

The Minutes of the City of Ocean Springs  
Planning Commission  
Tuesday, November 10, 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, November 10, 2020. Members present were Kevin O'Connell, Marshall Johnson, L. Teno Henderson, and Matthew Hinton. Joseph McCormick and Timothy Fink were absent. Also present were Carolyn Martin, Planning & Grants Administrator; Wade Morgan, City Planner; James Foster, City Engineer; Nicole Sullivan, City Attorney; and Amanda Moser, Planning/Grants Coordinator.

2. Approval of Minutes

**a)** October 13, 2020

A motion was made by M. Hinton seconded by K. O'Connell 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)** **DEFERRED** 227 Front Beach Drive / PID# 61070001.000 – James Moore Carter, M.D. – Requesting permission to build on an historically-platted, legal non-conforming lot.

**b)** 1100 Le Voyageur Drive / PID# 61465308.000 – Christine Walk – Requesting approval for use of a gravel (or similar material) to construct a driveway on a residential lot.

W. Morgan introduced the proposal. The proposal is to construct a gravel parking area for additional parking; the existing concrete driveway will remain. A 10 foot concrete surface will be installed as a buffer to the street.

A. Phelan pointed out there are a few other gravel driveways in the neighborhood.

A motion was made by M. Hinton seconded by L. T. Henderson to recommend approval of a gravel driveway at 1100 Le Voyageur Drive as shown on the site plan with approval

of the Building Department. He added the first 1 ft. must be asphalt/concrete/etc. The motion was carried unanimously.

**c) PUBLIC HEARING:** Oak Bluff Development / PID# 61330006.000 – Kenny Holloway – Requesting Sketch Plat & Preliminary Plat approval of a 6 lot subdivision.

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

W. Morgan introduced the proposal. The proposed development will contain a private street serving the rear of the lots. The proposal is to be 12 foot wide; the Unified Development Code (UDC) requires 15 feet. It is proposed to be gravel as well as the driveways being gravel. The MDEQ and MDHS letters have not been received, and are required for Preliminary Plat approval. The property lies within the Porter Avenue Overlay District outlined in the UDC. Three exceptions are being requested: the 12 foot wide common drive [15 ft. required by UDC], gravel being used as the common drive surface, and gravel being used for the private driveways.

Kenny Holloway, 620 Porter Avenue, developer, addressed the commission. He wishes to create a small cottage setting with controlled access entering on Cleveland Avenue and exiting on Howard Avenue. The cottages will be two-story with balconies on the front varying between 1600-2200 square feet. It will have great landscaping. The exterior will be Hardi-board, being different colors.

Brad Patano, Machado Patano, engineer for the project, addressed the commission. The entrance and exit will have a 10 foot apron for the gravel drive. He feels gravel fits more with the character of the neighborhood and would improve drainage in the area.

A. Phelan asked if the fire department commented on the 12 ft. drive. W. Morgan replied no comments or objections were received in regards to it.

M. Hinton asked how elevated the structures would be. Jack Schmidt, Machado Patano, replied 19 ft. finished floor, up to 20.58 ft.

Dr. Janus, who owns a dental office across from the property, addressed the commission. He discussed drainage and it affecting his property.

Sarah Robinson, 401 Maginnis Avenue, addressed the commission. She commented on a well done gravel drive constructed on Hillandale Avenue.

A motion was made by M. Hinton 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 M. Johnson to recommend denial of the 12-foot, one-way gravel drive exception, and make sure it is a standard 15-foot wide requirement, shown in Table 5.1. The motion was unanimously carried.

A motion was made by K. O'Connell seconded by M. Johnson to recommend denial of gravel as the surface for the private drive, also known as an alley, which requires approval and exception of the construction requirements of [section] 5.2.1.T. The motion was unanimously carried.

A motion was made by K. O'Connell seconded by M. Hinton recommend approval of the gravel drives to the individual dwellings as required by section 4.7.4. The motion was unanimously carried.

A motion was made by K. O'Connell to recommend denial of the Sketch Plat and Preliminary Plat of Oak Bluff Development Subdivision due to the fact that exceptions associated with 12-foot wide, gravel, private drive was denied in a previous motion. The motion died with no second made.

A motion was made by K. O'Connell seconded by M. Hinton to recommend approval of the Sketch and Preliminary Plats of Oak Bluff Subdivision consistent with the exceptions addressed in the previous motions and pending approval of the Mississippi Dept. of Health and the Mississippi Dept. of Environmental Quality as well as the landscape plan prior to Board of Alderman approval. The motion was unanimously carried.

- d) Oak Bluff Development – PID# 61330006.000 – Kenny Holloway – Appealing the Planning Department's decision regarding the installation of a sidewalk.**

W. Morgan introduced the proposal. UDC requires a six-foot sidewalk along all three street frontages. The property is within the Porter Avenue Overlay District, which increases the focus on walkability. The western side of Porter Avenue currently has a sidewalk from the Highway 90 intersection running eastward to the downtown area.

B. Patano addressed the commission. He feels installing a sidewalk along Porter Avenue would cause safety concerns with the existing sidewalk on the western side. Drainage challenges would cause issues trying to construct a sidewalk as well. The applicant, K. Holloway, suggested something in the covenants mandating a sidewalk be constructed at a later time should the city see the need.

A. Phelan commented that he agrees with both sides. He agrees sidewalks on both sides could cause confusion. He agreed with W. Morgan and K. O'Connell's statement that sidewalks have to start somewhere. He added the Porter Avenue Overlay District mandates sidewalks be constructed on both sides of the street.

K. O'Connell asked if there was room to add a sidewalk at a later time. W. Morgan explained it would be in the right-of-way, and there appears to be sufficient space.

A motion was made by K. O'Connell seconded by M. Johnson to recommend waiving the requirement for sidewalks on Howard, Porter, and Cleveland, given that the developer and the city will establish a bond, letter of credit, or similar legal avenue pursuant to the Unified Development Code (UDC) for future installation of sidewalks should the city deem them appropriate. The motion was carried unanimously.

6. General Public Comment

7. Commissioner's Forum

8. Adjourn

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