

The Minutes of the City of Ocean Springs
Planning Commission
Tuesday, June 10, 2025

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 April 8, 2025. The members present were Matthew Hinton, Kevin O'Connell, Joey Conwill and Joeseeph McCormick and Marshall Johnson. Absent was Andy Phelan and Nicholaus Geiser. Also present was Wade Morgan Planning Director, Planning Administrator Hannah Sullivan, and City Attorney Will Norman.

2. Approval of Minutes:

- a) May 13, 2025

A motion was made by Kevin O'Connell seconded by Joey Conwill to accept the minutes from May 13, 2025, as submitted. The motion carried unanimously.

3. Old Business:

- a) **Public Hearing: 901 Bienville Blvd. northwest corner of Bienville Blvd. and Washington Ave.- Requesting the Vacation of Alley; abutting PIDN: 60119054.000, 60119056.000, 60119058.000, 60119046.000, 60119042.000, 60119048.000, 60119050.000 - Tom Davies**

A motion was made by Marshall Johnson and seconded by Kevin Oconnell to open public hearing. The motion carried unanimously. Dan Burton, Mellisa Burton and James Charles Spoke in opposition. Ellen Hall, Tim Charleson spoke. A motion was made to accept a letter from Raj Tuli and Tom Davies into the record. The motion carried unanimously. A motion was made by Kevin Oconnel and seconded by Marshall Johnson to close public hearing. The motion carried unanimously. A motion was made by Kevin Oconnell and seconded by Joey Conwill to recommend approval of the vacation of the alley. The motion carried unanimously.

- b) **Public Hearing: Spring Plaza Subdivision – 1515 Bienville Blvd – PIDN: 61265011.000 – Request approval for a Minor Subdivision of a 3-lot subdivision –Zoning: C-H Regional Commercial – Abe Karmel**

A motion was made by Kevin Oconnell and seconded by Joey Conwill to open public hearing. The motion carried unanimously. A motion was made by Marshall Johnson and seconded by Joey Conwill to close public hearing. The motion carried unanimously. A motion was made by Joey Conwill and seconded by Kevin Oconnell to recommend approval of the minor subdivision. The motion carried unanimously.

4. New Business:

- a) **Public Hearing: North side of Bienville Blvd; between Lakeview Drive and MS Hwy 57 – PIDN: 61104005.000 – Request for a Conditional Use Permit (CUP) to build a mixed-use development for retail and residential use – Zoning: C-H Regional commercial - Sawgrass Development, LLC**

A motion was made by Marshall Johnson and seconded by Kevin Oconnell to open public hearing. The motion was carried unanimously. A motion was made by Marshall Johnson Kevin O’Connell to close public hearing. The motion carried unanimously. A motion was made by Joey Conwill and seconded by Kevin Oconnell to recommend approval of the conditional use permit. The motion carried unanimously.

- b) **Public Hearing: 3419 Bienville Blvd - PIDN: 60127491.050 - Request approval of a Commercial Subdivision Final Plat - Zoning: C-H Regional Commercial District - KD Ocean Springs, LLC**

A motion was made by Kevin Oconnell and seconded by Joseph McCormick to open public hearing. The motion was carried unanimously. A motion was made by Joeseph McCormick and seconded by Kevin Oconnell to close public hearing. The motion carried unanimously. A motion was made by Joseph McCormick and seconded by Marshall Johnson to recommend approval of the commercial subdivision final plat. The motion carried unanimously.

- c) **Public Hearing: 4005 Government St - PIDN: 60127030.040 - Request approval for a Minor Subdivision of a 4-lot subdivision - Zoning: R-1 Low Density Single Family - Roland Williams**

A motion was made by Kevin Oconnell and seconded by Marshall Johnson to open public hearing. The motion was carried unanimously. A motion was made by Joeseph McCormick and seconded by Kevin Oconnell to close public hearing. The motion carried unanimously. A motion was made by Joseph McCormick and seconded by Marshall Johnson to recommend approval of the Minor subdivision. The motion carried unanimously.

d) Public Hearing: Sells St; located between 132 Pine Drive and 140 Pine Drive – Requesting the Vacation of Right of Way – Zoning: R-1 Low Density Single Family - Jacklyn Wrigley & Erich Nichols

A motion was made by Kevin Oconnell and seconded by Joey Conwill to open public hearing. The motion was carried unanimously. Jacklyn Wrigley spoke about the request. Margaret Hopper and Stacey Broussard spoke in opposition. Erich Nichols spoke regarding the request. A motion was made by Kevin Oconnell and seconded by Marshall Johnson to close public hearing. The motion carried unanimously. A motion was made by Kevin Oconnell and seconded by Marshall Johnson to recommend approval of the vacation contingent upon a merger of PIDN 61395002.000 and PIDN 60129890.000 The motion carried unanimously.

e) Public Hearing: 1209 Robinson Street – PIDN: 60119434.000 – Request a zone change from R-D Two Family Residential to CMX-2 Community Commercial/Mixed Use – Zoning: R-D Two Family Residential - Lloyd Vincent Thurmon

A motion was made by Kevin Oconnell and seconded by Joey Conwill to open public hearing. The motion carried unanimously. Ester Payton, Greg Gibson, Julia Illane, James Lewis, Renee Oliver, Francine Silia Claymore, Greta Whales, Warrior Hughs spoke in opposition of the rezone. A motion was made by Kevin Oconnell and seconded by Joseph McCormick to close public hearing. The motion passes unanimously. A motion was made by Kevin Oconnell and seconded by Joseph McCormick to recommend denial of the rezone. The motion carried unanimously.

5. General Public Comment

James Lewis thanked the planning commissioners.

6. Commissioners Forum

Mathew Hinton said his final farewell to the planning commissioners and thanked the residents for all of their support. A letter from Andy Phelan was read to the commissioners thanking Matthew Hinton for his time and service to the city and the Planning Commission.

7. Adjourn

A motion was made by Marshall Johnson seconded by Joseph McCormick to adjourn the meeting. The motion carried unanimously.