

The Minutes of the City of Ocean Springs
Planning Commission
Tuesday, September 8, 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, September 8, 2020. Members present were Joseph McCormick, Kevin O’Connell, Marshall Johnson, L. Teno Henderson, T. Fink, and Matthew Hinton. Also present were Wade Morgan, City Planner; Nicole Sullivan, City Attorney; and Amanda Moser, Planning/Grants Coordinator.

2. Approval of Minutes

a) August 11, 2020

A. Phelan noted the PID# for 1405 Government Street’s motion was incorrect.

A motion was made by M. Hinton seconded by K. O’Connell to accept the minutes with the PID# for 1405 Government being corrected. The motion was carried unanimously.

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

4. Old Business – None.

5. New Business

a) 700 Bienville Boulevard / PID# 60119080.000 – HSC Ocean Springs 90 LLC – Appeal of the Planning Department’s decision regarding the installation of a sidewalk.

W. Morgan introduced the proposal. The Unified Development code requires a six (6) foot wide sidewalk for any commercial development along the street right-of-way. If found to be impractical or would serve no purpose, it can be waived, which is what is being requested. The applicant describes the closest existing sidewalk being over 1,000 feet to the east on the north side of Bienville Boulevard. W. Morgan added the Jackson County Bike-Pedestrian Plan recommends a shared-use path along developments on Bienville Boulevard, 10-14 feet in width.

M. Johnson asked for more information about the location of the shared-use path. W. Morgan explained it hasn’t been determined yet. M. Johnson asked if there was a shared-use path on either side of the motel, to which W. Morgan replied no. M. Johnson asked why we would require it for this property to which A. Phelan stated we [Planning

Commission] are not recommending it, just discussing it. M. Johnson stated it would be silly to require it with no other shared-use areas near the property.

A motion was made by M. Johnson seconded by J. McCormick to recommend approval of the appeal by the Dollar General store for the requirement of the installation of a sidewalk within the Bienville Boulevard frontage as required by the UDC at 700 Bienville Boulevard, PID# 60119080.000. The motion was carried unanimously.

b) PUBLIC HEARING: 284 McCool Street / PID# 61305165.000 – Angela Minter – Requesting a Residential Short Term Rental permit.

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

A. Moser introduced the proposal. The property owner will serve as the property manager and lives within the city limits. The applicant indicated there is no active HOA. 76 property owners were notified, and at the time of the report, no input was received. The inspection passed on July 17th. The maximum occupancy was requested and approved at six (6). The maximum vehicles were requested and approved at two (2). No code violations were noted. One (1) police was received but related to the previous owner.

Joe Jewel, 210 Gamble Court, addressed the commission in opposition. He doesn’t want short term use to come into his single-family neighborhood or see a precedent set.

Rhonda Richmond, 296 McCool Street, addressed the commission in opposition. The neighborhood is only two blocks and feels like a cul-de-sac. It’s a safety feeling.

Bob Mowry, 212 Wheaton Court, addressed the commission in opposition. He chose Ocean Springs for its quiet, residential feel. If one is approved, another could come after.

Angela Minter, applicant, addressed the public’s comments. She wasn’t aware how they felt. She will live less than 1 ½ miles away from the property. It’s her childhood home that she will take care of and keep forever.

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 M. Hinton to recommend approval for the request for a short term rental at 284 McCool Street, PID 61305165.000 subject to annual renewal. The motion was carried unanimously.

c) PUBLIC HEARING: 405 Cleveland Avenue / PID# 60225380.000 – Connie Moran – Requesting a Residential Short Term Rental permit.

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

A. Moser introduced the proposal. The property owner will serve as the property manager with her neighbor, Ms. Brou, and they both live within the city limits. The applicant indicated there is no active HOA. 62 property owners were notified, and at the time of the report, no input was received. The inspection passed on August 10th. The maximum occupancy was requested and approved at eight (8). The maximum vehicles were requested and approved at six (6). No code violations or police reports were noted.

Connie Moran, applicant, addressed the commission. She discussed the original passing of the short term rental ordinance and how rigorous it is.

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. Hinton seconded by J. McCormick to recommend approval of the short term rental at 405 Cleveland, PID# 60225380.000 subject to annual renewal. The motion was carried unanimously.

6. General Public Comment

7. Commissioner’s Forum

A. Phelan asked about requiring a fee in lieu of the construction of sidewalks for developments. W. Morgan suggested that requiring a fee for that would be similar to impact fees which are illegal. N. Sullivan asked about a bond requirement for commercial developments. W. Morgan replied there is a requirement in the UDC for these types of situations.

8. Adjourn

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