

MINUTES OF THE MEETING JACKSON COUNTY PLANNING COMMISSION

Members Present: Karen Pittman
James Brewer
Regina Holland
George Sholl
Stuart White
Loretta Jennings

Members Absent: Dr. Jeffrey Knight

Also, Present: Marcus Catchot, Planning Director
Luke Brenner, Building Official
Amanda Derouen, Planning & Zoning Administrator
Mary Ann Baran, Assistant Zoning Administrator
Marissa Jones, Floodplain Manager
Tristan Armer, County Attorney
Norma Jean Ladner Soroe, Court Reporter

The regularly scheduled meeting of the Jackson County Planning Commission was held at 9:00 a.m., August 19, 2026, in the regular meeting place of the Board of Supervisors located at 2915 Canty Street, Jackson County Services Complex in the City of Pascagoula, Mississippi.

Reviews:

***SPEC-07-2024-00095 – 2nd Review – Amanda Kilpatrick – Special Exception** – to allow temporary placement of a camper with a metal cover and also a Conex Box to remain on vacant property prior to building a residence, zoned A-1, Westerland Drive, Escatawpa area, PIDN 01726090.035 Amanda Kilpatrick and Jessie White were present. Jesse has been out of town for two (2) years, and it is a lot of weight on Amanda's shoulders to complete by herself. Maybe ready in a few months to begin building.

No speakers for or against.

Motion by Brewer seconded by White to recommend approval of a six (6) month extension with a review in six (6) months. The basis for the recommendation is that the requested exception will be in harmony with the purpose and intent of the ordinance and will not be injurious to the neighborhood or the general welfare. The motion carried unanimously 6-0 with one (1) member absent.

USEP-08-2025-000110 – 1st Review – The Towers, LLC dba Vertical Bridge – Use Permit – to construct a new 280' tall wireless facility (tower), zoned A-1, Saracennia Road, Helena area David McGehee was present. He applied for a building permit once the Use Permit was approved; however, he has run into some environmental issues and is working with the building

official on the final items. He has gotten a new elevation certificate to comply with the newly adopted freeboard requirement.

No speakers for or against.

Motion by Sholl seconded by Jennings to recommend approval of a one (1) year extension with a review in one (1) year. The basis for the recommendation is that the requested use is in harmony with the Principal Permitted uses of the zone. The motion carried unanimously 6-0 with one (1) member absent.

Subdivisions:

Stellawood – Final Plat – being developed by SL Coastal, LLC, consisting of 30 single-family residential lots, Dennis Stieffel & Associates, engineer, zoned R-1A, Jean Lane, Fountainbleau
Dennis Stieffel was present. All items are compliant.

Garrett Green, consulting engineer, confirmed all items have been addressed.

Motion by Holland seconded by Brewer to recommend approval of the final plat. The motion carried unanimously 6-0 with one (1) member absent.

Acceptance of Maintenance Bond – Stellawood – being developed by SL Coastal, LLC, consisting of 30 single-family residential lots, Dennis Stieffel & Associates, engineer, zoned R-1A, Jean Lane, Fountainbleau

Dennis Stieffel was present.

Motion by Sholl seconded by Jennings to recommend approval of approval of the acceptance of the maintenance bond. The motion carried unanimously 6-0 with one (1) member absent.

Release of Maintenance & Performance Bonds – Pelican Landing – a 40-lot townhome development by Savannah Walk Townhomes, LLC, Walker Road, St. Martin

Garrett Green, consulting engineer, stated everything complied and the road department is good with taking over.

Motion by Jennings seconded by Holland to recommend approval of the release of the maintenance and performance bonds. The motion carried unanimously 6-0 with one (1) member absent.

Acceptance of Approval of Minor Subdivision (Rodney M. Fountain) – a subdivision of land consisting of eight (8) parcels for a family-owned, residential and farm development, zoned A-1, Wescovich Road, Latimer

Garrett Green, consulting engineer, explained everything meets the minimum lot size and other requirements.

Motion by Jennings seconded by Holland to recommend acceptance of the approval of the minor subdivision. The motion carried unanimously 6-0 with one (1) member absent.

Acceptance of Approval of Minor Subdivision (Newman Family Farms, LLC) – a subdivision of land consisting of two (2) parcels for residential development, zoned A-1, Rosedale Church Road, Hurley

Garrett Green, consulting engineer, said the lot requirements and sizes are met.

