



**PLANNING COMMISSION MEETING AGENDA  
CITY OF OCEAN SPRINGS - PLANNING COMMISSION  
TUESDAY, SEPTEMBER 9, 2025 - 6:00 PM**

- 1. Call Meeting to Order**
- 2. Approval of Minutes**
  - a. August 12, 2025
- 3. Old Business**
  - a. None
- 4. New Business**
  - a. Election of Officers
  - b. **DEFERRED UNTIL OCTOBER 14, 2025 - Public Hearing:** Alexandria & David Arnold – 145 Lafayette Circle – PIDN: 61380024.000 – Approval of a Short-Term Rental Permit
  - c. **Public Hearing:** Zayed Realty LLC – Bienville Blvd – PIDN: 60127590.050 – Requesting a zoning change from C-H Regional Commercial to M-1 Manufacturing & Warehousing
  - d. **Public Hearing:** Crosspoint Capital LLC – Groveland Rd – PIDN: 60123040.000 – Requesting Sketch Plat approval of a 33-lot subdivision (Groveland Subdivision) – Jesse Saucedo
  - e. **DEFERRED UNTIL NOVEMBER 11, 2025 - Public Hearing:** Southeastern Construction & Remodelling, LLC – Pabst Rd – PIDN: 60127170.000 – Requesting Sketch Plat approval for a 146-lot subdivision (Holly Grove Subdivision) – Mickey L. Robertson, P.E.
- 5. General Public Comment**
- 6. Commissioner's Forum**
- 7. Adjourn**

**The Minutes of the City of Ocean Springs**  
**Planning Commission**  
**Tuesday, August 12, 2025**

**1. Call Meeting to Order**

The meeting of the City of Ocean Springs Planning Commission was called to order by Chairman Andy Phelan at 6:00 p.m. on Tuesday August 12, 2025. The members present were Clay McArdle, Michael Smith, Kevin O'Connell, Andy Phelan, Marshall Johnson and Jennifer Dalgo. Absent was Nicolaus Geiser. Also present were Amanda Crose Planning Director, Wade Morgan Interim Planning Director, Elizabeth Planning Technician, and David Harris City Attorney.

**2. Approval of Minutes:**

- a) July 8, 2025

A motion was made by Kevin O'Connell, seconded by Joseph McCormick to accept the minutes from July 8, 2025, as submitted. The motion carried unanimously.

**3. Old Business:**

- a) None

**4. New Business:**

- a) **New Planning Commission Members Orientation**
- b) **Spring Plaza Subdivision – 1515 Bienville Blvd – PIDN: 61265011.000 – Request approval for a Commercial Subdivision Final Plat – Abe Karmel**

A motion was made by Kevin O'Connell, seconded by Marshall Johnson to recommend approval of the final plat of Spring Plaza Subdivision provided the final floor elevation is added to the plat.

- c) **Marta's Place – 4005 Government Street – PIDN: 60127030.040 – Request approval for a Minor Subdivision Final Plat of a 2-lot subdivision – Roland & Marta Williams**

A motion was made by Kevin O'Connell, seconded by Marshall Johnson to recommend approval of the final plat of Marta's Place a Minor Subdivision. The motion carried unanimously.

- d) **Public Hearing: Robert & Judy Parker – 3420 Groveland Road – PIDN: 60127330.050 – Request approval of a zoning change from RMH Mobile Home Parks to C-H Regional Commercial – Danny Carter/Applicant**

A motion was made by Kevin O'Connell, seconded by Marshall Johnson to open the public

hearing. The motion carried unanimously.

- Ricky Southerland spoke in favor of the rezoning change.

A motion was made by Kevin O'Connell, seconded by Marshall Johnson to close public hearing. The motion carried unanimously.

A motion was made by Kevin O'Connell, seconded by Marshall Johnson to recommend approval change in the character in the neighborhood and public need for the rezone from RMH Mobile Home Parks to C-H Regional Commercial. The motion carried unanimously.

**e) Public Hearing: 221 Audrey Circle – PIDN: 61375036.000 – Lewis Investments LLC – Request approval of a Short-Term Rental Permit – Valerie Lewis**

A motion was made by Marshall Johnson, seconded by Clay McArdle to open the public hearing. The motion carried unanimously.

A motion was made by Marshall Johnson, seconded by Kevin O'Connell to close the public hearing. The motion carried unanimously.

A motion was made by Marshall Johnson, seconded by Michael Smith to recommend approval of the Short-Term Rental with the annual renewal and compliance with the City of Ocean Springs Short-Term Rental regulations.

**5. General Public Comment**

**6. Commissioners Forum**

**7. Adjourn**

A motion was made by Kevin O'Connell seconded by Marshall Johnson to adjourn the meeting. The motion carried unanimously.

**CITY OF OCEAN SPRINGS  
PLANNING DEPARTMENT  
POST OFFICE BOX 1800  
OCEAN SPRINGS, MS 39566-1800  
228-875-4415**

**PLANNING COMMISSION REPORT**

**PUBLIC HEARING DATE:** September 9, 2025

**APPLICANT/OWNER:** Zayed Realty LLC

**REQUESTED ACTION:** Rezone

**DATE OF REQUEST:** August 7, 2025

**LOCATION:** Southside of Bienville Blvd to the east of 3640 Bienville and west of 3704 Bienville

**PARCEL NUMBERS:** 60127590.050

**DESCRIPTION OF REQUEST:**

Requesting approval for a zoning change from C-H Regional Commercial to M-1 Manufacturing & Warehousing.

