



Zoning and Adjustment Board
1018 Porter Avenue
Ocean Springs, MS 39564

A G E N D A

Tuesday, December 13, 2022 @ 5:00 p.m.

1. Call meeting to order

2. Approval of Minutes

a) November 8, 2022

3. Old Business – None.

4. New Business

- a) 510 Washington Avenue / PID# 60137534.000 – Walter Anderson Museum – Consideration of a recommendation from the Historic Preservation Commission for an exception to the Historic District Sign Regulations.
- b) 2780 Bienville Boulevard / PID# 60121135.000 – Jessica Luce – Requesting a variance to the minimum number of parking spaces.
- c) **WITHDRAWN** - 2818 Lawnwood Drive / PID# 61250010.000 – Paula Rychtar – Requesting an interpretation of the Unified Development Code's definition of a greenhouse as an accessory structure.

5. Audience Request

6. Adjourn

The Minutes of the City of Ocean Springs Zoning & Adjustment Board Tuesday, November 8, 2022

1. Call meeting to order

A meeting of the City of Ocean Springs Zoning and Adjustments Board was called to order by Chairman Nick Gant at 5:00 on Tuesday, November 8, 2022. Members present were John O'Hara, Michael Smith, and Shannon Pfeiffer. Don Atwell was absent. Also present were Wade Morgan, City Planner, and Amanda Moser, Planning/Grants Coordinator.

2. Approval of Minutes

a) October 11, 2022

A motion was made by S. Pfeiffer seconded by M. Smith to approve the minutes as presented. The motion was unanimously carried.

3. Old Business – None.

4. New Business

a) 4127 Bienville Boulevard / PID# 60126060.085.000 – Kerri Little – Requesting a 25% size variance for signage.

W. Morgan introduced the proposal. The existing sign is substantially larger than what is being proposed. A freestanding sign is allowed in addition to the wall sign, however, due to the topography and utilities along Bienville Boulevard, a free-standing sign is not easily viable.

Kerri Little, representative from Munn Enterprises, addressed the commission. 129.08 square feet of signage will be removed from what is existing compared to what is proposed.

A motion was made by J. O'Hara seconded by M. Smith to recommend approval of a variance for Caliber Collision located at 4127 Bienville Boulevard to allow a wall-mounted sign of 74.2 sq. ft. as described in the variance application and site plan. The motion was unanimously carried.

5. Audience Request

6. Adjourn

A motion was made by M. Smith seconded by S. Pfeiffer to adjourn the meeting. The motion was unanimously carried.

CITY OF OCEAN SPRINGS
COMMUNITY DEVELOPMENT AND PLANNING
P.O BOX 1800 / OCEAN SPRINGS, MS 39566-1800
228-875-4415

ZONING ADJUSTMENT BOARD REPORT

MEETING DATE: December 13, 2022

APPLICANT(S): Julian Rankin / Walter Anderson Museum of Art
CURRENT OWNER? Yes ☐ No ☒
If No, - List Current Owner: Jackson County, Mississippi

REQUESTED ACTION: Requesting an exception from the Unified Development Code's (UDC) sign regulations to allow an additional sign in a Historic District.

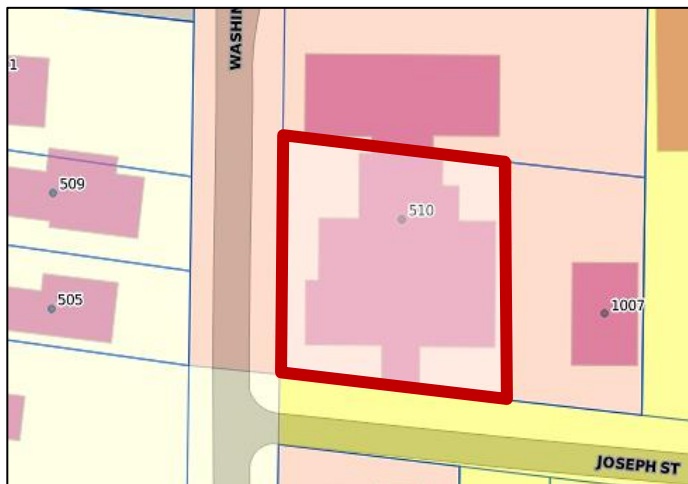
DATE OF APPLICATION: November 9, 2022

LOCATION: Walter Anderson Museum (WAMA) / 510 Washington Avenue
Parcel ID # 60137534.000

AREA ZONING AND LAND USE:

Subject Property:	CMX-2, Community Commercial Mixed-Use District – Walter Anderson Museum of Art;
North:	CMX-2, Community Commercial Mixed-Use District – Ocean Springs Community Center;
East:	CMX-2, Community Commercial Mixed-Use District – single-family dwelling;
South:	Across Joseph Street: CMX-2, Community Commercial Mixed-Use District – former law office being renovated into boutique hotel;
West:	Across Washington Avenue: R-1, Single-Family Residential District – WAMA creative building and dwellings.

