



PLANNING COMMISSION SECOND AMENDED AGENDA
CITY OF OCEAN SPRINGS
PLANNING COMMISSION
TUESDAY, JANUARY 14, 2025 - 6:00 PM

1. Call Meeting to Order

2. Approval of Minutes

- a. Approve Minutes December 10, 2024.

3. Old Business

- a. None.

4. New Business

- a. Approve a Lot Split for 209 Dewey Avenue PID# 60137474.000 – Donovan Scruggs Agent. The lot is zoned R-1. The applicant has asked for a variance to the lot width that will be heard at ZAB on January 14th, 2025, at 5:00PM
- b. **PUBLIC HEARING:** Approve a Short-Term Rental at 1712 Carpenter Avenue/ PIDN: 61220023.000. Paul and Katina Porter. The property is zoned R-1
- c. **REMOVED FROM AGENDA** - **PUBLIC HEARING:** Approve a Conditional Use Permit for a 66-Unit Condominium Complex PIDN: 60225300.000 on the north side of Highway 90. The property is zoned CH- Regional Commercial.
- d. **PUBLIC HEARING:** Approve a major Preliminary Plat for Madison Place SD/PIDN: 60124060.000. Elliot Development LLC. The property is zoned R-1.
Deferred to Planning Commission Meeting February 11, 2025
- e. **PUBLIC HEARING:** Approve a Preliminary Plat for a major commercial subdivision plat 3419 Bienville Blvd PIDN: 690127491.050. The property is zoned CH- Regional Commercial.
- f. **DEFERRED DATE TO BE DETERMINED** **PUBLIC HEARING:** Approve the Draft Ocean Springs 2045 Comprehensive Plan update. Slaughter and Associates/Mike Slaughter/ Nathan Willingham.

5. General Public Comment - The public is invited to address the Planning Commission for up to 3 minutes for each speaker, for a maximum period of 30 minutes. The Planning Commission will take all comments under advisement. Please identify yourself before speaking

6. Commissioner's Forum

7. Adjourn

The Minutes of the City of Ocean Springs
Planning Commission
Tuesday December 10, 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 December 10, 2024. The members present were Andy Phelan, Matthew Hinton, Joseph McCormick, Kevin O'Connell, Marshall Johnson, and Joey Conwill. Absent was Nicholaus Geiser. Also present was Planning Director Carter Thompson, Planner Elizabeth Dill, Planning Administrator Hannah Sullivan, and City Attorney Will Norman.

2 Approval of Minutes

- a. November 12, 2024 - A motion was made by Matthew Hinton, seconded by Marshall Johnson to accept the minutes as submitted. The motion passed unanimously.

3 Old Business:

None.

4 New Business:

- a. No action necessary.

Public Hearings to approve a Residential Short-Term Rental- PID# 60137120.000 - 805 Cleveland Ave – William and Nicole McClendon.

- b. Carter Thompson presented the application. A motion was made by Matthew Hinton and seconded by Marshall Johnson to open the public hearing. The motion passed unanimously. A motion was made by Marshall Johnson and seconded by Joseph McCormick to close the public hearing. The motion was passed unanimously. A motion was made by Joey Conwill and seconded by Marshall Johnson to recommend approval of the short-term rental. The motion passed unanimously.

Public Hearing to approve a Residential Short-Term Rental-PID# 61305181.000 – 300 McCool – Chris and Lil Vaughan CLV Properties, LLC.

- c. Carter Thompson presented the application. A motion was made by Matthew Hinton and seconded by Marshall Johnson to open the public hearing. The motion passed unanimously. A motion was made by Kevin O'Connell and seconded by Joseph McCormick to close the public hearing. The motion was passed unanimously. A motion was made by Kevin O'Connell and seconded by Joseph McCormick to recommend approval of the Final Plat. The motion passed unanimously.

5. General Public Comment

Public addresses the Commissioners about Short-Term Rentals.

6. Commissioner's Forum

List of all Short-Term Rentals provided for the public.

7. Adjourn

A motion was made by Marshall Johnson, seconded by Joseph McCormick, to adjourn the meeting. The motion passed unanimously.

DRAFT

**CITY OF OCEAN SPRINGS
COMMUNITY DEVELOPMENT AND PLANNING
POST OFFICE BOX 1800
OCEAN SPRINGS, MS 39566-1800
228-875-4415**

PLANNING COMMISSION REPORT

PUBLIC HEARING DATE: January 14, 2025

APPLICANT(S): Donovan Scruggs

CURRENT OWNER Todd Lipps Sr
Dalton Jarrell
Cory Lipps

LOCATION: 209 Dewey Ave

PARCEL NUMBER: 60137474.000

REQUESTED ACTION: Lot Split

DATE OF APPLICATION: December 6, 2024

DESCRIPTION OF REQUEST:

The applicant is requesting that the property be split into two parcels. The property is zoned R-1. The requested lot split does not meet the minimum lot width standards for the R-1 districts.

ADJACENT ZONING AND LAND USE:

Subject Property: R-1 Low Density Single Family

North: R-1 Low Density Single Family

South: R-1 Low Density Single Family

East: R-1 Low Density Single Family

West: R-1 Low Density Single Family



CURRENT CONDITIONS:

Minimum Lot Size: 13,500 SF – Proposed 13,599 SF & 22,782 SF

Lot Width: Required 100 feet – Proposed 85 feet and 95 feet

The proposed lots are not in compliance with the required lot width but are in compliance with minimum lot size.

Table 3.2A: Dimensional Standards for Residential Zoning Districts

ZONING DISTRICTS										
		R-1	R-2	R-10	R-3	R-6	R-D	RMH	R-1A	RM-2
Min. Lot Area (ft ²)		13,500	11,250	10,000	7,500	2,000	7,500	4,000	See Footnote 8 – Below	NA
Min. Lot Width (ft.)		100	80	80	50	20	70	50		15 ⁶
Max. Building Height		35 ft.	35 ft.	35 ft.	35 ft.	35 ft. ⁹	35 ft.	25 ft.		4 stories
Min. Building Height		NA	NA	NA	NA	NA	NA	NA		NA
Max. Gross Dwelling Unit Density (dwellings per acre)		NA	NA	NA	NA	6 ⁷	NA	NA		21 ⁷
BUILDING SETBACK		DISTANCES								
FRONT	MIN (ft.)	25	25	20	20	5	20	20	See Footnote 8 – Below	5 ^{1,2}
	MAX (ft.)	NA	NA	NA	NA	NA	NA	NA		NA
SIDE	MIN (ft.)	10	10	10	10	5	10 ³	10		5 ³
	MAX (ft.)	NA	NA	NA	NA	NA	NA	NA		NA
STREET SIDE	MIN (ft.)	10	10	10	10	5	10	10		10
	MAX (ft.)	NA	NA	NA	NA	NA	NA	NA		NA
REAR	MIN (ft.)	25	25	20	20	5	15	10		5
	MAX (ft.)	NA	NA	NA	NA	NA	NA	NA		NA

FINDINGS:

1. The proposed plat does meet the development requirements of the R-1 Zoning District.
2. Notification was sent to adjacent property owners with a 500-foot radius.
3. These are the requirements for a lot split.
4. Yard signs were posted for the Planning Commission meeting.

Development Application	Publication	Mail	Signage	Internet
Concept Plan	✓	✓	✓	✓
Site Plan	✓	✗	✓	✓
Tree Preservation Plan	✓	✗	✓	✓
Lot Split		✗	✓	✓

POTENTIAL MOTIONS:

To recommend **approval** of the lot split at 209 Dewey Ave (PIDN: 60137474.000).

– OR –

To recommend **denial** of the lot split at 209 Dewey Ave (PIDN: 60137474.000).



City of Ocean Springs Planning Department
1018 Porter Avenue / PO Box 1800 Ocean Springs, MS 39564
(228) 875-4415

LOT/ PARCEL RECONFIGURATION/SPLIT APPLICATION

Indicate Request: SPLIT ☒ RECONFIGURATION ☐

Effective June 11, 2006, the following application fees apply:

Lot/Parcel Reconfiguration/Split \$200
Additional Fee \$1 (Per Ordinance 2022-17 following the requirements of Section 25-60-5 MS Code Annotated)

Application Date: December 6, 2024 (Applications are due by the 7th of each month.)

Applicant Information

Address of Lot/Parcel(s): 60137474.000 (209 and 213 Dewey Ave)

Parcel ID(s): _____

1. Applicant:	<u>Donovan Scruggs Town Planning & Consulting</u>	Phone	<u>228-348-1315</u>
Address	<u>317 Pine Drive, Ocean Springs, MS 39564</u>	Email	<u>donovan@scruggsplanning.com</u>
2. Local Agent:	<u>Donovan Scruggs Town Planning & Consulting</u>	Phone	_____
Address	_____	Email	_____
3. Owner of Record:	<u>Todd Lipps, Dalton Jarrell, Cory Lipps</u>	Phone	<u>228-369-5521 (Todd)</u>
Address	<u>9536 Red Bluff, Ocean Springs, MS 39564</u>	Email	<u>Toddgci@yahoo.com</u>
4. Engineer:	<u>NA</u>	Phone	_____
Address	_____	Email	_____
5. Land Surveyor:	<u>Larry Rumsey</u>	Phone	<u>228-432-9344</u>
Address	<u>910 Howard Ave, Biloxi, MS 39530</u>	Email	<u>larry@rumseyengineering.com</u>
6. Attorney:	<u>NA</u>	Phone	_____
Address	_____	Email	_____

Property Information

1. Tax Map Designation: Section 37 Township: 7 South Range: 8 West

2. Is this lot/parcel located in a Platted Subdivision: Yes ☐ No ☒ Name of Subdivision: _____

3. Zoning of Lot(s): R-1

4. Current lot area (sq. ft.) 36,180

Reconfiguration Request

1. Describe lot split/reconfiguration request (existing/proposed size of lot(s), reason for request, etc.).

Lot is proposed to be split to be in conformance to neighborhood (13,600 and 22,580 sq. ft.)

2. Has Zoning and Adjustments Board granted any variance exceptions or special permits for this property?
☐ Yes ☒ No If so, please explain and state the date of approval: _____

an application will be filed concurrent with this application for a variance of lot widths.

3. Has any lot included in this request been previously split or reconfigured? _____

No

4. Are there any easements or existing structures that would interfere with this lot reconfiguration? _____

No

5. Are the proposed lots adjacent to public water and sewer lines? ☒ Yes

LOT SPLIT/ LOT RECONFIGURATION COMPLIANCE CHECKLIST

This checklist **to be completed by applicant** and verified by City Planning Department.

- ☒ Application complete and submitted.
- ☒ Application fees paid in full (\$251.00)
- ☒ Vicinity map submitted, identifying lot(s) relationship to nearby parcels, roadways, or other landmarks.
- ☒ Survey submitted, including all required information (see survey requirements, p. 3)
- ☒ Evidence of ownership submitted (tax statement, deed, etc.)
- ☐ If corporate ownership, attach a list of all directors, officers, stockholders of each corporation owning more than 5% of any class of stock.
- ☒ Affidavit of Ownership and notarized signature submitted (see attached)
- ☒ Adequate legal and physical access to all proposed lots is provided (no "land locked" parcels).
- ☒ All proposed lots in conformance with lot setback requirements of zoning ordinance.
- ☐ All proposed lots in conformance with lot width requirements of zoning ordinance.
- ☒ All proposed lots in conformance with lot area requirements of zoning ordinance.
- ☒ Neither non-conforming lots nor non-buildable lots are formed as result of proposed split/reconfiguration.
- ☒ Proposed split/reconfiguration does not impair existing access, easements, or public improvements.
- ☒ There are no outstanding City of Ocean Springs property taxes or special assessments on the original parcel(s). (also stated in Affidavit)
- ☒ The split/reconfiguration will not result in significant increases in service requirements (utilities, traffic control, streets, etc.), nor will it interfere with maintaining existing service level (i.e. no additional curb cuts, repaving, etc.)
- ☒ If not located in a platted subdivision, this lot has never been previously split.
- ☒ Lot reconfiguration will provide for development conformable with existing development and City's Comprehensive Plan.

Survey Requirements for Lot Split/Lot Reconfiguration

Information for Applicant, Items to be included in submittal:

- ☒ Date, north arrow and scale
- ☒ Parcel ID number(s)
- ☒ Existing and proposed lot lines, lot widths, lot areas, and any other lot dimensions
- ☒ Existing driveway(s), roads and road easements/rights-of-way
- ☒ Existing utilities, including any septic tanks or other private utilities
- ☒ All existing structures
- ☒ Setbacks from existing structures to existing and proposed property lines
- ☒ Location of any existing structures on the lots, with nature, location and dimensions
- ☒ Any existing and proposed utility or road easements

Next Steps

Once the application is received (with all attachments) and fee is paid, the City will review the package and schedule the request on the next month's Planning Commission agenda. The Planning Commission will make a recommendation to the Board of Alderman, which will approve or reject the request. Applicants are encouraged to attend both the Planning Commission and Board of Aldermen meetings to respond to questions. The Planning Commission meets the 2nd Tuesday of each month at 6:00 pm and the Board of Aldermen meets the 1st and 3rd Tuesday of each month at 6:00 pm. Applicants will be notified when their request will be considered. All meetings occur in the City Hall Board room at 1018 Porter Avenue.

When the approved lot split or lot reconfiguration results in a new deed, the property owner or agent shall record lot split/reconfiguration survey and deed in the Land Records Office (Chancery Clerk) of Jackson County, MS.