**ADJACENT ZONING AND LAND USE:**

**Subject Property:** C-H Regional Commercial/Vacant

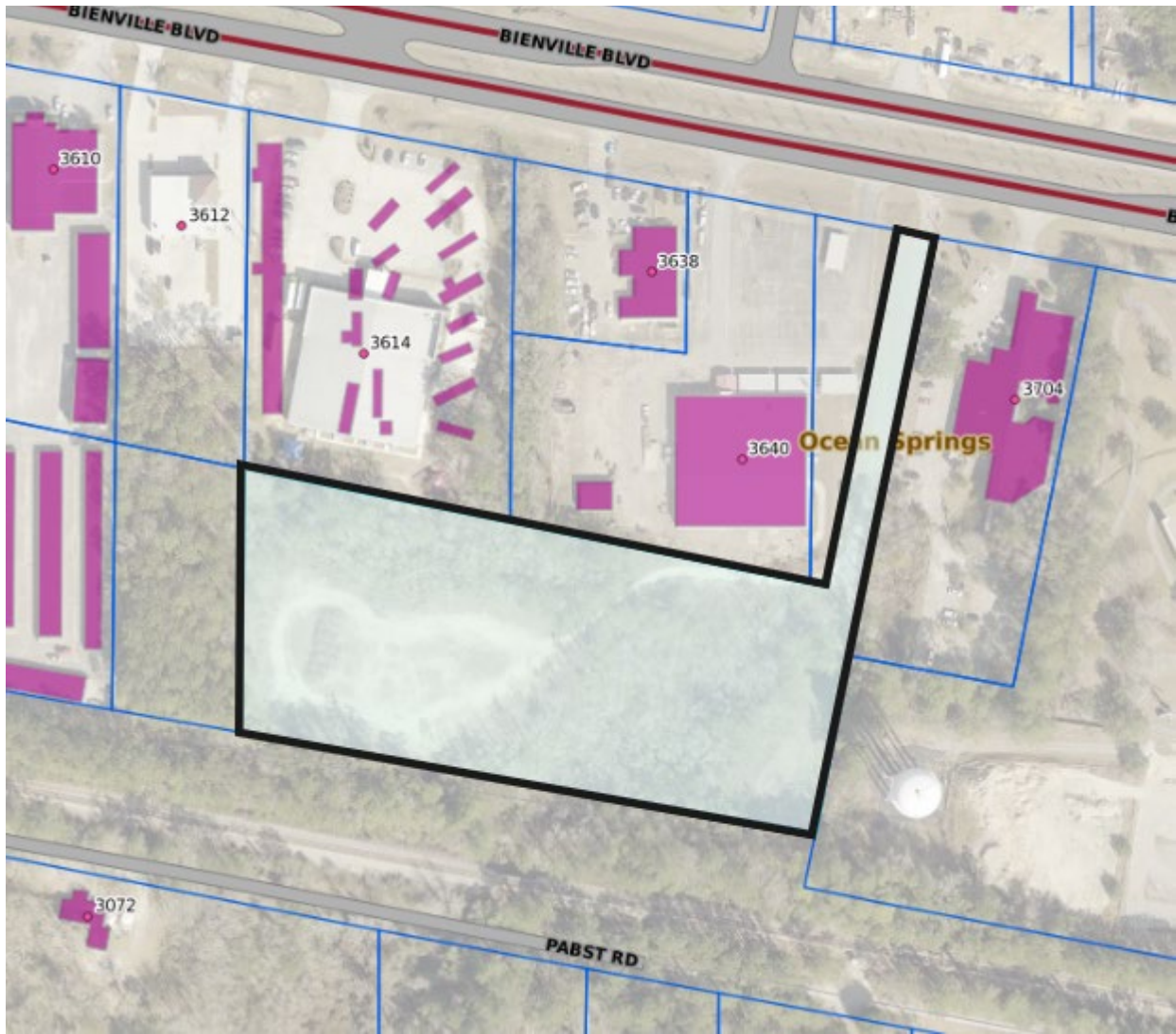
**North:** C-H Regional Commercial

**South:** M-1 Manufacturing & Warehousing

**East:** C-H Regional Commercial & P Public District

**West:** M-1 Manufacturing & Warehousing





## **FINDINGS:**

- The applicant is requesting to rezone the property from C-H Commercial Regional to M-1 Manufacturing & Warehousing.
- The property is approximately 5.18 acres and currently vacant.
- The current zoning of C-H Commercial Regional is the most intense commercial mixed-use district. Includes most intense retail, office, and residential development patterns with high traffic generation rates that serve a regional population.
- M-1 Manufacturing & Warehousing consists of light industrial uses that are incompatible with primary corridor activities and residential uses due to noise or traffic generation, outdoor storage requirements or other performance or design standards.
- **C-H Zoning District (Current Zoning District):**
  - Minimum Lot Area – None
  - Minimum Lot Width – 25’
  - Maximum Building Height: 75 or 6 stories
  - Front Setback – 5’
  - Rear Setback – 10’
  - Side Setback – 5’
  - Street Side Setback – 10’
- **M-1 Zoning District (Requested Zoning District):**
  - Lot Area – None
  - Lot Width – 100’
  - Maximum Building Height: 2 stories not to exceed 50’
  - Front Setback – 5’
  - Rear Setback – 10’
  - Side Setback – 5’
  - Street Setback – 10’
- The property currently conforms to the C-H Regional Commercial District and will also conform if the rezoning request to M-1 Manufacturing & Warehousing is approved. Property directly abuts the M-1 district on the west and south side.

## **REZONE CRITERIA:** UDC (Pages 43-44)

- The UDC Section 2.15.5 provides the following criteria. In its review of an application, the Hearing Bodies shall consider the following criteria as applicable to the UDC text or Zoning Map amendment. No single factor is controlling; instead, each must be weighed in relation to the other standards.
  - A. **Consistency.** Rezoning shall be consistent with the adopted Comprehensive Plan;
  - B. **Mississippi law requirements.** There must have been either an error in the initial zoning or a change in the character of the neighborhood to such an extent as to justify reclassification of the property and some demonstrated compelling need before existing zoning may be changed;
  - C. **Adverse Impacts on Neighboring Lands.** The Hearing Body shall consider the nature and degree of an adverse impact upon neighboring lands. Lots shall not be rezoned in a way that is substantially inconsistent with the uses of the surrounding area, whether more or less restrictive. Further, the City finds and determines that vast acreages of

single-use zoning produces uniformity with adverse consequences, such as traffic congestion and air pollution. Accordingly, rezonings may promote mixed uses subject to a high degree of design control;

- D. Suitability as Presently Zoned. The Hearing Body shall consider the suitability or unsuitability of the tract for its use as presently zoned. This factor, like the others, must often be weighed in relation to the other standards, and instances can exist in which the use for which land is zoned may be rezoned upon proof of a real public need, substantially changed conditions in the neighborhood, or to effectuate important goals, objectives, policies, and strategies of the Comprehensive Plan, specification, or UDC;
- E. Health, Safety, and Welfare. The amendatory ordinance must bear a substantial relationship to the public health, safety or general welfare, or protect and preserve historical and cultural places and areas. The rezoning ordinance may be justified, however, if a substantial public need or purpose exists, and this is so even if the private owner of the tract will also benefit.;
- F. Public Policy. Certain public policies in favor of the rezoning may be considered. Examples include a need for affordable housing, economic Development, mixed-use Development, or sustainable environmental features, which are consistent with neighborhood, area, or specific plans;
- G. Size of Tract. The Hearing Body shall consider the size, shape, and characteristics of the tract in relation to the affected neighboring lands. Amendatory ordinances shall not rezone a single lot when there have been no intervening changes or other saving characteristics. Proof that a small tract is unsuitable for use as zoned, or that there have been substantial changes in the immediate area, may justify an amendatory ordinance;
- H. Other Factors. The Hearing Body must consider any other factors relevant to a rezoning application under state law; and
- I. The council shall not regard as controlling any advantages or disadvantages to the individual requesting the change, but shall consider the impact of the proposed change on the public at large.

**PUBLIC FEEDBACK:**

- Received letter of support from Dr. Sutton of Mississippi Eye Associates located at 3631 Beinville Blvd having no objection to the requested zoning change (reference attachment).

**POTENTIAL MOTIONS:**

To recommend **approval** of the rezoning of Bienville Blvd, PIDN: 60127590.050, from C-H Regional Commercial to M-1 Manufacturing & Warehousing.

– OR –

To recommend **denial** of the rezoning of Bienville Blvd, PIDN: 60127590.050, from C-H Regional Commercial to M-1 Manufacturing & Warehousing.



City of Ocean Springs Planning Department  
1018 Porter Avenue / PO Box 1800 Ocean Springs, MS 39564  
(228) 875-4415

**CHANGE IN ZONING / USE PERMIT APPLICATION**

Effective June 11, 2006, the following application fees apply:

Application Fee Required\*: **\$ 250.00 (NON REFUNDABLE)**

**\$ 1.00** (Per Ordinance 2022-17 following the requirements of Section 25-60-5 MS Code Annotated)

\* Does not include mail fee, to be determined by City.

**Standard mail fee required for notification of property owners within 500' of applicant property. Exact fee to be determined by City, based on current postage rates. AND MUST BE PAID FOR BY THE APPLICANT BEFORE MAILING.**

Application Date: 08/07/2025  
(Applications are due by the 7th of each month for the meeting scheduled for the subsequent month.)

**Indicate Request:** Change In Zoning District  Use Permit  Conditional Use Permit

**Applicant Information**

Address of Lot(s): <u>Bienville Blvd</u>
Parcel ID(s): <u>60127590.050</u>

- 1. Applicant: Zayed realty llc Phone: 228-327-5827  
Address: 3704 Bienville blvd Email: hzayed87@yahoo.com
- 2. Owner of Record: Zayed Realty LLC Phone: \_\_\_\_\_  
Address: 3704 Bienville blvd. Email: \_\_\_\_\_

**COMPLETE THE FOLLOWING:**

- 1. Current Zoning classification of property: CH  
New Zoning District Requested (if applicable): M1

2. Explain the present use of the property and condition of any existing structures:  
Vacant, no structures

3. Describe the intended use of property:  
Build a Boat construction/service facility for ZCB Boats. Moving from 1001 Ocean Springs rd

4. Reason for request: *Must include 1) A description of the change/changes in the neighborhood that justify the change (when/where) OR the mistake made in the zoning map if applicable; AND 2) The public need for the new zoning district type.*

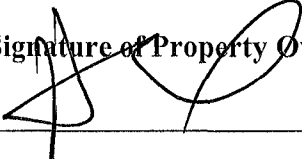
Several surrounding adjacent properties have M1 classification. Plan to move current operations from 1001 Ocean Springs rd which is classified as M1 with the intention of redeveloping current location to medical/professional space.

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**ATTACHMENTS REQUIRED:**

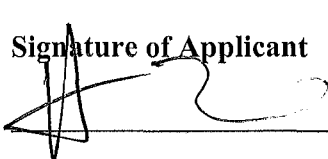
- 1. Application Fee. Amount \$ 251.00
- 2. Map of the property and the surrounding neighborhood.
- 3. Diagram of intended use, showing dimensions and distances of property, building and their setbacks; parking spaces, entrances and exits.
- 4. Legal description; street address.
- 5. Copy of protective covenants or deed restrictions, if any.
- 6. Copies of approvals or requests of approval from other agencies such as: Health Department, Miss. Air and Water Pollution Control Commission, Corps of Engineers, Department of Marine Resources Council, etc.

