



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

A G E N D A

Tuesday, November 8, 2022 @ 5:00 p.m.

1. Call meeting to order

2. Approval of Minutes

a) October 11, 2022

3. Old Business – None.

4. New Business

a) 4127 Bienville Boulevard / PID# 60126060.085 – Kerri Little – Requesting
a 25% size variance for signage.

5. Audience Request

6. Adjourn

The Minutes of the City of Ocean Springs
Zoning & Adjustment Board
Tuesday, October 11, 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, October 11, 2022. Members present were John O'Hara, Michael Smith, Shannon Pfeiffer, and Don Atwell. Also present were Wade Morgan, City Planner, and Amanda Moser, Planning/Grants Coordinator.

2. Approval of Minutes

a) July 12, 2022

A motion was made by S. Pfeiffer seconded by J. O'Hara to approve the minutes as presented. The motion was unanimously carried.

3. Old Business – None.

4. New Business

a) APPEAL: Lots 14 and 16-20 / PID# 61466014.000, 61450016.000, 61450017.000, 61450018.000, 61450019.000, & 61450020.000 – Little Bluff, LLC – Aaron Goetsch – Appealing the Unified Development Code's (UDC) requirements for the minimum building site-yard setback distance.

W. Morgan introduced the proposal. The request is for a five (5) foot side yard setback on the north side of each of the lots. The affected lots are narrow. Adequate access to the rear yards and space for mature trees is the intent. The maximum ZAB can approve is 25%.

A motion was made by D. Atwell seconded by M. Smith to accept the input received into the minutes. The motion was unanimously carried.

Jimmy Lane, developer of Bills Avenue, addressed the board. He discussed the original Bills Avenue plat, what he created with the new plat, utility and drainage issues/improvements.

D. Atwell asked what the hardship is. J. Lane explained the limited depth of the lots, the parking situations, and how to fit the house on the lots.

Julia Illanne, 303 Front Beach Drive, addressed the commission in opposition to the request. She discussed the Unified Development Code (UDC) and variance approval regulations.

Bethanne Dressel, 406 Martin Avenue, addressed the board. She is concerned with public safety and the closeness of the proposed dwellings.

Kelly Lane, developer of Bills Avenue, addressed the board. They feel they have done their due diligence with developing the subdivision. Several trees were saved, and drainage/utilities were improved. Their proposal is unique and variances are needed to create a safe, beautiful development.

A motion was made by M. Smith seconded by S. Pfeiffer to recommend denial of the requested appeal of the Bills Avenue Replat of lots 2-31 and the south five (5) feet of lot 32 to allow a five (5) foot building setback from the south property lines of lots 14, 16, 17, 18, 19, & 20 as described in the application due to no demonstration of exceptional issues with lot narrowness or extraordinary hardship. The motion was unanimously carried.

- b) WITHDRAWN:** 1012 Government Street / PID# 60137444.000 – Madison Talley – Requesting allowance of a zero (0) ft. side-yard setback.

This item was withdrawn by the applicant.

- c)** 1515 Government Street / PID# 60119358.000 – OHOS Development, LLC – Requesting a front yard setback variance, a dumpster enclosure setback variance, and a drive aisle width variance.

W. Morgan introduced the proposal. The property is located within the Downtown Overlay District which has further setback restrictions etc. than just the CMX-2 zoning regulations. The first request is for a 12 ft. setback along Government Street and a seven (7) ft. setback along General Pershing Avenue adjacent to the proposed parking garage. There are existing utilities along Government Street they are trying to avoid. The side setback variance is being requested to allow vehicles access to the parking garage. The next request is variance of the required distance of the dumpster enclosure to the nearest residential property. The last request is a drive aisle width within the parking garage. Their request meets the national standard.

A motion was made by S. Pfeiffer seconded by D. Atwell to accept the input received into the minutes. The motion was unanimously carried.

