



**PLANNING COMMISSION MEETING AGENDA
CITY OF OCEAN SPRINGS - PLANNING COMMISSION
TUESDAY, MARCH 10, 2026 - 6:00 PM**

- 1. Call Meeting to Order**
- 2. Approval of Minutes**
 - a. February 10, 2026
- 3. Old Business**
 - a. None
- 4. New Business**
 - a. **DEFERRED TBD:** Gibson Road – PIDN: 60124060.000 – Madison Place Phase IIA – Meritage Homes of Mississippi, Inc. – Requesting Final Plat approval for 8 lots of the 51-lot subdivision
 - b. **Public Hearing:** 808 Desoto #10 – PIDN: 60119106.000 – Magan Hutchens – Requesting approval of a Short-Term Rental Permit
- 5. General Public Comment**
- 6. Commissioner’s Forum**
- 7. Adjourn**

The Minutes of the City of Ocean Springs
Planning Commission
Tuesday, February 10, 2026

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, February 10, 2026. The members present were Clay McArdle, Michael Smith, Kevin O'Connell, Marshall Johnson, Nicolaus Geiser, and Jennifer Dalgo. Also, present were Amanda Crose - Planning Director, Elizabeth Dill - Planning Technician, Sirrae Williams - Planning Office Administrator, and David Harris - City Attorney.

2. Approval of Minutes:

- January 13, 2026

A motion was made by Marshall Johnson, seconded by Kevin O'Connell, to approve the minutes from January 13, 2026. The motion carried unanimously.

3. Old Business:

- None

4. New Business:

- a) **Public Hearing: 130 Booth Circle – PIDN: 61133170.000 – Mary & Ross Reardon – Requesting approval of a Short-Term Rental Permit**

A motion was made by Kevin O'Connell, seconded by Marshall Johnson, to open the public hearing. The motion carried unanimously.

Sirrae Williams, Planning Office Administrator, introduced the case and stated the property is located at 130 Booth Circle and is zoned R-1 Low Density Single-Family Residential with a single-family dwelling. The property is located within the City-Wide Zone for short-term rentals and would represent 53 of 60 available permits. She stated that the Property Manager, Chris Dearman, lives within 2 miles of the city limits. A copy of the rental agreement was included with the application.

Public hearing notices were mailed on January 21, 2026, to 47 property owners within 500 feet of the subject property. Notice of the public hearing was advertised at least 15 days prior to the meeting, published on January 25, 2026, and a yard sign was placed on January 26, 2026.

The short-term rental inspection was conducted on January 5, 2026. The Fire Marshal approved a maximum occupancy of 6 people, and a maximum of 4 vehicles was approved by the Building Official. Guest Rules were posted and visible during inspection.

No code violations or police reports within the last 12 months. Additionally, the Planning Department did receive a complaint on September 25, 2025, from a neighboring residence that the home was being used as a short-term rental without an approved permit. A letter of complaint was sent to the owner and was handed over to the commissioners. No additional complaints were reported after the letter was sent to the owner.

Chairman Phelan stated the complaint letter was referenced on page four in the packet and that the letter was from the city to the owner letting them know they can't operate a short-term rental without a permit.

A motion was made by Kevin O'Connell, seconded by Marshall Johnson, to accept the letter of complaint into the minutes. The motion carried unanimously.

Commissioner O'Connell inquired if any attempt to verify whether this property was listed as a short-term rental prior to approval. Ms. Williams stated our department does not have the ability to verify if specific properties are listed on Airbnb or Vrbo.

Chairmen questioned if the property has stopped operating as a rental since September 25th letter was sent. Ms. Crose stated that when the letter was sent to the residents regarding the complaint about large vehicles in the driveway, she conducted a drive-by inspection of the property. During the observation, she did not see any large vehicles and the property appeared to be a typical residence.

- Ross Reardon, Applicant, Ward 5, stated the property was purchased in October 2024 with the intention of future retirement occupancy. He explained that, until that time, the property may be utilized to offset expenses. He clarified that prior rentals exceeded thirty (30) days in duration and that the property is not currently listed for short-term rental use.
- Jim French, Ward 5, requested clarification regarding the approval of 4 vehicles and expressed concern that additional vehicles could result in on-street parking within the neighborhood.

Chairman Phelan clarified that a parking plan had been reviewed and approved, demonstrating that 4 vehicles could be accommodated within the driveway and that on-street parking is prohibited for short-term rental guests.

Commissioner O'Connell further clarified that the exact verbiage in the property's booking rules states: Parking is limited to 3 vehicles. Vehicles must be parked in designated parking areas only. Parking on the road is not permitted. Any illegally parked vehicles are subject to towing and applicable fines. Towing fees are the sole responsibility of the vehicle owner.