***\*\*\* If applicant is authorized to represent property owner, applicant must provide documentation signed by the property owner.***

Signature of Property Owner  


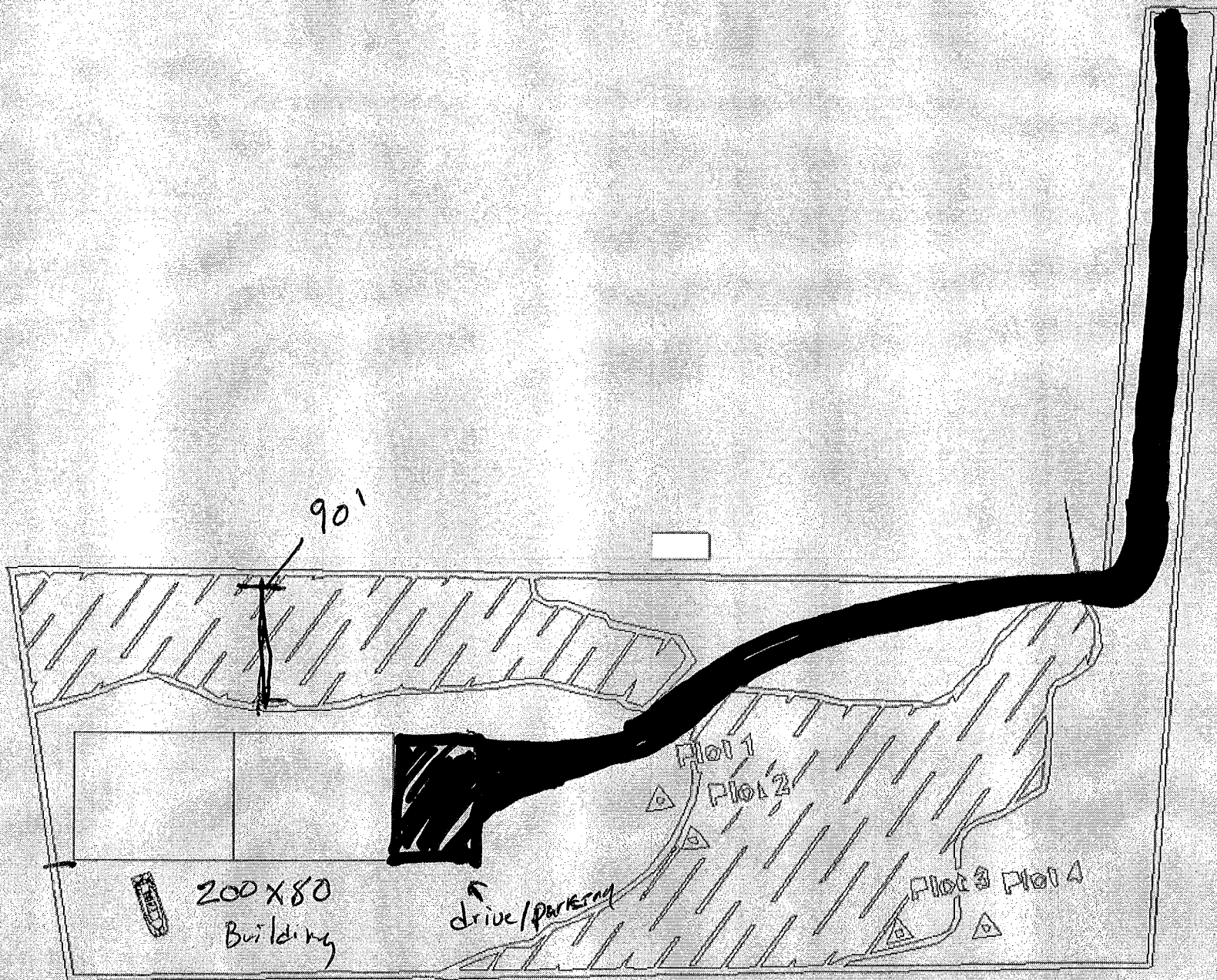
Hussein Zayed  
 \_\_\_\_\_  
 Print name

08/07/2025  
 \_\_\_\_\_  
 Date

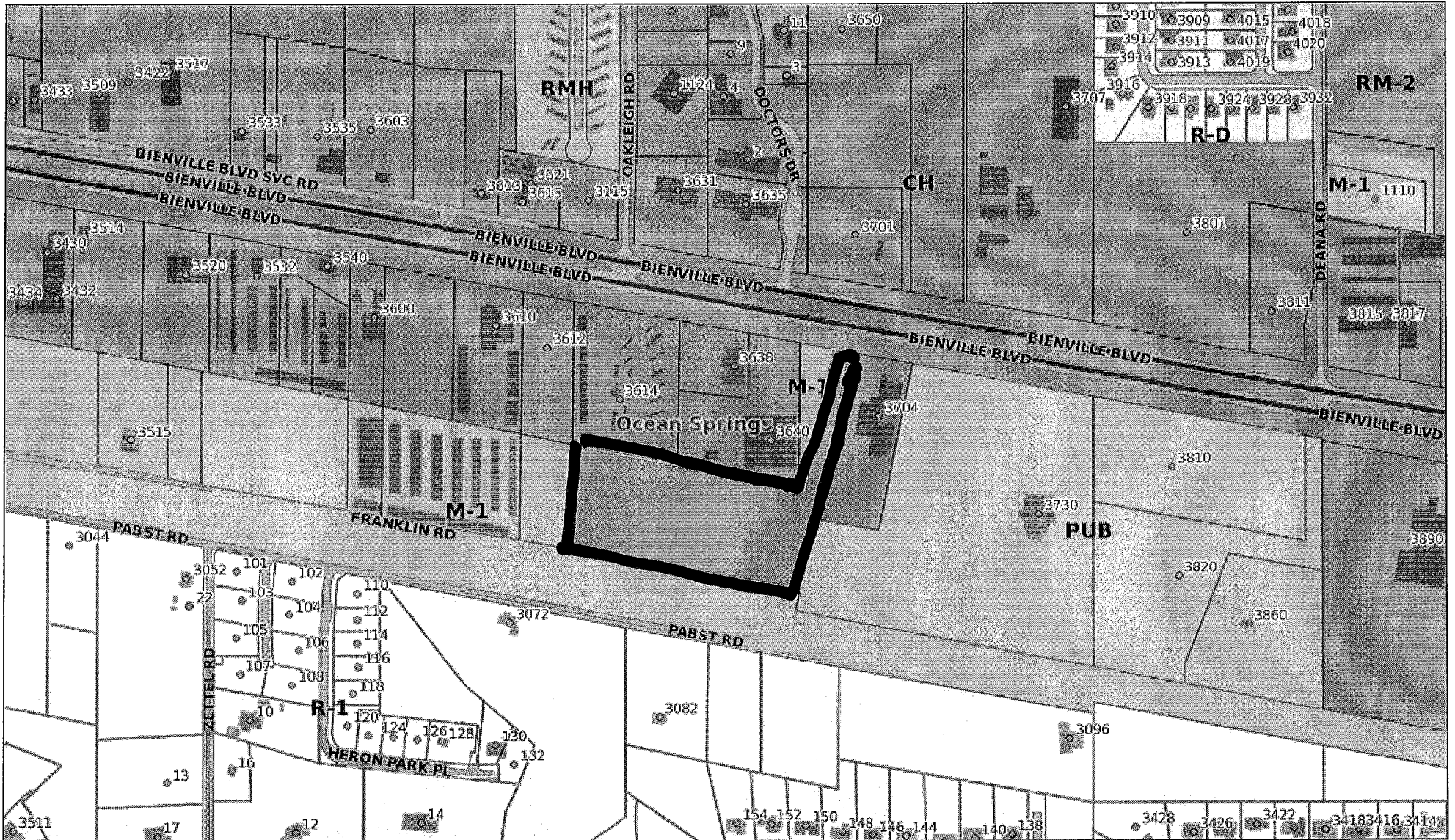
Signature of Applicant  


Hussein Zayed  
 \_\_\_\_\_  
 Print name

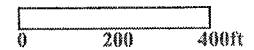
08/07/2025  
 \_\_\_\_\_  
 Date



# Geoportal Map



DISCLAIMER: Every reasonable effort has been made to assure the accuracy of the data presented. The City of Ocean Springs makes no warranties, express or implied, regarding the completeness, reliability or suitability of the site data and assumes no liability associated with the use or misuse of said data. The City retains the right to make changes and update data on this site at anytime, without notification. The parcel data on the base map is used to locate, identify and inventory parcels of land in the City of Ocean Springs for assessment purposes only and is not to be used or interpreted as a legal survey or legal document. Additional data layers not originating in the Citys Offices are also presented for informational purposes only. Before proceeding in any legal matter, all data should be verified by contacting the appropriate county or municipal office.



