

ORDINANCE NO. _____ 2022
CITY OF PASCAGOULA, MISSISSIPPI

AN ORDINANCE TO AMEND ORDINANCE NO. 1-2011 (UNIFIED DEVELOPMENT ORDINANCE) TO CHANGE THE ZONING OF NORTHERN PORTION OF A CERTAIN PARCEL OF LAND LOCATED EAST OF ARIZONA ST AND NORTH OF INGALLS AVENUE FROM MIXED RESIDENTIAL 3 (MR3) TO COMMUNITY COMMERCIAL (CC) DISTRICT

WHEREAS, Parcel ID No. 41230165.050, located east of Arizona Street and North of Ingalls Avenue, is currently split-zoned, with the northern portion zoned Mixed Residential 3 (MR3) and the southern portion zoned Community Commercial (CC); and

WHEREAS, the petitioner, Mike Roblin, proposes to rezone the entire parcel to Community Commercial (CC), to remedy the current split-zoning that exists on the parcel; and

WHEREAS, a public hearing on the proposal was held by the Pascagoula Planning Board on the 9th day of March 2022, after due notice thereof, at which time all interested persons were given an opportunity to be heard; and

WHEREAS, after hearing the matter, the Planning Board voted three-to-one to the City Council that the application to change the zoning be approved; and

WHEREAS, a second public hearing on the proposal was held by the City Council on the 15th day of March 2022, at which time all interested persons were given an opportunity to be heard; and

WHEREAS, we find that the zoning change is supported by the evidence adduced at the hearing, is reasonable, and is in the public interest; and

WHEREAS, we further find that the character of the neighborhood wherein the property day is located has changed substantially over the years, caused mainly by the proximity to Ingalls Avenue, a major arterial street, which has included more commercial businesses, and that a public need requires a change to a zoning designation to extend a commercial district that is more compatible with the buildings and uses of the area, to encourage growth, and limit blight caused by vacancies; and

WHEREAS, we further find that the change in zoning will not create non-conforming uses within the area described herein.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PASCAGOULA, MISSISSIPPI:

SECTION 1: Ordinance 1-2011 (Unified Development Ordinance) is hereby amended to change the zoning of the following described land from split-zoned as Mixed Residential 3 (MR3) and Community Commercial (CC) District to solely Community Commercial (CC) District:

The property is located in the City of Pascagoula, Jackson County, Mississippi, and is more particularly described as follows to wit:

Beginning at the intersection of the North margin of Ingalls Avenue and the East margin of Arizona Street; thence North 357 feet along the East margin of Arizona Street; thence run along the North property line 170 feet; thence run South 357 feet to a point on the North margin of Ingalls Avenue; thence run West 170 feet to the point of Beginning. (6 Map 853.07-04) Deed book 1512-217, PIDN 41230165.050.

SECTION 2: The zoning map adopted by and incorporated in Ordinance 1-2011 (Unified Development Ordinance) shall be revised to show this change.

SECTION 3: This ordinance shall become effective as provided by law.

SECTION 4: This ordinance shall not be codified.