

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.



**Planning Board Staff Report
January 11, 2023
Josh Church /Building Official**

Applicant: Duncan Noble

Property Location: 15.27 Acres at the North end of Holland Street.

Parcel ID Number: 41230165.125, 41230165.100

Existing Zoning District: Single Family Residential 6 (SFR6)

Requested Action: Applicant requests to rezone two parcels from Single Family Residential (SFR6) to Mixed Residential 3 (MR3).

Applicable Zoning Ordinance Section(s): 3.2.D, 3.2.E

Facts and Findings:

- The applicant, Duncan Noble, Owns the subject property and would like to rezone from SFR6 to MR3 this rezoning would allow Multifamily Residential and more commercialized uses if approved and can have a negative impact on the surrounding neighborhood.



Public/Community Need:

- The City of Pascagoula has an abundance of multifamily apartments throughout the city. Single Family and townhomes are more suitable for this area and would not require the rezoning.

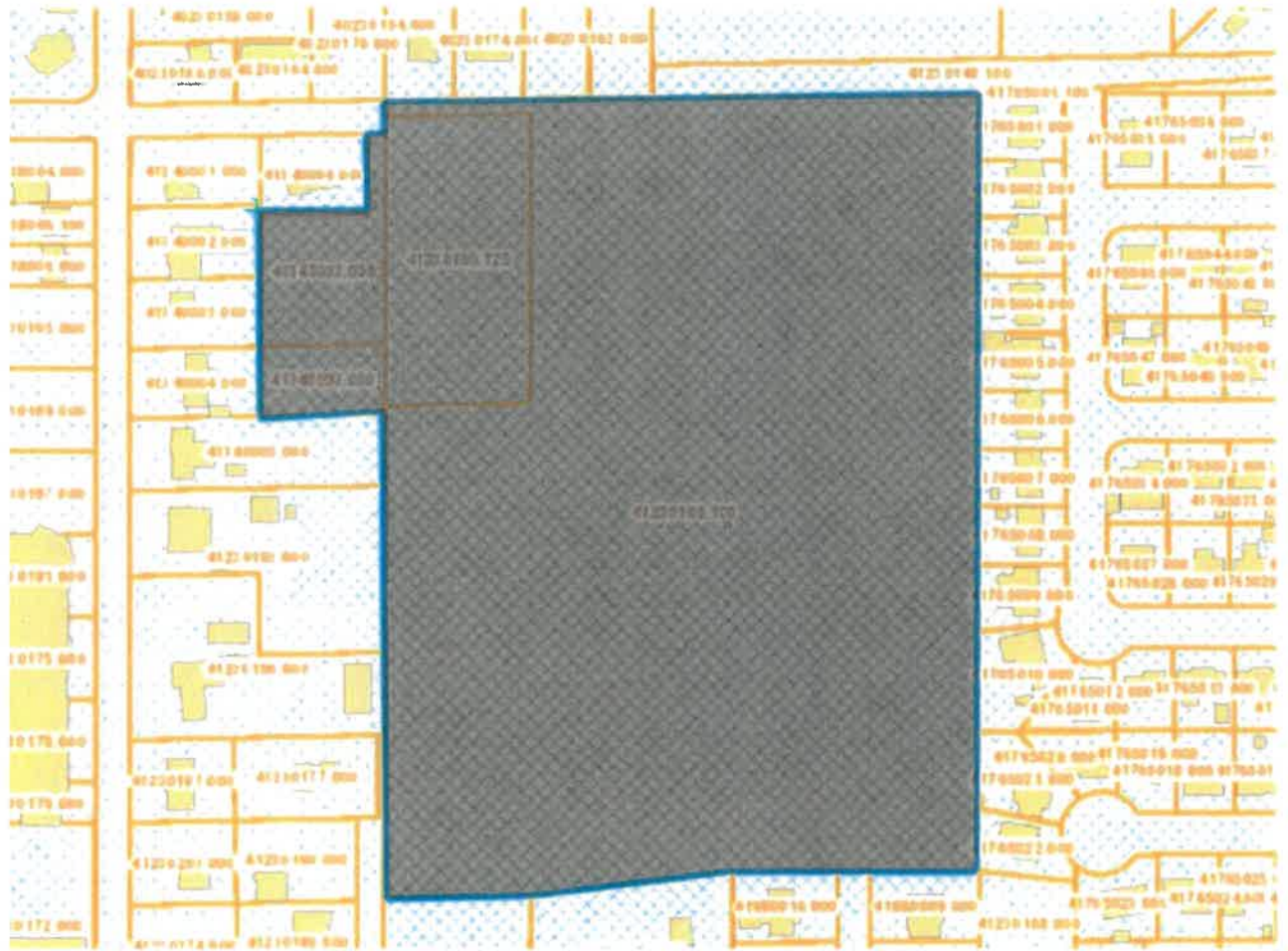
Review Standards:

The request for a variance is consistent with the Review Standards (Section 3.2.D)

- Is not consistent with city-adopted plans;
- Does not demonstrate community need

Staff Recommendation:

- Staff does not recommend approval of the rezoning.