- David Tuttle, Ward 5, stated that while he is not opposed to the request, he expressed concerns related to the property's prior rental activity. He referenced previous occupants associated with a construction or land management

company that parked dump trucks, trailers, and other commercial vehicles along the street near his residence. Mr. Tuttle stated his primary concern relates to future property use, compliance monitoring, and neighborhood impacts. He noted that having a property manager as a point of contact would be beneficial and emphasized that he does not want construction vehicles or equipment parked in the roadway across from his home.

Chairman Phelan clarified that the property manager's contact information is public record and may be obtained through the Planning Department. He encouraged residents to contact the property manager directly regarding concerns and noted that matters involving potential violations or disturbances should be directed to law enforcement when appropriate.

- Carmen Davis, Ward 5, stated she lives diagonally from the property and expressed concern regarding preservation of neighborhood character and the potential impact of transient guests. She noted the street has historically been quiet and emphasized the importance of maintaining neighborhood stability. She also expressed concern regarding housing availability and stated that long-term occupancy may better support individuals seeking stable housing.

Commissioner McArdle requested clarification regarding complaint procedures and asked how unresolved complaints would affect a short-term rental permit.

Ms. Crose stated that upon notification of an issue, the Planning Department first issues written notice to the property owner. She explained that failure to resolve violations may result in revocation of the short-term rental permit.

- Ross Reardon, Applicant, Ward 5, stated that he and his wife intend to be responsible neighbors and are committed to maintaining the property and protecting the character of the neighborhood as they prepare for future retirement occupancy.

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 Michael Smith, to recommend approval of the short-term rental permit at 130 Booth Circle, subject to annual renewal and compliance with the City of Ocean Springs Short-Term Rental Ordinance. The motion carried unanimously.

**b) 602 Dogwood Road – PIDN: 61037202.000 – Matthew Gaylord –
Requesting approval of a Short-Term Rental Permit**

A motion was made by Kevin O'Connell, seconded by Marshall Johnson, to open the public hearing. The motion carried unanimously.

Sirrae Williams, Planning Office Administrator, introduced the case, stating the property is located at 602 Dogwood Road, Lot 2 of Bechtel Heights Subdivision, Part Two, zoned R-D Two-Family Residential with a single-family dwelling. The property is located within the City-Wide Zone and would represent 54 of 60 available permits. The property manager resides within 2 miles of the city limits, and a rental agreement was included with the application.

Public hearing notices were mailed January 21, 2026, to 61 property owners within 500 feet. Notice was published January 25, 2026, and a yard sign was posted January 26, 2026.

The inspection conducted on January 13, 2026, approved a maximum occupancy of 6 persons and 3 vehicles. Guest rules were posted and visible. A prior code violation related to a refrigerator/freezer in the driveway was resolved and closed April 14, 2025. No police reports were recorded within the previous 12 months.

- Matthew Gaylord, applicant, Ward 3, was present but offered no additional comments.

A motion was made by Kevin O'Connell, seconded by Nicolaus Geiser, to close the public hearing. The motion carried unanimously.

Chairman Phelan noted that approved occupancy is 6 guests while current posted rules reference 8 guests and stated the rules must be updated.

A motion was made by Kevin O'Connell, seconded by Jennifer Dalgo, to recommend approval of the short-term rental permit at 602 Dogwood Road, subject to annual renewal, compliance with the City of Ocean Springs Short-Term Rental Ordinance, and amendment of guest rules to reflect a maximum occupancy of 6 as approved by Fire Marshal. The motion carried unanimously.

c) 609 Russell Ave – PIDN: 61190022.000 – Bruce Bragg – Requesting approval of a Short-Term Rental Permit

Chairman Phelan stated a letter of concern dated February 10, 2026, was received regarding on-street parking, trash cans, and noise concerns.

A motion was made by Marshall Johnson, seconded by Kevin O'Connell, to accept the letter into the minutes. The motion carried unanimously.

A motion was made by Marshall Johnson, seconded by Kevin O'Connell, to open the public hearing. The motion carried unanimously.

Sirrae Williams, Planning Office Administrator, introduced the case, stating the property is located at 609 Russell Avenue, zoned R-2 Low-Medium Density Residential, and located within the Bowen Avenue Historic District. The property would represent 51 of 55 available permits within the Density Zone. The property manager resides within 2 miles of the city limits.

The inspection was conducted on January 20, 2026, approved a maximum occupancy of 4 persons and 2 vehicles. Guest rules were posted and visible. No code violations or prior public comments were reported.

- Bruce Bragg, applicant, Ward 2, was present but provided no additional comments.

A motion was made by Kevin O'Connell, seconded by Clay McArdle, to close the public hearing. The motion carried unanimously.

A motion was made by Kevin O'Connell, seconded by Clay McArdle, to recommend approval of the short-term rental permit at 609 Russell Avenue, subject to annual renewal and compliance with the City of Ocean Springs Short-Term Rental Ordinance. The motion carried unanimously.

5. General Public Comment

- None

6. Commissioners Forum

Commissioner Johnson inquired about the status of the Comprehensive Plan and whether hearings were scheduled.