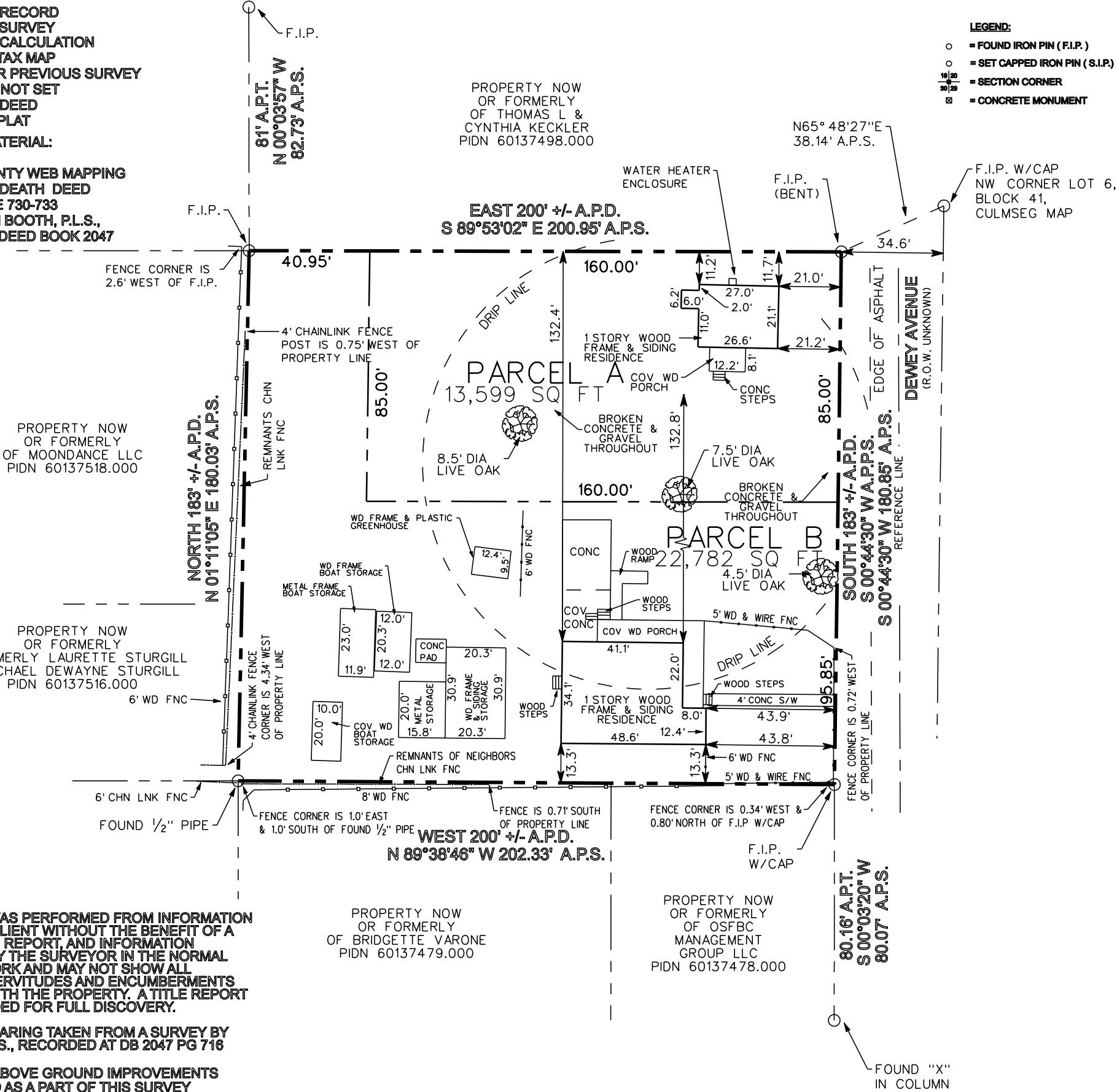
A.P.R. = AS PER RECORD
A.P.S. = AS PER SURVEY
A.P.C. = AS PER CALCULATION
A.P.T. = AS PER TAX MAP
A.P.P.S. = AS PER PREVIOUS SURVEY
C.N.S. = COULD NOT SET
A.P.D. = AS PER DEED
A.P.P. = AS PER PLAT
REFERENCE MATERIAL:

-JACKSON COUNTY WEB MAPPING
-TRANSFER ON DEATH DEED
BOOK 216 PAGE 730-733
-SURVEY BY JIM BOOTH, P.L.S.,
RECORDED AT DEED BOOK 2047
PAGE 716

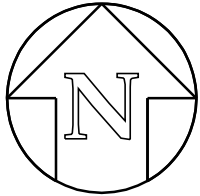
NOTES:
THIS SURVEY WAS PERFORMED FROM INFORMATION PROVIDED BY CLIENT WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT, AND INFORMATION DISCOVERED BY THE SURVEYOR IN THE NORMAL COURSE OF WORK AND MAY NOT SHOW ALL EASEMENTS, SERVITUDES AND ENCUMBERMENTS ASSOCIATED WITH THE PROPERTY. A TITLE REPORT IS RECOMMENDED FOR FULL DISCOVERY.

REFERENCE BEARING TAKEN FROM A SURVEY BY JIM BOOTH, P.L.S., RECORDED AT DB 2047 PG 716

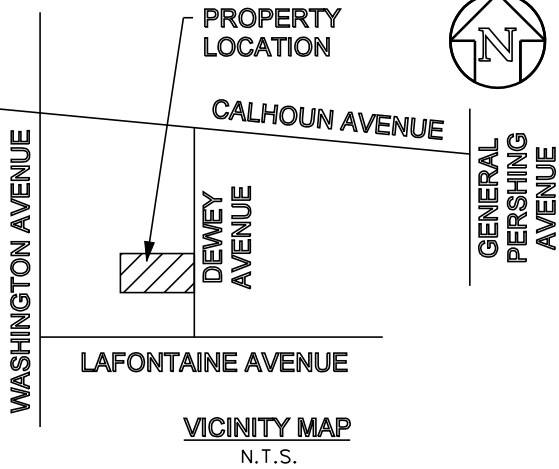
ONLY VISIBLE, ABOVE GROUND IMPROVEMENTS WERE LOCATED AS A PART OF THIS SURVEY



LEGEND:
○ = FOUND IRON PIN (F.I.P.)
○ = SET CAPPED IRON PIN (S.I.P.)
= SECTION CORNER
= CONCRETE MONUMENT



SCALE: 1" = 40'
CLASS "B" SURVEY



LEGAL DESCRIPTION: (BOOK 216 PAGE 730-733)

That certain lot or parcel of land beginning at a point on the West margin of Dewey Avenue at a point that is Northeast corner of the property now or formerly of Ed Berthaut, and being the Southeast corner of the property herein conveyed, running thence West along the North line of the property now or formerly of Ed Berthaut, for a distance of 200 feet, more or less, to the property nor or formerly of Elliott and Harrison, running thence North along the property now or formerly of Elliott, a distance of 183 feet, more or less, to the property now or formerly of Elgin and Bailey, running thence East along the South line of property now or formerly of Elgin and Bailey a distance of 200 feet, more or less, to the West margin of Dewey Avenue, running thence South along the West margin of Dewey Avenue a distance of 183 feet, more or less, to the Point of Beginning. Said property lying in Claim Section 37, Township 7 South, Range 8 West, Jackson County, Mississippi.

CERTIFICATION:

This is to certify that I have surveyed the property hereon described and delineated and that the measurements and other data indicated are true and correct to the best of my knowledge and belief.

Lawrence C. Rumsey, P.L.S.
MS Reg. No. 2283
November 18, 2024
December 2, 2024 - Created Lot Split

DATE OF FIELD SURVEY 11-18-24 LCR/TLT

Rumsey Consulting Engineering, Inc.
Planning, Surveying, Design
910 Howard Avenue
Biloxi, Mississippi 39530
(228) 432-9344

Affidavit of Ownership

Attached hereto is an affidavit of ownership indicating the dates the respective holdings of land were acquired, together with the book and page of each conveyance into the present owner as recorded in the County Records of Deeds (Chancery Clerk) office. This affidavit shall indicate the legal ownership of the property, the contract owner of the property, and the date the contract of sale was executed.

I, (print name) Todd Lipps, Sr., hereby certify that:

1. I am the owner of the property that is the subject of this application and that I have read and understand the requirements as outlined in the application.
2. There are no outstanding City of Ocean Springs property taxes or special assessments on the original parcel(s).

I further acknowledge that the information provided herein is true and correct to the best of my knowledge.

Owner(s) Name: Todd Lipps, Sr.

Parcel ID(s): 60137474.000

Date Property Acquired Date: January 29, 2023

Book and Page of Each Conveyance: DB 2106 Pgs 730 to 733

Owner's Signature Todd Lipps Sr Date 12-05-2024

STATE OF Mississippi

COUNTY OF Jackson

I Jaime Holland, hereby depose and say that all the above statements and the statements contained in the papers submitted herewith are true.

Mailing Address 1953 Bienville Blvd
Ocean Springs, MS 39564

Subscribed and sworn before me this 5th day of December, 2024

My commission expires 4/16/28



OFFICIAL RECORDS JACKSON COUNTY
 Josh Eldridge
 CHANCERY CLERK
 RECORDING FEE: \$26.00
 #202301822 BK: 2106 PG: 730-733
 01/30/2023 10:50:16 AM 4 PGS
 AC0BB, DC Rpt#2251



202301822 4 PGS

Prepared By and Return To:
 E. FOLEY RANSON, P.A.
 Post Office Box 848
 Ocean Springs, MS 39566-0848
 Tel: 228-875-8770
 Fax: 228-875-9989
 Our File No. 22-R5450

Indexing Instructions:
 Claim Section 37-7-8
 Jackson County, MS

Grantor:
 MILDRED MCGINTY LIPPS JARRELL
 209 Dewey Avenue
 Ocean Springs, MS 39564
 Telephone: 228-217-4728

Grantees:
 TODD LIPPS, SR.
 9536 Red Bluff Drive
 Ocean Springs, MS 39564
 Telephone: 228-369-5521

DALTON ANTHONY JARRELL
 15021 Dismuke Avenue
 Biloxi, MS 39532
 Telephone: 228-282-3042

ANDREW CORBITT LIPPS
 Post Office Box 1182
 Slidell, LA 70459
 Telephone: 985-960-2537

STATE OF MISSISSIPPI

COUNTY OF JACKSON

TRANSFER ON DEATH DEED

For and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) cash in hand

paid, and other good and valuable consideration, I, **MILDRED MCGINTY LIPPS JARRELL**, do hereby sell, convey and warrant my interest in the following described property at my death unto **TODD LIPPS SR. and DALTON ANTHONY JARRELL and ANDREW CORBITT LIPPS**, as tenants in common:

That certain lot or parcel of land beginning at a point on the West margin of Dewey Avenue at a point that is Northeast corner of the property now or formerly of Ed Berthaut, and being the Southeast corner of the property herein conveyed, running thence West along the North line of the property now or formerly of Ed Berthaut, for a distance of 200 feet, more or less, to the property now or formerly of Elliott and Harrison, running thence North along the property now or formerly of Elliott, a distance of 183 feet, more or less, to the property now or formerly of Elgin and Bailey, running thence East along the South line of property now or formerly of Elgin and Bailey for a distance of 200 feet, more or less, to the West margin of Dewey Avenue, running thence South along the West margin of Dewey Avenue a distance of 183 feet, more or less, to the Point of Beginning. Said property lying in Claim Section 37, Township 7 South, Range 8 West, Jackson County, Mississippi.

The above described tract is situated in the Bellande Strip in Claim Section 37, Township 7 South, Range 8 West, Jackson County, Mississippi.

By executing this Transfer On Death Deed, I am revoking a previously executed Transfer On Death Deed that I signed on July 29, 2022 and was recorded on August 2, 2022 in Deed Book 2082 at Page 786 in the Land Records of Jackson County, Mississippi.

Before my death, I have the right to revoke this deed as set forth in Section 91-27-21, Mississippi Code of 1972.

This conveyance is made subject to any and all recorded restrictive covenants, rights-of-way, easements and reservations of any oil, gas, minerals and other rights.

WITNESS THE SIGNATURE of the undersigned on this the 29th day of

January, 202³.



MILDRED MCGINTY LIPPS JARRELL

STATE OF MISSISSIPPI

COUNTY OF JACKSON

On this 29 day of January, 2023, before me, the undersigned officer, personally appeared **MILDRED MCGINTY LIPPS JARRELL**, to me known to be the identical person who executed the within instrument by her mark in my presence and in the presence of Sheree L. Ranson and Linda Giardelli, as witnesses, , the Transfer On Death Deed having been read to her, she being a person unable to write; and she acknowledged to me the she executed the same as her free and voluntary act and deed for the uses and purposes therein set forth.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 29 day of January, 2023.



My Commission Expires

Edward Foley Ranson
NOTARY PUBLIC

Sheree L. Ranson

Sheree L. Ranson
3531 Courtenay Circle
Ocean Springs, MS 39564
Telephone: 228-990-4203

Linda Giardelli

Linda Giardelli
169 Miramar Avenue
Biloxi, MS 39530
Telephone: 228-229-5605

Land Use Report for 209 and 213 Dewey Avenue
PIDN: 60137474.000
Owners: Todd Lipps, Sr., Dalton A. Jarrell, and Andrew. C. Lipps
Variance of Minimal Lot Width Requirement
And Lot Split

Overview:

In January 2023, the subject property being approximately 36,180 square feet (.84 acres), was inherited by three brothers. The property is located on Dewey Avenue approximately midway between Calhoun Street and LaFontaine Avenue. The property is located on the west side of Dewey Avenue and includes two structures addressed as 209 and 213 Dewey Avenue. The brothers are attempting to divide the property. While the property is larger than the minimum requirements of the zoning district (R-1), the overall area is only large enough to create two lots that meet the minimum area requirements. Dividing the property into three compliant lots with the required area is simply not possible. While the City can grant variances for setbacks, lot widths, and other dimensional requirements, the Unified Development Code indicates that minimum lot area cannot be reduced by a variance. For this reason, one brother intends to 'buy-out' another brother, and the property is intended to be split between the two remaining brothers. The brother with 'two-shares' will have a slightly larger lot, and the remaining lot will be approximately the minimum lot size (13,600 sq. ft). Because the width of the property is approximately 183 feet (180 feet based on survey), the lots will be slightly narrower than the minimum required lot width of 100 feet, if approved. However, the lots will be consistent with the majority of lots within the immediate area and meet or exceed the minimum area.

To divide the property between the two siblings, two applications will be submitted. These include an application for a Lot Split to the Planning Commission and an application to the Zoning and Adjustment Board for Lot Width Variances for the two lots.

Variance Request and Hardships:

The subject property has a width of 180 feet. The R-1 Single-Family Residential District requires a lot of 100 feet and a minimum area of 13,500 square feet. The owners intend to divide the property with the issuance of variance of the lot width requirements to create two new lots. Both new lots will have areas that meet or exceed the minimum requirements. The northern lot will be 13,600 square feet, and the larger southern lot will be 22,780 (approximate).

According to the Unified Development Code, the Zoning and Adjustment Board is provided certain authority in administering or granting variances:

Powers relative to Variances: Where, by reason of exceptional narrowness, shallowness or shape of a specific piece of property at the time of the original adoption of the regulations, or by reason of exceptional topographical conditions or **other extraordinary or exceptional situation or condition of a specific piece of property, which condition is not generally prevalent in the area**, the strict application of these regulations would result in peculiar and **exceptional practical difficulties to or exceptional and undue hardship upon the owner of such property**, the ZAB shall have the right by a majority vote to decrease any minimum requirement and to increase any maximum requirement, except for the required minimum lot area in residential zoning districts, by not more than twenty-five percent (25%), and shall be allowed only for good and substantial reasons which shall be made part of the record. (1.21.2.D UDC pg. 14).

Below are the “extraordinary or exceptional situations or conditions of a specific piece of property, which is generally not prevalent in the area” which causes hardships for the owners.

1. The property includes two single family dwelling units and functions as two-family residential instead of single family residential use. The zoning and neighborhood are single-family residential, generally, but there are two multifamily sites to the south of the subject parcel. The nonconforming status of the structures on the subject lot could prevent the expansion, remodeling, or improvements to the structures. The northern structure, specifically, is small and in need of improvements to be consistent with the neighborhood. The owners would like to enlarge the structure but cannot as a nonconforming structure. The smaller structure is approximately 500 square feet with only two bedrooms and one bath.
2. The existing lot is approximately 36,180 square feet in area. This lot is significantly larger than other properties along the Dewey Avenue and the adjacent area of Lafontaine (only the Knight property at the corner of Dewey and Lafontaine is larger). Smaller lot areas are prevalent along the street. The areas of the proposed lots will meet the minimum requirements of the UDC and are consistent with other properties in the area.
3. The property is 180 feet in width (deed indicates 183). This is the widest property along Dewey Avenue. The vast majority of lots along the street are 85 feet or less in total width. This greater width “is generally not prevalent in the area” and places a unique burden on the owners of the subject property.
4. Other properties, specifically 1016 and 1018 Lafontaine Avenue were previously included as a single-property. This parcel was split in a very similar manner creating two new lots of 86 feet and 88 feet. The proposed split in this case will create two new lots that are 85 feet and 95 feet. The Lafontaine split was approved largely because the area of both newly created lots exceeded the minimum requirements and the widths were within the limits.

These items or hardships will be addressed in greater detail within this report. The variances reflect reductions in width of only 15 and 5 percent and are within the maximum variance permitted of 25 percent.

