



**PLANNING COMMISSION MEETING AGENDA
CITY OF OCEAN SPRINGS - PLANNING COMMISSION
WEDNESDAY, NOVEMBER 12, 2025 - 6:00 PM**

- 1. Call Meeting to Order**
- 2. Approval of Minutes**
 - a. September 9, 2025
- 3. Old Business**
- 4. New Business**
 - a. Alexandria & David Arnold – 145 Lafayette Circle – PIDN: 61380024.000 – Approval of a Short-Term Rental Permit
 - b. Gregory Williams – 614 Clark Ave – PIDN: 60157010.000 – Approval of a Short-Term Rental Permit
 - c. Public Hearing: Southeastern Construction & Remodeling, LLC – Pabst Rd – PIDN: 60127170.000 – Requesting Sketch Plat approval for a 123– lot Townhome Subdivision (Holly Grove) – Mickey L. Robertson, P.E.
- 5. General Public Comment**
- 6. Commissioner’s Forum**
- 7. Adjourn**

The Minutes of the City of Ocean Springs
Planning Commission
Tuesday, September 9, 2025

1. Call Meeting to Order

The meeting of the City of Ocean Springs Planning Commission was called to order by Chairman Andy Phelan at 6:00 p.m. on Tuesday September 9, 2025. The members present were Clay McArdle, Michael Smith, Kevin O'Connell, Andy Phelan, Marshall Johnson, Nicolaus Geiser, and Jennifer Dalgo. Also, present were Amanda Crose Planning Director, Elizabeth Dill, Planning Technician, and David Harris, City Attorney.

A motion was made by Kevin O'Connell, seconded by Marshall Johnson to accept the amended agenda. The motion carried unanimously.

2. Approval of Minutes:

- a) August 12, 2025

A motion was made by Jennifer Dalgo, seconded by Kevin O'Connell to accept the minutes from July 8, 2025, as corrected. The motion carried unanimously.

3. Old Business:

- a) None

4. New Business:

- a) **Election of New Officers**

Chairman – Andy Phelan

Vice Chairman – Kevin O'Connell

Secretary – Marshall Johnson

A motion was made by Kevin O'Connell, seconded by Marshall Johnson, to recommend approval of new officers. The motion carried unanimously.

- b) **DEFERRED UNTIL NOVEMBER 12, 2025 – Public Hearing: Alexandria & David Arnold – 145 Lafayette Circle – PIDN: 61380024.000 – Approval of a Short-Term Rental Permit**
- c) **Public Hearing: Zayed Realty LLC – Bienville Blvd – PIDN: 60127590.050 – Requesting a zoning change from C-H Regional Commercial to M-1 Manufacturing & Warehousing**

A motion was made by Kevin O'Connell, seconded by Clay McArdle to open the public hearing. The motion carried unanimously.

- Vincent Burke – Ward 4 – Spoke in opposition to the request of zoning change from C-H Regional Commercial to M-1 Manufacturing & Warehousing.

A motion was made by Marshall Johnson, seconded by Michael Smith to close the public hearing. The motion carried unanimously.

A motion was made by Nicolaus Geiser, seconded by Michael Smith to recommend approval of the rezone of PIDN: 60127590.050 from C-H Regional Commercial to M-1 Manufacturing & Warehousing based on the mistake made in the original zoning map. The motion passed with a six to one vote. Yea – Andy Phelan, Nicolaus Geiser, Marshall Johnson, Jennifer Dalgo, Kevin O’Connell, and Micheal Smith. Nay- Clay McArdle.

d) Public Hearing: Crosspoint Capital LLC – Groveland Rd – PIDN: 60123040.000 – Requesting Sketch Plat approval of a 33-lot subdivision (Groveland Subdivision) – Jesse Saucedo

A motion was made by Nicolaus Geiser, seconded by Marshall Johnson to open the public hearing. The motion carried unanimously.

- Paul Gergen – Ward 5 – Verified the proposed subdivision wouldn’t interfere with the Deana Road expansion project.

A motion was made by Marshall Johnson, seconded by Micheal Smith to close the public hearing. The motion carried unanimously.

A motion was made by Jennifer Dalgo, seconded by Micheal Smith to recommend approval of the 33-lot subdivision provided the 20% open space requirement is verified on the Preliminary Plat. The motion carried unanimously.

e) DEFERRED UNTIL NOVEMBER 12, 2025 - Public Hearing: Southeastern Construction & Remodelling, LLC – Pabst Rd – PIDN: 60127170.000 – Requesting Sketch Plat approval for a 146 – lot subdivision (Holly Grove Subdivision) – Mickey L. Robertson, P.E.

5. General Public Comment

Haley Hill – Ward 4 – spoke about Sketch Plat review process and rezoning criteria.

6. Commissioners Forum

Discussion on status of 2045 Comprehensive Plan.

7. Adjourn

A motion was made by Marshall Johnson, seconded by Kevin O’Connell to adjourn the meeting. The motion carried unanimously.

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

PLANNING COMMISSION REPORT

PUBLIC HEARING DATE: November 12, 2025

APPLICANT/OWNER: David & Alexandria Arnold

LOCATION: 145 Lafayette Circle

PARCEL NUMBER: 61380024.000

REQUESTED ACTION: Residential Short-Term Rental Permit

DATE OF APPLICATION: August 7, 2025

DESCRIPTION OF REQUEST:

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

ZONING/LAND USE:

Subject Property: R-2 Low-Medium Density Residential – Single-Family Dwelling

SHORT-TERM RENTAL DISTRICT: City-Wide Zone

This property would be 53 out of 60 available permits in the City-Wide Zone for short-term rentals.