Ms. Crose, Planning Director, stated no hearings are currently scheduled and noted that a UDC committee is reviewing identified discrepancies.

Commissioner Johnson requested clarification regarding zoning within annexed areas. Ms. Crose stated annexed properties remain under Jackson County zoning until City zoning regulations are formally applied through adoption of an updated Comprehensive Plan.

Chairman Phelan inquired whether annexed properties would become subject to City zoning upon rezoning requests. Ms. Crose clarified that properties will continue under County zoning until full integration occurs through a future Comprehensive Plan update.

Chairman Phelan asked whether a moratorium on general development had been enacted. Ms. Crose stated the only active moratorium applies to new residential short-term rental applications.

Commissioner O'Connell asked whether UDC meetings are open to the public. Ms. Crose confirmed meetings are open to the public and agendas are posted on the city website.

Commissioner Smith asked whether the UDC would be presented through workshop prior to approval. Ms. Crose stated the findings of the UDC Committee will be presented to the Planning Commission and Board of Aldermen.

7. Adjourn

A motion was made by Marshall Johnson, seconded by Clay McArdle, to adjourn the meeting. The motion carried unanimously. The meeting adjourned at 6:35 p.m.

DRAFT

**CITY OF OCEAN SPRINGS
PLANNING DEPARTMENT
POST OFFICE BOX 1800
OCEAN SPRINGS, MS 39566-1800
228-875-4415**

PLANNING COMMISSION REPORT

PUBLIC HEARING DATE: March 10, 2026

APPLICANT: Magan Hutchens
PROPERTY OWNERS: Christopher & Magan Hutchens

LOCATION: 808 Desoto St # 10 – Ward 2

PARCEL NUMBER: 60119106.000

REQUESTED ACTION: Residential Short-Term Rental Permit

DATE OF APPLICATION: November 3, 2025



Figure 1. Planning Commission Signage at 808 Desoto St #10

I. **DESCRIPTION OF REQUEST:**

The applicant, Magan Hutchens, is requesting a permit to operate a short-term rental that allows rental usage for less than thirty (30) consecutive days.

II. **ZONING/LAND USE:**

Subject Property: RM-2 Multi-Family Dwellings

- RM-2 is the highest density residential district allowing 12 or more dwellings per acre. Includes a variety of attached dwelling types including townhomes, row houses and apartments Dwelling units may be included in a mixed-use structure.

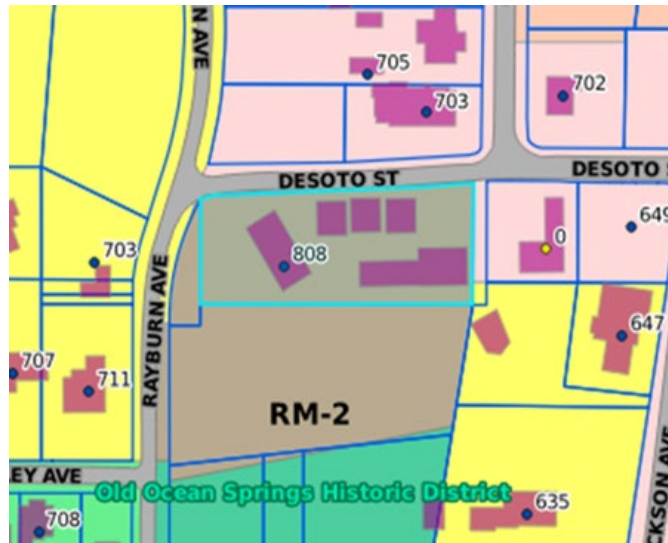


Figure 2. Subject Property and Adjacent Zoning Districts

III. **SHORT-TERM RENTAL DISTRICT**

Density Zone: This property would constitute 52 out of 55 available permits in the Density Zone for short-term rentals.

IV. **FINDINGS**

- **Local Property Manager:** The local property manager, Magan Hutchens, is located within 2 miles of the city limits.
- **Application:** Submittal is complete and was received prior to the deadline. A copy of the rental agreement is attached for consideration.
- **Homeowner’s Association:** Applicant verified that this is not a covenant-restricted neighborhood and does not have a Homeowner’s Association.

- **Liability Insurance:** The signed application states that the liability insurance for the property does not exclude short-term rentals from coverage, as well as conformance with building code and zoning requirements. The property taxes are current.
- **Fee:** The inspection fee of \$25 was paid and submitted with the application. The remaining \$476 is due after approval from Planning Commission and Board of Aldermen.
- **Notice via Standard Mail:** The notice of Public Hearing was mailed February 23, 2026, to 37 property owners within 500 feet of the subject property. The public notice included the name of the applicant, public hearing date, time, and location. A summary of Frequently Asked Questions regarding short-term rentals was also included.
- **Publication:** Notice of the public hearing was advertised at least 15 days prior to the date of the hearing and published on February 22, 2026. Additionally, the required yard sign was posted on February 23, 2026; therefore, all advertising requirements have been met.
- **Inspection:** The property was inspected on February 12, 2026, and was approved. The inspection form is attached for review.
 - **Maximum Occupancy:** Maximum occupancy of (6) six was approved by the Building Official during the inspection.
 - **Maximum Number of Vehicles:** Maximum number of (2) two vehicles were approved by the Building Official during the inspection.
- **Guest Rules:** The guest rules were posted and visible during the property inspection.
- **Code Violations:** No complaints have been received on this address in the past 12 months.
- **Police Dept Comment:** No police reports have been documented for this address in the past 12 months.

