



Planning Commission
1018 Porter Avenue
Ocean Springs, MS 39564

Tuesday, June 13, 2023 @ 6:00 PM

1. Call Meeting to Order

2. Approval of Minutes

- a. May 9, 2023

3. Old Business

- a. ***Deferred from the May 9, 2023 Agenda. 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.

4. New Business

- a. **PUBLIC HEARING:** 3419 Bienville Blvd. / PID# 60127491.050 – Danny Carter – Request to rezone R-M (Multi-Family Dwelling) to CH (Commercial)

5. General Public Comment:

6. Commissioner's Forum

7. Adjourn

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.

CITY OF OCEAN SPRINGS
COMMUNITY DEVELOPMENT AND PLANNING
POST OFFICE BOX 1800
OCEAN SPRINGS, MS 39566-1800
228-875-4415

PLANNING COMMISSION REPORT
— PUBLIC HEARING —

PUBLIC HEARING DATE: June 13, 2023
Deferred from the May 9, 2023 agenda

APPLICANT(S): Elliott Homes, **REPRESENTATIVE:** Donovan Scruggs, AICP
CURRENT OWNER? Yes ☒ No
If No, - List Current Owner: Carolyn Mittrick

LOCATION: 4414 Hanshaw Road, PID# 60126070.000;
East side of Hanshaw Road, opposite the intersection of Cabildo Place Avenue

REQUESTED ACTION: Approval of a preliminary plat for a 80 lot subdivision in the R-1 (Low-Density Residential District) using the Density Bonus regulations

DATE OF APPLICATION: March 7, 2023

ADJACENT ZONING AND LAND USE:

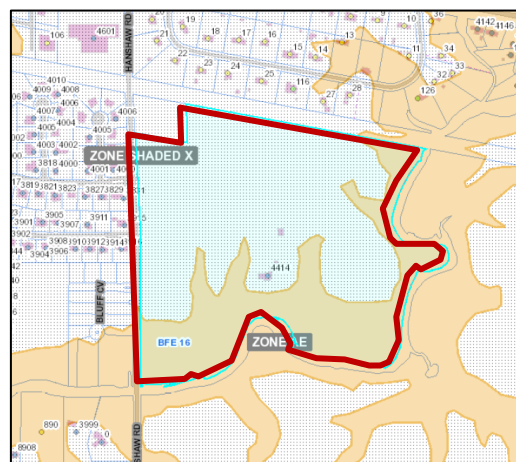
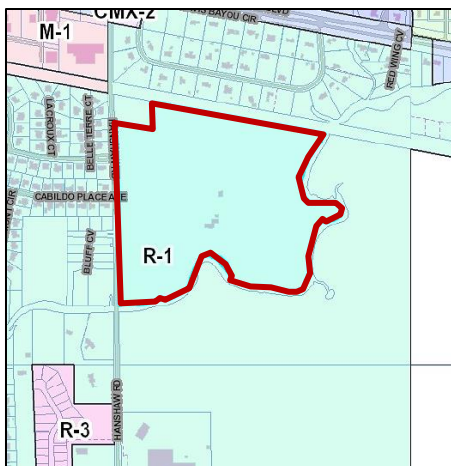
Subject Property: R-1, Low-Density Residential District – undeveloped land with one single-family dwelling;

North: R-1, Low-Density Residential District – CSX Railroad and electrical substation;

East and south: R-1, Low-Density Residential District – Davis Bayou and Mississippi Sandhill Crane Wildlife refuge;

West: across Hanshaw Road, R-1, Low-Density Residential District – single-family dwellings in the Bienville Place and Stillwater Bluff Subdivisions.

CURRENT CONDITIONS: Property Size: 61 acres



DESCRIPTION OF REQUEST:

- The preliminary plat proposes 80 lots for single family residential dwellings on a public street that loops to intersect Hanshaw Rd. in 2 locations.

FINDINGS:

- A Preliminary Plat sets the density, intensity, land uses, pedestrian and bicycle ways, bus stops, trails, parks, open space, and future lot, street, and drainage patterns established for a site. Approval of the preliminary plat constitutes acceptance of the land-use mix, development intensity, general street patterns, drainage patterns, lot patterns, parks and open space lands, and the general layout of pedestrian and bicycle trails and school bus stops.
- The purpose of the preliminary plat is to provide plans for the construction of the subdivision and its improvements as well as a draft of the final plat of the subdivision.
- The preliminary plat and associated plans have been reviewed by the City's Planning, Public Works, Fire and Building departments, the City Project Manager and the City Engineer. City planning and engineering staff have met with the developer's planning consultant and designer to resolve the issues associated with the wetlands adjacent to and within the subdivision and the infrastructure that will serve the subdivision.
- **REQUIRED REVISIONS:** The following items are being revised and will be submitted for City staff review and approval prior to scheduling the Board of Aldermen approval of the preliminary plat:
 1. **GENERAL:**
 - a. The subdivision plan calls for a sanitary sewer force main to be connected to the underside of the Hanshaw Rd. bridge. The Jackson County Road Dept. has stated that the design plan for the installation must be submitted to the County Engineer for review/approval. Also, those design plans must be approved by the City of Ocean Springs. The design plans for sanitary sewer force main must be approved by Jackson County and City of Ocean Springs prior to the commencement of any construction of the subdivision, other than land work.
 - b. The Hanshaw Rd. bridge is to be replaced in 2025. Plans for its replacement are in the design stage. That bridge replacement will also necessitate the re-installation of the sanitary sewer force main. The developer will provide to the City an estimate of the cost of re-placing or re-installing the sewer force main due to the bridge construction. Once the cost estimate is reviewed and found acceptable by the City, the developer will provide to the City a security instrument in a form satisfactory to the City and sufficient to cover the cost estimate. To the extent the actual costs of re-placing or re-installing the sewer force main exceed the cost estimate submitted by developer, developer shall be responsible for paying additional monies to the City to cover the actual costs.
 2. **LAYOUT PLAN:**
 - a. The plan proposes a sidewalk meandering beside the street right-of-way along Hanshaw Rd. The sidewalk is likely to be used substantially by students walking and cycling to OS Middle School. For that reason, the sidewalk meanders should be either eliminated or reduced to one meander per section.

