

The Minutes of the City of Ocean Springs
Planning Commission
Tuesday, May 9, 2023

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, May 9, 2023. Members present were Matthew Hinton, Michael Davis, and Joseph McCormick. Also present were Carolyn Martin, Planning & Grants Administrator; Wade Morgan, City Planner; Will Norman, City Attorney; and Vicky Hupe, Deputy City Clerk.

2. Approval of Minutes

- a. April 11, 2023

A motion was made by J. McCormick and seconded by M. Hinton to recommend approval of the minutes as presented. The motion was unanimously carried.

- b. April 17, 2023 - Special Call

A motion was made by M. Davis and seconded by J. McCormick to recommend approval of the minutes as presented. The motion was unanimously carried.

3. Old Business

4. New Business

- a. 321 Cleveland Avenue / PID# 60225400.000 – Charles Jeffrey Thompson – Requesting approval for a Lot Split.

W. Morgan introduced the proposal. The applicant is requesting a lot split to divide the 1.16-acre property into two parcels: Parcel A - 20,038 square feet / Parcel B - 30,492 square feet. Both resulting parcels comply with the lot area and width requirements of the R-1 Zoning District.

A motion was made by M. Davis and seconded by M. Hinton to recommend approval of the requested lot split for 321 Cleveland Avenue. The motion was carried unanimously.

- b. 1515 Government Street / PID# 60119358.000 – OHOS Development, LLC – Requesting approval for a Final Plat.

W. Morgan introduced the proposal. This item was previously approved for Preliminary Plat approval to allow for individual development of each building. Demolition has begun and the buildings are currently going through the Design Review process.

A motion was made by M. Hinton and seconded by M. Davis recommending approval of the Final Plat for 1515 Government Street as presented. The motion was unanimously carried.

- c. **DEFERRED: PUBLIC HEARING:** *Hanshaw Road Subdivision / PID# 60126070.000 / East side of Hanshaw Road, South of the CSX Railroad – Elliott Homes – Requesting Preliminary Plat approval of an 80 lot subdivision.*

This item was deferred to the June Planning Commission agenda.

- d. **PUBLIC HEARING:** Savannah Estates Phase I – SW Corner of Riley Road and Old CCC Camp Road / PID# 60123050.000 – Elliott Homes – Requesting a Plat Amendment to the subdivision.

A motion was made by M. Davis seconded by J. McCormick to go into public hearing. The motion was carried unanimously.

W. Morgan introduced the proposal. The request is to make minor modifications to the widths of several of the individual lots in the previously platted subdivision. The UDC allows for this type of modification through a Plat Amendment. All resulting lots are compliant with the Zoning District. Staff recommends approval.

Bob Kessau spoke against the proposal.

A motion was made by M. Hinton seconded by J. McCormick to come out of public hearing. The motion was carried unanimously.

M. Davis asked about changes to Lot 24. Mr. Morgan clarified that there were no proposed changes and that it was marked in error.

A motion was made by J. McCormick seconded by M. Davis to recommend approval of the amended Final Plat. The motion was unanimously carried.

5. General Public Comment

None.

6. Commissioner's Forum

M. Davis asked about term limits. C. Martin reported that everyone who was approaching expiration had been contacted to submit a renewal application.

W. Morgan reported that the BOA had a special call on Friday, May 5th and approved both the PUD and R-6 Ordinance modifications, consistent with the Planning Commission recommendation.

7. Adjourn

A motion was made by M. Davis and seconded by J. McCormick to adjourn the meeting. The motion was unanimously carried.