

RECEIVED
AUG 28 2025

City of Ocean Springs
Planning Dept.
P.O. Box 1800
Ocean Springs, MS
39566-1800

Aug. 24, 2025

BY: *AK*

Dear City:

This letter is in regards to the public notice which we received by mail on Aug. 23, which pertains to the proposed 146 lot subdivision off of Pabst Road. The letter instructed us to send our comments to you.

As you may surmise, we are in strong opposition to any new traffic onto Pabst Road from this subdivision or from any new construction. It is already difficult to get onto Government Steet from Pabst Road. Any increase in traffic would make this a nightmare. If the subdivision is built, we would pray that the only access to it would be from the south off of Government Street. Even with this singular access, the added traffic from the new subdivision would make it more difficult for us to get off of Pabst Rd.

Thank you,
Dave and Linda Sites
3503 Cherry Blossom Lane

August 29, 2025

RECEIVED
SEP 02 2025

BY: *Alvise*

To Whom It May Concern:

We have been informed by the homeowner's association of Magnolia Bayou Estates that a large townhouse development, consisting of nearly 150 rental units, is proposed on the property between Pabst Rd and Government St. We understand that only a few residents received proper notice by the city of the meeting for public input scheduled for September 9, 2025. We were not one to receive notice from the city.

We object strongly to this development. It is not a part of keeping our community charming in any way. It will, in fact, achieve the opposite effect. A rental development of this size is not appropriate in any part of our city, and should only be considered for areas outside of already established neighborhoods.

We have the following concerns:

1. With a large increase in transient population, what will be the resulting increase in crime?
2. Is the city prepared to increase the number of policemen it employs to manage the possible increase in crime in this area?
3. Is the fire department properly staffed to respond to a possible increase in emergencies in this concentrated population area?
4. Will Magnolia Park Elementary be prepared for a new influx of students? Were there enlargement plans for this school in the recent school bond issue?
5. What is the plan for traffic management? It is already difficult to exit Pabst Rd onto Government St going west during peak traffic hours. Turning east at this intersection is difficult at all times. The same situation exists at the Magnolia Bayou Blvd and Government St intersection. The additional traffic generated by this development will greatly worsen already snarled traffic situations.

6. Magnolia Bayou Estates already has a significant problem with drivers speeding through the neighborhood and running stop signs. The increase in cars using our neighborhood as a cut through to avoid the school zone and traffic between the school and Pabst Rd will no doubt increase.

7. Pabst Rd is narrow and has no shoulders. In the 30 years we have lived here, several cars have ended up in the ditches on both sides of the road, and once in cannot get out without a tow. How will Pabst Rd be improved to handle increased traffic and prevent ditch incidents?

8. Is the proposed construction site on wetlands?

In closing, we cannot find a single reason that a development of this size is appropriate anywhere in our charming little town.

Sincerely,

Bob Perry
Vana Perry

Bob and Vana Perry

lot #100 Magnolia Bayou Estates

Elizabeth Dill

From: norma@charbonnet.com
Sent: Wednesday, September 3, 2025 3:27 PM
To: Amanda Crose; Elizabeth Dill
Subject: Southeastern Construction - PIDN: 60127170.000 - Holly Grove Subdivision - Mickey L. Robertson, P.E.

Dear OSMS Planning Commission:

Currently the intersection of Government St., Pabst Rd., and Ocean Springs Rd. are on top of each other. Usually those on Government are kind and let the one of two cars in line at Pabst Rd. in or out, if the light is Red. Most families have at least two cars; therefore, when 146 townhouses are added to our neighborhood with twice as many cars kindness will go by the wayside. It will also increase traffic through the Magnolia Bayou Neighborhood, because that is the only alternative way out from Pabst Rd., which I am sure those who live there will not appreciate either. Single family residences would be preferred to the high-density plan, but if the zoning permits it, then traffic is the biggest concern.

From the illustration it appears as if the property has no access to Government St., nor to Park Rd. to alleviate the congestion. Traffic from this new neighborhood must be carefully considered and addressed before this development is allowed to proceed!

Best Regards,
Norma Herrington

norma@charbonnet.com
13 Zettel Road
Ocean Springs, MS 39564
228-327-5056

RECEIVED
SEP 03 2025
BY: E. Dill

Elizabeth Dill

From: Selina Breland <sbre50@gmail.com>
Sent: Wednesday, September 3, 2025 9:19 AM
To: Planner
Subject: Holly Grove Townhomes

To Planners and Planning Commission, I would like to document my concerns for the plan to develop property on Pabst Road for 146 townhome units. I live on Government Street about halfway between Magnolia Park Elementary School and the traffic light at Ocean Springs Road. What are the plans for managing the traffic, already significant, at the Government St.\O.S Road light ? Pabst Road intersects Government St. approximately 100 feet from that busy traffic light. Already, traffic backs up as people turn onto or off of Pabst Rd. (only by the courtesy of those drivers ON Government St.!) The only other egress for Pabst Road appears to be Magnolia Bayou Road, which will create a second dump onto Government St. a short distance from the elementary school. Are there plans for access to the townhomes from Highway 90? Will there be a traffic light added at Magnolia Bayou Rd.? How will this impact the school entrances and exits?

While the addition of family housing may be welcomed in a community, the quality of life and safety of those families, AND the families already residing in the area must certainly be an important factor in choosing any properties for development. Government Street is a busy artery for the city - school buses, emergency vehicles, businesses, and residents - and there are no shoulders in many areas, so when the is traffic backed up or stopped, there is no way around it.

Thank you for considering my concerns.
Selina Breland

RECEIVED
SEP 03 2025
BY: E. Dill

Elizabeth Dill

From: JACK PICKERING <jack39564@gmail.com>
Sent: Thursday, September 4, 2025 11:30 AM
To: Planner
Subject: Holly Grove Town Homes

Planning Board Members and City Council,

The Holly Grove Town Homes project, which will situate 146 new families in a small area off Pabst Road with few connector roads (none with direct access to Bienville Boulevard/Highway 90), is a terrible idea!

The number of individuals involved could be exponentially larger than the 146 homes if families (or individuals subletting) have teenage children.

The Pabst Road-Government Street-Ocean Springs Road South area includes a railroad crossing and is already backing up traffic during high use periods. Access to and from Pabst road is problematic as it is. The only other access is provided by Magnolia Bayou Road which dead ends into Government just east of a major elementary school which contributes to congestion at least twice a day.

If a second entrance to Government Street is planned across from the Broomes 2 store location, this would just further congest Government street.

If there is a good solution, other than not permitting this development, at least in such density, it would be to expand Pabst Road to the area south of the Dog Park and creating a railroad crossing and street construction to allow access to Highway 90 at Deana Road where there is an existing traffic light. A three-lane Pabst Road would be essential.

What a terrible place to permit a huge number of families to be located! Where is the planning involved, other than to enrich developers at the expense of city coffers and residents' well-being.

Issues such as draining could profoundly affect businesses along Government Street as well as the subdivisions of Beverly Place, Woodhaven, Water Oaks Cove, Whitney Oaks, Promenade, Magnolia Bayou, and those of us who live along Government Street.

Assurances that all will be well doesn't really serve to dampen concern over greater risks of flooding from runoff backing up into these areas. Certainly engineering studies of the drainage issues and plans must be required.

I'm sure there are many other concerns such as effects of the development on property values, especially with a subdivision's main road likely to become a raceway.

Sincerely, Jack Pickering

RECEIVED
SEP 04 2025
BY: E. Dill

From: [Derrick Charbonnet](#)
To: [Amanda Crose](#); [Elizabeth Dill](#)
Subject: Public Comment for the Planning Commission
Date: Friday, September 5, 2025 10:22:49 AM

RECEIVED
SEP 05 2025
BY: *E. Dill*

RE: Southeastern Construction & Remodeling, LLC Pabst Road PIDN
60127170.000 Requesting Sketch Plat approval of 146-lot subdivision

To whom it may concern:

I ask the Planning Commission to consider the traffic loads that 146 NEW units in this location will place on Government Street, Pabst Road, and in particular the intersection between Government and Ocean Spring Road. That busy intersection is already a bit of a hazard and complicated due to the closeness of the Pabst Road intersection. The addition of 100-200 vehicles, in the morning and evening, to that intersection will make a difficult situation worse. What is a reasonable amount of traffic that can be added to that intersection? What are appropriate driveway designs for this development for the traffic to enter Government Street?

I understand that the docket in front of us is only for the subdivision of the plot plan, but the overarching issue of traffic must be considered prior to any activity.

Thank you for your time.

--

Regards,
DC

Derrick Charbonnet, PE
13 Zettel Road
Ocean Springs, MS 39564
+1-228-238-4789

Amanda Crose

From: Lee Hagerty Wilson <lhwagerty@gmail.com>
Sent: Friday, September 5, 2025 7:47 PM
To: Steve Tillis; Elizabeth Dill; Hannah Sullivan; Julie Messenger; Shannon Pfeiffer; Karen Stennis; Matthew Hinton; Rob Blackman; Kevin Wade; Bobby Cox
Subject: Objection to Holly Grove Townhome development on Pabst and Government

As a homeowner in Beverly Place subdivision, I am opposed to the building of the 150 townhomes on Government and Pabst Road due to traffic, infrastructure and flooding concerns. The increase in rerouted traffic while the bridge by the Middle School was being repaired put a strain on Government as far as traffic congestion, general wear and tear, and building this proposed development will compromise the infrastructure and effectiveness of our drainage system already in place. The increase in traffic from the bridge rerouting would be a prediction of what is to come if the townhomes are built.

All schools are currently located off of Government causing increased traffic already and if 150 townhomes are added, with two or more cars per townhome, the two lane nature of Government would not be enough to handle the traffic. I have not seen any proposed new routes to Hwy 90 except the existing one at Pabst and Government. The only other way out is through another subdivision then through school zones which are also dangerous.

We constantly see the flooding effect that new construction has on existing structures and areas. Our subdivision did not flood during Katrina or any subsequent hurricanes to date. I am concerned that the addition of this new development will also compromise our drainage system already in place.

This type of construction will also negatively affect our property value as we are surrounded by single family homes. There is plenty of room in other parts of Ocean Springs for multifamily units - not in the middle of single family homes!

Please reconsider locating this new townhome development elsewhere instead of where it is currently planned on Pabst Road and Government due to the issues addressed above.

Lee Hagerty Wilson
2816 Tara Ln
Ocean Springs MS 39564
228 219 2271

RECEIVED
SEP 05 2025
BY: *depo*

Elizabeth Dill

From: skoshi313@juno.com
Sent: Friday, September 5, 2025 11:50 AM
To: Amanda Crose
Cc: Elizabeth Dill

As a property owner on Zettel Rd, I wish to voice my concerns about the proposed plan to build 146 townhomes between Pabst Rd and Government St. I am opposed to such a large development without major renovations to Pabst Rd and its intersection with Government St. There is already a traffic problem in the area with individuals walking and biking on Pabst Rd (which has no shoulders, no pedestrian walkways, and no bike paths) and the traffic lanes are rather narrow. Many drivers westbound on Government St do not pay attention to the posted sign not to block the intersection with Pabst Rd and, when a train is passing, drivers westbound on Government St will drive in the eastbound turn lane to continue straight ahead without even slowing down. All of these factors make for very dangerous conditions with the number of people currently using Pabst Rd., so this proposed development would only increase the traffic problems exponentially.

Thank you,
T. A. Miller
16 Zettel Rd.

RECEIVED
SEP 05 2025
BY: *alvose*

Elizabeth Dill

From: Bella Interiano <bellainteriano1906@gmail.com>
Sent: Monday, September 8, 2025 3:13 PM
To: Elizabeth Dill; Planner
Subject: Southeastern Construction - PIDN: 60127170.000 - Holly Grove Subdivision - Mickey L. Robertson, P.E.

To OSMS Planning Commission:

Traffic on Government St. is already very heavy during school zone hours and work goings/comings that adding more traffic without studying the situation is a mistake. Plus the intersection of Government St., Pabst Rd., and Ocean Springs Rd. will be crazy bad. Please address this before saying yes.

Sincerely,
Bella Interiano

bellainteriano1906@gmail.com
122 Beverly Dr.
Ocean Springs, MS 39564

RECEIVED
SEP 08 2025
BY: *alrosl*

From: norma@charbonnet.com
To: [Amanda Crose](#); [Elizabeth Dill](#)
Subject: RE: Southeastern Construction - PIDN: 60127170.000 - Holly Grove Subdivision - Mickey L. Robertson, P.E.
Date: Tuesday, September 9, 2025 11:39:58 AM

Dear OSMS Planning Commission:

One more comment I want to bring to your attention that came to mind as I was driving on Pabst Rd. The road is very narrow; it has no shoulder with barrow ditches on both sides. With additional traffic on that road, and big vehicles/trucks, which at times are a problem today, someone will end up in one of the ditches.

Best Regards,
Norma Herrington

norma@charbonnet.com
13 Zettel Road
Ocean Springs, MS 39564
228-327-5056

From: norma@charbonnet.com <norma@charbonnet.com>
Sent: Wednesday, September 3, 2025 3:27 PM
To: 'acrose@oceansprings-ms.gov' <acrose@oceansprings-ms.gov>; 'edill@oceansprings-ms.gov' <edill@oceansprings-ms.gov>
Subject: Southeastern Construction - PIDN: 60127170.000 - Holly Grove Subdivision - Mickey L. Robertson, P.E.

Dear OSMS Planning Commission:

Currently the intersection of Government St., Pabst Rd., and Ocean Springs Rd. are on top of each other. Usually those on Government are kind and let the one of two cars in line at Pabst Rd. in or out, if the light is Red. Most families have at least two cars; therefore, when 146 townhouses are added to our neighborhood with twice as many cars kindness will go by the wayside. It will also increase traffic through the Magnolia Bayou Neighborhood, because that is the only alternative way out from Pabst Rd., which I am sure those who live there will not appreciate either. Single family residences would be preferred to the high-density plan, but if the zoning permits it, then traffic is the biggest concern.

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Best Regards,

Norma Herrington

norma@charbonnet.com

13 Zettel Road
Ocean Springs, MS 39564
228-327-5056

From: [Paul and JoAnn Pearl](#)
To: [Amanda Crose](#)
Subject: Public Hearing - Holly Grove Subdivision
Date: Tuesday, September 9, 2025 4:25:19 PM

I am unable to attend tonight's meeting, however I would like to express some of my concerns with this project. Traffic on Government, Pabst, and Ocean Springs Road is already atrocious without adding more vehicles at that intersection. Is there an entrance/exit from the development onto Government? Is it across from Broomes' and A&A Automotive? If it is - the traffic at that curve backs up all the time. Also, drainage is an issue from the Church to Pabst. If I have a vote - it's NO for this planned development.

Thank you. Jo Ann Pearl, 3619 Reeves Ln

Sent from my iPhone

RECEIVED
SEP 09 2025
BY: *alrose*

From: E Pettis <epettis1959@gmail.com>
Sent: Wednesday, September 10, 2025 5:15:51 PM
To: Shannon Pfeiffer <spfeiffer@oceansprings-ms.gov>
Subject: New Development at Pabst Rd and Government St

RECEIVED
SEP 10 2025
BY: *Alms*

Hi Shannon,

My neighbor Kate Mendoza informed me about the development they are planning for the Pabst Road/Government Street property. I was wondering what your view is on this development. I did not know about the first meeting, but plan on attending the meeting tomorrow night. I never saw any public hearing signs posted on the property about this. I thought that was a requirement, but maybe it isn't.