Nonconforming Structures and Uses:

The site includes two single-family residential structures. These structures include separate physical addresses of 209 and 213 Dewey Avenue. The main structure (209 Dewey) is located on the southern portion of the property. The smaller cottage (213 Dewey) is located along the northern portion of the property. The small structure does not function as an ‘accessory to the primary structure’ but instead has been used as a rental property for a number of years. Additionally, the building line of the main structure has a deeper setback than the smaller cottage (accessory structures should be setback 60 feet and behind the primary structure). For this reason, the smaller structure can be considered nonconforming in terms of location and use. The site functions more as a two-family residential site instead of a single-family residential property.

The nonconforming nature of the uses and structures creates a hardship for the owners. The nonconforming status could prohibit the expansion of both structures. While the southern structure is in relatively ‘good shape’ the northern structure is smaller and in need of repair. The division of the lot would allow the owners to remedy the nonconformities of the property. The small cottage could be improved and expanded or demolished and rebuilt for a larger, more compatible structure. The UDC addresses the consideration of nonconformities on other lots, but not the subject property, as follows:

No nonconforming use of neighboring lands, buildings, or other structures, legal or illegal, in the same district, and no permitted use of lands, buildings, or other structures in adjacent districts, shall be considered as grounds for issuance of a variance permitting similar uses. (7.2 UDC pg. 45)

The consideration of nonconforming “uses” is limited to those on “neighboring lands” within the same district.

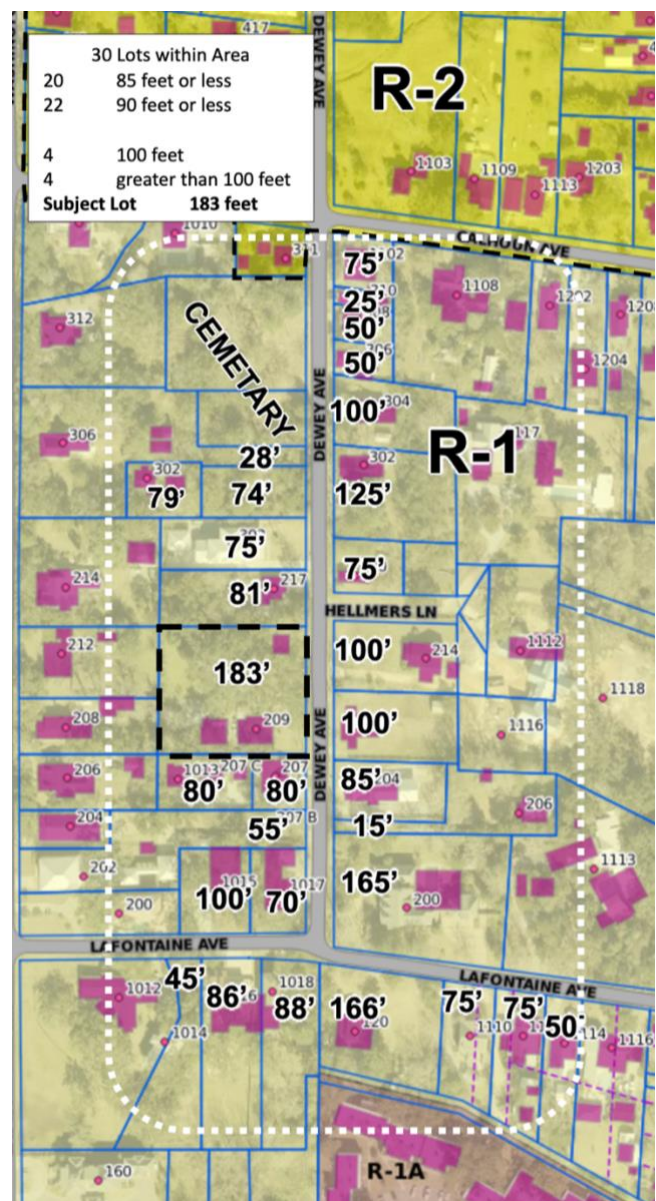
This consideration is limited to the “use” and does not mention nonconforming lots, sites, or structures. It also addresses only neighboring lands and not the subject property. This prohibition is for a “use” to prohibit “use variances” for properties. These types of use variances are considered spot zoning and are generally not legal. The division of the property will create two buildable, compliant lots (with a variance for width that are consistent with other lots in the area). If a variance is provided, the property is not considered nonconforming.

As a nonconforming use and structure, the northern structure cannot be expanded. It cannot be demolished and rebuilt and maintain its nonconforming status. Currently, it is a 2 bedroom, 1 bath cottage of approximately 500 square feet, and it can remain in its current use, condition, and size. As the street has significantly improved in recent years, this site is left in a state of flux based on potential nonconformities. The dividing of the property can remove the ‘accessory structure’ issues and allow the structures to be improved, expanded, or demolished and rebuilt as a more conforming site. Neighbors within the area have indicated no objection to the split but feel the structures (specifically to the north) need to be improved.

Lot Widths Prevalent within the Area:

According to the UDC, the Zoning and Adjustment Board “shall have the power to vary these regulations when it can be shown by the Applicant that there is an **extraordinary or exceptional situation or condition** of a specific piece of property, which condition is **not generally prevalent** in the area”.

A review of the area demonstrates that the width of the subject lot is “not generally prevalent in the area”. The subject property has a width of 180 feet (deed reflects 183). This is the widest lot along Dewey Avenue. Of the 30 private lots along Dewey Avenue and the immediate area of Lafontaine Avenue 22 lots have widths that are less than 90 feet (non-conforming) and 20 (66 percent) have a width equal to or less than the proposed width (85 feet) or the north lot. The south lot (proposed at 95 feet) is wider than approximately 75



percent of the lots along Dewey Avenue and Lafontaine (see map). There are only four lots that are 100 feet in width and an additional four lots exceed the minimum requirements (total of 8 compliant lots) . The subject lot is the widest lot along Dewey Avenue and one of only eight compliant lots within the immediate area containing 30 lots.

The lots immediately north and south along the west side of Dewey Avenue have widths of 55, 80, 81, 75, 74, or 28 feet. Lots on the east side of Dewey Avenue include one lot with a width of 25 feet and two with widths of 50 feet. Other lots range in widths from 75 feet to as much as 165 feet.

Lots to the south and along Lafontaine Avenue demonstrate similar widths that are prevalent along Dewey Avenue. These include widths of 45, 85, 75, and 50 feet with one lot having a width of 166 feet.

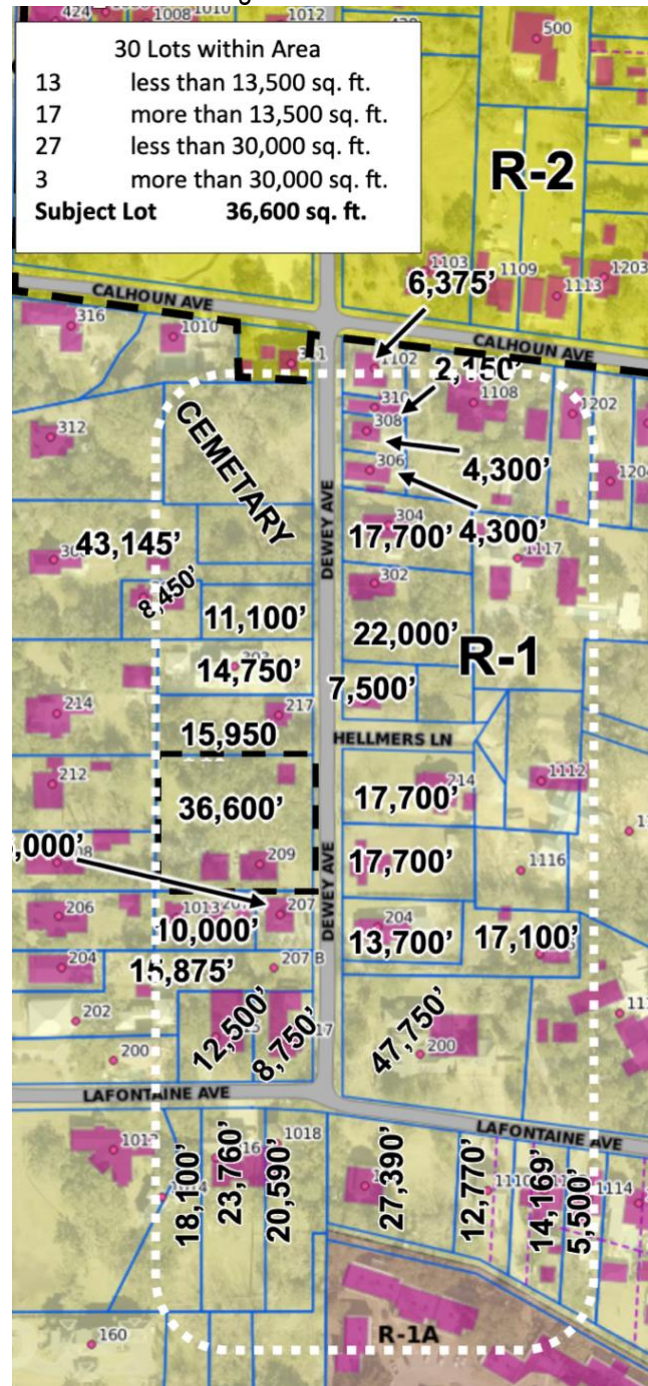
The lots in this area are “old Ocean Springs” lots that were generally created prior to the adoption of zoning regulations, however, several within the area were created in recent years. The R-1 Designation does not fit the widths of the vast majority of these lots.

Lot Areas Prevalent in Area:

Similar to widths, there are also a number of lots within the area that do not comply with the minimum lot sizes. While both proposed lots will meet the minimum lot sizes of the R-1 District (13,500 is the minimum lot area), approximately 43 percent of the lots within the area along Dewey Avenue including the intersection with Lafontaine Avenue includes lots that have areas that are less than the prescribed 13,500 square feet of the R-1 District. This reinforces that there is not a ‘one size fits all’ within the area, but that larger areas and greater widths in lots are generally not prevalent. The subject area includes a number of lots that are smaller than the minimum requirements of the district. Many of the lots within the area are nonconforming in terms of lot sizes or widths. However, most uses within the area are considered conforming single-family residential uses.

According to the UDC:

The Zoning and Adjustment Board shall have the power to vary these regulations when it can be shown by the Applicant that extraordinary hardships or **identifiable concerns** are brought about by strict compliance with these regulations and that a variance is required so that **substantial justice** may be done and the public interest secured provided that such variations will not have the effect of reducing or nullifying the intent and purpose of the comprehensive City plan. **No nonconforming use of neighboring lands, buildings, or other structures, legal or illegal, in the same district, and no permitted use of lands, buildings, or other structures in adjacent districts, shall be considered as grounds for issuance of a variance permitting similar uses. (7.2 UDC pg. 45)** This specifically relates to “uses”.



regulations". Clearly if the subject parcel is required to maintain a total area that may be more than two or three of the adjacent or nearby parcels, this should be considered an "identifiable concern". Similarly, if the width is greater than the combined width of two or three of the adjacent or nearby structures that could be considered an "identifiable concern". "Substantial justice" should also be considered in that the subject property or owners are not permitted to enjoy the same densities or lot sizes that other nearby property owners are entitled. This is not situated in an area where lot widths of 100 feet are prevalent or widespread in the area. In fact, the normal width of lots within this area are more similar to that of the R-2 District.

The variance provides that "substantial justice may be done" and the "public interest secured" in the approval of a variance. The proposed lot widths associated with the requested variance includes providing the applicant some justice or fairness when additional lot within the area are substantially smaller and narrower than the subject lot. When two lots can meet or exceed the minimum lot area while adjacent or nearby lots do not, the variance will provide "substantial justice" for the applicant. Similarly, because the lots will conform to the area, the "public interest" will be secured.

The above cited section of the UDC indicates that variances granted should not nullify the purpose or intent of the Comprehensive Plan. The proposed request is actually consistent with and encouraged by the Plan as infill development:

Due to the lower density nature of residential development, there is strong potential for in-fill development in the CBD. In-fill development consists of using vacant, underused, or orphaned land for new development. It can create more affordable development since it uses existing infrastructure. It also can be used to encourage population growth needed to sustain commercial activities and vitality in the heart of the City. Furthermore, by using land in mature areas, in-fill development can reduce the demand for housing in undeveloped areas that require new services and reduce the cost to taxpayers. Forms of potential in-fill development include:

- *The addition of new dwellings on vacant lots or other undeveloped parcels surrounded by existing residential development.*
- *Dwelling units added to existing houses and businesses (e.g., upstairs apartments)*
- *Small, detached dwellings added to lots of sufficient size with existing houses (e.g., "granny" flats)*
- *Redevelopment of properties*
- *Neighborhood-related, non-residential development (page 28 Ocean Springs Comprehensive Plan, 2010)*

The current Comprehensive Plan also states:

Policy 1.5: Encourage compatible infill development that is designed and constructed to be consistent with the character of the existing neighborhood. (page 98 Ocean Springs Comprehensive Plan, 2010).

While not adopted, the proposed Comprehensive Plan for the City also addresses infill development:

1.4. Develop compatible mixed-use activity centers and infill development consistent with neighborhood character. (Page 79, proposed 2045 Comprehensive Plan).

As provided in this report, the proposed split is consistent with the character of the existing character of the neighborhood. As a result, the requested split does not reduce or nullify the intent of the Comprehensive Plan.

Previous Splits within the Area

Substantial justice can also be satisfied by comparison of similar lot splits within the area. In recent years, four lots or properties have been “split” These lots were conveyed despite minimum lot size requirements of 13,500 square feet and minimum widths of 100 feet were in place for the R-1 District. The basis of these splits was largely conformance with the area. The lots reduced the lots either within the variance limits (2017 split) or outside of the limits (2013, 2014 and 2016 splits). Providing “substantial justice” to the applicant would tend to permit the split within the variable limits for lot widths as previously approved or permitted with other properties.

The UDC states:

The application shall demonstrate that the existing conditions and circumstances are such that **the strict application of the provisions of the UDC provisions would deprive the Applicant of reasonable use of said land, building, or structure, equivalent to the use made of lands, buildings, or structures in the same district** and permitted under the terms of this provision and that the peculiar conditions and circumstances are not the result of the actions of the Applicant. (2.16.2 UDC pg. 45)

Hardship

According to the UDC, hardship is defined as follows:

Hardship (as related to variances of this ordinance) means the exceptional hardship that would result from a failure to grant the requested variance. **The Board of Aldermen require that the variance is exceptional, unusual, and peculiar to the property involved.** Mere economic or financial hardship alone is NOT exceptional. Inconvenience, aesthetic considerations, physical handicaps, personal preferences, or the disapproval of one’s neighbors likewise cannot, as a rule, qualify as an exceptional hardship. All of these problems can be resolved through other means without granting a variance, even if the alternative is more expensive, or requires the property owner to build elsewhere or put the parcel to a different use than originally intended. (2.16.2 UDC pg. 336)

In the case of the subject property, the size and width of the property is exceptional, unusual, and peculiar to the property. Typical lot widths within the area are either at or below the minimum requirement. With several instances along the street that provide existing lot widths of 25, 50, 75, 85 and others, it is clear that a lot width of 183 feet (the widest along Dewey Avenue) is not usual.

The owners do not intend to sell the property but hopes to improve the structures. This is not an economic or financial hardship. The hardship is dimensional and based on the current size of the property that is larger and wider than each of the adjacent structures. Furthermore, 5 of the 7 adjacent structures lack the minimum lot widths of the district (100 feet).

