

The Minutes of the City of Ocean Springs  
Planning Commission  
Tuesday, January 14, 2020

1. Call meeting to order

A meeting of the City of Ocean Springs Planning Commission was called to order by Chairman Andy Phelan at 6:00 p.m. on Tuesday, January 14, 2020. Members present were Marshall Johnson, L. Teno Henderson, Denise Cuevas, Matthew Hinton, Timothy Fink, and Joseph McCormick. Also present were Carolyn Martin, Planning & Grants Administrator; Wade Morgan, Planner; Darrell Stringfellow, Building Official; Nicole Sullivan, City Attorney; and Amanda Moser, Planning & Grants Assistant.

A motion was made by M. Johnson seconded by D. Cuevas to remove item 5a, Rosetti Park, from the agenda; move item 5d, Martin Avenue before Martin Luther King Drive; and make item 5c a public hearing. The motion was unanimously carried.

2. Approval of Minutes

**a) December 10, 2019**

A motion was made by M. Hinton seconded by D. Cuevas to accept the minutes as submitted. The motion was unanimously carried.

3. Public Comment (Agenda Items Only) – None.

Dorothy Frances Hoomes Wichman addressed the commission. She spoke regarding 414 Martin Avenue, her childhood home. She described the property in detail.

Mark Garriga, 605 Ward Avenue, addressed the commission. He noticed his grandmother's name on the application for the lot split at 414 Martin Avenue, but he hasn't heard anything from her regarding the request.

C. Martin confirmed the applicant did sign the application and the signature was notarized.

Billie Myrick, 1819 Noble Road, local agent on the application, addressed the commission. She has spoken to the property owner and met with her a few times. The applicant paid for the survey, and it is her understanding that the lot split was the applicant's wishes.

A. Phelan asked if the applicant contacted Ms. Myrick. Ms. Myrick explained she had the property listed for sale, and an interested party gave the idea of the lot split so the dwelling can be renovated.

D. Cuevas asked where the applicant was. Ms. Wichman explained the Ms. Hoomes is with her daughter in north Alabama.

Mr. Garriga asked if the item could be tabled so he could speak with his grandmother.

#### 4. Old Business

**a) PUBLIC HEARING:** An Amendment to the Unified Development Code for the City of Ocean Springs, Mississippi Amending Chapter 3 – Table 3.2B – Regarding Zoning districts, Building Types, And Uses

W. Morgan discussed the maximum setback being deleted.

A motion was made by M. Johnson seconded by M. Hinton to go into public hearing. The motion was unanimously carried.

Donovan Scruggs asked if they were discussing just the one setback. W. Morgan clarified the maximum setback would be deleted from the CMX1 and CMX2 districts.

A motion was made by M. Johnson seconded by D. Cuevas to come out of public hearing. The motion was unanimously carried.

A motion was made by M. Johnson seconded by M. Hinton to recommend approval of the amendment to the UDC, Chapter 3, Table 3.2B, to delete the maximum setback of 10 feet for CMX1 and CMX2. The motion was unanimously carried.

**b) PUBLIC HEARING:** An Amendment to the Unified Development Code for the City of Ocean Springs, Mississippi Amending Chapter 4 – Table 4.2 – Regarding Development and Design Standards

A motion was made by D. Cuevas seconded by M. Johnson to go into public hearing. The motion was unanimously carried.

W. Morgan discussed the proposed change to the table that identifies landscaping areas and buffer zones. The issue is Table 4.2 is not consistent with the text of the UDC.

D. Cuevas asked for clarification on Table 1. W. Morgan explained further using Table 4.2. He added no regulations were being changed, only the information in the table to keep consistent with the UDC text.

Mike Illanne, 313 Front Beach Drive, addressed the commission in opposition. He is against the RM1 and RM2 districts completely. He discussed the footnotes of the zoning districts.

Henry Furr, 1716 Government Street, addressed the commission in opposition. He discussed his participation in the beginning of the UDC adoption process. He feels the CMX1 and CMX2 buffer information is correct as is.

Donovan Scruggs, 317 Pine Drive, addressed the commission in opposition. He agrees with Mr. Furr's observation that the table information is correct as is.

A motion was made by T. Fink seconded by D. Cuevas to come out of public hearing. The motion was unanimously carried.

M. Johnson pointed out there are several things that need to be addressed in the UDC over time.

A. Phelan agreed with Mr. Furr and Mr. Scruggs that the table is correct. If CMX1 and CMX2 was outside of downtown, buffering might be needed, but downtown area has some very narrow lots and the change would restrict development.

L. Teno Henderson expressed his concern about downtown parking. He added further restrictions would be a mistake.

A motion was made by M. Johnson seconded by L. Teno Henderson to recommend approval of the amendment to Table 4.2 Applicability of Landscape Standards by Base Zoning District as described in detail above with the exception removing the requirement for buffering in CMX1 and CMX2. The motion was unanimously carried.

## 5. New Business

- a)** Rosette Park – 709 Church Street, PID# 60119116.000 – Roger & Vicki Applewhite – Requesting approval for Final Plat of a four (4) lot subdivision.
- b)** 1700 Government Street, PID 61095001.000 – Henry Furr, Architect for The First, A National Banking Association – Requesting approval for use of gravel (or similar material) to construct a parking lot on a commercial lot.