PUBLIC FEEDBACK:

None received as of March 6, 2026

PROPOSED MOTION:

To recommend **approval** of the short-term rental permit located at 808 Desoto Street # 10 with annual renewal and compliance with the City of Ocean Springs STR Ordinance.

– OR –

To recommend **denial** of the short-term rental permit located at 808 Desoto Street # 10.



City of Ocean Springs Planning Department
1018 Porter Avenue / PO Box 1800 Ocean Springs, MS 39564 / (228) 875-4415

RESIDENTIALLY ZONED SHORT TERM RENTAL ANNUAL PERMIT APPLICATION

Application Date: 11/3/25 A \$25.00 reinspection will be charged if the inspection is missed.

REQUIRED ATTACHMENTS:

FEES: \$501 ~ Application Fee Effective 10/1/2024- \$25 must be paid at the time application is submitted, Remaining \$475 is due when permit is approved ~ Administrative Fee: \$1.00 (per Ordinance 2022-17 following the requirements of Section 25-60-5 MS code Annotated)

- Completed Application
Warranty Deed (FRIDAY)
Copy of Proposed Rental Agreement (attached)
Proposed Parking Plan - Sketch
Copy of rules, including trash management and reference of the city's noise ordinance (available upon request), to be posted inside unit
Affirmation of Code Compliance - Ord.2015-11 (Section 401.3(10)) - Attached.
Standard mailout fee will be calculated during the review process and must be paid prior to scheduling of the public hearing

Properties will be reviewed and inspected prior to scheduling the public hearing date and sending the required notices.

Permits are renewed annually and are not transferable to new ownership.

REQUIRED: RENTAL PROPRTY INFORMATION:

- Address of Rental Property: 808 DESOTO ST #10
Parcel Identification Number: 60119106 Number of bedrooms: 3
Proposed maximum # guests: 6 Number of existing off-street parking spaces: 2
Is this property located in a covenant-restricted subdivision? No ~ If yes, a copy of the covenants must be included.

PROPERTY OWNER - Name: MAGAN HUTCHENS
Address: 808 DESOTO ST #10
Phone No. 318 613 9995 Email: magan.munson@gmail.com
OWNER SIGNATURE: [Signature]
LOCAL PROPERTY MANAGER - [Must RESIDE within two (2) miles of the OS City Limits]
Name: MAGAN HUTCHENS
Address: 513 FRONT BEACH RD.
Phone No. 318 613 9995 Email: magan.munson@gmail.com
Is the Property Manager OR the Owner the best contact for scheduling Inspections? Choose One... OWNER

Owner – initial by each ordinance to indicate receipt:

Copy of Ordinance 2015-11 Received: MH(initials) Copy of Ordinance 2019-19 Received: MH
Copy of Ordinance 2018-02 Received: MH(initials) Copy of Ordinance 2021-25 Received: MH
Copy of Ordinance 2023-07 Received: MH(initials)

Physical Inspection of Property:

- All applicable fire and health codes as would apply to a commercially zoned structure must be compliant.
- As part of the review process, an inspection will be scheduled to determine that all physical requirements are met per the ordinance
- Inspection will also include but are not limited to: adequate parking, proposed occupancy, number of vehicles allowed, location of garbage storage, posting of rules, etc. (per *most current* Inspection Checklist dated: 2/08/18)

Affirmation of Codes/Regulations

I, (print name) MAGAN HUTCHENS, hereby certify that:

1. I am the owner of the property that is the subject of this application and that I have read and understand the requirements as outlined in the application.
2. There are no outstanding City of Ocean Springs property taxes or special assessments on the parcel(s).
3. Per Section 2.C.5 of Ordinance No. 2015-11, I will obtain a Mississippi State Sales Tax License through the MS Dept. of Revenue to pay all city, county, and state taxes required by law.
4. The property included in this application is in compliance with all applicable building codes, zoning requirements, and deed restrictions and/or covenants.
5. The Homeowner’s liability insurance does not exclude short term rentals from coverage.
6. Any existing mortgage or deed does NOT prohibit use of property as a short term rental.
7. Proper documentation of covenants that may restrict use of the property as a short rental and/or a letter of support from the HOA has been provided.

I further acknowledge that the information provided herein is true and correct to the best of my knowledge.