HEARING NOTICE

PASCAGOULA PLANNING BOARD

Notice is hereby given that a Public Hearing will be held by the Planning Board of the City of Pascagoula on January 11, 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:

Duncan Noble

At: PIDN No#: 41230165.125, 41230165.100.

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

The parcels are zoned Single Family Residential 6 (SFR 6) District and located in the City of Pascagoula, Jackson County, Mississippi, and is more particularly described as follows to wit:

Parcel 1

That certain piece, parcel or property known as Part of Lot 62 of the Eugenia Baptiste Tract in Claim Section 18, Township 8 south, Range 5 West, Jackson County, Mississippi, and more particularly described as follows:

Commencing at a point on the Northern Boundary line of Ingalls Avenue at a point on the Eastern edge of the unnamed street and what would also be the Western boundary line of Lot 62 of the Eugenia Baptiste tract as if said boundary line extended to the North side of Ingalls Avenue; thence from said point run North 357 feet to a point of beginning for the land herein described; thence continue North along the Western boundary line of Lot 62 of Eugenia Baptiste Tract 936 feet to a point on the southern boundary line of Cochran (Douglas) Avenue; thence North 87 degrees 45 minutes east along a fence line 714 feet; thence South 934 feet; thence North 89 degrees 09 minutes West 301 feet; thence south 83 degrees 02 minutes West 233.8 feet; thence West 180 feet back to the point of beginning;

And to include vacated right of way of Cochran (Douglas) Avenue adjacent to and along the north portion of the property, as described

LESS AND EXCEPT:

In Lot 62, Eugenia Baptiste Tract, Claim Section 18, Township 8 South, Range 5 West, Pascagoula, Jackson County, Mississippi, begin at the Northeast corner of Lot 6 of Cheryl Homes Subdivision, the plat of which is recorded in Jackson County, Mississippi, Plat Book 5, Page 13, thence run north 0 degrees 30 minutes west 20 feet; thence run north 87 degrees 54 minutes east along the south margin of Douglas Avenue 175 feet; thence run south 0 degrees 30 minutes east 356.0 feet; thence run south 87 degrees 54 minutes west 175.00 feet to the east line of Lot 6, Cheryl Homes Subdivision; thence run north 0 degrees 30 minutes west along the east line of said Lot 6 for 336.00 feet to the point of beginning. (PIDN# 41230165.100)

Parcel 2

In Lot 62, Eugenia Baptiste Tract, Claim Section 18, Township 8 South, Range 5 West, Pascagoula, Jackson County, Mississippi, begin at the Northeast corner of Lot 6 of Cheryl Homes Subdivision, the plat of which is recorded in Jackson County, Mississippi, Plat Book 5, Page 13, thence run north 0 degrees 30 minutes west 20 feet; thence run north 87 degrees 54 minutes east along the South margin of Douglas Avenue 175 feet; thence run South 0 degrees 30 minutes east 356.0 feet; thence run south 87 degrees 54 minutes west 175 feet along the East line of Lot 6, Cheryl Homes Subdivision; thence run north) degrees 30 minutes west along the East line of said Lot 6 for 336.00 feet to the point of beginning. (PIDN#41230165.125)

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. on business days.

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

This the 21st day of December, 2022

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

Karen Kennedy, Asst. City Clerk
By: _____

(SEAL)
(Publication- December 25, 2022)



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? _____
MR3 zoning touches all 4 sides