**This notice is being mailed to you as an owner of property adjacent to the project described below. Copies are sent via standard mail at the cost of the applicant of this project.**

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City of Ocean Springs Community Development  
P. O. Box 1800  
Ocean Springs, MS 39566-1800  
228-875-4415

### **PUBLIC NOTICE**

**PUBLIC NOTICE** is hereby given that the City of Ocean Springs *Planning Commission* will hold a **public hearing** in the regular meeting place of the Board of Aldermen located in City Hall at 1018 Porter Avenue Ocean Springs, MS, 39564 on

**Tuesday, September 9, 2025 @ 6:00 p.m.**

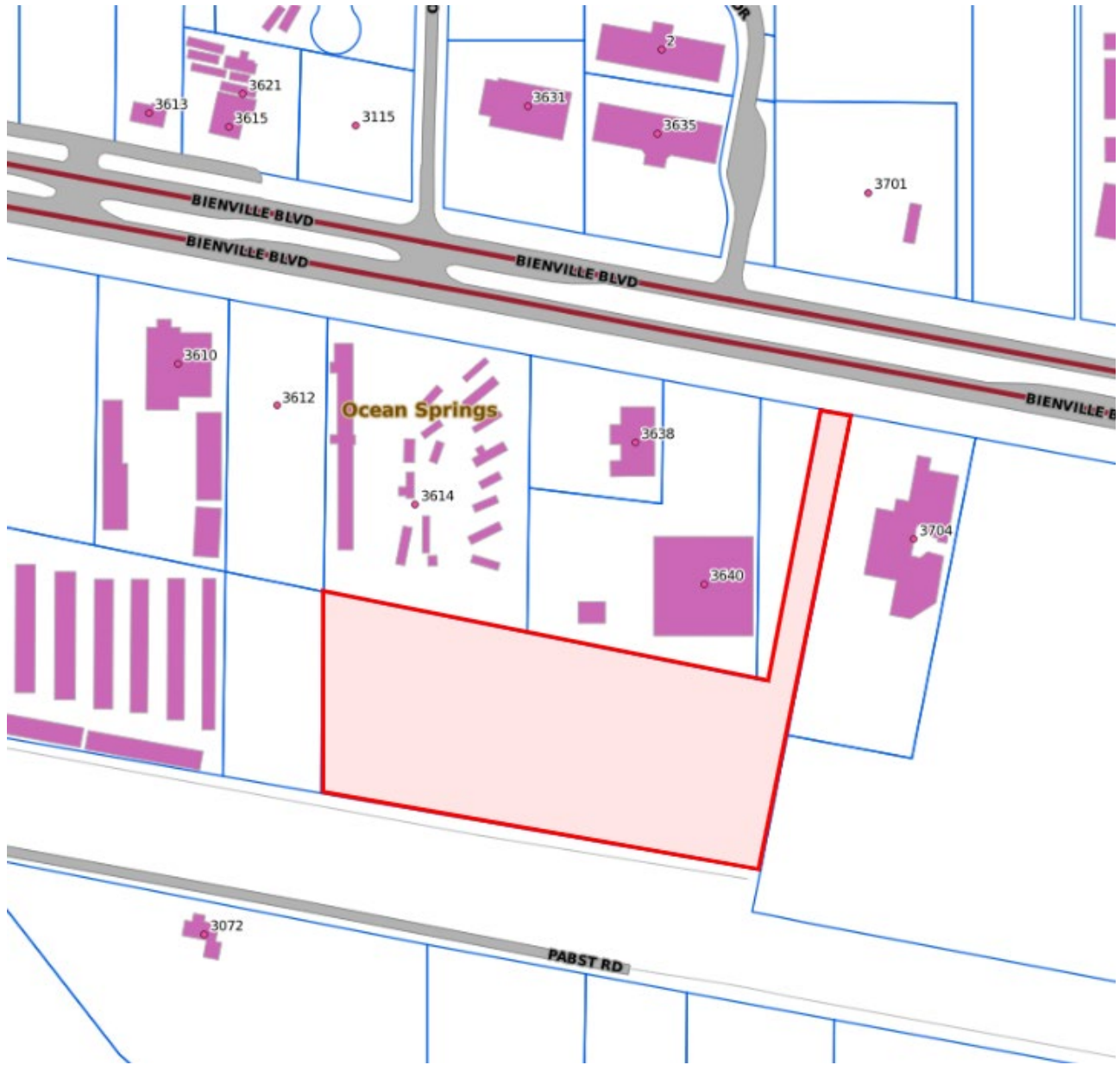
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At the aforementioned time and place, all parties of interest shall have an opportunity to be heard.

Amanda Crose  
City of Ocean Springs  
Planning Director



# Property Link

## JACKSON COUNTY, MS

Current Date 8/11/2025

**Tax Year 2023**  
Records Last Updated 8/10/2025

**PROPERTY DETAIL**

<b>OWNER</b>	ZAYED REALTY LLC C/O RODERICK JACKSON 8877 FRANKWAY DR #2209 HOUSTON TX 77096	<b>ACRES : 5.60</b> <b>LAND VALUE : 207580</b> <b>IMPROVEMENTS : **NA**</b> <b>TOTAL VALUE: 207580</b> <b>ASSESSED : 31137</b>
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**PARCEL** 60127590.050  
**ADDRESS** BIENVILLE

**TAX INFORMATION**

YEAR 2023	TAX DUE	PAID	BALANCE
<b>COUNTY</b>	1568.06	1568.06	0.00
<b>CITY</b>	900.48	900.48	0.00
<b>SCHOOL</b>	2065.94	2065.94	0.00
<b>TOTAL</b>	4534.48	4534.48	0.00

**A Print Fee May Apply, Contact County For Total.**

**LAST PAYMENT DATE** 1 / 3 / 2024

**MISCELLANEOUS INFORMATION**

<b>EXEMPT CODE</b>		<b>LEGAL</b> COM NWC SEC 27 E 2150.93' S 12
<b>HOMESTEAD CODE</b>	None	69
<b>TAX DISTRICT</b>	5660	.42' S 79 DEG E 1677.61' TO PO
<b>PPIN</b>	057352	B
<b>SECTION</b>	27	S 79 DEG E 319' S 79 DEG E 379
<b>TOWNSHIP</b>	7	.7
<b>RANGE</b>	8	8' N 10 DEG E 393' TO S/M HWY
<b>Book</b>	<b>Page</b>	S

[PURCHASE COUNTY TAX SALE FILES](#)

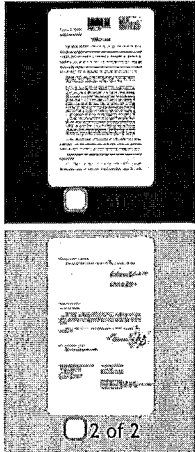
**TAX SALES HISTORY, FOR UNPAID TAXES**

<u>Year</u>	<u>Sold To</u>	<u>Redeemed Date/By.</u>
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\*\*NO TAX SALES FOUND\*\*

Back

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200529321

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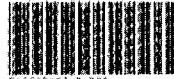
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### Document Summary

Instrument Number: 200529321  
 Party Name: MITCHELL WILLIAM H  
 Assoc. Name: ZAYED REALTY LLC  
 Legal Description: SEC 27; TWN 7; RNG 8;  
 5.6 AC DB 1162-630



200529321 2 PGS

OFFICIAL RECORDS JACKSON COUNTY  
 TERRY MILLER  
 CLERK/RECORDS  
 RECORDING FEE: \$11.00  
 200529321 BK: 1388 PG: 23-24  
 12/08/2005 08:38 AM 2 PGS  
 LANDERSON, DC Repl#018923

STATE OF MISSISSIPPI  
 COUNTY OF JACKSON

### WARRANTY DEED

FOR AND IN CONSIDERATION of the price and sum of TEN AND NO/100 (\$10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, we, **WILLIAM H. MITCHELL and WALLACE M. EASLEY**, do hereby sell, convey and warrant unto **ZAYED REALTY, LLC**, a Mississippi Limited Liability Company, the following described tract, piece or parcel of property, located and situated in Jackson County, Mississippi, being more particularly described as follows, to-wit:

That certain tract or parcel of land located and situated in the Southeast Quarter of the Northeast Quarter, Section 27, Township 7 South, Range 8 West, Jackson County, Mississippi, more particularly described as follows, to-wit:

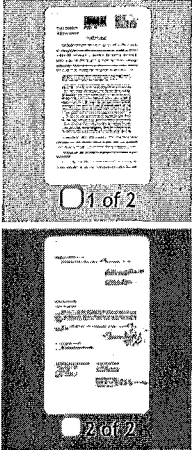
Commencing at a concrete monument marking the Northwest corner of said Section 27, Township 7 South, Range 8 West, Jackson County, Mississippi; run thence East 2130.93 feet to a point; thence run South 1269.42 feet to a concrete monument; thence run South 79° 24' East 1677.61 feet to a concrete monument and the POINT OF BEGINNING of the property described hereby; From said Point of Beginning run thence South 79° 20' 19" East a distance of 319 feet to an iron rod; thence run South 79° 30' 04" East a distance of 379.78 feet to a concrete monument marking the Southeast corner of the property of Ocean Lanes, Inc.; thence run North 10° 40' East a distance of 393 feet, more or less, to a concrete monument located on the South margin of Highway 90; run thence along the South margin of said highway South 79° 34' 29" East a distance of 50 feet to a concrete monument; run thence South 10° 38' 51" West a distance of 499.38 feet to a concrete monument; run thence South 11° 08' 11" West 206.36 feet to an iron rod located on the North margin of a 60 foot right-of-way; run thence along the North margin of said road right-of-way North 79° 24' West 687.5 feet, more or less, to an iron rod marking the Southeast corner of the property of Munro; run thence North 00° 06' 52" West along the East margin of the property of Munro a distance of 317.67 feet to the Point of Beginning. Said parcel containing 5.6 acres, more or less. Being the same property as conveyed to William H. Mitchell and Wallace M. Easley by Warranty Deed dated December 14, 1998, recorded in Deed Book 1162, Page 630-633, Land Deed Records of Jackson County, Mississippi.

The above described property is being conveyed in its "AS IS" condition and said property is made subject to any and all restrictions imposed on the subject property by any governmental authority, including but not limited to, any portion thereof which may be designated as wetlands.

The Grantors herein certify that the above described property does not constitute any part of their homesteads.

This conveyance is made subject to any and all oil, gas and other minerals in, on and under the subject property reserved by former owners, and further made subject to any and all covenants

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200529321

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- Print Zoomed Page

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Document Summary

Instrument Number: 200529321  
 Party Name: MITCHELL WILLIAM H  
 Assoc. Name: ZAYED REALTY LLC  
 Legal Description: SEC 27; TWN 7; RNG 8;  
 5.6 AC DB 1162-630

ements and restrictions of record.

WITNESS OUR SIGNATURES, on this the 5<sup>th</sup> day of December, A.D., 2005.

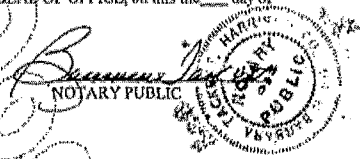
*William H. Mitchell*  
 WILLIAM H. MITCHELL

*Wallace M. Easley*  
 WALLACE M. EASLEY

STATE OF MISSISSIPPI  
 COUNTY OF JACKSON

PERSONALLY CAME AND APPEARED BEFORE ME, the undersigned authority in and for the aforesaid State and County, the within named WILLIA H. MITCHELL and WALLACE M. EASLEY, who, being by me first duly sworn, acknowledged to me that they signed, executed and delivered the foregoing Warranty Deed on the day and year therein mentioned as their voluntary act and deed.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, on this the 5<sup>th</sup> day of December, 2005.



MY COMMISSION EXPIRES:  
 My Commission Expires: MAR 10, 2006

**THIS INSTRUMENT PREPARED BY:**  
 Cumbest, Cumbest, Hunter,  
 and McCormick, P.A.  
 P.O. Drawer 1287  
 Pascagoula, MS 39568-1287  
 Telephone: 228-762-5422

**GRANTOR ADDRESS:**  
 P.O. Box 400  
 Ocean Springs, MS 39566  
 Telephone: 228-219-2535

**GRANTEE ADDRESS:**  
 P.O. Box 1717 3704 Bienville  
 Gulfport, MS 39563 Delah Springs Ms 39564  
 Telephone: 228-863-6727

**This notice is being mailed to you as an owner of property adjacent to the project described below. Copies are sent via standard mail at the cost of the applicant of this project.**

City of Ocean Springs Community Development  
P. O. Box 1800  
Ocean Springs, MS 39566-1800  
228-875-4415

RECEIVED  
AUG 29 2025  
BY: *[Signature]*

**PUBLIC NOTICE**

**PUBLIC NOTICE** is hereby given that the City of Ocean Springs Planning Commission will hold a **public hearing** in the regular meeting place of the Board of Aldermen located in City Hall at 1018 Porter Avenue Ocean Springs, MS, 39564 on

**Tuesday, September 9, 2025 @ 6:00 p.m.**

Regarding the following:

- **Zayed Realty LLC – Bienville Blvd – PIDN: 60127590.050 – Requesting a zoning change from C-H Regional Commercial to M-1 Manufacturing & Warehousing**

**Written comments** related to the above request will be accepted and may be mailed to the City of Ocean Springs Planning Department, Post Office Box 1800, Ocean Springs, MS 39566-1800 or emailed to [acrose@oceansprings-ms.gov](mailto:acrose@oceansprings-ms.gov) and [edill@oceansprings-ms.gov](mailto:edill@oceansprings-ms.gov).

At the aforementioned time and place, all parties of interest shall have an opportunity to be heard.

Amanda Crose  
City of Ocean Springs  
Planning Director

*TOTALY FIVE  
WITH PROPOSED  
ZONE CHANGE  
James D Sutton MD  
3631 BIENVILLE BLVD  
OS MS 39564  
MS eye Associates*

CITY OF OCEAN SPRINGS  
COMMUNITY DEVELOPMENT AND PLANNING  
POST OFFICE BOX 1800  
OCEAN SPRINGS, MS 39566-1800  
228-875-4415

**PLANNING COMMISSION REPORT**

**PUBLIC HEARING DATE:** September 9, 2025

**APPLICANT/OWNER:** Crosspoint Capital LLC, Jesse Saucedo

**REQUESTED ACTION:** Sketch Plat

**DATE OF REQUEST:** August 7, 2025

**LOCATION:** Southeast corner of Groveland Road and Deana Road

**PARCEL NUMBER:** 60123040.000

**DESCRIPTION OF REQUEST:**  
Requesting sketch plat approval of a 33-lot subdivision in the R-3 Medium Density Residential District.

**ADJACENT ZONING AND LAND USE:**  
**Subject Property:** R-3 Medium Density Single-Family Residential - Vacant  
**North:** R-2 Low-Medium Density Single Family  
**South:** R-D Two-Family Residential  
**East:** R-D Two-Family Residential  
**West:** RM-2 Multi-Family Dwellings



### **FINDINGS:**

- The property is approximately 9.78 acres and currently zoned R-3 Medium Density. The R-3 zoning change was approved by the Board of Alderman at the May 2, 2023 meeting.
  - R-3 allows for smaller lot sizes and infill development for a density of 4-6 dwellings per acre.
- **R-3 Medium Density Residential:**
  - Minimum lot area: 7,500 sq ft
    - All 33 proposed lots will meet this requirement.
  - Minimum lot width: 50'
    - All 33 proposed lots will meet this requirement.
  - Front Setback: 20'
    - All 33 proposed lots will meet this requirement.
  - Rear Setback: 20'
    - All 33 proposed lots will meet this requirement.
  - Side Setback: 10'
    - All 33 proposed lots will meet this requirement.
  - Maximum building height: 35'

### **DESCRIPTION OF REQUEST:**

- Sketch plat proposes 33-lots for single-family residential dwellings along a 24' wide public asphalt road that will connect at Groveland Road and Deana Road.
- A proposed green space containing approximately 12,000 square feet is to be used for detention and mailbox kiosk location.
- A Sketch Plat describes the type and intensity of subdivision development and the project phasing plan. It is prepared prior to a Preliminary Plat, which describes more details of a subdivision's lot dimensions, infrastructure, storm-water drainage plan and park provisions.