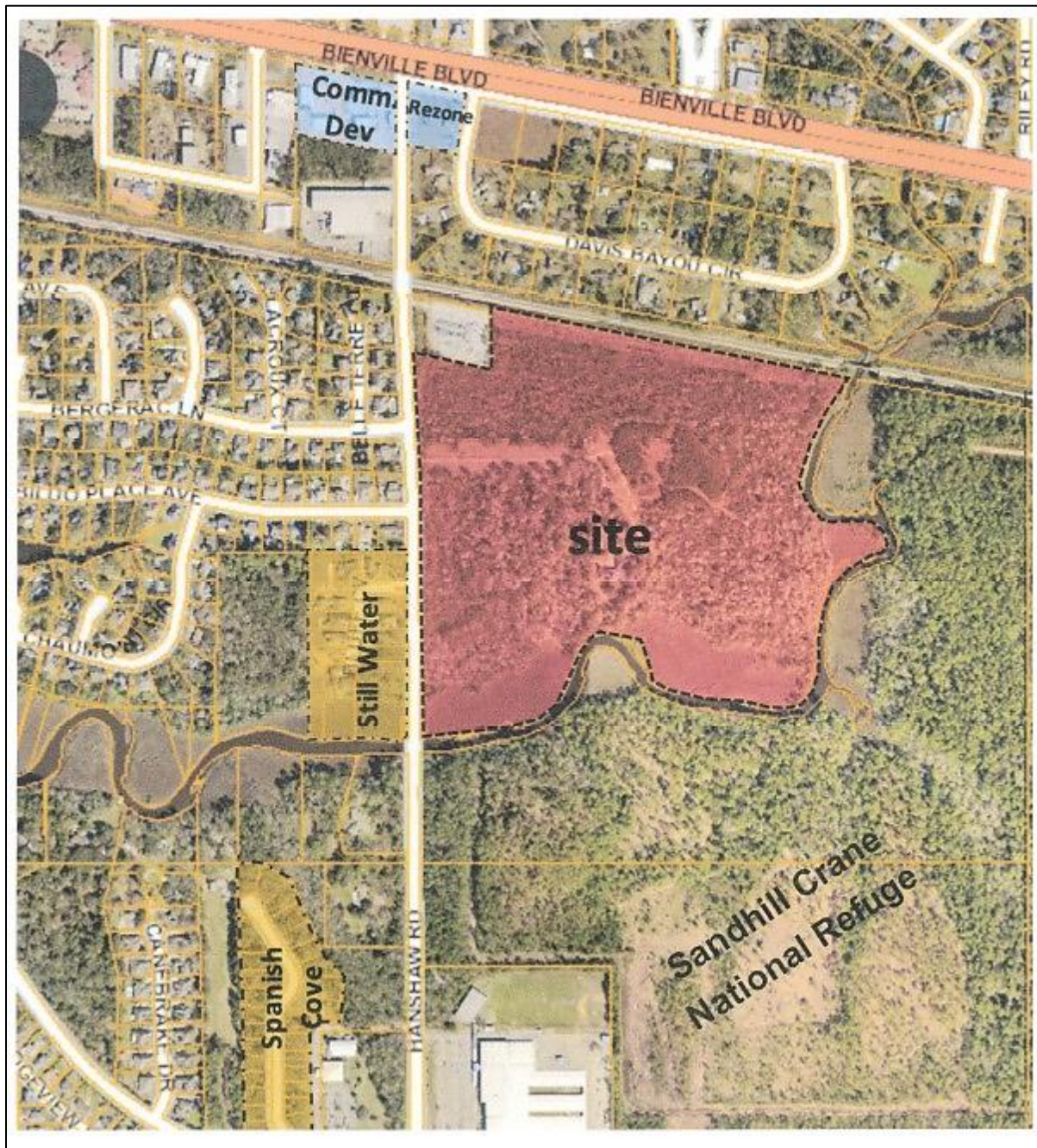
▪ **CONSTRUCTION PHASE NOTES**

1. PUBLIC WORKS DEPT. - Water:
 - a. Water tap must be requested at the Public Works office at 228-875-3955. All costs associated with water tap are the responsibility of the homeowner/owner/developer.
2. PUBLIC WORKS DEPT. – Sewer:
 - a. Sewer tap must be requested at the Public Works office at 228-875-3955. All costs associated with sewer tap are the responsibility of the homeowner/owner/developer.
 - b. The inspection fee must be paid before any sewer work.
 - c. The force-main tie-in manhole shall be lined.
 - d. 3919 – 3999 – 4001 Hanshaw Rd. may want to tie-in to the sewer force main.
 - e. The manhole tie-in for the force main must be core drilled with a rubber boot.
 - f. On the force main air relief valve detail – might be better off with a manhole cover.
3. PUBLIC WORKSDEPT. - Drainage/Streets:
 - a. All fences on a drainage right-of-way must be located on the right-of-way line or homeowner will be responsible for replacing the fence if it must be removed.
 - b. Utility boxes may not be located within 5 feet of drain pipes, and power boxes must be at least 10 feet from drain pipes.
 - c. All drain pipes shall be concrete.
 - d. All drain pipes and catch basins shall be cleaned and videoed 30 days before final inspection.

PUBLIC INPUT: The attached email from Bebe Walls citing concerns and objection was received prior to the May 9th agenda.

SUMMARY AND STAFF CONCLUSION: the proposed subdivision complies with the requirements for a Preliminary Plat, with the exceptions described above which will be resolved prior to approval by the Board of Aldermen.

PROPOSED MOTION: To recommend approval of the subdivision preliminary plat for 4414 Hanshaw Road PENDING receipt of the REQUIRED REVISIONS as identified in this report. *Items must be received prior to scheduling the Public Hearing before the Board of Aldermen.*





OCEAN SPRINGS PLANNING COMMISSION
PO Box 1800 / Ocean Springs, MS 39564
228-875-4415 (Phone) / 228-872-5427 (fax)

APPLICATION: SUBDIVISION DEVELOPMENT

—Specific Requirements Outlined in **Chapter 2** of the Unified Development Code—

SUBDIVISION TYPE: ☐ Minor (4 lots or less) ☒ Major (more than 4 lots)

Phase of Development: ☐ Sketch Plat ☒ Preliminary Plat ☐ Final Plat

Effective June 11, 2006, the following application fees apply:

	Minor S/D	Major S/D