FINDINGS:

- **Local Property Manager:** The local property manager, Kenny Foreman, has the address of 3033 Wind Wood Drive Ocean Springs, MS. This satisfies the requirement to be located within 2 miles of the city limits.
- **Application:** Submittal is complete and was received prior to the deadline. A copy of the rental agreement is attached for consideration.
- **Homeowner’s Association:** The property is not located in a covenant-restricted subdivision.
- **Liability Insurance:** The signed application states that the liability insurance for the property does not exclude short-term rentals from coverage, as well as, conformance with building code and zoning requirements. There are no deed restrictions and taxes are current.
- **Fee:** The application fee was provided with the application.
- **Notice via Standard Mail:** The notice of Public Hearing was mailed to 39 property owners within 500 feet of the subject property. The distribution included the name of the applicant, notice of the hearing date, time and location, and a summary of Frequently Asked Questions regarding short-term rentals. All advertising requirements have been met.
- **Publication:** Notice of the public hearing was advertised at least 15 days prior to the date of the hearing per ordinance on October 28, 2025. Additionally, the required yard sign was placed in the yard on October 28, 2025. All advertising requirements have been met.
- **Inspection:** The property was inspected for all required elements on October 23, 2025, and was approved. The inspection form is attached for review.
 - **Maximum Occupancy:** The requested maximum occupancy of (6) six was approved by the Fire Marshall during the inspection.
 - **Maximum Number of Vehicles:** The request for a maximum number of (3) three vehicles was approved by the Building Official during the inspection.
- **Guest Rules:** The guest rules were posted and visible during the property inspection.
- **Code Violations:** No code violations received.

PUBLIC FEEDBACK:

None received as of November 7, 2025.

PROPOSED MOTION:

To recommend **approval** of the short-term rental permit located at 145 Lafayette Circle with an annual renewal and compliance with the City of Ocean Springs STR Ordinance.

– OR –

To recommend **denial** of the short-term rental permit located at 145 Lafayette Circle.



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

RESIDENTIALLY ZONED SHORT TERM RENTAL ANNUAL PERMIT APPLICATION

Application Date: Aug 7 2025 **A \$25.00 reinspection will be charged if the inspection is missed.**

REQUIRED ATTACHMENTS:

FEES: \$501 ~ **Application Fee Effective 10/1/2024**– \$25 must be paid at the time application is submitted, Remaining \$475 is due when permit is approved ~ **Administrative Fee:** \$1.00 (per Ordinance 2022-17 following the requirements of Section 25-60-5 MS code Annotated)

- Completed Application
- Copy of Proposed Rental Agreement
- Proposed Parking Plan – Sketch
- Copy of rules, including trash management and reference of the city’s noise ordinance (available upon request), to be posted inside unit
- Affirmation of Code Compliance – Ord.2015-11 (Section 401.3(10)) – Attached.
- ~~Standard mailout fee will be calculated during the review process and must be paid prior to scheduling of the public hearing~~*

→ **Properties will be reviewed and inspected prior to scheduling the public hearing date and sending the required notices.**

→ **Permits are renewed annually and are not transferable to new ownership.**

REQUIRED: RENTAL PROPRTY INFORMATION:

- **Address of Rental Property:** 145 Lafayette Circle Ocean Springs MS 39564
- Parcel Identification Number: 61380024.000 Number of bedrooms: 3
- Proposed maximum # guests: 6 Number of existing off-street parking spaces: 3
- Is this property located in a covenant-restricted subdivision? Yes No ~ **If yes, a copy of the covenants must be included.**

PROPERTY OWNER – Name: <u>Alexandria and David Arnold</u>	
Address: <u>9401 Croom Acres Drive Upper Marlboro MD 20772</u>	
Phone No. <u>443 301 6084</u>	Email: <u>alexandria.b.arnold@gmail.com</u>
OWNER SIGNATURE: <u><i>David Arnold</i></u>	
<hr style="border-top: 1px dashed red;"/>	
LOCAL PROPERTY MANAGER – [Must RESIDE within two (2) miles of the OS City Limits]	
Name: <u>Kenny Foreman</u>	
Address: <u>3033 Wind Wood Dr Ocean Springs MS 39564</u>	
Phone No. <u>228-327-8157</u>	Email: <u>Foremanenterprises@outlook.com</u>
Is the Property Manager OR the Owner the best contact for scheduling Inspections? <u>Owner</u>	

Owner – initial by each ordinance to indicate receipt:

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

Physical Inspection of Property:

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

Affirmation of Codes/Regulations

I, (print name) David Arnold, hereby certify that:

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

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

Owner(s) Name: David Arnold

Parcel ID(s): 61380024.000

Date Property Acquired: 6/27/2024

Owner’s Signature David Arnold **Date** 08/07/2025

Office Use Only

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

ADDRESS: 145 LAFAYETTE CIR iWorQ Permit#: 9404



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

RESIDENTIALLY-ZONED SHORT TERM RENTAL – OCCUPANCY INSPECTION FORM

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

All Occupancy Inspections are done at 10am

The following items must be complete prior to inspection:

- Type 2A 10BC Fire Extinguishers (Maximum travel distance 75 ft.)
- Emergency Lighting with battery backup
- Address on Building
- Breaker Box needs to be labeled
- Outlet and switch plate covers need to be installed. (GFCI Circuits within 6 ft. of water source)
- No exposed wiring
- Adequate emergency egress
- Operable windows in sleeping areas
- Guest rules (noise, garbage, etc.) must be visibly posted.
- Adequate garbage receptacles
- Smoke detectors in all bedrooms and hallways.
- Carbon monoxide detectors if there is gas service.
- Identified # of Bedrooms:** 3
- Proposed # of Guests: 6
- Approved # of Guests per OSFD:** 6
- Proposed # of vehicles: 3
- Approved # of vehicles per OSFD:** 3

Property Owner: ***ALEXANDRIA & DAVID ARNOLD
Contact Name: KENNY FOREMAN

Phone #: 443-301-6084
Phone #: 228-327-8157

Date of Inspection: 23 Oct 2025

COMMENTS: _____

PASSED

Building Official: _____
Property Owner: _____

Fire Marshall: _____

SHORT-TERM RENTAL AGREEMENT

I. The Parties

This Short-Term Rental Agreement ("Agreement") made on _____ is between the following:

One (1) individual(s) known as _____ ("Tenant(s)")

AND

One (1) individual(s) known as Kenneth Foreman with a mailing address of 3033 Wind Wood Dr, Ocean Springs, Mississippi, 39564 ("Landlord").

Landlord and Tenant(s) ("Parties") agree to the following terms and conditions:

II. The Property

The Tenant(s) agrees to rent the residential dwelling described as a(n) single family home with a mailing address of 145 Lafayette Circle, Ocean Springs, Mississippi, 39564 ("Property"). The Property consists of 3 bedroom(s) and has 2 bathroom(s).

III. Furnishings

The Property shall be furnished by the Landlord. Landlord shall provide the following furnishings as part of this Agreement:

Bedroom Set(s) - Including but not limited to beds, pillows, sheets, nightstands, and lighting fixtures.

Kitchenware - Including but not limited to pots, pans, utensils, cleaning supplies, and other everyday items that complete a kitchen set.

Living Room Set(s) - Including but not limited to couche, chairs, sofa, television, and other common living room items.

IV. Parking

The Landlord shall provide parking as part of this Agreement in the form of 2 parking space(s). There shall be no fee for the parking space(s).

V. Period and Guests

The total amount of individuals allowed to stay at the Property for any period will be limited to 2 people.

VI. Start and End Dates

The term of this Agreement shall begin _____ and end on _____ ("Rental Period").

The Tenant(s) shall be allowed to check-in at 04:00 PM and check-out at 10:00 AM.

VII. Rent

The rent due by the Tenant(s) to the Landlord shall be in the amount of \$99.00 per day due prior to arrival.

VIII. Security Deposit

The Tenant(s) shall be obligated to pay a Security Deposit of \$500 as part of this Agreement. This deposit is refundable should there be no damage to furniture or the condo itself.

IX. Pets

Any damage caused by a pet is the responsibility of the tenant. Tenant will be responsible for any and all charges related to cleanup or necessary repairs.

X. Fees, Taxes, and Deposit

The Tenant(s) shall not be responsible for any other fee(s) unless otherwise mentioned herein.

XI. Termination

Landlord has the right to inspect the premises with prior notice in accordance with applicable State laws. Should the Tenant(s) violate any of the terms of this agreement, the rental period shall be terminated immediately in accordance with State law. Tenant(s) waive all rights to process if they fail to vacate the premises upon termination of the rental period. Tenant(s) shall vacate the premises at the expiration time and date of this agreement.

XII. Utilities

The Landlord shall be responsible for providing the following utilities: Electricity, Internet, Trash Collection, Water and Sewer, Power and all other utilities to be paid by the Landlord.

XIII. Maintenance and Repairs

The Tenant(s) shall maintain the premises in a good, clean, and ready to rent condition, and use the premises only in a careful and lawful manner. Tenant(s) shall leave the premises in a ready to rent condition at the expiration of the rental agreement, defined by the Landlord as being immediately

habitable by the next tenants. Tenant shall pay for maintenance and repairs should the premises be left in a lesser condition.

XIV. Trash

Landlord requires the Tenant(s) to use the following instructions for trash removal on the Property: Please place all household trash in dumpster located on the property and to the south of the condo.

XV. Subletting

Tenant(s) shall not be allowed to sublet the Property. If Landlord does allow the Tenant(s) the right to sublet, an amendment must be signed by both Landlord and Tenant(s) and shall be attached to this Agreement.

XVI. Quiet Enjoyment

The Tenants shall behave in a civilized manner and shall be good neighbors respecting the rights of the surrounding property owners. The Tenants shall not create noise or disturbances likely to disturb or annoy the surrounding property owners. Creating a disturbance of the above nature shall be grounds for immediate termination of this agreement and Tenants shall then immediately vacate the premises.

Any and all noise must be kept to a minimum each night beginning at 10:00 PM

XVII. Smoking

Any and all forms of smoking shall not be permitted inside the Property, including vaping.

XVIII. Landlord's Liability

The Tenants and Tenants' Guests shall hereby indemnify and hold harmless the Landlord against any and all claims of personal injury or property damage or loss arising from use of the premises regardless

of the nature of the accident, injury or loss. Tenant(s) expressly recognize that any insurance for property damage or loss which the Landlord may maintain on the property does not cover the personal property of Tenant(s), and that Tenant(s) should purchase their own insurance for Tenant(s) and Guest(s) if such coverage is desired.