VICINITY:



DESCRIPTION OF REQUEST:

- The applicant requests an exception from the UDC Historic District sign regulations to allow a second sign for the Walter Anderson Museum. They propose a wall sign in addition to the existing free-standing sign.

FINDINGS:

- WAMA is within the Old Ocean Springs Historic District. The UDC establishes special sign regulations for historic districts (section 8.9). Museums, community centers, civic (nonprofit) organizations, or historic sites within a historic district are permitted a maximum of one (1) sign with a maximum area of 18 sq. ft. The museum currently has one (1) free-standing sign that is 17.3 sq. ft. in area.
- The UDC sign regulations also provide a mechanism for exceptions from those historic district requirements. The Historic Preservation Commission (HPC) may recommend to the Zoning and Adjustment Board (ZAB) exceptions to these requirements where it can be shown that the proposed sign is consistent with the purpose and intent of the historic district and is historically authentic (section 8.9.B.10).
- A proposed wall sign for WAMA was shown to the HPC at its meeting on November 10, 2022. The proposed sign is to be placed on the west-facing building elevation near Joseph Street and will be 70 sq. ft. in area (see attached illustration). The HPC voted to recommend the ZAB consider the additional signage at the Walter Anderson Museum of Art. The motion was carried unanimously.

OTHER FEEDBACK:

- None received.

SUMMARY AND CONCLUSION:

- The proposed wall sign was recommended by the HPC.

POTENTIAL MOTION: To approve an exception from the UDC sign regulations for the Walter Anderson Museum at 510 Washington Avenue to allow a wall-mounted sign of 70 sq. ft., as described in the application and sign graphic.

City of Ocean Springs
Planning Department
P.O. Box 1800
Ocean Springs, MS. 39566
Phone 228-875-4415 Fax 228-872-5427

VARIANCE REQUEST APPLICATION

Office Use

Date Received _____
Received by _____
App Fee Paid \$ _____ Chk or CC ?
Chk # _____
Mail Fee Due \$ _____
Mail Fee Paid \$ _____ Chk or CC?
Date Mail Fee Pd _____ Chk # _____

Submittal Requirements:

- Application
- Fee of \$50.00 (Fifty Dollars) must be paid at the time application is submitted
- Drawing showing requested variance, with dimensions

Date: 11-4-22

Name of Applicant: Walter Anderson Museum of Art

Address: 510 Washington Ave, Ocean Springs, MS 39564

Phone No. 228-872-3164

Email Address: julian@walterandersonmuseum.org

Parcel Identification Number: 60137534.000

Property Owner (if different from Applicant):

Property Location for the Variance: Building facade, west side

Type of Variance(s) Requested (setback, height, zoning extension, parking, etc.)

signage/wayfinding

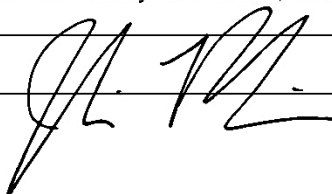
The purpose of this variance is to consider an application to allow:

A second low-profile sign to identify the structure for visitors. Sign consists of flat cut aluminum letters mounted to exterior wall to the right of museum entrance.

Provide justification of the variance request. Justification must include exceptional narrowness, shallowness, shape of a specific piece of property, exceptional topographical conditions, or other extraordinary situation or condition for a specific piece of property.

While the Museum is one of the most visited attractions in Ocean Springs, its location is obscured by tree growth and flora, and partially hidden by the Ocean Springs Community Center. This long-overdue signage helps demarcate the Museum structure, allowing ease of wayfinding for visitors and residents. As part of WAMA's ongoing campus expansion, clear wayfinding that maintains the historic character of the neighborhood while differentiating the property from other nearby properties is critical, both for ease of navigation and safety for visitors, first responders, and others.