Owner(s) Name: MAGAN HUTCHENS

Parcel ID(s): 6019106

Date Property Acquired: MAY 2024

Owner’s Signature [Signature] Date 11/2/25

Office Use Only

Date of Inspection: _____ Result of Occupancy Inspection: _____

Maximum Occupancy Determination: _____ (attached)

Maximum Parking Spaces: _____ Permit Renewal Date: _____

PC Public Hearing Date: _____ BOA Approval Date: _____



ENHANCED LIFE SAFETY FOR OCCUPANCY EGRESS

(RESIDENTIAL & COMMERCIAL ZONED SHORT-TERM RENTALS & BED & BREAKFASTS)

The following items must be complete and pass inspection prior to approval of any Short-Term related enterprise. ***Additional Code requirements may apply from other Departments.***

Before an occupancy inspection is scheduled, please make sure the following items have been completed. *Someone must be present at the time of inspection.*

All Occupancy Inspections are scheduled Monday – Thursday at 10am

- Type 2A 10BC fire extinguishers – placed in a location visible to occupants and *mounted to the wall.*
NOTE: maximum travel distance to a fire extinguisher is 75 feet – additional fire extinguishers may be required on each floor.
- Emergency lighting – *hardwired with battery backup* (not “exit” lighting) in locations that will allow adequate illumination in case of emergency or power outage.
- Address clearly displayed on the outside of the building. This must be visible from the street. In locations not visible from the street, a pilaster or signage must be placed at the street – not to exceed 1 square foot.
- All Main and Distribution panel boxes must have all circuits labeled properly.
- Smoke detectors must be installed in all sleeping areas and corridors leading to sleeping areas. SMOKE DETECTORS MUST BE INTERLOCKED EITHER BY HARD-WIRED OR WI-FI SYSTEM. *IF a residence has gas service, all locations must also include Carbon Monoxide Detectors* (outside bedrooms). If there is an attached garage, a carbon monoxide detector must be installed in that location separately.
- Adequate garbage receptacles and storage locations.
- Stove must have a no-tip device installed.
- Adequate emergency egress from all rooms within the residence. Sleeping areas must have two (2) means of egress. *If there it is a two-story structure, or has windows over 78”, it is required to have an emergency escape ladder.)*
- No exposed wiring.
- All outlets within 6 feet of any water source must be on a GFCI circuit or have that type of outlet installed.
- Adequate off-street parking for guests. No designated parking will be allowed on grassy surfaces or on streets.
- Extension cords shall not be substituted for permanent wiring in any case. Multi-plug electrical adaptors are prohibited unless they are overcurrent protected (surge protected).

OWNER SIGNATURE: _____

DATE: _____

11/10/25

ADDRESS: 808 Desoto St #10 iWorQ Permit#: 10237



PLANNING DEPARTMENT
P.O. Box 1800 / Ocean Springs, MS. 39566
Phone 228-875-4415 Fax 228-872-5427

RESIDENTIALLY-ZONED SHORT TERM RENTAL – OCCUPANCY INSPECTION FORM

Before requesting an occupancy inspection from the Building Official and the Fire Marshall, please make sure the following items have been completed. Someone must be present at the time of inspection.

All Occupancy Inspections are done at 10am

The following items must be complete prior to inspection:

- Type 2A 10BC Fire Extinguishers (Maximum travel distance 75 ft.)
- Emergency Lighting hardwired battery backup
- Address on Building
- Breaker Box needs to be labeled
- Outlet and switch plate covers need to be installed. (GFCI Circuits within 6 ft. of water source)
- No exposed wiring
- Adequate emergency egress
- Operable windows in sleeping areas
- Guest rules (noise, garbage, etc.) must be visibly posted.
- Adequate garbage receptacles
- Smoke detectors in all bedrooms and hallways.
- Carbon monoxide detectors if there is gas service.
- Identified # of Bedrooms: _____
- Proposed # of Guests: 6
- Approved # of Guests per OSFD: 6
- Proposed # of vehicles: 2
- Approved # of vehicles per OSFD: 2

Property Owner: MAGAN HUTCHENS Phone #: 318-613-9995
Contact Name: _____ Phone #: _____

Date of Inspection: 7/17/26

COMMENTS: _____

PASSED

Building Official: [Signature] Fire Marshall: [Signature]

Property Owner: [Signature]

SHORT-TERM RESIDENTIAL RENTAL AGREEMENT

Property Address: 808 Desoto Street, Unit #10, Ocean Springs, Mississippi 39564

1. PARTIES & TERM

This Short-Term Rental Agreement ("Agreement") is entered into on this ___ day of _____, 20___, by and between: **Landlord:** _____ **Tenant(s):** _____ Rental Term: From ___/___/_____ to ___/___/_____.

2. RENT & SECURITY DEPOSIT

Total Rent: \$_____, due in full prior to check-in. Security Deposit: \$_____, refundable within 14 days after check-out, less any deductions for damages or cleaning fees.

3. OCCUPANCY & USE

The premises shall be used exclusively as a short-term residential rental. Maximum occupancy: ___ persons. No subletting or assignment is permitted.

