

MINUTES OF THE MEETING JACKSON COUNTY PLANNING COMMISSION

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

Members Absent: Regina Holland

Also, Present: Amanda Moser Derouen, Planning & Zoning Administrator
Luke Brenner, Building Official
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., June 17, 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.

Subdivisions:

Jarvis Estates – Preliminary Plat – being developed by Kevin Jarvis, consisting of nine (9) single-family residential lots, MP Design Group, engineer, zoned A-1, Daisy Vestry Road, Latimer Jack Schmidt, engineer, was present. The lots are 1 – 2.4 acres in size. The owner wishes to build their retirement home within the community.

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

Motion by Knight seconded by Jennings to recommend approval of the Preliminary Plat for Jarvis Estates. The motion carried unanimously 6-0 with one (1) member absent.

Big Hill Acres Unit 6 – Final Plat – being developed by Big Hill Acres, Inc., consisting of 20 single-family residential lots, zoned A-1, off Jim Ramsay Road, Latimer

Garrett Green, consulting engineer, explained the lots meet the zoning requirements.

Motion by Brewer seconded by Knight to recommend approval of the Final Plat for Big Hill Acres Unit 6. The motion carried 5-1 with Jennings, Brewer, White, Knight, and Pittman voting aye, Sholl voting nay, and one (1) member absent.

Alexis Crossing – Preliminary Plat Amendment (No Variances) – being developed by Bryant Homes, LLC, consisting of 35 single-family residential lots, Terry Moran & Heinrich & Associates, LLC, engineers, zoned R-1A, Alexis Lane, St. Martin

Nick Fountian was present. This is the same submittal as before without the variances since they were denied.

Garrett Green, consulting engineer, noted the submitted plans revised the setbacks since the variance was denied.

Motion by Jennings seconded by Sholl to recommend approval of the Preliminary Plat Amendment for Alexis Crossing. The motion carried unanimously 6-0 with one (1) member absent.

Alexis Crossing – Final Plat – being developed by Bryant Homes, LLC, consisting of 35 single-family residential lots, Terry Moran & Heinrich & Associates, engineers, zoned R-1A, Alexis Lane, St. Martin

Garrett Green, consulting engineer, clarified why the preliminary amendment and final plat were on the same agenda.

Motion by Knight seconded by Sholl to recommend approval of the Final Plat for Alexis Crossing. The motion carried unanimously 6-0 with one (1) member absent.

Lemoyne Heights – Preliminary Plat Renewal – being developed by BLCS, LLC, consisting of 41 single-family residential lots, Terry Moran, engineer, zoned R-1, Lemoyne Boulevard & Bayou Pines Drive, St. Martin

Bobby Heinrich was present. There are no changes to the previously approved plans. They just recently received state approvals and are now ready for construction and just need a little more time to complete everything.

Garrett Green, consulting engineer, confirmed no changes had been made.

Motion by Sholl seconded by Jennings to recommend approval of a Preliminary Plat Renewal for Lemoyne Heights. The motion carried unanimously 6-0 with one (1) member absent.

Public Hearings:

RZON-04-2026-00046 – 68 Ventures, LLC – Zone Change – to request a zone change from A-1, General Agricultural District to R-1A, Single-Family Residential District for the development of a single-family residential subdivision, Pine Avenue, Latimer area, PIDN 03536030.000
This item was withdrawn by the applicant after the agenda had been published.

VARI-05-2026-00050 – Tyler Willis – Variance – to request a 0-.54-acre lot size variance of the minimum one (1) acre required to allow the construction of a new residence on a 0.46-acre vacant parcel, zoned A-1, Poppy Drive, Helena area, PIDN 01033120.555

Tyler Willis was present. He intends to construct a residence and sell it. It's been owned by his family for a long time.

Jeff Mattison, Fire Marshal, has no issues related to fire safety.

Motion by Sholl seconded by Pittman to recommend approval of a 0.54-acre lot size variance. regulations. 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 failed with Sholl, and Pittman voting aye, Jennings, Brewer, and White, and Knight voting nay, and one (1) member absent.

Motion by Knight seconded by White to recommend denial of the variance. The basis for the recommendation is that the strict application of the regulations would not result in peculiar and exceptional practical difficulties to or exceptional undue hardship upon the owner of the property and the variance will not carry out the purpose and intent of these regulations. The motion carried with Jennings, Brewer, White, and Knight voting aye, Sholl and Pittman voting nay, and one (1) member absent.

SPEC-05-2026-00051 – Rodney King – Special Exception – to allow temporary placement of a camper for weekend use on vacant property prior to building a residence, zoned R-4, Hallstrom Street, Escatawpa area, PIDN 01802030.012

Rodney King was present. He will only use it on weekends and does not intend on building a residence for approximately ten (10) years.