This consideration is limited to the “use” and does not mention nonconforming lots, sites, or structures. It also addresses only neighboring lands and not the subject property. The division of the property will create two buildable, compliant lots (with a variance for width).

Additional Considerations

The site includes three very large live oaks with diameters of 4.5 feet, 7.5 feet, and 8.5 feet. These great trees are long the center area of the property. This creates an issue because it prevents a home from being constructed in the center of the lot and either requires an excessive setback to be centered or it requires placing a structure to either side. The large trees provide a natural split of the property and by placing the trees along a common property line, they can be preserved. While the lot is buildable, the majority of

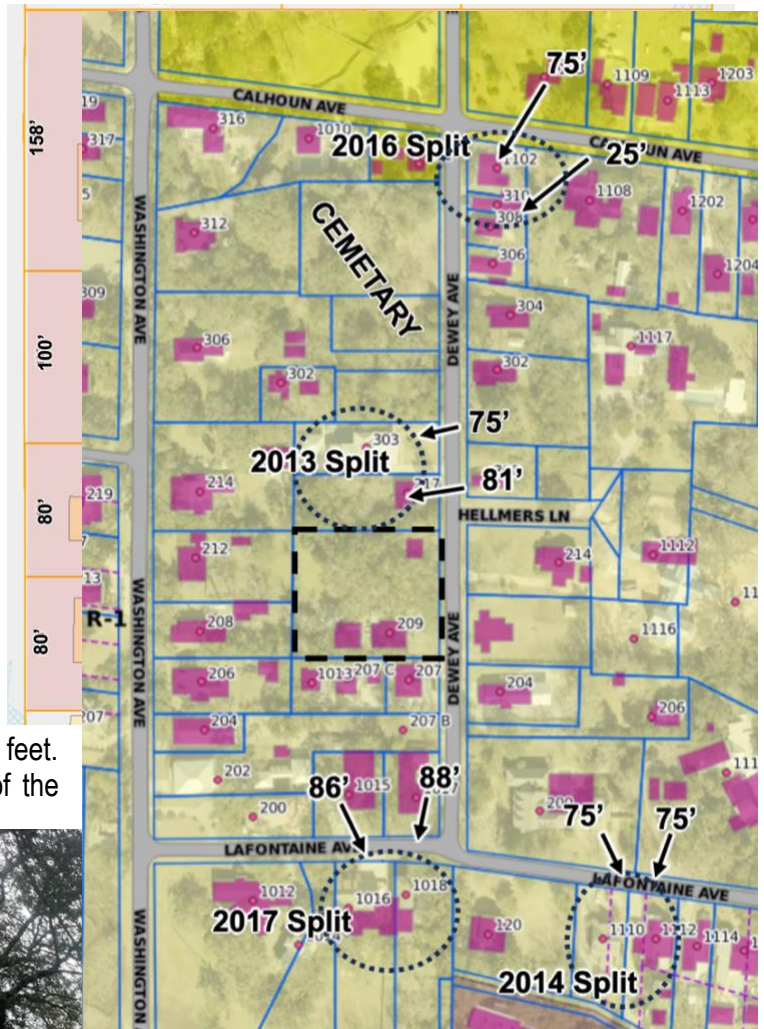


structures along the street are centered and have somewhat narrow or common setbacks.

The proposed division places these trees along the common property lines to encourage their preservation. The smaller lot widths will encourage construction of residential structures that are similar in scale other homes along the street.

Conclusion

The subject property is not consistent with other lots in the area. It is larger and wider than the vast majority of those lots within the area. The prevailing lot widths along Dewey Avenue and within the area are generally much narrower ranging from 25, 75, 80, and 85 feet with a handful of lots at 100 feet or greater. After the



split, the lots will remain some of the larger and wider lots within the area with proposed widths of 85 and 95 feet and areas of 13,600 and 22,580 square feet.

Over the past 10 years several splits have occurred based on the consistency with the area. Other similar splits have been denied in other areas, but in those cases the prevailing lot widths did not justify a variance. In areas where a proposed request is not consistent with an area or would be considered out of character, a variance request may be denied or reduced. By not permitting a variance and lot split for the subject property, the owners are being required to maintain an area or lot size that is much larger than others in the area. This places a burden or hardship on the owners of the subject property.

The requested split is consistent with the existing and proposed Comprehensive Plans that promote infill residential development that is consistent with the area or neighborhood. Furthermore, the split provides subtitled justice by permitting this property to be treated in a similar manner that is consistent with others in the area. As proposed, the lot areas and widths will be compatible with the neighborhood and should be approved.

**CITY OF OCEAN SPRINGS
COMMUNITY DEVELOPMENT AND PLANNING
POST OFFICE BOX 1800
OCEAN SPRINGS, MS 39566-1800
228-875-4415**

PLANNING COMMISSION REPORT

PUBLIC HEARING DATE: January 14, 2025

APPLICANT: Paul & Katina Porter

LOCATION: 1712 Carpenter Court

PARCEL NUMBER: 61220023.000

REQUESTED ACTION: Residential Short Term Rental Permit

DATE OF APPLICATION: March 28, 2024

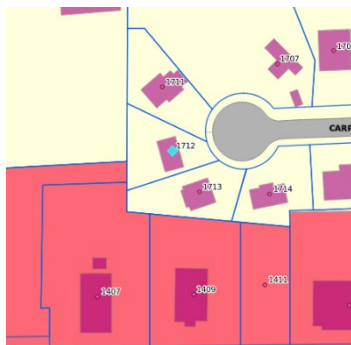
DESCRIPTION OF REQUEST:

A permit to operate a short-term rental that allows rental usage for less than (30) thirty consecutive days.

ADJACENT ZONING/LAND USE:

Subject Property: R-1 Low Density Single Family

North: R-1 Low Density Single Family
South: CH Regional Commercial
East: R-1 Low Density Single Family
West: R-1 Low Density Single Family



FINDINGS:

- **Local Property Manager:** The local property manager, Jay Merritt, has the address of 13928 Puerto Drive Ocean Springs, MS. This satisfies the requirement to be located within 2 miles of the city limit.
- **Application:** Submittal is complete and was received prior to the deadline. A copy of the rental agreement is attached for consideration.
- **Homeowner's Association:** The property is not located in a covenant-restricted subdivision.
- **Liability Insurance:** The signed application states that the liability insurance for the property does not exclude short term rentals from coverage, as well as conformance with building code, zoning requirements. There are no deed restrictions and taxes are current.
- **Fee:** The application fee was provided with the application. The mail-out fee was paid prior to distribution.
- **Notice via Standard Mail:** The notice of public hearing was sent to 35 property owners within 500 feet of the subject property. The distribution included the name of the applicant, notice of the hearing date, time and location, and a summary of Frequently Asked Questions regarding short-term rentals. All advertising requirements have been met.
- **Publication:** Notice of the public hearing was advertised at least 15 days prior to the date of the hearing per ordinance. Additionally, the required yard sign was placed in the yard. All advertising requirements have been met.
- **Inspection:** The property was inspected for all required elements on 12/9/24 and was approved. Inspection form is attached for review.
- **Maximum Occupancy:** The requested maximum occupancy of (6) six is approved by the Fire Marshall during the above referenced inspection.
- **Maximum Number of Vehicles:** The request for a maximum number of (2) two vehicles is approved by the Building Official during the above referenced inspection.
- **Guest Rules:** The rules were posted and visible during the property inspection.
- **Code Violation Complaints:** No code violations.

FEEDBACK:

We received no comments for or against the Short Tern Rental Permit application.

PROPOSED MOTION:

To recommend **approval** of the short-term rental located at 1712 Carpenter Court (PIDN: 61220023.000) with an annual renewal and compliance with the City of Ocean Springs STR Ordinance.

– OR –

To recommend **denial** of the short-term rental located at 1712 Carpenter Court (PIDN: 61220023.000) with an annual renewal and compliance with the City of Ocean Springs STR Ordinance.



City of Ocean Springs Planning Department
1018 Porter Avenue / PO Box 1800 Ocean Springs, MS 39564 / (228) 875-4415

RESIDENTIALLY ZONED SHORT TERM RENTAL ANNUAL PERMIT APPLICATION

Application Date: 3/28/2024

REQUIRED ATTACHMENTS:

FEES: \$501 ~ **Application Fee Effective 4/4/23** – \$500 must be paid at the time application is submitted [includes occupancy inspection fee]. ~ **Administrative Fee:** \$1.00 (per Ordinance 2022-17 following the requirements of Section 25-60-5 MS code Annotated)

- ☐ Completed Application
- ☐ Copy of Proposed Rental Agreement
- ☐ Proposed Parking Plan – Sketch
- ☐ Copy of rules, including trash management and reference of the city's noise ordinance (available upon request), to be posted inside unit
- ☐ Affirmation of Code Compliance – Ord.2015-11 (Section 401.3(10)) – Attached.
- ☐ ~Standard mailout fee will be calculated during the review process and must be paid prior to scheduling of the public hearing~~
- Properties will be reviewed and inspected prior to scheduling the public hearing date and sending the required notices.
- PERMITS MUST BE RENEWED ANNUALLY (\$500 renewal fee) AND ARE NOT TRANSFERRABLE.

REQUIRED: RENTAL PROPTY INFORMATION:

- Address of Rental Property: 1712 Carpenter Circle, Ocean Springs, MS 39564
- Parcel Identification Number: 61220023.000 Number of bedrooms: 3
- Proposed maximum # guests: 6 Number of existing off-street parking spaces: 2
- Is this property located in a covenant-restricted subdivision? ☐ Yes ☒ No ~ If yes, a copy of the covenants must be included.

PROPERTY OWNER – Name: Paul Porter and Katina Porter
Address: 9230 Coenevieve Drive, White Plains, MD 20695
Phone No. 301-440-5148 (Paul) 240-619-6699 (Katina) Email: porterhousehold@gmail.com
OWNER SIGNATURE: [Signature]

LOCAL PROPERTY MANAGER – [Must RESIDE within two (2) miles of the OS City Limits]

Name: Mandy Merritt
Address: 13928 Puerto Drive, Ocean Springs, MS
Phone No. 228-697-2397 Email: mandyfmeritt@gmail.com

Is the Property Manager OR the Owner the best contact for scheduling Inspections? Choose One...

Owner – initial by each ordinance to indicate receipt:

Copy of Ordinance 2015-11 Received: _____ (initials) Copy of Ordinance 2019-19 Received: _____
Copy of Ordinance 2018-02 Received: _____ (initials) Copy of Ordinance 2021-25 Received: _____
Copy of Ordinance 2023-07 Received: _____ (initials)

Physical Inspection of Property:

- All applicable fire and health codes as would apply to a commercially zoned structure must be compliant.
- As part of the review process, an inspection will be scheduled to determine that all physical requirements are met per the ordinance
- Inspection will also include but are not limited to: adequate parking, proposed occupancy, number of vehicles allowed, location of garbage storage, posting of rules, etc. (per *most current* Inspection Checklist dated: 2/08/18)

.....
Affirmation of Codes/Regulations

I, (print name) Katina Porter, hereby certify that:

1. I am the owner of the property that is the subject of this application and that I have read and understand the requirements as outlined in the application.
2. There are no outstanding City of Ocean Springs property taxes or special assessments on the parcel(s).
3. Per Section 2.C.5 of Ordinance No. 2015-11, I will obtain a Mississippi State Sales Tax License through the MS Dept. of Revenue to pay all city, county, and state taxes required by law.
4. The property included in this application is in compliance with all applicable building codes, zoning requirements, and deed restrictions and/or covenants.
5. The Homeowner's liability insurance does not exclude short term rentals from coverage.
6. Any existing mortgage or deed does NOT prohibit use of property as a short term rental.
7. Proper documentation of covenants that may restrict use of the property as a short rental and/or a letter of support from the HOA has been provided.

I further acknowledge that the information provided herein is true and correct to the best of my knowledge.

Owner(s) Name: Katina Porter

Parcel ID(s): 61220023.000

Date Property Acquired: 3/19/2024

Owner's Signature: [Signature] **Date:** 3/28/2024

.....
Office Use Only

Date of Inspection: _____	Result of Occupancy Inspection: _____
Maximum Occupancy Determination: _____	(attached)
Maximum Parking Spaces: _____	Permit Renewal Date: _____
PC Public Hearing Date: _____	BOA Approval Date: _____

ADDRESS: 1712 Carpenter iWorQ Permit#: 6903



PLANNING DEPARTMENT
P.O. Box 1800 / Ocean Springs, MS. 39566
Phone 228-875-4415 Fax 228-872-5427

RESIDENTIALLY-ZONED SHORT TERM RENTAL – OCCUPANCY INSPECTION FORM

Before requesting an occupancy inspection from the Building Official and the Fire Marshall, please make sure the following items have been completed. Someone must be present at the time of inspection.

All Occupancy Inspections are done at 10am

The following items must be complete prior to inspection:

- ☒ Type 2A 10BC Fire Extinguishers
(Maximum travel distance 75 ft.)
- ☒ Emergency Lighting with battery backup
- ☒ Address on Building
- ☒ Breaker Box needs to be labeled
- ☒ Outlet and switch plate covers need to be installed. (GFCI Circuits within 6 ft. of water source)
- ☒ No exposed wiring
- ☒ Adequate emergency egress
- ☒ Operable windows in sleeping areas
- ☒ Guest rules (noise, garbage, etc.) must be visibly posted.

- ☒ Adequate garbage receptacles
- ☒ Smoke detectors in all bedrooms and hallways.
- ☒ Carbon monoxide detectors if there is gas service.
- ☒ Identified # of Bedrooms: 3
- ☒ Proposed # of Guests: 6

Approved # of Guests per OSFD: 6

- ☒ Proposed # of vehicles: 2

Approved # of vehicles per OSFD: 2

Property Owner: Paul Porter
Contact Name: Jay Merritt

Phone #: 301-440-5148
Phone #: 662-902-6002

.....
Date of Inspection: 9-DEC-2024

COMMENTS: _____

☒ **PASSED**

Building Official: _____

Fire Marshall: _____

Property Owner: _____

Booking Confirmation

Dear Guest(s), Thanks for booking our vacation rental. We hope you enjoy your stay!

Guest: Adults: Children: Pets:

Check in: Date/Time

Check out: Date/Time

Golf Cart District Near Downtown

Address: 1712 Carpenter Ct Ocean Springs, MS 39564

Phone Number: 662-602-6002

Payment information:

Nights:

Price per night:

Monthly rate:

Cleaning fee:

Application fee:

Pet fee:

Deposit (Refundable):

Total Due:

Rental Agreement

This Vacation Rental Agreement is made by and between James Merritt (Property Manager) and (Guests/occupants) as of the date last set forth on the signature page of this Agreement. For good and valuable consideration, the sufficiency of which is acknowledged, the parties hereby agree as follows:

1. **PROPERTY** - The rental property is located at: 1712 Carpenter Ct. Ocean Springs, MS 39564.
 - a. (e.g. appliances, Washer, Dryer, Refrigerator, Microwave, Coffee maker, Towels, Linens amenities and other provided items such as towels, linens, kitchen utensils, etc.)
2. **MAXIMUM OCCUPANCY** - The maximum number of guests is limited to 6 . people, including children. An additional charge of \$ _ per person per night will be assessed for additional guest.
3. **TERM OF LEASE** - The vacation rental lease begins at (Time) on (Date) ("Check-in Date") and ends at (Time) on (Date) (the "Check-out Date"). Failure to adhere to the check-out time may result in an additional late fee set at \$ 250 unless discussed in advance of the stay and/or rental extension has been signed.
4. **MINIMUM STAY (If Applicable)** - This property requires a 30-night minimum stay. Longer minimum stays may be required during holidays, in which prorated nightly rate will be added. If a rental is taken for more than 30 days, the guest will be charged the pro-rated monthly rate. If the guest occupies less than 30 days, a monthly rate shall be charged.
5. **RENTAL RULES** - Guest agrees to always abide by the rental rules while at the property, and anyone else guest permits on the property to abide by the following rules at all times while residing at the property. **NO SMOKING, NO ILLEGAL DRUG USE, NO LOUD NOISE, 2 CARS MAXIMUM PARKING ON PREMISIS.** If renter wishes to stay past rental date expiration, rent will be required on or before next rental start date. Rental agreement shall be extended in writing. If guest stays past rental expiration without the next payment, property manager reserves the right to enter the property and/or immediate eviction process shall begin. See attached rules list.
6. **ACCESS** - Guest shall allow property manager access to the property for purposes of repair, inspection or emergency. Homeowner shall exercise this

right of access in a reasonable manner by giving at least 1 hours notice (unless in case of emergency).

7. RENTAL RATE AND FEES

- a. Deposit: A deposit of \$____ is due at lease signing
 - i. The deposit is for security purposes and will be refunded within 10 days of the checkout date provided no deductions are made due to : damaged or missing items, excessive cleaning, or any other cost incurred due to guest stay.
- b. Rental Rate - Payment in full of the following fees shall be due at lease signing, before check in.
 - i. Nights:
 - ii. Price per night:
 - iii. Monthly rate:
 - iv. Cleaning fee:
 - v. Application fee:
 - vi. Pet fee:
 - vii. Deposit:
 - viii. Total:
 - ix. Amount due by date:

8. CANCELLATION POLICY – If a guest wishes to cancel they will receive a full refund 30 days prior to arrival date, 50% between 29 and 15 days prior to arrival date and 0% 14 days and under.

- a. The Property manager may also be entitled to cancel the Guest stay if house rules are broken during rental period.

9. INSURANCE - We encourage all renters to purchase traveler insurance in case of unforeseen circumstances, accidents or other issues that may prohibit guest from traveling or fulfilling rental terms.

10. PAYMENT – Acceptable payment methods are:

- a. All payments, unless otherwise specified, will be processed on my rental website
- b. Stripe Credit Card Processing
 - i. A 3% fee will be added for any processing fee that may be charged.

By my signature below, I hereby give permission to charge my credit card/PayPal account for the amounts above. I agree that all rental monies are non-refundable per cancellation policy above. I have read my rights to purchase travel insurance.

Print Name _____ Signature _____

The parties agree to the terms of this Vacation Rental Agreement, as evidenced by the signatures set forth below.

Property Manager

(Electronic or manual signature)

Name: James Merritt

Date: 4/10/24

Phone Number: 662-902-6002

(during the stay)

Signature _____

Guest

(Electronic or manual signature)

Name

Date:

Phone Number:

Email:

Signature _____

Addition to the rental agreement

House Rules

No Pets (unless otherwise allowed)

No events or parties.

No loud music.

No smoking inside.

Parking must be in the driveway.

No more than 6 people at the house unless approved.

The guest is responsible for paying for the repair or replacement of any damaged or missing property.

Property Manager

Sign:

Date:

Guest

Sign:

Date:

Trash Ordinance

- Sec. 20-10. - Maximum amount, size, etc. that city will collect generally.
 - (a) On any one collection day the city will pick up the contents of not to exceed five (5), thirty (30) gallon refuse containers from any one commercial establishment.
 - (b) Except as otherwise provided, the city will collect securely tied bundles of refuse which do not exceed one cubic yard in capacity, and bundles or containers of refuse the total weight of which does not exceed seventy-five (75) pounds.
(Ord. No. 4-1969, § 6, 11-7-69)
- Sec. 20-11. - Collection of tree trimmings, hedge cuttings, etc.

The city will collect tree trimmings or hedge cuttings or shrubbery placed for removal if the same are securely tied in bundles which are not heavier than seventy-five (75) pounds or more than five (5) feet in length or more than eighteen (18) inches in diameter but no more than two (2) of such bundles may be placed for removal by the city by any one person on any one collection day. Such bundles may be set out twenty-four (24) hours in advance of the time of collection.
(Ord. No. 4-1969, § 8(a), 11-7-69)

Cross reference— Tree preservation and protection, § 22³/₄-21 et seq.
- Sec. 20-12. - Materials not to be collected by city.

Any debris such as plaster, roofing, concrete, bricks, and other such substances resulting from construction, repairs or remodeling of any building or appurtenances on private property, or any materials produced by a tree surgeon/contractor, pulp wood cutter, landscaper, or other contractor, will not be collected by the city and shall be the responsibility of the property owner or contractor to remove and dispose of such material in accordance with the state and local solid waste regulations. Items that do not conform to the requirements of this chapter will not be collected by the city and shall be the responsibility of the property owner or contractor to remove and dispose of such material in accordance with the state and local solid waste regulations.
(Ord. No. 4-1969, § 9(a), 11-7-69; Ord. No. 2012-03, § 1, 4-17-12)
- Sec. 20-13. - Placement of refuse city will not collect.

Any person who shall place any refuse out for collection which the city will not collect shall not place same in a container or bundle located on any street.
(Ord. No. 4-1969, § 9, 11-7-69)
- Sec. 20-14. - Picking up overloaded container.

The contents of any refuse container which is so overloaded that the lid will not fit securely on the container will not be picked up by the city.

Noise Ordinance

Sec. 15-13. - Unreasonable noise or vibration.

(1) *Generally prohibited.*

(a) It shall be unlawful for any person to make, cause, or, on premises under his or her legal control, permit to be made any unreasonable noise or vibration audible or perceptible within the corporate limits or police jurisdiction of the city, including the waters lying within such areas.

(b) For purposes of this section, "unreasonable noise or vibration" is defined to mean any unreasonably loud, raucous, or jarring sound or vibration which is not constitutionally protected speech in form and scope of audibility and which, under the circumstances of time, place, and manner in which it is produced and audible or perceptible, annoys, disturbs, injures, or endangers the comfort, repose, health, peace, or safety of a reasonable person of normal sensitivities within the area of the audibility or perceptibility of the noise or vibration without the consent of such person.

(2) *Unreasonable use of sound reproduction devices in public areas.*

(a) It shall be unlawful for any person or persons to play, use, operate, or permit to be played, used or operated any radio, tape recorder, cassette player, or other machine or devices for reproducing sound (i) if the machine or device is located in or on any public property, including any public street, highway, building, beach, parking lot, building, sidewalk, park, or thoroughfare or located in or on any motor vehicle or watercraft on a public street, highway, or public space, including but not limited to the water lying within the city limits and (ii) if the sound generated by such machine or device is audible at a distance of one hundred (100) feet from the machine or device producing the sound.

(b) This section shall not be construed to regulate the initial production or amplification of sound, and the direct amplification of the human voice or music through the use of bullhorns or amplifiers is not regulated under this section. Note: This is to account for live music or demonstrations.

(3) *Penalties for violations.* Any person violating any provision of subsection (1) or (2) of this section shall be guilty of an offense against the city and shall upon conviction be subject to punishment for each such offense as a misdemeanor subject to up to a five hundred dollar (\$500.00) fine or up to ninety (90) days imprisonment, or both. Where discrete conduct by a person separately and simultaneously violates both subsections (1) and (2), the conduct may be charged as a violation in the alternative under both sections, but such conduct shall be punishable only as an offense under subsection (1) or (2) and not as an offense under both sections simultaneously.

**CITY OF OCEAN SPRINGS
COMMUNITY DEVELOPMENT AND PLANNING
POST OFFICE BOX 1800
OCEAN SPRINGS, MS 39566-1800
228-875-4415**

PLANNING COMMISSION REPORT

PUBLIC HEARING DATE: January 14, 2025

APPLICANT(S): KD Ocean Springs, LLC

CURRENT OWNER: KD Ocean Springs, LLC

LOCATION: 3419 Bienville Blvd/PIDN: 60127491.050

REQUESTED ACTION: Approval of a Commercial Subdivision Preliminary Plat. The property is zoned C-H Regional Commercial District.

DATE OF APPLICATION: December 6, 2024

CURRENT CONDITIONS:

Property Size: 6.1 acres
FEMA Designation: The property is an "X" flood designation.

ADJACENT ZONING AND LAND USE:

Subject Property: CH Regional Commercial District

North: CMX-1 and CH, Regional Commercial District

East: C-H Regional Commercial District

South: C-H Regional Commercial District

West: C-H Regional Commercial District



DESCRIPTION OF REQUEST:

- Approval of the subdivision preliminary plat for a commercial subdivision of four lots and a private road.
- Because the road is being proposed, that prompted a major preliminary plat and not a minor preliminary plat.
- Requesting major preliminary plat approval for 4 lots plus a 27-foot roadway that will be privately maintained.

FINDINGS:

- A sketch plat describes the type and intensity of subdivision development and the project phasing plan. It is prepared prior to a preliminary plat, which describes more details of a subdivision's lot dimensions, infrastructure, storm-water drainage plan and park provisions.
- Notices were sent to properties with a 500-foot radius. That letter has been made an attachment to this document.
- The plat was advertised with a sign posted to the property, a legal advertisement was run on December 29, 2024, and notice was posted to the City of Ocean Springs website.
- The roadway, along with any other newly constructed infrastructure remains the responsibility of the developer until filing of final plat.

CITY DEPARTMENT REVIEW COMMENTS:**PLANNING:**

The property is CH- Regional Commercial. There is a 25-foot minimum lot width and no minimum lot size required. The preliminary plat does meet the zoning regulations for the CH-Regional Commercial District.

CITY ENGINEER:

No comment

FIRE MARSHAL:

No comment

PUBLIC WORKS DEPT:

No comment

POLICE DEPT:

No comment.

BUILDING DEPT:

No comment

PUBLIC COMMENT:

None received

Table 3.2B: Dimensional Standards for Mixed Use and Non-residential Zoning Districts

		ZONING DISTRICT						
		CMX-1	CMX-2	C-H	M-1	C-P	P	C-M
Min. Lot Area (ft ²)		NA	NA	NA	NA	NA	NA	NA
Min. Lot Width (ft.)		25	25	25	100	NA	NA	NA
Min. Building Height		NA	NA	NA	NA	NA	NA	NA
Max. Building Height		2 stories	4 stories	75 ft. or 6 stories	Two stories, not to exceed 50 feet ¹	NA	NA	3 stories or 45 ft.
Max. Dwelling Unit Density (dwellings per acre)		21	42	42	NA	NA	NA	Principal building – 60% of lot area max.; Accessory building – max.10% of lot area
BUILDING SETBACK		DISTANCES						
FRONT	MIN (ft.)	5 ²	5 ²	5 ²	5 ^{2,5}	NA	NA	NA
	MAX(ft.)	NA	NA	NA	NA	NA	NA	NA
SIDE	MIN (ft.)	5	5	5	5 ⁵	NA	NA	NA
	MAX (ft.)	NA	NA	NA	NA	NA	NA	NA
STREET SIDE	MIN (ft.)	10	10	10	10 ⁵	NA	NA	NA
	MAX (ft.)	NA	NA	NA	NA	NA	NA	NA
REAR	MIN (ft.)	10 ³	10 ³	10 ⁴	10 ⁵	NA	NA	NA
	MAX (ft.)	NA	NA	NA	NA	NA	NA	NA

(Ord. No. 2020-04, § 1, 2-04-20)

MOTION:

To recommend **approval** of the preliminary plat of the commercial subdivision PIDN: 60127491.050.

-OR-

To recommend **denial** of the preliminary plat of the commercial subdivision PIDN: 60127491.050.



City of Ocean Springs Planning Department
1018 Porter Avenue / PO Box 1800 Ocean Springs, MS 39564
(228) 875-4415

APPLICATION: SUBDIVISION DEVELOPMENT

—Specific Requirements Outlined in Chapter 2 of the Unified Development Code—

SUBDIVISION TYPE: ☐ Minor (4 lots or less) ☒ Major (more than 4 lots)

Phase of Development: ☐ Sketch Plat ☒ Preliminary Plat ☐ Final Plat

Effective June 11, 2006, the following application fees apply:

	<u>Minor S/D</u>	<u>Major S/D</u>
Sketch Plat	\$ 250 + \$1	\$ 300 + \$1 + \$1
Preliminary Plat	\$ 250 + \$1 + \$ 50/lot	\$ 250 + \$1 + \$ 50/lot
Final Plat	\$ 250 + \$1 + \$ 50/lot	\$ 250 + \$1 + \$ 50/lot

\$1.00 fee per Ordinance 2022-17 following requirements of Section 25-60-5 MS Code Annotated.

Standard mail fee required for notification of property owners within 500' of applicant property. Exact fee to be determined by City, based on current postage rates.

Application Date: 12/06/2024 (Applications are due by the 7th of each month.)

Name of Subdivision: Twin Pines Subdivision

Address of Original Parcel(s): 3419 Bienville Blvd

Parcel ID(s): 60127491.050

- | | | | |
|---------------------|---|-------|--------------------------------|
| 1. Applicant: | <u>KD Ocean Springs, LLC</u> | Phone | <u>(251) 460-4512</u> |
| Address | <u>3262 Old Shell Road, STE C-1, Mobile, AL</u> | Email | <u>garrettb@delaneyinc.net</u> |
| 2. Local Agent: | | Phone | |
| Address | | Email | |
| 3. Owner of Record: | <u>KD Ocean Springs, LLC</u> | Phone | <u>(251) 460-4512</u> |
| Address | <u>3262 Old Shell Road, STE C-1, Mobile, AL</u> | Email | <u>garrettb@delaneyinc.net</u> |
| 4. Engineer: | <u>MTTR Engineers, Inc - Todd Thompson</u> | Phone | <u>205-936-7993</u> |
| Address | <u>3 Riverchase Ridge Hoover, AL 35244</u> | Email | <u>Tthompson@mtteng.com</u> |
| 5. Land Surveyor: | <u>Patrick Martino</u> | Phone | <u>(228) 396-2283</u> |
| Address | <u>13010 Kayleigh Cove, Biloxi, MS 39532</u> | Email | <u>teelokgd@aol.com</u> |
| 6. Attorney: | | Phone | |
| Address | | Email | |

☐ **Attach Appropriate Checklist for Requested Phase of Review**

Property Information

1. Tax Map Designation: Section 27 Township: 7 South Range: 8 West
2. Proposed Subdivision Location: On the North side of Bienville BLVD (street)
800 (distance in feet) East (relative direction) of Gulf Island National S (street)
3. List all contiguous holdings in the same ownership:
Section 27 Lot(s) 1-4
4. Zoning of Parcel(s): ~~CH~~ CH 5. Total Acreage: 6.05
6. Smallest Lot Size: _____ 7. Proposed # of Lots: _____
9. Is the property located within a special district? (historic district, waterview preservation, or other designated overlay district, etc.) No
11. Does the property include any wetlands? If so, include professional wetland delineation. No
12. Has any lot included in this request been previously split or reconfigured, to your knowledge? No
13. Are there any easements or other legal restrictions on the property? If so, please explain. _____
Drainage easements for Lots 2 and 3 to drain to pond.
14. Are there any existing structures on the property? If so, will they be kept or demolished? No

Proposed Subdivision Information

15. Is the subdivision infrastructure proposed to be: ☐ PUBLIC or ☒ PRIVATE?
16. Are any commercial or multi-use activities proposed? ☒ Yes ☐ No
If so, please describe: Commercial retail, Chipotle & Chick Fil A. Lots 1 & 2 TBD.
17. Are any variances being requested for the proposed subdivision? If so, please explain.
No
18. Have there been any variances, exceptions, appeals or special uses granted for any properties in this request?
☐ Yes ☒ No If yes, please explain and state the date(s) of approval: _____
19. Is any open space or common area included in this subdivision? (Include any bus stops.) ☒ Yes ☐ No
If yes, please describe: Common detention pond
20. Is the subdivision ingress/egress onto a "major" road, as classified by the City? ☒ Yes ☐ No
21. **Complete where applicable:**
For Preliminary Plat: Date SKETCH PLAT was approved by Board of Aldermen: _____
For Final Plat: Date PRELIMINARY PLAT was approved by Board of Aldermen: _____
▪ Were any changes made subsequent to preliminary plat approval? ☐ Yes ☐ No
If yes, please describe: _____
▪ Does this final plat request include the entire area approved in the preliminary plat? ☐ Yes ☐ No

Notes and Next Steps for each phase are provided on the REQUIRED checklists.