4. PET POLICY

Pets are permitted with prior written approval and payment of a non-refundable pet fee of \$_____. Tenant is responsible for all pet-related damages, odors, or excessive cleaning required.

5. MAINTENANCE & CONDUCT

Tenant shall maintain the property in a clean and sanitary condition and immediately report any damages. Tenant shall not engage in illegal activity, excessive noise, or actions disturbing neighbors.

6. CLEANING & DAMAGES ADDENDUM

Tenant agrees to leave the premises in the same condition as found upon check-in. Excessive cleaning, missing items, or damages beyond normal wear and tear will result in deductions from the security deposit as follows:

- General Cleaning (if excessive): \$150 minimum

- Pet Odor or Stain Removal: \$250 minimum
- Wall, Furniture, or Appliance Damage: Actual repair or replacement cost + 20% administrative fee
- Unreturned Keys or Access Cards: \$75 each
- Smoking or Vaping Inside: \$500 penalty
- Trash or Debris Left Behind: \$100 minimum

Tenant acknowledges that Landlord's determination of damages and cleaning fees shall be final and binding.

7. ENTRY & INSPECTION

Landlord may enter the property for inspection, maintenance, or emergencies with reasonable notice, or without notice in urgent situations.

8. TERMINATION & DEFAULT

Violation of any term, non-payment, or misconduct may result in immediate termination and forfeiture of rent and deposit.

9. GOVERNING LAW

This Agreement shall be governed by the laws of the State of Mississippi. Any legal action shall be brought in Jackson County, Mississippi.

10. SIGNATURES

Landlord Signature: _____ Date: _____

Tenant Signature: _____ Date: _____

Tenant Signature: _____ Date: _____

Welcome to 808 Desoto St. #10

Ocean Springs, Mississippi

We're happy to have you stay at our condo! Please take a moment to review these important house rules and city regulations to help ensure a pleasant experience for everyone.



Noise Ordinance

- The City of Ocean Springs enforces a strict noise ordinance between 10:00 PM and 7:00 AM.
 - Please keep voices, music, and TV volumes at a respectful level at all times, especially when outdoors or on balconies.
 - Excessive noise, parties, or gatherings that disturb neighbors may result in fines and immediate termination of your stay without refund.
-



Trash & Recycling Policy

- Trash pickup is every Monday and Thursday morning.
- Please place all bagged trash in the outdoor designated bins located in the rear alley next to the parking area
- Do not leave trash or food waste outside the unit — this attracts insects and wildlife.

Failure to follow trash policies may result in an additional cleaning or disposal fee.



Pets

If you've brought your furry friends, welcome!

Please keep pets leashed in common areas, clean up after them immediately, and do not leave them unattended inside or on the balcony. If you fail to comply with the rules set forth in the rental agreement, you will be assessed a fine.



Smoking Policy

Smoking is not permitted indoors.

If you smoke outside, please dispose of cigarette butts properly and be respectful of neighbors.



In Case of Emergency

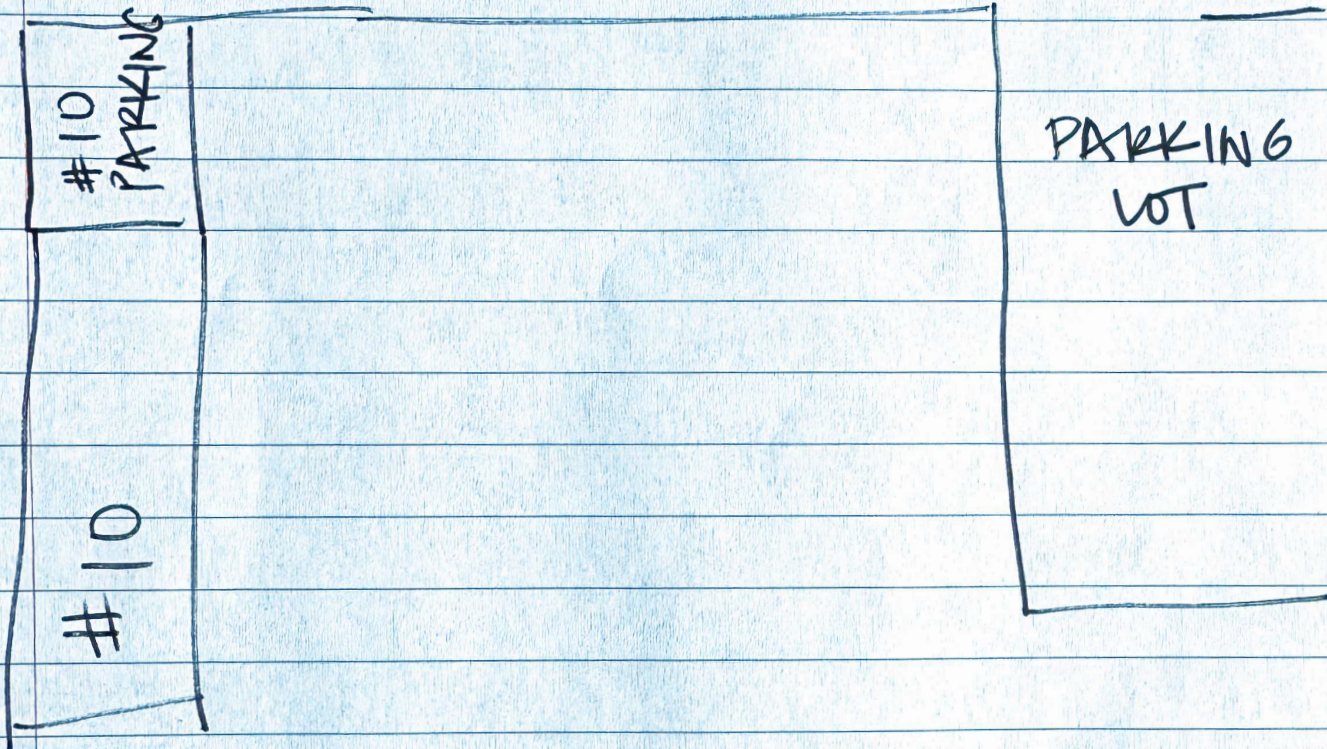
- Police / Fire / Medical: 911
 - Non-Emergency Police Line: (228) 875-2211
 - Property Contact: Magan Hutchens (318) 613 – 9995
-

