

**The Minutes of the City of Ocean Springs**  
**Planning Commission**  
**Tuesday, July 8, 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 July 8, 2025. The members present were Joseph McCormick, Kevin O'Connell, Andy Phelan, Marshall Johnson, and Nick Geiser. Absent was Joey Conwell. Also present were Wade Morgan Planning Director, Planning Technicians Elizabeth Dill and Hannah Sullivan, and City Attorney David Harris.

**2. Approval of Minutes:**

- a) June 10, 2025

A motion was made by Kevin O'Connell, seconded by Joseph McCormick to accept the minutes from June 10, 2025, as corrected. The motion carried unanimously.

**3. Old Business:**

A motion was made by Joseph McCormick, second by Kevin O'Connell to accept the email from Chelsea Prince and the packet from Donovan Scruggs into the minutes. The motion carried unanimously.

- a) **Public Hearing: Lima Properties, LLC – Martin Luther King Drive – PIDN: 60119334.000, 60119332.000, 60119330.000, 60119340.000, 60119328.000, and 60119328.050 – Requesting a zoning change from R-D Two Family Residential to CMX-1 Neighborhood Commercial/Mixed Use – Donovan Scruggs**

A motion was made by Kevin O'Connell, seconded by Nick Geiser to open the public hearing. The motion carried unanimously. Ellen Hall, Joe Jewel, James Lewis, Sam Washington, Greg Gipson, Fay Payton, and Richard Jackson spoke in opposition. A motion was made by Kevin O'Connell and seconded by Marshall Johnson to close the public hearing. The motion carried unanimously. A motion was made by Kevin O'Connell and seconded by Joseph McCormick to recommend denial of the rezone from R-D to CMX-1. The motion passed with a 4 to 1 vote. Joseph McCormick, Kevin O'Connell, Andy Phelan, and Marshall Johnson voted yes, and Nick Geiser voted to no.

- b) **Public Hearing: Approve the Draft Ocean Springs 2045 Comprehensive Plan update. City of Ocean Springs**

A motion was made by Marshall Johnson, seconded by Joseph McCormick to open the public hearing. The motion carried unanimously. Joe Jewel, Ellen Hall, and James Lewis spoke in opposition. A motion was made by Kevin O'Connell, seconded by Marshall Johnson to close the public hearing. The motion carried unanimously. A motion was made by Kevin O'Connell, seconded by Marshall Johnson to recommend denial of the Draft Ocean Springs 2045 Comprehensive Plan update. The motion passed with a 3 to 2 vote.

Kevin O'Connell, Marshall Johnson, and Andy Phelan voted yes, and Joseph McCormick and Nick Geiser voted no.

**4. New Business:**

- a) None

**5. General Public Comment**

James Lewis, Ellen Hall, and Joe Jewel thanked the planning commissioners.

**6. Commissioners Forum**

Andy Phelan and the rest of the Planning Commissioners recognized Joseph McCormick 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.