2. ARE THE SPECIAL CONDITIONS DESCRIBED A RESULT OF YOUR OWN ACTIONS? _____
NA

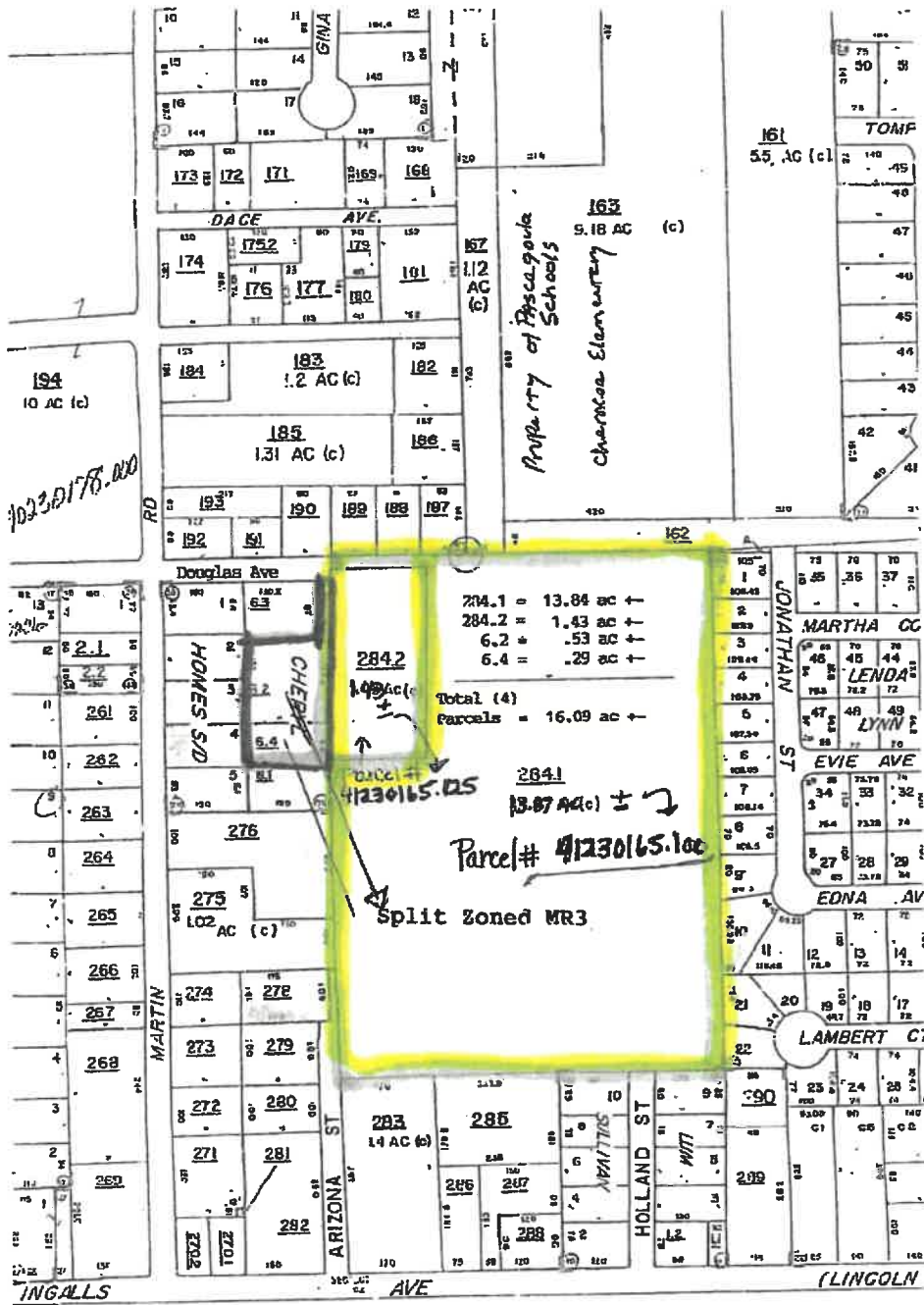
3. HOW WILL THE LITERAL INTERPRETATION AND ENFORCEMENT OF THE ORDINANCE CAUSE YOU AN UNNECESSARY HARDSHIP? _____
limited possibilities of development
Cost of Flood Insurance present zoni:

SIGNATURE OF APPLICANT AND PROPERTY OWNER (IF DIFFERENT)