Motion by White seconded by Sholl to recommend acceptance of the approval of the minor subdivision. The motion carried unanimously 6-0 with one (1) member absent.

Acceptance of Approval of Minor Subdivision (Mary Bourgeois) – a subdivision of land consisting of three (3) parcels for a family, residential development, zoned R-1, 16051 Lorraine Circle, St. Martin

Garrett Green, consulting engineer, discussed the lot being in a flood zone and all requirements have been met.

Motion by Jennings seconded by Holland to recommend acceptance of the approval of the minor subdivision. The motion carried unanimously 6-0 with one (1) member absent.

Acceptance of Approval of Minor Subdivision (Hayden Watters) – a subdivision of land consisting of three (3) parcel, zoned A-1, 6201 Wesley Powell Road, Hurley

Garrett Green, consulting engineer, explained that all lots are compliant and the applicant is aware of the additional buffer along the railroad.

Motion by White seconded by Jennings to recommend acceptance of the approval of the minor subdivision. The motion carried 6-0 with one (1) member absent.

Public Hearings:

VARI-06-2026-00071 – James W. Cox – Variance – (tabled from July 15, 2026) – to request a five (5) foot front yard variance of the minimum 35 feet required and a ten (10) foot rear yard variance of the minimum 25 feet required for the construction of a new residence 30 feet from the front property line and 15 feet from the rear property line on a vacant parcel, zoned R-1, Midway Ave / Gum Street Lot 2450, Fountainbleau area, PIDN 06050423.000

The applicant was not present when called.

No speakers for or against.

Motion by Brewer seconded by White to recommend denial of the variance due to lack of representation. The motion carried unanimously 6-0 with one (1) member present.

SPEC-06-2026-00060 – John Willis – Special Exception – to allow the placement of an 8' x 16' double-sided billboard, zoned A-2, Highway 63, Cumbest Bluff area, PIDN 01626030.103

John Willis was present. His family owns adjoining properties. While he does not live on the coast, he will construct and manage the sign himself. The sign will be for local businesses to advertise.

No speakers for or against.

Motion by Holland seconded by Jennings to recommend approval.

The basis for the recommendation is that the requested exception will be in harmony with the purpose and intent of the ordinance and will not be injurious to the neighborhood or the general welfare. The motion carried unanimously 6-0 with one (1) member absent.

USEP-06-2026-00072 Kathryn Sepulveda – Use Permit – to allow the placement of a mobile home behind an existing residence for the applicant's sister and her child, zoned A-2, 8312 Section Road, Hurley area, PIDN 00081520.217

Christine Arnott (sister of the applicant) was present. Her and her child intend to reside in the proposed mobile home.

Richard Wilder spoke in opposition. He does not want mobile homes in the area.

Gary Raulerson spoke in opposition. The area is not zoned for mobile homes. They will decrease the value of the area and will set a precedent for future mobile homes.

Mrs. Holland noted the proposed mobile home sits on acreage and will not be visible from the roadway.

Motion by Holland seconded by Jennings to recommend approval. The basis for the recommendation is that the requested use is in harmony with the Principal Permitted uses of the zone. The motion carried unanimously 6-0 with one (1) member absent.

VARI-06-2026-00074 – Alex Emile – Variance – o allow a 9.5-foot Front Yard Variance of the minimum 35 feet required and a 2.6 foot Rear Yard Variance of the minimum 25 feet required for the construction of a new residence to be 25.5 feet from the front property line and 22.4 feet from the rear property line on a vacant parcel, zoned R-1, Main Street Lot 2089 Ocean Beach Estates, Fountainbleau area, PIDN 06050080.000

Alex Emile was present.

No speakers for or against.

Jeff Mattison, Fire Marshal, has no issues with the proposed front and rear variances.

Motion by Sholl seconded by White to recommend approval. The basis for the recommendation is that the strict application of the regulations would in peculiar and exceptional practical difficulties to or exceptional undue hardship upon the owner of the property and the variance would carry out the purpose and intent of these regulations. The motion carried unanimously 6-0 with one (1) member absent.

VARI-07-2026-00075 – Tammy & Scott Allen – Variance – to allow a 11.4-foot Rear Yard Variance of the minimum 35 feet required for the construction of a gazebo 23.6 feet from the rear property line, zoned R-1, 5109 Beach Street, Fountainbleau area, PIDN 06050726.000

Scott & Tammy were present. They started building the gazebo without a permit and it has built approximately two (2) feet into the right-of-way of Lime Street. They would like the structure to stay where it is in lieu of removing posts that are concreted into the ground and part of the structure. However, they are willing to do what the Planning Commission recommends.