I am personally against the current planned development due to the nightmare that intersection already is, especially in the morning and afternoons with all the commuter and school traffic. I live about four blocks east of there on the corner of Government and Pine Villas. Between Magnolia Elementary traffic going west, people going into and out of Beverly Place, traffic heading east from the traffic light at Ocean Springs Rd/Government St, plus all the other commuter/school traffic it already makes getting out onto Government St through this area difficult. The traffic is backed up from the light at that intersection all the way to Broomes #2 sometimes. It really gets backed up when a train is going through.

I was in the middle of remodeling my house and adding onto it in 2005 - 2006 when they made plans to develop the Sweetgrass neighborhood at the corner of Hanley and Government. If I remember correctly they were originally going to put an elder care facility where that neighborhood is, but it was voted down due to the traffic it would bring to that area. If an elder care facility would bring too much traffic to that area, can you imagine what ~125 townhomes/houses would bring to the Ocean Springs Rd/Government St/Pabst Rd area?

Please let me know what your current views are on the development of the property. I realize the property will eventually be developed into something, but do we really need another subdivision at an already congested and convoluted intersection?

Thanks,
Ernie Pettis
3300 Government Street
Cell: 228-365-1903

Amanda Crose

From: Lori Kilgore <kilgore807@aol.com>
Sent: Thursday, October 30, 2025 7:15 PM
To: Amanda Crose; Elizabeth Dill; OS Planning
Subject: Southeastern Construction & Remodeling LLC - Pabst Rd - PIDN: 60127170.000 - Requesting Sketch Plat approval of a 123-lot Townhome Subdivision (Holly Grove Townhomes) - Mickey L Robertson, P.E.

We are very much in opposition to the above Subject.

Just to name a few reasons:

Various safety concerns are of top priority.

Children safety in Magnolia Bayou and and Surrounding Residential Subdivisions due to additional traffic Traffic safety issues at Magnolia Elementary Pabst Rd is too narrow for additional traffic Railroad/train traffic issues Gridlock all ready in this area

This tract should be rezoned back to single house residential, (R-1) due to the area not being able to support R-1A zoning.

Michael/Lori Kilgore
1112 Magnolia Bayou Blvd
Ocean Springs MS

RECEIVED
OCT 30 2025
BY: *ACrose.*

Amanda Crose

From: OS Planning
Sent: Monday, November 3, 2025 7:53 AM
To: Elizabeth Dill; Amanda Crose
Subject: Fw: 11/12/25 public hearing Pabst Rd Townhome project

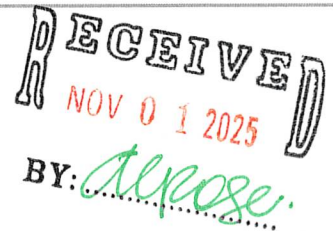
Follow Up Flag: Follow up
Flag Status: Flagged

Sirrae Williams

City of Ocean Springs
Planning Dept.
PO Box 1800
Ocean Springs, MS 39566
Phone: (228) 875-4415



From: th38258@aim.com <th38258@aim.com>
Sent: Saturday, November 1, 2025 11:41 AM
To: OS Planning <osplanning@oceansprings-ms.gov>
Subject: 11/12/25 public hearing Pabst Rd Townhome project



Hello,

My name is Tom Harmon. I live in Beverly Place subdivision at 2804 Tara Ln.

What is the current zoning for the property?
How many townhome units are planned?

The amount of traffic this neighborhood will create is much, much greater than the infrastructure is capable of handling. At times it's difficult to exit Beverly Place subdivision as it is.

Two cars per townhome, 246 cars would be a fair number to estimate the increase is daily traffic count.

I would like to know what effects this planned neighborhood would have on water, power and flood control. Would our subdivision be at a higher risk for flooding due to grading of the property.

Thank you
Tom Harmon
2804 Tara Ln
Ocean Springs, MS

Amanda Crose

From: Tami Brooks <thbrooks1967@gmail.com>
Sent: Monday, November 3, 2025 10:08 PM
To: Amanda Crose; Elizabeth Dill; osplanning@ocensprings-ms.gov
Subject: Holly Grove Townhomes

To Whom It May Concern:

I reside at 121 Roberts Circle which is located just to the west of the plat for the Holly Grove Townhome Subdivision. I would like to go on record stating my opposition to this development as the development of potential rental units tends to decrease the property values of surrounding neighborhoods.

Sincerely,

Randy McKinney
601-506-5068

RECEIVED
NOV 03 2025
BY: *A. Crose*

Elizabeth Dill

Subject: FW: Holly Grove Opposition

From: Ronald Guentzel <r_guentzel@yahoo.com>
Sent: Wednesday, November 5, 2025 4:25 PM
To: OS Planning <osplanning@oceansprings-ms.gov>
Subject: Holly Grove Opposition

RECEIVED
NOV 05 2025
BY: EP

Ocean Springs Planning Dept.:

I am writing to express my strong opposition to the proposed Holly Grove townhome development in our community. While I understand the need for additional housing in our city, I believe that this project would have a detrimental impact on the Government Street communities and Pabst Road homesteads.

First and foremost, the proposed development is simply too large for the area. The increase in population density would put a strain on our already overburdened infrastructure, leading to increased traffic congestion, noise pollution, and strain on our public services. Additionally, the construction of this project would result in significant environmental damage, destroying the natural and charming foliage of the area. It's also likely that the townhome development would open the door for an onslaught of more construction for unwanted box stores and amenities up and down Pabst Road and Government Street!

Furthermore, the type of housing being proposed is simply not in keeping with the character of Ocean Springs. This development would bring in a large number of low-income residents, which could lead to increased crime rates and other negative social effects. It would also drastically alter the aesthetic of the area, replacing the existing escapist greenery, with a monolithic, high-density housing complex.

Finally, I am deeply concerned about the impact this development would have on property values and homestead tranquility in the surrounding area. The home owners in Magnolia Bayou, Pabst Road, and surrounding neighborhoods did not purchase their homesteads to be surrounded by additional bustle of apartment dwellers and townhome tenants. As well, the influx of low-income residents could result in a decline in property values, making it difficult for current residents to sell their homes and move elsewhere.

I strongly urge you to reconsider this proposed housing development and re-zone the area to R-1, C-1, or PUB.

While I recognize the need for additional housing, I believe that this project is simply not the right fit for the area.

Thank you for your attention to this matter.

Sincerely,

Ronald A. Guentzel, PMP

From: th38258@aim.com

Date: November 5, 2025 at 2:14:29 PM CST

To: Rob Blackman <rblackman@oceansprings-ms.gov>

Subject: Pabst Road and Government development



Hello,

My name is Tom Harmon. I live in Beverly Place subdivision at 2804 Tara Ln.

I would like to ask a few questions about the proposed real estate development at Pabst Rd and Government Street Ocean Springs.

What is the current zoning for the property?

Are these going to be any form of low income or any form of subsidized housing now or possibly in the future?

The amount of traffic this neighborhood will create is much, much greater than the current traffic infrastructure is capable of handling. Every day there are times it's difficult to exit Beverly Place subdivision as it is.

Two cars per townhome, 246 cars would be a fair number to estimate the increase is daily traffic count.

I would like to know what effects this planned neighborhood would have on water, power, sewer and flood control.

Would our subdivision be at a higher risk for flooding due to street runoff and drainage of the neighborhood street drain system?

What precautions can be taken to ensure the finish grade of the subdivision doesn't cause additional water flow towards our subdivision?

I am not in favor of the proposed development as it is.

Thank you
Tom Harmon
2804 Tara Ln
Ocean Springs, MS

TO: Mayor Bobby Cox and Board of Alderman of
Ocean Springs MS

FROM: James H. and Deborah Rainey, Ltc, Ret., USAF

SUBJECT; Development of 146 Town homes at Pabst Road
and Government Street

I retired from Keesler AFB in June 1998. I live at 2831 Katy Lane in the Beverly Place Subdivision with just the Baptist Church between us and this proposed Town home community. This area has seen tremendous growth since we moved in and it has gotten congested over time.

That is the point... CONGESTION, INCONVENIENCE and FRUSTRATION. WHY you ask...because the CHOKE POINTS at the entrance on Government in front of Broome's gas station and also the intersection at Government, Pabst Road and Ocean Springs Road CAN NOT HANDLE the added traffic of an estimated 146 to 300 plus vehicles daily...plus school busses. Sewage, water, road repair and twat runoff is most definitely inadequate. Who will pay for that? Will our taxes continue to rise for this project?

Ocean Springs used to be a nice quiet place to live. With this nightmare of congestion coming to our community...it ain't gonna be pretty.

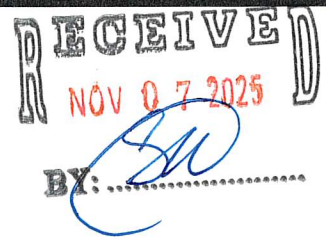
PLEASE DENY THIS DEVELOPMENT at Pabst Road and Government.

Thank you

RECEIVED
NOV 07 2025
BY: *James H. Rainey*

OS Planning

From: K B <katrinaburttt@gmail.com>
Sent: Friday, November 7, 2025 9:36 AM
To: OS Planning
Subject: Opposing development on Govt St & Pabst Rd



This email is notice of my opposition to additional development at Government St and Pabst Road.

I have owned and paid taxes, insurance and maintenance on my primary residence very near this proposed development since 1998.

My opposition is based on traffic flow and safety. There is no reasonable way to accommodate the burden of traffic this represents. Drivers are hemmed in between the railroad tracks and ribbon-thin Government Street currently.

I understand the allure and demand of new development. At some point, however, it becomes painful over-development, with crushing traffic, decreased lifestyle and migration away from areas robbed of the reasons people seek to live there.

For nearly 30 years, I have enjoyed a private life in Ocean Springs and praised it to others as the best place on the Gulf Coast to live. I hope it can be protected as such into the future.

I expect to attend the Planning Committee meeting on Nov. 12, to gain more information and hopefully witness a civil, measured discourse on this matter.

Katrina Burttt
3620 Miles Lane
Ocean Springs, MS 39564

RECEIVED
NOV 10 2025

I am opposed to the new proposed development on the vacant lot between
Government and Pabst of a 146-unit townhomes/rental project. This will increase
the traffic flow causing traffic to backup along Government Street and our
infrastructure will not support the proper drainage with the addition of the
development which will affect our canal drainage.

Name Glenda Mosby Address 3609 Miles St. Lane, D.S. 39564

[Signature] 3606 Miles Ln 39564

[Signature] 3602 Miles Ln 39564

[Signature] 3602 Miles Ln 39564

FRED GRISWOLD 3611 Miles Ln 39564

William C. Lefferson

Cynthia Lefferson 3614 Miles Ln OS 39564

Krista Dominick 3617 Miles Ln OS, MS 39564

Jack Alan Harmon 3616 Miles Lane OS 39564

RECEIVED
NOV 10 2025

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Name

Address

Thomas Harmon

2804 Tara Lane OS



2806 Tara Lane OS

Nadine Pute

2812 TARA LN OS

RECEIVED
NOV 10 2025

I am opposed to the new proposed development on the vacant lot between Government and Pabst of a 146-unit townhomes/rental project. This will increase the traffic flow causing traffic to backup along Government Street and our infrastructure will not support the proper drainage with the addition of the development which will affect our canal drainage. *Alrose*

Name

Address

Mike Smith 3608 Miles Lane

Jackie Wimberley 3605 Miles Lane

MICHAEL LEMASTER 3604 MILES LN

SUSAN K LEMASTER 3604 MILES LANE

Bonnie Ash 3607 Miles Lane

RECEIVED
NOV 10 2025

I am opposed to the new proposed development on the vacant lot between Government and Pabst of a 146-unit townhomes/rental project. This will increase the traffic flow causing traffic to backup along Government Street and our infrastructure will not support the proper drainage with the addition of the development which will affect our canal drainage.

BY: *alrose*

Name

Address

Carol Ashley Simmons

*3608 Reeves Lane
Ocean Springs 39564*

Wyatt Davis

*3607 Reeves Lane
Ocean Springs, MS 39564*

Mia Sander

*3602 Reeves Lane
Ocean Springs, MS 39564*

LM

*3606 Reeves Ln
OS MS 39564*

Haley Broome

*3601 Reeves Ln
O.S. MS 39564*

Jeff Brum

*3600 miles Lane
Ocean Springs, MS 39564*

[Signature]

*3610 miles Ln.
O.S. MS 39564*

Kimberly McQuinn

*3605 miles Lane
Ocean Springs, MS 39564*

RECEIVED
NOV 10 2025

I am opposed to the new proposed development on the vacant lot between Government and Pabst of a 146-unit townhomes/rental project. This will increase the traffic flow causing traffic to backup along Government Street and our infrastructure will not support the proper drainage with the addition of the development which will affect our canal drainage. BY: *alrose*

Name

Address

John LaCap *3601 Miles Lane*

Laurel LaCap *3618 Miles Ln*

Jerry Port *3619 MILES LANE*

John Jenkins *2820 TARA LANE*

Deborah Rany *2831 Katy Lane*

Tracy Frank *2821 Tara Lane*

Ju Haguna *2816 Tara Ln*

RECEIVED
NOV 10 2025

I am opposed to the new proposed development on the vacant lot between Government and Pabst of a 146-unit townhomes/rental project. This will increase the traffic flow causing traffic to backup along Government Street and our infrastructure will not support the proper drainage with the addition of the development which will affect our canal drainage. *acrose*

Name

Address

Rob Ash

3607 Wilson Lane

Hunter Jones

2907 Katy Ln.

Collin Thurman

2901 Katy Lane

Deane Montesanto

2835 Katy Lane

Jerome Levy

2825 Katy

JONATHAN ROSS

2827 KATY LN

Gabrielle Davis

2823 Katy LN

RECEIVED
NOV 10 2025

I am opposed to the new proposed development on the vacant lot between: Alrose
Government and Pabst of a 146-unit townhomes/rental project. This will increase
the traffic flow causing traffic to backup along Government Street and our
infrastructure will not support the proper drainage with the addition of the
development which will affect our canal drainage.

Name

Address

James Rentrop Jr 3615 Miles Ln.

Warren West 2913 Katy Lane

Terry G Allen 2909 KATY LN

Mike Dacote 3622 REEVES LN

Rebecca Hardee 3621 Reeves Ln

Kate Sawyer 3618 Reeves Ln

Cordawn Dampen 3611 Reeves Lane

RECEIVED
NOV 10 2025

I am opposed to the new proposed development on the vacant lot between Government and Pabst of a 146-unit townhomes/rental project. This will increase ~~the~~ ^{across} the traffic flow causing traffic to backup along Government Street and our infrastructure will not support the proper drainage with the addition of the development which will affect our canal drainage.

Name Address
Sean Sullivan 2813 Tara Ln.

Herman Bosarge 2815 TARA LN

Tonniz Hopsan 2811 Tara Ln

Chris Deary 2809 Tara Ln

Laura Dion 2807 Tara Lane

JP Ditt " " "

TRACY HAVARD 2805 Tara Lane

Luu Thi Xuan 2802 Tara Lane

Subject: Letter of Opposition – Holly Grove Development

RECEIVED
NOV 10 2025
BY: *ED*

To Whom it may concern:

November 5, 2025

As residents of Magnolia Bayou Subdivision in Ocean Springs, we wish to express our fears concerning the possible construction of new residences near our home, specifically the 146-unit Holly Grove “townhome” complex between Government St. and Pabst Road. The mere thought of added traffic is enough in itself to scare any of us who live and try to exit onto Government Street every day.