XIX. Attorney's Fees

Tenants agree to pay all reasonable costs, attorney's fees and expenses that shall be made or incurred by Landlord enforcing this agreement.

XX. Use of Property

Tenant(s) expressly acknowledge and agree that this Agreement is for transient occupancy of the Property, and that Tenant(s) do not intend to make the property a residence or household.

XXI. Shortened Stays and Conditions

There shall be no refunds of rents due to shortened stays or ruined expectations because of weather conditions.

XXII. Showings

If the property should go on the MARKET FOR SALE, it may be shown to qualified buyers during the stay of the Tenant(s). Every effort will be made to schedule the showing at a convenient time and not interrupt the day-to-day activities of the Tenant(s). Tenant(s) shall allow reasonable viewings of the Property during standard hours.

XXIII. Firearms

Only legally owned and permitted firearms shall be allowed on the premises in accordance with State and local laws.

XXIV. Fireworks

The Parties agree that Fireworks and other hazardous materials may not be stored or used in or around the Property.

XXV. Illegal Use

Tenant(s) shall use the property for legal purposes only and other use, such as but not limited to, illegal drug use, abuse of any person, harboring fugitives, etc. shall cause termination of this Agreement with no refund of rents or deposits.

XXVI. Fire Alarms

If the Property has fire alarms the Tenant(s) must notify the Landlord without delay if a fire alarm “chirps” or has a low battery condition.

XXVII. Keys

Door keys shall not be given to the Tenant(s) at the time of possession. Smart locks with a personalized code shall serve as the means of access to the property.

XXVIII. Possessions

Valuable items left behind by Tenant(s) will be held with every reasonable effort made to contact in order for a safe return. If items are not claimed for longer than 6 months they shall become the property of the Landlord. Landlord shall not be held liable for the condition of said items left by the Tenant(s).

XXIX. Notice

In the event written notice is required the Parties shall be recognized by the mailing addresses set forth in Section I of this Agreement.

XXX. Landlord's Contact

In the event the Landlord needs to be contacted immediately, the Tenant(s) shall use the following:

E-Mail: Foremanenterprises@outlook.com

Telephone: (228) 327-8157

XXXI. Governing Law

This agreement is governed under the laws in the State where the Property is located.

XXXIII. Lead-Based Disclosure

It is acknowledged by the Parties that a Lead-Based Paint Disclosure is not required per federal law.

XXXIV. Severability

In the event any provision or part of this Agreement is found to be invalid or unenforceable, only that particular provision or part so found, and not the entire Agreement, will be inoperative.

XXXV. Additional Terms and Conditions

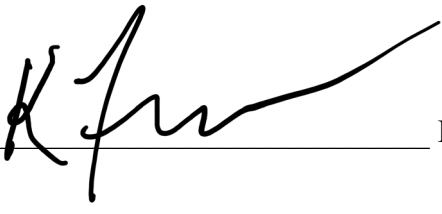
In addition to the language stated in this Agreement, the Parties agree to the following: No parties are permitted. Guests must follow all house rules set forth by the owner, including no more than 2 vehicles on the premises. Any damage to the home/property must be reported immediately.

XXXVI. Entire Agreement

This Agreement together with any attached addendums or disclosures shall supersede any and all other prior understandings and agreements, either oral or in writing, between the parties with respect to the subject matter hereof and shall constitute the sole and only agreements between the parties with respect to the said Property. All prior negotiations and agreements between the parties with respect to the Property hereof are merged into this Agreement. Each party to this Agreement acknowledges that no representations, inducements, promises, or agreements, orally or otherwise, have been made by any party or by anyone acting on behalf of any party, which are not embodied in this Agreement and that any agreement, statement or promise that is not contained in this Agreement shall not be valid or binding or of any force or effect.

SIGNATURE AREA

Tenant's Signature _____ **Date** _____

Landlord's Signature  _____ **Date** 7/19/2024
Kenny Foreman

WI-FI
PASSCODE
7mn4ijy2wuf5
(Case Sensitive)

WELCOME TO PARADISE!

It is our absolute pleasure to have you as our guest. We hope that you find everything clean and comfortable.

There is laundry detergent in the laundry room for your use.

During your stay, our vacation home is your vacation home.

Feel free to utilize all aspects of the home and yard to enjoy your stay.

WE HOPE YOU ENJOY YOUR STAY!!!

CONTACT

KENNY FOREMAN
PHONE:
228.327.8157

145 LAFAYETTE CIRCLE

HOUSE RULES

- **No smoking allowed**
- **No illegal drug use is permitted**
- **No pets are allowed**
- **PLEASE no food or drinks in the bedrooms**

PRIOR TO DEPARTURE (CHECKOUT)

- **Please load dirty linens in washer with laundry detergent that has been provided**
- **Please wash dirty dishes with detergent that is provided**
- **Please take all garbage out and place in receptacles**
- **Please ensure that you have all of your belongings**

ITEMS OF POSSIBLE INTEREST

- The Bayou Restaurant & Tiki Bar
- Speaking of The Bayou, Thursday is karaoke and ladies' night, and live bands play on Friday and Saturday nights.
- Downtown Ocean Springs offers great food and shopping. You may also choose to rent a golf cart at Downtown Cart Rentals to cruise the beach and downtown areas.
- Public beach access approximately 1.2 miles from home.