Affidavit of Ownership

Attached hereto is an affidavit of ownership indicating the dates the respective holdings of land were acquired, together with the book and page of each conveyance into the present owner as recorded in the County Records of Deeds (Chancery Clerk) office. This affidavit shall indicate the legal ownership of the property, the contract owner of the property, and the date the contract of sale was executed.

I, (print name) KD Ocean Springs, LLC, hereby certify that:

1. I am the owner of the property that is the subject of this application and that I have read and understand the requirements as outlined in the application.
2. There are no outstanding City of Ocean Springs property taxes or special assessments on the original parcel(s).

I further acknowledge that the information provided herein is true and correct to the best of my knowledge.

Owner(s) Name: KD Ocean Springs, LLC Parcel ID(s): 60127491.050

Date Property Acquired Date: 04/12/2024 Book and Page of Each Conveyance:
Bk 2161 Pg 524-528

Owner's Signature: [Signature] Date: 10/01/2024

NOTE: If corporate ownership, attach a list of all directors, officers, stockholders of each corporation owning more than 5% of any class of stock.

STATE OF Alabama

COUNTY OF Mobile

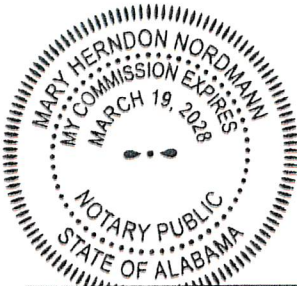
I Mary Herndon Nordmann, hereby depose and say that all the above statements and the statements contained in the papers submitted herewith are true.

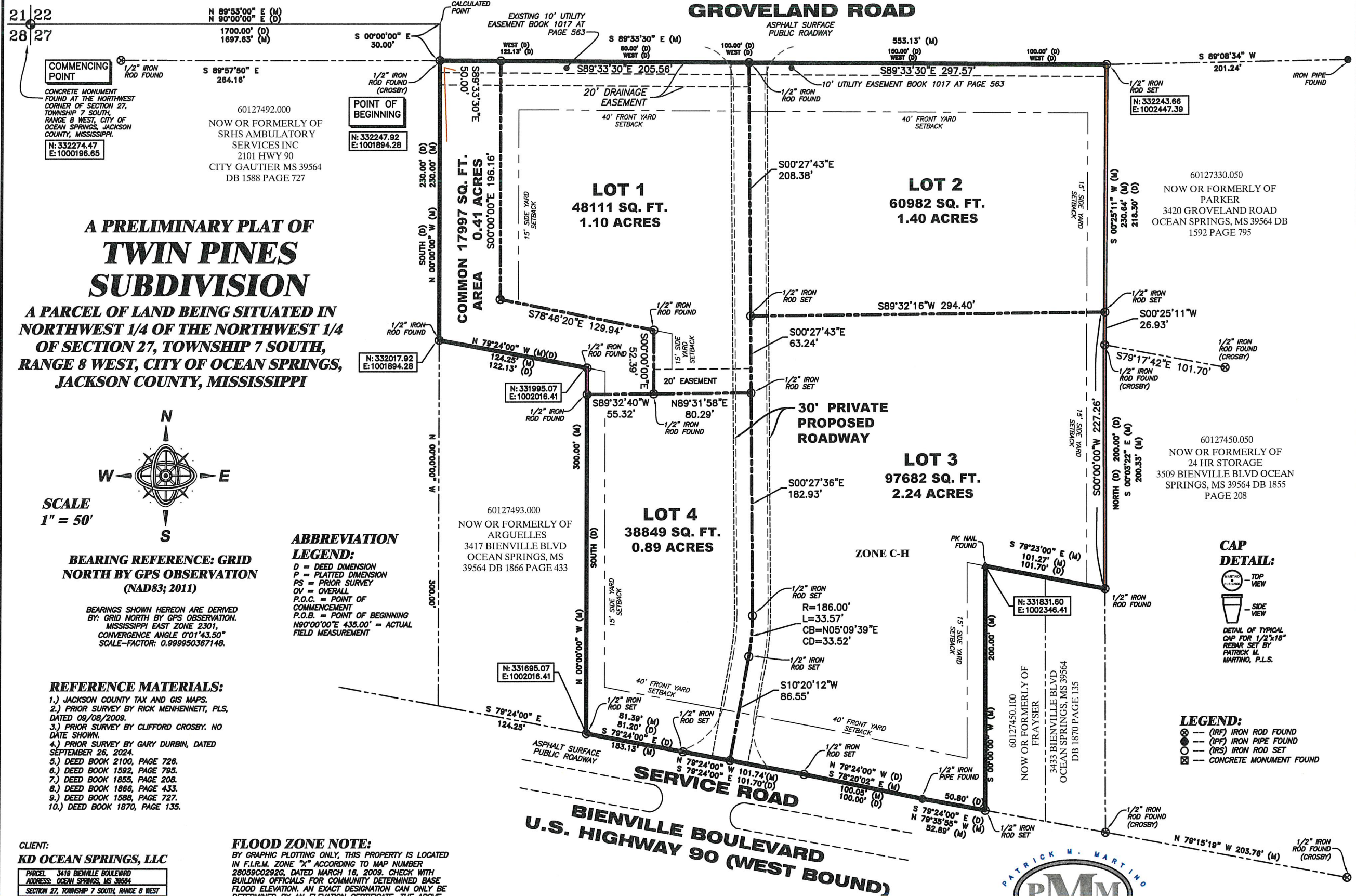
Mailing Address 3262 Old Shell Road, Ste C-1
Mobile, AL 36607

Subscribed and sworn before me this 16th day of December, 2024.

My Commission expires: 3/19/28

Notary Signature: Mary Herndon Nordmann





CLIENT:

KD OCEAN SPRINGS, LLC

PARCEL	3419 BIENVILLE BOULEVARD
ADDRESS	OCEAN SPRINGS, MS 39564
SECTION	27, TOWNSHIP 7 SOUTH, RANGE 8 WEST
PARCEL NUMBER	60127491.020
CREW CHIEF	PMM
DRAWN BY	PMM
DATE	12/4/2024
JOBS	P24151R_PLAT
REVISED	CRD# P24151R.CRD

FLOOD ZONE NOTE:
BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN F.I.R.M. ZONE "X" ACCORDING TO MAP NUMBER 28059C0292G, DATED MARCH 16, 2009. CHECK WITH BUILDING OFFICIALS FOR COMMUNITY DETERMINED BASE FLOOD ELEVATION. AN EXACT DESIGNATION CAN ONLY BE DETERMINED BY AN ELEVATION CERTIFICATE. THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND DOES NOT REPRESENT THIS SURVEYOR'S OPINION OF THE PROBABILITY OF FLOODING. THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP.



A PRELIMINARY PLAT OF
TWIN PINES SUBDIVISION
A PARCEL OF LAND BEING SITUATED IN
NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF
SECTION 27, TOWNSHIP 7 SOUTH, RANGE 8
WEST, CITY OF OCEAN SPRINGS, JACKSON
COUNTY, MISSISSIPPI

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED ARE THE OWNER(S) OF THIS PROPERTY DESCRIBED AND SUBMITTED HEREON AND THAT THE PLAT CORRECTLY SHOWS SAID SUBDIVISION AND THAT SAID OWNER(S) HEREBY DEMANDS THE RIGHT-OF-WAY AND EASEMENTS, UNLESS INDICATED OTHERWISE ON THIS PLAT, INTO THE CITY OF OCEAN SPRINGS, MISSISSIPPI, FOR THE PUBLIC USE FOREVER.

WITNESS MY SIGNATURE ON THIS _____ DAY OF _____, 2024.

KD OCEAN SPRINGS, LLC

BY: _____
SCOTT DELANEY, MANAGING MEMBER

ACKNOWLEDGMENT

BEFORE ME, THE UNDERSIGNED AUTHORITY IN AND FOR THE COUNTY OF JACKSON, STATE OF MISSISSIPPI, PERSONALLY APPEARED THE AFORDMENTIONED, SCOTT DELANEY, A MANAGING MEMBER OF KD OCEAN SPRINGS, LLC, WHO ACKNOWLEDGED BEFORE ME THAT HE EXECUTED THE ABOVE AND FOREGOING OWNERS CERTIFICATE.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2024.

NOTARY PUBLIC _____ MY COMMISSION EXPIRES: _____

**CERTIFICATE OF APPROVAL BOARD OF
ALDERMEN, CITY OF OCEAN SPRINGS**

NOTE: THE CITY OF OCEAN SPRINGS MAKES NO REPRESENTATION AS TO THE SUITABILITY OF ANY LOT IN THIS SUBDIVISION.

THIS SUBDIVISION PLAT HAS BEEN SUBMITTED TO AND APPROVED BY THE MAYOR AND THE BOARD OF ALDERMEN OF THE

CITY OF OCEAN SPRINGS, MISSISSIPPI BY ORDER DULY ADOPTED ON THE _____ DAY OF _____

2024, AND ENTERED IN THE OFFICIAL MINUTES OF THE CITY OF OCEAN SPRINGS IN MINUTE BOOK NO. _____

_____ PAGE(S) _____

WITNESS MY SIGNATURE AND THE OFFICE SEAL OF THE CITY OF OCEAN SPRINGS, MISSISSIPPI, THIS THE _____ DAY OF _____, 2024.

KENNY HOLLOWAY, MAYOR _____ CITY CLERK _____

SURVEYOR'S CERTIFICATE

I, PATRICK M. MARTINO, PROFESSIONAL LAND SURVEYOR IN AND FOR THE STATE OF MISSISSIPPI, DO HEREBY CERTIFY THAT THE FOREGOING PLAT AND DESCRIPTION ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

WITNESS MY SIGNATURE AND SEAL THIS _____ DAY OF _____, 2024.

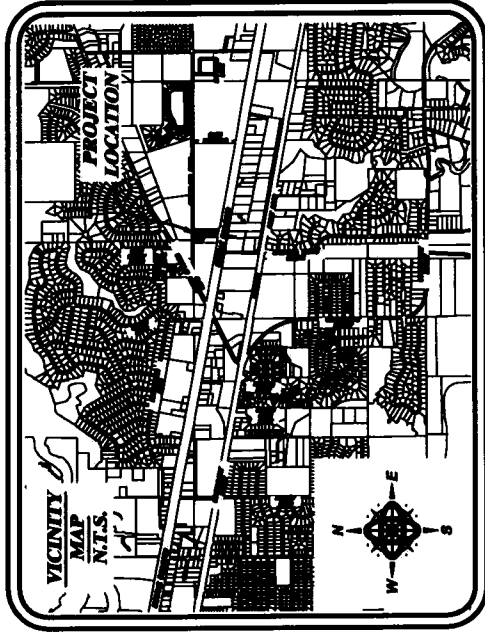
PATRICK M. MARTINO, P.L.L.C.
MISSISSIPPI REGISTRATION NUMBER 2838

CERTIFICATE OF COMPARISON

WE, THE UNDERSIGNED, DO HEREBY CERTIFY THAT WE HAVE COMPARED THE DUPLICATE PLAT WITH THE ORIGINAL PLAT OF TWIN PINES SUBDIVISION, CITY OF OCEAN SPRINGS, JACKSON COUNTY, MISSISSIPPI AND FND THE SAME TO BE AN EXACT DUPLICATE THEREOF.

WITNESS OUR SIGNATURES THIS _____ DAY OF _____, 2024.

BY: CHANCERY CLERK _____ PATRICK M. MARTINO, P.L.L.C.
MISSISSIPPI REGISTRATION NUMBER 2838



RECORDING CERTIFICATE

THIS IS TO CERTIFY THAT THIS PLAT WAS FILED IN THE OFFICE OF THE CHANCERY CLERK, JACKSON COUNTY, MISSISSIPPI, AND WAS RECORDED IN

PLAT BOOK _____ ON PAGE _____ ON THE _____ DAY OF _____, 2022.

CHANCERY CLERK _____

**OCEAN SPRINGS PLANNING
COMMISSION REVIEW**

ALL REQUIREMENTS OF THE OCEAN SPRINGS SUBDIVISION RULES AND REGULATIONS RELATIVE TO THE PREPARATION AND SUBMISSION OF A SUBDIVISION PLAT HAVING BEEN FULFILLED, APPROVAL OF THIS PLAT IS HEREBY GRANTED, SUBJECT TO FURTHER PROVISIONS OF SAID RULES AND REGULATIONS.

OCEAN SPRINGS PLANNING COMMISSION

BY: _____ COMMUNITY DEVELOPMENT DIRECTOR _____ DATED: _____ WITNESS OF MY SIGNATURE _____

GENERAL NOTES:

1.) THIS SURVEY WAS PREPARED FROM INFORMATION PROVIDED BY CLIENT, WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT OR CURRENT ENVIRONMENTAL STUDY.

2.) BEARINGS SHOWN HEREON ARE DERIVED BY: GRID NORTH BY GPS OBSERVATION, MISSISSIPPI EAST ZONE 2301, CONVERGENCE ANGLE 0°01'43.50" SCALE-FACTOR: 0.999850387148.

3.) THIS IS A CLASS "B" SURVEY.

4.) THIS PROPERTY IS ZONED CH, CONTACT CITY OF OCEAN SPRINGS PLANNING DEPARTMENT FOR ADDITIONAL INFORMATION.

5.) TOTAL AREA = 6.05 ACRES.

6.) TOTAL LOTS = 3 LOTS.

7.) BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN F.L.R.M. ZONE "X" ACCORDING TO MAP NUMBER 280590202826, DATED MARCH 16, 2008. THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND DOES NOT REPRESENT THIS SURVEYOR'S OPINION OF THE PROBABILITY OF FLOODING. THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP.

8.) ALL PROPERTY OWNERS AND ADDRESSES WERE OBTAINED USING JACKSON COUNTY, G.I.S. WEB SITE.

9.) LOT CONFIGURATION SHOWN HEREON WAS DERIVED FROM INFORMATION PROVIDED BY CLIENT. PRIOR SURVEY BY GARY DUBBIN, PROFESSIONAL LAND SURVEYOR WAS PROVIDED.

10.) NO EVIDENCE OF MARKERS OF WETLAND DELINEATION WAS OBSERVED ON PROPERTY AT TIME OF SURVEY. CONSULT ENVIRONMENTAL SPECIALIST FOR EXISTENCE OF NON-EXISTENCE OF WETLANDS ON SUBJECT PARCEL.

