

MINUTES OF THE MEETING JACKSON COUNTY PLANNING COMMISSION

Members Present: Karen Pittman
James Brewer
Dr. Jeffrey Knight
George Sholl
Stuart White
Loretta Jennings

Members Absent: Regina Holland

Also, Present: Marcus Catchot, Planning Director
Luke Brenner, Building Official
Amanda Derouen, Planning & Zoning Administrator
Mary Ann Baran, Assistant Zoning Administrator
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., February 18, 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:

(2nd Review) 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. They have been there two (2) years with two (2) reviews and no complaints as all the neighbors are family. Requesting permanent placement.

No speakers for or against.

Motion by Jennings seconded by Sholl to recommend approval of permanent placement of the mobile home for Noah Parker and family. 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.

Subdivisions:

The Cottages at Emerald Lakes – Release of Maintenance Bond – a 37-lot single-family residential development by Bille Noche, LLC, Jean Lane & Biddix Evans Road, Fountainbleau area
Jackson Rester, consulting engineer, explained this is an older subdivision and this is just cleaning up old files.

Motion by Knight seconded by Jennings to recommend approval. The motion carried unanimously 6-0 with one (1) member absent.

South Pointe Phase 3B – Release of Maintenance Bond – a 72-lot single-family residential development by South Pointe of Mississippi, LLC, West of South Marsh Drive, Fountainbleau area
Jackson Rester, consulting engineer, explained this is a housekeeping item. All items have been addressed.

Motion by Jennings seconded by Knight to recommend approval. The motion carried unanimously 6-0 with one (1) member absent.

The Greens at Gulf Hills Phase 1 – Release of Maintenance and Performance Bonds – a 31-lot single-family residential development by Elliott Land Developments, LLC, off Little Church Road, St. Martin area

Jackson Rester, consulting engineer, explained this item is on schedule for release. All requirements have been met.

Motion by Knight seconded by White to recommend approval. The motion carried unanimously 6-0 with one (1) member absent.

Acceptance of Approval of Minor Subdivision (Naramore Homes, LLC) – a subdivision of land consisting of six (6) parcels to for residential development, zoned A-1, Caraway Road, Hurley area
Jackson Rester, consulting engineer, confirmed all requirements were 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.

Public Hearings:

SPEC-01-2026-00001 – Orlando Munguia Nunez – Special Exception – to allow the construction of a 30'x32'x12' shop, eight (8) foot fence around property and parking of business equipment adjacent to applicant's property, zoned R-1, Lot 487 & 488 Oak Street, Fountainbleau area, PIDNs 07322487.000 and 07322488.000

Orlando Mungia Nunez was present. He received a Special Exception to allow the storage of his tree service equipment for a property on Elm Street. However, items keep getting stolen and he would like the location adjacent to his residence. He has cleared part of the lot but kept a vegetative buffer along Oak Street and intends to install a fence. The size of the structure was discussed. His son explained the size is needed so he can fit his work truck inside to service it if necessary.

Jackson Reichel spoke in opposition. This use will cause disturbances and hazards to the area. The equipment is already there.

Jessica Reichel spoke in opposition. There are kids in the area. She wants the area to be kept residential.

Motion by Sholl seconded by Jennings to recommend denial. 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 5-1 with Jennings, Brewer, White, Knight, and Sholl voting aye, Pittman voting nay, and one (1) member absent.

RZON-01-2026-00002 – Dennis C. Evans – Zone Change – to request a zone change from Single-family Residential District (R-1) & Community Commercial District (C-2) to allow the entire property to be Community Commercial District (C-2), 9915 Highway 613, Escatawpa area, PIDN 01735530.000

Dennis Evans was present. The property is partially zoned C-2, and wants it extended to the entire parcel. He provided documentation and photographs showing a number of businesses in the area.

Juanita Dubose had questions on the use of the property. Mr. Catchot explained the uses are irrelevant and only the criteria should be discussed.

Donald McInnis had questions regarding increased property taxes. Mr. Catchot explained they are not affected.

Mr. Sholl noted for the record he deemed the evidence provided sufficient to support a zone change.

Motion by Jennings seconded by Sholl 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 unanimously 6-0 with one (1) member absent.

RZON-01-2026-00003 – William & Jason Lassiter – Zone Change – to request a Zone Change from General Agricultural District (A-1) to Light Industrial District (I-2), 10817 Highway 63, Escatawpa area, PIDN 01725080.055

William Lassiter was present. He runs successful businesses on the property and wants to expand. He presented information on the history of the property, population growth, traffic increase, and that a public need exists. He also provided a list of businesses that have been established in the area.