We hope you have an awesome visit to Ocean Springs. Please contact us **immediately** should there be any issues.



Lafayette Cir

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131

149





PUBLIC HEARING NOTICE

Residential Short-Term Rental

THIS INFORMATION IS BEING SENT TO YOU AS PART OF THE PERMITTING PROCESS FOR A NEARBY PROPERTY.

Per adopted Code for the City of Ocean Springs, notice has been advertised in the Sun Herald Newspaper and copies are sent via Standard mail at the cost of the applicant.

PUBLIC NOTICE is hereby given that the City of Ocean Springs **PLANNING COMMISSION** will hold a **Public Hearing** on the date listed below to consider an application for a Short-Term Rental Permit per Ordinance No. 2015-11 governing the provision of Short-Term Rentals of dwellings in residential zones after application, hearing, and approval.

Application for the address listed below will be considered in the regular meeting place of the Board of Aldermen at City Hall located at 1018 Porter Avenue Ocean Springs, MS 39564.

Short-Term Rental Applied for: 145 LAFAYETTE CIR

Public Hearing Date/Time: WEDNESDAY, NOVEMBER 12, 2025 @ 6PM

Applicant: ALEXANDRIA & DAVID ARNOLD

Local Contact: KENNY FOREMAN

The Residential Short-Term Rental Ordinance (2015-11) was approved on July 7, 2015. The ordinance was researched, modified, and re-approved on February 20, 2018, and again on December 17, 2019. This document addresses what the ordinance requires of an applicant, the process, and contact information for questions or concerns. For more details, please call the Planning Department at 228-875-4415.

Short-Term Rentals: Considered less than 30 days. Conditions for permitting include an approval process, occupancy/vehicle requirements, guest registry, noise/garbage management, posting of rules, local management, and a process for complaints, basis for denial or revocation, and violations.

Frequently Asked Questions regarding Residential Short-Term Rental permits:

- 1) **Why am I receiving this information?** All property owners within 500 feet of the property requesting a permit are required to receive notification via standard mail. Additionally, the hearing was advertised in the local newspaper and a yard sign placed on the property. This notice was mailed to your address of record with the Jackson County Tax Assessor’s office.
- 2) **What is allowed under a Short-Term Rental Permit?** Approval of the permit will allow the property owner to rent the residence for periods of less than 30 days at a time, governed by restrictions listed in the ordinance. The permit does not allow any other non-permitted activity.
- 3) **Who will be responsible for management of the property?** The property owner is ultimately responsible for all activity on the property. The Local Property Manager, if one is assigned, MUST reside within 2 miles of the city limits and be available 24/7 to address issues related to the property. The Planning Department will have a contact number in case of emergencies.
- 4) **Do the property owners pay sales tax for this activity?** Yes – the property owner will be issued a city privilege license that will allow them to register with the state for payment of sales tax, including the additional “bed tax” requirement for all hotel activity.
- 5) **What review has been done by the City?** The application, a \$501 application fee, and payment for mailing is required. All information was reviewed to ensure all administrative requirements have been met. The home

has been inspected to ensure that all life safety elements are in place and a maximum occupancy/vehicle allowance has been set.

- 6) **What physical modifications were required for the home?** Required life safety improvements include, but are not limited to, hard-wired smoke detectors (carbon monoxide if served by gas), emergency lighting for exits during power outages, properly functioning exits, current fire extinguishers, labeled fuse box, etc.
- 7) **How will the maximum occupancy and number of vehicles be established?** During the physical inspection, the Building Official and Fire Inspector assess the availability of space including sleeping areas and space for off-street parking. These maximums will be established prior to the Public Hearing and can be enforced during operation of the rental.
- 8) **Where can I report code violations, disturbances, etc.?** Just as you would with any residential occupant, if there are problems with noise, excessive vehicles, trash, or other intrusive behavior, the proper city officials should be notified. For life-threatening emergencies, dial 9-1-1 as you would with any type of residential occupancy. Documented complaints will be considered during the renewal process. The ordinance provides guidelines for the basis of revocation or denial or permit issuance and/or renewal.

Complaint Contact Information:

- a. **Police: 228-875-2211** – noise, trespassing, other criminal activity
 - b. **Code Enforcement: 228-875-6712** – improper vehicle parking, improper trash storage
 - c. Any other complaints can be forwarded to the **Planning Department at 228-875-4415** or mailed to Attn: Planning Department, City of Ocean Springs, 1018 Porter Avenue, Ocean Springs, MS 39564
- 9) **What is the process if the rules are not followed?** If the City receives documentation that the property owners and/or tenants have violated the provisions set forth in the ordinance, or have met any other criteria that allows for revocation, written notice will be given to the property owner of the violation(s). If corrective action is not taken in the allotted time period, the permit can be revoked and citations issued.
 - 10) **How long is the permit valid?** The Residential Short-Term Rental permit is an annual renewal. Once the initial permit is approved, the property will be inspected annually and complaint records reviewed prior to renewal. The ordinance provides guidelines for the basis of revocation or denial or permit issuance and/or renewal.
 - 11) **Is the permit transferable to new owners?** No. The permit is issued to the owner for that specific address. Permits are not transferrable to other owners or properties without the full approval process, including an advertised Public Hearing.
 - 12) **Is the approval process the same for properties in commercially zoned districts?** The application itself is similar, but commercial properties do not require notice or Public Hearing.
 - 13) **What if the property has covenants that do not allow for short-term rentals?** The ordinance requires that any application for a property with an active Homeowner’s Association (HOA) must provide a letter from that HOA supporting the activity. If you are aware of such a restriction in your neighborhood, please notify the Planning Department at 228-875-4415. The permit will not be approved unless supported by an ACTIVE HOA where applicable.
 - 14) **Will the property owner be required to maintain renter information?** Yes, the property owner must maintain a guest registry and provide to the city for review upon request.
 - 15) **Will the renters be informed of the rules and regulations that are included in the permit?** Yes, part of the application and inspection includes provision of the rental agreement for review and posting of the house rules in a visible location within the home.