Applicant Signature:



Date 11-4-22

LETTER PRESENTED TO THE HISTORIC PRESERVATION COMMISSION:



WALTER ANDERSON
MUSEUM of ART

Historic Preservation Committee
City of Ocean Springs

November 9, 2022

Dear Committee Members,

I'm writing to request an exception to current City zoning regulations to allow the Walter Anderson Museum of Art to place signage on its western-facing building façade to assist the public and visitors with appropriate and more effective wayfinding (rendering submitted to Planning Department). This low-profile sign will be the second instance of wayfinding signage on the campus (hence the requested exception), accompanying an illuminated monument sign on the Museum's northwest corner that welcomes visitors.

The sign for which an exception is being requested consists of flat cut aluminum letters mounted to exterior wall, providing additional visibility to north-bound traffic and pedestrians. The Museum's unique location in its mixed-use downtown neighborhood with ample foliage and tree cover naturally obscures the institution from view. Rather than interfering with the structure, this signage accentuates the purpose of its construction, which has always been to serve as a welcoming center for cultural exploration.

Further, with the Museum's ongoing campus expansion across the street at 505 Washington Avenue, clear directional wayfinding will continue to be an important issue for public safety. As more visitors and students traverse the campus and cross the street, consistent demarcation aids in slowing traffic and differentiating the uses of the institution from neighboring commercial and residential properties. Of note, regarding signage and wayfinding, is the current traffic calming mural on Washington Avenue in front of the Museum, nearly 400 feet long, installed in partnership with the Ospreys nonprofit and the City of Ocean Springs Department of Public Works. This additional signage on the Museum does not radically change the character of either the building, the campus grounds, or the neighborhood itself; rather, it continues set precedent of distinguishing this dynamic block for the purposes of public awareness, tourism, and safety.

Thank you for your consideration.

All the best,

Julian Rankin
Executive Director

510 WASHINGTON AVE.
OCEAN SPRINGS, MS 39564

228.872.3164
WALTERANDERSONMUSEUM.ORG

TRUSTEES

Misty Shaw-Feder, *President*
Julie Cwikla, *Vice President*
Jamie Dent, *Treasurer*
Paige Riley, *Secretary*
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Cathy Chandler
Joe Cloyd
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Mike Davis
David Duhé
Kelly Lucas
Jenny Nicaud
Hank Zuber

DIRECTOR

Julian Rankin

WAMA sign mock-up



CITY OF OCEAN SPRINGS COMMUNITY
DEVELOPMENT AND PLANNING
P.O BOX 1800 / OCEAN SPRINGS, MS 39566-1800 228-875-4415

ZONING ADJUSTMENT BOARD REPORT

MEETING DATE: December 13, 2022

APPLICANT(S): Jessica Luce

CURRENT OWNER? Yes ☒ No

If No, - List Current Owner: T. Smith Investments, LLC

REQUESTED ACTION: Variance from the Unified Development Code's (UDC) parking regulations to allow a reduction in the minimum number of parking spaces.

DATE OF APPLICATION: November 7, 2022

LOCATION: 2780 Bienville Boulevard / Parcel ID # 60121135.000

AREA ZONING AND LAND USE:

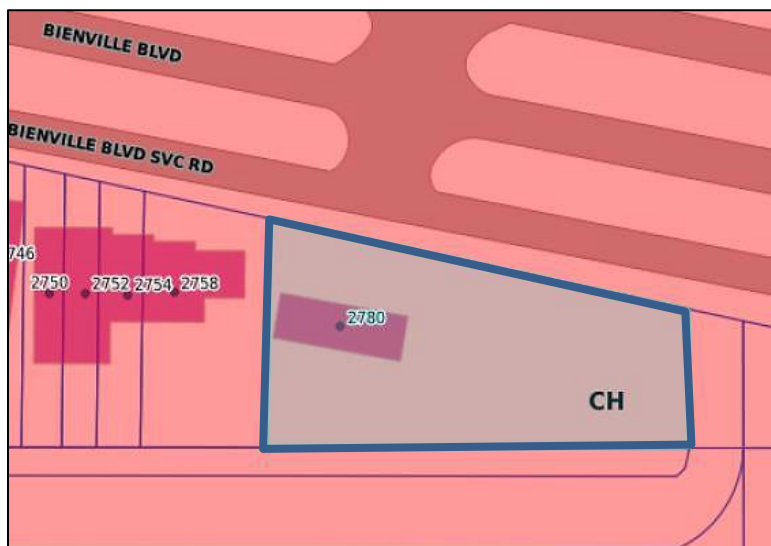
Subject Property: C-H, Regional Commercial District; a billboard and vacant area (formerly a car wash);

North: C-H, Regional Commercial District – Bienville Boulevard service road;

East and South: C-H, Regional Commercial District – access drive to Greyhound Stadium;

West: C-H, Regional Commercial District – strip retail center.