Thomas Brodanx spoke in favor stating it will be beneficial to the school system.

Mr. Sholl noted for the record he deemed the evidence provided sufficient to support a zone change.

Motion by Jennings seconded by Brewer 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 unanimously 6-0 with one (1) member absent.

VARI-01-2026-00005 – Pure Country Express, LLC – Variance – to request a sign size variance to allow for a 28 sq. ft. variance of the maximum 80 sq. ft. allowed to allow for a 108 sq. ft. pylon display sign, zoned C-2, 8708 Tucker Road, Latimer area, PIDN 07160116.005

Amanpreet Kar was present. They are in contract with Exxon to provide their fuel at a fuel station under construction. Exxon requires a minimum sq. ft. sign to be able to use their brand. MDEQ also has requirements for fuel advertising.

Keegan Reid spoke in opposition. He is concerned with the light illuminating into the close residential area. He doesn't want a precedent set by this project for Tucker Road.

Motion by Sholl seconded by Jennings 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 6-0 with one (1) member absent.

RZON-01-2026-00006 – Natalie Nguyen – Zone Change – to request a zone change from Single-family Residential District (R-1) to Community Commercial District (C-2), 5809 Washington Avenue, St. Martin area, PIDN 03019290.000

Donovan Scruggs was present. He discussed the evolution of Washington Avenue widening over the years with a large project in 1992. He provided maps showing the demolition of residences along the Avenue being replaced with commercial businesses or Special Exceptions for them. He discussed the Fort Bayou Bridge upgrades over the last 100 years. He showed changes in zoning and other Special Exceptions in the near area. He added the zone change request was not for the applicant only, but for the property as a whole and the area having changed over some time.

Ken Melvin spoke in opposition. He is concerned with neighboring cannabis shop and the noise from the level of traffic.

Andrew Adams spoke in opposition. He is concerned with people trespassing on his property.

JoEllen McClain spoke in opposition. He discussed the history of the ownership of the property. Changing the zoning will make her not feel safe.

Robert Lewis spoke in opposition. This property abuts their neighborhood and they will be affected.

Thomas Brodnax spoke in opposition. He also discussed the history of the ownership of the property. He spoke of his participation and leading of the development of the Washington Avenue corridor and Fort Bayou Bridge projects.

Donovan Scruggs readdressed the commission. He noted the people in opposition made his case clear. Washington Avenue is the third highest volume roadway in Jackson County, only behind Highway 90 and Interstate 10.

Mr. Sholl noted for the record he deemed the evidence provided sufficient to support a zone change.

Motion by Sholl 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 unanimously 6-0 with one (1) member absent.

Dr. Knight left the meeting.

USEP-01-2026-00007 – Logan Cumbest – Use Permit – to allow the excavation and removal of dirt, gravel, ore and various products from earth while digging a ten (10) acre pond. Ingress and egress along the site will be along Highway 613 to Ceres Farm Road, zoned A-1, Ceres Farm Road, Hurley area, PIDN 00081910.000

Donovan Scruggs was present. The applicant intends to construct a seven (7) to eight (8) acre pond. The property is 35+ acres in size and the pond will be located in the northwest corner. It will be 500+ feet from Ceres Farm Road and 500+ feet from Highway 613. It will not be visible from the highway due to all the vegetation. Trucks will run from approximately 7:00 a.m. to 5:00 p.m. for five (5) to six (6) years.

No speakers for or against.

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

VARI-01-2026-00008 – Justin Roy – Variance – to allow a five (5) foot side yard setback variance of the minimum ten (10) feet required for the placement of a carport, zoned R-1, 1017 Loraine Street, Fountainbleau area, PIDN 07323186.000

Justin Roy was present. He is in a flood zone and had to elevate the property to construct his residence. That doesn't leave much room to construct a carport.

Sylvester Garner proposed to speak in opposition. However, confusion on the location of the request was clarified, and therefore, he had no input.

Jeff Mattison, Fire Marshal, explained they are generally opposed to side yard setbacks, however, dependent on the material and the fact it is a carport and not a residence would be taken into consideration.

Justin Ray explained he has not exact plans right now and is open to suggestions on the preferred material.

Jeff Mattison indicated metal is better.

Motion by Jennings seconded by Brewer 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 (2) members absent.

New Business:- None

***Zoning Violation**

Motion by Brewer seconded by Jennings to adjourn the meeting and all present voted aye. The meeting was adjourned.



Karen Pittman, Planning Commission President