

The Minutes of the City of Ocean Springs
Planning Commission
Tuesday, October 13, 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, October 13, 2020. Members present were Joseph McCormick, Kevin O'Connell, and Marshall Johnson. L. Teno Henderson and Tim Fink were absent. Also present were Carolyn Martin, Planning & Grants Administrator; Wade Morgan, City Planner; Will Norman, Representing the City Attorney; James Foster, representing the City Engineering Firm; and Amanda Moser, Planning/Grants Coordinator.

2. Approval of Minutes

a) September 8, 2020

K. O'Connell pointed out errors on page two (2), paragraph five (5), maximum vehicles requested and approved at six (6) should be occupants in lieu of vehicles. Also applies to page three (3), paragraph three (3), maximum vehicles requested and approved at eight (8) should be occupants in lieu of vehicles.

A motion was made by J. McCormick seconded by M. Hinton 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:** 419 Russell Avenue / PID# 61430031.000 – Lisa Chastant – Requesting a Residential Short Term Rental permit.

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

C. Martin introduced the proposal. The property owner will serve as the local property manager and lives on the property. 70 property owners were notified and no input was received at the time of the memo. The inspection passed on 09/23/20 with a maximum occupancy of two (2) and maximum vehicles of two (2). No police reports or code violations were noted.

Lisa Chastant, applicant, addressed the commission regarding her request. She prefers short term leasing versus long-term so that family can stay when they are in town.

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

A motion was made by K. O'Connell seconded by J. McCormick to recommend approval of the request subject to annual renewal. The motion was carried unanimously.

b) PUBLIC HEARING: Rosetti Park East / PID# 60119116.000 – Roger & Vicki Applewhite – Requesting Sketch Plat & Preliminary Plat approval of a 3 lot minor subdivision.

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

W. Morgan introduced the proposal. The request is a mirror image of the Rosetti Park West subdivision that was approved for Sketch Plat in April 2019. Due to changing market conditions and COVID-19 issues, the plan for the West development did not come about. Water/sewer issues still need to be worked out with Public Works (PW).

A. Phelan asked the status of the West subdivision. W. Morgan explained that project was withdrawn in June 2020.

Donovan Scruggs, representative for the applicant, addressed the commission. He discussed infrastructure items.

J. Foster expressed that PW wants the water line to be a six-inch line extending to the north lines of the subdivision. A. Phelan asked where the line would start. J. Foster answered Desoto Street. W. Morgan added that utilizes are usually discussed during the sketch plat process.

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

A motion was made by K. O'Connell seconded by J. McCormick to recommend approval of a minor subdivision with three lots at 709 Church Street as described in the attached application and site plan, subject to the following conditions: (1) include the remaining portion of the parcel with the subdivision and designate it as future development, and (2) contingent upon Public Works and the owner agreeing on a utility plan. The motion was carried unanimously.

c) PUBLIC HEARING: Savannah Estates / PID# 60123050.000 – Elliott Land Developments, LLC – Requesting Sketch Plat approval of a 113 lot subdivision.

A. Phelan recused himself.

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

W. Morgan introduced the proposal. The plan is revised from the previous submittal. There are 113 lots proposed, possibly to be done in two (2) phases. A fire access lane (alley) is proposed toward the rear of the lots. Sidewalks would connect the streets in the subdivision. Hammerhead turn-arounds are proposed at the ends of each street to provide fire department access, which meets the fire code with its 26 feet width. Part of the approval requires two (2) waivers of the Unified Development Code (UDC). One is that minor streets have a right-of-way of 50 feet with 24 feet of pavement. The plan proposes 20 feet of pavement. The second waiver would be the requirement that a sidewalk be constructed along the front of Old CCC Camp Road and the plan proposes mostly internal sidewalks. Planning Department recommends that the hammerhead turn-arounds be connected.

Kenneth Jones, representative of the applicant, Elliott Land Development, LLC, addressed the commission. He compared Savannah Estates to Florence Gardens in Gulfport, Mississippi and its walkability.

K. O'Connell suggested the hammerheads be connected with sidewalks somehow so people can walk through those in lieu of walking on the main road. Kids on bikes not cutting through lawns, etc. He asked if there was enough room on the Old CCC Camp Road frontage for trees and landscaping that is required. K. Jones explained the landscaping plans were solidified at this point. W. Morgan stated there had to be some sort of landscaping between the hammerheads and the street, but could be further discussed at a later time.

Road widths were discussed. Vehicles with trailers, garbage trucks, and other large vehicles turning around in the hammerheads were discussed.

M. Johnson asked the price point of the homes. K. Jones said starting around the \$200k's. M. Johnson discussed concerns with several vehicles being located at each home in excess of three (3) to four (4). K. O'Connell added that an HOA would help keep that issue at bay. M. Johnson stated his disappointment in the proposed plan.

Bob Kiesau, 4309 Yosemite Drive, addressed the commission. He discussed issues with the city and his property. He is concerned with drainage.

J. Foster stated that Public Works does not intend to maintain the alleys since they will be built in a non-standard form. K. Jones expressed his surprise that he was unaware of the city not planning to maintain the alleys. Street widths were discussed.

A motion was made by M. Hinton seconded by K. O'Connell to come out of public hearing. The motion was carried unanimously.

