

The Minutes of the City of Ocean Springs  
Planning Commission  
Tuesday, September 14, 2021

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 14, 2021. Members present were Matthew Hinton, Kevin O'Connell, Marshall Johnson, Michael Davis, Allen Stanfield, and Joseph McCormick. Also present were Carolyn Martin, Planning & Grants Coordinator; Wade Morgan, City Planner; Taylor Lashley, City Attorney; James Foster, City Engineer; and Amanda Moser, Planning/Grants Coordinator.

2. Approval of Minutes

**a) August 10, 2021**

A motion was made by K. O'Connell seconded by A. Stanfield to accept the minutes as submitted. The motion was carried unanimously.

3. Old Business

**a) 525 Jackson Avenue / PID# 60137098.000**

W. Morgan introduced the proposal. The item was discussed at the July 13, 2021 PC agenda. A decision on a recommendation was not made due to the legal issues with the Unified Development Code (UDC), however, that has been resolved and the proposed split is able to move forward.

A. Phelan inquired about the shed on the newly created lot. W. Morgan explained it will become non-conforming. An option would be to remove the shed. If it remains, it cannot be expanded on.

Ray Bellande, applicant, discussed his intent with the existing shed. He explained that will be determined when the property sells and what is done on it. He may move it to the other parcel at some point.

A motion was made by M. Hinton seconded by A. Stanfield to recommend approval of the lot split of 525 Jackson Avenue as presented in the package. The motion was carried unanimously.

4. New Business

- a)** 401 Porter Avenue / PID# 60225080.000 – Ted & Roxy Condrey – Requesting approval for use of gravel (or similar material) to construct a driveway on parking lot to serve a commercial development.

A. Stanfield recused himself as he works for the applicants.

W. Morgan introduced the proposal. The gravel driveway and parking area will include 21 standard parking space, 9 golf cart parking spaces, and bicycle racks are proposed. There is several properties with gravel parking areas and/or driveways.

Ted Condrey, 404 Cleveland Avenue, applicant, addressed the commission. He wants to use a geo-paving system to hold the gravel, or preferably, grass. He described a similar project using geo-pavers and grass at a nearby development, The Roost.

W. Morgan added that anything other than a hard surface, requires approval from the Planning Commission.

J. McCormick asked for ADA [Americans with Disabilities Act] purposes, is gravel ok, or is a hard surface required. A. Phelan explained the ADA will allow gravel, but he personally doesn't recommend it, because the grade can change easily. T. Condrey added there will be a small concrete parking pad to serve as an ADA space.

A motion was made by K. O'Connell seconded by M. Davis to recommend approval of the use of crushed limestone, geo-paving, or grass or similar material at The Collective, 401 Porter Avenue as shown on the site plan submitted with the application. The motion was carried unanimously.

A. Stanfield returned to the meeting.

- b) PUBLIC HEARING:** 1118 Lafontaine Avenue / PID# 610800009.000 – William & Bambi Burrell – Requesting a Residential Short Rental permit.

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

C. Martin introduced the proposal. The property manager will serve as the property manager. 28 notices were mailed out and no input was received at the time of the memo. The property passed inspection on August 11<sup>th</sup>. The maximum occupancy and maximum vehicles were both reduced and the proposed rental agreement has been modified accordingly. The maximum occupancy was set at six (6) and the maximum vehicles were set at four (4).

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

A motion was made by K. O'Connell seconded by A. Stanfield to recommend approval of a short term rental permit for 1118 Lafontaine Avenue subject to annual renewal. The motion was carried unanimously.

- c) PUBLIC HEARING:** Adoption of the Unified Development Code – An amendment to the code of ordinances for the City of Ocean Springs, Mississippi consolidating and updating the zoning and development regulations.

This item was deferred to next month's meeting.

- 5. General Public Comment
- 6. Commissioner's Forum

The short term rental cap and enforcement of non-compliance was discussed.

A motion was made by M. Johnson to recommend to the Board Of Aldermen that the limit be raised to 75.

M. Hinton suggested removing the cap, and if it becomes an issue, then reinstate the cap. K. O'Connell added to look at the future of Ocean Springs and do we want the number unlimited, or capped.

The motion was seconded by M. Davis. The motion carried with J. McCormick, M. Johnson, M. Davis, and M. Hinton voting aye and K. O'Connell and A. Stanfield voting nay.

More discussion was held regarding short term rentals including the permitting process, enforcement, and commercially zoned rentals as well.

M. Johnson requested a work session with the Planning Dept. and a city attorney present to discuss process and to answer questions for newer members.

- 7. Election of Officers
  - a)** Chairman – Andy Phelan
  - b)** Vice-Chairman – Matthew Hinton
  - c)** Secretary – Allen Stanfield

- 8. Adjourn

A motion was made by K. O'Connell seconded by A. Stanfield to adjourn the meeting. The motion was carried unanimously.