Other considerations including infrastructure and effects on property values add to our fears.

Please do not allow this part of Ocean Springs to become congested like many other streets in communities along our Mississippi coast. In discussions with other Ocean Springs residents, I cannot find a single person who thinks this addition is a good idea.

We and our neighbors purchased our homes here because there are only single dwelling homes nearby. Please help us stop this construction as it will be a great injustice to our community and our quality of life. Your consideration and any help that you can provide in this matter will be greatly appreciated.

Thank you,

Dave and Linda Sites
3503 Cherry Blossom Lane
Ocean Springs, MS

Elizabeth Dill

RECEIVED
NOV 10 2025

From: E Pettis <epettis1959@gmail.com>
Sent: Sunday, November 9, 2025 9:04 PM
To: Planning
Cc: Bobby Cox; Steve Tillis; Julie Messenger; Shannon Pfeiffer; Karen Stennis; Matthew Hinton; Rob Blackman; Kevin Wade; Elizabeth Dill; Amanda Crose; OS Planning
Subject: Public Hearing Nov. 12 - Holly Grove Townhome Subdivision

BY: ED

Dear Planning Commission,

Here are my concerns about the planned development of 123 townhomes near the intersections of Government Street, Pabst Road and Ocean Springs Road. Please include my email in the official agenda packet for the Planning Commission's public hearing on November 12, 2025.

I am personally against the current planned development of 123 townhomes due how convoluted and congested that intersection already is, especially in the morning and afternoons this traffic gets especially bad with all the commuter traffic, school traffic and school buses. I live about four blocks east of that intersection on the corner of Government Street and Pinevillas Road. With just the current traffic heading east and west between Magnolia Elementary and the traffic light at Government Street and Ocean Springs Road this area of Government Street is already too congested with traffic.

It is already difficult for me to get onto Government Street from Pinevillas Road due to all the traffic. The drivers trying to get onto Government Street from Beverly Drive and Beverly Place subdivision also face the same issue. This area of Government Street is often at a standstill with traffic heading east trying to turn left onto one of the three streets leading into Beverly Place, but can't due to all the traffic heading west. On top of that the traffic heading west is often backed up from the traffic light at the intersection of Government Street and Ocean Springs Road to Broomes #2 or the Woodhaven Baptist Church. This also makes it difficult for people trying to get onto Government Street from Pabst Road and Morris Noble Road. This intersection is already congested, but gets even worse when a train is going through or an event like a football game is going on.

I was in the middle of remodeling my house and adding onto it in 2005 - 2006 when they made plans to develop the area where the Sweetgrass subdivision is at the corner of Hanley Road and Government Street. If I remember correctly my architect told me they were originally going to put an elder care facility where that neighborhood is, but it was voted down due to all the traffic it would bring to that area. If an elder care facility would bring too much traffic to that area, can you imagine the extra traffic the 123 townhomes would bring to the Government Street, Pabst Road, Ocean Springs Road intersection area?

I realize the property will eventually be developed into something, but do we really need another subdivision at an already congested and convoluted intersection? Couldn't something else be developed there similar to the offices at the intersection of Government Street and Ocean Springs Road that would bring minimal traffic to an already congested area?

I have also included some pictures below to show how congested the intersection around this planned development gets at times. I hope the Planning Commission realizes the extra traffic the 123 townhomes

will bring to an already congested area and intersection and recommend against allowing this development.

Thanks,
Ernie Pettis
3300 Government Street
Cell: 228-365-1903



The picture below is from the corner of Pinevillas Road and Government Street











Amanda Crose

RECEIVED
NOV 10 2025

From: Randy/Carol Teal <Hornisland@outlook.com>
Sent: Monday, November 10, 2025 10:53 AM
To: Amanda Crose; Elizabeth Dill
Subject: Letter of Opposition- Holly Grove Development-PIDN: 6012710.000

BY: *alex*

As a homeowner in Magnolia Bayou Subdivision, we oppose the construction of the Holly Grove Development as rental property. We are directly adjacent to this planned development. We feel that any type of development will increase the already strained intersection at Government street and OS Road. The size of this development will burden the already taxed infrastructure in the area creating more issues for homeowners.

Please take in consideration the residents of the surrounding areas as you make your final decision.

Thank you
Graymon & Carolyn Teal
1107 Magnolia Bayou Blvd

Sent from my iPad

Amanda Crose

From: Kevin Wade
Sent: Monday, November 10, 2025 12:16 PM
To: Amanda Crose
Subject: Fwd: Opposing development at Government St & Pabst Road

Alderman Kevin Wade
Ward 3
Cell: 228-282-2808
1018 Porter Avenue
Ocean Springs, MS 39564

RECEIVED
NOV 10 2025
BY: *alpose*

Begin forwarded message:

From: K B <katrinaburttt@gmail.com>
Date: November 7, 2025 at 9:44:10 AM CST
To: Bobby Cox <bcox@oceansprings-ms.gov>, Julie Messenger <jmessenger@oceansprings-ms.gov>, Steve Tillis <stillis@oceansprings-ms.gov>, Shannon Pfeiffer <spfeiffer@oceansprings-ms.gov>, Karen Stennis <kstennis@oceansprings-ms.gov>, Matthew Hinton <mhinton@oceansprings-ms.gov>, rblackman@oceansprings-ms.com, Kevin Wade <kwade@oceansprings-ms.gov>
Subject: Opposing development at Government St & Pabst Road

This email is notice of my opposition to additional development at Government St and Pabst Road.

I have owned and paid taxes, insurance and maintenance on my primary residence very near this proposed development since 1998.

My opposition is based on traffic flow and safety. There is no reasonable way to accommodate the burden of traffic this represents. Drivers are hemmed in between the railroad tracks and ribbon-thin Government Street currently.

I understand the allure and demand of new development. At some point, however, it becomes painful over-development, with crushing traffic, decreased lifestyle and migration away from areas robbed of the reasons people seek to live there.

For nearly 30 years, I have enjoyed a private life in Ocean Springs and praised it to others as the best place on the Gulf Coast to live. I hope it can be protected as such into the future.

Katrina Burttt
3620 Miles Lane

OS Planning

From: K B <katrinaburttt@gmail.com>
Sent: Friday, November 7, 2025 9:36 AM
To: OS Planning
Subject: Opposing development on Govt St & Pabst Rd

RECEIVED
NOV 10 2025
BY: *SN*

This email is notice of my opposition to additional development at Government St and Pabst Road.

I have owned and paid taxes, insurance and maintenance on my primary residence very near this proposed development since 1998.

My opposition is based on traffic flow and safety. There is no reasonable way to accommodate the burden of traffic this represents. Drivers are hemmed in between the railroad tracks and ribbon-thin Government Street currently.

I understand the allure and demand of new development. At some point, however, it becomes painful over-development, with crushing traffic, decreased lifestyle and migration away from areas robbed of the reasons people seek to live there.

For nearly 30 years, I have enjoyed a private life in Ocean Springs and praised it to others as the best place on the Gulf Coast to live. I hope it can be protected as such into the future.

I expect to attend the Planning Committee meeting on Nov. 12, to gain more information and hopefully witness a civil, measured discourse on this matter.

Katrina Burttt
3620 Miles Lane
Ocean Springs, MS 39564

From: Robert Ash <ashrobert@att.net>
Date: November 8, 2025 at 1:46:18 PM CST
To: Rob Blackman <rblackman@oceansprings-ms.gov>
Subject: townhouses at Government and Pabst Road

RECEIVED
NOV 10 2025
BY: *Alrose*

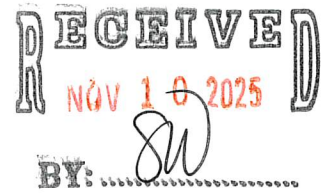
att: Alderman Robet Blackman

In regards to the 146 townhomes that are being built between Government Street and Pabst Road. The congestion is already bad on Government Street without another 146 to over 300 additional cars getting onto and off Government Street each morning and evening! With additional cars from this townhouse development the school buses would find it almost impossible to pick up children, getting in and off of government street. And that does not include all of the parents taking their children to and from school each day! It's challenging enough each day, without adding another 146 to over 300 additional cars each day! I can't believe our infrastructure let alone the water drainage problem could handle this development. Please vote NO!!

Robert Ash
3607 Miles Lane

OS Planning

From: Robert Ash <ashrobert@att.net>
Sent: Saturday, November 8, 2025 10:04 AM
To: OS Planning
Subject: 146 townhouses on Government street



I oppose the development of 146 townhouses located between government street and Pabst. I know ocean springs the infrastructure and there is already too much traffic on government street.

Robert Ash

Elizabeth Dill

RECEIVED
NOV 10 2025

From: bobsr@zittleman.org
Sent: Sunday, November 9, 2025 8:31 PM
To: Amanda Crose; Elizabeth Dill; Rob Blackman; Matthew Hinton
Cc: Robert Zittleman
Subject: Letter of Opposition – Southeastern Construction & Remodeling LLC – Pabst Rd – PIDN: 60127170.000

BY: ED

This letter is to register my opposition to the proposed development of the 123-lot townhome subdivision on Pabst Rd, referred to as Holly Grove Townhomes.

First item of concern is the effect this development will have on neighboring developments. It is my belief that the effect will be negative resulting in lower property values, especially those in closer proximity to the development, specifically in the Magnolia Bayou subdivision. I noticed in the brochure that was displayed at the earlier developer's meeting and the one depicted in the materials presented for the Planning Department meeting, it appears that those developments were rather isolated from any other neighborhoods.

Second item is that of traffic. The traffic study (pg. 2-1) describes Pabst Rd. as having 20-feet of asphalt with unpaved shoulders and open drainage. The only shoulders on Pabst Rd. are in the vicinity of where the proposed Cypress Ave will intersect, and that is only for about 100 ft. Other than that there are no shoulders on Pabst Rd. Additionally, it is anticipated that the development will generate on the order of **813** trips per day, from the 123 townhomes (Pg 4-3).. When analyzing AM and PM Peak traffic flows, the study equally assigns the generated traffic to the Government Street entrance and the Pabst Rd entrance. Using this same methodology, then approximately 406 vehicles per day will exit and the development using the Pabst Rd to access Government St. The traffic study shows that, in the day that was measured, 253 vehicles exited from Pabst Rd onto Government St. Given the current 253 vehicles and the anticipated 406 new vehicles, results in 659 vehicles using that intersection, an increase of 160%.

Another item is that of city infrastructure, in terms of police, fire, and water/sewer. I didn't see those items addressed in the proposal, and am hoping that the Board of Alderman will see that they are addressed in an open and transparent manner.

Cordially,

Robert W Zittleman, Sr.

900 Magnolia Bayou Blvd

Ocean Springs, MS 39564

bobsr@zittleman.org

Amanda Crose

From: Rob Blackman
Sent: Tuesday, November 11, 2025 4:43 PM
To: Amanda Crose
Subject: Fwd: Apartment complex at Pabst and Government

RECEIVED
NOV 11 2025
BY: *acrose*

Rob Blackman

Alderman Ward 5
1018 Porter Ave, Ocean Springs, MS 39564
(228) 875-6722
(228) 381-0830 cell
www.oceansprings-ms.gov

CONFIDENTIALITY NOTE:

This email and any attachments may be confidential and protected by legal privilege. If you are not the intended recipient, be aware that any disclosure, copying, distribution or use of the e-mail or any attachment is prohibited. If you have received this email in error, please notify us immediately by replying to the sender and deleting this copy and the reply from your system. Thank you for your cooperation.

Begin forwarded message:

From: Angela Harmon <angelamarie.harmon@gmail.com>
Date: November 11, 2025 at 4:00:36 PM CST
To: Rob Blackman <rblackman@oceansprings-ms.gov>
Subject: Apartment complex at Pabst and Government

Dear Alderman Robert Blackman:

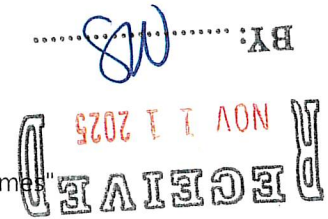
I am writing to let you know that I adamantly oppose the proposed apartment complex at Pabst Rd/Government St. I live down the street on Miles Ln and such a complex will reduce our property values and create too much traffic for that area. Please vote against it.

Thank you for your time,
Angela Harmon
3616 Miles Ln
Ocean Springs

Sent from my iPhone

OS Planning

From: johnmcdavid7333@att.net
Sent: Tuesday, November 11, 2025 2:39 PM
To: Amanda Crose; Elizabeth Dill; OS Planning
Cc: spheiffer@oceansprings-ms.gov
Subject: Pabst Rd -PIDN: 60127170.000, "Holly Grove Townhomes"



Dear Ms. Crose,

I send you this message out of concern over the above cited project near the Woodhaven subdivision and the intersection of Government St., Pabst Rd. and Ocean Springs Rd. I'm a graduate of Ocean Springs High School ('81) and USM ('85) and, like my late parents, a long time resident of Woodhaven subdivision (100 North St). I am concerned over the traffic congestion, destruction of wooded area and general quality of life reduction that will occur, in my opinion, if this large development is squeezed into existence right in between the CSX RR tracks, Government St and Pabst Rd. In my opinion, in this already well-developed area that runs along the east side of Government St., from the CSX tracks down south a mile or more to the grade school, this project is just one too many and almost seems like an effort to see just how many units can be squeezed into this space...by people who don't and won't live there.

I know a traffic study of some kind is being done and I have little knowledge of how that will work out and who paid for it, etc., but I can assure you that 140 more units (I assume two cars per home) packed into that little area will overtax the already rather oddly shaped Pabst Rd-Government-Ocean Springs-RR tracks intersection. Such a subdivision will be more than a major impact on that area, as far as basic access to Government St and negotiating the railroad crossing/intersection goes.

It also should be considered that the destruction of the large stand of trees in that area (the only one remaining in the area) would destroy the visual relief that is offered now. Without these trees, the whole area from Woodhaven Baptist Church to the railroad tracks and east will look like a parking lot (stretching right into the back area of Rouses, with dumpsters, etc.) and the noise from the CSX trains will become even louder to those of us living a short distance from said tracks. And, being somewhat concerned for little animals, it is obvious that homes to birds, squirrels, stray cats, etc. will be destroyed and we will have to view regularly even more than now dead animals in the road killed in search of food, shelter or just confused.

I know time doesn't stand still and I know there are competing interests at stake, but it seems the bottom line is here that there is more than enough housing pushed into this little area already. Several large subdivisions have been built in this area over the past 20 years, besides the already existing Woodhaven subdivision, and this proposal, whether it's 140 units or 128 units, etc., considering the circumstances, is just one subdivision too many.

Plenty of other people that are more knowledgeable than I regarding this project's impact on grade school traffic, water drainage, quality of life for homes 27-ft from a busy railroad track, etc., made known some of their objections months ago at the "Builder's Conference" in downtown Ocean Springs. We all signed in but I'm not sure where the record of the minutes of that gathering might be.

