

MINUTES OF THE MEETING JACKSON COUNTY PLANNING COMMISSION

Members Present: Karen Pittman
James Brewer
Stuart White
George Sholl
Robert Dubose, Jr.
Jeffrey Knight
Regina Holland

Members Absent: None

Also, Present: Marcus Catchot, Planning Director
Luke Brenner, Building Official
Amanda Derouen, Zoning Administrator
Marissa Jones, Floodplain Manager
Anna Richardson, 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., March 19, 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:

The Enclave at Palmetto Pointe Phase 2A – Final Plat – being developed by Meritage Homes of Mississippi, Inc., consisting of 70 single-family residential lots, Daniel R. Boudreaux, Jr., engineer, zoned PUD, Fountainbleau. Danny Boudreaux, engineer, was present. There are no outstanding issues. Garrett Green, consulting engineer, indicated there are no outstanding items with the county or the City of Ocean Springs. Motion by Knight seconded by Sholl to recommend approval of the Final Plat. The motion carried unanimously.

Ramsay Farms – Site Plan Amendment – being developed by Gaddy Properties & Development, LP, consisting of 550 single-family residential lots, Dennis Stieffel & Associates, Inc., engineer, water & sewer from Jackson County Utility Authority, zoned PUD, Joe Batt Road, Latimer. Dennis Stieffel, engineer, was present. They are adding amenities to include a clubhouse, pool, and courts. No lots will be affected. Garrett Green, consulting engineer, reviewed the proposal and has no objections. Motion by Dubose seconded by Holland to recommend approval of the amendment. The motion carried unanimously.

Belle Creek – Release of Maintenance Bond – a 50-lot single-family residential development by Cottage Cove, LLC, off McClelland Road, Latimer. Marcus Catchot explained that all items have

been addressed and the consulting engineer, Garrett Green, confirmed. Motion by Knight seconded by Holland to recommend approval of the release of the Maintenance Bond. The motion carried unanimously.

Acceptance of Approval of Minor Subdivision (Stephen & Rebecca Nelson) – a subdivision of land consisting of two (2) parcels, zoned A-1, 13509 Roanoke Road, Latimer. Marcus Catchot explained that all standards had been met and were reviewed by the consulting engineer. Motion by Holland seconded by Sholl to recommend approval of the acceptance. The motion carried unanimously.

Acceptance of Approval of Minor Subdivision (Kenny Ballard) – a subdivision of land consisting of two (2) parcels, zoned A-1, 6741 Tanner Williams Road, Hurley. Marcus Catchot explained the property had been split before and the engineer reviewed the request. Motion by White seconded by Knight to recommend approval of the acceptance. The motion carried unanimously.

Acceptance of Approval of Minor Subdivision (Wanda Jean Freeland) – a subdivision of land consisting of five (5) parcels, zoned A-2, 9800 Shady Pine Drive, Latimer. Marcus Catchot explained that the engineer reviewed the request. Motion by Sholl seconded by Knight to recommend approval of the acceptance. The motion carried unanimously.

Acceptance of the Rescinding of Minor Subdivision (Laura Burrow) – was to be a subdivision of land consisting of two (2) parcels, zoned A-1, 3413 Owl Drive, Wade area. The applicant has since placed a mobile home on the property and no longer needs the minor subdivision. She requested it be rescinded. Motion by Holland seconded by Brewer to rescind the minor subdivision approval. The motion carried unanimously with all members present.

Public Hearings:

VARI-01-2025-00007 – James W. Johnson – Variance – to request a 4-foot, 3-inch side yard setback variance of the minimum ten (10) feet allowed from the south property line for the construction of a carport and single-car garage, zoned A-2, 2112 Parkview Cove, Latimer area, PIDN 06112014.000. James Johnson was present. He received a variance a long time ago but was injured and unable to complete the project. He is requesting an additional variance to include a little more encroachment into the setbacks. Jeff Mattison, Fire Marshal, spoke in opposition to variances due to life safety. Motion by Sholl seconded by Holland to recommend approval of the request. The basis for the recommendation is that the strict application of the regulations would result in peculiar and exceptional practical difficulties to or exceptional and undue hardship upon the owner of the property and the variance would carry out the purpose and intent of these regulations. The motion carried with Holland, Dubose, Brewer, White, Sholl, and Pittman voting aye, and Knight voting nay.

