

The Minutes of the City of Ocean Springs  
Planning Commission  
Tuesday, January 11, 2022

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, January 11, 2022. Members present were Matthew Hinton, Kevin O'Connell, Marshall Johnson, Michael Davis, Allen Stanfield, and Joseph McCormick. Also present were Carolyn Martin, Planning & Grants Administrator; Wade Morgan, City Planner; Taylor Lashley, City Attorney; James Foster, City Engineer; and Amanda Moser, Planning/Grants Coordinator.

2. Approval of Minutes

**a)** December 14, 2021

A motion was made by M. Hinton seconded by A. Stanfield to accept the minutes as submitted. The motion was carried unanimously.

3. Old Business – None.

4. New Business

**a)** 709 Bienville Boulevard / PID# 60224010.000 – William Troutman – Requesting a lot split.

W. Morgan introduced the proposal. The property is zoned CH, Regional Commercial. The Unified Development Code (UDC) does not set a minimum lot size. The two (2) lots would share the existing drainage ditch. One parcel will be just over ¼ of an acre; the other 0.66 acres in area. Neither property has existing water/sewer taps, however, there are existing lines in the area to tap into.

J. McCormick asked if a house could be built in the CH district, or if it would have to be rezoned. W. Morgan explained it would have to be rezoned to allow a single-family dwelling, but short-term rentals, hotels, etc. are allowed by right in CH. He added R1 would not be an eligible zoning districts due to the size of the proposed lot being on +/- 11,000 sq. ft.

A motion was made by K. O'Connell seconded by J. McCormick to accept an email received by Melanie Bosarge into the minutes. The motion was carried unanimously.

Melanie Bosarge, 707 Bienville Boulevard, addressed the commission. She discussed drainage, culverts, and stormwater runoff. She requests a wetlands delineation be done prior to any work being done on the property.

K. O'Connell asked the purpose of the lot split. The applicant explained he is gifting the smaller parcel to his son. K. O'Connell expressed his disagreement in the lot split being beneficial. The applicant added the intent is to keep the parcels commercial.

M. Davis inquired if any ideas to resolve the drainage issues had been looked at. The applicant explained he has worked with the aldermen to in fixing the road a bit and he will look into seawalls, etc. to aid in erosion control.

A. Stanfield noted there is nothing on the survey indicating an actual drainage easement. He concurs with K. O'Connell regarding not seeing the benefit of the split.

A motion was made by K. O'Connell seconded by A. Stanfield to recommend approval of the lot split at 709 Bienville Boulevard as described in the application and the lot layout submitted with the application. The motion was carried unanimously.

**b) Ocean Springs Road / PID# 60122050.050 – HSC Ocean Springs Rd. – Requesting a lot split.**

W. Morgan introduced the proposal. The proposed parcels will be 1.39 acres and 2.26 acres. The 1.39-acre parcel is proposed for retail use. There is a current Design Review application on file for Dollar General. Sewer/water lines will have to be extended for service.

K. C. Arnold, 1278 Ocean Springs Road, addressed the commission. She is excited for new development but concerned with the drainage in the area. She is also concerned with the proposed road construction on Ocean Springs Road.

Audrey Kim, Daphne, Al, representative for the Dollar General developers, addressed the commission. She addressed Ms. Arnold's concerns of drainage and traffic.

A motion was made by A. Stanfield seconded by M. Davis to recommend approval of the proposed lot split as the property known as the "Brumfield Property," on Ocean Springs Road as described in the application and lot layout submitted with the application. The motion was carried unanimously.

**c) \*\*\*DEFERRED BY APPLICANT\*\*\* PUBLIC HEARING: Wyndillhurst / PID# 60225250.000, 60225250.010, 60225270.000 – Adam Dial – Requesting Sketch Plat approval for a 14-lot subdivision using the Density Bonus regulations of the UDC**

**d) PUBLIC HEARING:** Hanshaw Road Subdivision / PID# 60126070.000 – Elliott Homes – Requesting Sketch Plat approval for an 80-lot subdivision using the Density Bonus regulations of the UDC.

