

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 Marshall Johnson 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.