In summary, I am totally opposed to this project and knowing the circumstances above, plus what it would be like living in the projected subdivision, I have to conclude these future residents, as well as the current area residents, would be much better off with this subdivision being located somewhere else. I have been in contact with my alderman and I plan to attend tomorrow's public hearing. Thank you for your consideration

Jack McDavid
100 North St
(228) 327-5587

OS Planning

From: Jill Rutter <vlrutter@gmail.com>
Sent: Tuesday, November 11, 2025 6:56 PM
To: OS Planning
Subject: New Development

RECEIVED
NOV 11 2025
BY: SN

Good evening,

My name is Jill Rutter and my husband and I have just bought a house in Ocean Springs. We were attracted to the beauty, quaintness, and the friendly people. The small size of the town also drew us there. We are selling our house in Hendersonville, TN, and what you are proposing is the very reason we are leaving Hendersonville. Hendersonville was, at one time, very much like Ocean Springs. However, not anymore. The greed of our city government has allowed investors to demolish homes and ruin beautiful land. The city is big now, and because of it's growth, is now just an extension of Nashville. PLEASE. For the love of everything sacred, do not ruin our dream. There are more things that are sacred than money and profit. You have such a beautiful town, why would you want to change it and ruin it? If you continue to support growth such as what is being proposed, then you don't know what a gift Ocean Springs already is.

Regards,

Richard and Virginia Rutter

Amanda Crose

From: Alison Campbell <alisonrose40@gmail.com>
Sent: Wednesday, November 12, 2025 3:51 PM
To: Amanda Crose; Elizabeth Dill; OS Planning
Subject: Letter of Opposition – Holly Grove Development

RECEIVED
NOV 12 2025
BY: *Alrose*

Subject: Letter of Opposition – Holly Grove Development – PIDN: 60127170.000

Dear Members of the Planning Commission,

I am writing as a concerned resident of Magnolia Bayou to express my strong opposition to the proposed Holly Grove Development (PIDN: 60127170.000). While I understand and support responsible growth within Ocean Springs, this proposed development is incompatible with the current infrastructure, road conditions, and residential character of our community.

Our neighborhood has only two access points, one of which is Pabst Road—a narrow, poorly lit road with open ditches on both sides. As someone who regularly walks in this area, I have experienced firsthand the hazards it presents. On several occasions, I have had to step into the ditch to avoid passing cars because there is no sidewalk or shoulder. Visibility is extremely poor at night, and drivers often cannot see pedestrians or bicyclists until they are very close. This is particularly concerning because many children and teens use Pabst Road to access nearby businesses.

Adding traffic from a new townhome community will significantly worsen these safety risks. The intersection of Pabst Rd., Government St., Ocean Springs Rd., and the CSX railroad crossing is already difficult and dangerous to navigate. Drivers frequently avoid making left turns from Pabst onto Government because of poor visibility and congestion. The proposed secondary entrance across from Broome's Convenience Store adds another hazard due to limited sight distance from the curve in the road and traffic signal backup near Ocean Springs Rd.

Increased traffic will likely push drivers to seek alternate routes through Magnolia Bayou Blvd., especially during school hours at Magnolia Park Elementary School. Many children walk to and from school using this route, and the added commuter and cut-through traffic would create a serious safety concern for them. Encouraging children to walk to school has well-documented health and developmental benefits. Studies by the Centers for Disease Control and Prevention (CDC) and the Safe Routes to School National Partnership show that children who walk regularly have higher levels of daily physical activity, improved concentration in class, and lower rates of childhood obesity. Our city should be striving to make these routes safer and more accessible, not more hazardous through increased traffic density and infrastructure strain.

Equally important, this development conflicts with the city's **Existing Land Use Map** (Blox Images, 2024, Map 9), which shows Magnolia Bayou and surrounding streets as primarily **low-density residential**. A townhome development of this scale is inconsistent with the established zoning character and undermines Ocean Springs' stated goal of **orderly and compatible growth**. Approving medium- or high-density construction here would set a concerning precedent for future developments that do not align with the city's official land-use policies.

For these reasons—traffic safety, child pedestrian risks, and zoning incompatibility—this development is not appropriate for this location. I respectfully urge the Planning Commission to deny approval of the Holly Grove Development in its current form, or at minimum to require rezoning to R-1 (single-family residential) to maintain consistency with adjacent neighborhoods. This action would uphold the safety, integrity, and livability of the Magnolia Bayou community while ensuring that future growth aligns with responsible urban planning principles.

Thank you for your time, attention, and commitment to protecting the safety and character of our city.

Sincerely,

Alison Campbell

1002 Magnolia Bayou Blvd.

Ocean Springs, MS 39564

Amanda Crose

From: Shannon Pfeiffer
Sent: Tuesday, November 11, 2025 9:20 PM
To: Amanda Crose
Subject: Fw: Objection to Holly Grove Townhome development on Pabst and Government

RECEIVED
NOV 11 2025
BY: *acrose*

Shannon Grace Pfeiffer
Ward 4 Alderman

This electronic mail message, including all files or attachments, is intended exclusively for the individual or entity to which it is addressed and may contain legally privileged and confidential information. The authorized recipient of this information is prohibited from disclosing this information to any other party unless permitted or required by law or regulation. If you are not the named addressee, you are not authorized to read, print, retain, copy or disseminate this message or any part of it. If you are not the intended recipient, please contact the sender by reply e-mail and delete the original email from your system.

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From: Lee Hagerty Wilson <lhwhagerty@gmail.com>
Sent: Tuesday, November 11, 2025 8:53:08 PM
To: OS Planning <osplanning@oceansprings-ms.gov>; Bobby Cox <bcox@oceansprings-ms.gov>; Julie Messenger <jmessenger@oceansprings-ms.gov>; Shannon Pfeiffer <spfeiffer@oceansprings-ms.gov>; Karen Stennis <kstennis@oceansprings-ms.gov>; Matthew Hinton <mhinton@oceansprings-ms.gov>; Rob Blackman <rblackman@oceansprings-ms.gov>; Kevin Wade <kwade@oceansprings-ms.gov>; Lee Hagerty Wilson <lhwhagerty@gmail.com>; Steve Tillis <stillis@oceansprings-ms.gov>
Subject: Objection to Holly Grove Townhome development on Pabst and Government

As a homeowner in Beverly Place subdivision, I am opposed to the building of the 146 townhomes on Government and Pabst Road due to traffic, infrastructure and flooding concerns. The increase in rerouted traffic while the bridge by the Middle School was being repaired put a strain on Government as far as traffic congestion, general wear and tear, and building this proposed development will compromise the infrastructure and effectiveness of our drainage system already in place. The increase in traffic from the bridge rerouting would be a prediction of what is to come if the townhomes are built.

All schools are currently located off of Government causing increased traffic already and if 146 townhomes are added, with two or more cars per townhome, the two lane nature of Government would not be enough to handle the traffic. I have not seen any proposed new routes to Hwy 90 except the existing one at Pabst and Government. The only other way out is through another subdivision then through school zones which are also dangerous.

We constantly see the flooding effect that new construction has on existing structures and areas. Our subdivision did not flood during Katrina or any subsequent hurricanes to date. I am concerned that the addition of this new development will also compromise our drainage system already in place.

This type of construction will also negatively affect our property value as we are surrounded by single family homes. There is plenty of room in other parts of Ocean Springs for multifamily units - not in the middle of single family homes!

Please reconsider locating this new townhome development elsewhere instead of where it is currently planned on Pabst Road and Government due to the issues addressed above.

Lee Hagerty Wilson
2816 Tara Ln
Ocean Springs MS 39564
228 219 2271

Amanda Crose

From: Kevin Wade
Sent: Wednesday, November 12, 2025 5:03 PM
To: Amanda Crose
Subject: Fwd: Pabst Road and Government Street Townhouse Development

Alderman Kevin Wade
Ward 3
Cell: 228-282-2808
1018 Porter Avenue
Ocean Springs, MS 39564

RECEIVED
NOV 12 2025
BY: *A. Crose*

Begin forwarded message:

From: Tammy Adams <beachingos@gmail.com>
Date: November 12, 2025 at 4:17:02 PM CST
To: Shannon Pfeiffer <spfeiffer@oceansprings-ms.gov>, Julie Messenger <jmessenger@oceansprings-ms.gov>, Steve Tillis <stillis@oceansprings-ms.gov>, Karen Stennis <kstennis@oceansprings-ms.gov>, Matthew Hinton <mhinton@oceansprings-ms.gov>, rblackmon@oceansprings-ms.gov, Kevin Wade <kwade@oceansprings-ms.gov>, Bobby Cox <bcox@oceansprings-ms.gov>
Subject: Pabst Road and Government Street Townhouse Development

Aldermen, Alderwomen, and Mayor,

My husband and I would like to go on record as having serious concerns about the proposed development of townhouses.

We have lived on Tara Lane for over 27 years. Our concerns regarding the development are:

1. Drainage - our neighborhood was developed with an arrangement that the city would maintain the drainage ditches. In the early years, the city regularly sent a tractor to keep the area behind our property clear of growth and debris. They also kept the slopes at the appropriate level to ensure water drained away from the homes. Unfortunately, the city hasn't been consistent in the maintenance of the ditches. On more than one occasion, we've had water in our home during heavy downpours and have had to spend a significant sum of money to improve the drainage in our yard.
2. The addition of 146 to 392 vehicles entering and leaving the proposed development is going to be tricky. The traffic exiting Pabst Road to Government Street is already an issue.
3. Do our schools have the space to accept the additional students?
4. Since the clearing of the subject property, trains and the traffic from highway 90 are significantly louder in our neighborhood.

5. The development map we reviewed appears to be leaving potential vehicular access to the property directly behind Woodhaven Baptist Church. This suggests the developers are considering the potential for even further development in the future.

We would be much more comfortable with a development of homes with lot sizes similar to the surrounding neighborhoods. This would entail fewer cars, more green spaces to absorb water, and more plantings to absorb sound.

Sincerely,
Tammy and Mark Adams
2819 Tara Ln, Ocean Springs, MS 39564

Amanda Crose

*Rec'd 11/13/25
ALP08*

From: OS Planning
Sent: Thursday, November 13, 2025 4:02 PM
To: Amanda Crose; Elizabeth Dill
Subject: FW: Pabst Road townhome project

Sirrae Williams

Planning Administrator
City of Ocean Springs
PO Box 1800
Ocean Springs, MS 39564
Phone: (228) 875-4415



From: Douglas Barton <barton413@yahoo.com>
Sent: Thursday, November 13, 2025 2:54 PM
To: OS Planning <osplanning@oceansprings-ms.gov>
Subject: Pabst Road townhome project

Good Afternoon Planning Committee,

We are writing to let you know that we are adamantly opposed to the 146 townhome development proposal off of Pabst Road. We live in Ward 5 and use the intersection of Government St. to Ocean Springs Rd. to access Hwy 90 and Government Street on a daily basis. This area is heavily congested especially during morning and afternoon rush hours. In the event that a train is coming through this area becomes gridlocked.

The rate of development of putting high-density housing on every free property with no infrastructure changes is poor planning and only decreases the community's ease of flow and quality of life. We live off of Deana Rd and Groveland Rd and have seen first hand the unkept promises when these decisions are made. The infrastructure improvements were promised when the backroom deal was made to put the apartments in, yet years later nothing has been done and we are told now there is still property rights that have to be obtained to go forward. Yet even with these delays, another dense development was approved to go in on the corner of Groveland and Deana.

Please put a stop to the dense packing of our beloved city. I drive Hwy 90 and wonder where on earth all of these people have come from, yet approvals keep coming to add hundreds more properties. The sardine can is getting pretty full in our beautiful, small town and we plead with you to stop allowing the packing in to get any tighter.

Sincerely,
Kim Barton
3910 Baywood Lane

Amanda Crose

From: Peter Hanley <phanley316@gmail.com>
Sent: Thursday, November 13, 2025 11:02 AM
To: Amanda Crose; OS Planning; Elizabeth Dill
Subject: Holly Grove Townhomes - Planning Meeting 10/12/2025

RECEIVED
NOV 13 2025
BY: *alpose*

To whom it may concern,

I am writing in opposition to the Holly Grove subdivision being proposed off Pabst Road. As a resident of a nearby neighborhood I can attest that the proposed 124 additional houses is not feasible for that area. While I can't speak to the utilities or ecological impacts, the roads and other infrastructure are not sufficient to support an additional 200 vehicles (assuming most owners have 2 cars). Pabst Road is a narrow road with no shoulder that can barely support the 2 neighborhoods that have entrance roads from it. Government street at that area is already congested with a school and multiple neighborhoods. Anyone who has driven that area either from 7-9am or 430-6pm will realize that it can not handle that additional volume of vehicles. While the developer has reduced from their original plan, that plan was absurdly infeasible and reducing it to 124 homes does not even begin to address the volume of traffic this will create. Beyond the congestion and traffic issues, the overall development does not fit with the surrounding area. The majority of the neighborhoods in that area are single family homes that are not connected. Those homes would stick out like a sore thumb and reduce the overall property value of the citizens that live nearby. Regardless of how it is zoned, the entire area is single family homes that are standalone residences. The developer has already proven their lack of consideration for the area as they have left their unattended construction equipment on the cleared lot for well over two years. That has led to vandalism and overall bad impressions of the area.

For the reasons stated above, I wanted to voice my opposition to the Holly Grove development.

Thank you,
Pete Hanley
Sent from my iPhone

Rec'd 11/15/25
ACROSE

Amanda Crose

From: Rob Blackman
Sent: Saturday, November 15, 2025 8:31 PM
To: Amanda Crose
Subject: Fwd: REVIEW: Southeastern Construction - PIDN: 60127170.000 - Holly Grove Subdivision - Mickey L. Robertson, P.E.

Rob Blackman

Alderman Ward 5
1018 Porter Ave, Ocean Springs, MS 39564
(228) 875-6722
(228) 381-0830 cell
www.oceansprings-ms.gov

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Begin forwarded message:

From: norma@charbonnet.com
Date: November 15, 2025 at 2:41:57 PM CST
To: Rob Blackman <rblackman@oceansprings-ms.gov>, Shannon Pfeiffer <spfeiffer@oceansprings-ms.gov>, Matthew Hinton <mhinton@oceansprings-ms.gov>
Cc: "Derrick Charbonnet (Home)" <derrick@charbonnet.com>
Subject: **REVIEW: Southeastern Construction - PIDN: 60127170.000 - Holly Grove Subdivision - Mickey L. Robertson, P.E.**

Dear OSMS Aldermen,

On 11/12 many of us from Ward 5 and Ward 4 attended the Planning Commission Meeting where we discussed Item 4.c of the agenda (Public Hearing: Southeastern Construction & Remodeling, LLC – Pabst Rd – PIDN: 60127170.000 – Requesting Sketch Plat approval for 123-lot Townhome Subdivision (Holly Grove) - Mickey L. Robertson, P.E.).

Although many were upset about the density and the townhome/rental apartments status allowed by the R1A Zoning of the area; I am not sure the city would be amenable to putting in a residential neighborhood like Magnolia Bayou there instead if a Rezoning Request was initiated, but that would be the preferred. Those involved in developing Holly Grove did say that the property was individually platted so that it could be sold as a residential neighborhood when they are through with the property. Please request that in Covenants

for the area there are provisions for an HOA that will limit turnover if sold individually so that it doesn't become a VRBO or a short-term rental community.

Traffic getting out of Pabst Road onto Government Street and leaving Magnolia Bayou and other neighborhoods along Government Street is difficult during rush hours. The 3-way intersection of Government St., Pabst Rd. (only 4 car lengths away), and Ocean Springs Rd. functions today, because there are not very many homes dependent on Pabst exclusively. Despite what the Traffic Study says, this intersection will be untenable once this construction starts and once it is complete.

