

ORDINANCE NO. 23 - _____
CITY OF PASCAGOULA, MISSISSIPPI

AN ORDINANCE TO AMEND ORDINANCE NO. 1-2011 (UNIFIED DEVELOPMENT ORDINANCE) TO CHANGE THE ZONING OF CERTAIN PARCELS OF LAND LYING GENERALLY IN THE AREA EAST OF MACPHELAH RD , NORTHERN AND SOUTHERN SIDE OF SHORTCUT RD. BETWEEN HOSPITAL RD. EAST OF CHICOT STREET FROM A LIGHT INDUSTRIAL (LI) DISTRICT TO COMMUNITY COMMERCIAL (CC) DISTRICT AND REGIONAL COMMERCIAL (RC) DISTRICT.

WHEREAS, the City of Pascagoula, propose to have the zoning of the parcels described below changed from Light Industrial (LI) to Regional Commercial (RC) and Community Commercial (CC); and

WHEREAS, a public hearing on the proposal was held by the Pascagoula Planning Board on the 11th day of January 2023, 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 January 2023, at which time all interested persons were given an opportunity to be heard; and

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

WHEREAS, the character of the neighborhood wherein the properties are located has changed due to an increase demand for commercial activities, and the current industrial zoning results in underutilized industrial properties that inhibit the expansion of commercial enterprises, and there is a demonstrated community need for the expansion of commercial enterprises; and

WHEREAS, the expansion of commercial enterprises will create an area more compatible with the buildings and uses of the properties, encourage growth, and limit blight caused by vacancies on underutilized industrial properties; and

WHEREAS, we further find that the change in zoning will encourage the development of the Shortcut Road corridor.

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 Light Industrial (LI) to Regional Commercial (RC) District and Community Commercial (CC) District:

Parcel #'s: 40401036.000, 40401330.000, 41405030.050, 41405025.000, 414030.000, 40206044.050, 40206046.050, 40206048.000, 40206050.000, 40206046.000, 40206046.100, 40206060.000, 40206060.100, 40206068.000, 41655001.000, 4026038.020, 4165002.000, 4165504.000, 40206052.035, 40206052.050, 40206052.000, 40206052.000, 40206056.000, 40206056.050, 40137020.000.

Said parcels being further described as follows:

Commencing at the intersection of the centerline of shortcut road and the Northerly extension of Hospital Street being the Point of Beginning; thence continuing in a southerly direction along the centerline of Hospital Street approximately 1400 feet to the South west lot line of Parcel #40401036.000; thence continuing North Easterly along Southern lot line approximately 2170 feet across the North Westerly corner of Parcel #41405025.000 and the South Easterly corner of Parcel #41405030.050 to the centerline of Lt. Eugene J Majure Drive; thence North along the centerline approximately 395 feet to the South Easterly corner of Parcel #50206044.050; thence continuing North Easterly along the lot line approximately 475 feet to Parcel #4020206046.100; thence continuing Easterly approximately 117 feet to the North Westerly corner of Parcel #41655001.000; thence continuing Southerly approximately 265 feet along Westerly lot line of Parcels #5 41655001.000, 41655002.000, 41655004.000; thence continuing Easterly across Chicot Street approximately 90 feet to the South westerly corner of Parcel #40206038.020 continuing Easterly along Southern lot line approximately 582 feet; thence continuing Northerly along Easterly lot line approximately 312 feet; thence continuing Westerly approximately 640 feet back to center line at Chicot Street; thence continuing Northerly along center line of Chicot Street approximately 80 feet; thence continuing Northerly approximately 540 feet along the Easterly lot lines of Parcel #40206068.000, 40206060.100, 40206060.000 to the centerline at Shortcut Road.

Specifically, the property parcel numbers listed below will be rezoned from Light Industrial (LI) to Community Commercial (CC):

(40137020.000), (40206052.050), (40206052.000), (40206052.100),
(40206052.030), (4020652.025), (40206052.035), (40206052.055),
(40206058.000), (40206056.000), (40206056.050), (40206060.000),
(40206060.100), (40206068.000), (40206050.000), (40206048.000),
(40206046.050).

And, the property parcel numbers listed below will be rezoned from Light Industrial (LI) to Regional Commercial (CC):

(40401036.000), (41405030.000), (41405030.050), (41405030.000),
(40206044.050), (40206046.100), (41655001.000), (41655002.000),
(41655004.000), (40206038.020), (40401330.000).

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.

The motion to approve the foregoing resolution was made by _____ and seconded by _____, and the following vote was recorded:

Mayor Willis _____
Councilman Gatchell _____
Councilman Hyde _____
Councilman Fornett _____
Councilman Walker _____
Councilman Parker _____
Councilman Blythe _____

RESOLVED, this the _____ day of _____, 2023.