

The Minutes of the City of Ocean Springs  
Zoning & Adjustment Board  
Tuesday, January 14, 2020

1. Call meeting to order

A meeting of the City of Ocean Springs Zoning and Adjustments Board was called to order by Chairman Nicholas Gant at 5:00 p.m. on Tuesday, January 14, 2020. Members present were John O'Hara, Kait Sukiennik, and Shannon Pfeiffer. Dustin Cooper was absent. Also present were Wade Morgan, Planner, and Amanda Moser, Planning & Grants Assistant.

2. Approval of Minutes

a) August 13, 2019

A motion was made by N. Gant seconded by J. O'Hara to approve the minutes as presented. The motion was unanimously carried.

3. Old Business – None.

4. New Business

a) 1700 Government Street, PID# 61095001.000 – Henry Furr, Architect for the First, A National Banking Association - Requesting 25% front and side-street setback variances.

W. Morgan introduced the proposal. The building was designed with the former C-2 zoning regulations in mind, which included zero foot setback. The new Unified Development Code (UDC) CMX2 regulations require a minimum of five (5) foot front setback and a ten (10) foot side-street setback. The applicant is proposing a 3'9" front setback and a 7'6" side-street setback. The architectural elements vary the distance of the building from both Government Street and Magnolia Avenue. The majority of the building complies with the minimum setback requirements.

S. Pfeiffer was informed by the applicant that a sidewalk will be incorporated where there is not one currently.

The applicant addressed the board. The property was previously rezoned to C2 specifically with the setback requirements [zero] for it.

A motion was made by K. Sukiennik seconded by S. Pfeiffer to recommend approval of the variances for The First Bank building at 1700 Government Street to allow a 3'9"

building setback from Government Street and a 7'6" building setback from Magnolia Avenue, as shown on the site plan filed with the application. The motion was unanimously carried.

5. Audience Request – None.

6. Adjourn

A motion was made by N. Gant seconded by S. Pfeiffer to adjourn. The motion was unanimously carried.