

The Minutes of the City of Ocean Springs
Planning Commission
Tuesday, July 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, July 14, 2020. Members present were Joseph McCormick, Kevin O’Connell, Marshall Johnson, L. Teno Henderson, T. Fink, and Matthew Hinton. Also present were Carolyn Martin, Planning & Grants Administrator; Wade Morgan, City Planner; Nicole Sullivan, City Attorney; James Foster, City Engineer; and Amanda Moser, Planning/Grants Coordinator.

2. Approval of Minutes

a) June 9, 2020

A motion was made by T. Fink seconded by J. McCormick to accept the minutes as submitted. The motion was carried unanimously.

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

4. Old Business – None.

5. New Business

a) PUBLIC HEARING: 1017 Lafontaine Avenue, PID# 60137480.000 – Julie Wills – Requesting approval of a Residential Short Term Rental.

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

C. Martin introduced the proposal. The property is known as Oak Shade. It was the first bed & breakfast that was approved in the early 90s. The previous owner was a permitted short term rental for the past two (2) years. There is no HOA. 38 property owners were notified with no input received. The inspection passed on June 22, 2020. With a maximum occupancy of eight (8) and maximum vehicles of four (4). No code enforcement of police reports were on file.

Julie Wills, applicant, addressed the commission. She was born and raised on the coast. She lives in Alabama, but comes to visit frequently. She wishes to continue the history of running a bed and breakfast / short term rental and wants to abide by all the rules.

C. Martin added the same property manager as the previous owner will be used to stay consistent.

M. Johnson pointed out the rental agreement states a maximum of nine (9) guests, but the inspection was approved for eight (8).

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

A motion was made by J. McCormick seconded by K. O'Connell to recommend approval of the short term rental permit for 1017 Lafontaine Avenue as long as the maximum number matches the agreement and the inspection sheet. The motion was carried unanimously.

b) PUBLIC HEARING: SW Corner of Riley Road and Old CCC Camp Road, PID# 60123050.000 – Elliott Land Developments, LLC – Requesting Sketch Plat approval of a 26 lot subdivision.

A. Phelan recused himself.

A motion was made by J. McCormick seconded by L. T. Henderson to go into public hearing. The motion was carried unanimously.

W. Morgan introduced the proposal. He mentioned a letter from Alderman Michael Impey addressing concerns with the project.

A motion was made by T. Fink seconded by M. Johnson to accept the letter from Alderman Impey into the minutes. The motion was unanimously carried.

W. Morgan continued with his introduction. The request is for Sketch Plat approval a 26 lot subdivision. The plan proposes to use the existing two (2) frontage roads, Old CCC Camp Road and Reilly Road. The property was rezoned in April 2020 from R1 to R3. Reilly Road is classified as a collector street. The developer has agreed to dedicate 35 ft. from the center line which would provide additional right-of-way for future widening. Old CCC Camp Road is a minor residential street. Currently it measures 40 ft. which is undersized, so the developer has agreed to dedicate 25 ft. from the center line which would allow eventual widening to 50 ft. wide. The property has open ditches along both frontage roads. All the lots are proposed to have driveway access to the frontage roads. Each one is shown to have a backing area for vehicles. Staff's conclusion is the layout with the lots fronting the two (2) roads is not acceptable. The culverts on each driveway will create excessive maintenance for Public Works. The layout as shown also requires two (2) waivers from the Unified Development Code (UDC). One is the sub-

surface Stormwater system and the other is the construction of curbs and gutters on both frontage roads.

J. McCormick inquired about the wetlands on the proposed plans. W. Morgan explained the interior of the property is classified as wetlands. The developer has an application pending with the Corp of Engineers to infill the area.

Kenneth Jones, applicant, addressed the commission. He expressed concern with the wetlands and the limited space they have to develop. Phase II is up in the air until they hear an answer from the Corp of Engineers. He added it is very difficult to find property in the city limits that is not wetlands and is affordable.

M. Hinton requested J. Foster to address the commission. J. Foster discussed his concerns with drainage not being decreased when the lots are developed.

Bob Keisau, 4309 Yosemite Drive, addressed the commission in opposition. He discussed drainage and his property flooding with normal rain.

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

K. O'Connell discussed questions regarding process.

M. Johnson asked the applicant if its cost prohibitive to put an access street behind the houses. K. Jones answered yes. M. Johnson also inquired of the right-of-way center line putting the edge in the ditch.

Drainage was heavily discussed as well as the possibility of developing a second phase.

M. Johnson asked the applicant if a road would have to be constructed for phase II on the inside. The applicant answered yes.

A motion was made by M. Johnson seconded by J. McCormick to recommend denial of the Savannah Estates Subdivision Sketch Plat for the reasons described in the findings section above in the packet we've been provided plus the confusion associated with the cross-sections shown on the plan. The motion was carried unanimously.

- c) ***Deferred to August*** **PUBLIC HEARING:** Joyce Street – Rydica, LLC – Requesting Final Plat approval for a 7 lot subdivision located within the Davidson Subdivision.

6. General Public Comment

7. Commissioner's Forum

C. Martin discussed a Municode update that is coming up. During that process, she created a revised UDC which will be available soon.

8. Adjourn

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