Sketch Plat	\$ 250	\$ 300
Preliminary Plat	\$ 250 + \$ 50/lot	\$ 250 + \$ 50/lot
Final Plat	\$ 250 + \$ 50/lot	\$ 250 + \$ 50/lot

Application Fee Required*: _____ * Does not include mail fee, to be determined by City.

Standard mail fee required for notification of property owners within 500' of applicant property. Exact fee to be determined by City, based on current postage rates.

Application Date: March 7, 2023 (Applications are due by the 7th of each month.)

Applicant Information

Name of Subdivision: _____
Address of Original Parcel(s): 4414 Hanshaw Road
Parcel ID(s): 601260070.000

1. Applicant:	<u>Elliott Homes</u>	Phone	<u>228.447.3442</u>
Address	<u>1402 Pass Road, Gulfport, MS 39501</u>	Email	<u>brandon@myelliottthome.com</u>
2. Local Agent:	<u>Donovan Scruggs</u>	Phone	<u>228.348.1315</u>
Address	<u>317 Pine Drive, Ocean Springs, MS 39564</u>	Email	<u>donovan@scruggsplanning.com</u>
3. Owner of Record:	<u>Carolyn Mittrick</u>	Phone	_____
Address	<u>4144 Hanshaw Road, OS, MS 39564</u>	Email	_____
4. Engineer:	<u>Terry Moran, PE PLS</u>	Phone	<u>228-896-4733</u>
Address	<u>1806 23rd Ave, Suite B, Gulfport, MS 39501</u>	Email	_____
5. Land Surveyor:	<u>Terry Moran, PE PLS</u>	Phone	<u>228-896-4783</u>
Address	<u>1806 23rd Ave, Suite B, Gulfport, MS 39510</u>	Email	_____
6. Attorney:	_____	Phone	_____
Address	_____	Email	_____

☐ **Attach Appropriate Checklist for Requested Phase of Review**

Property Information

1. Tax Map Designation: Section 26 Township: 7 Range: 8
2. Proposed Subdivision Location: On the east side of Hanshaw Road (street)
50 feet (distance in feet) east (relative direction) of Cabildo Place Ave (street)
3. List all contiguous holdings in the same ownership:
Section NA Lot(s) _____
4. Zoning of Parcel(s): R1 5. Total Acreage: 61
6. Smallest Lot Size: 10,200 7. Proposed # of Lots: 80
9. Is the property located within a special district? (historic district, waterview preservation, or other designated overlay district, etc.) No
11. Does the property include any wetlands? If so, include professional wetland delineation. yes
12. Has any lot included in this request been previously split or reconfigured, to your knowledge? no
13. Are there any easements or other legal restrictions on the property? If so, please explain. no
14. Are there any existing structures on the property? If so, will they be kept or demolished? yes..demolished

Proposed Subdivision Information

15. Is the subdivision infrastructure proposed to be: ☒ PUBLIC or ☐ PRIVATE?
16. Are any commercial or multi-use activities proposed? ☐ Yes ☒ No
If so, please describe: _____
17. Are any variances being requested for the proposed subdivision? If so, please explain.
Subdivision is being developed with a Density Bonus to preserve wetlands and open space
18. Have there been any variances, exceptions, appeals or special uses granted for any properties in this request?
☒ Yes ☐ No If yes, please explain and state the date(s) of approval: Density Bonus approval
19. Is any open space or common area included in this subdivision? (Include any bus stops.) ☒ Yes ☐ No
If yes, please describe: approximately 26 acres will be set aside as open space.
20. Is the subdivision ingress/egress onto a "major" road, as classified by the City? ☒ Yes ☐ No
21. **Complete where applicable:**
For Preliminary Plat: Date SKETCH PLAT was approved by Board of Aldermen: Feb 1, 2022
For Final Plat: Date PRELIMINARY PLAT was approved by Board of Aldermen: _____
▪ Were any changes made subsequent to preliminary plat approval? ☐ Yes ☐ No
If yes, please describe: _____
▪ Does this final plat request include the entire area approved in the preliminary plat? ☐ Yes ☐ No

Notes and Next Steps for each phase are provided on the REQUIRED checklists.

Affidavit of Ownership

Attached hereto is an affidavit of ownership indicating the dates the respective holdings of land were acquired, together with the book and page of each conveyance into the present owner as recorded in the County Records of Deeds (Chancery Clerk) office. This affidavit shall indicate the legal ownership of the property, the contract owner of the property, and the date the contract of sale was executed.

I, (print name) Carolyn Mittrick, 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 original parcel(s).

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

Owner(s) Name: Carolyn Mittrick Parcel ID(s): 601260070.000

Date Property Acquired Date: Dec. 15, 2006 Book and Page of Each Conveyance:
Book 1891, PG 869-870 (original BK 1464, Pg 225-228)

Owner's Signature Carolyn Mittrick Date: 3-6-2023

NOTE: If corporate ownership, attach a list of all directors, officers, stockholders of each corporation owning more than 5% of any class of stock.

STATE OF Mississippi

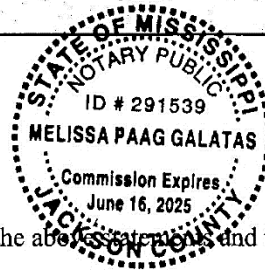
COUNTY OF Jackson

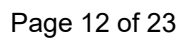
I Melissa Galatas, hereby depose and say that all the above statements and the statements contained in the papers submitted herewith are true.

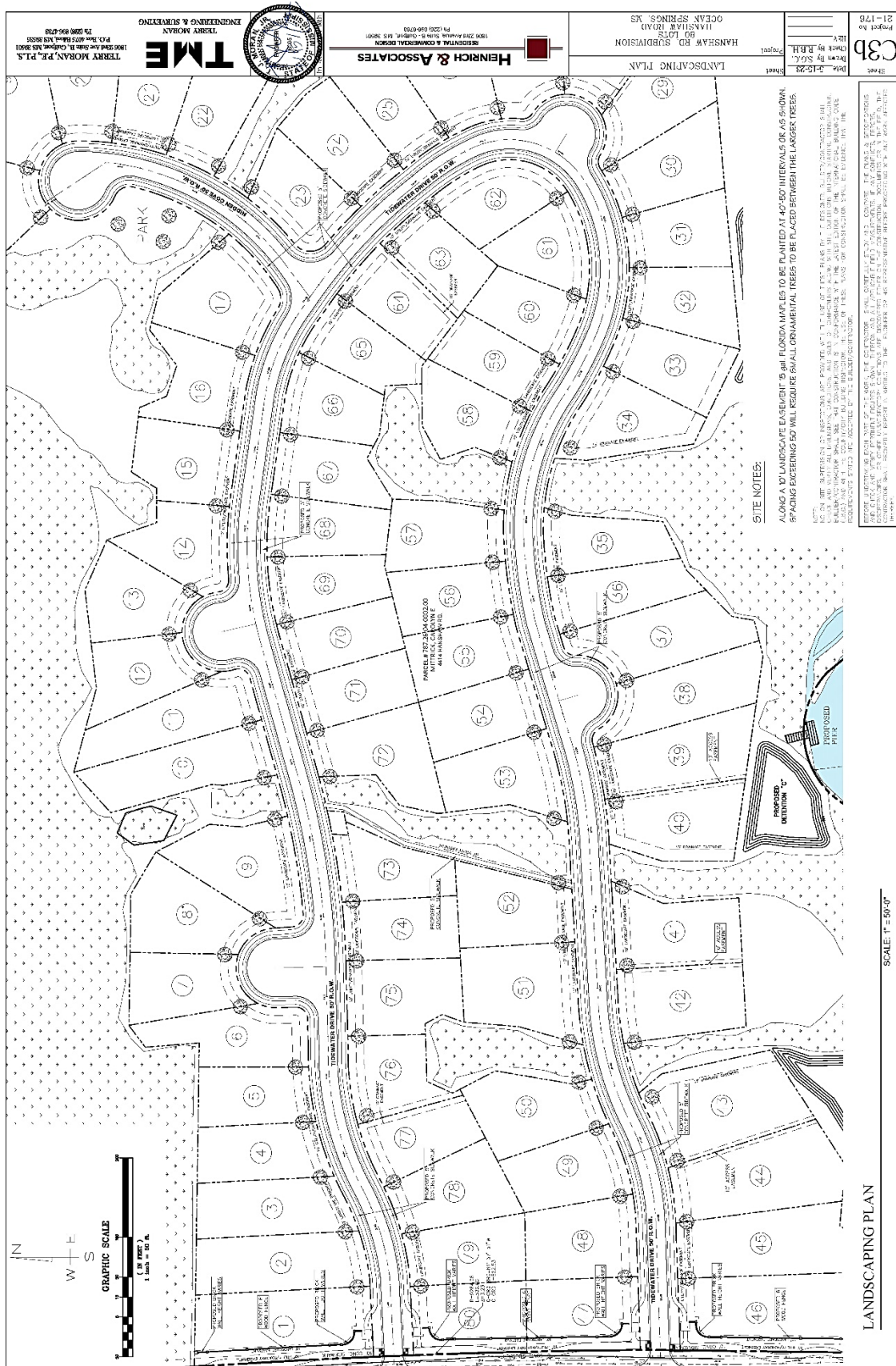
Mailing Address 811 Porter Avenue, Apt. 11
Ocean Springs, MS 39564

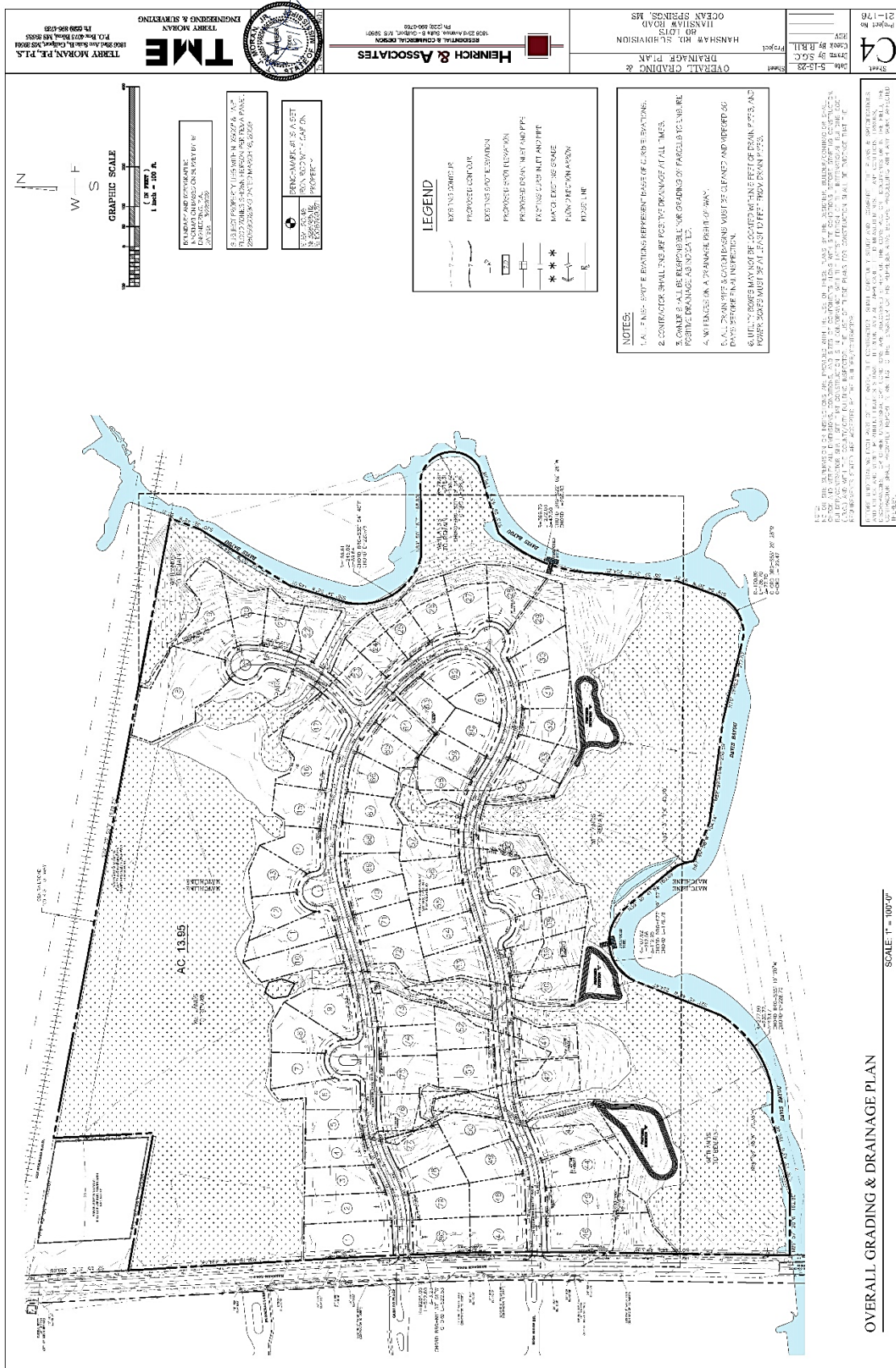
Subscribed and sworn before me this 6th day of March, 2023

My Commission expires: June 16, 2025 Mj Galatas









From: [Bebe Walls](#)
To: [Carolyn Martin](#)
Subject: Elliot Homes - Hanshaw Rd. Subdivision - Parcel 60126070.000
Date: Monday, May 08, 2023 10:57:02 PM
Attachments: [image.png](#)

To Whom it May Concern:

I understand tomorrow evening, May 9th, there will be a City of Ocean Springs Planning Commission meeting where there should be a vote to recommend approval or disapproval of the Preliminary Plat for the Elliot Homes Hanshaw Rd Subdivision - Parcel 60126070.000.

At the Planning Commission meeting on this last year, Bienville Place residents recommended that a traffic study be conducted. The study was conducted and concluded for Elliot Homes by Pickering. A copy was recently obtained, shared and reviewed by some of the Bienville Place residents, including me.

I have two issues I'd like to address associated with the study -- Report Conclusion and Pedestrian Safety (Particularly Student Safety).

ISSUE: Report Conclusion.

In the report conclusion it states: "...None of the study intersections warrant any left or right-turn lanes, according to Section 6-3.0 of MDOT's Roadway Design Manual. This includes the project entrances as well as along Hanshaw Road. Therefore, no additional mitigation will be necessary to the existing road network." In other words, their traffic study concluded there would be no need for adding turning lanes to Hanshaw Road. So, in my words -- their report concluded: Don't do anything to Hanshaw Road and everything will be just fine.

Well, in my opinion it will not be fine. I do not claim to be a traffic expert, but would like to think I have a bit of common sense about traffic impact. Common sense should tell everyone involved in this project that if you add 80 homes, with a minimum of 80 cars (and that is a very generous minimum) that flow of traffic on Hanshaw Road is going to be affected. Not only those 80 homes, but the number of cars travelling up and down Hanshaw Road increases every day a new home is sold in the multiple subdivisions being developed in the southeast corners of Jackson County that will use Hanshaw Road.

I regret that I do not understand their numbers and how they use them. However, I can only use my common sense. For example, what happens when you have the high school traffic backed up and headed north on Hanshaw Road, heavy traffic headed south on Hanshaw from Keesler and the shipyard, cars need to turn left into the new subdivision -- the traffic is going to be backed up on Hanshaw in both directions. To add to that time period, how long will vehicles trying to exit from Bienville Place, Stillwater. and transient vehicles from Heron Bayou through Bienville Place, be able to get out on Hanshaw Road because of the bottleneck of a 2-lane road with traffic that really belongs on 4 lanes.

Who is looking out for the traffic issues on Hanshaw in the future? I cannot tell if there is a proposed expansion easement on Elliot Homes property. Is the Planning Commission going to let Elliot Homes build their subdivision without leaving a needed easement for future expansion, when (not if, but when) needed. What is the City Planning to do then? It will be too late.

ISSUE: Pedestrian Safety (Particularly Student Safety).

Additionally, I know this was a traffic study but what about the foot traffic. My main concern is the safety of kids (students). There is a crosswalk at Hanshaw Road and Cabildo Place to allow pedestrians a safe place to cross and walk along Hanshaw Road on the east side on the sidewalk. There is a drawback to the sidewalk in that it is narrow and very near the street edge. The crosswalk is used predominantly by students to walk to the OSMS, but the traffic will consistently ignore students standing there waiting to cross. It is not safe to cross there (neither adult nor student), but it's their safest option right now.

Once the new entrance to Elliot Homes is developed, what happens to the crosswalk? I don't see anything in their study to show any concern for pedestrians crossing over Hanshaw Road, particularly for students to get to and from the OSMS. The Elliot Home students won't have that issue -- they will walk out of the subdivision on a sidewalk, turn left and they are on the Hanshaw Rd sidewalk and can walk to school. It is going to be more difficult for students to cross Hanshaw at Cabildo Place than it is now and adding the negotiation of vehicles turning into Hanshaw, whether it be left or right onto Hanshaw from the new subdivision adds to the students' struggle to cross safely.

Something needs to be done to install some type of light control for the students during the hours they are crossing Hanshaw -- from Bienville Place, Heron Bayou (walkers or bikers through Bienville Place) and Stillwater. At one time Bienville Place Owners Association requested approval and funding through Alderman Rob Blackman to have the City install an "Overhead Hawk Eye" similar to the one on Government Street to assist students in crossing at the crosswalk. We were told it was approved. However, since that time we were advised by Alderman Blackman that MDOT pulled the funding. What about the children? Who's looking out for their traffic safety in all this?

In conclusion, I hope the members of the Planning Commission can see these issues as I do -- leaving Hanshaw Road status quo is not the right thing to do for all that travel that road now or in the future, and the same applies for the safety of all pedestrians, but particularly the students.

Respectfully,



Barbara "Bebe" Walls
3841 Chaumont Circle
Ocean Springs, MS

Resident of Bienville Place Subdivision
Treasurer, Bienville Place Owners Association



CITY OF OCEAN SPRINGS
COMMUNITY DEVELOPMENT AND PLANNING
POST OFFICE BOX 1800
OCEAN SPRINGS, MS 39566-1800
228-875-4415

PLANNING COMMISSION REPORT
— PUBLIC HEARING —

PUBLIC HEARING DATE: June 13, 2023

APPLICANT(S): Danny Carter

CURRENT OWNER? ✓ Yes No

If No, - List Current Owner:

LOCATION: 3419 Bienville Blvd., PID# 60127491.050

REQUESTED ACTION: Zoning change from R-MH (Mobile Home Park District) to C-H (Regional Commercial District)

DATE OF APPLICATION: May 5, 2023

ADJACENT ZONING AND LAND USE:

Subject Property: R-MH, Mobile Home District – vacant, former mobile home park;

North: Across Groveland Rd., - C-H Regional Commercial, R-2, Low-Medium Density Residential District – undeveloped land;

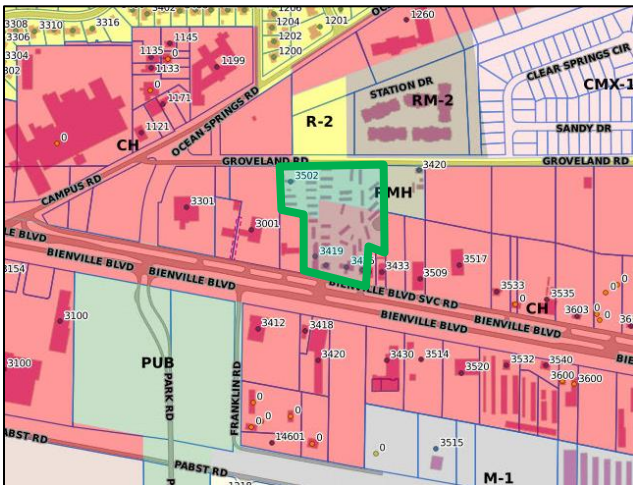
East: Across Deana Road; R-D, Two-Family Residential District – single-family dwellings facing Deana Road in the Deana Road Subdivision;

South: across Groveland Road; R-D, Two-Family Residential District – single-family dwellings in the Baywood Residential Planned Unit Development (PUD);

West: RM-2, Multi-family Residential District – single-family detached dwellings in the Waterford Village Subdivision.

CURRENT CONDITIONS:

Property Size: 6.96 acres total, **2.8 acres requested to be rezoned**



DESCRIPTION OF REQUEST:

- The property was the site of the Twin Pines motel and a mobile home park. The applicant requests the rezoning of the **northern portion of the property from the R-MH district to the C-H District** to be consistent with the southern portion of the property that is currently within the C-H District.
- The applicant notes that the motel building has been torn down and all but 4 mobile homes have been removed. The total property formerly consisted of 10 separate parcels which the applicant has combined into one.
- The existing R-MH district is described in the Unified Development Code (UDC) as: “Provides location for mobile and manufactured homes located in park settings”.
- The proposed C-H district is described as: “Most intense commercial mixed-use district, allows up to 75’ building heights. Includes most intense retail, office and residential development patterns with high traffic generation rates that serve a regional population.”

FINDINGS:

- The criteria for a change in zoning are [1] there was a mistake in the original zoning or [2] the character of the neighborhood has changed to such an extent as to justify reclassification. The applicant must describe and provide justification to the Planning Commission and Board of Aldermen about how the character of the neighborhood has changed. In addition, the applicant should describe the need for rezoning.
- Changes in the neighborhood’s character include the development of a medical clinic at 3301 Bienville Blvd. (northeast corner of Ocean Springs Rd. and Bienville Blvd.), the demolition of the building at 3401 Bienville Blvd., to be replaced by a multi-story medical workforce training facility, and the demolition of the Twin Pines motel on the subject property. Those changes reflect the neighborhood’s shift from rural highway uses to more intense medical and regional commercial uses. The proposed rezoning provides more developable land for that shift.
- The rezoning of this property will leave only 1 parcel remaining in the vicinity in the R-MH zoning district. That parcel is approximately 1.25 acre in area.

COMPREHENSIVE PLAN:

Requests for change in a zoning district should comply with the adopted Comprehensive Plan. The following element of the currently adopted plan addresses the requested zoning:

- Policy 2.2: Promote development of regional general retail businesses along Bienville Boulevard.
- Policy 2.3: Promote higher intensity, mixed-use development along the Bienville Boulevard corridor that is consistent with multi-modal and pedestrian-oriented design policies.

OTHER FEEDBACK:

- None received.

SUMMARY: The character of the neighborhood has changed and should be considered when evaluating the rezoning request.

POTENTIAL MOTION:

To recommend approval of the rezoning of 3419 Bienville Blvd., PID 60127491.050, from the R-MH, Mobile Home Park District to the C-H Regional Commercial District, due to _____.



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

CHANGE IN ZONING / USE PERMIT APPLICATION

Effective June 11, 2006, the following application fees apply:

Application Fee Required*: **\$ 250.00 (NON REFUNDABLE)**

\$ 1.00 (Per Ordinance 2022-17 following the requirements of Section 25-60-5
MS Code Annotated)

* Does not include mail fee, to be determined by City.

**Standard mail fee required for notification of property owners within 500' of applicant property. Exact fee to be determined by City, based on current postage rates.
AND MUST BE PAID FOR BY THE APPLICANT BEFORE MAILING.**

Application Date: 5-5-23
(Applications are due by the 7th of each month for the meeting scheduled for the subsequent month.)

