

REGULAR MEETING OF THE PASCAGOULA PLANNING BOARD
WEDNESDAY, JULY 14, 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, July 14, 2021 at 6:00 P. M.

The following official(s) were present:

Wesley Smith (Chairman)
Linda Tillman (Vice-Chairman)
Jerry Jackson (At-large)
Willie Sims
Heather Wiggins
Leonard Stewart
Chris Hollis

Other officials present:

Josh Church, Building Official
Angelia Kimbrough, Permit Technician

A. PUBLIC HEARINGS:

Prior to start of the meeting members introduced themselves, then a motion was made by Wesley Smith (Chairman) to vote on new appointees for Chairman and Vice-Chairman. Wesley Smith was voted in as Chairman with (7) "AYE" S, and Willie Sims as Vice-Chairman with (7) "AYE"S.

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

1. Santo Marte

3401 Old Mobile Highway (Old Mobile Avenue): Requested Action: The request is for a Special Use permit to operate an auto repair and body shop in a Community Commercial (CC) District; and a Variance from the distance requirements of an auto repair and body shop from a residential district or structure.

Josh Church was present to present the application. Josh stated the applicant would like to operate an auto repair and paint and body shop. The applicant was approved for a used auto dealer at present. Josh noted that the UDO requires a distance of 250 feet from any residential property. The property has approximately 30 feet distance from any residential district. Josh noted concerns of fumes, and dust associated with a paint and body shop. Leonard Stewart stated he visited with surrounding neighbors who were in objection to the request. A letter from Sadie Martin who resides at 3402 Detroit Ave, and has a handicapped daughter submitted a written letter in objection as well.

After hearing the staff's recommendation to "DENY" the application, and there being no protest, a motion was made by Jerry Jackson made a recommendation to approve the auto repair and to "Deny" the paint and body shop. The motion was seconded by Chris Hollis and the vote thereupon was as follows: Linda Tillman "NAYE", Wesley Smith "NAYE", Leonard Stewart "AYE", Willie Sims "AYE", Heather Wiggins "NAYE", "Jerry Jackson "AYE", Chris Hollis "AYE".

The application will go to the City Council with the recommendation to "**APPROVE**" the auto repair and to "**DENY**" the paint and body shop.

2. Donovan Scruggs, agent

3708 Pascagoula Street: Parcel Id No: 41702721.050. Requested Action: To rezone property from Single Family Residential 6 (SFR6) District to Regional Commercial (RC).

Donovan Scruggs was present to present the application. Donovan stated the developer would like to invest around 8 million into the property. The basis for the rezoning was due to the Pascagoula Ice House being currently split-zoned Single family (SFR 6) to the north and Regional Commercial (RC) to the south.

Donovan noted the property has been vacant for years in a dilapidated status. While the majority of the property is situated within a RC district, a small portion is zoned SFR 6. Donovan stated split-zoning will make the development of the property difficult because it limits the use of the northern area to single family residential. The purchaser is requesting an amendment to the zoning map so that the entire parcel is zoned Regional Commercial.

Donovan noted the change in neighborhood character noting Denny Avenue is the City's primary commercial corridor and the subject site is the entrance to the City. It is situated among three primary arterial roadways, and there is no possibility of the remaining portion of the property developing as single-family residential. Donovan noted the strong need from maximizing the commercial presence along Denny Avenue. This has been compounded as Market Street has declined as commercial corridor with numerous vacant lots and building. Similarly, the area along Telephone Road has transitioned as residential properties have been removed. Donovan stated the removal of these residential buildings has solidified the corridor as commercial.

After hearing Donovan's request. Sammy Wells who owns property adjacent to the north of the Single Family Residential portion of the property voiced concerns regarding his quality of life and the noise that the project would bring. Jody Frankie who lives across from said property had concerns as to exactly what were the investor plans for the property, noting there was no clear understanding as to what would be developed. Addressing their concerns Donovan stated the proposal is to build Townhomes on top and retail on bottom as well as a restaurant and or bank.

