

The Minutes of the City of Ocean Springs  
Planning Commission  
Tuesday, April 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, April 14, 2020. Members present in person were Matthew Hinton, Timothy Fink, and Joseph McCormick. Marshall Johnson, and Denise Cuevas were present via a Zoom meeting. Also present were Carolyn Martin, Planning & Grants Administrator; Nicole Sullivan, City Attorney; and Amanda Moser, Planning & Grants Assistant. Wade Morgan, City Planner, and James Foster, Public Works City Engineer, were present via a Zoom meeting.

No public were physically present due to a local state of emergency proclaimed by Mayor Dobson on Monday, March 16, 2020 regarding COVID-19. The meeting was made available to the public via live stream.

2. Approval of Minutes

**a)** March 10, 2020

A motion was made by T. Fink seconded by M. Hinton to accept the minutes as submitted. The motion was unanimously carried via a roll call vote.

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

4. Old Business

5. New Business

- a)** 1 Mimosa Cove, PID# 61267004.000 – William Odom – Requesting approval for use of gravel (or similar material) to construct a driveway on a residential lot.

W. Morgan introduced the proposal. There are 2 existing dwellings on Mimosa Cove; one has a concrete drive, one has a gravel drive.

J. McCormick asked if a hard surface would be required to keep the gravel out of the roadway. W. Morgan confirmed yes.

A motion was made by M. Hinton seconded by D. Cuevas to recommend approval of crushed limestone or gravel at 1 Mimosa Cove with a buffer to the city road. The motion was unanimously carried via a roll call vote.

- b)** 1006 Clairborn Street, PID# 61300061.000 – Doug Roll – Requesting approval for use of gravel (or similar material) to construct a parking lot on a commercial lot.

W. Morgan introduced the proposal. The site is approximately 200 ft. from Bienville Boulevard, but not directly adjacent to it. The intent is to be overflow for employee parking of an adjacent business. No ADA spaces would be required, as there are sufficient ADA spaces in the patient parking area.

A. Phelan asked if the city engineer had reviewed it for Stormwater runoff. W. Morgan answered that it would be reviewed during the building permit phase of the process.

A motion was made by M. Hinton seconded by T. Fink to recommend approval of crushed limestone or gravel parking lot at 1006 Clairborn Drive. The motion was unanimously carried via a roll call vote.

- c) PUBLIC HEARING:** 709 Church Street, PID# 60119116.000 – Roger & Vicky Applewhite – Requesting a lot split.

A motion was made by M. Hinton seconded by J. McCormick to go into public hearing. The motion was unanimously carried via a roll call vote.

C. Martin introduced the proposal. If the previously approved Conditional Use and Rezoning are approved in lieu of the original sketch plat, this lot split will allow the current property owner a carved out lot to construct single-family dwelling.

The applicant's agent, Donovan Scruggs, addressed the commission regarding the intent of the request and that it would nullify the originally approved sketch plat.

A. Phelan stated for the record that he had previously recused himself from applications regarding the property, however the lot split was not affected by any work he would be involved with.

C. Martin read input from D. Jones.

A motion was made by J. McCormick seconded by M. Hinton to come out of public hearing. The motion was unanimously carried via a roll call vote.

A motion was made by M. Hinton seconded by J. McCormick to recommend for approval of the lot split at 709 Church Street to create two lots as described in the lot split application. The motion was unanimously carried via a roll call vote.

**d) PUBLIC HEARING:** 1110 Government Street, PID# 61190006.000 – Jourdan Nicaud – Requesting a Conditional Use Permit (CUP) to allow dedicated parking spaces to be further than the required 300 foot radius.

A motion was made by T. Fink seconded by M. Hinton to go into public hearing. The motion was unanimously carried via a roll call vote.

C. Martin introduced the proposal. The code allows for any property without sufficient parking to sign a lease with another property to use dedicated spaces. The property that the applicant has found is outside the 300 ft. minimum radius. The applicant wishes to have 2 short term rentals on the second floor of his building. The parking lot he has found will have to have 2 dedicated spaces for that use, and overflow for the current restaurant use.

D. Cuevas noted that she hopes the applicant will maintain the parking lot during the length of its lease.

A motion was made by M. Hinton seconded by T. Fink to come out of public hearing. The motion was unanimously carried via a roll call vote.

A motion was made by T. Fink seconded by J. McCormick to recommend approval of a conditional use permit for off-street parking at 926 State Street for the benefit of 1110 Government Street as a non-conforming commercial use in a property zoned RD, two-family residential. The motion was unanimously carried via a roll call vote.

C. Martin read input from Angela Vermillion. The input will be included in the public hearing before the Board of Aldermen next Tuesday, April 21<sup>st</sup>, 2020.

