

MINUTES OF THE MEETING JACKSON COUNTY PLANNING COMMISSION

Members Present: Karen Pittman
James Brewer
George Sholl
Jeffrey Knight
Stuart White

Members Absent: Regina Holland
Robert Dubose, Jr.

Also, Present: Marcus Catchot, Planning Director
Luke Brenner, Building Official
Amanda Moser Derouen, Planning & Zoning Administrator
Mary Ann Baran, Assistant Zoning Administrator
Marissa Jones, Floodplain Manager
April McDonald, 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 20, 2025, 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.

Subdivisions:

Admiral Landing Phase 1B (Formerly Admirals Landing Phase 1B) – Final Plat – being developed by Admirals MS, LLC, consisting of 73 single-family residential lots, Dennis Stieffel & Associates, Inc., engineer, zoned PUD, Moran Parkway South off of Old Fort Bayou Road, St. Martin
Dennis Stieffel was present. Simply changing the name to remove the “s” from the name.
Garrett Green, the county’s consulting engineer, added that the little strip in the front yard of most lots was originally to be platted as dedicated to the county. The developer has revised the plat to make those slivers of land intended to be owned and maintained by the HOA.
Motion by Sholl seconded by Brewer to recommend approval of the revised final plat. The motion carried unanimously 5-0 with two (2) members absent.

Admiral Landing Phase 1 B (Formerly Admirals Landing Phase 1B) – Acceptance of Maintenance & Performance Bonds – being developed by Admirals MS, LLC, consisting of 73 single-family residential lots, Dennis Stieffel & Associates, Inc., engineer, zoned PUD, Moran Parkway South off of Old Fort Bayou Road, St. Martin
Mr. Catchot explained the bonds were in hand, but the developer was attempting to obtain a different bonding company.

Motion by Knight seconded by Brewer to table the item to the September meeting date. The motion carried unanimously 5-0 with two (2) members absent.

The Serene at St. Martin – Final Plat – being developed by J & J Holding Company, LLC & Freddie Fountain, Fountain & Associates, consisting of 144 Townhome lots, Terry Moran & Fountain & Associates, engineers, zoned PUD, off of Rose Farm Road North, St. Martin.

Freddie Fountain was present. All required documents were submitted to the county.

Garrett Green, the county's consulting engineer, confirmed all inspections were completed and all items were received.

Motion by Sholl seconded by Knight to recommend approval of the final plat. The motion carried unanimously 5-0 with two (2) members absent.

Acceptance of Approval of Minor Subdivision (Shawn Pedersen) – a subdivision of land consisting of six (6) parcels for residential development, zoned A-2, Deneen Road / Seaman Road, Latimer. Garrett Green, the county's consulting engineer, confirmed all the criteria had been met.

Motion by Brewer seconded by Sholl to recommend acceptance of the approval of the minor subdivision. The motion carried unanimously 5-0 with two (2) members absent.

Acceptance of Approval of Minor Subdivision (Brandon Bailey) – a subdivision of land consisting of four (4) parcels for residential development, zoned A-1, Big Burn Road, Latimer.

Garrett Green, the county's consulting engineer, confirmed all the criteria had been met.

Motion by Knight seconded by Brewer to recommend acceptance of the approval of the minor subdivision. The motion carried unanimously 5-0 with two (2) members absent.

Acceptance of Approval of Minor Subdivision (Jared Law) – a subdivision of land consisting of three (3) parcels for residential development, zoned A-1, Ramie Farm Road, Hurley.

Garrett Green, the county's consulting engineer, confirmed all the criteria had been met.

Motion by White seconded by Sholl to recommend acceptance of the approval of the minor subdivision. The motion carried unanimously 5-0 with two (2) members absent.

Public Hearings:

***VARI-06-2025-00077 – Mark Smedvig, Sr. – Variance - (Tabled from July 16, 2025)** – to allow a nine (9) foot side yard setback variance of the minimum ten (10) feet required for the construction of a new carport, zoned R-1A, 9209 Meadowlark Avenue, Fountainbleau area, PIDN 05406810.000.

No one was present for this item.

Motion by Brewer seconded by Sholl to move the item to the end of the meeting. The motion carried unanimously 5-0 with two (2) members absent.

SPEC-07-2025-00090 – Thaddeus McDaniel – Special Exception – to allow the placement of a mobile home on vacant property, zoned R-1, Pine Burr Drive, Vancleave area, PIDN 07200010.000.

Thaddeus McDaniel was present. His family lives in the area on adjacent parcels. There are several mobile homes in the area.

