

**The Minutes of the City of Ocean Springs**  
**Planning Commission**  
**Wednesday November 12, 2025**

**1. Call Meeting to Order**

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

Chairman Andy Phelan called into the meeting at 6:15 p.m.

**2. Approval of Minutes:**

- a) September 9, 2025

A motion was made by Michael Smith, seconded by Nicolaus Geiser, to accept the minutes from September 9, 2025, as submitted. The motion carried unanimously.

**3. Old Business:**

- a) None

**4. New Business:**

- a) **Public Hearing: Alexandria & David Arnold – 145 Lafayette Circle – PIDN: 61380024.000 – Approval of a Short-Term Rental Permit**

A motion was made by Nicolaus Geiser, seconded by Michael Smith, to open the public hearing. The motion carried unanimously.

Amanda Crose, Planning Director, introduced the case and stated the property is zoned R-2 Low-Medium Density Residential with a single-family dwelling. This property would be 53 out of 60 available permits in the City-Wide Zone for short-term rentals. She stated the Property Manager is Kenny Foreman and resides within 2 miles of the city limits. The short-term rental inspection was conducted on October 23, 2025, and a maximum occupancy of six (6) was approved by the Fire Marshall and a maximum number of three (3) vehicles were approved by the Building Official. The Guest Rules were posted during the inspection. No code violations were received.

- Kenny Foreman – Ward 6 – property manager spoke on behalf of the property owners.

A motion was made by Nicolaus Geiser, seconded by Michael Smith, to close the public hearing. The motion carried unanimously.

A motion was made by Jennifer Dalgo, seconded by Nicolaus Geiser, to recommend approval of the short-term rental permit at 145 Lafayette Circle with an annual renewal and compliance with the City of Ocean Springs STR Ordinance. The motion carried unanimously, with 4 yay and 3 absent.

**b) Public Hearing: Gregory Williams – 614 Clark Ave – PIDN:60157010.000 – Approval of a Short-Term Rental Permit**

A motion was made by Nicolaus Geiser, seconded by Jennifer Dalgo, to open the public hearing. The motion carried unanimously.

Amanda Crose, Planning Director, introduced the case and stated the property is zoned R-D Two Family Residential with a single-family dwelling. This property would be 54 out of 60 available permits in the City-Wide Zone for short-term rentals. She stated the Property Manager is Chris Dearman and resides within 2 miles of the city limits. The short-term rental inspection was conducted on October 22, 2025, and a maximum occupancy of six (6) was applied for; however, four (4) were approved by the Fire Marshall and a maximum number of four (4) vehicles were applied for; however, only three (3) vehicles were approved by the Building Official. The Guest Rules were posted during the inspection. No code violations were received.

- Jet Williams – Ward 2 – property owners' son spoke on behalf of the property owner.

A motion was made by Nicolaus Geiser, seconded by Jennifer Dalgo, to close the public hearing. The motion carried unanimously.

A motion was made by Michael Smith, seconded by Nicolas Geiser, to recommend approval of the short-term rental permit located at 614 Clark Ave with an annual renewal and compliance with the City of Ocean Springs STR Ordinance. The motion carried unanimously, with 4 yay and 3 absent.

Chairman Andy Phelan joined meeting via phone call at 6:15 pm. after the motion of 614 Clark Ave.

**c) Public Hearing: Southeastern Construction & Remodeling, LLC – Pabst Rd – PIDN: 60127170.000 – Requesting Sketch Plat approval for a 123 – lot subdivision (Holly Grove Subdivision) – Mickey L. Robertson, P.E.**

A motion was made by Nicolaus Geiser, seconded by Jennifer Dalgo, to accept opposition letters into the minutes that arrived after the Agenda and Packet were published. The motion carried unanimously.

Amanda Crose, Planning Director, introduced the case. She stated the property is zoned R-1A Special Apartment Use District and is currently vacant. The applicant is requesting approval for Sketch Plat of a 123-lot subdivision for townhome dwellings on proposed private streets named Holly Grove Subdivision. There is a combination of 5-plex and 6-plex townhome buildings on the 19.46-acre property with a density of 6.32 lots per acre. 5' sidewalks are illustrated within the development and along Pabst Road. 20' buffer

provided along the adjoining properties to the south and west. 21.2% green space is provided with the minimum requirement in R-1A being 5%. 1.17-acre pond with at least 20' wide walkable uplands surrounding the property is shown. Proposed amenities include a Clubhouse, pool, and pickleball courts. The applicant is proposing a pump station to be located on-site. The property was rezoned from R-1 to R-1A at the June 16, 1987, Board of Aldermen meeting. A Neighborhood Meeting was held by the Developer on August 26, 2025, at the Ocean Springs Community Center where a question-and-answer session was held.

She also stated the Water Department, Sewer Department, Drainage Department, Fire Department, and Engineering issued comments on the Sketch Plat. A traffic study was submitted by the applicant and concluded that a left turn lane is warranted on Government Street at Holly Grove Road. There were 18 letters of opposition posted with the agenda and since posting an additional 12 letters and a 55 signature petition was received by the planning office.

