The Minutes of the City of Ocean Springs
Zoning & Adjustment Board
Tuesday, April 9, 2024

1. Call meeting to order.

A meeting of the City of Ocean Springs Zoning and Adjustment Board (ZAB) was called to order by Chairman Nick Gant at 5:00 PM on Tuesday, April 9, 2024. Other members present were John O'Hara, Michael Smith, Shannon Pfeiffer, and Don Atwell. Also present were Carter Thompson, Community Development Director, Wade Morgan, City Planner, and Camille Anderson, Planning/Grants Coordinator.

2. Approval of Minutes

    a) March 12, 2024

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

3. Old Business – None.

4. New Business

    a) Anthony Portera - 1301 Government Street/PID 60119568.000 - Requesting Variances from the Side and Rear Building Setback Requirements.

Wade Morgan introduced the proposal. He explained that Anthony Portera, applicant is requesting reduction from the minimum building setback requirements of 5 feet from the east and north property lines from 5 feet to 0 feet. The applicant will lease two parking spaces behind the building at an adjacent lot to the north. Lease to be provided yearly to the city and kept on file.

A motion was made by J. O'Hara seconded by D. Atwell to recommend approval of the variance. The motion passed with M. Smith, D. Atwell, J. O'Hara and N. Gant voting aye, and S. Pfeiffer voting nay.

    b) Elliott Homes/Amanda Crose – 211 Savannah Gardens Road/PID 61264006.000 - Requesting a Variance from the Side Yard Setback Requirement

    c) Elliott Homes/Amanda Crose – 213 Savannah Gardens Road/PID 61264007.000 - Requesting a Variance from the Side Yard Setback Requirement

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d) Elliott Homes/Amanda Crose – 215 Savannah Gardens Road/PID 61264008.000 - Requesting a Variance from the Side Yard Setback Requirement

e) Elliott Homes/Amanda Crose – 217 Savannah Gardens Road/PID 61264008.000 - Requesting a Variance from the Side Yard Setback Requirement

Donovan Scruggs presented the variance for the applicant. O'Hara asked the applicant, was there a downside, Donovan Scruggs replied that there was not. Shannon Pfeiffer asked about the R-3 setbacks. Wade Morgan stated that the side setbacks are 10 feet for each lot, and the applicant was requesting 8 feet. Nick Gant asked if there were any comments from the neighbors about the application.

The motion was made by Don Atwell to award the 20% variances for lot, 6, 7, 8 & 9 of Savannah Estates, the motion was seconded by Shannon Pfeiffer. The motion passed with Nick Gant, Shannon Pfeiffer, Don Atwell, and John O'Hara voting aye, and Micheal Smith voting nay.

5. Audience Request

Justin Sward requested to speak on his previous Zoning & Adjustment Board application for 2118 Whitney Oaks Drive/ PID 61596215.000 requesting a reduction in the setbacks of 10 feet for two-story garage. Mr. Sward did not agree with ZAB decision to deny. Mr. Sward was told by Nick Gant that this was not an agenda item and that he needed to appeal the Board of Alderman's decision, if he did not agree with the decision of ZAB at the 3-12-2024 meeting. Nick Agen also encouraged Mr. Sward to reapply or appeal.

6. Adjourn

Adjourn of a motion was made by Shannon Pfeiffer seconded by Michael Smith to adjourn the meeting. The motion was unanimously carried.

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