Traffic Study by Neel Schaffer, dated October 2025, Traffic Impact Analysis for Holly Grove

1. Section 2.3: "...20-feet of asphalt with unpaved shoulders..."
There are no shoulders. There are only barrow ditches. It is a narrow road with nowhere to go when there are issues. It is a hazardous road to drive under the best of circumstances, much less if you have trucks, broken down cars, or more traffic on the road. It is an accident waiting to happen. This needs to be addressed before construction starts.
2. Section ~~2.4~~ 2.5: "...Pabst Road is currently an unsignalized "T" Intersection..."
They failed to mention that Pabst is only 4-car lengths from the intersection, which makes it challenging to exit if Government St. traffic is heavy and rude. At normal traffic rates today, they are usually very generous in letting those of us who use Pabst in/out. However, added traffic will frustrate those on Government and no matter what the study says, their politeness will change.
3. Section 4.2: "...based on the demographic distribution in the study area.."
This study focused on Holly Grove. It does not focus on the surrounding areas and the people who already are affected by Government St. and Pabst Rd., which are the current residents of Ward 4 and Ward 5 that traverse these roads every day. The City needs to focus on resolving the traffic problems we currently have with Government St., Hwy 90, and the Train Schedule especially around rush hours before we add more residents to the mix.

My husband (copied above) and I just moved to Pabst Rd. area because of the natural beauty. The residents of Ocean Springs spoke loudly during the last Administration about wanting to keep Ocean Springs Charming. This is why we had a large turnover in City Government. This was primarily because the Administration was not listening to the community. Growth can be good. We knew the area would grow over time. However, let's fix the problem we have before we compound the problem.

Norma Herrington

norma@charbonnet.com
13 Zettel Road
Ocean Springs, MS 39564
228-327-5056

Amanda Crose

From: mariacreel@ymail.com
Sent: Wednesday, November 19, 2025 7:52 PM
To: Amanda Crose
Cc: Elizabeth Dill; OS Planning
Subject: Pabst Rd Development

*Rec'd 11/19/25
acrose.*

Hi.

I live at 2827 Katy Ln.

I have no problem with the proposed development.

I'm sure you're hearing an ear full from people that are pissed about it but almost nobody lives closer to it than we do and I'm good with it. Just thought the feedback might help.

Maria Ross

[Sent from Yahoo Mail for iPhone](#)

Amanda Crose

From: Rob Blackman
Sent: Thursday, November 20, 2025 6:30 PM
To: Amanda Crose
Subject: Fwd: Southeastern Construction - PIDN: 60127170.000 - Holly Grove Subdivision - Mickey L. Robertson, P.E.
Attachments: Pabst SE Const PIDN60127170 Petition - Signed.pdf

RECEIVED
NOV 20 2025
BY: *AlCrose*

Rob Blackman

Alderman Ward 5
1018 Porter Ave, Ocean Springs, MS 39564
(228) 875-6722
(228) 381-0830 cell
www.oceansprings-ms.gov

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Begin forwarded message:

From: norma@charbonnet.com
Date: November 20, 2025 at 4:08:37 PM CST
To: Bobby Cox <bcox@oceansprings-ms.gov>, Rob Blackman <rblackman@oceansprings-ms.gov>, Shannon Pfeiffer <spfeiffer@oceansprings-ms.gov>, Matthew Hinton <mhinton@oceansprings-ms.gov>
Cc: Rhett McNorten <rmcnorto@gmail.com>, "Derrick Charbonnet (Home)" <derrick@charbonnet.com>, Nancy Brown-Peterson <Nancy.Brown-peterson@usm.edu>, Mark Peterson <Mark.Peterson@usm.edu>, Sarah Peckinpaugh <Sarah.peckinpaugh@gmail.com>, "Lockwood Peckinpaugh (@gmail.com)" <lockwood.peckinpaugh@gmail.com>
Subject: Southeastern Construction - PIDN: 60127170.000 - Holly Grove Subdivision - Mickey L. Robertson, P.E.
Reply-To: norma@charbonnet.com

Dear OSMS Mayor and Aldermen,

The traffic on Government St. impacts all of the residents of the City, not just those within 1000 feet. I have taken the time during a hectic period of year to canvas some of those residents, and everyone I have approached believes this is not something we should add until the existing issues are addressed. Something I did not know, but those with children expressed, is that our schools are near capacity and additional residents will affect the

school system too. Please look at the attached petition and consider the needs of your constituents.

Best Regards,
Norma Herrington

norma@charbonnet.com

13 Zettel Road
Ocean Springs, MS 39564
228-327-5056

From: norma@charbonnet.com norma@charbonnet.com

Sent: Saturday, November 15, 2025 2:42 PM

To: 'rblackman@oceansprings-ms.gov' rblackman@oceansprings-ms.gov; 'spfeiffer@oceansprings-ms.gov' spfeiffer@oceansprings-ms.gov; 'mhinton@oceansprings-ms.gov' mhinton@oceansprings-ms.gov

Cc: Derrick Charbonnet (Home) derrick@charbonnet.com

Subject: REVIEW: Southeastern Construction - PIDN: 60127170.000 - Holly Grove Subdivision - Mickey L. Robertson, P.E.

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Norma Herrington

norma@charbonnet.com

13 Zettel Road
Ocean Springs, MS 39564
228-327-5056

Petition to Ocean Springs, MS Board of Aldermen

We, the undersigned, petition the Board of Aldermen to address the following issues relating to Southeastern Construction & Remodelling, LLC - Pbst Rd - PIDN 60127170.000 & 60128042.002 (Property Acreage: 19.48 Acres) - Requesting approval for a 123-lot subdivision for rental townhomes:

1. Change PIDN 60127170.000 zoning from R1A to R1
2. Resolve traffic congestion issues between Magnolia Elementary School, Government St., Pabst Rd., and Ocean Springs Rd. and related neighborhoods ingress/egress before adding any additional traffic to the area.
3. Address damage to the Pine Savanna and Bay head wetlands and address the need for adequate drainage for existing properties, such as Beverly Place, that already have issues during heavy rains and hurricanes.

DATE	PETITION ORGANIZER	ADDRESS	TELEPHONE	EMAIL
11/16/2025	Norma Herrington	13 Zettel Rd., Ocean Springs, MS 39564	228-327-5056	norma@charbonnet.com

NO	NAME (PRINT)	PHONE	EMAIL	ADDRESS	SIGNATURE
1	Norma Herrington	228-327-5056	norma@charbonnet.com	13 Zettel Rd.	<i>Norma A. Herrington</i>
2	CARMEN SANTOS	917-855-1609		122 Beverly Dr.	<i>[Signature]</i>
3	LUCIA MUNGUA	228-282-0590		122 BEVERLY DR.	<i>[Signature]</i>
4	Lockwood Peckinpach	228 238 2275	lockwood.peckinpach@gmail.com	10 Zettel Rd	<i>[Signature]</i>
5	Billy Davis	228-918-6755		14 Zettel Rd.	<i>[Signature]</i>
6	George J. Fawcett	228 855 5574	kenadawcett@gmail.com	10 Zettel Rd	<i>[Signature]</i>
7	Sarah Peckinpach	228 238 2418	Sarah.Peckinpach@gmail.com	10 Zettel Rd.	<i>[Signature]</i>
8	Marshall Peckinpach	228-382-6188		10 Zettel Rd.	<i>[Signature]</i>
9	ANN MILLER	(228) 365-8163	skoshi313@juno.com	16 ZETTEL RD.	<i>[Signature]</i>
10	WILLIAM LANGE	(228) 327-0404	albert3et@gmail.com	123 ETTA RD.	<i>[Signature]</i>
11	Colleen Lange	917-828-3116	Clange.Dange@gmail.com	3082 Pabst Rd.	<i>[Signature]</i>
12	Glenn Davis	(228) 860-1735		3082 Pabst Rd.	<i>[Signature]</i>
13	Carol Davis	228-313-0259	carole1947@bellsouth.net	442 Eleons Court	<i>[Signature]</i>
14	Sylvia Bosca	(228) 861-2002	sophbosca@yahoo.com	509 Front Beach Dr	<i>[Signature]</i>

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11/16/2025	Norma Herrington	13 Zettel Rd., Ocean Springs, MS 39564	228-327-5056	norma@charbonnet.com

NO	NAME (PRINT)	PHONE	EMAIL	ADDRESS	SIGNATURE
15	Nancy Brown-Peters	228-217-8831	nancy.brown@petersons.com	1006 Conley Cir	<i>Nancy Brown-Peters</i>
16	Mark Peters	228-217-8727	petersgulfstongen@gmail.com	1006 Canley Circle	<i>Mark S. Peters</i>
17	Jenifer Moore	850-261-1227	terrellmoore51@gmail.com	103 West Starke Dr.	<i>TERRELL MOORE</i>
18	Jorena Moore	228-218-0923	terremore11@gmail.com	103 W Park Dr	<i>Jorena Moore</i>
19	Allison Deschamp	615-970-8896	allison.edschamp@gmail.com	105 W Park Dr.	<i>Allison Deschamp</i>
20	David Deschamp	601-260-1482	djdeschamps@yahoo.com	105 W Park Dr	<i>David Deschamp</i>
21	Dennis Freeman	228-217-4443	-	104 W. Park Dr	<i>Dennis Freeman</i>
22	Carolyn Freeman	228-217-2464	-	104 W. Park Dr	<i>Carolyn Freeman</i>
23	Marcia H Haynes	678-850-1706	needym@gmail.com	102 W. Park Dr.	<i>Marcia H Haynes</i>
24	Amy Pontius	228-861-6980	apontius413@gmail.com	108 Heron Park Pl.	<i>Amy Pontius</i>
25	Caitlin Gautier	228-217-7997	cestanter@gmail.com	126 Heron Park Pl	<i>Caitlin Gautier</i>
26	Sheryl Stares	228-217-1210	sherylstares@yahoo.com	126 Heron Park Pl	<i>Sheryl Stares</i>
27	Lesla Vierling	228-623-1473	120HeronParkLeslaVierling@South.net	120 Heron Park	<i>Lesla Vierling</i>
28	Ken Vierling	800-271-4544	knvlg@South.net	120 Heron Park	<i>Ken Vierling</i>

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11/16/2025	Norma Herrington			13 Zettel Rd., Ocean Springs, MS 39564	228-327-5056		norma@charbonnet.com






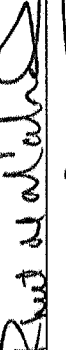

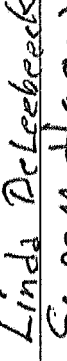

NO	NAME (PRINT)	PHONE	EMAIL	ADDRESS	SIGNATURE
29	Brian Holliman	123-647-075	Conch.Holliman@yahoo	112 Heron Park Pl	Brian Holliman
30	Emily Holliman	228-322-2121	Emily.holliman@yahoo	112 Heron Park Pl	Emily Holliman
31	Cathy Dykes	979-235-6739	cathydykes@hotmail	114 Heron Park Pl	Cathy Dykes
32	Jason Ruiz	628-223-5790	jasonruiz@yahoo	110 Heron Park Pl	Jason Ruiz
33	Madelon Ruiz	228-238-5575	madelonruiz@gmail	110 Heron Park Pl	Madelon Ruiz
34	Joyce Mangum	228-812-2078	joycemangum@yahoo	3608 Magnolia Bay Cir	Joyce Mangum
35	Cathy Williams	228-327-6360	cathywilliams@yahoo	3608 Magnolia Bay Cir	Cathy Williams
36	Tanner Williams	326-2265	Tanner241@yahoo	3607 Magnolia Bay Cir	Tanner Williams
37	Rhonda Fryer	228-338-3344	rhondafryer@bellsouth	3605 Magnolia Bay Cir	Rhonda Fryer
38	Matthew J. J. J.	228-990-4960	jattplattis@gmail	3603 Magnolia Bay Cir	Matthew J. J. J.
39	Andy Dalgard	228-218-9026	adalgard@yahoo	3604 Magnolia Bay Cir	Andy Dalgard
40	Sheila Dalgard	228-218-9026	sdalgard@att.net	3604 Magnolia Bay Cir	Sheila Dalgard
41	Troy Yost	251-259-0422	tyost@yahoo	3606 Magnolia Bay Cir	Troy Yost
42	Ashley Yost	251-259-0422	ayost@yahoo	3606 Magnolia Bay Cir	Ashley Yost

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11/16/2025	Norma Herrington	13 Zettel Rd., Ocean Springs, MS 39564	228-327-5056	norma@charbonnet.com

NO	NAME (PRINT)	PHONE	EMAIL	ADDRESS	SIGNATURE
43	Mary Caputo	228-732-0543	lucy@bobbyph.com	908 Magnolia Blvd	
44	Barbara Caputo	228-282-5444	11	11	
45	Paul Beatty	228-383-0372	dougbeatty22@gmail.com	810 Magnolia Bayview Ocean Springs, FL 33556	
46	Bob Zitt	228-324-3436	bobzitt@gmail.com	200 Magnolia Bayview Ocean Springs, MS 39564	
47	Tiziana Armer	251-209-842	trammell77@yahoo.com	3601 Fernwood Dr	
48	Ruth McWorton	251-591-4355	rmcwort2@gmail.com	3505 Sandpiper Ct	
49	Mabelle Bowers	228-875-2829	1113 LeFontaine	1113 LeFontaine	
50	Linda DeLoebeck	228-249-2913	linda@nwt.com	1221 Live Oak Ave, OS	
51	Susan Hageman	228-408-8200	1113 LeFontaine	1113 LeFontaine	
52					
53					
54					
55					
56					

Amanda Crose

From: frbickel <frbickel@aol.com>
Sent: Friday, November 21, 2025 9:26 AM
To: Amanda Crose
Subject: Holly Grove

RECEIVED
NOV 21 2025
BY: *A. Crose*

Good morning,

My name is Fred Bickel. I live at 1006 Harbor Cove in Stark Bayou (Ward 4).

Holly Grove would be a fundamental mistake. If you look at the traffic at Government, Ocean Springs Road, and Pabst Road already you see periodic congestion. With CSX to the north and businesses to the south there is no way to expand either street to handle more traffic that this development would create, right at the intersections. It will only get worse on this major artery to downtown.

Yesterday's Aldermen's meeting began to address the sewage and drainage problems. Ninety percent capacity on the sewage system should not be an alert; it should be an alarm!

Best regards,

Fred Bickel
[303 903 3474](tel:3039033474)

Sent from my T-Mobile 4G LTE Device

Amanda Crose

From: Shannon Pfeiffer
Sent: Saturday, November 22, 2025 10:00 PM
To: Amanda Crose
Subject: Fw: Holly Grove development (OPPOSED)

RECEIVED
NOV 22 2025
BY: *ACrose*

Shannon Grace Pfeiffer
Ward 4 Alderman

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From: D. Melton <dmelton@rocketmail.com>
Sent: Sunday, November 16, 2025 3:08:23 PM
To: Shannon Pfeiffer <spfeiffer@oceansprings-ms.gov>
Subject: Holly Grove development (OPPOSED)

I really can't believe this is seriously being considered.

Still more people located south of the railroad and still only one bridge available in the event of a disabled train bisecting the city, vastly constricting emergency access for fire, police, and ambulance services.

These coupled with the fact that the hospital is north of the tracks adds to the problem.

And recall the requests to close VFW Road from the public (ludicrous) has been discussed.

The intersection at Government and Hospital Road backs up as it is. I don't see how the intersection itself can be improved considering the utilities and proximity of the tracks.

Magnolia Elementary certainly does not need more congestion either.

As is, the backup of traffic following the passing of a train, the leg having priority is stupidly the exit to the small plaza to the south. Amazing.

I can't think of a worse location for such a project even if you tried.

My two cents.