Questions and/or written comments can be sent to the Planning Department up to the day of the hearing and will be provided to the Planning Commission for consideration. Comments can be sent to:

1018 Porter Avenue, Ocean Springs, MS 39564.



Property Link

JACKSON COUNTY, MS

Current Date **10/27/2025**

Tax Year 2023
Records Last Updated **10/26/2025**

PROPERTY DETAIL

OWNER WIXON GEORGE M & DARLENE A
3515 BRAMBLEWOOD CR

PASCAGOULA MS 39581

ACRES : .03
LAND VALUE : 2713
IMPROVEMENTS : **NA**
TOTAL VALUE: 2713
ASSESSED : 407

PARCEL 41320054.000
ADDRESS LAFAYETTE

TAX INFORMATION

YEAR 2023	TAX DUE	PAID	BALANCE
COUNTY	20.50	20.50	0.00
CITY	22.18	22.18	0.00
SCHOOL	19.41	19.41	0.00
TOTAL	62.09	62.09	0.00

A Print Fee May Apply, Contact County For Total.

LAST PAYMENT DATE 1 / 30 / 2024

MISCELLANEOUS INFORMATION

EXEMPT CODE	LEGAL	BEG NWC LOT 4 BLK P INT'L SHIP
HOMESTEAD CODE None	BU	
TAX DISTRICT 3440	ILDING CO S/D N 40' E 42.6' S	
PPIN 049522	40	
SECTION 14	' W 42.6' TO POB PT UNPLATTED	
TOWNSHIP 8	CA	
RANGE 6	SSILS TR DB 1912-378 (296 Map8	
	66	

Book **Page**

[PURCHASE COUNTY TAX SALE FILES](#)

TAX SALES HISTORY, FOR UNPAID TAXES

Year Sold To Redeemed Date/By

****NO TAX SALES FOUND****

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

PLANNING COMMISSION REPORT

PUBLIC HEARING DATE: November 12, 2025

APPLICANT/OWNER: Gregory Williams

LOCATION: 614 Clark Ave

PARCEL NUMBER: 61057010.000

REQUESTED ACTION: Residential Short-Term Rental Permit

DATE OF APPLICATION: August 26, 2025

DESCRIPTION OF REQUEST:

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

ZONING/LAND USE:

Subject Property: R-D Two Family Residential – Single-Family Dwelling

SHORT-TERM RENTAL DISTRICT: City-Wide Zone

This property would be 54 out of 60 available permits in the City-Wide Zone for short-term rentals.



FINDINGS:

- **Local Property Manager:** The local property manager, Chris Dearman, has the address of 805 Magnolia Bayou Blvd Ocean Springs, MS. This satisfies the requirement to be located within 2 miles of the city limits.
- **Application:** Submittal is complete and was received prior to the deadline. A copy of the rental agreement is attached for consideration.
- **Homeowner's Association:** The property is not located in a covenant-restricted subdivision.
- **Liability Insurance:** The signed application states that the liability insurance for the property does not exclude short-term rentals from coverage, as well as conformance with building code and zoning requirements. There are no deed restrictions and taxes are current.
- **Fee:** The application fee was provided with the application.
- **Notice via Standard Mail:** The notice of public hearing was sent to 60 property owners within 500 feet of the subject property. The distribution included the name of the applicant, notice of the hearing date, time and location, and a summary of Frequently Asked Questions regarding short-term rentals. All advertising requirements have been met.
- **Publication:** Notice of the public hearing was advertised at least 15 days prior to the date of the hearing per ordinance on October 28, 2025. Additionally, the required yard sign was placed in the yard on October 28, 2025. All advertising requirements have been met.
- **Inspection:** The property was inspected for all required elements on October 22, 2025, and was approved. The inspection form is attached for review.
 - **Maximum Occupancy:** The requested maximum occupancy of (6) six was not approved due to no bed in the third bedroom; however, (4) maximum occupancy was approved by the Fire Marshall during the inspection.
 - **Maximum Number of Vehicles:** The request for a maximum number of (4) four vehicles was not approved; however (3) three vehicles were approved by the Building Official during the inspection.
- **Guest Rules:** The rules were posted and visible during the property inspection.
- **Code Violations:** No code violations received.

PUBLIC FEEDBACK:

None received as of November 7, 2025.

PROPOSED MOTION:

To recommend **approval** of the short-term rental located at 614 Clark Ave with an annual renewal and compliance with the City of Ocean Springs STR Ordinance.

– OR –

To recommend **denial** of the short-term rental located at 614 Clark Ave.