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

W. Morgan introduced the proposal. The property is 61 acres in area. Of that acreage, approximately 34.6 acres is developable and 26.5 is wetlands area. The Density Bonus section of the UDC allows a set increase in the density of the subdivision [the number of dwelling units] in return for (1) increase in open space/natural resources OR (2) provision for affordable housing/certain amenities. In this specific case and increase in open space/natural resources will be used. The UDC encourages density bonuses. This project has enough open space to allow a 10% increase in density. This would allow 94 lots; however, the proposal is only 80 lots. Over one-third of the lots will exceed the R1 zoning district’s lot size requirements. Half of the lots will be over 12,000 sq. ft. in area. The smallest lot is proposed to be 10,200 sq. ft. with a minimum lot width of 70 ft. It is recommended that a traffic study be done for Hanshaw Road and what provision of traffic devices, etc. would be appropriate to accommodate future traffic volume.

A. Stanfield questioned the 70 lots versus the 10% increase in number of lots. W. Morgan further explained the density bonus section and his findings. A. Phelan noted the 80 lots still is within the allowed calculations.

K. O’Connell asked if setbacks could be adjusted and if it would be done in Sketch or Preliminary plat phase. W. Morgan confirmed they would be held to the same setbacks as the R1 district, only the lot width was being adjusted using the density bonus.

A. Stanfield inquired what could be done/built on the open space area abutting Davis Bayou. W. Morgan explained typically the Homeowner’s Association (HOA) would be the owner and it would be up to them what is done with the property.

Donovan Scruggs, applicant’s agent, addressed the commission. The property contains wetlands that they wish to preserve. They are using the density bonus to give flex in their lot formations while not rezoning the property, which was not accepted well with neighbors. He discussed adjacent subdivisions and the comparison in density and lot sizes to their proposal. He added if the wetlands were mitigated, the density could be much higher.

J. McCormick asked where the parking would be for the kayak launches since they are so far from the road. D. Scruggs explained none of the lots will have waterfront property, so making the open space available to the residents would be beneficial. A. Phelan added the open space included for the density bonus doesn’t have to be given

to the city as property. W. Morgan confirmed the open space can be owned by the HOA or other entity.

J. McCormick asked about the FEMA flood zones affecting the elevation of the structures. D. Scruggs says the properties are mostly above the flood plain level.

Doug Molyneaux, real estate agent for the property owner, 2701 English Drive, addressed the commission in favor of the project. He discussed the history of the property and traffic.

Jenell Blum, 4005 Belle Terr Court, addressed the commission in opposition to the project.

A motion was made by A. Stanfield seconded by J. McCormick to accept J. Blum's input into the minutes.

J. Blum discussed her intense concerns with the traffic on Hanshaw Road. The houses from her subdivision, Bienville Place, abut Hanshaw Road. If the proposed project also abuts, there will be no room for expansion ever. She inquired if the open area could ever at anytime be developed or sold in the future. She questioned the possibility of a phase II of the project or future expansion. W. Morgan explained a re-plat would have to be done which would be a public hearing and would require neighbors be noticed, but it's not impossible.

Bebe Walls, 3841 Chaumont Circle, concurred with Mrs. Blum's comments and concerns.

D. Scruggs address the concerns. He said a traffic study was recommended by the Planning Department and it would be completed if necessary. He reiterated everything would be addressed within reason prior to the project being completed.

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

A motion was made by M. Davis seconded by A. Stanfield to recommend approval of the subdivision Sketch Plat for 4414 Hanshaw Road.

J. McCormick asked if the traffic study could be added to the motion. M. Davis added, "as presented," to his motion. The motion was carried unanimously.

5. General Public Comment

6. Commissioner's Forum

J. McCormick discussed his concerns with the Density Bonus regulations. One of the guidelines is affordable housing, senior housing, etc. He felt those items got lost when the criteria of the increase in density was discussed. A. Phelan expressed his thoughts regarding the density bonus. A. Stanfield felt the proposal presented using the density bonus looks like a product they would want to see.

## 7. Adjourn

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