David Melton, Stark Bayou

Amanda Crose

From: Shannon Pfeiffer
Sent: Saturday, November 22, 2025 10:02 PM
To: Amanda Crose
Subject: Fw: Pabst Road townhome development proposal

RECEIVED
NOV 22 2025
BY: *Alpase*

Shannon Grace Pfeiffer
Ward 4 Alderman

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Get [Outlook for iOS](#)

From: Douglas Barton <barton413@yahoo.com>
Sent: Thursday, November 13, 2025 3:01:42 PM
To: Bobby Cox <bcox@oceansprings-ms.gov>; Julie Messenger <jmessenger@oceansprings-ms.gov>; Steve Tillis <stillis@oceansprings-ms.gov>; Shannon Pfeiffer <spfeiffer@oceansprings-ms.gov>; Karen Stennis <kstennis@oceansprings-ms.gov>; Matthew Hinton <mhinton@oceansprings-ms.gov>; Rob Blackman <rblackman@oceansprings-ms.gov>; Kevin Wade <kwade@oceansprings-ms.gov>
Subject: Pabst Road townhome development proposal

Dear Mayor Cox and Aldermen,

We are writing to let you know that we are adamantly opposed to the 146 townhome development proposal off of Pabst Road. We live in Ward 5 and use the intersection of Government St. to Ocean Springs Rd. to access Hwy 90 and Government Street on a daily basis. This area is heavily congested, especially during morning and afternoon rush hours. In the event a train is coming through, this area becomes gridlocked.

The rate of development of putting high-density housing on every free property with no infrastructure changes is poor planning and only decreases the community's ease of flow and quality of life. We live off of Deana Rd and Groveland Rd and have seen first-hand the unkept promises when these decisions are made. The infrastructure improvements were promised when the backroom deal was made to put the apartments in, yet years later, nothing has been done, and we are told now there are still property rights that have to be obtained to go forward. Yet even with these delays, another dense development was approved to go in on the corner of Groveland and Deana.

Please put a stop to the dense packing of our beloved city. I drive Hwy 90 and wonder where on earth all of these people have come from, yet approvals keep coming to add hundreds more properties.

The sardine can is getting pretty full in our beautiful, small town, and we plead with you to stop allowing the packing in to get any tighter.

Sincerely,
Kim Barton
3910 Baywood Lane

Amanda Crose

From: Shannon Pfeiffer
Sent: Saturday, November 22, 2025 10:01 PM
To: Amanda Crose
Subject: Fw: Holly Grove Development
Attachments: Letter to Aldermen about Holly Groves Development.docx

RECEIVED
NOV 22 2025
BY: *A. Crose*

Shannon Grace Pfeiffer
Ward 4 Alderman

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From: Nancy Brown-Peterson <nancy.brownpeterson@gmail.com>
Sent: Thursday, November 13, 2025 3:16:27 PM
To: Shannon Pfeiffer <spfeiffer@oceansprings-ms.gov>
Subject: Holly Grove Development

Dear Shannon,

Please see the attached letter regarding our opposition to the proposed Holly Grove Development Plan.

Sincerely,
Nancy Brown-Peterson and Mark S. Peterson

1006 Conley Circle
Ocean Spring, MS 39564

November 13, 2024

Shannon Pfeiffer
Alderman, Ward 4

Dear Shannon,

We are residents of Ward 4, and are very concerned about the Holly Groves development that is proposed for the vacant land between Government and Pabst Streets. We attended the Planning Commission meeting last night, where the initial sketch plat was approved unanimously. In “defense” of the Planning Commission, the proposed project does meet all zoning requirements; other issues brought up by attendees at the meeting were not addressed at this meeting. As you know, most Ocean Springs residents are concerned with the amount of development occurring in our formerly ‘small town’. This was made abundantly clear during the last election when almost the entire Board of Aldermen was replaced. The Holly Groves “Townhouses” is just another example of the kind of development we do not need or want within city limits. Below we list our concerns.

1. Despite the fact that this development does not exceed the R1-A zoning density, this development is WAY too large. A 123-unit apartment complex (which is what it is, despite the developers calling it “townhouses”) does not fit in with the character of the surrounding area, which is only single-family homes. This would not be a positive addition to Ocean Springs. Most of us at the meeting were dismayed to learn that a change from R1 to R1-A zoning was granted in 1987; what was the Board of Aldermen thinking at that time??? Ideally, this parcel should be rezoned to R1. Our understanding is that an Alderman can request a review of the zoning; we would like to request that you do so at the upcoming Alderman’s meeting.
2. A development of this density will significantly negatively impact an already difficult traffic situation along Government Street around Magnolia Elementary School and particularly at the Government Street/Pabst Rd/Ocean Springs Rd. intersection. A 123-unit development will likely add ~200 cars/day to local roads that cannot handle this volume. As residents of Stark Bayou, it is difficult to turn east on Government Street during morning and afternoon school rush hours. Adding an additional 100+ cars along the school section of Government St. (assuming that is the number of cars that will leave the new development through the Pabst Rd. entrance and then go through Magnolia Bayou to Government St.) will make an already crowded situation impossible, and will also negatively impact Magnolia Bayou residents. Furthermore, the traffic at the Government St/Pabst Rd/Ocean Springs Rd already backs up substantially on a regular basis, particularly if there is a train—cars are often backed up as far as Broomes #2 when a train goes through. Many school buses go through this intersection; additional traffic will delay children getting to school in a timely manner. This intersection cannot handle the number of cars that currently go through it (despite what the traffic report says—clearly, they have never driven through this intersection, especially

during school hours!). Adding an additional 150+ cars from a new development to this intersection will result in traffic snarls, frustrated drivers, and likely accidents. This will also negatively impact emergency vehicles that go through this intersection—the Fire Station is close to the intersection. Residents in Ward 4 would all be negatively impacted by the increased traffic this development would cause; recall that you were voted into office expressly to limit new development within the City.

3. We are also concerned about damage to the Pine Savanna and Bay head wetlands on the property. The Dantin Bruce Development spokesperson noted they met the letter of the law relative to wetland loss. That is likely true, given the EPA has recently rescinded many environment rules; however, the Hydrik wetlands report noted that this property clearly contains wetlands. Because of the EPA modification regarding wetlands there is no need to consider wetland loss if there is not a direct connection to Relatively Permanent Water (RPW). Their study was done in mid-July 2025 when, as you know, there was a drought in coastal MS, and thus no standing water that is normal for many wetlands. Additionally, the report never mentions issues of flooding due to Tropical storms and Hurricanes. Finally, the report notes the closest RPW is ~1780 ft SE of the property (see their Fig. 6 & 7), which is only 1/3 of a mile away, and that two distinct upland rises (no elevation data included) interrupt flow in that direction. When I noted this at the Planning meeting, the company representative noted the ground is almost perfectly flat, calling into question how effective these upland rises are to eliminate connectivity! There is no question, as the audience also noted, there will be flooding given the hard surfaces there and likely that water will top the minimal upland rises and connect to the drainage incorporating increased sediment, pollution runoff, fertilizers, and pesticides from lawns.

Finally, we are concerned that approval of the sketch plat will result in a “slippery slope”, where once initial approval is given, all subsequent steps will also be approved since the one before it was. It is much harder to stop a process half-way through (when potential problems as discussed above are more “visible”) than at the beginning stages. Therefore, we request that you vote no for the sketch plat approval at the December City Council meeting. Ocean Springs residents living in the area have clearly stated their disapproval of this project; a no vote would represent your constituents well. Please feel free to contact us at 228-217-8731 or 228-217-8727 if you want to discuss this situation.

Sincerely,



Mark S. Peterson and



Nancy Brown-Peterson

Amanda Crose

From: Shannon Pfeiffer
Sent: Saturday, November 22, 2025 10:01 PM
To: Amanda Crose
Subject: Fw: REVIEW: Southeastern Construction - PIDN: 60127170.000 - Holly Grove Subdivision - Mickey L. Robertson, P.E.

RECEIVED
NOV 22 2025
BY: *Ampase*.....

Shannon Grace Pfeiffer
Ward 4 Alderman

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From: norma@charbonnet.com <norma@charbonnet.com>
Sent: Saturday, November 15, 2025 2:41:45 PM
To: Rob Blackman <rblackman@oceansprings-ms.gov>; Shannon Pfeiffer <spfeiffer@oceansprings-ms.gov>; Matthew Hinton <mhinton@oceansprings-ms.gov>
Cc: Derrick Charbonnet (Home) <derrick@charbonnet.com>
Subject: REVIEW: Southeastern Construction - PIDN: 60127170.000 - Holly Grove Subdivision - Mickey L. Robertson, P.E.

Dear OSMS Aldermen,

On 11/12 many of us from Ward 5 and Ward 4 attended the Planning Commission Meeting where we discussed Item 4.c of the agenda (Public Hearing: Southeastern Construction & Remodeling, LLC – Pabst Rd – PIDN: PIDN: 60127170.000 – Requesting Sketch Plat approval for 123-lot Townhome Subdivision (Holly Grove) - Mickey L. Robertson, P.E.).

Although many were upset about the density and the townhome/rental apartments status allowed by the R1A Zoning of the area; I am not sure the city would be amenable to putting in a residential neighborhood like Magnolia Bayou there instead if a Rezoning Request was initiated, but that would be the preferred. Those involved in developing Holly Grove did say that the property was individually platted so that it could be sold as a residential neighborhood when they are through with the property. Please request that in Covenants for the area there are provisions for an HOA that will limit turnover if sold individually so that it doesn't become a VRBO or a short-term rental community.

Traffic getting out of Pabst Road onto Government Street and leaving Magnolia Bayou and other neighborhoods along Government Street is difficult during rush hours. The 3-way intersection of

Government St., Pabst Rd. (only 4 car lengths away), and Ocean Springs Rd. functions today, because there are not very many homes dependent on Pabst exclusively. Despite what the Traffic Study says, this intersection will be untenable once this construction starts and once it is complete.

Traffic Study by Neel Schaffer, dated October 2025, Traffic Impact Analysis for Holly Grove

- Section 2.3: "...20-feet of asphalt with unpaved shoulders..."
There are no shoulders. There are only barrow ditches. It is a narrow road with nowhere to go when there are issues. It is a hazardous road to drive under the best of circumstances, much less if you have trucks, broken down cars, or more traffic on the road. It is an accident waiting to happen. This needs to be addressed before construction starts.
- Section ~~2.4~~ 2.5: "...Pabst Road is currently an unsignalized "T" Intersection..."
They failed to mention that Pabst is only 4-car lengths from the intersection, which makes it challenging to exit if Government St. traffic is heavy and rude. At normal traffic rates today, they are usually very generous in letting those of us who use Pabst in/out. However, added traffic will frustrate those on Government and no matter what the study says, their politeness will change.
- Section 4.2: "...based on the demographic distribution in the study area.."
This study focused on Holly Grove. It does not focus on the surrounding areas and the people who already are affected by Government St. and Pabst Rd., which are the current residents of Ward 4 and Ward 5 that traverse these roads every day. The City needs to focus on resolving the traffic problems we currently have with Government St., Hwy 90, and the Train Schedule especially around rush hours before we add more residents to the mix.

My husband (copied above) and I just moved to Pabst Rd. area because of the natural beauty. The residents of Ocean Springs spoke loudly during the last Administration about wanting to keep Ocean Springs Charming. This is why we had a large turnover in City Government. This was primarily because the Administration was not listening to the community. Growth can be good. We knew the area would grow over time. However, let's fix the problem we have before we compound the problem.

Norma Herrington

norma@charbonnet.com

13 Zettel Road
Ocean Springs, MS 39564
228-327-5056

Sandra and Michael Peterson
3307 Government Street
Ocean Springs, MS 39564

RECEIVED
NOV 22 2025
BY: *alrose*

November 17, 2025

Mayor Bobby Cox
Board of Aldermen
1018 Porter Avenue
Ocean Springs, MS 39564

Dear Mayor Bobby Cox and the OS Board of Aldermen:

We live at 3307 Government Street and are writing to formally express our strong opposition to the proposed Holly Grove development currently under consideration. We would like this letter and all attached pictures included on the record for this matter when it is discussed at the Board of Aldermen meeting.

While we recognize the value of responsible growth and the need for quality housing, this particular project raises significant concerns for nearby residents, especially in the areas of traffic impact (including when the railroad crossing gates malfunction) and drainage and mosquito issues.

1. Traffic Impact

The addition of a large housing development will place substantial strain on an already overburdened roadway network. Although the applicants submitted a traffic study, there are validity concerns with their report:

1. the exact start/stop dates that the study was conducted (was it conducted during a week-long school holiday?), and
2. how/why does the number of vehicles **entering** the dead-end parking lot of the businesses south of the OS Road/Government Street intersection not equal the number of vehicles **exiting** the same lot.

For almost 24 years, we have continuously lived within a half-mile radius of our current home. During that time, we have personally experienced the increase in daily vehicle volume, even before considering the effect of adding more than 120 new residential units.



Image 1: Westbound traffic backed up along Government Street; photo taken on Tuesday, October 14, 2025 at 7:43am.



Image 2: Westbound traffic backed up along Government Street; photo taken on Thursday, October 16, 2025 at 4:45pm.

A development of this size could:

- Introduce hundreds of additional vehicle trips per day,
- Increase congestion during peak morning and afternoon travel times,
- Impact school bus routes and timing, and
- Heighten the likelihood of traffic delays, unsafe conditions, and accelerated roadway wear.

Compounding existing traffic challenges, the nearby CSX Railroad Crossing frequently experiences gate malfunctions, during which the gates remain down. When this occurs, it creates significant congestion. Vehicles are forced to wait in long lines, unless there is an OSPD Officer available to physically hold the gates up to allow traffic to flow. Of course, this “solution” poses serious public safety and legal concerns for the city.



Image 3: OSPD Officer holding up the CSX Railroad Crossing gates with his hands to allow multiple cars to pass under; photo taken on Wednesday, November 12, 2025 at 7:51am.

Introducing a high-density residential development would place even more vehicles into a roadway system that already struggles during these malfunction events. Without reliable gate operations or infrastructure improvements to manage these backups, traffic problems will worsen significantly.

These concerns alone warrant a thorough, up-to-date traffic impact study by an independent company before any approval is granted.

2. Drainage Issues and Mosquito Concerns

Residents in the area already face poor drainage, standing water, and heavy mosquito activity. A large residential development—particularly one that increases the amount of impervious surface—will likely intensify these issues.

Key concerns include:

- Increased stormwater runoff and heightened flood risk,
- Existing ditches and drainage systems that are inadequate during heavy rainfall, and
- Persistent standing water that contributes directly to mosquito breeding, impacting public health and quality of life.



Image 4: Eastbound Government Street just past the gas station with Woodhaven Baptist Church ahead on the left; the picture shows a full drainage ditch on the right; screenshot taken from a video filmed on Sunday, July 21, 2019 at 2:02pm.



Image 5: Standing water in the drainage ditch south of Beverly Place; screenshot taken from a video filmed on Wednesday, March 13, 2024 at 6:45pm.



Image 6: The water barrier collapse between the southernmost drainage ditch of the Beverly Place subdivision and the north side of 3305 and 3307 Government Street; the picture shows water topping the embankment and running towards our driveway (our one and only way out to Government Street); screenshot taken from a video filmed on Thursday, April 15, 2021 at 6:51am.