No speakers for or against.

Motion by Brewer seconded by Sholl to recommend approval of the request. . 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 4-1 with Brewer, White, Sholl, and Pittman voting aye, Knight voting nay, and two members absent.

***SPEC-07-2025-00091 – Jenny Massey & Chris Parnell – Special Exception –** to allow a bus to remain on property for living purposes, zoned A-1, 25417 Turps Drive, Wade area, PIDN 07235003.000.

Jenny Massey and Chris Parnell were present. Marcus explained there are two (2) structures on the property as well. One (1) is a bathroom with plumbing, located in a flood zone, and will have to be removed. The other was not advertised, so they will have to remove that as well. The applicant intends to construct a residence within a year on another nearby parcel.

Jamie Moody spoke in favor. They have been there for four (4) years. It is not an eyesore like everyone claims. She is ok with the bus.

Thomas Thompson spoke in opposition. He lives directly south of the property since 2019. The bus sits 50 feet from his home. Don't set a precedent.

Stephen Young spoke in opposition. There is sewage from the bus leaking into the nearby water. There is a live electrical wire connected to a power pole with a ratchet strap. The other outbuilding discussed is a laundry/kitchen facility that drains into the ground and nearby water. Benjamin Ring spoke in opposition. They are using the bus as a residence and a business. They converted the bus which is not allowed by code.

Ron Reeves spoke in opposition. He wanted to purchase the applicant's property prior to them. He was told to build on it, he would have to elevate the dwelling due to the flood regulations, and an above ground septic system would have to be installed. Now the applicant purchased it and just does what he wants and doesn't follow the rules.

Linda Reeves spoke in opposition. Once they purchased the property they began violating all the codes. No permit for demolition. No permit for the structures.

Jenny Massey and Chris Parnell said they will build a residence on another lot and will sell the bus once the residence is constructed.

Motion by Sholl seconded by Knight to recommend denial of the request. The basis for the recommendation is that the requested exception will not be in harmony with the purpose and intent of the ordinance and will be injurious to the neighborhood or the general welfare. The motion carried unanimously 5-0 with two (2) members absent.

VARI-07-2025-00092 – Elliot Davis – Variance – to request a 15.2-foot front yard setback variance of the minimum 40 feet required for the construction of a new commercial building on vacant property, zoned C-1, Washington Avenue, Lots 33 & 34, St. Martin area. PIDN 06105028.000 & 06105029.000.

Elliot Davis was present. The lot is narrow. He lost property when Washington Avenue was widened. If that hadn't happened, he wouldn't need the variance. This request is only to construct a strip mall. His existing concrete business will remain on Rose Farm Road.

No speakers for or against.

Motion by Knight seconded by White to recommend approval. The basis for the recommendation is that the strict application of the regulations would result 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 5-0 with two members absent.

SPEC-07-2025-00093 – Michael D. Pascua – Special Exception – to allow the construction of a 20' x 20' garage to be located in front of the residence, zoned A-1, 14400 Lily Orchard Road, Big Point area, PIDN 01002010.021.

Michael Pascua was present. He improved the driveway and would like to place his garage there. It will not be visible from the road; there is a thick tree line.

No speakers for or against.

Motion by Brewer seconded by Sholl to recommend approval of the request. 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 5-0 with two (2) members absent.

RZON-07-2025-00094 – Synergy Aqua Tech, LLC – Zone Change – to request a zone change from General Agricultural District (A-1) to Community Commercial District (C-2), 15501 Highway 57, Vancleave area, PIDN 02231010.090.

Grady Crosslin was present. The Highway 57 bypass project shows a change in character of the area and proves a public need with the new growth.

Patrick Cowan spoke in opposition. He lives directly across the street. The area is all residential. The Dollar Store is the only commercial in the area. Commercial should stay along the Highway 57 bypass.

Jeff Mattison spoke in favor. He knows the area is going to go commercial. The change is coming.

Motion by Sholl seconded by White 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 4-1 with Brewer, White, Sholl, and Pittman voting aye, Knight voting nay, and two (2) members absent.

VARI-07-2025-00095 – Meritage Homes – Variance – to allow a ten (10) foot front yard setback variance of the minimum 35 feet required for the construction of new residences on vacant properties for 35 lots, zoned R-1, Garland Road, St. Martin area, PIDNs 05400503.201, 05400503.202, 05400503.203, 05400503.204, 05400503.205, 05400503.206, 05400503.207, 05400503.208, 05400503.209, 05400503.210, 05400503.211, 05400503.212, 05400503.213, 0540503.214, 05400503.215, 05400503.216, 05400503.217, 05400503.218, 0540503.219, 05400503.220, 05400503.221, 05400503.222, 05400503.223, 05400503.224, 05400503.225, 05400503.226, 05400503.227, 05400503.228, 05400503.229, 05400503.230, 05400503.231, 05400503.232, 05400503.233, 05400503.234, and 05400503.235.