**e) PUBLIC HEARING:** Little Bluff, LLC – Bills Avenue Subdivision – Requesting Final Plat approval of a 23 lot subdivision.

A motion was made by T. Fink seconded by J. McCormick to go into public hearing. The motion was unanimously carried via a roll call.

C. Martin introduced Larry Rumsey, engineer for the project. She explained the recommendation of approval for a front yard variance that went before the Zoning and Adjustment Board earlier this evening. This is a re-plat. The original subdivision was approved in the 40's/50's. There are several infrastructure improvements being done concurrently with the re-plat including both public and private. 23 will be created and will all be compliant in size and width for the RD district. A mid-block drainage

easement was mentioned as a request by the engineer with Public Works. There is a southern boundary drainage easement as well as a drainage easement along the back side of Clark Avenue. It is not mandatory in the code, but has been requested that a 5 ft. additional easement be given for easy access to the drainage areas. W. Morgan added that a condition on lots 11 and 12 be added to have the driveway be on the southern side to ensure access to the drainage easement. Other options were discussed.

A. Phelan asked the city attorney if the PC could require conditions not mandated by the code. The city attorney answered that conditions can always be recommended because the board always makes the final decision. He asked why the easements weren't hashed out prior to the final plat application. C. Martin replied that this re-plat is not a normal process and it's addressing an access easement not a drainage easement that would be mandatory.

C. Martin read input from Margo Posten.

C. Martin read input from D. Jones.

A. Phelan asked for confirmation that the developer is not keen on adding a mid-block easement. Larry Rumsey confirmed that to be correct.

A motion was made by M. Hinton seconded by D. Cuevas to come out of public hearing. The motion was unanimously carried via a roll call vote.

Motion by D. Cuevas seconded by M. Hinton to recommend approval of the Final Plat Re-Plat of Bills Avenue Addition lots 2-31 and the south 5 ft. of lot 32 with the special condition that based on the city engineer's recommendation that a minimum 5 ft. separation be provided between a building and any drainage easement on lots 11 and 12 and an additional special condition to have a mid-block access easement. M. Johnson added "the west side" for the mid-block access easement. The motion was unanimously carried via roll call vote.

**f) PUBLIC HEARING:** Elliott Land Development, LLC – 8900 Old Spanish Trail – Requesting Final Plat approval for a 29 lot subdivision zoned as R3, located on PID#s 60135060.000, 60135060.020, and 60135060.030.

A motion was made by M. Hinton seconded by J. McCormick to go into public hearing. The motion was unanimously carried via a roll call vote.

C. Martin introduced the proposal. All inspections have been completed. The MS State Dept. of Health letter is still outstanding, but has been applied for.

C. Martin read input from D. Jones.

Kenneth Jones, representative of the applicant, addressed the commission.

J. Foster read a list of items that were outstanding per the Public Works department. C. Martin was under the impression that those items had been resolved, but she will confirm prior to the board of aldermen meeting.

A motion was made by M. Hinton seconded by D. Cuevas to come out of public hearing. The motion was unanimously carried via a roll call vote.

A motion was made by D. Cuevas seconded by T. Fink to recommend approval the final plat of the Spanish Cove Subdivision including an amendment to allow the fire access lane to be constructed with impervious paving grids and contingent upon Public Works off their punch list items. The motion was unanimously carried via a roll call vote.

**g) PUBLIC HEARING:** Chris Cosper – 1151 Robinson Street, PID# 60119545.010 – Centennial Plaza – Requesting Sketch & Final Plat approval for a 3 lot minor subdivision.

A motion was made by J. McCormick seconded by D. Cuevas to go into public hearing. The motion was unanimously carried via a roll call vote.

C. Martin introduced the proposal. The applicant currently owns a parcel with three separate buildings on it and wishes to create three lots so each building is contained on its own parcel. Sketch and Final are being requesting concurrently as no infrastructure improvements are required. It's simply a lot split, but by creating three lots, the plat process is required.

C. Martin read input from D. Jones.

C. Martin read input from Ms. Preston-Wells.

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

A motion was made by M. Hinton seconded by T. Fink to recommend approval the sketch plat and final plat for a minor subdivision at 1151 Robinson Street. The motion was unanimously carried via a roll call vote.

**h) PUBLIC HEARING: ~~WITHDRAWN BY APPLICANT~~ Joseph Todd – 2549 Davidson Road, PID# 60129896.000 and 60129470.000 – Requesting Sketch Plat approval of a 3 lot minor subdivision.**

## 6. General Public Comment

7. Commissioner's Forum

8. Adjourn

A motion was made by M. Johnson seconded by J. McCormick to adjourn the meeting. The motion was unanimously carried via a roll call vote.