

The Minutes of the City of Ocean Springs
Planning Commission
January 9, 2024

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, January 9, 2024. Members present were Matthew Hinton, 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 and Anthony Liberato. Marshall Johnson arrived at 6:03. Kevin O'Connell was absent.

2. Approval of Minutes

a. December 12, 2023

A motion was made by M. Davis and seconded by J. Conwill to accept the minutes as submitted. The motion passed 6-0 with K. O'Connell absent.

3. New Business

a. 9200 Ocean Springs Road / PID# 60123450.000 - Sandy Cox - Request approval of a Lot Split

W. Morgan presented the application. A. Phelan asked the Planning Commission if they had any questions. They didn't. Discussion between A. Phelan and W. Morgan. A. Phelan asked the applicant to speak. She explained her application and plans. A. Phelan asked the Planning Commission if they had any questions. They didn't. A. Phelan asked if anyone present wanted to speak. David Fellows, 9208 Ocean Springs Rd., spoke about potential flood problems. Doug Travis, 3220 Redbluff Cir., questioned the lot size and had concerns about flooding and drainage and the need for a road. A motion was made by J. Conwill and seconded by M. Hinton to recommend approval of the lot split. The motion passed 6-0 with K. O'Connell absent.

b. **PUBLIC HEARING:** Groveland Road / PID# 60127330.100 - Freddie Fountain - Request approval of a Conditional Use Permit

A motion was made by M. Hinton and seconded by M. Johnson to go into public hearing. The motion passed 6-0 with K. O'Connell absent. W. Morgan presented the application. A. Phelan asked the Planning Commission if they had any questions. They didn't. Discussion between A. Phelan and W. Morgan. A. Phelan asked the applicant to speak. They did. A. Phelan asked the Planning Commission if they had any questions. They didn't. A. Phelan asked if anyone present wanted to speak. No one did. A motion was made by M. Johnson and seconded by M. Davis to come out of public hearing. The motion passed 6-0 with K. O'Connell absent. Discussion between Planning

Commission, W. Morgan, and applicant regarding townhomes. A motion was made by M. Hinton and seconded by J. McCormick to recommend approval of a Conditional Use Permit subject to the City attorney's review of the apartment moratorium related to townhomes. The motion passed 6-0 with K. O'Connell absent.

c. **PUBLIC HEARING:** Groveland Road / PID# 60127330.100 - Freddie Fountain - Request approval of a Sketch Plat

A motion was made by M. Davis and seconded by M. Johnson to go into public hearing. The motion passed 6-0 with K. O'Connell absent. W. Morgan presented the application. A. Phelan asked the Planning Commission if they had any questions. They didn't. Discussion between A. Phelan and W. Morgan. A. Phelan asked the applicant to speak. They did. A. Phelan asked the Planning Commission if they had any questions. They didn't. A. Phelan asked if anyone present wanted to speak. No one did. A motion was made by M. Johnson and seconded by J. Conwill to come out of public hearing. The motion passed 6-0 with K. O'Connell absent. Discussion between W. Morgan, A. Phelan, and W. Norman. A motion was made by M. Hinton and seconded by M. Johnson to recommend approval of a Sketch Plat subject to the City attorney's review of the apartment moratorium related to townhomes. The motion passed 6-0 with K. O'Connell absent.

d. **PUBLIC HEARING:** 208 White Boulevard / PID# 61135017.000 - Tony & Katherine Archuleta - Request for a residential short-term rental permit.

A motion was made by M. Davis, seconded by J. Conwill to go into public hearing. The motion passed 6-0 with K. O'Connell absent. C. Martin presented the application. A. Phelan asked the Planning Commission if they had any questions. They didn't. A. Phelan asked the applicant if they wanted to speak. They didn't. A. Phelan asked if anyone present wanted to speak. Christine Trigg, 215 White Blvd., spoke about her concern with change in character of the neighborhood. A. Phelan asked if anyone else present wanted to speak. No one did. A motion was made by M. Davis, seconded by J. McCormick to come out of public hearing. The motion passed 6-0 with K. O'Connell absent. A. Phelan asked the Planning Commission if they had any questions. They didn't. A motion was made by M. Davis, seconded by J. Conwill to recommend approval of a Short-Term Rental Permit. The motion passed 6-0 with K. O'Connell absent.

e. **PUBLIC HEARING:** 501 Rayburn Avenue / PID# 60137584.000 - Julian Rankin - 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 passed 6-0 with K. O'Connell absent. C. Martin presented the application. A. Phelan asked the Planning Commission if they had any questions. They didn't. A. Phelan asked the applicant if they wanted to speak. They didn't. A. Phelan asked if anyone present wanted to speak. No one did. A motion was made by M. Hinton, seconded by J. McCormick to come out of public hearing. The motion passed 6-0 with K. O'Connell absent. A. Phelan asked the Planning Commission if they had any questions. They didn't. A motion was made by J. Conwill, seconded by M. Hinton to recommend approval of a Short-Term Rental Permit. The motion passed 6-0 with K.

O'Connell absent.

- f. **PUBLIC HEARING:** 225 Halstead Road / PID# 61004005.000 - Derek Norsworthy - Request for a residential short-term rental permit.

A motion was made by M. Hinton, seconded by J. McCormick to go into public hearing. The motion passed 6-0 with K. O'Connell absent. C. Martin presented the application. A. Phelan asked the Planning Commission if they had any questions. They didn't. A. Phelan asked the applicant if they wanted to speak. They didn't. A. Phelan asked if anyone present wanted to speak. Kathleen Gay, 2703 Walton, had concerns that there are too many Short-Term Rental permits in Ocean Springs. The applicant spoke. A motion was made by M. Hinton, seconded by M. Johnson to come out of public hearing. The motion passed 6-0 with K. O'Connell absent. A. Phelan asked the Planning Commission if they had any questions. They didn't. A motion was made by J. Conwill, seconded by M. Davis to recommend approval of a Short-Term Rental Permit. The motion passed 6-0 with K. O'Connell absent.

- g. **PUBLIC HEARING:** UDC Amendments to the following Sections and Chapters: Chapter 2 (Process), Section 2.22 (Final Plat), Chapter 3 (Zoning Districts, Building Types And Uses), Table 3.2b (Dimensional Standards For Mixed Use And Non-Residential Districts), Section 3.6.3g (Historically Platted Non-Conforming Lots), Table 3.6 (Land Use Matrix), Chapter 4 (Development And Design Standards) Table 4.2 (Landscape Standards), And Section 4.7 (Parking Standards)

A motion was made by M. Hinton, seconded by J. McCormick to defer. The motion passed 6-0 with K. O'Connell absent.

4. Old Business

- a. Executive Session - Litigation

A motion was made by M. Hinton, seconded by J. McCormick to go into closed session to determine the need to go into executive session. The motion passed 6-0 with K. O'Connell absent. The Planning Commission members left the Boardroom to discuss. A motion was made by M. Hinton, seconded by J. McCormick to go into executive session to discuss litigation. The motion passed 6-0 with K. O'Connell absent. The Planning Commission returned to the Boardroom. A. Phelan said no formal action was taken in the executive session.

- b. **PUBLIC HEARING:** 100 Winchester Drive / PID: 61087028.000 - Marisol Buckley - Request for a residential short-term rental permit

A motion was made by M. Hinton, seconded by M. Johnson to go into public hearing. The motion passed 6-0 with K. O'Connell absent. A. Phelan said the applicant was not present, and there was some question about proper noticing. A motion was made by M. Hinton, seconded by M. Davis to come out of public hearing. The motion passed 6-0 with K. O'Connell absent. A motion was made by M. Hinton, seconded by J. McCormick to table agenda item 4.b. so the City can ensure proper notification is given. The motion passed 6-0 with K. O'Connell absent.

5. General Public Comment

Fran Freeman 2702 Walton Dr., spoke about the number of Short-Term Rentals in Ocean Springs. A. Phelan and C. Martin explained that there are caps to the number of Short-Term Rental permits in Ocean Springs.

6. Commissioner's Forum

M. Hinton asked if the Planning Commission should meet to have a work session before the Special Call meeting on January 23. Discussion between the Planning Commission, C. Martin, and W. Norman.

7. Adjourn

A motion was made by M. Johnson, seconded by M. Hinton to adjourn the meeting. The motion passed 6-0 with K. O'Connell absent.