

TO: MEMBERS OF THE PASCAGOULA PLANNING BOARD

JOSH CHURCH, CITY PLANNER/BUILDING OFFICIAL
ANGELIA KIMBROUGH, SENIOR ADMINISTRATIVE ASSISTANT

FROM: PLANNING & BUILDING DEPARTMENT

SUBJECT: REGULAR MEETING OF THE PASCAGOULA PLANNING BOARD
WEDNESDAY JANUARY 11, 2023 AT 6:00 P.M.

A. PUBLIC HEARINGS:

1. Duncan Noble

PIDN#41230165.125, 41230165.100

The request is to rezone subject parcels of land generally in the area of Arizona Street between Douglas Avenue and Ingalls Avenue from Single Family Residential (SFR 6) to Mixed Residential (MR 3) District.

2. City of Pascagoula

**PIDN# 40401036.000, 40401330.000, 41405030.050, 41405025.000,
41405030.000, 40206044.050, 40206046.050, 40206048.000, 40206050.000,
40206046.000, 40206046.100, 40206060.000, 40206060.100, 40206068.00, 4165501.000,
40206038.020, 4165002.000, 4165504.000, 40206052.035, 40206052.050, 40206052.000,
40206052.050, 40206056.000, 40206056.050, 40137020.000.**

The request is to rezone certain parcels of land lying generally in the areas east of Macphelah Rd. northern and southern side of Shortcut Rd. between Hospital Rd. east of Chicot Street from Light Industrial (LI) District to Community Commercial (CC) District and Regional (RC) District.

3. City of Pascagoula

An Ordinance to Amend the Unified Development Ordinance to define Soup Kitchens and Food Pantries to establish use standards associated therewith, to establish the zoning districts in which such entities may operate, and related amendments.

The City of Pascagoula desires to amend its Unified Development Ordinance to address soup kitchens and food pantries. At this time, Soup Kitchens and Food Pantries are not addressed in the Unified Development Ordinance. The amendment would improve compatibility among uses and will ensure efficient development within the City.

1. "Food pantry" means a charitable establishment that distributes unprepared food to the public.
2. "Soup kitchen" means a charitable establishment that distributes or otherwise serves prepared food to the public.
3. Section 4.3.C.5 Other Institutional Uses would be amended to include Food Pantry and become Section 4.3.C.5.D and state as follows

Food Pantry

Food Pantries shall comply with the following standards:

- i. The use shall not provide for outdoor seating areas, queues, or customer waiting areas. All activities shall be conducted within the structure and adequate indoor waiting areas shall be provided for all patrons.
- ii. The use shall be located at least 250 feet from any residential district or residential use.
- iii. A food pantry may be an accessory use to a place of worship, in which case the 250-foot set-back requirement established above shall not apply.

Section 4.3.C.5 Other Institutional Uses would be amended to include Soup Kitchens and become Section 4.3.C.5.E and state as follows:

Soup Kitchens

Soup Kitchens shall comply with the following standards:

- i. The use shall not provide for outdoor seating areas, Queues, or customer waiting areas. All activities shall be conducted within the structure and adequate indoor waiting areas shall be provided for all patrons.
- ii. The use shall be located at least 250 feet from any residential district or existing

residential use.

Table 4.2.B.2 Principal Use Table is amended to include food pantries and soup kitchens as follows:

Use Category	Use Type	Commercial						Industrial			Use-Specific Standards
		NC	CC	RC	DT	GC	WMU	LI	HI	P	
Other Institutional Uses	Food pantry			S				P	P		4.3.C.5.d.
	Soup kitchen			S				P	P		4.3.C.5.e.

Table 4.4.B: Accessory Use/Structure Table is amended to include food pantries as follows:

Use type	Residential				Commercial						Industrial			Specific Standards
	SFR10	SFR8	SFR6	MR3	NC	CC	RC	DT	GC	WMU	LI	HI	P	
Food pantry	P	P	P	P	P	P	P	P	P	P	P	P		4.4.F.5.

“Food Pantry” is inserted with the Standards for Specific Accessory Uses and Structures at Section 4.4.F.5., with all following Specific Accessory Uses and Structures in Section 4.4.F. and Table 4.4.B. renumbered accordingly. Section 4.4.F.5. Food Pantry shall read as follows:

Food Pantry

A food pantry (See definitions in Section 10.2, Terms and Uses Defined.) shall be permitted as an accessory to any place of worship, provided it complies with the following standards:

- i. The food pantry is located within the place of worship or an associated accessory structure (but not an accessory dwelling unit), and involves an area that does not exceed 15 percent of the heated floor area of the principal structure, or 400 square feet, whichever is less.
- ii. There is sufficient off-street parking for patrons of the food pantry, with the number of off-street parking spaces required for the food pantry provided and maintained in addition to the space or spaces required for the place of worship itself.
- iii. The food pantry does not involve significantly greater volumes or frequencies of

deliveries or shipments, vehicular traffic, or pedestrian traffic than normally expected in a residential area.

- iv. All activities associated with the food pantry shall be conducted indoors.

Table 6.2.D.1.: Minimum Number of Off-Street Parking Spaces is amended as follows:

Use Category	Use Type	Minimum Number of Parking Spaces
Other Institutional Uses	Food pantry	1 per 150 sf
	Soup kitchen	

Staff Recommendation:

The Staff does recommend approval of this amendment.

Notice of Public Hearings

NOTICE IS HEREBY GIVEN THAT THE CITY OF PASCAGOULA PLANNING BOARD AND CITY COUNCIL WILL CONDUCT PUBLIC HEARINGS ON A PROPOSED TEXT AMENDMENT TO THE UNIFIED DEVELOPMENT ORDINANCE REGARDING SOUP KITCHENS AND FOOD PANTRIES.

Specifically, the proposed text amendment will amend the Unified Development Ordinance to define soup kitchens and food pantries, to establish use standards associated therewith, to establish the zoning districts in which such entities may operate, and related amendments.

There will be a public hearing on the proposed text amendment at the Planning Board meeting on January 11th at 6:00 P.M., following which the Planning Board will make a recommendation to the City Council as to what action to take on the proposed text amendment. The City Council will conduct a final public hearing at its recessed meeting on January 17th at 6:00 P.M., and it will consider the final adoption of the proposed text amendment at that meeting. Both meetings will be located in the City Hall Council Chambers located at 603 Watts Avenue in Pascagoula. A copy of the proposed changes are available for public review at the City Clerk's office at 603 Watts Avenue, Pascagoula, and the Code Enforcement office at 4015 14th Street, Pascagoula, from 8:00 A.M. until 5:00 P.M. on business days.

WITNESS MY HAND AND THE OFFICIAL SEAL of the City of Pascagoula, Mississippi,

This the 21st day of December 2022.

Karen Kennedy, City Clerk

By: _____

(SEAL)

(Publication- December 25, 2022).