Jack Schmidt, 918 Howard Avenue, engineer representing the developer. There is currently one parcel. A request to split it into three (3) in on the Planning Commission

agenda following this meeting. The split will separate the uses on the property. He discussed the proposed uses.

S. Pfeiffer inquired if the proposed 22 ft. drive-aisle width would be two-way or one-way traffic. J. Schmidt answered two-way.

The effect of the proposed development on existing businesses and residences was discussed.

The dumpster location was discussed and how it being emptied would affect nearby businesses and residences.

S. Pfeiffer asked if the parcel is split, are new future owners required to meet minimum parking requirements since the parking garage will be on only one (1) of the parcels. J. Schmidt explained a perpetual parking easement agreement that will be filed so all uses can meet the required parking.

Webster Woods, 1417 Government Street, addressed the commission. He is concerned with the increase in traffic. He feels General Pershing may need to be one-way or police will have direct traffic during downtown events.

Lottie Gipson, 821 General Pershing Avenue, addressed the commission. Her mother and kids walk the road. She feels the dumpster should be on Ward Avenue with other commercial uses, not General Pershing will the residences.

Lottie Gipson addressed the board. She wants the dumpster on the other side, not General Pershing Avenue. She walks the road and traffic is dangerous.

A motion was made by S. Pfeiffer seconded by J. O'Hara to recommend approval of the 12-foot building setback along Government Street for the development at 1515 Government Street due to the hardship of power lines in the way as well as balconies that will front the building. The motion was unanimously carried.

A motion was made by S. Pfeiffer seconded by J. O'Hara to recommend approval of the seven (7)-foot setback on the section of Pershing Avenue is to enable vehicle access into the parking garage. The motion was unanimously carried.

David Machado, engineer for the developer, addressed the board. He discussed all the various uses for the proposed project, the required parking, the required dumpster, etc. He talked of a bridge that will connect different buildings. Fire Codes have to be met for public safety. All of these items were noted during the design of this project including the location of the dumpster.

A motion was made by M. Smith seconded by D. Atwell to recommend approval of a dumpster enclosure to be 44.75 feet from the nearest residential property due to not enough right-of-way and road frontage to allow 50 feet. The motion carried with M. Smith, D. Atwell, and J. O'Hara voting aye and S. Pfeiffer voting nay.

A motion was made by S. Pfeiffer seconded by D. Atwell to recommend approval of the 22-foot-wide parking garage drive aisle based on Walker Consultant from Nashville's recommendation. The motion was unanimously carried.

5. Audience Request

6. Adjourn

A motion was made by J. O'Hara seconded by S. Pfeiffer to adjourn the meeting. The motion was unanimously carried.

DRAFT

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: November 8, 2022

APPLICANT: Munn Enterprises, Inc.
Property owner – Yellowfin LLC

REQUESTED ACTION: Variance from the Sign Regulations to Allow a Larger Wall Sign.

DATE OF APPLICATION: Sept. 20, 2022

LOCATION: 4127 Bienville Blvd.; Parcel ID 60126060.085

PROPERTY ZONING CLASSIFICATION:

AREA ZONING AND LAND USE: Subject Property - CH Regional Commercial District; automobile body shop
North: - R-1 district, undeveloped land.
East: – C-H district, undeveloped land.
South: - across Bienville Blvd., R-1 district, single family dwellings.
West: C-H district, mobile home park.

VICINITY:



DESCRIPTION OF REQUEST:

- The applicant requests a variance to allow a wall-mounted sign with 25 percent more sign area than is permitted by the sign regulations. The applicant proposes a wall sign with 74.2 square feet of sign area.

FINDINGS:

- The Unified Development Code (UDC) sign regulations allow one wall sign with a maximum area of 60 sq. ft. The proposed 74.2 sq. ft. wall sign requires approval of a 25% variance, which is the maximum amount the ZAB can approve.
- The business is also allowed a 60 sq. ft. free-standing sign. The applicant notes that a free-standing sign cannot be constructed due to underground utilities and site topography.

