

The Minutes of the City of Ocean Springs
Planning Commission
March 12, 2024

1. Call Meeting to Order

A meeting of the City of Ocean Springs Planning Commission (PC) was called to order by Chairman Andy Phelan at 6:00 p.m. on Tuesday, March 12, 2024. PC Members present were Matthew Hinton, Joey Conwill, Michael Davis, Kevin O'Connell 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. PC Member Marshall Johnson arrived at 6:02.

A motion was made by Matthew Hinton, seconded by Kevin O'Connell, to table Agenda Item 4. d. 3: Chapter 3, Table 3.6. The motion passed 6-0.

2. Approval of Minutes

a. February 13, 2024

A motion was made by Matthew Hinton, seconded by Joey Conwill to accept the minutes as submitted. The motion passed unanimously.

A motion was made by Joseph McCormick, seconded by Michael Davis, to go into closed session to determine the need for executive session. The motion passed unanimously. A motion was made by Matthew Hinton, seconded by Kevin O'Connell, to go into executive session to discuss litigation regarding 104 Keri Cove. The motion passed unanimously. A motion was made by Matthew Hinton, seconded by Kevin O'Connell, to go into executive session to discuss litigation regarding 100 Winchester Drive. The motion passed unanimously. A motion was made by Kevin O'Connell, seconded by Michael Davis, to come out of executive session. The motion passed unanimously. No action was taken in executive session.

3. Old Business

a. None

None

4. New Business

a. **PUBLIC HEARING:** 106 Arbor Vista / PID# 61020005.000 – Aaron & Jamie Gallagher - Request for a residential short-term rental permit.

A motion was made by Matthew Hinton, seconded by Michael Davis, to go into public hearing. The motion passed unanimously. Carolyn Martin presented the application. Chairman Phelan asked if the PC members had any questions. They did not.

Chairman Phelan asked if the applicant was present and wanted to speak. The applicant, Aaron Gallagher, spoke. City Attorney Will Norman stated the City was given Covenants and spoke with the applicant about them. Chairman Phelan asked if anyone else wanted to speak. Rudy Fink at 102 Arbor Vista spoke against the application and also provided Covenants to the City. A motion was made by Matthew Hinton, seconded by Kevin O'Connell to accept the Covenants into the minutes. The motion passed unanimously. Chairman Phelan asked if anyone else present wanted to speak. No one did. The PC members and Will Norman discussed statutes on Covenants and Short-Term Rentals. A motion was made by Matthew Hinton, seconded by Joseph McCormick to come out of public hearing. The motion passed unanimously. A motion was made by Matthew Hinton, seconded by Joey Conwill, to recommend approval subject to City Attorney's findings on Covenants. The motion passed unanimously.

- b. **PUBLIC HEARING:** 808 Desoto #11 / PID# 60119106.050 – Hunter Odom - Request for a residential short-term rental permit.

A motion was made by Michael Davis, seconded by Matthew Hinton, to go into public hearing. The motion passed unanimously. Carolyn Martin presented the application. Chairman Phelan asked if the applicant was present and wanted to speak. The applicant, Hunter Odom, spoke. Chairman Phelan asked if anyone else present wanted to speak. No one did. A motion was made by Matthew Hinton, seconded by Kevin O'Connell, to come out of public hearing. The motion passed unanimously. A motion was made by Kevin O'Connell, seconded by Matthew Hinton, to recommend approval. The motion passed unanimously.

- c. **PUBLIC HEARING:** 320 Magnolia Avenue / PID# 61011106.000 – Gary Tucker - Request for a residential short-term rental permit.

A motion was made by Michael Davis, seconded by Kevin O'Connell, to go into public hearing. The motion passed unanimously. Carolyn Martin presented the application. Chairman Phelan asked if the PC members had any questions. They did not. Chairman Phelan asked if the applicant was present and wanted to speak. The applicant, Gary Tucker, chose not to speak. Chairman Phelan asked if anyone else present wanted to speak. No one did. A motion was made by Kevin O'Connell, seconded by Matthew Hinton to come out of public hearing. The motion passed unanimously. A motion was made by Joey Conwill, seconded by Kevin O'Connell to recommend approval. The motion passed unanimously.

- d. **PUBLIC HEARING:** Amendments to the Unified Development Code (UDC) for the City of Ocean Springs, Mississippi amending the following sections and chapters: **1)** Chapter 3, section 3.6.3.G; **2)** Chapter 3, Table 3.2B; **3)** Chapter 3, Table 3.6; **4)** Chapter 4, Table 4.2; **5)** Chapter 4, Section 4.7.2; **6)** Chapter 2, Section 22; **7)** Chapter 5, section 5.9; and **8)** Chapter 7

A motion was made by Matthew Hinton, seconded by Kevin O'Connell, to accept into the minutes an email from Mike Illane at 303 Front Beach Drive that was submitted to Planning Department regarding the proposed marina on Front Beach. The motion passed unanimously. A motion was made by Matthew Hinton, seconded by Kevin O'Connell, to go into public hearing. The motion passed unanimously. Wade Morgan discussed the Amendments to the Unified Development Code with the Commission members. Chairman Phelan asked if anyone present would like to speak. Hanna

Navarro at 517 Rayburn Ave. asked about item 4.d. 3. PC members reminded her they voted to defer that item at the beginning of the meeting. Chairman Phelan asked if anyone else would like to speak. Patricia Joachim Creel at 517 Rayburn Ave. asked about townhomes. Chairman Phelan asked if anyone else would like to speak. No one did. A motion was made by Michael Davis, seconded by Joey Conwill to come out of public hearing. The motion passed unanimously. Chairman Phelan asked the PC members if they had any questions on item 4.d. 1. They did not. A motion was made by Michael Davis, seconded by Kevin O'Connell, to recommend approval. The motion passed unanimously. Chairman Phelan asked the PC members if they had any questions on item 4.d. 2. They did not. A motion was made by Matthew Hinton, seconded by Joseph McCormick, to recommend approval. The motion passed unanimously. Item 4.d. 3 was tabled at the beginning of the meeting, so it was not voted on. Chairman Phelan asked the PC members if they had any questions on item 4.d. 4. They did not. A motion was made by Kevin O'Connell, seconded by Marshall Johnson to recommend approval. The motion passed unanimously. Chairman Phelan asked the PC members if they had any questions on item 4.d. 5. They did not. A motion was made by Matthew Hinton, seconded by Joey Conwill, to recommend approval. The motion passed unanimously. Chairman Phelan asked the PC members if they had any questions on item 4.d. 6. They did not. A motion was made by Kevin O'Connell, seconded by Marshall Johnson, to recommend approval. The motion passed unanimously. Chairman Phelan asked the PC members if they had any questions on item 4.d. 7. They did not. A motion was made by Matthew Hinton, seconded by Joey Conwill, to recommend approval. The motion passed unanimously. Chairman Phelan asked the PC members if they had any questions on item 4.d. 8. Matthew Hinton suggested clarity for this amendment. The Planning Commission discussed it with Wade Morgan and Carolyn Martin. A motion was made by Matthew Hinton, seconded by Kevin O'Connell, to recommend approval as submitted with the addition of the phrase "withing a single structure" to the definition. The motion passed unanimously.

5. General Public Comment

None

6. Commissioner's Forum

Michael Davis and Carolyn Martin discussed Short-Term Rental permits and caps. Chairman Phelan asked if Planning Department can add to the PC Agendas that there is a 3 minute time limit on public speaking.

7. Adjourn

A motion was made by Matthew Hinton, seconded by Michael Davis, to adjourn the meeting. The motion passed unanimously.