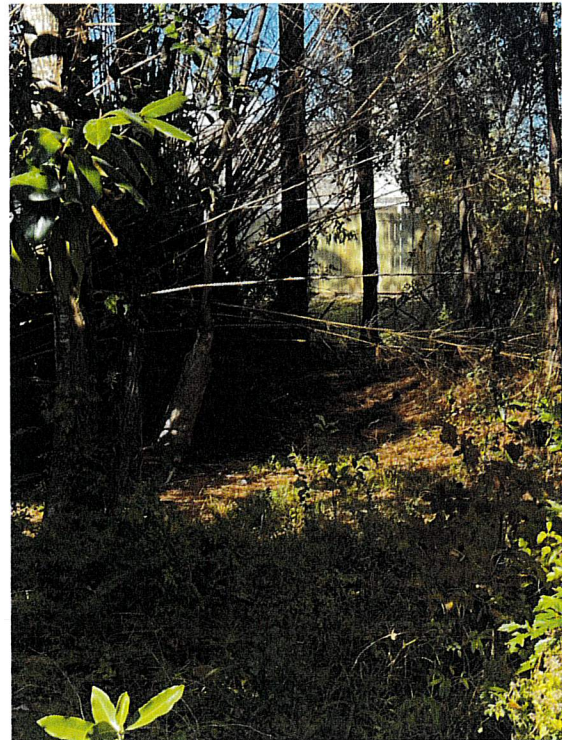


Image 6b: The same water barrier between the southernmost drainage ditch of the Beverly Place subdivision and the north side of 3305 and 3307 Government Street; the picture shows a typical day; photo taken on Friday, November 14, 2025 at 1:36pm.



Image 7: Water from the southernmost drainage ditch of the Beverly Place subdivision after it flowed South under our shared driveway at 3305 and 3307 Government Street; screenshot taken from a video filmed on Saturday, December 2, 2023 at 9:03am.

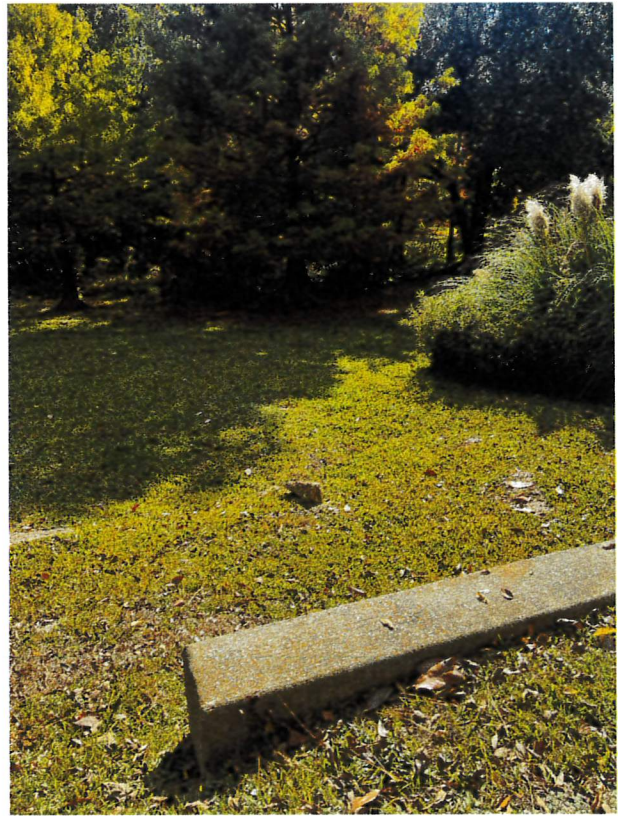


Image 7b: Same view South from our shared driveway at 3305 and 3307 Government Street; the picture shows a typical day; photo taken on Friday, November 14, 2025 at 1:37pm.



Image 8: Water from the southernmost drainage ditch of the Beverly Place subdivision after it flowed South under our shared driveway at 3305 and 3307 Government Street; photo taken on Thursday, April 15, 2021 at 6:51am.



Image 8b: Same view South from our shared driveway at 3305 and 3307 Government Street; the picture shows a typical day; photo taken on Friday, November 14, 2025 at 1:37pm.

A detailed, professionally engineered drainage plan must demonstrate not only that the development will not worsen these problems, but also how it will help mitigate the issues already present.

Conclusion

For these reasons, we respectfully request that the Mayor and Board of Aldermen **deny** approval of the proposed Holly Grove development (sketch plat). Responsible growth requires careful planning and attention to the cumulative impact of traffic and public safety, infrastructure reliability, and environmental concerns.

Thank you for your time, consideration, and service to our community. We appreciate your willingness to listen to resident concerns and to prioritize the safety and well-being of the citizens you represent.

Sincerely,

Sandra and Michael Peterson

Amanda Crose

From: Shannon Pfeiffer
Sent: Monday, November 24, 2025 11:50 AM
To: Amanda Crose
Subject: Fw: Petition from Stark Bayou apposing Holly Groves development
Attachments: Petition from Stark Bayou apposing Holly Groves development.pdf

RECEIVED
NOV 24 2025
BY: A. Crose

Shannon Grace Pfeiffer
Ward 4 Alderman

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From: Nancy Brown-Peterson <nancy.brownpeterson@gmail.com>
Sent: Monday, November 24, 2025 11:48:35 AM
To: Steve Tillis <stillis@oceansprings-ms.gov>; Karen Stennis <kstennis@oceansprings-ms.gov>; Kevin Wade <kwade@oceansprings-ms.gov>; Shannon Pfeiffer <spfeiffer@oceansprings-ms.gov>; Rob Blackman <rblackman@oceansprings-ms.gov>; Julie Messenger <jmessenger@oceansprings-ms.gov>; Matthew Hinton <mhinton@oceansprings-ms.gov>; Bobby Cox <bcox@oceansprings-ms.gov>
Subject: Petition from Stark Bayou apposing Holly Groves development

Dear Mayor Cox and Ocean Spring Aldermen,

I spent the weekend canvassing my neighbors in Stark Bayou regarding the proposed Holly Groves Apartments/Townhouse development. Attached is a petition signed by 63 Stark Bayou residents opposing this development. The great majority of those who signed are homeowners here, and most have lived in Ocean Springs for more than 20 years.

The most frequent comment I heard from everyone regarding this potential development is the additional traffic problems/congestion it

would cause. Everyone everyone mentioned that it is already difficult to get out of our development, and the additional cars added by this development would make a difficult situation much worse. Most of the people who signed also disagreed with putting apartments on this land, and all supported changing the zoning from R1-A to R1, to only allow single family homes.

Several people expressed concern with existing sewage and water capacity, stating that the Ocean Springs infrastructure needs to be upgraded before any new development takes place. Once resident, who has lived in Stark Bayou for 35 years, said that their water pressure decreases every time a new subdivision is developed.

Finally, residents are also concerned about the impact of 123 new apartments on the school system. The Ocean Springs schools are already at capacity, with new classrooms being built at the elementary schools and elementary school districting changing to accommodate the increased number of current students.

Therefore, residents of Stark Bayou respectfully request that you deny the Holly Groves development sketch plat, to be presented at the 2 December Alderman meeting. Stopping this potential development now, before ground is broken and the developers invest any more money, is the smart thing to do. Once this project proceeds, it will be impossible to stop it--now is the time to take this step.

Stark Bayou residents also request that the Board of Aldermen pursue changing the zoning of this property from R1-A back to R1, such that other developers do not come in later and propose an even bigger high density development.

Thank you for considering our requests. If you have any questions, I can be reached at 228-217-8731.

Sincerely,
Nancy Brown-Peterson
1006 Conley Circle

City of Ocean Springs - MS
in the matter of

Petition to Ocean Springs, MS Board of Aldermen

We, the undersigned, petition the Board of Aldermen to address the following issues relating to Southeastern Construction & Remodeling, LLC - Pbst Rd

PIDN 60127170.000 & 60128042.002 (Property Acreage: 19.48 Acres) - Requesting approval for a 123-lot subdivision for rental townhomes:

4. Change PIDN 60127170.000 zoning from R1A to R1
5. Resolve traffic congestion issues between Magnolia Elementary School, Government St., Pabst Rd., and Ocean Springs Rd. and related neighborhoods ingress/egress before adding any additional traffic to the area.
6. Address damage to the Pine Savannah and Bay head wetlands and address the need for adequate drainage for existing properties, such as Beverly Place, that already have issues during heavy rains and hurricanes.

DATE	PETITION ORGANIZER	ADDRESS	TELEPHONE	EMAIL
11/16/2025	Norma Herrington	13 Zettell Rd., Ocean Springs, MS 39564	228-327-5056	norma@charbonnet.com

NO	NAME (PRINT)	PHONE	EMAIL	ADDRESS	SIGNATURE
1	Norma Herrington	228-327-5056	norma@charbonnet.com	13 Zettell Rd.	<i>Norma Herrington</i>
2	Sarah Ballard	228-238-4382	Sballard09@gmail.com	1061 Conley Cir.	<i>Sarah Ballard</i>
3	James Ballard	228-282-0108	ratherdriving@gmail.com	1061 Conley Cir.	<i>James Ballard</i>
4	Jessica Heroux	716-969-3981	jheroux06@yahoo.com	1036 Conley Cir	<i>Jessica Heroux</i>
5	Grant Warren	228 218 7990	thamesgrantwarren@gmail.com	1930 Conley Cir	<i>Grant Warren</i>
6	Emily Warren	228 219-1355	warrensge@gmail.com	1036 Conley Cir	<i>Emily Warren</i>

7	Marie Camps	228-265-2363	3118 Breezyhill Ln		<i>Marie Camps</i>
8	Dana Melton	228 238 2317	3117 Breezyhill Ln		<i>Dana Melton</i>
9	Debra Melton	228-760-2981	3117 Breezyhill Ln		<i>Debra Melton</i>
10	James McFarley	228 806 1003	3116 Breezyhill Ln		<i>James McFarley</i>
11	Winfield Chandler	228-229-6469	3116 Breezyhill Ln		<i>Winfield Chandler</i>
12	Paul Harkins	228-361-0814	3114 Breezyhill Ave		<i>Paul Harkins</i>

3112 Breezyhill Lane B. Wall

Petition to Ocean Springs, MS Board of Aldermen

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11/16/2025	Norma Herrington	13 Zettel Rd., Ocean Springs, MS 39564	228-327-5056	norma@charbonnet.com

NO	NAME (PRINT)	PHONE	EMAIL	ADDRESS	SIGNATURE
14	Carley Zapfe	404-213-9983	c-kzapfe@gmail.com	3110 Breezy Hill Ln	<i>Carley Zapfe</i>
15	Glenn Zapfe	228-238-8707	zagnut72@yahoo.com	3110 Breezy Hill Ln	<i>Glenn Zapfe</i>
16	Penny Weaver	662-212-3866	pennyweaver3108@gmail.com	3108 Breezy Hill Penny Weaver	<i>Penny Weaver</i>
17	ELIZ KIR KSEY	478-951-9529		3105 BREEZY HILL	<i>Elizabeth Kelsey</i>
18	George Ingrish	228-875-7310		3104	<i>George Ingrish</i>
19	Jane Beck	228-243-8620		3103 Breezy Hill	<i>Jane Beck</i>
20	William Shaw	805-708-5930		3101 Breezy Hill	<i>William Shaw</i>
21	Laura Shaw	228-238-2515		3101 Breezy Hill	<i>Laura Shaw</i>
22	Margaret Chester	228-380-0009		3102 Breezy Hill Ln	<i>Margaret Chester</i>
23	Nancy Carson	228-282-9234		1021 Conley Circle	<i>Nancy Carson</i>
24	Laura Moncrief	228-238-9814		1028 Conley Circle	<i>Laura Moncrief</i>
25	Terri Moncrief	228-342-2258		1028 Conley Circle	<i>Terri Moncrief</i>
26	Nancy Zapfe	228-815-219-5293		1031 Conley Cir	<i>Nancy Zapfe</i>

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NO	NAME (PRINT)	PHONE	EMAIL	SIGNATURE
27	LARRY ZAPPA	815-219-5294	larryzap@comcast.net	1031 canary c/c/c
28	DELMA COMBIS	875-4257	1002 BRITANNY COVE	Delma B. Combs
29	Fred Bickel	3039033474	fbickel@aol.com	100 Harbor C/O S
30	Susan Bickel	3036565360	SusanBickel@aol.com	1006 Harbor C/O S
31	Gaela Youngblood	318-453-6170	gaela.youngblood@gmail.com	1005 Harbor Cove
32	Jeff Lambson	318 453 6159	jslambson@gmail.com	same
33	Melanie Kay	228 209 7129	sonro.knox.3@gmail.com	1041 Conley Circle
34	Brian Kay	228 219 - 7585	32ME	1041 Conley Circle
35	Rebecca Smith	228-282-5414	mandrsmith86@gmail.com	1042 Conley Cir.
36	Vicki E. Knight	228-219-1757	Vknights1234@yahoo.com	1049 Conley
37	Angela Mitchell	662-416-9604	ang-lyn-87@yahoo.com	1052 Conley Cr. Ocean Springs MS
38	Levi Mitchell	662-403-5560	1052 Conley Cr. Ocean Springs MS	Angela Mitchell
39	Carole Krolkowski	678-230-2902	1054 Conley Circle	Levi Mitchell

Petition to Ocean Springs, MS Board of Aldermen

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11/16/2025	Norma Herrington		13 Zettel Rd., Ocean Springs, MS 39564	228-327-5056	norma@charbonnet.com
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NO	NAME (PRINT)	PHONE	EMAIL	ADDRESS	SIGNATURE
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40	Ekko Likowski	678230 7901		1054 Conley Circle	<i>Ekko Likowski</i>
41	Emily Volzania	941-779-8113		emvalzan@gmail.com 1055 Conley Cir.	<i>Emily Volzania</i>
42	Monte Volzania	941-779-8771		mvalzan@gmail.com 1055 Conley Cir.	<i>Monte Volzania</i>
43	Cynthia Simms	5875-3399		1056 Conley Cr.	<i>Cynthia Simms</i>
44	Ann McGraw	0264-6830		1057 Conley Circle	<i>Ann McGraw</i>
45	Sarah Olsen	402-321-9413		sarah.hill1143@gmail.com 1062 Conley Cir.	<i>Sarah Olsen</i>
46	Alex Olsen	80652-9160		alexolsen4@gmail.com 1062 Conley Cir.	<i>Alex Olsen</i>
47	Venice Lloyd	1038 Conley Circle			<i>Venice Lloyd</i>
48	Kim B. Mc	4000 Breezy Hill			<i>Kim B. Mc</i>
49	Angela Black	4000 Breezy Hill		angelablack0912@yahoo.com	<i>Angela Black</i>
50	Saige Black	901-600-6959		4000 Breezy Hill	<i>Saige Black</i>
51	David Weaver	(202) 913-5015		DSweaver3@gmail.com 4000 Breezy Hill	<i>David Weaver</i>
52	J.11 Hendon	228 235 4601		1023 Conley Cir.	<i>J.11 Hendon</i>

Petition to Ocean Springs, MS Board of Aldermen

We, the undersigned, petition the Board of Aldermen to address the following issues relating to Southeastern Construction & Remodelling, LLC - Pbst Rd

PIDN 60127170.000 & 60128042.002 (Property Acreage: 19.48 Acres) - Requesting approval for a 123-lot subdivision for rental townhomes:

4. Change PIDN 60127170.000 zoning from R1A to R1
5. Resolve traffic congestion issues between Magnolia Elementary School, Government St., Pabst Rd., and Ocean Springs Rd. and related neighborhoods ingress/egress before adding any additional traffic to the area.
6. Address damage to the Pine Savanna and Bay head wetlands and address the need for adequate drainage for existing properties, such as Beverly Place, that already have issues during heavy rains and hurricanes.

