



**ZONING AND ADJUSTMENT BOARD MEETING AGENDA
CITY OF OCEAN SPRINGS - ZONING AND ADJUSTMENTS BOARD
TUESDAY, AUGUST 11, 2026 - 5:00 PM**

- 1. Call Meeting to Order**
- 2. Approval of Minutes**
 - a. July 14, 2026
- 3. Old Business**
- 4. New Business**
 - a. Election of Officers
- 5. Audience Request**
- 6. Adjourn**

The Minutes of the City of Ocean Springs
Zoning & Adjustment Board
Tuesday, July 14, 2026

1. Call meeting to order

A meeting of the City of Ocean Springs Zoning and Adjustment Board was called to order by Chairman Nick Gant at 5:00 p.m. on Tuesday, July 14, 2026. Members present were Nick Gant, Lethel Bowden, David Hayden, Don Atwell, and William Thompson. Also present were Amanda Crose - Planning Director, Rae Williams - Planning Technician and Kayla Stringer - Planning Office Administrator.

2. Approval of Minutes

- a) June 9, 2026

A motion was made by William Thompson, seconded by Lethel Bowden, to approve the amended minutes of June 9, 2026, meeting. The motion carried unanimously.

3. Old Business

- a) None

4. New Business

- a) **279 Holcomb Boulevard – PIDN: 611-350-41050 – Matthew & Virginia Stebly – Requesting a variance of the rear yard setback from 25 feet to 15 feet to construct an addition on the existing house.**

Planning Director Amanda Crose presented the request, explaining that the subject property is located in Ward 3 and is zoned R-1. Ms. Crose stated the property had previously been divided through a lot split and now consists of approximately 11,096 square feet with a lot width of 80 feet, both of which are below the current minimum dimensional requirements for the R-1 zoning district.

Ms. Crose reviewed the variance criteria contained in the Unified Development Code (UDC), noting that the Board's general guideline limits setback reductions to twenty-five percent, which would result in a minimum rear setback of 18.75 feet.

Matthew Stebly, the applicant, stated the requested variance was necessary to construct a master bedroom addition to better accommodate his family's needs. He explained the existing location of the residence limited expansion options and that relocating the addition would be more costly and would negatively affect the overall appearance of the home. Mr. Stebly further stated the placement of the existing residence was not a condition he created and noted that the proposed addition was designed to minimize impacts on adjacent properties by reducing the number of rear-facing windows and utilizing existing vegetation for privacy screening.

A motion was made by Don Atwell, seconded by William Thompson, to recommend approval of the variance reducing the required rear yard setback from 25' to 15' to

allow construction of an addition to the existing residence. The motion carried unanimously.

b) 7800 Trout Street – PIDN: 61092012.000 – Cody Crane – Requesting a variance to allow the placement of a proposed accessory building in front of the primary dwelling at the 25-foot front yard setback line.

Planning Director Amanda Crose presented the request, explaining that the subject property is located in Ward 6 within the annexed area and is zoned R-1 Residential (Jackson County). Ms. Crose explained that both the City of Ocean Springs UDC and the Jackson County zoning regulations require accessory structures to be located behind or beside the primary dwelling. She advised that the existing residence is located approximately 76' from the front property line.

Ms. Crose further advised the property contains approximately 45,302 square feet and that more than half of the parcel is within a FEMA-designated regulatory floodway. She explained that locating the accessory structure behind the existing residence would require construction within the floodway, whereas the proposed location would allow the structure to remain outside the regulated floodway.

Board members discussed the property's location within the regulatory floodway and the applicable requirements of the UDC. Ms. Crose explained that any floodway-related construction requirements would be addressed during the building permit review process, and the Board acknowledged that locating the proposed accessory structure outside the regulatory floodway was the preferable alternative.

Cody Crane, the applicant, stated that the proposed accessory structure would provide covered storage over an existing parking area. He explained the requested location was the most practical due to the layout of the property due to the presence of the regulatory floodway behind the residence. Mr. Crane further stated that relocating the structure would require additional site work, including tree removal and placement of fill material, and that the proposed location would not adversely affect adjacent properties or the surrounding neighborhood.

A motion was made by William Thompson, seconded by Lethel Bowden, to recommend approval of the variance allowing placement of the proposed accessory building in front of the primary dwelling at the required 25' front yard setback based upon the exceptional shallowness and avoiding the regulatory floodway. The motion carried unanimously.

5. Audience Request

a) None

6. Adjourn

A motion was made by David Hayden, seconded by William Thompson, to adjourn the meeting. The motion carried unanimously.

The meeting adjourned at 5:22 p.m.