### **REVIEW CRITERIA:**

- The Planning Commission shall approve the Sketch Plat if it finds that the following criteria are satisfied:
  - The Sketch Plat conforms to all applicable provisions of this UDC;
  - The Sketch Plat represents an overall development pattern that is consistent with the goals and policies of the Comprehensive Plan, Official Zoning Map, Capital Improvements Program, and any other applicable planning documents adopted by the City; and
  - The proposed development is located in an area of the City that is appropriate for current and future development activity and which will not contribute to sprawl and leapfrog development patterns nor to the need for inefficient extensions and expansions of public facilities, utilities, and services.

**DEPARTMENT COMMENTS:**

None received as of September 5, 2025.

**PUBLIC FEEDBACK:**

None received as of September 5, 2025.

**POTENTIAL MOTIONS:**

To recommend **approval** of a Major Subdivision Sketch Plat of Groveland Subdivision for a 33-lot single-family residential subdivision with a green space for detention and mailbox kiosk located on Groveland Road – Parcel 60123040.000.

– OR –

To recommend **denial** of a Major Subdivision Sketch Plat of Groveland Subdivision for a 33-lot single-family residential subdivision with a green space for detention and mailbox kiosk located on Groveland Road – Parcel 60123040.000.



City of Ocean Springs Planning Department  
 1018 Porter Avenue / PO Box 1800 Ocean Springs, MS 39564  
 (228) 875-4415

**APPLICATION: SUBDIVISION DEVELOPMENT**

—Specific Requirements Outlined in Chapter 2 of the Unified Development Code—

**SUBDIVISION TYPE:**     Minor (*4 lots or less*)                       Major (*more than 4 lots*)

**Phase of Development:**     Sketch Plat     Preliminary Plat     Final Plat

*Effective June 11, 2006, the following application fees apply:*

	<u>Minor S/D</u>	<u>Major S/D</u>
Sketch Plat	\$ 250 + \$1	\$ 300 + \$1
Preliminary Plat	\$ 250 + \$ 50/lot	\$ 250 + \$ 50/lot
Final Plat	\$ 250 + \$ 50/lot	\$ 250 + \$ 50/lot

*\$1.00 fee per Ordinance 2022-17 following requirements of Section 25-60-5 MS Code Annotated.*

*Standard mail fee required for notification of property owners within 500' of applicant property. Exact fee to be determined by City, based on current postage rates.*

**Application Date:**    8/7/2025    (*Applications are due by the 7<sup>th</sup> of each month.*)

Name of Subdivision: Groveland Rd

Address of Original Parcel(s): Northwest corner of Deana Rd. and Groveland Rd. Intersection

Parcel ID(s): 60123040.000

- |                     |  |       |                                     |
|---------------------|--|-------|-------------------------------------|
| 1. Applicant:       | <u>Crosspoint Capital LLC (Jesse Saucedo)</u>            | Phone | <u>(228)-366-3223</u>               |
|                     | Address <u>129 Gannet Lane #1240 Ocean Springs, MS</u>   | Email | <u>jesses@phoenixlaborgroup.com</u> |
| 2. Local Agent:     | _____  | Phone | _____                               |
|                     | Address _____  | Email | _____                               |
| 3. Owner of Record: | <u>Same as applicant</u>                                 | Phone | _____                               |
|                     | Address _____  | Email | _____                               |
| 4. Engineer:        | <u>Brown, Mitchell, &amp; Alexander, Inc.</u>            | Phone | <u>(228)-436-7612</u>               |
|                     | Address <u>131 Rue Magnolia Biloxi, MS 39530</u>         | Email | <u>nick@bmaengineers.com</u>        |
| 5. Land Surveyor:   | <u>Brown, Mitchell, &amp; Alexander, Inc.</u>            | Phone | <u>(228)-864-7612</u>               |
|                     | Address <u>401 Cowan Rd., Suite A Gulfport, MS 39507</u> | Email | <u>cseward@bmaengineers.com</u>     |
| 6. Attorney:        | _____  | Phone | _____                               |
|                     | Address _____  | Email | _____                               |

**Attach Appropriate Checklist for Requested Phase of Review**

**Property Information**

1. Tax Map Designation: Section 23 Township: 7 Range: 8
2. Proposed Subdivision Location: On the East side of Deana Rd. *(street)*  
10 ft *(distance in feet)* North *(relative direction)* of Groveland Rd. *(street)*
3. List all contiguous holdings in the same ownership:  
Section N/A Lot(s) N/A
4. Zoning of Parcel(s): R-3 5. Total Acreage: 9.6
6. Smallest Lot Size: 0.172 acre 7. Proposed # of Lots: 33
9. Is the property located within a special district? (historic district, waterview preservation, or other designated overlay district, etc.) No
11. Does the property include any wetlands? If so, include professional wetland delineation. No
12. Has any lot included in this request been previously split or reconfigured, to your knowledge? No
13. Are there any easements or other legal restrictions on the property? If so, please explain. No
14. Are there any existing structures on the property? If so, will they be kept or demolished? No

**Proposed Subdivision Information**

15. Is the subdivision infrastructure proposed to be:  PUBLIC or  PRIVATE?
16. Are any commercial or multi-use activities proposed?  Yes  No  
If so, please describe: \_\_\_\_\_
17. Are any variances being requested for the proposed subdivision? If so, please explain.  
No
18. Have there been any variances, exceptions, appeals or special uses granted for any properties in this request?  
 Yes  No If yes, please explain and state the date(s) of approval: \_\_\_\_\_
19. Is any open space or common area included in this subdivision? (Include any bus stops.)  Yes  No  
If yes, please describe: A general use green space used for detention that will also include a mail kiosk
20. Is the subdivision ingress/egress onto a "major" road, as classified by the City?  Yes  No
21. **Complete where applicable:**  
For Preliminary Plat: Date SKETCH PLAT was approved by Board of Aldermen: \_\_\_\_\_  
For Final Plat: Date PRELIMINARY PLAT was approved by Board of Aldermen: \_\_\_\_\_
  - Were any changes made subsequent to preliminary plat approval?  Yes  No  
If yes, please describe: \_\_\_\_\_
  - Does this final plat request include the entire area approved in the preliminary plat?  Yes  No

**Notes and Next Steps for each phase are provided on the REQUIRED checklists.**

**Affidavit of Ownership**

Attached hereto is an affidavit of ownership indicating the dates the respective holdings of land were acquired, together with the book and page of each conveyance into the present owner as recorded in the County Records of Deeds (Chancery Clerk) office. This affidavit shall indicate the legal ownership of the property, the contract owner of the property, and the date the contract of sale was executed.

I, (print name) JESUS SAUCEDA, hereby certify that:

1. I am the owner of the property that is the subject of this application and that I have read and understand the requirements as outlined in the application.
2. There are no outstanding City of Ocean Springs property taxes or special assessments on the original parcel(s).

I further acknowledge that the information provided herein is true and correct to the best of my knowledge.

Owner(s) Name: JESUS SAUCEDA Parcel ID(s): 60123040.000

Date Property Acquired Date: \_\_\_\_\_ Book and Page of Each Conveyance: \_\_\_\_\_

Owner's Signature [Signature] Date: 8/6/2025

**NOTE: If corporate ownership, attach a list of all directors, officers, stockholders of each corporation owning more than 5% of any class of stock.**

STATE OF MS

COUNTY OF Jackson

I Jesus Saucedo, hereby depose and say that all the above statements and the statements contained in the papers submitted herewith are true.

Mailing Address \_\_\_\_\_

Subscribed and sworn before me this 6<sup>th</sup> day of August, 2025.