***SPEC-02-2025-00009 – Billy Doswell – Special Exception** – to allow two (2) existing carports and an existing shed to remain in front of the residence, zoned A-1, 15125 Bunker Hill Road, Vancleave area, PIDN 02235050.720. Billy Doswell was present. The back yard is too wet to

construct or place anything. No speakers for or against. Motion by Brewer seconded by Dubose 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.

SPEC-02-2025-00010 – MS Outfitters Trading Post / Christopher Swift – Special Exception – to allow firearm sales in an existing retail business, zoned C-2, 12214 Highway 57 Building C, Vancleave area, PIDN 02316000.015. Christopher Swift was present. He currently repairs jeweler and would like to repair firearms. Discussion of being in the vicinity of school was had. It was explained he still has to meet federal and state regulations. No speakers for or against. Motion by Sholl seconded by Brewer 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 with Holland, Dubose, Brewer, Knight, Sholl, and Pittman voting aye and White voting nay.

SPEC-02-2025-00011 – Patricia Hall – Special Exception – to allow the placement of a carport cover in front of an existing residence, zoned A-1, 13820 Pinedale Street, Helena area, PIDN 06160001.100. Mike Hall was present. The carport will be to cover for vehicles only. It will not have sides. No speakers for or against. Motion by Dubose 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.

RZON-02-2025-00012 – Charlene Young – Zone Change – to request a zone change from High-Density Residential District (R-4) to Neighborhood Commercial District (C-1), 15501 Mallett Road, St. Martin area, PIDN 05009058.050. Charlene Young was present. The residence used to sit on a dead-end road, now it abuts a busy four-lane road. There is a public need for commercial businesses such as hair salons. Holland suggested the applicant speak with neighbors to request a zone change together instead of one person in the middle of housing. No speakers for or against. Motion by Sholl seconded by White to recommend denial of the request. The basis for the recommendation is that the character of the neighborhood has not changed to such an extent to justify the rezoning and that a public need does not exist for rezoning due to lack of evidence provided by the applicant. The motion carried unanimously.

***SPEC-02-2025-00016 – Scott & Carla Parker- Special Exception** – to allow two (2) existing sheds to remain on vacant property prior to building a residence, zoned A-1, 10318 Rouses Marina Road, Vancleave area, PIDN 02326080.093. Scott Parker was present. The sheds have been on the property for ten (1) plus years. They intend to construct a residence soon. No speakers for or against. Motion by Sholl seconded by Holland to recommend approval of the request 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.

VARI-02-2025-00017 – Scott & Carla Parker – Variance – to request a 0.18-acre lot site variance of the minimum one (1) acre required for a future residence, zoned A-1, 10318 Rouses Marina Road, Vancleave area, PIDN 02326080.093. Scott Parker was present. The lot is odd-shaped. No speakers for or against. Motion by Sholl seconded by Brewer to recommend approval of the request. The motion carried unanimously.

VARI-02-2025-00018 – Billy Sanders – Variance – to request a 0.80-acre lot size variance of the minimum two (2) acres required for the construction of a residence on property with an existing mobile home, zoned A-1, 5421 Hurley Wade Road, Hurley area, PIDN 00083180.000. Billy Sanders was present. He has an autistic grandchild that his daughter is raising and he wants to be closer to them to help. The property has dual frontage, and he would have ingress/egress from the other side. Margie Carter spoke in opposition. She is concerned with how many structures are on the property. Janice Owenby spoke in opposition. She is concerned with how many structures are placed and if there is a maximum lot coverage. It was explained there is a 30% maximum coverage and the applicant's structures are way under that amount. Motion by Dubose seconded by Brewer to recommend approval of the request. The basis for the recommendation is that the strict application of the regulations would result in peculiar and exceptional practical difficulties to or exceptional and 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.

SPEC-02-2025-00019 – Thomas Cox- Special Exception – to allow the construction of a 35' x 45' metal building to be located in front of the residence for personal use of tools and lawn equipment, zoned A-1, 13340 Old River Road, Vancleave area, PIDN 02310300.019. Thomas Cox was present. The existing pump house will be removed, and the new structure will cover it. The house has a steep grade in the rear and there are massive erosion issues. No speakers for or against. Motion by Holland seconded by Brewer 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.

VARI-02-2025-00024 – Thomas Cox – Special Exception – to request a 15-foot front yard setback variance of the minimum 60 feet allowed for the construction of a 35' x 45' metal storage building, zoned A-1, 13440 Old River Road, Vancleave area, PIDN 02310300.19. Thomas Cox was present. There are massive erosion issues on his property, and it drops in the rear yard. The lot is odd-shaped. No speakers for or against. Motion by Sholl seconded by Knight to recommend approval of the request. The basis for the recommendation is that the strict application of the regulations would result in peculiar and exceptional practical difficulties to or exceptional and 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.