11.) THIS SURVEY IS SUBJECT TO ALL APPLICABLE GOVERNMENTAL REGULATIONS, BUILDING RESTRICTIONS, LEGAL RESTRICTIONS OF ANY NATURE AND FURTHER SUBJECT TO ANY AND ALL EASEMENTS, RESTRICTIVE COVENANTS AND RIGHT-OF-WAY OF RECORD.

12.) ALL BUILDINGS' FINISHED FLOOR ELEVATION WILL BE REQUIRED TO EXCEED THE FLOOD ZONE BASE FLOOD ELEVATION PROVIDED BY FEMA PLUS ANY ADDITIONAL FREE-BOARD REQUIRED BY THE CITY OF OCEAN SPRINGS.

DEED DESCRIPTION
BOOK 2161, PAGE 524.

COMMENCING AT A CONCRETE MONUMENT FOUND AT THE SECTION CORNER COMMON TO SECTIONS 21, 22, 27 AND 28, TOWNSHIP 7 SOUTH, RANGE 8 WEST, CITY OF OCEAN SPRINGS, JACKSON COUNTY, MISSISSIPPI, AND RUN THENCE N 89°53'00" E 1697.63 FEET TO A POINT, THENCE SOUTH 30 FEET TO AN IRON ROD ON THE SOUTH MARGIN OF GROVELAND ROAD AND THE POINT OF BEGINNING, THENCE RUN S 89°53'30" E 553.13 FEET ALONG SAID SOUTH MARGIN OF GROVELAND ROAD TO AN IRON ROD, THENCE S 07°25'11" W 230.64 FEET TO AN IRON ROD, THENCE S 07°03'22" E 200.33 FEET TO AN IRON ROD, THENCE N 79°14'28" W 101.27 FEET TO AN IRON ROD, THENCE S 07°07'00" W 200.00 FEET TO AN IRON ROD ON THE NORTH MARGIN OF THE SERVICE ROAD FOR BENNIE BOULEVARD OR U.S. HIGHWAY 90, THENCE N 79°35'55" W 52.89 FEET ALONG SAID NORTH MARGIN TO AN IRON PIPE, THENCE N 79°20'02" W 100.05 FEET, THENCE N 79°24'00" W 183.13 FEET TO AN IRON ROD, THENCE DEPARTING SAID NORTH MARGIN RUN N 07°00'00" W 300.00 FEET TO AN IRON ROD, THENCE N 79°24'00" W 154.25 FEET TO AN IRON ROD, THENCE N 07°07'00" W 230.00 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 283522 SQUARE FEET OR 6.05 ACRES. BEARINGS BASED ON GPS OBSERVATION, MISSISSIPPI EAST ZONE NAD-83, PER SURVEY BY GARY A. DUBBIN, P.L.S. DATED NOVEMBER 15, 2022.

REFERENCE MATERIALS:

- 1.) JACKSON COUNTY TAX AND GIS MAPS.
- 2.) PRIOR SURVEY BY RICK MENHENDITT, P.L.S. DATED 09/24/2009.
- 3.) PRIOR SURVEY BY CLIFFORD CROSSBY, NO DATE SHOWN.
- 4.) PRIOR SURVEY BY GARY DUBBIN, DATED SEPTEMBER 26, 2024.
- 5.) DEED BOOK 2100, PAGE 726.
- 6.) DEED BOOK 1982, PAGE 784.
- 7.) DEED BOOK 1865, PAGE 208.
- 8.) DEED BOOK 1866, PAGE 433.
- 9.) DEED BOOK 1586, PAGE 727.

CLIENT: KD OCEAN SPRINGS, LLC

PARCEL	3177 BENNIE BOULEVARD
ADDRESS	JACKSON, OCEAN SPRINGS, MS 39064
SECTION	22, TOWNSHIP 7 SOUTH, RANGE 8 WEST
PARCEL NUMBER	283522
CREW CHIEF	PMI
DATE	12/1/2024
JOB	PK1518 PLAT
REVISION	001

PREPARED BY: SHEET 2 OF 2



PATRICK M. MARTINO, P.L.S.
13918 KATLEIGH DRIVE
BILLOXI, MISSISSIPPI 39064
PHONE: 228-964-2262
EMAIL: PATRICK@PATRICKMARTINO.COM
PROFESSIONAL LAND SURVEYOR

21.22
28.27

COMMENCING POINT

CONCRETE MONUMENT FOUND AT THE NORTHWEST CORNER OF SECTION 27, TOWNSHIP 7 SOUTH, RANGE 8 WEST, CITY OF OCEAN SPRINGS, JACKSON COUNTY, MISSISSIPPI.

N: 332274.47
E: 1000198.85

N 89°53'00" E (M)
N 90°00'00" E (D)
1700.00' (D)
1997.63' (M)

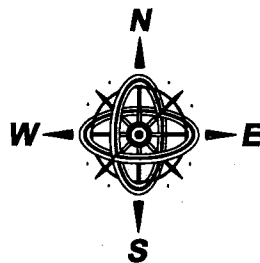
60127492.000
NOW OR FORMERLY OF
SRHS AMBULATORY
SERVICES INC
2101 HWY 90
CITY GAUTIER MS 39564
DB 1588 PAGE 727

POINT OF BEGINNING

N: 332247.92
E: 1001894.28

A PRELIMINARY PLAT OF TWIN PINES SUBDIVISION

A PARCEL OF LAND BEING SITUATED IN
NORTHWEST 1/4 OF THE NORTHWEST 1/4
OF SECTION 27, TOWNSHIP 7 SOUTH,
RANGE 8 WEST, CITY OF OCEAN SPRINGS,
JACKSON COUNTY, MISSISSIPPI



SCALE
1" = 50'

BEARING REFERENCE: GRID
NORTH BY GPS OBSERVATION
(NAD83; 2011)

BEARINGS SHOWN HEREON ARE DERIVED
BY: GRID NORTH BY GPS OBSERVATION.
MISSISSIPPI EAST ZONE 2301,
CONVERGENCE ANGLE 0°01'43.50"
SCALE-FACTOR: 0.999950367148.

REFERENCE MATERIALS:

- 1.) JACKSON COUNTY TAX AND GIS MAPS.
- 2.) PRIOR SURVEY BY RICK MENHENDITT, PLS, DATED 08/08/2009.
- 3.) PRIOR SURVEY BY CLIFFORD CROSBY, NO DATE SHOWN.
- 4.) PRIOR SURVEY BY GARY DURBIN, DATED SEPTEMBER 26, 2024.
- 5.) DEED BOOK 2100, PAGE 726.
- 6.) DEED BOOK 1592, PAGE 795.
- 7.) DEED BOOK 1855, PAGE 208.
- 8.) DEED BOOK 1868, PAGE 433.
- 9.) DEED BOOK 1598, PAGE 727.
- 10.) DEED BOOK 1870, PAGE 135.

CLIENT:

KD OCEAN SPRINGS, LLC

PROJECT: 3417 BIENVILLE BOULEVARD	
ADDRESS: OCEAN SPRINGS, MS 39564	
SECTION 27, TOWNSHIP 7 SOUTH, RANGE 8 WEST	
PARCEL NUMBER: 60127491.000	
DRAWN BY: P.M.	DATE: 12/4/2024
REVIEWED: P.M.	DATE: 12/4/2024

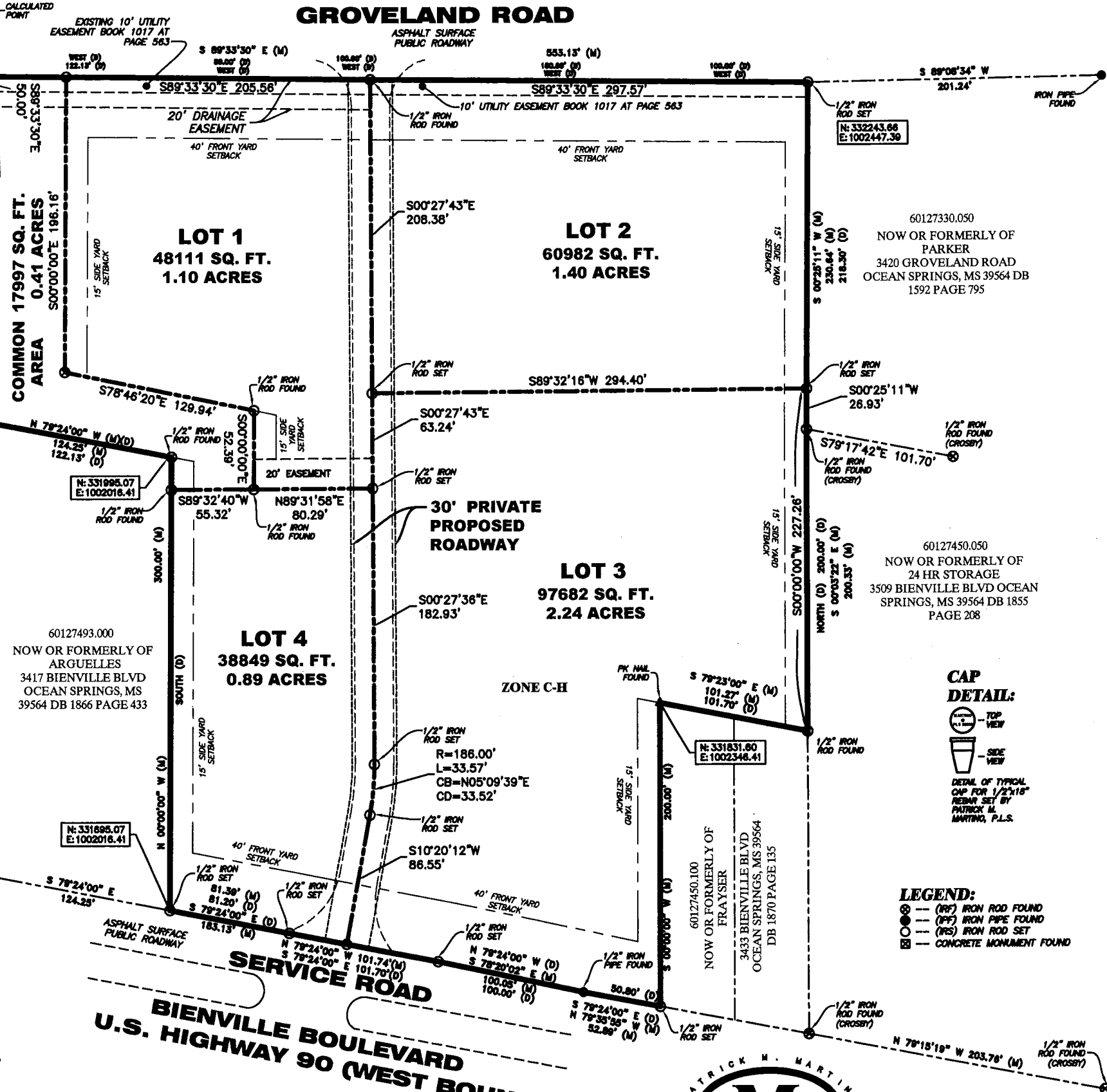
ABBREVIATION LEGEND:

D = DEED DIMENSION
P = PLATTED DIMENSION
PS = PRIOR SURVEY
OV = OVERALL
P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
NAD83/0000"E 435.00" = ACTUAL
FIELD MEASUREMENT

FLOOD ZONE NOTE:

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN F.L.R.M. ZONE "X" ACCORDING TO MAP NUMBER 2803900292G, DATED MARCH 18, 2008. CHECK WITH BUILDING OFFICIALS FOR COMMUNITY DETERMINED BASE FLOOD ELEVATION. AN EXACT DESIGNATION CAN ONLY BE DETERMINED BY AN ELEVATION CERTIFICATE. THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND DOES NOT REPRESENT THIS SURVEYOR'S OPINION OF THE PROBABILITY OF FLOODING. THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP.

GROVELAND ROAD



CAP DETAIL:

TOP VIEW
SIDE VIEW
DETAIL OF TYPICAL
CAP FOR 1/2"x18"
REBAR SET BY
PATRICK M. MARTINO, P.L.S.

LEGEND:

(IRF) IRON ROD FOUND
(IRP) IRON PIPE FOUND
(IRS) IRON ROD SET
CONCRETE MONUMENT FOUND



A PRELIMINARY PLAT OF
TWIN PINES SUBDIVISION
A PARCEL OF LAND BEING SITUATED IN
NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF
SECTION 27, TOWNSHIP 7 SOUTH, RANGE 8
WEST, CITY OF OCEAN SPRINGS, JACKSON
COUNTY, MISSISSIPPI

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED ARE THE OWNER(S) OF THIS PROPERTY DESCRIBED
AND SUBDIVIDED HEREIN AND THAT THE PLAT CORRECTLY SHOWS SAID SUBDIVISION, AND THAT SAID
OWNER(S) HEREBY DEDICATE THE RIGHT-OF-WAY AND EASEMENTS, UNLESS INDICATED OTHERWISE
ON THIS PLAT, UNTO THE CITY OF OCEAN SPRINGS, MISSISSIPPI, FOR THE PUBLIC USE FOREVER.

WITNESS MY SIGNATURE ON THIS _____ DAY OF _____, 2024.

KD OCEAN SPRINGS, LLC

BY: _____
SCOTT DELANEY, MANAGING MEMBER

ACKNOWLEDGMENT

BEFORE ME, THE UNDERSIGNED AUTHORITY IN AND FOR THE COUNTY OF JACKSON, STATE OF MISSISSIPPI,
PERSONALLY APPEARED THE AFOREMENTIONED, SCOTT DELANEY, A MANAGING MEMBER OF KD OCEAN SPRINGS,
LLC, WHO ACKNOWLEDGED BEFORE ME THAT HE EXECUTED THE ABOVE AND FOREGOING OWNERS CERTIFICATE.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2024.

NOTARY PUBLIC _____ MY COMMISSION EXPIRES: _____

**CERTIFICATE OF APPROVAL BOARD OF
ALDERMEN, CITY OF OCEAN SPRINGS**

NOTE: THE CITY OF OCEAN SPRINGS MAKES NO REPRESENTATION AS TO THE SUITABILITY OF ANY LOT IN THIS SUBDIVISION.

THIS SUBDIVISION PLAT HAS BEEN SUBMITTED TO AND APPROVED BY THE MAYOR AND THE BOARD OF ALDERMEN OF THE

CITY OF OCEAN SPRINGS, MISSISSIPPI BY ORDER DULY ADOPTED ON THE _____ DAY OF _____

2024, AND ENTERED IN THE OFFICIAL MINUTES OF THE CITY OF OCEAN SPRINGS IN MINUTE BOOK NO.

_____ PAGE(S) _____

WITNESS MY SIGNATURE AND THE OFFICE SEAL OF THE CITY OF OCEAN SPRINGS, MISSISSIPPI, THIS THE

_____ DAY OF _____, 2024.

KENNY HOLLOWAY, MAYOR _____ CITY CLERK _____

SURVEYOR'S CERTIFICATE

I, PATRICK M. MARTINO, PROFESSIONAL LAND SURVEYOR IN AND FOR THE STATE OF
MISSISSIPPI, DO HEREBY CERTIFY THAT THE FOREGOING PLAT AND DESCRIPTION ARE TRUE
AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

WITNESS MY SIGNATURE AND SEAL THIS _____ DAY OF _____, 2024.

