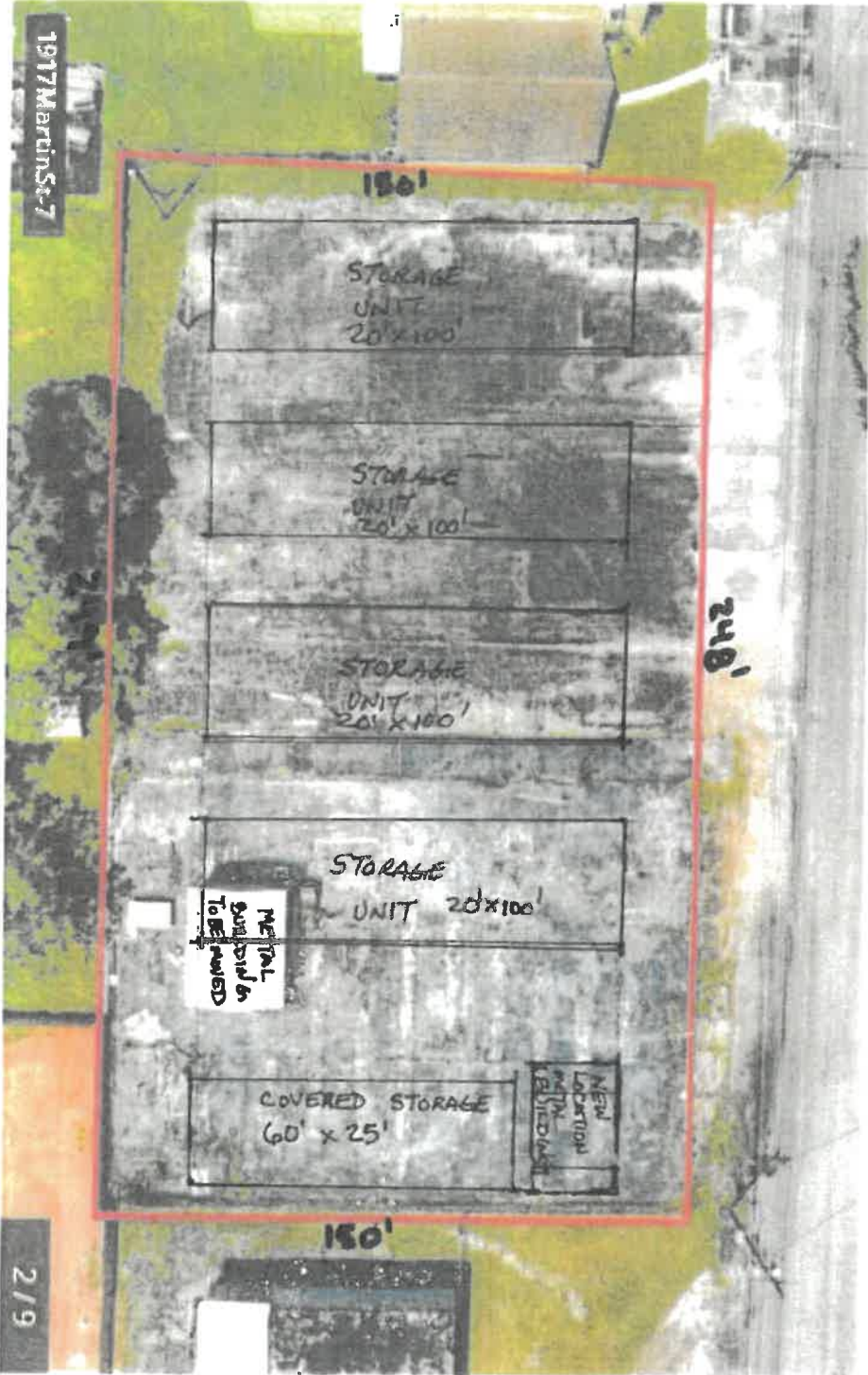
DATE RECEIVED: _____ TAKEN BY: _____

___ VARIANCE ___ HOME OCCUPANTION VARIANCE ___ SPECIAL USE PERMIT ___ ZONING CHANGE

1917 Martin Street

Pascagoula, MS 39581

0 baths 0 SF - #4045701





SUBJECT PROPERTY AS SHOWN ON TAX RECORDS 1917 MARTIN STREET

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. JAMES KAREN JONES	1008 EASTWOOD DR PASCAGOULA MS 39581
2. GUSTAVO SANTOS	2509 FERRETT ST PASCAGOULA MS 39581
3. JAMES PATANO	323 CARTER RD BILOXI MS 39551
4. JOSE GUERRO	2004 MARTIN ST PASCAGOULA MS 39581
5. PETIT BOIS LLC	2706 PINELAND AVE PASCAGOULA MS 39567
6. DARREN M. JOHNSON	P.O. BOX 8877 MOSS POINT MS 39562
7. DAMEN HAYES	2008 MARTIN ST PASCAGOULA 39581
8. KENNETH BRYAN BOSARGE	1705 ACACIA DR. PASCAGOULA 39581
9. MIKE NGUYEN	3210 MILSTEAD RD GAUTIER MS 39553
10. BETHEL ASSEMBLY OF GOD CHURCH	2105 MARTIN ST PASCAGOULA MS 39581
11. SYBIL BULLOCK	6147 FIRESTONE ST APT E4 OCEAN SPRINGS MS 39564
12. EQUITY TRUST COMPANY	P.O. BOX 8834 BILOXI MS 39535
13. CHRISTINA LORRAINE DENTON	1305 GALLERY ST PASCAGOULA MS 39581
14. TYRONE OLIER	15629 JOHN SMITH RD VANCELEAVE MS 39565
15. PAMELA WILSON	1902 CHICOT ST PASCAGOULA MS 39581
16. GEORGE LEROY & KELLYE RUSHTON	8300 BELLE ETHERIDGE RD LUCEDALE MS 39452
17. LATOIA LEWIS	4217 HILLMONT DR. BATON ROUGE LA 70814
18. HECTOR AND VIRGINIA SANTOS	2111 26th ST. PASCAGOULA MS 39581
19. EDGAR VINASCO	2121 26th ST PASCAGOULA MS 39581
20. REVIRA INVESTMENTS LLC	4302 CHICOT ST PASCAGOULA MS 39581

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.