M. Smith wanted to address the open space. He stated the document shows 5% open space for apartments but later on in the UDC in Section 4.18 it states the green space requirement is 20% open space. He stated the sketch plat does show 21% but there are other guidelines in that section that states you can only use 25% of a retention pond, building footprints were not applicable, and he believes the sketch plat is using the different housing units as open space. Parking spaces are not allowed to be utilized either. If not now, then the preliminary plat should ensure the requirements of Section 4.18 are met.

A motion was made by Nicolaus Geiser, seconded by Jennifer Dalgo, to open the public hearing. The motion carried unanimously.

Ross Bruce, spoke as the applicant of the project. He mentioned a couple points to consider about the project is the property is zoned R-1A and by-right 240 apartments could be presented but he believes their project of 123 townhomes is more in line with the surrounding neighborhoods with garages and backyards. He stated they are proposing a community 50% less dense than what the zoning allows for. Community amenities include a clubhouse, resort style pool, and pickleball courts with 21% green space.

Mr. Bruce mentioned the property will have an onsite property maintenance, private and gated community. He stated they will maintain ownership and maintain all roadways, sidewalks, ponds, and most of the improvements with the exception of the sewer lift station.

Traffic study was not required however, the applicant hired Neel Schaffer to conduct the traffic study and has been entered into the record.

The following citizens spoke in opposition to the sketch plat for Holly Grove Subdivision:

- Pat Burlison – Ward 5 – Discussed the traffic at the intersection of Knapp Road and Government Street, Pabst Road traffic, and Magnolia Bayou subdivision becoming a cut-through neighborhood.

- Robert Zittleman – Ward 5 – Discussed the values of property and traffic.
- Tristan Armer – Ward 5 – Stated the Deed & Quitclaim Deed are not correct, mentioned the hammerheads are not allowed and cul-de-sacs are required, there is not a buffer on the east side of the property along the park property, no sign off by the National Park Superintendent, spot zoning, ROW concerns, and Comprehensive Plan.
- Rickey Mattiace – Ward 5 – Stated his concerns were the same as Tristen Armor.
- Wyatt Davis – Ward 4 – Discussed concerns about units being sold.
- Norma Herrington – Ward 5 – Spoke about dispute of traffic study and selling of property.
- Kate Mendoza – Ward 4 – Discussed traffic concerns between Magnolia Park School and Pabst Road, low-income apartments, and amenities.
- Mark Peterson – Ward 4 – Spoke about wetlands.
- Rhett McNorton – Wad 5 – Discussed past complaints against the applicant.
- Belinda Serata – Ward 5 – Spoke about traffic, traffic study, construction impacts on Pabst Road, and schools impact.
- William Lefferson – Ward 4 – Spoke about drainage ditches and concerns in Beverly Place.
- Sandra Peterson – Ward 4 – Spoke about drainage ditches and traffic study.
- Jack Pickering – Ward 4 – Discussed on what is best for Ocean Springs.

A motion was made by Michael Smith, seconded by Andy Phelan, to accept a warranty deed and a quitclaim deed into the minutes that was provided by Tristen Armor – Ward 5.

Mr. Ross Bruce addressed the opposition comments.

A motion was made by Michael Smith, seconded by Jennifer Dalgo, to close the public hearing. The motion carried unanimously.

A motion was made by Andy Phelan, seconded by Jennifer Dalgo to recommend approval of the Holly Grove Sketch Plat, a 123-lot subdivision for townhome dwellings. The motion carried unanimously, with 5 yay and 2 absent.

## **5. General Public Comment**

- William Lefferson – Ward 4 – Discussed the neighborhood meeting held by the

Holly Grove developers and how the citizens were notified about the meeting.

- Mark Peterson – Ward 4 – Discussed the general approval of projects.
- Alison Campbell – Ward 5 – Spoke about density of Magnolia Bayou and how to rezone a property.
- Jack McDavid – Ward 4 – Spoke about removing trees when new subdivisions are developed.
- Belinda Serata – Ward 5 – Spoke about the clearing permit that was obtained for the Holly Grove property.
- Ernie Pettis – Ward 4 – Spoke about not receiving notice for the neighborhood meeting held by the Holly Grove Developers.
- Greg Dion – Ward 4 – Discussed current issues with drainage on Tara Lane.
- Lisa Greenberg – Ward 4 – Spoke about Pabst Road existing problems.
- Azure Waller – Ward 1 – Spoke about the status of the new Comprehensive Plan and Short-Term rentals.
- Scott Hawkins – Ward 5 – Discussed slowing developments down and keeping the developers local.

## **6. Commissioners Forum**

## **7. Adjourn**

A motion was made by Nicolaus Geiser, seconded by Andy Phelan to adjourn the meeting. The motion carried unanimously.

The meeting ended at 7:49 p.m.