My Commission expires: Sept 22, 2028

Notary Signature: [Signature]





## CHECKLIST: SUBDIVISION DEVELOPMENT – SKETCH PLAT

—Specific Requirements Outlined in Chapter 2.20 of the Unified Development Code—

**PROPOSED SUBDIVISION NAME AND/OR PID#:** \_\_\_\_\_

The following items **MUST** be checked off , APPLICANT signature must be provided on the second page, and this document must be included with a fully completed application to be eligible for review:

- Sketch Plat plans – 4 full size plan sets (24"x36"), one 11"x17", and electronic PDF file.
- Vicinity map identifying lot(s) relationship to adjacent parcels, roadways or other landmarks
- Date, north arrow and scale – **must be 1 inch = 100 feet or less unless specifically approved**
- Location map drawn at a scale of 2,000 feet per inch showing the area within a one-mile radius of the proposed subdivision.
- Topographic contours based on USGS or NAVD Datum at two-foot (2') intervals based on USGS or NAVD Datum unless otherwise approved.
- Parcel ID number(s)
- Existing and proposed lot lines, lot dimensions, lot areas and all required building setbacks
- Existing zoning of all parcels
- Existing driveway(s), roads and road easements/rights-of-way
- Proposed street alignments and widths, notated as public or private – including proposed and existing arterial and collector streets to serve the general area
- FEMA flood zone designations and base flood elevations
- Significant drainage features and structures including any 100-year floodplains, showing location and dimensions of each.
- Distance from existing structures to existing and proposed property lines, if applicable.
- Existing utilities, including any septic tanks or other private utilities
- Location and types of any protected trees – *see Section 4.11: Tree Protection and Preservation*. Indicate if any are proposed for removal.
- Areas that may be reserved for parks, conservation or open space
- If the proposal includes future development phases, indicate approximate boundaries and timing of implementation.
- Existing water bodies and wetlands, approximating jurisdictional boundaries, include wetland delineation if applicable

- Identification of known exceptional topographical, cultural, historical, archaeological, hydrological or any other physical conditions of the property to be developed or within 100 feet on adjacent tracts.
- Name, signature and seal of licensed engineer or registered land surveyor who prepared drawings
- Was a neighborhood meeting recommended and scheduled?  Yes  No  
*If so, provide date and location of the meeting and attach a sign-in sheet.*

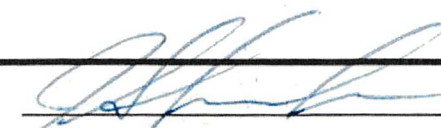
**Sketch Plat Notes:**

1. Preliminary plat can be submitted prior to approval of sketch plat, although it is not recommended.
2. A lot clearing permit can be obtained prior to sketch plat approval, if applicable. However, all stormwater requirements must be met prior to permit issuance.
3. An application must be filed with the Jackson County Utility Authority (JCUA) prior to construction, so it is recommended the developer do so immediately after Sketch Plat Approval.
4. While the Public Works Checklist is not required at this phase, it is highly recommended to complete the checklist and include any questions on these items in discussions with staff.
5. The USPS has a separate policy regarding mail delivery: "National Delivery Planning Standards / A Guide for Builders and Developers". These standards must be reviewed and any questions regarding provisions for mail delivery must be addressed with USPS prior to approval.
6. The approval of the Sketch Plat shall not expire as long as the development proceeds in accordance with the phasing plan. At such time as the development lags one year behind the approved phasing plan, or a period of one-year elapses without approval of a Preliminary Plat, Sketch Plat approval shall expire. Upon receipt of a written request, the Zoning and Adjustment Board and Planning Commission may approve extensions upon finding that changing conditions in the City do not necessitate changes to the approved Sketch Plat.
7. Sketch Plat approval does not ensure approval of a Preliminary Plat involving a substantially different concept or failing to meet specific requirements of these regulations, and approval does not comprise any vesting of development rights or any assurance that permits of any kind will be issued.

**Next Steps**

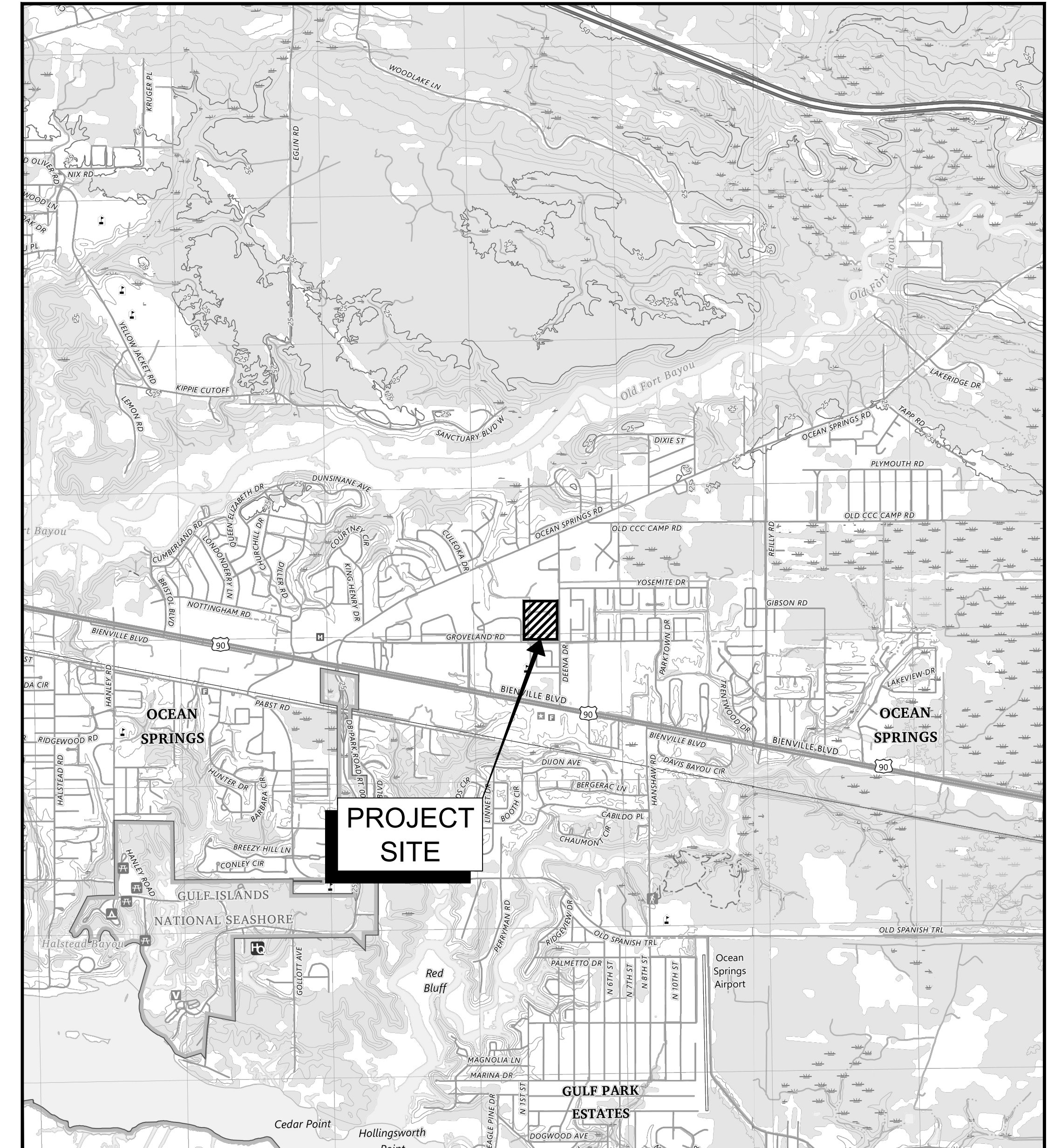
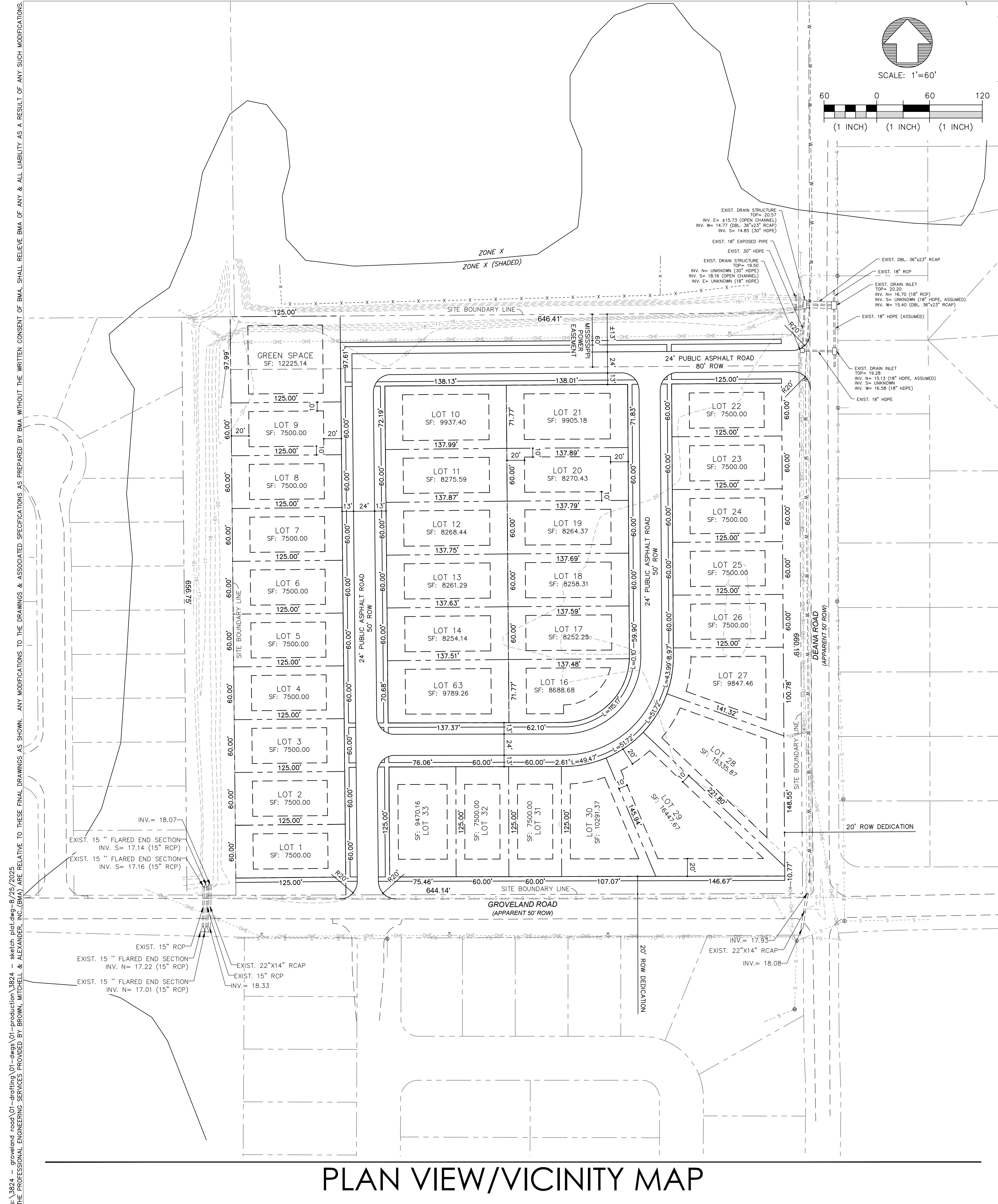
Once the application is received (with all attachments) and fee is paid, the City will review the package and schedule the request on the next appropriate Planning Commission agenda. Appropriate time must be allowed for City review and public notification via standard mail and City review prior to the Planning Commission meeting. The Planning Commission will make a recommendation to the Board of Alderman, which will approve or reject the request. Applicants are encouraged to attend both the Planning Commission and Board of Aldermen meetings to respond to questions. The Planning Commission meets the 2<sup>nd</sup> Tuesday of each month at 6:00 pm and the Board of Aldermen meets the 1<sup>st</sup> and 3<sup>rd</sup> Tuesday of each month at 6:00 pm. All meetings occur in the City Hall Board room at 1018 Porter Avenue.