Thank you for respecting our home and community.

Enjoy your stay in beautiful Ocean Springs!

PARKING

DESOTO



Property Link

JACKSON COUNTY, MS

Current Date 11/10/2025

Tax Year 2023
Records Last Updated 11/ 9/2025

PROPERTY DETAIL		
OWNER	DESOTO DOWNTOWN LLC	ACRES : .89
	PO BOX 612	LAND VALUE : 34193
		IMPROVEMENTS : 81213
	PASCAGOULA MS 39568	TOTAL VALUE: 115406
		ASSESSED : 17311

PARCEL	60119106.045
ADDRESS	808 DESOTO

TAX INFORMATION			
YEAR 2023	TAX DUE	PAID	BALANCE
COUNTY	871.78	871.78	0.00
CITY	500.63	500.63	0.00
SCHOOL	1148.58	1148.58	0.00
TOTAL	2520.99	2520.99	0.00

A Print Fee May Apply, Contact County For Total.

LAST PAYMENT DATE 12 / 24 / 2023

MISCELLANEOUS INFORMATION		
EXEMPT CODE		LEGAL BEG S/M DESOTO & E/M RAYBURN N
HOMESTEAD CODE	None	8
TAX DISTRICT	4660	7 DEG E 299.41' TO W/M COX AVE
PPIN	082436	S
SECTION	19	130.24' S 87 DEG W 302.93' N
TOWNSHIP	7	1*
RANGE	8	E 129.78' TO POB BEING S 50' L
		OT

Book **Page**

[PURCHASE COUNTY TAX SALE FILES](#)

TAX SALES HISTORY, FOR UNPAID TAXES

<u>Year</u>	<u>Sold To</u>	<u>Redeemed Date/By</u>
-------------	----------------	-------------------------

NO TAX SALES FOUND

Back

I hereby certify that this is a true and correct copy of the original document.
Certified By David B. Pilger
Month 5 Day 3 Year 24

Prepared by:
David B. Pilger
Attorney at Law
1406 Bienville Blvd.
Ocean Springs, MS 39564
(228) 215-0011

Grantor:
Desoto Downtown, LLC
a Mississippi Limited Liability Company
PO Box 612
Pascagoula, MS 39568
(228) 249-5777

Return To:
Pilger Title Co.
1406 Bienville Blvd.
Ocean Springs, MS 39564
(228) 215-0011

Grantees:
Christopher Hutchens
Magan Hutchens
808 Desoto St. Apt. 10
Ocean Springs, MS 39564
(484) 467-6074

File No. Q246764N

INDEXING INSTRUCTIONS: Unit 10, Desoto Downtown Condos, Jackson County, MS

STATE OF MISSISSIPPI
COUNTY OF JACKSON

WARRANTY DEED

FOR AND IN CONSIDERATION OF the price and sum of TEN AND NO/100 DOLLARS (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Desoto Downtown, LLC, a Mississippi Limited Liability Company**, does hereby sell, convey and warrant unto **Christopher Hutchens and Magan Hutchens**, as joint tenants with right of survivorship and not as tenants in common, all of that certain tract, piece or parcel of land situated in Jackson County, Mississippi, together with all improvements, buildings, fixtures, and appurtenances thereunto belonging, and being more particularly described as follows, to-wit:

Legal Description attached hereto as Exhibit "A"

This being part of the same property as that conveyed to Desoto Downtown, LLC, by instrument recorded in Deed Book 1501, at Page 875, Land Deed Records of Jackson County, Mississippi.

