

REGULAR MEETING OF THE PASCAGOULA PLANNING BOARD
WEDNESDAY, JANUARY 11, 2023 AT 6:00 PM
CITY OF PASCAGOULA, MISSISSIPPI

The Planning Board of the City of Pascagoula, Mississippi, met at City Hall in a Regular Meeting on Wednesday, January 11, 2023 at 6:00 P. M.

The following official(s) were present:

Jared Ladner
Wesley Smith (Chairman)
Heather Wiggins
Jerry Jackson
Willie Sims (Vice-Chairman)
Leonard Stewart
Chris Hollis

Other officials present:

Josh Church, City Planner, Building Official
Angelia Kimbrough, Senior Administrative Assistant
Michael Moore, City Attorney

A. PUBLIC HEARINGS:

1. Duncan Noble

PIDN #41230165.125, 41230165.00: The request is to rezone the subject parcels of land generally in the area of Arizona Street between Douglas Avenue and Ingalls Avenue from Single Family Residential 6 (SFR 6) to Mixed Residential 3 (MR 3) District.

Josh was present to explain the application. Josh stated the applicant Duncan Noble owns subject property and would like to rezone said property from Single Family Residential 6 (SFR 6) to Mixed Residential 3 (MR 3). Josh stated the applicant owns four parcels in the area, two of which are zoned Multifamily. Josh stated the rezoning to Multifamily would allow more commercialized uses if approved and can have a negative impact on the surrounding neighborhood.

Josh noted the abundance of multifamily apartments throughout the City and explained there is a lack of community needed for additional multifamily developments. Josh also stated Single Family and townhomes are more suitable for the area. Josh included a resolution of opposition from the Pascagoula-Gautier School Board, in which the Board voted to oppose the request. Josh stated that the staff's recommendation is to "DENY" the rezoning.

Duncan Noble, the applicant, addressed the Planning Board, stating he and his sister have owned said property since 2004 and would like to development the property. Duncan Noble stated he can't find investors who are willing to develop the property as Single Family and that is why he is requesting the rezoning, noting he purchased the property from the City of Pascagoula years ago. Duncan Noble presented the Planning Board with a copy of the City's zoning map as part of his presentation. After hearing from Duncan Noble, Rhett Ryals spoke on behalf of the neighbors in objection to the rezoning. Rhett Ryals spoke concerning drainage issues and privacy concerns. Lewis Maddox, another neighbor, also spoke against the rezoning request.

At the conclusion of the hearing, a motion was made by Jerry Jackson to "DENY" the rezoning due to the staff's recommendation and public opposition. The motion was seconded by Chris Hollis and the vote thereupon was as follows: Jared Ladner "AYE", Heather Wiggins "AYE", Wesley Smith "AYE", Jerry Jackson "AYE", Willie Sims "AYE", Leonard Stewart "AYE", Chris Hollis "AYE".

The application will go to the City Council with the recommendation to "DENY".

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, 40206068.000, 4165501.000, 40206038.020, 41605002.000, 41605504.000, 40206052.035, 40206052.050, 40206052.000, 40206052000, 40206056.000, 40206056.050, 40137020.000:

The request is to rezone certain parcels of land that are currently split-zoned Mixed Residential to the north and Community Commercial to the south, lying generally in the area north of Ingalls Avenue and east of Arizona Street to Community Commercial (CC) District.

Josh Church presented the application stating the City of Pascagoula requesting rezoning of certain parcels of land on the North and South side along Shortcut Road from Light Industrial (LI) to Regional Commercial (RC) and Community Commercial (CC). Properties South of Shortcut Rd and East of Hospital Road are to be rezoned from Light Industrial (LI) to Regional Commercial (RC), and properties on North side of Shortcut and East of Macphelah Road are to be rezoned from Light Industrial (LI) to Community Commercial.

John noted this rezoning would remove some Light Industrial zoning that is restrictive to many uses that would allow development. Without the rezoning it would negatively affect future development. Josh stated the request for rezoning is consistent with the review standards (Section 2.5.B) and is consistent with city-adopted plans and meet community need. No one from the public was present to speak for or against the rezoning.

After hearing the staff's recommendation to "APPROVE" the rezoning, and there being no protest, a motion was made by Chris Hollis to "APPROVE" the application. The motion was seconded by Jerry Jackson and the vote thereupon was as follows: Jared Ladner "AYE", Heather Wiggins "AYE", Wesley Smith "AYE", Jerry Jackson "AYE", Willie Sims "AYE", Leonard Stewart "AYE", Chris Hollis "AYE".

The application will go to the City Council with the recommendation to "**APPROVE**".

3. Executive Session

A motion was made by Heather Wiggins to enter a closed session for a determination of whether to enter executive session. The motion was seconded by Chris Hollis and the vote thereupon was as follows: Jared Ladner "AYE", Heather Wiggins "AYE", Wesley Smith "AYE", Jerry Jackson "AYE", Willie Sims "AYE", Leonard Stewart "AYE", Chris Hollis "AYE".

A motion was made by Chris Hollis to enter executive session to discuss the expansion of industry and business relating to certain food distribution and service entities. The motion was seconded by Jerry Jackson and the vote thereupon was as follows: Jared Ladner "AYE", Heather Wiggins "AYE", Wesley Smith "AYE", Jerry Jackson "AYE", Willie Sims "AYE", Leonard Stewart "AYE", Chris Hollis "AYE". Josh Church announced to the public that the Planning Board voted to enter executive session and the purpose therefore. The Planning Board thereafter began executive session for the purpose stated above.

A motion was made by Chris Hollis to close executive session and return to open session. The motion was seconded by Jerry Jackson and the vote thereupon was as follows: Jared Ladner "AYE", Heather Wiggins "AYE", Wesley Smith "AYE", Jerry Jackson "AYE", Willie Sims "AYE", Leonard Stewart "AYE", Chris Hollis "AYE". No formal action was taken in executive session.

4. 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.

Josh Church was present to explain the application. Josh stated the City of Pascagoula desires to amend the Unified Development Ordinance to address Soup Kitchens and Food Pantries. Josh noted Soup Kitchens and Food Pantries are not addressed in the Unified Development Ordinance. Josh noted this request is to address Soup Kitchens and Food Pantries in the future. Section 4.3.C.5 Other Institutional Uses would be amended to include Food Pantry and become Section 4.3.C.5.D. Food Pantries would be amended and become Section 4.3.C.5.E. Josh stated the amendment would improve compatibility among uses and ensure efficient development within the City. No one from the public was present to speak for or against the proposed text amendment.

After hearing the staff's recommendation to "APPROVE" the amendment of the Unified Development Ordinance, and there being no protest, a motion was made by Heather Wiggins to "APPROVE" the application. The motion was seconded by Chris Hollis and the vote thereupon was as follows: Jared Ladner "AYE", Heather Wiggins "AYE", Wesley Smith "AYE", Jerry Jackson "AYE", Willie Sims "AYE", Leonard Stewart "AYE", Chris Hollis "AYE".

The application will go to the City Council with the recommendation to "**APPROVE**".

There being no further business to discuss the meeting was adjourned at 7:05 p.m.