

The Minutes of the City of Ocean Springs
Planning Commission
Tuesday, November 14, 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, November 14, 2023. Members present were Matthew Hinton, Kevin O'Connell, Marshall Johnson, Michael Davis, Joey Conwill, and Joseph McCormick. Also present were City Planner Wade Morgan, Planning & Grants Administrator Carolyn Martin, Planning & Grants Coordinator Camille Anderson and City Attorney Will Norman.

2. Approval of Minutes

- a. October 10, 2023

A motion was made by M. Hinton seconded by J. Conwill to accept the minutes as submitted. The motion was unanimously carried.

3. Old Business

None

4. New Business

- a. **PUBLIC HEARING:** 1204 Londonderry Lane / PID# 61098239.000 - Michelle Renee King - Request for a residential short-term rental permit.

A motion was made by M. Davis seconded by K. O'Connell to go into public hearing. The motion was carried unanimously. C. Martin presented the application. Chairman Phelan asked if there was anyone in the audience who wished to comment on the request. There were none. A motion was made by M. Hinton seconded by K. O'Connell to come out of public hearing. The motion was carried unanimously. A motion was made by K. O'Connell seconded by M. Johnson to recommend approval of a Residential Short-Term Rental permit subject to annual renewal for 1204 Londonderry Lane. The motion was unanimously carried.

- b. **PUBLIC HEARING:** 139 Watersedge Drive / PID# 61490018.000 - Aaron Goetsch - Request for a residential short-term rental permit.

A motion was made by M. Hinton seconded by J. Conwill to go into public hearing. The motion was carried unanimously. C. Martin presented the application. Chairman Phelan asked if there was anyone in the audience who wished to comment on the request. There were none. A motion was made by M. Davis seconded by K. O'Connell to come out of public hearing. The motion was carried unanimously. A motion was

made by J. Conwill seconded by K. O'Connell to recommend approval of a Residential Short-Term Rental permit subject to annual renewal for 139 Watersedge Drive. The motion was unanimously carried.

- c. **PUBLIC HEARING:** PID# 61473000.000, Northwest Corner of Front Beach Dr. and Martin Ave., The Sands at Front Beach. Request to rezone from R-1A Special Apartment District to the R-6 Residential District

A motion was made by M. Davis seconded by M. Hinton to go into closed session to determine if they need to go into executive session. The motion was carried unanimously. A motion was made by J. Conwill seconded by M. Hinton to go into executive session to discuss litigation. The motion was carried unanimously. The PC members left the Board room to discuss litigation, then returned. A motion was made by K. O'Connell seconded by J. McCormick to come out of executive session. The motion was carried unanimously. A motion was made by M. Hinton seconded by J. McCormick to go into public hearing. The motion was carried unanimously. W. Morgan presented the application. Applicant's attorney, R. Schwartz, discussed rezoning with Planning Commission and gave them a packet containing information on the property and changes in the area. A motion was made by M. Hinton seconded by M. Davis to accept the packet into the minutes. The motion was carried unanimously. W. Guice, attorney for the plaintiff, spoke about the settlement agreement that had recently been accepted by the parties in the suit. Mark Garriga spoke in opposition to The Sands. Robert Lewis of 415 Ruskin gave his opinion on this rezoning. A motion was made by M. Hinton seconded by M. Davis to come out of public hearing. The motion was carried unanimously. The Planning Commission discussed the merits and other relevant information on the rezoning. A motion was made by J. Conwill seconded by M. Davis to recommend approval of rezoning 265 Front Beach Drive from R-1A Special Apartment District to R-6 Residential District based on changes in the neighborhood since 2005 and the overall need for the type of housing permitted by the proposed R-6 district. The motion passed 6-1, with J. McCormick opposing.

- d. **PUBLIC HEARING:** PID# 61473000.000, Northwest Corner of Front Beach Dr. and Martin Ave., The Sands at Front Beach. Request Outline Plan and Final Plan approval of a Planned Unit Development (PUD) consisting of 31 detached dwelling units and common open space.

A motion was made by M. Hinton seconded by K. O'Connell to go into public hearing. The motion was carried unanimously. W. Morgan presented the application, discussed with Planning Commission. R. Schwartz, attorney for the applicant, discussed plan with Planning Commission. W. Guice, plaintiff's attorney, said they have no objection to the plan. A motion was made by M. Davis seconded by K. O'Connell to come out of public hearing. The motion was carried unanimously. A motion was made by J. Conwill seconded by M. Hinton to recommend approval of the outline plan and final plan of a Planned Unit Development consisting of 31 detached dwelling units and common open space at 265 Front Beach Drive subject to the City comments listed in the report. The

motion was carried unanimously.

5. General Public Comment

None

6. Commissioner's Forum

K. O'Connell spoke about why he voted to approve the Sands development, but he sees a trend in Ocean Springs starting to get more dense.

7. Adjourn

A motion was made by M. Hinton seconded by K. O'Connell to adjourn the meeting. The motion was unanimously carried.