

The Minutes of the City of Ocean Springs
Planning Commission
Tuesday, August 11, 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, August 11, 2020. Members present were Joseph McCormick, Kevin O’Connell, Marshall Johnson, and Matthew Hinton. L. Teno Henderson and Timothy Fink were absent. Also present were Carolyn Martin, Planning & Grants Administrator; Wade Morgan, City Planner; Will Norman, Representing the City Attorney; and Amanda Moser, Planning/Grants Coordinator.

2. Approval of Minutes

a) July 14, 2020

A motion was made by M. Hinton 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.

a) TABLED – DATE TO BE DETERMINED Joyce Street – Rydica, LLC – Requesting Final Plat approval for a 7 lot subdivision located within the Davidson Subdivision.

C. Martin explained to the commission the development isn’t ready for final plat. It will be re-advertised and mailers will be resent to notify the neighboring properties when the next meeting is scheduled.

5. New Business

a) PUBLIC HEARING: 1405 Government Street, PID# 60119424.000 – Waterscape Properties, LLC / Bryan Boggs – Requesting to rezone from CMX1 (Neighborhood Commercial / Mixed Use) to CMX2 (Community Commercial / Mixed Use)

A motion was made by M. Johnson seconded by K. O’Connell to go into public hearing. The motion was unanimously carried.

W. Morgan introduced the proposal. An email was received regarding the request, however, it did not directly discuss any points in favor of or in opposition of the request.

A motion was made by M. Hinton seconded by J. McCormick to accept the email into the minutes. The motion was unanimously carried.

W. Morgan continued his introduction. There are other properties in the area zoned CMX2 as well.

The applicant's representative addressed the commission in favor of the project. He discussed the uses for the property including office space and short term rentals.

A parking variance was discussed. That item was heard before the Zoning & Adjacent Board prior to this meeting and the variance was recommended for approval.

David Krause, 1216 Government Street, addressed the commission in favor of the request.

A motion was made by J. McCormick seconded by K. O'Connell to go out of public hearing. The motion was unanimously carried.

M. Johnson expressed his concerns with the parking space reduction.

A motion was made by M. Johnson seconded by M. Hinton to recommend approval of the rezoning of PID # 60119424.000 from CMX1, Neighborhood Commercial district to CMX2, Community Commercial district, as well as the adoption of the proposed ordinance that facilitates the change in the zoning district based on the change of the character in the neighborhood. The motion was unanimously carried.

b) PUBLIC HEARING: 122 Booth Circle, PID# 61133174.000 – Kurt & Esmeralda Ward – Requesting approval of a Residential Short Term Rental.

A motion was made by M. Hinton seconded by K. O'Connell to go into public hearing. The motion was carried unanimously.

C. Martin introduced the proposal. The local property manager meets the requirements. 64 property owners were notified with no input received. The property was inspected and then re-inspected on 08/06/2020. The maximum occupancy was requested and approved for six (6). The maximum vehicles was requested at six (6) but reduced to four (4). No complaints were received.

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

A motion was made by M. Hinton seconded by K. O'Connell to recommend approval for the short term rental at 122 Booth Circle, PID# 61133174.000 subject to annual renewal. The motion was carried unanimously.

c) PUBLIC HEARING: 208 Cleveland Avenue, PID# 61330013.000 – Julie & William Wade – Requesting a Residential Short Term Rental.

A motion was made by K. O'Connell seconded by M. Hinton to go into public hearing. The motion was carried unanimously.

C. Martin introduced the proposal. The owners will serve as the property manager and meets the residency requirement. 42 property owners were notified with one (1) letter of opposition being received. The inspection was completed on July 14th with a maximum occupancy of five (2) and two (2) vehicles. No complaints or code violations were noted.

Mary Ballard, 405 Maginnis Avenue, addressed the commission in opposition of short term rentals. She discussed concerns with safety, a decrease in property values, and questions regarding the inspection.

Karen Lucas, 203 Front Beach Drive, addressed the commission in opposition of the request. She feels they live in an older neighborhood with families and small streets.

William Wade, applicant, addressed the commission. Whether the property is rented short term or long term, it will be rented, and will not increase traffic more one way than the other.

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

A motion was made by M. Johnson seconded by K. O'Connell to recommend approval for a short term rental at 208 Cleveland Avenue, PID# 61330013.000 subject to annual renewal. The motion was carried unanimously.

6. General Public Comment
7. Commissioner's Forum
8. Election of Officers

Andy Phelan, Chairman; Matthew Hinton, Vice-Chairman; and M. Johnson; Secretary.

A motion was made by M. Johnson seconded by J. McCormick to accept the officers as elected. The motion was unanimously carried.

9. Adjourn

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