Jordan Bursch was present. Meritage Homes purchased this existing project from Elliot Homes around June of this year. They pride themselves on energy-efficient homes. The front yard setback along with the large drainage easement along the rear, leaves a narrow area to construct their product.

Garrett Green, the county's consulting engineer, explained the developer was aware of the lot sizes when they acquired the development and there were plenty opportunities to make changes.

Jerrold Todaro spoke in opposition. The final plat was posted on the property before it was even cleared, showing the developer knew the lots/sizes over a year and a half ago. There are two (2) houses already under constructed. Do those meet the existing required setbacks? His yard has been flooded several times from the development.

Charles Sentell spoke in opposition. The developed already knew what the plat looked like, can they not build houses to fit? The variance would crowd the road up. Most houses in the area meet the 35-foot setback requirement.

Jordan Bursch further explained the homes cannot be pushed into the rear yard due to the significant slope. The acquisition was in transition, but they just closed everything in June to acquire Elliott Homes, so many things were not known.

Motion by Sholl seconded by Brewer to recommend denial. The basis for the recommendation is there is no hardship to be found using the definition from the Jackson County Zoning Ordinance. The motion carried unanimously 5-0 with two members absent.

***VARI-06-2025-00077 – Mark Smedvig, Sr. – Variance - (Tabled from July 16, 2025)** – to allow a nine (9) foot side yard setback variance of the minimum ten (10) feet required for the construction of a new carport, zoned R-1A, 9209 Meadowlark Avenue, Fountainbleau area, PIDN 05406810.000.

The applicant was still not present.

Motion by Knight seconded by Sholl to recommend denial of the request due to lack of representation. The motion carried unanimously 5-0 with two (2) members absent.

Reviews:

SPEC-07-2024-00095 – Amanda Kilpatrick – Special Exception – to allow temporary placement of a camper with 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 was present. She has drawn her own plans but needs to find an architectural drawer for official plans. She lives in Gautier, but intends to construct a residence on this property. Mr. Sholl asked what had been accomplished in the past year. Ms. Kilpatrick explained they have done some clearing. Her partner works out of town, so they are slowly working on it. No speakers for or against.

Motion by Sholl seconded by Knight to recommend approval of an extension for a period of one (1) year with a review in one (1) year. 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 5-0 with two (2) members absent.

SPEC-07-2024-00102 – John Ludwig – Special Exception – to allow an existing storage building to remain on vacant property and also the construction of a 60' x 40' storage building for personal use adjacent to applicant's future residence, zoned A-1, McGregor Road, Vancleave area, PIDN 023004320.000.

John Ludwig was present. He has had financial delays with the bank and survey requirements that area out of his hands.

No speakers for or against.

Motion by Brewer seconded by White to recommend approval of an extension for one (1) year with a review in one (1) year. 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 5-0 with two (2) members absent.

SPEC-06-2024-00088 – Wraz Smith – Special Exception – to allow the construction of a 40' x 48' shed and also temporary placement of an RV on vacant property prior to building a residence, zoned A-1, Elmer Hamilton Road, Wade area, PIDN 01526030.000.

Wraz Smith was present. He has worked on clearing the land, but spring rain has delayed that. He is under contract with Lewis Homes to construct the residence. He no longer needs the storage building, just the camper use.

No speakers for or against.

Motion by White seconded by Brewer to recommend approval of an extension for one (1) year with a review in one (1) year. 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 5-0 with two (2) members absent.

SPEC-07-2023-00111 – Riley Parker – Special Exception – to allow temporary placement of a mobile home for brother Noah Parker & family, on property where applicant resides, zoned A-2, 17220 C E Nall Road, Cumbest Bluff area, PIDN 01622380.000.

Cheyenne Parker was present. All the surrounding properties are family; her brother-in-law, mother and father-in-law, cousins, etc. They intend to submit a Use Permit to request permanent placement.

No speakers for or against.

Motion by Brewer seconded by Sholl to recommend approval of an extension for six (6) months 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 5-0 with two (2) members absent.

New Business:

None

***Zoning Violation**

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

 *Karen Pittman* 08/20/2025
Karen Pittman, Planning Commission President