No speakers for or against.

Jeff Mattison, Fire Marshal, has no opposition to the request.

Motion by Holland seconded by Sholl to recommend approval so long as the structure is moved to be [moved out of] compliant with the right-of-way. The basis for the recommendation is that the property is an odd shape where to comply with regulations would be quite difficult providing exceptional practical difficulties which account for the undue hardship on the owner. The motion carried unanimously 6-0 with one (1) member absent.

SPEC-07-2026-00076 –Michael Brignac – Special Exception – to allow the construction of a 30' x 60' x 12' enclosed shop for personal use prior to building a residence, zoned A-1, Jim Ramsay Road/Loggers Trail, Vancleave area, PIDN ~~02307010.039~~ 049

Michael Brigna was present. He lives in Belle Chase, LA but is trying to obtain employment here in Pascagoula. He plans to construct a residence within 2-3 years.

No speakers for or against.

Motion by Holland seconded by Brewer to recommend approval for a period of two (2) years with a review in two (2) years. The basis for the recommendation is that the requested exception will be in harmony with the purpose and intent of the ordinance and will not be injurious to the neighborhood or the general welfare. The motion carried unanimously 6-0 with one (1) member absent.

VARI-07-2026-00077 – Dylan Bullock – Variance – to allow a 14-foot Front Yard Variance of the minimum 35 feet required for the enclosure of an existing carport 21 feet from the front property line, zoned R-1, 13500 Pine Road, St. Martin area, PIDN 05400614.000

This item was dismissed by the Planning Department prior to the hearing date.

SPEC-07-2026-00078 – Claudia Portillo Alvarez – Special Exception – to allow the construction of a 20' x 20' storage shed for personal use prior to building a residence on a vacant parcel, zoned A-1, 13705 Roanoke Road, Latimer area, PIDN 02907010.057

Claudia Portillo Alvarez was present. She plans to construct a residence in 2-3 years and needs somewhere to store construction materials. She will need electricity to the shed, but not water, sewer, and a bathroom.

No speakers for or against.

Motion by Sholl seconded by Brewer to recommend approval for a period of two (2) years with a review in two (2) years. The basis for the recommendation is that the requested exception will be in harmony with the purpose and intent of the ordinance and will not be injurious to the neighborhood or the general welfare. The motion carried unanimously 6-0 with one (1) member absent.

SPEC-07-2026-00079 – Alannah Malone – Special Exception – to allow the operation of an ultrasound boutique studio in an existing residence, zoned A-1, 3536 Charlie Hudson Road, Cumbeast Bluff area, PIDN 01712250.015

Alannah Malone was present. The use is a private service rather than a busy doctor's office. No diagnostic testing is done, just visual 3D/4D images, etc. She will operate approximately 9 a.m. to 5/6 p.m. by appointment only.

Lisa Roche spoke in opposition. She submitted a petition. There are 19 kids in the area as well as elderly. The increased traffic is her concern.

Motion by White seconded by Sholl to recommend approval. The basis for the recommendation is that the requested exception will be in harmony with the purpose and intent of the ordinance and will not be injurious to the neighborhood or the general welfare. The motion carried unanimously 6-0 with one (1) member absent.

RZON-07-2026-00082 – Pinebelt Restaurants, LLC / Don Stringfellow – Zone Change – to request a zone change from ~~Community~~ **Neighborhood** Commercial District (C-1) to Community Commercial District (C-2), 12312 Highway 57, Vancleave area, PIDN 02316310.000

Donovan Scruggs was present. A majority of the properties in the area are zoned C-2. The area is growing commercial with a downtown district forming. The change would coincide with the currently adopted comprehensive plan.

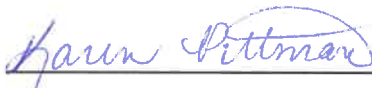
No speakers for or against.

Motion by White seconded by Jennings to recommend approval. The basis for the recommendation is that the character of the neighborhood has changed to such an extent to justify the rezoning and that a public need exists for the rezoning as evidenced by information supplied by the applicant. The motion carried 5-1 with Holland, Jennings, White, Sholl, and Pittman voting aye, Brewer voting nay, and Dr. Knight being absent.

New Business:- None

***Zoning Violation**

Motion by White to adjourn the meeting, and all present voted aye. The meeting was adjourned.

 08/20/26

Karen Pittman, Planning Commission President