SIGNATURE OF APPLICANT: *Spencer Noble* DATE: 11/10/22
SIGNATURE OF PROPERTY OWNER: _____ DATE: _____

STAFF ONLY

DATE RECEIVED: _____ TAKEN BY: _____
___ VARIANCE ___ HOME OCCUPANTION VARIANCE ___ SPECIAL USE PERMIT ___ ZONING CHAN



854.18



SUBJECT PROPERTY AS SHOWN ON TAX RECORDS 41230165.400 & 41230165.000

NAMES AND ADDRESSES OF THE PROPERTY OWNERS WITHIN 160 FEET OF THE SUBJECT PROPERTY A TO THE TAX ROLLS

<u>NAME</u>	<u>ADDRESS</u>
1. Mae L Wright	3907 Douglas Ave Pascagoula Ms
2. The 2 group LLC	1013 Pascagoula ST Pascagoula Ms
3. Bill Thomas Sr	819 Jackson Ave Pascagoula Ms
4. Berkin T. Minier	3809 Douglas Ave Pascagoula Ms
5. Clearview Homes LLC	Po Box 104 Pascagoula ms 39
6. Margerite Jordan	2112 Martin St Pascagoula ms
7. Janice Bell	2108 Martin St Pascagoula M
8. Kenneth Bosarge	1705 Acacia Dr Pascagoula
9. Darren Johnson	Po Box 8877 Moss Point Ms
10. Betty Bois LLC	2706 Pine wood Ave Pasce
11. James Patano	323 Carter Rd Biloxi MS:
12. James Walley + Kathy	4104 Washington Ave Pascagou
13. Connie Hails	1909 Holland St Pascagou
14. Trejah Hyde + Anthony Clemons	1908 Holland St Pascagou
15. Marion R. Herbert	1904 Holland St Pascagou
16. Brennan Fairley + Christina	4202 Lambert Court Pasca
17. Darrell J Johnson	4203 Lambert Ct Pascagou
18. Evie Hosking + Kathy Radwin	4206 Danziger St Moss Point
19. Sharon Millette Kramer	4206 Edna Ave Pascagoula M
20. Monpa + Spencer Little	2103 Jonathan St Pascagou

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 ADDRESSES OF ALL SUCH ADJACENT AND ADJACENT PROPERTY OWNERS. PLEASE CHECK CAREFULLY. THE ABOVE DESCRIPTION IS A TAX DESCRIPTION; THE APPLICANT MUST PROVIDE THE CITY WITH COMPLETE AND ACCURATE LEGAL DESCRIPTION OF THE PROPERTY IN QUESTION.



SUBJECT PROPERTY AS SHOWN ON TAX RECORDS 41230165.400 & 41230165.000

NAMES AND ADDRESSES OF THE PROPERTY OWNERS WITHIN 160 FEET OF THE SUBJECT PROPERTY AC TO THE TAX ROL

<u>NAME</u>	<u>ADDRESS</u>
1. Pagan Caraballo + Karla Lopez	2107 Jonathan St Pascagoula
2. Sandro Martinez + Juan Alberto	2111 Jonathan St Pasca
3. Lewis + Marsha Maddox	2115 Jonathan St Pascagoula
4. Charles R. Ryals	2203 Jonathan St Pascagoula
5. Hunter J. Garcia	2207 Jonathan St Pascagoula
6. James Morrison	2211 Jonathan St Pasca
7. Ronald + Patricia Cuevas	601 Wildberry Dr Pearl MS
8. Rhonda M. Wade	2303 Jonathan St Pasca
9. Angelia L. Jones	2307 Jonathan St Pasca
10. Bobby Upton	4107 Ingalls Ave 39581
11. Pascagoula Sch District	4102 Seavel Rd Pascagoula MS
12. Lee Farrior	208 Summerland Key W Laf
13.	
14.	
15.	
16.	
17.	
18.	
19.	
20.	

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RESOLUTION OF THE PASCAGOULA-GAUTIER SCHOOL DISTRICT BOARD OF TRUSTEES OBJECTING TO A PROPOSED REZONING OF CERTAIN PARCELS OF LAND NEAR CHEROKEE ELEMENTARY SCHOOL


WHEREAS, the Pascagoula-Gautier School District ("District") was notified of a request to rezone certain parcels of land situated near Cherokee Elementary School in the City of Pascagoula, Mississippi; and

WHEREAS, the District believes that the request is incompatible with the current zoning classification and uses of surrounding properties, including the elementary school and its operations; and

WHEREAS, the District desires to formally object to the request and urges the Planning Commission and City Council to deny the request; then

BE IT, THEREFORE RESOLVED, that the Pascagoula-Gautier School District Board of Trustees hereby objects to the pending request to rezone certain parcels of land situated near Cherokee Elementary School in the City of Pascagoula, Mississippi.

The Motion to approve the foregoing Resolution was made by Mr. Johnson and seconded by Ms. Black, and the following vote was recorded.

Kleon Irving	<u></u>
Cynthia Black	<u>aye</u>
Dr. Vivian Malone	<u>aye</u>
Tracy Jackson-Wilson	<u>aye</u>
Matthew Johnson	<u>aye</u>

RESOLVED, this the 10 day of January, A.D., 2023.

PASCAGOULA-GAUTIER SCHOOL DISTRICT

BY: 
KLEON IRVING, PRESIDENT,
BOARD OF TRUSTEES

ATTESTED, this the 10 day of January,
A.D., 2023.


Secretary Pascagoula-Gautier School District