

REGULAR MEETING OF THE PASCAGOULA PLANNING BOARD  
WEDNESDAY, JANUARY 13, 2021 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 13, 2021 at 6:00 P. M.

**The following official(s) were present:**

Wesley Smith (Chairman)  
Linda Tillman (Vice-Chairman)  
David Greene (At-large)  
Stewart P. Keene

**Other official(s) not present:**

Willie Sims  
Jim Williams

**Other officials present:**

Donovan Scruggs, City Planner  
Angelia Kimbrough, Senior Administrative Assistant

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**A. PUBLIC HEARINGS:**

**1 Jacob Franz**

**2511 Ingalls Ave:** Requested Action: Rezone certain land generally lying along the area north side of Ingalls Avenue and east side of Belair St. from a Single Family Residential 8 (SFR 8) District to Neighborhood Commercial (NC) District. The applicant also requests a special use permit for grocery stores and retail sales establishments with floor area greater than 10,000 square feet

Donovan presented the application to change the zoning of the existing Fred's Dollar Store from a Single Family Residential 8 district to a Neighborhood Commercial District. Donovan stated a special exception was granted in 2010 with the building being constructed in 2011 in an R-1 district as a 'use permitted after review" by Section 702.2 of the previous zoning ordinance.

In mid- 2019, the building was vacated and vacant since that time. The applicant plans to operate a Dollar General Market at the location. Donovan stated the use is not permitted in the SFR8 District, and due to the length of its vacancy (18) months it has lost its nonconforming status. Donovan stated a nonconforming use may not be reestablished if it is discontinued for a period exceeding six months.

Additional uses may require a special use for the building or use if the building is vacated in the future. Without a rezoning, the building could only be used for church, school, community center, youth center or similar noncommercial activities. The construction of the building created a significant change for the neighborhood and the subject property. With commercial uses to the west and nonresidential to the west and the existing site as commercial the neighborhood has a characteristic that is not single-family residential in nature.

Donovan stated the vacant structure has been a problem for nearby residents due to overgrowth, debris and vagrancy. Donovan also noted Ingalls Avenue at this location is transitional with commercial business or non-residential uses from Desoto Street or the East Bank to Belair Street.

The proposed use of the Dollar General Market retail store will function more as a grocery store than a traditional Dollar General and are typically larger. Donovan stated the proposed use fits the design of the site and is consistent with the corridor.

After hearing Donovan's recommendation to "APPROVE" the application to rezone the property based on the change in neighborhood evidenced by the special exception granted for a large retail business and a public need evidenced by job creation, removal of code violations, and services to the area, along with the approval of the original conditions: lighting shall not project onto adjacent residential properties, noise generated by deliveries or dumpster collection shall be kept to a minimum and deliveries shall not be received after 5:00 p.m. or before 7:00 a.m. delivery vehicles shall not enter into Belair Street at any point North of the Location of their proposed use, and commercial landscaping requirements shall be met ( this will require additional buffering along the norther property line).

Bobby Frederic of 2018 Normandy voiced his concerns about buffering requirements between said property and homeowners. He also discussed concerns with the location of dumpster. Jacob Franz speaking on behalf the applicant assured Mr. Frederic that his concerns could be addressed with a 10 ft. privacy fence as well as some type of greenery as a sound barrier. They would also address the drainage and repaving of parking lot.

After there being no protest, a motion was made by Stewart King to “APPROVE” the application as recommended with the additional height, as permitted, along north property line. The motion was seconded by David Greene and the vote thereupon was as follows: Linda Tillman “AYE”, David Greene “AYE”, Wesley Smith “AYE”, Jim Williams “AYE”, Stewart Keene”. Willie Sims “AYE”.

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

With no further business to discuss the meeting was adjourned at 6:39. p.m.