

The Minutes of the City of Ocean Springs
Planning Commission
Tuesday, February 8, 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, February 8, 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; Will Norman, City Attorney; and Amanda Moser, Planning/Grants Coordinator.

2. Approval of Minutes

a) January 11, 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) Ocean Springs Road / PID# 60122050.050 – HSC Ocean Springs Rd. – Appeal of the Planning Department's decision regarding the installation of a sidewalk.

W. Morgan introduced the proposal. The parcel sites on the undeveloped side of Ocean Springs Road. There is an active Design Review application in process for a Dollar General store. The applicant notes a proposed multi-use pathway for the north side of Ocean Springs Road and the interference with the proposed utility site work in relation to the location of the required sidewalk.

Audrey Kim, representative of the applicant, addressed the commission. She reiterated the points that W. Morgan gave regarding the multi-use pathway and utility interference.

K. O'Connell asked if there was a planned crosswalk from the proposed multi-use pathway to the proposed Dollar General site. W. Morgan noted there is nothing indicated on the plans for such.

Discussion was held regarding sidewalk appeals and having a starting place for future development.

A motion was made by K. O'Connell seconded by M. Hinton to recommend the waiver of a requirement for the installation of a sidewalk within the Ocean Springs Road frontage at 1290 Ocean Springs Road at this time, and if and when a sidewalk serves a useful purpose, the owners will tie into future sidewalks at the owner's expense. The motion carried with J. McCormick, M. Johnson, K. O'Connell, M. Davis, and M. Hinton voting aye and A. Stanfield voting nay.

- b) 4013 Bienville Boulevard / PID# 60126160.100 – Hudson Sandefur – Appeal of the Planning Department's decision regarding the installation of a sidewalk.**

W. Morgan introduced the proposal. The location of the property is in a more Highway/Commercial area. It is surrounded by a fast-food restaurant and a gas station and extremely close to a high-traffic intersection. There is a large ditch along the frontage of the property that would cause difficulty with installing a sidewalk.

Hudson Sandefur, applicant, addressed the commission. He discussed no other sidewalks being in the adjacent blocks of Bienville Boulevard with the closest noted at the corner of Bienville Boulevard and Deana Road.

A motion was made by M. Johnson seconded by A. Stanfield to recommend the waiver of the requirement for installation of a sidewalk within the Bienville Boulevard frontage at 4013 Bienville Boulevard. The motion carried with J. McCormick, M. Johnson, M. Davis, and A. Stanfield voting aye, and M. Hinton and K. O'Connell voting nay.

- c) East Beach Drive / PID# 61235001.030 – John Drake – Request to vacate a portion of Beach Drive.**

W. Morgan introduced the proposal. The applicant requested and was approved for the vacation of the same Beach Drive right-of-way of adjacent parcels.

M. Davis asked if the right-of-way had vacated on the parcel to the east of the requested parcel. W. Morgan answered no; it is owned by another entity.

John Drake, 12018 Oak Hollow Road – Vancleave, applicant, addressed the commission. He explained the history of the property.

A motion was made by A. Stanfield seconded by K. O'Connell to recommend that there are no individuals that will be adversely affected or directly interested in the vacating of a part of the right-of-way of East Beach Drive abutting Lot 2B of the Lemoyne Beach

Subdivision and including that right-of-way into Lot 2B. The motion was carried unanimously.

A motion was made by A. Stanfield seconded by K. O'Connell to recommend approval of the attached resolution vacating a part of the right-of-way of East Beach Drive abutting Lot 2B of the Lemoyne Beach Subdivision and the inclusion of the right-of-way into Lot 2B. The motion was carried unanimously

d) East Beach Drive / PID# 61235001.035, 61235001.030, 61235008.000, 61235005.000, 61235007.000 – John Drake – Lot Reconfiguration Request

W. Morgan introduced the proposal. The applicant reconfigured the lots he owns to the west of this area previously. He wishes to make the lot lines more aligned with one another; currently the East Beach Drive parcels lines do not match up with the Labranche Avenue parcels lines.

A. Stanfield asked if the applicant owns all the properties being discussed. W. Morgan confirmed he does. A. Moser added that deeds had been provided for proof of ownership.

John Drake, 12018 Oak Hollow Drive – Vancleave, applicant, addressed the commission. He added to W. Morgan's explanation of the lot lines and parcel ownership. He also discussed subdivision covenants on the properties.

A. Stanfield inquired about future splits of the reconfigured parcels. W. Morgan explained the lots can still be reconfigured in the future so long as they comply with the setbacks, lot width, and area requirements of the zoning district; it would require a subdivision re-plat.

A motion was made by K. O'Connell seconded by A. Stanfield to recommend that there are no individuals that will be adversely affected or directly interested in the reconfiguration of Lots 4, 7, 8, [and 9] and parts of 3, 10, and 2 of the Lemoyne Beach Subdivision. The motion was carried unanimously.

A motion was made by K. O'Connell seconded by M. Davis to recommend approval of the reconfiguration of Lots 4, 7, 8, 9, and parts of 3, 10, and 2 of the Lemoyne Beach Subdivision as described in the application and survey. The motion was carried unanimously.

e) PUBLIC HEARING: 403 Bechtel Boulevard / PID3 61037023.000 Randall Godwin – Request for a Residential Short Term 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 local property manager's residency was called into question, however, it was confirmed that the address complies with the residency requirement. The inspection was passed on January 5th with a maximum occupancy of six (6) and a maximum vehicles of three (3). It was reported the property owner was advertising and renting without a proper permit. It could not be confirmed if any renting took place, however, it was being advertised. Once notified, the applicant changed the advertisement to state no renting less than 31 days.

K. O'Connell asked if a police report check was done. C. Martin confirmed no police reports or code enforcement issues were reported within the last 12 months.

Randall Godwin, 403 Bechtel Boulevard, applicant, addressed the commission. He explained the misunderstanding with the permit process and renting. He changed his status immediately after being notified by the city of the non-compliance.

A. Phelan asked when the previous permit was approved. A. Moser responded September 14, 2018. M. Davis asked if any problems were reported during the three (3) years of the permit being active. A. Moser responded no.

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

A motion was made by M. Johnson seconded by A. Stanfield that provided any use of the property following the warning issued in August 2021 as either full-time residential or used by friends and family with no business transactions, recommend approval of the residential short term rental permit subject to annual renewal. The motion was carried unanimously.

- f) *****TABLED BY APPLICANT*** TO BE RE-ADVERTISED AND RE-NOTICED**
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 Unified Development Code (UDC).

This item was tabled by the applicant. It will be re-advertised, and the neighbors re-noticed prior to being placed on a future agenda.

5. General Public Comment
6. Commissioner's Forum
7. Adjourn

A motion was made by A. Phelan to adjourn the meeting. The motion was carried unanimously.