SPEC-02-2025-00020 – Ruthie I. Bell- Special Exception – to allow office space in an existing residence for accounting purposes to prepare tax returns, zoned R-1A, 16000 Brooklyn Drive, St. Martin area, PIDN 05102665.000. Ruthie Bell was present. She has been doing taxes for 23 years.

1-2 clients per day with approximately 27-35 during the tax season. Ruthie Lawrence inquired if all the cars will park on the street and when the applicant leaves the property will it become commercial. Mr. Catchot explained 30 cars will not be there at once and that Special Exceptions are individual specific and non-transferrable. Motion by Sholl seconded by Knight to recommend approval of the request. The basis for the recommendation is 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.

SPEC-02-2025-00021 – Courtney Richard- Special Exception – to allow a wedding, reception, and banquet venue, zoned A-1, Old Biloxi Road, Latimer area, PIDNs 03510020.065, 03510020.070. Donovan Scruggs was present. Property is almost 22 acres in size. Desoto National Forrest to the north along with a Dollar General. Mobile homes are across the street. These types of venues are becoming more and more popular and there are several in the area. Courtney Richard further explained she lives very close to the proposed venue and is working with the construction engineers to make the building somewhat soundproof. No speakers for or against. Motion by White seconded by Knight to recommend approval of the request with the stipulation that the music outside stop by 10:00 p.m. The basis for the recommendation is 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.

SPEC-02-2025-00022 – Bridgett Leger- Special Exception – to allow temporary placement of a camper on vacant property prior to mobile home placement, zoned A-1, Redgate Drive, Latimer area, PIDN 02911020.000. Bridgett Leger was present. She hopes to have the mobile home placed within the next three (3) months. No speakers for or against. Motion by Holland seconded by Dubose to recommend approval of the request for a period of six (6) months with a review in six (6) months. The basis for the recommendation is 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.

VARI-02-2025-00023 – Bruno Milanese – Variance – to request a five (5) foot height variance over the maximum 45 feet allowed for the construction of a new residence, zoned R-1, 13521 Bayview Circle, St. Martin area, PIDN 03624001.000. Bruno Milanese was present. The original roof was planned to be an 8/12 pitch, but it would have required a ten (10) foot variance request. He reduced the pitch to a 6/12 pitch and is requesting five (5) feet due to the strict flood zone regulations. No speakers for or against. Motion by Knight seconded by White to recommend approval of the request. The basis for the recommendation is that the strict application of the regulations would result in peculiar and exceptional practical difficulties to or exceptional and 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.

USE-12-2024-00178 – Dewanda Donnelly – Use Permit – RESCIND – approval for a family cemetery, zoned A-1, 7205 Plantation Road, Vancleave area, PIDN 02231010.060. Mr. Catchot explained the applicant did not want to split her parcel per the PC's recommendation and wishes to withdrawal her cemetery request. No speakers for or against. Motion by Knight seconded by

Sholl to recommend rescinding the Use Permit. The basis for the recommendation is that the applicant does not want to subdivide her parcel and has made this request. The motion carried unanimously.

Reviews:

SPEC-02-2024-00019 – Sharon Seymour & Bobby Clarke – Special Exception – to allow a pole barn to be converted into a metal building for personal storage of farm equipment prior to building a residence, zoned A-2, 2813 Lum Cumbest Road, Cumbest Bluff area, PIDN 01614140.000.

March 20, 2024 – PC approved for a period of one (1) year. (BOS ratified April 1, 2024)

Bobby Clarke was present. They should be ready for a building permit within one (1) year. No speakers for or against. Motion by Sholl seconded by White to approve a two (2) year extension with a review in two (2) years. The motion carried unanimously.

SPEC-02-2024-00022 – Bill M. King – Special Exception – to allow the construction of a 30' x 30' storage shed for personal storage with a 30' x 20' lean-to for parking an RV and also to install a water well system for agricultural purposes on vacant property prior to building a residence, zoned A-2, Hamill Farm Road, Fountainbleau area, PIDN 02431190.000

March 20, 2024 – PC approved for a period of one (1) year. (BOS ratified April 1, 2024)


Bill King was present. They should be ready for a building permit within one (1) year. No speakers for or against. Motion by Brewer seconded by White to approve a two (2) year extension with a review in two (2) years. The motion carried unanimously.

New Business:

None

***Zoning Violation**

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



Karen Pittman, Planning Commission President