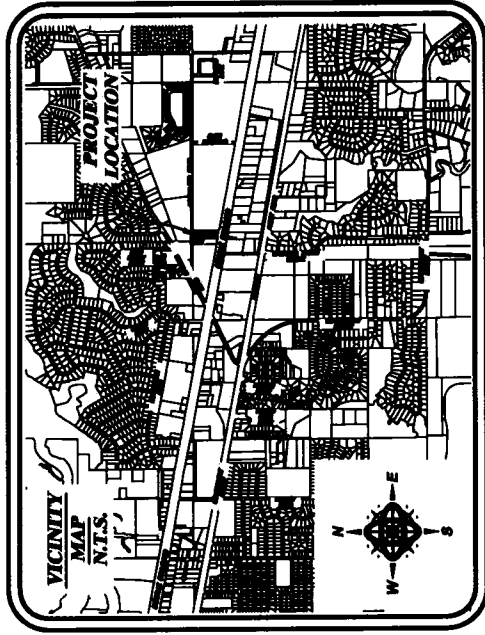
PATRICK M. MARTINO, P.L.S.
MISSISSIPPI REGISTRATION NUMBER 2838

CERTIFICATE OF COMPARISON

WE, THE UNDERSIGNED, DO HEREBY CERTIFY THAT WE HAVE COMPARED THE DUPLICATE PLAT WITH THE ORIGINAL
PLAT OF TWIN PINES SUBDIVISION, CITY OF OCEAN SPRINGS, JACKSON COUNTY, MISSISSIPPI AND FIND THE SAME
TO BE AN EXACT DUPLICATE THEREOF.

WITNESS OUR SIGNATURES THIS _____ DAY OF _____, 2024.

BY: _____
CHANCERY CLERK _____
PATRICK M. MARTINO, P.L.S.
MISSISSIPPI REGISTRATION NUMBER 2838



RECORDING CERTIFICATE

THIS IS TO CERTIFY THAT THIS PLAT WAS FILED IN THE OFFICE OF THE CHANCERY CLERK, JACKSON COUNTY,
MISSISSIPPI, AND WAS RECORDED IN

PLAT BOOK _____ ON PAGE _____ ON THE _____ DAY OF _____, 2022.

CHANCERY CLERK _____

**OCEAN SPRINGS PLANNING
COMMISSION REVIEW**

ALL REQUIREMENTS OF THE OCEAN SPRINGS SUBDIVISION RULES AND REGULATIONS RELATIVE TO
THE PREPARATION AND SUBMISSION OF A SUBDIVISION PLAT HAVING BEEN FULLY APPROVED
OF THIS PLAT IS HEREBY GRANTED, SUBJECT TO FURTHER PROVISIONS OF SAID RULES AND
REGULATIONS.

OCEAN SPRINGS PLANNING COMMISSION

BY: _____ COMMUNITY DEVELOPMENT DIRECTOR _____ DATED: _____ WITNESS OF MY SIGNATURE _____

GENERAL NOTES:

1.) THIS SURVEY WAS PREPARED FROM INFORMATION PROVIDED BY CLIENT,
WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT OR CURRENT ENVIRONMENTAL
STUDY.

2.) BEARINGS SHOWN HEREON ARE DERIVED BY: GRID NORTH BY GPS
OBSERVATION, MISSISSIPPI EAST ZONE 2301, CONVERGENCE ANGLE 0°01'43.50"
SCALE-FACTOR: 0.999850367140.

3.) THIS IS A CLASS "B" SURVEY.

4.) THIS PROPERTY IS ZONED CH, CONTACT CITY OF OCEAN SPRINGS PLANNING
DEPARTMENT FOR ADDITIONAL INFORMATION.

5.) TOTAL AREA = 6.05 ACRES.

6.) TOTAL LOTS = 3 LOTS.

7.) BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN FLR.M. ZONE "X"
ACCORDING TO MAP NUMBER 20050202026, DATED MARCH 16, 2008. THE ABOVE
STATEMENT IS FOR INFORMATION ONLY AND DOES NOT REPRESENT THIS
SURVEYOR'S OPINION OF THE PROBABILITY OF FLOODING. THIS SURVEYOR ASSUMES
NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP.

8.) ALL PROPERTY OWNERS AND ADDRESSES WERE OBTAINED USING JACKSON
COUNTY, G.I.S. WEB SITE.

9.) LOT CONFIGURATION SHOWN HEREON WAS DERIVED FROM INFORMATION
PROVIDED BY CLIENT. PRIOR SURVEY BY GARY DURBIN, PROFESSIONAL LAND
SURVEYOR WAS PROVIDED.

10.) NO EVIDENCE OF MARKERS OF WETLAND DELINEATION WAS OBSERVED ON
PROPERTY AT TIME OF SURVEY. CONSULT ENVIRONMENTAL SPECIALIST FOR
EXISTENCE OF NON-EXISTENCE OF WETLANDS ON SUBJECT PARCEL.

11.) THIS SURVEY IS SUBJECT TO ALL APPLICABLE GOVERNMENTAL REGULATIONS,
BUILDING RESTRICTIONS, LEGAL RESTRICTIONS OF ANY NATURE AND FURTHER
SUBJECT TO ANY AND ALL EASEMENTS, RESTRICTIVE COVENANTS AND
RIGHT-OF-WAY OF RECORD.

12.) ALL BUILDINGS' FINISHED FLOOR ELEVATION WILL BE REQUIRED TO EXCEED
THE FLOOD ZONE BASE FLOOD ELEVATION PROVIDED BY FEMA PLUS ANY
ADDITIONAL FREE-BOARD REQUIRED BY THE CITY OF OCEAN SPRINGS.

**DEED DESCRIPTION
BOOK 2161, PAGE 524.**

COMMENCING AT A CONCRETE MONUMENT FOUND AT THE SECTION CORNER
COMMON TO SECTIONS 21, 22, 27 AND 28, TOWNSHIP 7 SOUTH, RANGE 8
WEST, CITY OF OCEAN SPRINGS, JACKSON COUNTY, MISSISSIPPI, AND RUN
THENCE N 89°53'00" E 1897.63 FEET TO A POINT, THENCE SOUTH 30
FEET TO AN IRON ROD ON THE SOUTH MARGIN OF GROVELAND ROAD AND
THE POINT OF BEGINNING, THENCE RUN S 89°53'30" E 553.13 FEET
ALONG SAID SOUTH MARGIN OF GROVELAND ROAD TO AN IRON ROD,
THENCE S 07°25'11" W 230.64 FEET TO AN IRON ROD, THENCE S
00°03'22" E 200.33 FEET TO AN IRON ROD, THENCE N 79°14'28" W
101.27 FEET TO AN IRON ROD, THENCE S 00°00'00" W 200.00 FEET TO
AN IRON ROD ON THE NORTH MARGIN OF THE SERVICE ROAD FOR
BENNELLE BOULEVARD OR U.S. HIGHWAY 90, THENCE N 79°39'55" W 52.89
FEET ALONG SAID NORTH MARGIN TO AN IRON PIPE, THENCE N 78°20'10"
W 100.05 FEET, THENCE N 78°24'00" W 163.13 FEET TO AN IRON ROD,
THENCE DEPARTING SAID NORTH MARGIN RUN N 07°00'00" W 300.00 FEET
TO AN IRON ROD, THENCE N 79°24'00" W 124.25 FEET TO AN IRON ROD,
THENCE N 07°00'00" W 230.00 FEET TO THE POINT OF BEGINNING, SAID
PARCEL CONTAINS 263622 SQUARE FEET OR 6.05 ACRES. BEARINGS BASED
ON GPS OBSERVATION, MISSISSIPPI EAST ZONE, NAD-83, PER SURVEY BY
GARY A. DURBIN, P.L.S. DATED NOVEMBER 15, 2022.

REFERENCE MATERIALS:

- 1.) JACKSON COUNTY TAX AND GIS MAPS.
- 2.) PRIOR SURVEY BY ROCK McHENNETT, P.L.S.
DATED 08/08/2008.
- 3.) PRIOR SURVEY BY CLIFFORD CROSSBY, NO
DATE SHOWN.
- 4.) PRIOR SURVEY BY GARY DURBIN, DATED
SEPTEMBER 24, 2004.
- 5.) DEED BOOK 2100, PAGE 726
- 6.) DEED BOOK 1862, PAGE 760
- 7.) DEED BOOK 1865, PAGE 208
- 8.) DEED BOOK 1866, PAGE 433
- 9.) DEED BOOK 1506, PAGE 727.

CLIENT:
KD OCEAN SPRINGS, LLC

TRACER	VIA REMOTE RECORDING
ADDRESS	OCEAN SPRINGS, MS 39064
SUBDIVISION	SECTION 27, TOWNSHIP 7 SOUTH, RANGE 8 WEST
PARCEL NUMBER	070201020
CREW CHIEF	PM
DATE	12/4/2024
TIME	09:15:11 PLAT
REMARKS	ONE PHOTOLOG

PREPARED BY: _____ SHEET 2 OF 2



PATRICK M. MARTINO, P.L.S.
13918 MAYLEIGH COVE
BILLOXI, MISSISSIPPI 39065
PHONE: 228-986-2255
EMAIL: PATRICK@PATRICKMARTINO.COM
PROFESSIONAL LAND SURVEYOR

GROVELAND ROAD

60127492.000
NOW OR FORMERLY OF
SRHS AMBULATORY SERVICE
3401 BIENVILLE BLVD
OCEAN SPRINGS, MS 39564
DB 1588 PAGE 727

60127330.050
NOW OR FORMERLY OF
PARKER
3420 GROVELAND ROAD
OCEAN SPRINGS, MS 39564
DB 1592 PAGE 795

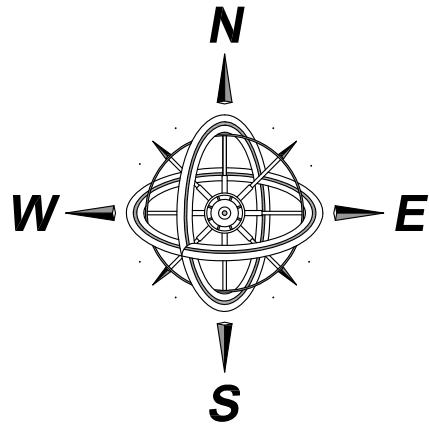
A PRELIMINARY PLAT OF
TWIN PINES
SUBDIVISION
A PARCEL OF LAND BEING SITUATED IN
NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF
SECTION 27, TOWNSHIP 7 SOUTH, RANGE 8
WEST, CITY OF OCEAN SPRINGS, JACKSON
COUNTY, MISSISSIPPI

SUBJECT PARCEL
BEING TAX PIDN#
60127491.050

60127450.050
NOW OR FORMERLY OF
24 HR STORAGE
3509 BIENVILLE BLVD
OCEAN SPRINGS, MS 39564
DB 1855 PAGE 208

60127493.000
NOW OR FORMERLY OF
ARGUELLES
3417 BIENVILLE BLVD
OCEAN SPRINGS, MS 39564
DB 1866 PAGE 433

60127450.100
NOW OR FORMERLY OF
FRAYSER
3433 BIENVILLE BLVD
OCEAN SPRINGS, MS 39564
DB 1870 PAGE 135



SCALE
1" = 40'

BEARING REFERENCE: GRID
NORTH BY GPS OBSERVATION
(NAD83; 2011)

BEARINGS SHOWN HEREON ARE DERIVED
BY: GRID NORTH BY GPS OBSERVATION.
MISSISSIPPI EAST ZONE 2301,
CONVERGENCE ANGLE 0°01'43.50"
SCALE-FACTOR: 0.999950367148.

REFERENCE MATERIALS:

- 1.) JACKSON COUNTY TAX AND GIS MAPS.
- 2.) PRIOR SURVEY BY RICK MENHNETT, PLS,
DATED 09/08/2009.
- 3.) PRIOR SURVEY BY CLIFFORD CROSBY, NO
DATE SHOWN.
- 4.) PRIOR SURVEY BY GARY DURBIN, DATED
SEPTEMBER 26, 2024.
- 5.) DEED BOOK 2100, PAGE 726.
- 6.) DEED BOOK 1592, PAGE 795.
- 7.) DEED BOOK 1855, PAGE 208.
- 8.) DEED BOOK 1866, PAGE 433.
- 9.) DEED BOOK 1588, PAGE 727.
- 10.) DEED BOOK 1870, PAGE 135.

ABBREVIATION

LEGEND:
D = DEED DIMENSION
P = PLATTED DIMENSION
PS = PRIOR SURVEY
OV = OVERALL
P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
N90°00'00"E 435.00' = ACTUAL
FIELD MEASUREMENT

UTILITIES
LEGEND

- Sewer Manhole
- Sewer Clean out
- Monitoring Well
- Fire Hydrant
- Water Filter
- Water Valve
- Gas Valve
- Power pole
- Overhead Service Lines
- Light Standard
- Drain Inlet
- Sign
- Fiber optic
- Phone/ CTV
- Chain Link Fence

SERVICE ROAD

BIENVILLE BOULEVARD
U.S. HIGHWAY 90 (WEST BOUND)

SEWER
MANHOLE
TOP=22.70
INV=16.89

SEWER
MANHOLE
TOP=22.80
INV=16.41

SEWER
MANHOLE
TOP=22.95
INV=15.35

FLOOD ZONE NOTE:

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED
IN F.I.R.M. ZONE "X" ACCORDING TO MAP NUMBER
28059C0292G, DATED MARCH 16, 2009. CHECK WITH
BUILDING OFFICIALS FOR COMMUNITY DETERMINED BASE
FLOOD ELEVATION. AN EXACT DESIGNATION CAN ONLY BE
DETERMINED BY AN ELEVATION CERTIFICATE. THE ABOVE
STATEMENT IS FOR INFORMATION ONLY AND DOES NOT
REPRESENT THIS SURVEYOR'S OPINION OF THE PROBABILITY
OF FLOODING. THIS SURVEYOR ASSUMES NO LIABILITY FOR
THE CORRECTNESS OF THE CITED MAP.

CLIENT:

KD OCEAN SPRINGS, LLC

PARCEL: 3419 BIENVILLE BOULEVARD	
ADDRESS: OCEAN SPRINGS, MS 39564	
SECTION 27, TOWNSHIP 7 SOUTH, RANGE 8 WEST	
PARCEL NUMBER: 60127491.050	
CREW CHIEF: PMM	DRAWN BY: PMM
DATE: 12/4/2024	JOB#: P241519_PLAT
REVISED:	CRO#: P241519.ORD

PROPOSED UTILITIES FOR
FUTURE DEVELOPMENT



FOR REVIEW

PREPARED BY:

PATRICK M. MARTINO, PLS
13010 KAYLEIGH COVE
BILLOXI, MISSISSIPPI 39532
PHONE: 228-396-2283
EMAIL: PATRICK@MARTINOSURVEYING.COM
PROFESSIONAL LAND SURVEYOR

MEMORANDUM

To: Planning Commission

From: Planning Administrator, Planning Administrator

Re: **DEFERRED DATE TO BE DETERMINED PUBLIC HEARING:** Approve the Draft Ocean Springs 2045 Comprehensive Plan update. Slaughter and Associates/Mike Slaughter/ Nathan Willingham.

Section: New Business

Meeting Date: January 14, 2025

The PC public hearing for the approval of the draft Ocean Springs 2045 Comprehensive Plan Update, originally scheduled for discussion, has been deferred. A new date for the public hearing will be determined and announced at a later time.

This agenda item involves the draft plan update prepared by Slaughter and Associates, with input from Mike Slaughter and Nathan Willingham. Further information regarding the rescheduled public hearing will be provided as it becomes available.

Thank you for your attention to this matter.