

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 wishes to rezone parcels of land on the North and South sides along Shortcut Road. The rezoning will remove some Light Industrial zoning that is restrictive to development. The existing zoning in the shaded area is Light Industrial and to be rezoned to Regional Commercial and Community Commercial to allow for new development.



Properties in this shaded area below would be rezoned from Light Industrial to Community Commercial.



Public/Community Need:

- The City of Pascagoula has areas of Light industrial zoning throughout the city. This Zoning designation is restrictive to many uses that would allow development. Without the rezoning, it would negatively affect development. ..

Review Standards:

The request for a rezoning is consistent with the Review Standards (Section 2.5.B)

- Is consistent with city-adopted plans;
- Does demonstrate community need

Staff Recommendation:

- Staff does 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:

City of Pascagoula

At: PIDN No#: 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.

For: The request is to rezone 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.

The parcels are zoned Light Industrial (LI) District and located in the City of Pascagoula, Jackson County, Mississippi, and is more particularly described as follows to wit:

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 #40206046.100; 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.

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.

After the above hearing, the Planning Board will make a recommendation to the City Council of the City of Pascagoula as to what action should be taken on the above application. The date the application will be presented to the City Council will be announced during the hearing at the Planning Board. The City Council, after receiving the recommendation of the Planning Board and providing an opportunity for new information to be presented, The City Council will make the final decision on the application at their public hearing on January 17, 2023 at 6:00 p.m. at 603 Watts Avenue, Pascagoula MS 39567.

After the above hearing, the Planning Board will make a recommendation to the City Council of the City of Pascagoula as to what action should be taken on the above application. The date the application will be presented to the City Council will be announced during the hearing at the Planning Board. The City Council, after receiving the recommendation of the Planning Board and providing an opportunity for new information to be presented, will make the final decision on the application at its public hearing on January 17, 2023 at 6:00 p.m. at 603 Watts Avenue, Pascagoula MS 39567.

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)

LIST OF PARCELS FOR REZONING

1. Parcel # 40401036.000- rezoned from Light Industrial (LI) to Regional Commercial (RC) District.
2. Parcel # 40401330.000-rezoned from Light Industrial (LI) to Regional Commercial (RC) District.
3. Parcel # 41405030.050-rezoned from Light Industrial (LI) to Regional Commercial (RC) District.
4. Parcel # 41405025.000-rezoned from Light Industrial (LI) to Regional Commercial (RC) District.
5. Parcel # 41405030.000-rezoned from Light Industrial (LI) to Regional Commercial (RC) District.
6. Parcel # 40206044.050-rezoned from Light Industrial (LI) to Regional Commercial (RC) District.
7. Parcel # 40206046.050-rezoned from Light Industrial (LI) to Community Commercial (CC) District.
8. Parcel # 40206048.000-rezoned from Light Industrial (LI) to Community Commercial (CC) District.
9. Parcel # 40206050.000-rezoned from Light Industrial (LI) to Community Commercial (CC) District.
10. Parcel # 40206046.000-rezoned from Light Industrial (LI) to Regional Community (RC) District.
11. Parcel # 40206046.100-rezoned from Light Industrial (LI) to Regional Commercial (RC) District.
12. Parcel # 40206060.000-rezoned from Light Industrial (LI) to Community Commercial (CC) District.
13. Parcel # 40206060.100-rezoned from Light Industrial (LI) to Community Commercial (CC) District.
14. Parcel # 40206068.000-rezoned from Light Industrial (LI) to Community Commercial (CC) District.
15. Parcel # 41655001.000-rezoned from Light Industrial (LI) to Regional Commercial (RC) District.
16. Parcel #40206038.020-rezoned from Light Industrial (LI) to Regional Commercial (RC) District.
17. Parcel # 41655002.000-rezoned from Light Industrial (LI) to Regional Commercial (RC) District.
18. Parcel # 41655004.000-rezoned from Light Industrial (LI) to Regional Commercial (RC) District.
19. Parcel # 40206052.035-rezoned from Light Industrial (LI) to Community Commercial (CC) District.
20. Parcel # 40206052.050-rezoned from Light Industrial (LI) to Community Commercial (CC) District.
21. Parcel # 40206052.100-rezoned from Light Industrial (LI) to Community Commercial (CC) District.
22. Parcel # 40206052.000-rezoned from Light Industrial (LI) to Community Commercial (CC) District
23. Parcel # 40206056.000-rezoned from Light Industrial (LI) to Community Commercial (CC) District.
24. Parcel #40206056.050-rezoned from Light Industrial (LI) to Community Commercial (CC) District.
25. Parcel #50137020.000-rezoned from Light Industrial (LI) to Community Commercial (CC) District.