If this property is bounded by water, this conveyance includes any natural accretion, and is subject to any erosion due to the action of the elements. Such riparian and littoral rights as exist are conveyed herewith but without warranty as to their nature or extent. If any portion of the property is below the mean high tide watermark, or is coastal wetlands as defined in the Mississippi Coastal Wetlands Protection Act it is conveyed by quitclaim only.

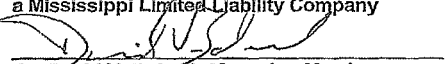
Grantor(s) quitclaim any and all oil, gas, and other minerals owned, if any, to Grantee(s). No mineral search was requested or performed by preparer.

This conveyance is subject to any and all covenants, rights of way, easements, restrictions and reservations of record in the office of the Chancery Clerk of Jackson County, Mississippi.

It is agreed and understood that the taxes for the current year have been pro-rated as of this date on an estimated basis, and when said taxes are actually determined, if the proration as of this date is incorrect, the Parties hereto agree to make all necessary adjustments on the basis of an actual proration.

WITNESS MY SIGNATURE, on this the 3rd day of April, 2024.

Desoto Downtown, LLC
a Mississippi Limited Liability Company


By: David V. Boland, Managing Member

CORPORATE ACKNOWLEDGMENT

STATE OF MISSISSIPPI
COUNTY OF JACKSON

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, the within named David V. Boland, the Managing Member of Desoto Downtown, LLC, a Mississippi Limited Liability Company, who acknowledged before me that he signed, executed and delivered the above and foregoing instrument on the day and year thereof, for the use and purposes therein mentioned, for and on behalf of the aforesaid entity, after first having been duly authorized so to do.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, on this the 3rd day of April, 2024.

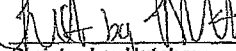
(AFFIX SEAL)



My commission expires:


NOTARY PUBLIC

DEED ACCEPTED BY:


Christopher Hutchens
By: Magan Hutchens, Attorney-in-Fact


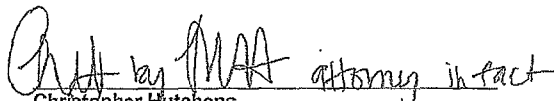

Magan Hutchens

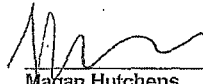
EXHIBIT "A"

LEGAL DESCRIPTION

Unit No. 10, DeSoto Downtown Condominiums, in the City of Ocean Springs lying in both Section 19 and Private Claim Section 37, Township 7 South, Range 8 West, Jackson County, Mississippi, according to the Declaration thereof, dated June 12, 2009 and recorded in Book 1586, Pages 268-316, of the Land Deed Records of Jackson County, Mississippi.

Together with all of the tenements, hereditaments, and appurtenances, with every privilege, right, title, interest, estate, reversion, remainder, and easement thereto belonging or in anywise appertaining, all according to the said Declaration of Condominium.

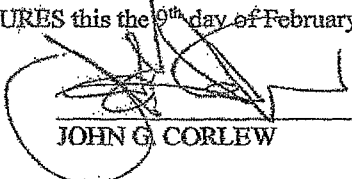
 attorney in fact 5/3/24
Christopher Hutchens _____ Date
By: Magan Hutchens, Attorney-In-Fact

 _____ 5/3/24
Magan Hutchens _____ Date

**RESOLUTION OF TRUSTEES OF BOLAND FAMILY
TRUST AND BOLAND MARITAL TRUST**

The undersigned John G. Corlew and Eddie C. Williams are duly appointed and acting Trustees of the Robert J. Boland Family Trust and the Robert J. Boland Marital Trust, both established pursuant to the Last Will and Testament of Robert J. Boland. The undersigned Trustees, acting in their capacity as Trustees of each of the two Trusts, have employed David V. Boland as manager of certain assets which are in the ownership of the Trusts including Desoto Downtown, LLC. The undersigned do hereby acknowledge that David V. Boland has full and complete authority to act on behalf of Desoto Downtown, LLC.

WITNESS OUR SIGNATURES this the 9th day of February, 2022.



JOHN G. CORLEW

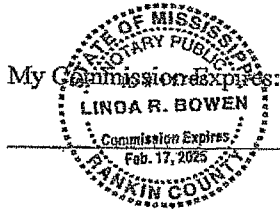


EDDIE C. WILLIAMS

STATE OF MISSISSIPPI
COUNTY OF HINDS

Personally appeared before me, the undersigned authority in and for the said county and state, on this the 9th day of February, 2022, within my jurisdiction, the within named JOHN G. CORLEW, who acknowledged that he executed the above and foregoing instrument.


NOTARY PUBLIC



STATE OF MISSISSIPPI
COUNTY OF Jackson

Personally appeared before me, the undersigned authority in and for the said county and state, on this the 10th day of February, 2022, within my jurisdiction, the within named EDDIE C. WILLIAMS, who acknowledged that he executed the above and foregoing instrument.


NOTARY PUBLIC

My Commission Expires:

