

The Minutes of the City of Ocean Springs
Planning Commission
Tuesday, May 12, 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, May 12, 2026. The members present were Clay McArdle, Michael Smith, Kevin O'Connell, Nicolaus Geiser, and Jennifer Dalgo. Also, present were Amanda Crose - Planning Director, Rae Williams - Planning Office Administrator, and David Harris - City Attorney.

Chairman Phelan gave the Invocation and Commissioner McArdle led the Pledge of Allegiance.

Pre-Meeting Announcement:

Prior to consideration of agenda items, Chairman Phelan announced that Item 4(d), Madison Place Drive & Gibson Road – Madison Place Phase 2B – Meritage Homes of Mississippi, Inc., requesting Final Plat approval for 21 lots of the 51-lot subdivision, had been deferred and would not be heard at the May 12, 2026, meeting.

Approval of Minutes:

- a) April 14, 2026

A motion was made by Kevin O'Connell, seconded by Marshall Johnson, to approve the April 14, 2026, meeting minutes as presented. The motion carried unanimously.

2. Old Business:

- a) None

3. New Business:

- a) **Public Hearing: 703 Ward Ave – PIDN: 60130110.000 – Guaranteed Vacation Rentals, LLC – Johnny Shane Jackson – Requesting approval of a Short-Term Rental Permit**

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

Planning Director Amanda Crose presented the request and stated the property is located at 703 Ward Avenue in Ward 2 and is zoned R-2 Low-Medium Density Residential. Ms. Crose explained that the property is located within the Short-Term

Rental Density Zone and that approval of the request would constitute 55 of the 55 allowable permits within the district.

Ms. Crose further stated that the local property manager would be Chris Dearman and the property was inspected and approved for a maximum occupancy of 6 and maximum of 4 vehicles. She confirmed that no code violations or public comments had been received regarding the application.

Ms. Crose noted the submitted guest rules referenced parking for 5 vehicles; however, only 4 vehicles were approved during inspection. She advised the guest rules would need to be revised if the permit application was approved and prior to operation to reflect the approved 4 vehicle limit.

No members of the public spoke in favor of or in opposition to the request. The applicant declined additional comment.

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

Commissioners discussed the parking discrepancy contained within the submitted guest rules and emphasized that all parking must remain off-street.

A motion was made by Kevin O'Connell, seconded by Michael Smith, to recommend approval of the Short-Term Rental Permit located at 703 Ward Avenue subject to annual renewal, continued compliance with the City of Ocean Springs Short-Term Rental Ordinance, revision of the guest rules to reflect a maximum of 4 vehicles, and a restriction requiring all parking to remain off-street. The motion carried unanimously.

b) Public Hearing: 9609 Iroquois Drive - PIDN: 61059003.000 - Yanira D. Aragon - 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.

Planning Director, Amanda Crose, presented the request and stated that the property is zoned R-2 Low-Medium Density Residential and is located within the City-Wide Short-Term Rental Zone. Ms. Crose explained that approval of the request would constitute 55 of the 60 allowable permits within the district.

Ms. Crose stated the proposed local property manager would be Aurelis Santiago and the property was approved for a maximum occupancy of 6 and maximum of 7 vehicles.

Ms. Crose confirmed no code violations were associated with the property. She additionally clarified the staff report incorrectly stated that no public feedback had been received, as one opposition letter from neighboring resident, Donald Anderson, was received and was included in the meeting packet.

Commissioners discussed parking limitations and concerns regarding the relationship between approved occupancy and the number of vehicles permitted at the property. Commissioners questioned whether seven vehicles was excessive for a property approved for six occupants and discussed whether additional vehicles could increase the likelihood of gatherings or neighborhood disturbances.

Ms. Crose noted that parking determinations were part of the inspection process and reviewed by the Building Department and Fire Marshal; however, the Planning Commission could recommend additional restrictions as conditions of approval.

- Jim Jordan, Ward 1, spoke in opposition to the request and expressed concerns regarding traffic, excessive vehicles, parties, and preserving the quiet residential character of the neighborhood. He stated the owner did not reside locally and referenced both positive and negative experiences with rental properties in the past.
- Donald Anderson, Ward 1, spoke in opposition to the request. Mr. Anderson stated that Short-Term Rentals change the character of residential neighborhoods and create transient occupancy patterns similar to commercial lodging uses. He expressed concerns regarding unknown occupants, neighborhood safety, and preserving Ocean Springs as a family-oriented community.
- Tom Bisner, Ward 1, spoke in opposition to the request and referenced prior negative experiences involving rental activity within the subdivision. He expressed concerns regarding the possibility of parties and disturbances within an otherwise quiet neighborhood.
- Lourdes Paniagua, representing the property owner, addressed the Commission in support of the request. Ms. Paniagua stated she and the proposed local property manager would remain available to address complaints and concerns from nearby residents. She stated that parties would not be allowed and clarified the notation regarding 7 vehicles was a clerical error within the application. She further stated the owners were working individuals attempting to improve opportunities for their family.

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

Following closure of the public hearing, Commissioners discussed the City's regulation of Short-Term Rentals and the Planning Commission's responsibility to apply the ordinance standards adopted by the Board of Aldermen.

Chairman Phelan explained the City has formally regulated Short-Term Rentals for several years and noted that, unlike long-term rentals, STRs remain subject to inspections, permit requirements, and enforcement procedures. Chairman Phelan also

stated that Mississippi law does not classify Short-Term Rentals as commercial zoning uses.

Commissioners discussed reducing the number of approved vehicles and prohibiting on-street parking. Commissioner Smith expressed concern that larger vehicle allowances could increase the likelihood of gatherings inconsistent with the quiet enjoyment of the neighborhood.

Chairman Phelan confirmed with the applicant that the guest rules could be revised to reflect reduced parking allowances and clarified that all parking must remain off-street.

A motion was made by Kevin O'Connell, seconded by Marshall Johnson, to recommend approval of the Short-Term Rental Permit located at 9609 Iroquois Drive subject to annual renewal, continued compliance with the City of Ocean Springs Short-Term Rental Ordinance, amendment of the guest rules to allow no more than 6 vehicles, and a prohibition against on-street parking.

The motion was carried by a vote of 5-1, with Commissioner Michael Smith voting nay.

c) Public Hearing: Palmetto Pointe Dr – PIDN: 62506020.000 – Palm Pointe Subdivision Phase 3 – Freddie Fountain on behalf of BJ2 Holdings, LLC – Requesting Sketch Plat approval for a 10-lot single-family residential subdivision

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

Planning Director, Amanda Crose, presented the request and stated the proposed Palm Pointe Subdivision Phase 3 consists of a 10-lot single-family residential subdivision located south of the existing Palmetto Pointe subdivision near Greyhound Way within the annexed area of the city.

Ms. Crose explained that the property remains zoned A-3 Agricultural Residential under the former Jackson County zoning designation and the city is utilizing applicable Jackson County standards while also reviewing the request in consideration of the City's Unified Development Code where possible.

Ms. Crose stated that the proposed subdivision would include lots 67 through 76 and all proposed lots exceed the minimum lot area requirement of 14,800 square feet, with the smallest proposed lot containing approximately 18,047 square feet. She further stated proposed improvements include sidewalks, open space areas, and a common mailbox area.

Ms. Crose noted the proposed subdivision reflects approximately 7% open space, while Jackson County standards require 3%. She additionally explained that City UDC open space requirements generally require 20%.

Ms. Crose further advised that one letter of opposition from the Palmetto Pointe Homeowners Association (HOA) was received after agenda publication and was included in the Commissioners' binders.

A motion was made by Kevin O'Connell, seconded by Marshall Johnson, to enter the letter into the official meeting minutes and record (Exhibit 1). The motion carried unanimously.

Commissioners discussed the status of Palmetto Pointe Drive as a public right-of-way, roadway access, annexation and zoning history, proposed setbacks, road naming concerns, and open space requirements.

Freddie Fountain, Fountain & Associates, representing the applicant, addressed the Commission. Mr. Fountain stated the proposal consists of a 10-lot subdivision added to an already existing development plan after the current ownership acquired the project. He confirmed the proposed fire department hammerhead turnaround at the south end of the street, extending onto the adjacent property is subject to ongoing negotiations with the current owner.

Mr. Fountain additionally stated the proposed lots are similar in size and character to the surrounding development within Palm Pointe Phases 1 and 2 and stated the proposed 20% open space standard referenced in the City UDC is significantly more restrictive than neighboring jurisdictions.

- Deede Torrance, President of the Palmetto Pointe HOA, spoke in opposition to the request and expressed concerns regarding increased traffic, construction impacts, neighborhood identity, roadway access through Palmetto Pointe Drive, and the introduction of homes not subject to the HOA's restrictive covenants. She stated that residents were unaware of prior public meetings regarding earlier phases of the Palm Pointe development due to confusion created by the annexation.
- Wes Feldner, spoke in opposition to the request and expressed concerns regarding setbacks, roadway naming confusion, school traffic, construction traffic, and neighborhood compatibility. He additionally suggested redesigning the subdivision to access the development from another direction.
- Kyle Pearson, spoke in opposition to the request and expressed concerns regarding increased traffic volumes and the potential transformation of Palmetto Pointe Drive from a local residential street into a collector-style roadway.
- Kyle Widdows, spoke in opposition to the request and raised concerns regarding emergency response confusion due to similar subdivision and roadway names. He additionally expressed concerns that the proposed access point would create the appearance that the new subdivision is part of the existing HOA community.

- Jeff Moffett, spoke in opposition to the request and expressed concerns regarding roadway naming confusion, increased construction and future traffic through Palmetto Pointe Drive, and the long-term impact of connecting future development phases through the neighborhood. Mr. Moffett stated that residents are not opposed to development but requested that the subdivision be redesigned to access through existing Palm Pointe phases rather than through Palmetto Pointe Drive, and noted that the HOA is willing to work with the developer on alternative solutions.
- Kurt Kuhl, spoke in opposition to the request and expressed concerns regarding increased traffic and roadway safety on the narrow roads within Palmetto Pointe. Mr. Kuhl stated that the proposed 10-lot subdivision could add approximately 30 to 40 additional vehicles daily and questioned why the roadway could connect through the newer Palm Pointe development rather than through Palmetto Pointe Drive. He also noted prior legal efforts to prevent other developments from accessing Palmetto Pointe and stated that redesigning the roadway alignment would make more sense and reduce traffic impacts on the existing neighborhood.
- Corey Harris, spoke in opposition to the request and expressed concerns regarding roadway access, neighborhood compatibility, and future traffic circulation through the subdivision.
- Jennifer Knowles, spoke in opposition to the request and expressed concerns regarding additional traffic and impacts to the residential character of Palmetto Pointe, and the impact on home values.
- Ryan Earley, spoke in opposition to the request and expressed concerns regarding construction traffic, congestion, and roadway safety.
- Katie Widdows, spoke in opposition to the request and expressed concerns regarding neighborhood identity, roadway confusion, and traffic impacts. She also stated there is a population of rehabilitated bald eagles' nests within the wooded area of the proposed development site and requested the presence of the nesting eagles be considered and documented prior to any tree clearing or development activity.
- Steve Grandonico, spoke in opposition to the request and raised concerns regarding traffic, roadway safety, and neighborhood compatibility.
- Mark Beasley, spoke in opposition to the request and expressed concerns regarding increased density, traffic safety, and future development impacts.
- Bobby Patton, spoke in opposition to the request and raised concerns regarding roadway widths, traffic safety, and prolonged construction impacts.

- Ed Knowles, spoke in opposition to the request and expressed concerns regarding traffic patterns, emergency access, and future expansion into adjoining property.
- Audra Burke, spoke in opposition to the request and expressed concerns regarding roadway connectivity, construction traffic, and preserving neighborhood character.

Freddie Fountain responded to public comments and stated that Palm Pointe Phases 1 and 2, including portions of the roadway and stormwater infrastructure, were previously approved prior to the current request. Mr. Fountain explained that redesigning roadway access through previously approved phases would require substantial replats, new surveys, construction modifications, and significant financial costs. He further stated that the roadway width complies with subdivision standards, that roadway names for Palm Pointe Phase 1 & 2 were approved with Jackson County prior to his involvement with the project. He also noted the development consists of only 10 additional lots intended to remain compatible with surrounding homes and property values. Mr. Fountain additionally noted that wetlands permitting and environmental studies had previously been completed for the property.

A motion was made by Marshall Johnson, seconded by Clay McArdle, to close the public hearing. The motion carried unanimously.

Following closure of the public hearing, Commissioners continued discussion regarding roadway continuity, future development potential, open space requirements, and compatibility with surrounding neighborhoods.

A motion was made by Marshall Johnson, seconded by Kevin O'Connell, to recommend denial of Palm Pointe Subdivision Phase 3 sketch plat, based on a number of key considerations raised that were not available to the planning commission in making their recommendation. The motion carried unanimously.

d) DEFERRED - Madison Place Drive & Gibson Road – PIDN: 60124060.000 – Madison Place Phase 2B – Meritage Homes of Mississippi, Inc. – Requesting Final Plat approval for 21 lots of the 51-lot subdivision

This item was deferred prior to the meeting and was not heard.

4. General Public Comment

- None

5. Commissioners Forum

Commissioner Johnson thanked the Planning Department for their work preparing the agenda and meeting materials.

Commissioner Smith requested an update regarding the UDC Committee meetings. Ms. Crose stated that the last UDC Committee meeting was held on April 29, 2026. She stated that she was unable to attend, however, she is working on finalizing the minutes and scheduling the next meeting.

6. Adjourn

A motion to adjourn was made by Kevin O'Connell and seconded by Marshall Johnson. The motion carried unanimously.

The meeting adjourned at 7:58 p.m.