City of Ocean Springs Planning Department

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

RESIDENTIALLY ZONED SHORT TERM RENTAL ANNUAL PERMIT APPLICATION

Application Date: 8/26/25

A \$25.00 reinspection will be charged if the inspection is missed.

REQUIRED ATTACHMENTS:

FEES: \$501 ~ Application Fee Effective 10/1/2024- \$25 must be paid at the time application is submitted, Remaining \$475 is due when permit is approved ~ Administrative Fee: \$1.00 (per Ordinance 2022-17 following the requirements of Section 25-60-5 MS code Annotated)

- Completed Application
Copy of Proposed Rental Agreement
Proposed Parking Plan - Sketch
Copy of rules, including trash management and reference of the city's noise ordinance
Affirmation of Code Compliance - Ord.2015-11 (Section 401.3(10)) - Attached.
Standard mailout fee will be calculated during the review process and must be paid prior to scheduling of the public hearing
Properties will be reviewed and inspected prior to scheduling the public hearing date and sending the required notices.
Permits are renewed annually and are not transferable to new ownership.

REQUIRED: RENTAL PROPRTY INFORMATION:

- Address of Rental Property: 614 Clark Avenue Ocean Springs, MS
Parcel Identification Number: 61057010.000 Number of bedrooms: 3
Proposed maximum # guests: 6 Number of existing off-street parking spaces: 4
Is this property located in a covenant-restricted subdivision? No ~ If yes, a copy of the covenants must be included.

PROPERTY OWNER - Name: Gregory Williams
Address: 27 Sauvonne Ct, Ocean Springs, MS 39564
Phone No. 228-327-8415 Email: greglwilliams@usa.net
OWNER SIGNATURE: [Signature]
LOCAL PROPERTY MANAGER - [Must RESIDE within two (2) miles of the OS City Limits]
Name: Chris Dearman
Address: 805 Magnolia Bayou Blvd, Ocean Springs, MS 39564
Phone No. 228-338-6259 Email: christopherrdearman@gmail.com
Is the Property Manager OR the Owner the best contact for scheduling Inspections? Owner

Owner – initial by each ordinance to indicate receipt:

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

Physical Inspection of Property:

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

Affirmation of Codes/Regulations

I, (print name) Gregory Williams, hereby certify that:

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

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

Owner(s) Name: Gregory Williams

Parcel ID(s): 61057010.000

Date Property Acquired: 22 October 74

Owner’s Signature [Signature] Date 26 Aug 25

Office Use Only

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



ENHANCED LIFE SAFETY FOR OCCUPANCY EGRESS

(RESIDENTIAL & COMMERCIAL ZONED SHORT-TERM RENTALS & BED & BREAKFASTS)

The following items must be complete and pass inspection prior to approval of any Short-Term related enterprise. **Additional Code requirements may apply from other Departments.**

Before an occupancy inspection is scheduled, please make sure the following items have been completed. *Someone must be present at the time of inspection.*

All Occupancy Inspections are scheduled Monday – Thursday at 10am

- Type 2A 10BC fire extinguishers – placed in a location visible to occupants and *mounted to the wall.*
NOTE: maximum travel distance to a fire extinguisher is 75 feet – additional fire extinguishers may be required on each floor.
- Emergency lighting – *hardwired with battery backup* (not “exit” lighting) in locations that will allow adequate illumination in case of emergency or power outage.
- Address clearly displayed on the outside of the building. This must be visible from the street. In locations not visible from the street, a pilaster or signage must be placed at the street – not to exceed 1 square foot.
- All Main and Distribution panel boxes must have all circuits labeled properly.
- Smoke detectors must be installed in all sleeping areas and corridors leading to sleeping areas. SMOKE DETECTORS MUST BE INTERLOCKED EITHER BY HARD-WIRED OR WI-FI SYSTEM. *IF a residence has gas service, all locations must also include Carbon Monoxide Detectors* (outside bedrooms). If there is an attached garage, a carbon monoxide detector must be installed in that location separately.
- Adequate garbage receptacles and storage locations.
- Stove must have a no-tip device installed.
- Adequate emergency egress from all rooms within the residence. Sleeping areas must have two (2) means of egress. *If there it is a two-story structure, or has windows over 78”, it is required to have an emergency escape ladder.)*
- No exposed wiring.
- All outlets within 6 feet of any water source must be on a GFCI circuit or have that type of outlet installed.
- Adequate off-street parking for guests. No designated parking will be allowed on grassy surfaces or on streets.
- Extension cords shall not be substituted for permanent wiring in any case. Multi-plug electrical adaptors are prohibited unless they are overcurrent protected (surge protected).

OWNER SIGNATURE: 

DATE: 26 July 25

ADDRESS: 614 Clark Ave iWorQ Permit#: 9568



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

RESIDENTIALLY-ZONED SHORT TERM RENTAL – OCCUPANCY INSPECTION FORM

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

All Occupancy Inspections are done at 10am

The following items must be complete prior to inspection:

- Type 2A 10BC Fire Extinguishers (Maximum travel distance 75 ft.)
- Emergency Lighting with battery backup
- Address on Building
- Breaker Box needs to be labeled
- Outlet and switch plate covers need to be installed. (GFCI Circuits within 6 ft. of water source)
- No exposed wiring
- Adequate emergency egress
- Operable windows in sleeping areas
- Guest rules (noise, garbage, etc.) must be visibly posted.
- Adequate garbage receptacles
- Smoke detectors in all bedrooms and hallways.
- Carbon monoxide detectors if there is gas service.
- Identified # of Bedrooms: 3
- Proposed # of Guests: 6
- Approved # of Guests per OSFD: 4
- Proposed # of vehicles: 4
- Approved # of vehicles per OSFD: 3

Property Owner: ***Gregory Williams Phone #: 228 327 8415
Contact Name: Chris Dearman Phone #: 228 338 6259

Date of Inspection: 22-07-2025

COMMENTS: No bed in 3rd bedroom.

