

The Minutes of the City of Ocean Springs  
Zoning & Adjustment Board  
Tuesday, June 14, 2022

1. Call meeting to order

A meeting of the City of Ocean Springs Zoning and Adjustments Board was called to order by Chairman Nick Gant at 5:00 on Tuesday, June 14, 2022. Members present were John O’Hara, Michael Smith, Shannon Pfeiffer, and Don Atwell. Also present were Wade Morgan, City Planner, and Amanda Moser, Planning/Grants Coordinator.

2. Approval of Minutes

**a) March 8, 2022**

A motion was made by J. O’Hara seconded by D. Atwell to approve the minutes with the amendment to S. Pfeiffer’s attendance for the March 2022 meeting. The motion was unanimously carried.

3. Old Business – None.

4. New Business

**a) APPEAL:** 139 Watersedge Drive / PID# 61490018.000 – Aaron Goetsch – Appealing the Planning Department’s decision regarding an accessory dwelling unit in the rear yard.

W. Morgan introduced the proposal. The structure was built approximately in 1987. There is no record of a building permit, however, with being that old, its possible there was one at one time. The applicant wishes to convert it into an accessory dwelling unit (ADU). The Unified Development Coe (UDC) allows ADUs, however this location can only be one-story due to the principal building being one-story. The applicant is appealing the UDC requirement to allow a two-story ADU on his property.

N. Gant asked if the two-story height restriction was for all accessory structures or limited to ADUs. W. Morgan explained it was specific to ADUs. He added accessory structures can be two-story but would have an increased setback.

J. O’Hara asked if two-story homes were allowed in that area. W. Morgan replied yes and added there are many two-story dwellings in the area.

Aaron Goetsch, applicant, discussed his application. He described the structure as it exists now. Details of the interior buildout were discussed.

A motion was made by M. Smith seconded by S. Pfeiffer to recommend approval of the requested appeal for 139 Watersedge Drive to allow the existing accessory building to be converted into a two-story, accessory building unit as shown on the site plan submitted with the application. The motion was unanimously carried.

**b) 612 Azalea Lane / PID# 61090010.000 – Neal Olive – Request for 25% rear and front yard setback variances.**

W. Morgan introduced the proposal. An input email was received from Mimi Massa of 609 Azalea Lane in support of the proposal. The lot is substantially undersized. There is currently a mobile home on the property.

S. Pfeiffer noted most of the houses are extremely close to the front property line.

Neal Olive, applicant, addressed the commission. He owns the property next door as well. He provided signatures of several neighbors in support of the proposal. He wants to improve the property by replacing the mobile home with a small 1500-1700 sq. ft. home.

D. Atwell asked if any trees would be an issue. The applicant stated no protected trees would need to be removed, however, there is a pecan tree that may need to be removed. He has already spoken with the building dept. regarding it.

A motion was made by D. Atwell seconded by J. O'Hara to recommend approval of a 25% variance to the front and rear yard setbacks at 612 Azalea as shown on the site plan submitted with the site plan. The motion carried with N. Gant, S. Pfeiffer, and D. Atwell voting aye and M. Smith voting nay.

5. Audience Request

6. Adjourn

A motion was made by J. O'Hara seconded by M. Smith to accept Mr. Olive's input and the email input for 612 Azalea Lane.

N. Gant adjourned the meeting. The motion was unanimously carried.