

THREE NEW DINING OPTIONS NOW OPEN IN THE PASS, PAGE 3

PASS CHRISTIAN

GAZEBO GAZETTE

A Weekly Newspaper for Residents and Friends of Pass Christian, Mississippi
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Pass Pier Is Back



The beautiful new pier at the Pass Christian Harbor is the new hot spot for local anglers. Come by and see it soon at the harbor! Photo by Paul Burnett

Board OKs SmartCode

At this week's Board of Aldermen meeting, the Board finalized the adoption of SmartCode zoning throughout the entire city, despite concerns from two aldermen about the exclusion of an "affordability overlay" in the north central Pass Christian area.

The Planning Commission last week reviewed the proposed "affordability overlay," which would have exempted homeowners in the north central area from the SmartCode's required under-structure screening and

parking standards.

The Commission concluded that the overlay should be struck from the north central plan because the cost of compliance is minimal "when viewed in light of the total cost of construction" and there are non-profit and grant sources to assist homeowners to cover the cost of rebuilding to current codes.

The commission also noted there is already a process by which homeowners can

(Continued on page 4)

Inside This Issue:

See the Gazebo All Over The World! Photos on pages 26 & 27

Summer Camps, Programs Continue ... see page 20

Pass Anglers Set New State Records ... see page 21

Stanislaus, OLA Promote 8th Graders... see pages 14 & 16

Bug Mobile Visits Pass Library ... see page 12

DuPont DeLisle Black Network Awards Scholarships ... see page 11

Garden Club Elects New Officers ... see page 25

Pass Christian Calendar Of Events ... page 22

Financial Focus ... page 19

Hort Hint ... page 24



Wishing you a
safe & happy
4th of July!

Harbor Town Has New "Vieux"

Harbor Town, the large mixed-use development project in downtown Pass Christian, will soon have a new "vieux," according to Stephen Planchard, who said this week he has acquired the property and plans to re-start the project

with a new name and vision.

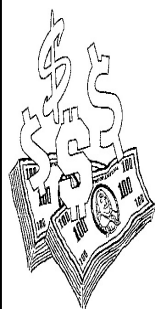
Harbor Vieux, as the project will now be called, will largely build on the footprint of the old Harbor Town, but will be scaled

(Continued on page 2)

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Harbor Vieux Will Have Apartments

(Continued from page 1)

down to fit the downtown area, Mr. Planchard said.

Mr. Planchard was part of the Harbor Town development team, but said he is now the sole owner of the property, which is on the west side of Market Street between Scenic Drive and Second Street.

He said he's not yet certain whether the current metal structure on the site will be torn down or used, in full or in part, but he hopes to restart construction as early as August.

He said he can use the foundations already in place, and the new project will probably follow the same footprint, including a five-story building in the center and four-story buildings around the edges of the development, though he said he hopes to include more

stepbacks and other architectural ideas to keep the project in scale with the existing downtown.

Mr. Planchard said he is already working with a new architect to begin sketching out plans, but before anything is finalized, he said he'd like to have a workshop to hear the city's, including the planning and historic commissions, and the public's ideas for the project.

"I really want this to be something that all of my Pass Christian fellow citizens can and will be proud of," Mr. Planchard said.

"We have some very talented individuals on our City boards, and I invite and encourage their input. We have a great opportunity to make this a premier location and I am committed to work towards that end."

He said he plans to have the same amount of retail space — between 28,000 and 34,000 square feet — as planned for Harbor Town, but the residential side will be scaled down. Instead of condominiums, he hopes to have apartments, which he said could be smaller and thus more affordable than the previously planned condo units, as well providing much needed living space in the downtown area.

Mr. Planchard said he will soon announce the names of some local individuals who will be a part of the new Harbor Vieux Development.

He noted that the name Harbor Vieux translates to "old harbor," drawing a link between the new project and Pass Christian's historic harbor directly opposite the planned development.

— Gazebo Gazette

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New Restaurants Abound In Pass

Three new restaurants have opened in Pass Christian recently, giving diners an array of delicious new options.

D H Finz Bayou Grill

In DeLisle, Doyle Yeager, a floral designer, interior decorator, artist and now chef, is bringing "a little Key West, a little backyard bayou, and a whole lot of southern charm" to DeLisle Corner with the opening of D H Finz Bayou Grill.

Situated in the modern architectural building, with the inviting deck, across from DeLisle Elementary School, D H Finz offers something for everyone on their menu, including Pasta Yeager, a signature dish of fresh sautéed jumbo shrimp in a rich creamy garlic sauce with jumbo lump crab meat and served over angel hair pasta. The menu covers everything from grilled and fried seafood, homemade Italian sausage meatballs with homemade red sauce, to grilled chicken and premium aged filet mignon.