M. Johnson reiterated his disappointment in the newly proposed plan.

A motion was made by K. O'Connell seconded by J. McCormick to recommend approval for the Savannah Estates Subdivision Sketch Plat including the following waivers from the UDC: the requirement that a sidewalk be constructed along the Old CCC Camp Road frontage and the second requirement that minor streets have a right-of-way of 50 feet and pavement width of 24 feet. He added to the motion: upon condition of submittal of an agreement between Public Works and the developer with the Preliminary Plat in relation to the maintenance of the roads and alleys within the subdivision. The motion was carried with J. McCormick, K. O'Connell, and M. Hinton voting aye and M. Johnson voting nay.

d) PUBLIC HEARING: An amendment to the Unified Development Code for the City of Ocean Springs, Mississippi; to revise section 4.7 related to off-street parking plans.

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

W. Morgan introduced the proposal. This is a desire to make a provision for an alternate parking plans to affect new buildings, new developments, in the downtown area, specifically within the Government Street sub-area. The CMX2 zoning district allows a 50% reduction in the standard number of parking spaces required. There is current difficulty developing the remaining vacant lots downtown. The proposed amendment suggests requests in reduction of driveway widths and reduction in parking space requirements, it can be approved by staff with certain requirements.

A. Phelan discussed Biloxi's parking requirements.

K. O'Connell would like to see more walking and less parking discussions.

Donovan Scruggs, 317 Pine Drive, addressed the commission. He feels downtown parking is wonderful problem to have. He feels a blanket, no-parking requirement, is too much, but it does need to be addressed. He added that employees take a lot of customer parking.

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

K. O'Connell suggested tabling the item until parking study information can be heard. C. Martin explained the parking study is being funded by MDOT and would be a lengthy wait.

A motion was made by M. Johnson to recommend tabling the request until parking study feedback is received. The motion died with no second.

A motion as made by M. Hinton seconded by J. McCormick to defer the request until they receive a better description of information, and hopefully information from the parking study will have been received. The motion died with no second.

A. Phelan asked a timeline on the deferment. He also asked who the consultant was. C. Martin answered Dale Partners. He suggested maybe giving it a month-or-so and having the consultant come in and provide feedback and/or a recommendation.

A motion was made by M. Hinton seconded by J. McCormick to defer the request until the consultant can provide feedback on their thoughts. The motion was unanimously carried.

e) PUBLIC HEARING: An amendment to the Unified Development Code for the City of Ocean Springs, Mississippi; to revise Chapter 2, table 2.1, section 2.5, and table 2.2 related to public hearings and public meetings.

A motion was made by M. Johnson seconded by M. Hinton to go into public hearing. The motion was carried unanimously.

C. Martin introduced the proposal. It's proposed to add a section titled, "Public comment meeting," that is still noticed to the neighbors, yard signs, placed, but no advertisement in the paper would be required. Specific items were listed.

A. Phelan clarified that public input would still be accepted, however, the process to which the information was made available would change.

Mike Illanne, 303 Front Beach Drive, addressed the commission. He feels more public input is needed, not less. He discussed specific items in the table within the UDC.

Julie Illanne, 303 Front Beach Drive, addressed the commission. She addressed her confusion with the term "site plans." C. Martin informed her she is working with the City Attorney regarding site plans.

Donovan Scruggs, 317 Pine Drive, addressed the commission regarding having rules and not necessarily having so much public input if they regulations that are set in place are followed.

A motion was made by M. Johnson seconded by K. O'Connell to come out of public hearing. The motion was carried unanimously.

A motion was made by K. O'Connell seconded by J. McCormick to recommend with the understanding that they are not reducing the public's ability or time to comment on things that are brought before the commission, to recommend approval of the amendment to revise Chapter 2, Table 2.1, Section 2.5 and Table 2.2 related to public hearings and public meetings as described in the attached report. The motion was carried unanimously.

- f)** An amendment to the Unified Development Code for the City of Ocean Springs, Mississippi; to revise the tree protection and preservation plan; and for related purposes.

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

C. Martin introduced the proposal. She explained the Board of Aldermen requested the item be brought to the Planning Commission since they are the public hearing body per the UDC. Two species of trees are proposed to be removed from the protected list of trees.

K. O'Connell asked what has changed. C. Martin said she doesn't see tree applications, so she is not sure of the reason, but they are rare to come up for consideration.

J. Foster commented that Bald Cypress trees are a real problem for maintenance. Storm and sanitary sewers have to be dug up repeatedly because the roots of those type of trees severely damage lines. They are extremely invasive.

A. Phelan expressed his disagreement of removing from the protected tree list. He feels anyone can plant them at any time, so it doesn't make sense.

M. Hinton expressed his extreme disagreement with the removal of the trees from the list.

A motion was made by M. Johnson seconded by K. O'Connell to come out of public hearing. The motion was carried unanimously.

A motion was made by M. Hinton seconded by M. Johnson to recommend denial of the request of the amendment to remove the Bald Cypress and the American Sycamore

from the protected list. The motion was carried unanimously with A. Phelan also voting aye in favor of the denial.

6. General Public Comment

Lisa Chastant, 419 Russell Avenue, addressed the commission. She discussed areas that she feels should have sidewalks, such as Calhoun Avenue and the curve of Lafontaine Road where it meets at Harbor Road. C. Martin added that a speed study was recently done on Calhoun Avenue and they are actively looking city-wide to reduce speed limits and calm traffic in specific areas.

7. Commissioner's Forum

8. Adjourn

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