**Applicant Signature:** \_\_\_\_\_



**DATE:** \_\_\_\_\_

8/6/2025



**EXISTING LEGEND**

---	PROPERTY LINE
---	PROPERTY LINE (TAX PARCEL)
---	CONTOUR LINE
---	EDGE OF PAVEMENT
---	OVERHEAD ELECTRIC
---	SEWER MAIN
---	DRAINAGE LINE

**PROPOSED LEGEND**

---	PROPERTY/LOT LINE
---	SETBACK
---	NEW PAVEMENT

**SITE DATA**

PARCEL ID:	60123040.000
TOTAL BOUNDARY AREA:	9.78 AC.
ZONING:	R-3
FLOOD DESIGNATION:	ZONE X (SHADED)
FYSB:	20'
RYSB:	20'
YSB:	10'

THIS DRAWING WAS PREPARED FOR THE PURPOSE OF OBTAINING SKETCH PLAT APPROVAL FOR THE CITY OF OCEAN SPRINGS AND IS NOT FOR CONSTRUCTION

**BROWN, MITCHELL & ALEXANDER, INC.**  
CONSULTING ENGINEERS  
www.bmaengineers.com

401 Cowan Road,  
Suite 200  
Culpeper, VA 22624  
(540) 725-7612

131 Rue Magnolia  
Belle Meade, TN 37017  
(615) 833-2636  
(228) 436-7612

3221 Market Street  
Foscoigne, MS 39567  
(228) 864-7612

**GROVELAND SUBDIVISION**  
CROSSPOINT CAPITAL LLC  
OCEAN SPRINGS, JACKSON COUNTY, MISSISSIPPI

**SKETCH PLAT**

CAD: NLG  
ENG: BJS  
DATE: 8/5/2025  
SCALE: 1"=60'  
BMA#: 3824  
FILE: 3824 Sketch Plat.dwg

SHEET: C-001

REV: \_\_\_\_\_ DATE: \_\_\_\_\_ BY: \_\_\_\_\_

SEAL: [Professional Engineer Seal]

s:\3824 - groveland road\01-drafting\01-dwg\01-production\3824 - sketch plat.dwg-8/25/2025  
THE PROFESSIONAL ENGINEERING SERVICES PROVIDED BY BROWN, MITCHELL & ALEXANDER, INC. (BMA) ARE RELATIVE TO THESE FINAL DRAWINGS AS SHOWN. ANY MODIFICATIONS TO THE DRAWINGS & ASSOCIATED SPECIFICATIONS AS PREPARED BY BMA WITHOUT THE WRITTEN CONSENT OF BMA, SHALL RELIEVE BMA OF ANY & ALL LIABILITY AS A RESULT OF ANY SUCH MODIFICATIONS.

**This notice is being mailed to you as an owner of property adjacent to the project described below. Copies are sent via standard mail at the cost of the applicant of this project.**

---

City of Ocean Springs Community Development  
P. O. Box 1800  
Ocean Springs, MS 39566-1800  
228-875-4415

### PUBLIC NOTICE

**PUBLIC NOTICE** is hereby given that the City of Ocean Springs *Planning Commission* will hold a **public hearing** in the regular meeting place of the Board of Aldermen located in City Hall at 1018 Porter Avenue Ocean Springs, MS, 39564 on

**Tuesday, September 9, 2025 @ 6:00 p.m.**

Regarding the following:

- **Crosspoint Capital LLC – Groveland Rd – PIDN: 60123040.000 – Requesting Sketch Plat approval of a 33-lot subdivision (Groveland Subdivision) – Jesse Saucedo**

**Written comments** related to the above request will be accepted and may be mailed to the City of Ocean Springs Planning Department, Post Office Box 1800, Ocean Springs, MS 39566-1800 or emailed to [acrose@oceansprings-ms.gov](mailto:acrose@oceansprings-ms.gov) and [edill@oceansprings-ms.gov](mailto:edill@oceansprings-ms.gov).

At the aforementioned time and place, all parties of interest shall have an opportunity to be heard.

Amanda Crose  
City of Ocean Springs  
Planning Director



# Property Link

## JACKSON COUNTY, MS

Current Date 9/ 3/2025

**Tax Year 2023**  
Records Last Updated 9/ 2/2025

### PROPERTY DETAIL

**OWNER** CROSSPOINT CAPITAL LLC  
129 GANNET LN CAPITAL TOWERS S  
  
OCEAN SPRINGS MS 39564

**ACRES** : 10.00  
**LAND VALUE** : 353  
**IMPROVEMENTS** : \*\*NA\*\*  
**TOTAL VALUE**: 353  
**ASSESSED** : 53

**PARCEL** 60123040.000  
**ADDRESS** GROVELAND

### TAX INFORMATION

YEAR 2023	TAX DUE	PAID	BALANCE
COUNTY	3.44	3.44	0.00
CITY	1.53	1.53	0.00
SCHOOL	3.52	3.52	0.00
<b>TOTAL</b>	<b>8.49</b>	<b>8.49</b>	<b>0.00</b>

**A Print Fee May Apply, Contact County For Total.**

**LAST PAYMENT DATE** 2 / 1 / 2024

### MISCELLANEOUS INFORMATION

EXEMPT CODE	LEGAL
<b>HOMESTEAD CODE</b>	SW1/4 SW1/4 SW1/4 DB 2098-425
<b>TAX DISTRICT</b>	(2
<b>PPIN</b>	5660 96 MAP786.23-03)
<b>SECTION</b>	057111
<b>TOWNSHIP</b>	23
<b>RANGE</b>	7
	8

**Book** **Page**

### [PURCHASE COUNTY TAX SALE FILES](#)

### TAX SALES HISTORY, FOR UNPAID TAXES

Year Sold To Redeemed Date/By  
\*\*NO TAX SALES FOUND\*\*

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