W. Morgan introduced the proposal. He made a note that the correct address is 1710 Government Street. The proposed lot would be constructed of gravel and have 19 parking spaces. The reason for the request is because they are predicting low usage of the parking lot.

Henry Furr, architect/agent for the proposal, addressed the commission. He confirmed that the parking lot would not be used frequently, maybe two days per week. They want to cut down on storm water runoff by using the gravel. Crushed limestone would be used, and bumpers to delineate the spaces. They will remove topsoil and cut the gravel in.

M. Hinton asked if the property drains out of the southeast corner. Mr. Furr answered it drains to the southwest corner.

L. T. Henderson feels a gravel parking lot would look unprofessional near the bank in relation to any other commercial property around that area.

A motion was made by D. Cuevas seconded by J. McCormick to recommend approval of the parking lot to allow the gravel/limestone for a church parking lot in the CXM2 community commercial district at 1710 Government Street. The motion died with D. Cuevas and J. McCormick voting aye, and M. Johnson, L. T. Henderson, T. Fink, and M. Hinton voting nay.

A motion was made by M. Hinton to recommend approval of a gravel parking lot at 1710 contingent upon for the use of the church only and that if the church was to vacate, the parking lot must be vacated.

M. Hinton rescinded his motion.

A motion was made by M. Hinton seconded by D. Cuevas to recommend approval of a gravel parking lot for 1710 for the use as long as it remains some type of church. The motion carried with J. McCormick, D. Cuevas, M. John, T. Fink, and M. Hinton voting aye, and L. T. Henderson voting nay.

- c) 414 Martin Avenue, PID# 601374528.000 – Dorothy Hoomes – Requesting a Lot Split.**

W. Morgan introduced the proposal. Parcel A will be the larger of the two (2) and will contain the existing house and out building. The new parcel, B, would be the southern portion of the property and will be approximately 22,700 square feet and 100 feet in width at the street, and could contain a new dwelling. Parcel B meets the area requirements of the R1 district, but needs to be 100 feet in width at the building line. The property line narrows down as it runs eastward, so a slight modification is needed. It's approximately only 10 inches.

A motion was made by D. Cuevas seconded by J. McCormick to recommend to defer the item until a revised version of the layout for this location of 414 Martin Avenue. The motion was unanimously carried.

- d)** Martin Luther King Jr Drive, PID# 60119326.000 – Raymond Lang on behalf of the Macedonia Baptist Church – Requesting a Conditional Use Permit to allow a parking lot within an RD residential district.

A motion was made by D. Cuevas seconded by M. Hinton to go into public hearing. The motion was unanimously carried.

W. Morgan introduced the proposal. The property is zoned RD residential and is vacant. Landscaping and screening is recommended on the north and south side. The planning department recommends a fence be provided on the north and south side to mitigate the noise on the property. Letters of opposition were received after the PC packet went out and were provided to the PC members.

D. Cuevas discussed her wishes for nice landscaping since the property is so close to the park.

A. Phelan inquired the reasoning of not requiring a fence on the east property line. W. Morgan clarified it would be.

Raymond Lang, 522 Rue Chateaguay, applicant, addressed the commission. The church is 128 years old. No room to expand and need the parking lot for church members.

Donovan Scruggs addressed the commission in opposition. He feels the footprint of the church will be extended to the new parcels.

Joshua Lord, 1801-A Government Street, owner of Blue Dog Bistro, addressed the commission in opposition. He feels the property should be rezoned to CMX1. He added downtown has parking issues.

A motion was made by M. Hinton seconded by M. Johnson to come out of public hearing. The motion was unanimously carried.

A motion was made by M. Johnson seconded by D. Cuevas to recommend approval of a Conditional Use Permit for a parking lot for Macedonia Baptist Church as described in the site plan filed with the application, within the RD Two-Family Residential District.

D. Cuevas added the contingency of the added condition of a 6 foot tall, sight-proof fence be constructed along the north, east, and south parcels lines and landscaping be provided along the Martin Luther King frontage as well.

M. Johnson accepted the amendment. The motion carried with J. McCormick, D. Cuevas, M. Johnson, and T. Fink voting aye and M. Hinton and L. T. Henderson voting nay.

- e) PUBLIC HEARING:** An amendment to the UDC for the City of Ocean Springs, Mississippi to amend the definitions of the UDC related to Flood Hazard terminology and to amend UDC sections related to Flood Control, including sections 4.14.6, 4.14.17, and 4.14.20.

A motion was made by D. Cuevas seconded by M. Johnson to go into public hearing. The motion was unanimously carried.

D. Stringellow, Building Official, introduced the proposal. He explained several definitions were missing and need to be added. All definitions and regulations pertaining to "Coastal A Zone" need to be omitted from the UDC. Lastly, any remaining errors referencing a 12 inch freeboard requirement need to be changed to 18 inches.

A motion was made by M. Johnson seconded by M. Hinton to come out of public hearing. The motion was unanimously carried.

A motion was made by M. Johnson seconded by D. Cuevas to recommend approval of the amendments to Chapter 4, Section 14, Flood Damage Protection, of the UDC. The motion was unanimously carried.

6. General Public Comment

7. Commissioner's Forum

M. Johnson discussed some sort of training session for new members.

8. Adjourn

A motion was made by M. Johnson seconded by M. Hinton to adjourn the meeting. The motion was unanimously carried.