Indicate Request: Change In Zoning District ☒ Use Permit ☐ Conditional Use Permit ☐

Applicant Information

Address of Lot(s): 3419 BIENVILLE BLVD OCEAN SPRINGS
Parcel ID(s): 60127491, 050

- | | |
|---|--|
| 1. Applicant: <u>DANNY CARTER</u> | Phone: <u>228-861-1970</u> |
| Address: <u>3530 WELLS FERRY CV</u> | Email: <u>DANNY 5051@BELLSOUTH.NET</u> |
| 2. Owner of Record: <u>DANNY CARTER</u> | Phone: <u>228-861-1970</u> |
| Address: <u>3530 WELLS FERRY CV</u> | Email: <u>DANNY 5051@BELLSOUTH.NET</u> |
| <u>BILOXI MS 39532</u> | |

COMPLETE THE FOLLOWING:

- Current Zoning classification of property: commercial / RESIDENTIAL HOME
New Zoning District Requested (if applicable): _____
- Explain the present use of the property and condition of any existing structures:
CLEARED OFF NO STRUCTURES
- Describe the intended use of property:
DEVELOPMENT - PROPERTY WAS COMBINED INTO 1 PARCEL

4. Reason for request: Must include 1) A description of the change/changes in the neighborhood that justify the change (when/where) OR the mistake made in the zoning map if applicable; AND 2) The public need for the new zoning district type.

PROPERTY WAS TWIN PINE'S MOTEL WHICH HAS ~~BEEN~~ BEEN
TORN DOWN. BEHIND THAT MOTEL WAS MOBILE HOME PARK WHICH
IS NO LONGER ACTIVE. TRAILERS - ALL BUT 4 ARE GONE. THEY WILL BE
REMOVED SOON. NO ONE LIVES IN THEM. THERE WAS SEVERAL PARCELS
BUT WHEN I BOUGHT THE PROPERTY HAD THEM COMBINED INTO 1 PARCEL

ATTACHMENTS REQUIRED:

- ☒ 1. Application Fee. Amount \$ 251.00
- ☐ 2. Map of the property and the surrounding neighborhood.
- ☐ 3. Diagram of intended use, showing dimensions and distances of property, building and their setbacks; parking spaces, entrances and exits.
- ☐ 4. Legal description; street address.
- ☐ 5. Copy of protective covenants or deed restrictions, if any.
- ☐ 6. Copies of approvals or requests of approval from other agencies such as: Health Department, Miss. Air and Water Pollution Control Commission, Corps of Engineers, Department of Marine Resources Council, etc.

***** If applicant is authorized to represent property owner, applicant must provide documentation signed by the property owner.**

Signature of Property Owner



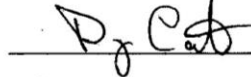
DANNY CARTER

Print name

5-5-23

Date

Signature of Applicant



DANNY CARTER

Print name

5-5-23

Date

ORDINANCE NO. 2023-xx
AN AMENDMENT TO ORDINANCE NO. 13-1976

**REZONING PROPERTY HEREIN DESCRIBED FROM R-MH MOBILE HOME PARK DISTRICT TO
THE C-H REGIONAL COMMERCIAL DISTRICT**

WHEREAS, the Mayor and Board of Aldermen of the City of Ocean springs, Mississippi, did on or about the 7th day of December, 2021, readopt an ordinance known as the Unified Development Code of Ocean Springs, Mississippi, and

WHEREAS, said ordinance provided therein for the adoption of an official zoning map; and

WHEREAS, said official zoning map as a part of the Unified Development Code of Ocean Springs, Mississippi, was adopted on the date aforesaid, zoning or rezoning the entire City of Ocean Springs, Mississippi; and

WHEREAS, said ordinance can be amended from time to time as necessary because of annexation, changing conditions, growth and other reasons; and

WHEREAS, application was made to the Ocean Springs Planning Commission that a certain parcel of property presently zoned R-MH Mobile Home Park District be changed to C-H Regional Commercial District, said property being described as:

Parcel ID: 60127491.050; and

WHEREAS, the Ocean Springs Planning Department, upon said application, did publish notice as required by law; and

WHEREAS, thereafter on June 13, 2023, a public hearing was held by the Ocean Springs Planning Commission; and

WHEREAS, the Mayor and Board of Aldermen of the City of Ocean Springs, Mississippi, did, on _____, approve said rezoning noting its accord with the comprehensive plan and such changes in character of the surrounding area and the public need for the change in zoning.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Board of Aldermen of the City of Ocean Springs, Mississippi, as follows, to-wit:

SECTION 1. That the following described property be rezoned from the classification of R-MH to a classification of C-H:

Parcel ID: 60127491.050

SECTION 3. That the official zoning map of the Unified Development Code of Ocean Springs, Mississippi, be amended to reflect this change.

SECTION 4. That any and all sections of the Unified Development Code and the official zoning map in conflict herewith are hereby repealed.

SECTION 5. That upon adoption, the City Clerk shall cause this Ordinance, being an Amendment to the Unified Development Code, in its final form, to be published in the manner prescribed by law and to be recorded in the Book of Ordinances of the City of Ocean Springs, Mississippi, and cause the official zoning map to reflect this change.

The above Ordinance, being an Amendment to the Unified Development Code, having been first reduced to writing, the vote was as follows:

Alderman Burgess	_____
Alderman Authement	_____
Alderman Wade	_____
Alderman Papania	_____
Alderman Blackman	_____
Alderman Impey	_____
Alderman Cox	_____

BY ORDER OF THE MAYOR AND BOARD OF ALDERMEN of the City of Ocean

Springs, Mississippi, on this the _____ day of _____, 2023.

Mayor

City Clerk