OTHER FEEDBACK: None received.

SUMMARY AND CONCLUSION: The proposed wall sign has less sign area than what would be permitted for a wall sign plus a free-standing sign.

POTENTIAL MOTION: To approve a variance for Caliber Collision at 4127 Bienville Blvd. to allow wall-mounted sign of 74.2 sq. ft., as described in the variance application and site plan.

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

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 # _____

VARIANCE REQUEST APPLICATION

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: 9-30-2022

Name of Applicant: Munn Enterprises, Inc.-- Kerri McAlpin Little

Address: 7712 Highway 49 North, Hattiesburg, MS 39402

Phone No. 601.264.7446 x 1002 Email Address: KerriL@munnterprises.com

Parcel Identification Number: 60126060.085

Property Owner (if different from Applicant): Yellowfin LLC, c/o Timothy T. Magee 228.547.1168

Property Location for the Variance: 4127 Bienville Blvd, Ocean Springs, MS 39564

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

Sign Variance for additional square footage allowed on the property.

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

The variance is for the city to grant approval of additional sign square footage for this property. Only 60 square feet of signage is currently allowed. We are requesting a total of 74.2 square feet. The variance would be for 15 additional square feet.

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.

Due to the topographical condition of this property, and the presence of underground utilities, we are unable to install a free standing identification sign next to the main road of Bienville Blvd. Therefore, we are requesting approval for a sign ordinance variance to allow the increase in the square footage on the building for Caliber Collision. The requested signage will only be 14.2 square feet than what is allowed in the zoning ordinance now. This will be a 25% increase. The approval of a variance will greatly impact the visibility of the facilities main identification sign from the boulevard. Signage branding and visibility is key in a successful business.

Applicant Signature: Kerri McAlpin Little Date 9-30-2022

N01 - Illuminated - EI-01.01 B Custom

CALIBER COLLISION

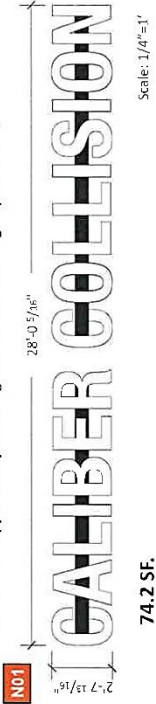


EXISTING



PROPOSED

EI-01.01 B - Custom Linear channel letter signs raceway mounted
Ordered and approved by the Integration and Marketing Departments.



74.2 SF.

Notes: Size of signage in relation to the building is approximate. This photo mock-up is intended for quotation purposes only and may not accurately represent the scale of the proposed signage to the building. A site survey is required.



Pattison Sign Group
Powering Your Brand

530 W Summit Hill, Suite 702, Knoxville, TN, 37902
Toll Free: 1.866.655.1102 (ext. 1.888.694.1106)
www.pattisongroup.com



This sign will be installed in accordance with the requirements of Article 606 of the National Electrical Code (NEC) and all applicable local, state, and federal codes. This includes proper mounting and wiring of the sign.



Thousand, Item and 100+ Year in Service Warranty (Warranty) of the Signage is provided by the manufacturer.

Project ID GLI-47916-R2	Date 09-27-2022	Scale as noted	Sales Tia Macklin	Designer M. Holman	Rev R. B. M. Holman	Date 10-04-2022	Notes Please email all changes to the client via email to: glc@pattison.com or call: 1.866.655.1102 (ext. 1.888.694.1106) or visit our website: www.pattisongroup.com. All changes must be approved by the client via email or call. Please email all changes to the client via email to: glc@pattison.com or call: 1.866.655.1102 (ext. 1.888.694.1106) or visit our website: www.pattisongroup.com.
Information Required:							
☒ Conceptual							
Master							
Electrical							
☒ 120V ☐ 240V ☐ Other							
Customer Approval							
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Sign Item N01							