VICINITY:



DESCRIPTION OF REQUEST:

- The applicant requests a variance to reduce the minimum number of parking spaces required for commercial uses. The applicant proposes to provide parking spaces at a ratio of 3.2 spaces per 1,000 sq. ft. of gross floor area, where the UDC\ requires at least four (4) spaces per 1,000 sq. ft. for most retail uses.
- The applicant notes that the requested variance relates to, “the average of how many our architect can fit within the property,” plus the space of the property and an electrical easement led to the request.

FINDINGS:

- The UDC’s requirements for off-street parking spaces depend on the type of land use. The parking requirements range from one (1) space per every 200 sq. ft. of floor area for restaurants to one (1) space per every 250 sq. ft. of floor area for medical clinics and small retail stores, to one (1) space per every 300 sq. ft. of floor area for banks and general offices.
- The requested variance to those parking requirements equates to a ratio of one (1) parking space for every 312.5 sq. ft. of floor area. That is a 25% variance from the 1:250 sq. ft. ratio for clinics and most retail stores.
- There is a billboard on the east end of the parcel and overhead electrical lines on the west and east sides of the parcel that limit its buildable area. They can be considered as unusual conditions that could justify a variance.
- Development plans for the property must also be reviewed and approved through the administrative Design Review process. The applicant’s site plan shows parking spaces directly accessed from the Bienville Boulevard service road and an internal driveway connecting to the driveway for the Greyhound Stadium. Access to the service road requires approval from the MS Department of Transportation (MDOT) and connection to the Greyhound Stadium driveway requires approval from the Ocean Springs School District (OSSD). Also, the parking spaces being accessed from the service road are not consistent with the UDC parking regulations. The UDC recommends that most parking spaces be located to the rear or side of the principal building. Variations from this configuration are subject to Planning Commission (PC) and Board of Aldermen (BOA) approval.

OTHER FEEDBACK:

- None received.

SUMMARY AND CONCLUSION:

- The proposed variance will allow a reduction in the number of parking spaces for a proposed building.

POTENTIAL MOTION: To approve a variance for 2780 Bienville Boulevard to allow off-street parking to be provided at a minimum ratio of one (1) parking space for every 312.5 sq. ft. of gross floor area, as described in the variance application.

City of Ocean Springs
Planning Department
P.O. Box 1800
Ocean Springs, MS. 39566
Phone 228-875-4415 Fax 228-872-5427

VARIANCE REQUEST APPLICATION

Office Use

Date Received _____
Received by _____
App Fee Paid \$ _____ Chk or CC? _____
Chk # _____
Mail Fee Due \$ _____
Mail Fee Paid \$ _____ Chk or CC? _____
Date Mail Fee Pd _____ Chk # _____

Submittal Requirements:

- Application
- Fee of \$50.00 (Fifty Dollars) must be paid at the time application is submitted
- Drawing showing requested variance, with dimensions

Date: 11/7/22

Name of Applicant: Jessica Luce

Address: 1801-C Government St. Ocean Springs, MS 39564

Phone No. 228-990-9977 Email Address: coastaesthetics@yahoo.com

Parcel Identification Number: 60121135.000

Property Owner (if different from Applicant): JJ Harnis

Property Location for the Variance: 2780 Bienville

Type of Variance(s) Requested (setback, height, zoning extension, parking, etc.) Parking

The purpose of this variance is to consider an application to allow: 3.2 parkings spots per 1,000 sqft. This number is the average of how many our architect can fit within the property.

Provide justification of the variance request. Justification must include exceptional narrowness, shallowness, shape of a specific piece of property, exceptional topographical conditions, or other extraordinary situation or condition for a specific piece of property.

The space of the property and electrical easement on the property led to the variance request.

Applicant Signature: Ashley Rodney

Date 11/7/22

SURVEY



CONCEPTUAL SITE PLAN:

