

The Minutes of the City of Ocean Springs
Zoning & Adjustment Board
Tuesday August 12, 2025

1. Call meeting to order

A meeting of the City of Ocean Springs Zoning and Adjustment Board (ZAB) was called to order by Chairman Nick Gant at 5:00 PM on Tuesday August 12, 2025. Other members present were David Hayden, Lethel Bowden, Don Atwell, and William Thompson. Also present was Planning Director Amanda Crose, Interim Director Wade Morgan, Planning Technician Elizabeth Dill, and City Attorney David Harris.

2. Approval of Minutes

a. April 8, 2025

A motion was made by Nick Gant, seconded by Don Atwell to approve the minutes as amended. The motion carried unanimously.

3. Old Business

a) None

4. New Business

a. **Adopting Zoning and Adjustment Board By Laws**

A motion was made by Nick Gant, seconded by William Thompson, to recommend approval for the Adopting of the Zoning and Adjustment Board By Laws. The motion carried unanimously.

b. **Cardiff Development Partners – East side of Church Street and North from Bienville Blvd – PIDN: 60119058.000 – A variance request for a reduction of the minimum landscape buffer requirement from 20 feet to 15 feet and a reduction in the minimum width for the proposed one-way alley from 18 feet wide to 13.5 feet wide - Tom Davies**

- Dan Burton spoke in favor of the variance for the reduction of the landscape buffer as well as the variance for the proposed one-way alley.

A motion was made by Nick Gant, seconded by Don Atwell to recommend approval for a reduction of the minimum landscape buffer requirement from 20 feet to 15 feet based on the hardship that the buffer is only required because of the residential use of

the property to the north, even though it is zoned for Commercial Highway and other mitigating factors. The motion carried unanimously.

A motion was made by Nick Gant, seconded by William Thompson to recommend approval of the variance request for the reduction of the width of the proposed one-way alley from 18 feet to 13.5 feet wide based on a couple factors such as the unusually flag shaped lot and that there is not going to be any parking off of this driveway. The motion carried unanimously.

- c. **Coast 85 Group – 1401 Government Street – PIDN: 60119426.000 – A variance request for a reduction of the minimum landscape buffer requirement from 20 feet to 16.6 feet for the construction of a parking space – Marques Thomas**

A motion was made by Nick Gant, seconded by William Thompson to recommend approval of a reduction of the minimum landscape buffer requirement from 20 feet to 16.6 feet for the construction of a parking space to allow them to meet the City's minimum requirements for parking due to the unusual and exceptional narrowness of the parcel. The motion carried unanimously.

5. Audience Request

- a) None

6. Adjourn

A motion was made by Don Atwell, seconded by Nick Gant to adjourn the meeting. The motion carried unanimously.