DATE	PETITION ORGANIZER	PHONE	ADDRESS	TELEPHONE	EMAIL
11/16/2025	Norma Herrington		13 Zettel Rd., Ocean Springs, MS 39564	228-327-5056	norma@charbonnet.com
NO	NAME (PRINT)	PHONE	EMAIL	ADDRESS	SIGNATURE
1	Elizabeth Kirksey	478-951-9529	bettylinkirksey@gmail.com	3105 Breezy Hill Lane	Su met sheet
2	Michael Hendon	228-313-9941	Hendon12345@gmail.com	1023 Conley Circle	micah e Here
3	Haley Hill	228-278-8157	maamstress@gmail.com	3118 Breezy Hill Lane	Haley Hill
4	Elizabeth Heroux	530-321-6128	elizabethheroux.89@gmail.com	1026 Conley Circle	
5	Jonathan Talbot	228-209-1647	ASTOS42@gmail.com	1013 Conley Circle	
6	Janice Talbot	228-209-9594	mommatalbot1962@gmail.com	1013 Conley Cir	
7	Michael Hicks	228-209-7109	micah1014@gmail.com	1014 Conley Cir.	
8	Kathleen Hicks	228-209-7109	kahicks1014@gmail.com	1014 Conley Cir.	
9	Roy Townsend	228-326-4491		106 Conley Circle	
10	Margaret Purdy	228-960-2825	margjckrds@yahoo.com	1017 Conley Cir.	
11	Dorinda Purdy	228-888-5621	Dlibrnc@gmail.com	1018 Conley Cir	
12	Tammy Bonner	251-635-8049	tammy.18@gmail.com	1020 Conley Cir	
13	KEVIN BONNER	228-237-7187	KEVINBONNER@yahoo.com	1020 CONLEY CIE	



United States Department of the Interior

NATIONAL PARK SERVICE
Gulf Islands National Seashore
1801 Gulf Breeze Parkway
Gulf Breeze, Florida 32563
(850) 934-2600



IN REPLY REFER TO:

1.A.1 (GUIS-SRS)

Amanda Crose
Planning Director
CITY OF OCEAN SPRINGS
PLANNING DEPARTMENT
POST OFFICE BOX 1800
OCEAN SPRINGS, MS 39566-1800

Dear Ms. Crose:

Thank you for sharing with us the information about the proposed development of Holly Grove Townhomes on Parcel ID 60127170.000 adjacent to National Park Service (NPS) property Tract 03-330, within the Davis Bayou Area of Gulf Islands National Seashore (GUIS), Jackson County, Mississippi.

I would like to share with you the following information:

- The NPS Tract 03-330 is bisected by Park Road, the main ingress and egress to the Davis Bayou Area of Gulf Islands National Seashore (park; GUIS). This tract of land is naturally vegetated and acts as a scenic buffer for park visitors traveling Park Road to other amenities within the Davis Bayou area of the park. The distance from the edge of Park Road to the adjoining shared boundary of Parcel ID 60127170.000 is approximately 120 feet.
- Controlled, prescribed burns on NPS Tract 03-330 and the Davis Bayou area of the park are periodically undertaken by NPS firefighters as part of the NPS-GUIS fire management program in accordance with agency's Wildland Urban Interface goals and objectives. The GUIS Fire Management Plan states that "GUIS will use prescribed fire primarily to promote ecosystem sustainability and to reduce hazard fuels accumulations, to include maintaining existing defensible space around GUIS structures; maintaining existing firebreaks (including refurbishing existing holding lines around prescribed fire units prior to burning them); and creating and/or maintaining hazard fuels breaks along sections of the GUIS perimeter to help prevent the spread of fire to and from adjacent non-agency land."

We also noted that:

- The wetlands delineation report provided in the Planning Commission Report identified wetlands (see figures 3 and 6, Hydrik) which may have a potential connection to wetlands within the park.
- The sketch plat provided in the Planning Commission Report indicated that a 20' buffer is provided along the adjoining properties to the south and west and a 18' buffer is provided along Pabst Road.

With the above by way of brief background information, NPS-GUIS respectfully requests that a 20' buffer naturally vegetated green space also be provided along the adjoining NPS property for two reasons: 1) to increase the Wildland Urban Interface (WUI) distance from the adjoining NPS Tract 03-330, for safe operations during NPS prescribed fire treatments and to prevent the spread of any wildland fire that may occur due to lightning strikes, etc., and, 2) to maintain the scenic and natural serene setting and aesthetics experienced by park visitors traveling on Park Road. We also request that the townhomes 49-

Interior Region 2 • South Atlantic-Gulf

Alabama, Florida, Georgia, Kentucky, Louisiana, Mississippi
North Carolina, Puerto Rico, South Carolina, Tennessee, U.S. Virgin Islands

64 be a natural and unobtrusive color in order to limit visual intrusion, minimize the units from being seen by passing motorists, bicyclists, and pedestrians traversing Park Road, as well as to reduce the aesthetic impacts from the development in close proximity to Park Road within the park.

Please coordinate with Environmental Protection Specialist Jolene Williams for specific mapping locations of the proposed green space buffer, as well as to collaborate further with respect to the issuance of any pertinent permitting and associated conditions relative to identified NPS-GUIS interests. Ms. Williams may be reached at 504-382-4937 or by email at jolene_williams@nps.gov.

Thank you for bringing this matter to our attention. Please feel free to contact me at 850-232-8749 (C) or email Rick_Clark@nps.gov should you for the City of Ocean Springs wish to coordinate further concerning joint interests relative to this proposed housing development project. We appreciate being a good neighbor to the residents of Ocean Springs.

Sincerely,

**RICHARD
CLARK**

Digitally signed by RICHARD
CLARK
Date: 2025.11.24 11:16:30
-06'00'

Richard A. Clark
Superintendent

Enclosures (3)

(Sketch Plat Map)
(Wetlands Figures 3 and 6)
(Map Park Boundaries and Proposed Development)

Proposed Development Adjacent

Davis Bayou Area, Gulf Islands National Seashore

Legend

- Gulf Islands National Seashore
- Park Road
- Proposed Development



Google Earth

Amanda Crose

From: Shannon Pfeiffer
Sent: Tuesday, November 25, 2025 6:13 PM
To: Amanda Crose
Subject: Fw: Holly Grove Townhomes
Attachments: 1000013725.jpg; 1000013724.jpg

RECEIVED
NOV 25 2025
BY: *acrose*

Shannon Grace Pfeiffer
Ward 4 Alderman

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From: Haley Hill <maamstress@gmail.com>
Sent: Tuesday, November 25, 2025 6:06:54 PM
To: Shannon Pfeiffer <spfeiffer@oceansprings-ms.gov>
Subject: Holly Grove Townhomes

Greetings Shannon,

I'd be remiss by not starting off thanking you for all your efforts since being elected as alderman representing Ward 4. It's greatly appreciated to have someone with enthusiasm dedicate their time and energy toward doing what you believe is right for our city.

Regarding the Holly Grove Townhomes sketch plat proposal that'll soon be presented to the board, I strongly urge you to vote against allowing this monstrosity of a development. There's a seemingly unlimited amount of development being approved on the west side of town and growth will not stop in the newly annexed areas. There's not a single meaningful benefit for current residents to this proposal inside of Ward 4. I'm sure you'll be hearing from other residents as well with plenty of reasons for opposition. I won't spend time here expecting you to read the thesis I could write about why this, and similar projects, are detrimental to the charm we're so rapidly losing in our great small town.

Traffic, socioeconomic impact, urban density, loss of wooded land, strain on existing infrastructure, etc. We don't need more "affordable housing" in the form of character-less, cookie cutter houses. Much less do we need more townhome constructions like the one still under development on Groveland Rd (photos attached) which is akin to what Holly Grove would be.

Please vote NAY.

Kind regards,
Haley Hill
Ward 4 resident
228-278-8157

Amanda Crose

From: Shannon Pfeiffer
Sent: Tuesday, November 25, 2025 6:27 PM
To: Amanda Crose
Subject: Fw:

RECEIVED
NOV 25 2025
BY: *A. Crose*

Shannon Grace Pfeiffer
Ward 4 Alderman

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From: Mario Camps <zracer269@gmail.com>
Sent: Tuesday, November 25, 2025 6:24:46 PM
To: Shannon Pfeiffer <spfeiffer@oceansprings-ms.gov>
Subject:

Hello my name is mario camps i live on breezyhill ln in ocean springs. Today i am writing about the development awaiting to be passed for Holly Grove townhouses just off government ave. I do not think this is a good idea for our community nor will it have a positive impact on traffic. This will also over crowd our schools. The placement in the city for such homes is wrong in my opinion and i hope to persuade you to stand against it as our elected officials. I hope you dont take this matter lightly as many residents of this area do not. Thank you for your time.

Bienville Place Owners Association, Inc.

P.O. Box 71
Ocean Springs, MS 39566-0071

RECEIVED
DEC 19 2025
BY: *Alpoge*

December 19, 2025

TO: Mayor Bobby Cox, City of Ocean Springs
Members of the Board of Aldermen, City of Ocean Springs

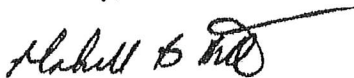
SUBJECT: Letter of Opposition - Holly Grove Development - PIDN: 60127170.000

On behalf of the members of the Bienville Place Owners Association, we support Magnolia Bayou Homeowner's Association in their opposition to the proposed Holly Grove townhome community project. The number of problems created by this project need to be addressed and action should be taken before it is allowed to proceed. Our concerns are:

1. The lack of a comprehensive traffic study.
2. The need for restructuring the various intersections to support the increased traffic congestion.
3. The school zone traffic will be impacted significantly.
4. The concern for the safety of the children who walk along Government Street on their way to and from school at Magnolia Bayou Elementary.
5. The significant impact to an infrastructure (i.e., water, sewer and drainage) which is already over-tasked as evidenced by recent water/sewer pipe breaks and flooding throughout the city.
6. The proposed rainwater flow plan that calls for water run-off will negatively impact flooding to the north and west portions of our Bienville Place community.
7. The need for a comprehensive survey of the entire infrastructure of the City of Ocean Springs.
8. The entirety of the city infrastructure use/volume is currently too high and needs to be expanded/upgraded.

As indicated in the Magnolia Bayou Homeowner's Association letter of opposition, without a comprehensive traffic and water/sewer/drainage study, this development should not be allowed to proceed. We believe addressing these concerns could alleviate future planning difficulties and encourage the Board of Aldermen to strongly consider re-zoning this parcel of land to single-family homes which would be consistent with the density of the adjacent zoned R-1 subdivisions.

Sincerely,



Marshall B. Riff
President, BPOA
(228) 323-0379

From: JACK PICKERING <jack39564@gmail.com>
Sent: Monday, December 22, 2025 4:41:13 PM
To: Shannon Pfeiffer <spfeiffer@oceansprings-ms.gov>
Subject: Holly Grove Development

RECEIVED
DEC 23 2025
BY: E. Dill

Dear Alderwoman Pfeiffer,

The Holly Grove development planned on Pabst Road is of great concern to all of us who live in the eastern portion of Ocean Springs and should be of concern to the whole city.

Concerns were raised at the planning commission's November public meeting. While some of these concerns were unrelated to the plat approval, many were. These concerns, especially drainage and traffic congestion, are directly related to the plat.

Unfortunately, the Planning Commission chose to ignore those concerns and approve the plat as presented for 123 terraced rental apartments on a defacto dead-end road whose main outlet at present is at a busy intersection where it is already a problem with the existing traffic. The fact that developers' traffic study was conducted during a week when all schools were out, was ignored. Drainage problems related to runoff, also already a problem for some homes in the area, were also ignored.

Drainage, traffic, and future infrastructure fixes such as road improvements and expansions, an additional railroad crossing (definitely needed should these apartments be approved) are some of the major issues of concern to those of us on, or adjacent to, Government Street in the neighborhoods of Woodhaven, Beverly Place (especially along Katy Lane), Whitney Oaks Drive, Waters Oaks Cove, Promenade, Stark Bayou, and Magnolia Bayou.

The plat describes 123 "Townhomes," an Orwellian developers' term for terraced two-story apartments, meaning a daily increase in traffic for the area of 200 to 300 cars dumping onto Government street between Curmis Broome Road and Ocean Springs Road. This will make Government Street impassable to those of us who live in the area and use it regularly, not to mention increased danger to pedestrians and bicycle riders (often children) and to school buses. Additional safety issues will arise in Magnolia Bayou where overflow traffic is sure to go.

While affordable housing is certainly a need in Ocean Springs, smaller developments with a few well-placed patio type homes owned, not rented could have a much smaller impact on our city and its residents. Holly Grove is sure to appeal to developers who want to make lots of money initially, and dump the later problems on our community.

Please oppose the Holly Grove development on Pabst Road.

Sincerely,
Jack Pickering and Selina Breland
3308 Government St
Ocean Springs MS

Amanda Crose

From: sarah peckinpaugh <sarah.peckinpaugh@gmail.com>
Sent: Tuesday, December 30, 2025 4:25 PM
To: Amanda Crose
Subject: Holly Grove Townhomes: copy of letter sent to my alderman

RECEIVED
DEC 30 2025
BY: *alpcro*

cooperation.

On Nov 21, 2025, at 3:23 PM, sarah peckinpaugh <sarah.peckinpaugh@gmail.com> wrote:

From,
Sarah Peckinpaugh
10 Zettel Rd
Ocean Springs.

To,
Mr Blackman
Alderman Ward 5,
Ocean Springs.

Dear Mr. Blackman,

I do not believe I have any new observation/protest on the issue of the proposed Holly Grove Pabst Rd development. I would still like to be heard and to be counted in the tally of those opposed.

I did attend the November 12th planning meeting. I also worked with one of my neighbors, Norma Herrington, to circulate a petition in our neighborhood opposing the development and asking for improvements to the infrastructure to improve our already problematic Pabst Rd. We knocked on many doors in our neighborhood. We found not a single person who did know about the development and were adamantly opposed.

The density of housing in this proposed development is not at all in character with the long established single family housing of this area. It would be against the well being of our current neighborhoods in this area.

The study of Pabst Rd does not in any way represent the reality of daily use of this road. The area that would be affected by the increased traffic does NOT have shoulders. The road is narrow and extra care is needed when passing oncoming traffic. This is especially true for larger vehicles like full size pick up trucks, delivery vehicles, city works trucks, etc. The edges of the road are actually crumbling in many places and the ditches are steep and deep. I consider the road study to be fraudulent. The intersection of Pabst Rd and Government St is odd at best. It is very near to intersection of Government St and Ocean Springs Rd which is very close to the railroad tracks. When Government St gets backed up,

it blocks Pabst Rd's entry. Often the ability to turn onto Government St is subject to the courtesy of drivers on Government St. A courtesy that would be greatly affected with the increased traffic that would be expected with this development.

As for wetland issues, just because it is legal to build this development on this property does not mean it is a good idea to do so. Neighborhoods south of Government St already have drainage problems. These could only be expected to get worse.

I believe we should work to improve our already existing infrastructure and take care of our current Ocean Springs residents before adding more people to this area, especially at this density. It should be noted that many more residents than those in the immediate proximity of the development would be adversely affected.

I would like to hear from public works, emergency services (police and fire department) and schools, especially Magnolia Park Elementary, as to how they expect this will affect them.

In conclusion I stand with others that this development should not move forward. And, that this area has issues that need to be addressed.

Sincerely yours,
Sarah Peckinpaugh
Concerned Resident of Ward 5