Joshua Fauver spoke in opposition. He doesn't want campers or tents; it will open a door for others.

Timothy Amos spoke in opposition. He's lived there for 45 years. He worked with the county to improve the roadway [cul-de-sac]. There are wetlands in the area.

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 6-0 with one (1) member absent.

SPEC-05-2026-00052 – Brian Chambley – Special Exception – to allow the construction of a 30' x 40' storage shed on an existing slab prior to building a residence on vacant property, zoned A-2, 4017 Orange Grove Street, Orange Grove area, PIDN 01126192.000

Brian Chambley was present. He intends to begin construction of a residence by the spring of next year.

No speakers for or against

Motion by Sholl seconded by white to recommend approval for the construction of a storage shed on an existing slab prior to the construction of a residence. 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.

SUDB-05-2026-00053 – Dennis J. Parker – Subdivision Amendment – to request the subdivision of a lot within a platted subdivision, Suburban Acres, for the construction of a residence, zoned A-2, 14712 Pine Ridge Road, Latimer area, PIDN 07160120.000

Dennis Parker was present. A grandfather would like his grandson to build a residence and start a future.

Rick Black spoke in favor. He is a neighbor and they are all family. This is a great kid trying to build a future.

Motion by Brewer seconded by White to recommend approval of the subdivision of a part of Lot 55, Block 3 of the Suburban Acres Subdivision. The motion carried unanimously 6-0 with one (1) member absent.

SPEC-05-2026-00055 – Hunter Lynd – Special Exception – to allow an existing 30' x 40' storage shed to remain on vacant property for personal storage of a trailer, cattle feed, and hay prior to building a residence, zoned A-1, Old School Trail Road, Wade area, PIDN 01611010.010
Hunter Lynd was present. He received approval for a lot split and intends to start construction of a residence by the end of the year.
No speakers for or against.

Motion by Knight seconded by Jennings to recommend approval of the construction of a storage shed. 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-05-2026-00056 – Tim Alley – Special Exception – to allow the construction of a 50' x 50' metal storage building for personal use to be in front of the residence, zoned A-1, 16103 McClelland Road, Latimer area, PIDN 03534180.095
Timothy Alley was present. His home faces Daisy Vestry Road [east]. Therefore, if a shed was placed in his 'side' yard, it would be directly out his 'front' door.
Jeff Mattison, Fire Marshal, has no issues related to fire safety since the building setbacks will be met.

Motion by Sholl seconded by Jennings to recommend approval of the construction of a metal storage building in the front yard. 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-05-2026-00057 – Shawn Engle – Special Exception – to allow the construction of a 50' x 30' x 14' metal building for personal storage of agricultural and property maintenance equipment prior to building a residence on vacant property, zoned A-1, Jim's Place Road, Latimer area, PIDN 02832020.001

Shawn Engle was present. He does have house plans, but the contractor is not able to begin construction on his residence until October.
No speakers for or against.

Motion by White seconded by Jennings to recommend approval of the construction of a metal building for personal storage prior to building a residence. 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-05-2026-00058 – Shoreline Development Group – Special Exception – to allow the construction and operation of a gated boat and trailer storage area consisting of approximately 36 spaces on vacant property, zoned R-1A, 9108 Seacliff Boulevard / Lake Mars Avenue, Fountainbleau area, PIDNs 05406980.000 and 05406978.050

Barry Baria was present. The site will be gated with a code for customers. They will have an emergency evacuation plan to include a clause allowing them to remove items after a certain time if the owner fails to do so.

Jeff Mattison, Fire Marshal, provided comments related to commercial codes during the building permit process.

Motion by Jennings seconded by Sholl to recommend approval of the construction and operation of a boat/trailer storage facility. 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.

ZONA-05-2026-00059 – Jackson County Planning Commission – to amend the Jackson County Flood Damage Prevention Ordinance affecting the unincorporated areas of Jackson County
Luke Brenner, Building Official, explained the request. The county wishes to increase their CRS rating related to FEMA and flood insurance. This is the first step of many. For new construction and renovations over 50%, it will be required to build a minimum of one (1) foot above the base flood elevation (BFE).

Motion by Sholl seconded by White to recommend approval of the flood ordinance change. The motion passed with White, Knight, Sholl, and Pittman voting aye, Jennings and Brewer voting nay, and one (1) member absent.

New Business:- None

***Zoning Violation**

Motion by Knight seconded by White to adjourn the meeting. All members present voted aye. The meeting was adjourned.

 06/19/26

Karen Pittman, Planning Commission President