

**ORDINANCE NO. \_\_\_\_\_ 2021  
CITY OF PASCAGOULA, MISSISSIPPI**

**AN ORDINANCE TO AMEND ORDINANCE NO. 1-2011 (UNIFIED  
DEVELOPMENT ORDINANCE) TO CHANGE THE ZONING OF  
CERTAIN LAND LYING GENERALLY IN THE AREA ALONG  
JEFFERSON AVENUE AND APPROXIMATELY 300 FEET WEST OF  
TELEPHONE ROAD FROM NEIGHBORHOOD COMMERCIAL (NC)  
AND LIGHT INDUSTRIAL (LI) TO LIGHT INDUSTRIAL (LI)  
DISTRICT.**

**WHEREAS**, the petitioner, Patrick Webb on behalf of SPA 2 LLC, proposes to have the zoning of the land described below changed from Neighborhood Commercial (NC) and Light Industrial (LI) District to Light Industrial (LI) District; and

**WHEREAS**, a public hearing on the proposal was held by the Pascagoula Planning Board on the 10<sup>th</sup> day of March, 2021, after due notice thereof, at which time all interested persons were given an opportunity to be heard; and

**WHEREAS**, after hearing the matter, the Planning Board recommended to the City Council that the application to change the zoning be approved; and

**WHEREAS**, a second public hearing on the proposal was held by the City Council on the 16<sup>th</sup> day of March, 2021 at which time all interested persons were given an opportunity to be heard; and

**WHEREAS**, we find that the zoning change is supported by the evidence adduced at the hearing, is reasonable, and is in the public interest; and

**WHEREAS**, we further find that the character of the neighborhood wherein the property is located has changed substantially resulting from the removal of the remaining residential structure within the immediate area and a number of similar uses along the north and south of Jefferson Avenue, and that a public need to utilize vacant properties requires a change in the zoning designation to create an area more compatible with the surrounding structures and uses; and

**WHEREAS**, we further find that the change in zoning will not create non-conforming uses within the area described herein:

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PASCAGOULA, MISSISSIPPI:**

**SECTION 1:** Ordinance 1-2011 (Unified Development Ordinance) is hereby amended to change the zoning of the following described land from Neighborhood Commercial (NC) and Light Industrial (LI) District to Light Industrial (LI) District:

The properties are located in the City of Pascagoula, Jackson County, Mississippi, and are more particularly described as follows to wit:

Beginning at the intersection of the south margin of Jefferson street and the east margin of Mississippi Export Railroad; thence east along the south margin of Jefferson Street, 145.70 feet; thence south 02 degrees 55 minutes 32 seconds east, 200.20 feet; thence south 84 degrees 57 minutes 03 seconds west, 114.81 feet; thence north 0 degrees 10 minutes 42 seconds west, 53.98 feet; thence south 89 degrees 49 minutes 18 seconds west, 36.10 feet; thence south 0 degrees 10 minutes 42 seconds east, 10.00 feet; thence south 89 degrees 49 minutes 18 seconds west, 25.39 feet to the east margin of the Mississippi Export Railroad, 167.86 feet to the Point of Beginning.

**SECTION 2.** The zoning map adopted by and incorporated in Ordinance 1-2011 (Unified Development Ordinance) shall be revised to show this change.

**SECTION 3.** A variance of the separation requirement of 250 feet between an 'auto wrecker service' and a residential district is granted for this site, describe above.

**SECTION 4.** This ordinance shall become effective as provided by law.

**SECTION 5.** This ordinance shall not be codified.