Daily lunch specials are offered Tuesday through Friday for \$8.95, and dinner specials on Friday and Saturday nights offer fresh seafood out of the Gulf of Mexico. Call 228-255-0300 for more information.

Da Kitchen 3

On North Street, Da Kitchen 3 opened this week

to offer up some Cajun-style home-cooking. The restaurant is the third of the Da Kitchen restaurants, owned by Hugh Forquet and Jerry Daniels, with locations in Waveland and Stennis. It's now found a Pass Christian home in the former Old Joel's building on east North Street, near Menge.

Da Kitchen 3 offers daily lunch specials starting at \$5.95 and is open from 10:30 a.m. to 2 p.m. for lunch Monday to Saturday. It's also open for dinner on Thursday, Friday and Saturday from 4 p.m. to 9 p.m.

General manager and part-owner Richard Millard said the menu is essentially local specialities — such as the blackened catfish with Cajun cream sauce — though he's tossed in a few of his own Italian recipes for some added flair. Call 228-452-7474 for more information.

Lizzie's Café

Lizzie's Café, across from Martin Hardware, on Davis Avenue opened last week and is now serving coffee from 7 a.m. to 7 p.m. daily.

Breakfast, including the spectacular brioche French toast, is served from 7 a.m. Lunch — try the "Pressed Pig," an Abita root beer cured ham steak and melted Gruyere cheese sandwich — is at 11 a.m. The kitchen closes at 3 p.m. Call 228-452-9494 for more details.

GG On Honeymoon!

There will be no Gazebo Gazette published on Friday, June 26 and Friday, July 3 — the GG is going on our honeymoon! (See page 18 for a related story)

While we are away, however, there will be someone in the GG office every morning from 9 a.m. to 12 p.m., Monday-Friday, through June 30. Please feel free to stop by our office at 212 East Second Street, Suite D, and Marie will be happy to help you with any questions.

Also, feel free to email news or advertising questions or notices to editor@gazebogazette.com, or call 228-363-1973 and leave a message. We will return your call as soon as possible. Thank you for your support of the Gazebo Gazette!

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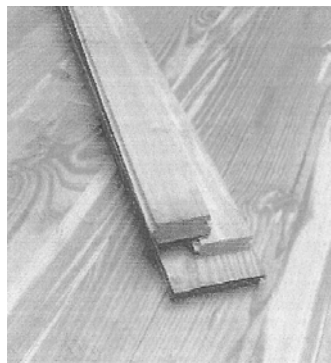
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(Continued from page 1)

request a variance to the SmartCode ordinance due to lot size, trees or other impediments. Financial hardship is not included among the reasons for a variance, however.

At this week's Board meeting, Alderman Joe Piernas questioned how long the grants and non-profit sources would continue to be available to residents to help them meet new standards. "I don't think we should burden our citizens with new requirements," he said.

A Planning Commission member responded by noting that three builders at their meeting said that screening a house with a 40-foot frontage that is 10 feet off the ground would cost \$500. A representative from a non-profit group also told the board that many non-profits would cover the cost of construction, including screening, if it is required

by code; if it's not required, it's unlikely to be covered by non-profits.

The Board ultimately voted to approve the Planning Commission's recommendation that the affordability overlay be removed from the north central plan. The vote was 3-2, with Alderman Piernas and Alderman Anthony Hall voting to keep the overlay, and aldermen Huey Bang, Lou Rizzardi and Philip Wittmann voting to follow the Planning Commission's recommendation and remove it.

The aldermen voted the similarly during the adoption of the north central map, with aldermen Hall and Piernas against the adoption of the map, and Bang, Rizzardi and Wittman for it. The motion passed.

Other SmartCode votes were less contentious: the board voted unanimously to adopt the SmartCode maps,

which were unchanged from previous versions, for the downtown, west and east Pass Christian areas. They also unanimously agreed to adopt the comprehensive plan, which contained only minor changes, and new subdivision regulations.

The board voted to adopt a few text amendments to the SmartCode; Alderman Hall abstained from the vote and Alderman Piernas voted against it. A new procedural ordinance – which includes the posting of signs during the permitting process – was also adopted by a majority vote; Alderman Piernas voted against it, and Alderman Hall abstained.

The Board also voted unanimously to approve the Planning Commission's recommendation to allow a gasoline station to be placed on the Wal-Mart site, in its previous location along Hayden Avenue. Aldermen

(Continued on page 6)

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