

**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 SOUTH OF
MORGAN AVENUE AND EAST OF CEDAR STREET FROM A SINGLE
FAMILY RESIDENTIAL 10 (SFR 10) DISTRICT TO WATERFRONT
MIXED USE (WMU)DISTRICT.**

WHEREAS, the petitioner, Steven Brady, proposes to have the zoning of the land described below changed from Single Family Residential 10 (SFR 10) to Waterfront Mixed Use (WMU) District; and

WHEREAS, a public hearing on the proposal was held by the Pascagoula Planning Board on the 11th day of August, 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 17th day of August, 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 property is currently in a Single Family Residential District, is vacant and abuts a Waterfront Mixed Use, and to the west Light Industrial. On the west side of property along that corridor is Light Industrial property that is in need of repair. The change in zoning would allow petitioner Steven Brady to use the property for additional parking; 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 Single Family Residential 10 (SFR 10) to Waterfront Mixed Use (WMU) 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 East margin of Cedar Street where said street intersects the South margin of Morgan Avenue and running thence South 7 degrees 25 minutes West along a fence line a distance of 141.77 feet to a point thence run South 78 degrees 54 minutes East along a fence line a distance of 103.24 feet to a point; thence along a fence line to a point on the South margin of Morgan Avenue; thence run North 77 degrees 36 minutes West a distance of 111.92 feet on the South margin of Morgan Avenue back 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. This ordinance shall become effective as provided by law

SECTION 4. This ordinance shall not be codified