Donovan suggested the board consider a lesser zoning of Community Commercial, if not Regional Commercial. Donovan states consideration of the (CC) district would have no impact on the project as would the Single Family Residential District. After consideration Chris Hollis agreed to "APPROVE" the lesser zoning of Community Commercial with provisions, that going before the City Council drawings or plans be presented. The motion was seconded by Leonard Stewart, and the vote thereupon was as follows: Linda Tillman "AYE", Wesley Smith "AYE", Leonard Stewart "AYE", Willie Sims "AYE", Heather Wiggins "AYE", Jerry Jackson "AYE", Chris Hollis "AYE".

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

3. Donovan Scruggs, agent

506 Dupont Ave.: Parcel Id No: 41585019.000: Requested Action: To rezone property from Single Family Residential 6 (SFR 6) District to a Waterfront Mixed Use (WMU) District. Also; a variance of buffer yard requirements between Commercial Use and Residentially Zoned Property.

Donovan Scruggs presented the application. The request is to rezone a small portion of a parcel located within the southwest corner intersection of Cauty Street and Dupont Avenue. The property is located at 506 Dupont Avenue and was formerly a single-family residence. Donovan noted the structure had been vacant for a number of years, and had recently burned and was demolished. The property is currently vacant. Due to the property being located within a Single Family Residential District a map amendment is required to develop the property.

Donovan noted after Hurricane Katrina, substantial changes within the immediate areas occurred. This included the removal of single-family structures, manufactured houses, and industrial uses, additionally, several non-residential and mixed use sites have been developed within the area, most obvious change is the Jackson County Complex. The subject site has been considered blighted for years, and the City's Code Enforcement Department had worked with the owner to address derelict portions of the property.

The area is located with the Pascagoula Redevelopment Authority's Urban Renewal District and Commercial Development Incentive District. After hearing Donovan's request. And there being no protest, a motion was made by Jerry Jackson to "APPROVE" the application. The motion was seconded by Chris Hollis and the vote thereupon was as follows: Linda Tillman "AYE", Wesley Smith "AYE", Leonard Stewart "AYE", Willie Sims "AYE", Heather Wiggins "AYE", Jerry Jackson "AYE", Chris Hollis "AYE".

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

4. City of Pascagoula

For: A Text Amendment to the Unified Development Ordinance (UDO) specifically, changes to Articles IV and VI to address metal accessory structures and aesthetics related to other metal residential and commercial buildings

Josh Church presented the request to amend the Unified Development Ordinance specifically, those pertaining to all accessory uses and structures to preserve and protect the character of residential and non-residential areas. Changes to Articles IV, IV.4.F and VI.is to ensure efficient development within the city.

Amendment of the ordinance would address changes for metal buildings in residential and commercial districts, which would result in a logical and orderly development pattern. Josh stated the changes pertain to the size, setbacks and aesthetics of the accessory structures. Josh noted the effect this would have on side and rear yard setbacks. The existing ordinance requires a 3 feet side and rear yard setback. Jay Estes with Allen Engineering addressed the changes as pertained in the UDO.

After hearing comments from the board, Josh made a recommendation to "APPROVE" the Ordinance as written, except for the setback requirement. After hearing from the staff, and there being no protest, a motion was made by Heather Wiggins to "APPROVE" the changes as written, leaving setbacks as is. The motion was seconded by Leonard Stewart, and the vote thereupon was as follows: Linda Tillman "AYE", Wesley Smith "AYE", Leonard Stewart "AYE", Willie Sims "AYE", Heather Wiggins "AYE", Jerry Jackson "AYE", Chris Hollis "AYE".

The application will go to the City Council with the recommendation to "APPROVE" amending the ordinance as written, leaving the setbacks as is until further notice.

There being no further business to discuss the meeting was adjourned at 7:38 p.m.