



4015 14<sup>th</sup> Street  
Pascagoula, MS 39567

Phone: 228-938-6620  
Fax: 228-938-6765

To: Ryan Frederic, City Manager  
Frank Corder, Asst. City Manager

From: Donovan Scruggs, AICP

Date: May 30, 2019

RE: Condemnation Hearing on 1306 Kenneth Avenue

On Tuesday, May 28, 2019, a hearing on the appeal of John Green for the condemnation of the above property was held by the Pascagoula Planning Board. Copies of the staff report and minutes are provided with this memorandum. At the hearing, Mr. Green did not speak, but he was represented by his attorney, Marcus Pittman. Mr. Pittman's primary concern was that Mr. Green was not provided a hearing prior to the condemnation of the subject property. The section Mr. Pittman based his position on Article 6. Slum Clearance 14-204. The property or area has condemned as part of a "slum clearance" effort, and this section is not applicable.

While there are instances that may require a hearing for the condemnation of a building, there are numerous causes or instances that allow or require the Building Official or his designee to condemn properties. These cases usually involve a condition that is deemed unsafe, hazardous, or unfit for human occupancy. Upon inspection of this property, it was determined by the Building Official that the residence was unfit for human occupancy citing it as a Fire Hazard and with Building Code Violations. The building code violations are extensive and include structural (foundation, roof, and exterior walls), electrical, and plumbing deficiencies, and violations of the property maintenance code.

The concerns of this property have been addressed with Mr. Green on numerous occasions, and the owner was found guilty of several charges included building code violations related to plumbing and electrical deficiencies in August 2018. Repairs have not been addressed since that verdict, and the Planning and Building Department noticed Mr. Green of concerns in April that an inspection was needed to determine if the issues had been addressed.

To date, no permits have been requested to address the violations, and based on observations by the city inspectors, the damage is extensive and the condition of the home is beyond repair to achieve compliance with city codes.