

REGULAR MEETING OF THE PASCAGOULA PLANNING BOARD
WEDNESDAY, SEPTEMBER 14, 2022 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, September 14, 2022 at 6:00 P. M.

The following official(s) were present:

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

Other officials present:

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

A. PUBLIC HEARINGS:

1. Kind Life Companies LLC

2911 Shortcut Rd. The request is for a variance of the required 250 ft. from any Residential Use (UDO Section 4.3.E.3.b.ii.), and a Special Use permit to operate a Cultivation Facility in a Community Commercial (CC) District (UDO Table 4.2.B.2.,).”

Josh Church presented the application stating the applicant Kind Life Companies LLC purchased subject property to operate a Tier 2 Cannabis Cultivation Facility. Josh noted the property is in a Community Commercial District that required a Special User permit. The UDO requires a 250 foot setback from a residential use. The subject property has (CC) Districts on four sides and (NC) abutting neighboring properties to buffer from the (SFR6) properties to the north.

Josh Church noted there is an 85 feet distance from subject property to the corner of the residential use. Most properties are Commercial/Residential Uses (live/work). Josh stated the City of Pascagoula has very limited properties that allow for Cannabis Establishments that are needed medically and, economically that can be approved by the State. Josh stated this property is in a good location for a Cultivation Facility and is needed. After hearing Josh’s request, Stacey Tsang owner of 3003 Shortcut Rd spoke in objection to the request. Mrs. Tsang has concerns about the safety of her 3 kids and crime that may be associated with the Cannabis Facility. Josh Church stated the facility would be equipped with security and a security system, the property has a concrete wall and an eight foot chain link fence, all plants would be stored inside of the facility.

Steve Jordan owner of subject property spoke stating the facility would be used for growing, packaging and shipping only. Steve noted the facility would be used for alternative medicine. After a few concerns voiced by the board as to location an residential area and potential request for cannabis facilities in the future, a motion was made by Leonard Stewart to “APPROVE” the application. The motion was seconded by Chris Hollis and the vote thereupon was as follows: Wesley Smith “AYE”, Jerry Jackson “AYE”, Heather Wiggins “AYE”, Chris Hollis “AYE”, Willie Sims “AYE”. Leonard Stewart “AYE”.

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

2. Mark Savasta

4617 Newman Ave. The request is for a side yard setback variance of 6 feet of the required 7 feet to allow a carport/garage from the property line.

Josh Church presented the application stating the homeowner Mark Savasta recently purchased said property and would like covered parking. Josh stated the property has only a single drive, and when these homes were built they were all shifted to the East side of the property, which caused issues with parking. The applicant is requesting a 1 foot side yard setback to construct covered parking. Josh noted there is approximately 15 feet or more from the property line and to neighboring home. The city has been trying to address existing parking issues due to cars being parked on the street and on the grass. Josh noted allowing Mr. Savasta to build would help with these issues.

Josh stated the Unified Development Ordinance requires a 7 foot setback from the property line and will require a variance to add any addition to the residence. Mark Savasta agreed to gutter and control water runoff from the addition, if variance is approved. After hearing Josh's request, 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: Wesley Smith "AYE", Jerry Jackson "AYE", Heather Wiggins "AYE", Chris Hollis "AYE", Willie Sims "AYE". Leonard Stewart "AYE".

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

There being no further business to be discussed, the meeting was adjourned at 6:32 p.m.