PASSED

Building Official: [Signature] Fire Marshall: [Signature]
Property Owner: [Signature]

Clark Coastal Cottage Lodging Policies & Rental Agreement

Clark Coastal Cottage is an exclusive property where every guest reservation is both important and special to us. If your travel plans change and you must cancel your reservation, please contact us at least two weeks prior to your arrival date to receive a full refund. A 50% refund will be given if cancellation is made at least one week prior. If cancelled less than week, we will try to re-book the dates for you, and if so, will offer you a credit for whatever amount we get for a future stay.

Check-in begins at 4PM. Check-out 10AM. Unfortunately, due to the need to get the home ready for the next guest visit, we usually cannot offer early check-ins or late check-outs.

All use of Clark Coastal Cottage amenities is at the guests' own risk. Please be responsible and act safely. All disposable items in the home are for guest use, but please clean any dishes & appliances if used. Please make sure the dishwasher is emptied, and that the microwave, refrigerator, and oven are left clean and empty for next guest use as well.

Occupancy: There is to be a maximum of six (6) guests allowed to stay overnight on the property.

Trash: Please use the garbage bins outside on the side of the house for your trash upon leaving. The property manager or housekeeping will bring them to the curb on Mondays, for Tuesday morning pickups.

Smoking: Absolutely no smoking is allowed inside the home, but feel free to smoke on the back porch or anywhere outdoors. Please dispose of your butts safely and in an environmentally sensitive manner

Parking: Up to three cars can park on the driveway in front of the home. There is no on-street parking in Ocean Springs unless explicitly stated.

Quiet Hours: We ask that our guests observe quiet hours beginning at 10pm and continuing through 9am. No loud noises or music is permitted during quiet hours. Please be considerate to our neighbors at all times. Ocean Springs has a noise ordinance (2012-4) between the hours of 11pm-8am Sunday night through Thursday night, and 11:59pm-8am Friday night through Sunday morning. Please call the city at 228-875-4415 for any further information.

Check-Out: Please leave any used towels in the tub, the linens on the bed, and lock the door upon leaving. Have safe travels, and please leave us a favorable review if you enjoyed your stay.

Thank you for staying at Clark Coastal Cottage! We would love to have you return for years to come, so please contact me directly for any future visits. If things have gone smoothly for both parties during your initial stay, we most likely can offer you a discounted rate for you, friends & family for future visits.

Sincerely,

Chris Dearman
Property Manager

Booking Confirmation

Thank you for choosing Clark Coastal Cottage for your vacation! We hope that you have a pleasant stay.

Our home is located at:

**614 Clark Avenue
Ocean Springs, MS 39564**

Rental Rules

CHECK-IN TIME is AFTER 4 P.M. CST AND **CHECKOUT** is 10:00 A.M. CST.

This is a **NO SMOKING** unit.

PETS - Dogs are permitted in rental units only with prior approval. \$150 non-refundable pet fee applies covering two dogs. All pets must be leashed at all times. Pet owners are responsible for cleaning up any/all pet refuse. Pets are not allowed on furniture at any time. Any evidence of pets on furniture may incur extra cleaning fees. All pets must be up to date on rabies vaccinations and all other vaccinations. Heartworm prevention is highly recommended. All pets are to be treated with Advantage or similar topical flea and tick repellent three (3) days prior to arrival. Fleas and ticks are very rampant in this area and can cause harmful/fatal illness to humans and pets. All items above are the sole responsibility of the pet owner. The cabin owners assume no responsibility for illness or injury that humans or pets may incur while on the premises.

CANCELLATIONS – please contact us at least two weeks prior to your arrival date to receive a full refund. A 50% refund will be given if the cancellation is made at least one week prior. If canceling less than week, we will try to re-book the dates for you, and if so, will offer you a credit for whatever amount we get for a future stay.

MAXIMUM OCCUPANCY – The maximum number of guests is limited to six (6) persons.

MINIMUM STAY – Minimum stays may be required during weekends, holidays, or festival weekends.

INCLUSIVE FEES – Rates include a one-time linen & towel setup. Amenity fees are included in the rental rate.

NO DAILY HOUSEKEEPING SERVICE – While linens and bath towels are included in the unit, daily maid service is not included in the rental rate. However, it is available at an additional rate. We suggest you bring beach towels. We do not permit towels or linens to be taken from the units.

RATE CHANGES – Rates subject to change without notice.

FALSIFIED RESERVATIONS – Any reservation obtained under false pretense will be subject to forfeiture of advance payment, deposit and/or rental money, and the party will not be permitted to check in.

WRITTEN EXCEPTIONS – Any exceptions to the above-mentioned policies must be approved in writing in advance.

PARKING – Parking is limited to four (4) vehicles. Vehicles are to be parked in designated parking areas only. Parking on the road is not permitted. Any illegally parked cars are subject to towing; applicable fines/towing fees are the sole responsibility of the vehicle owner.

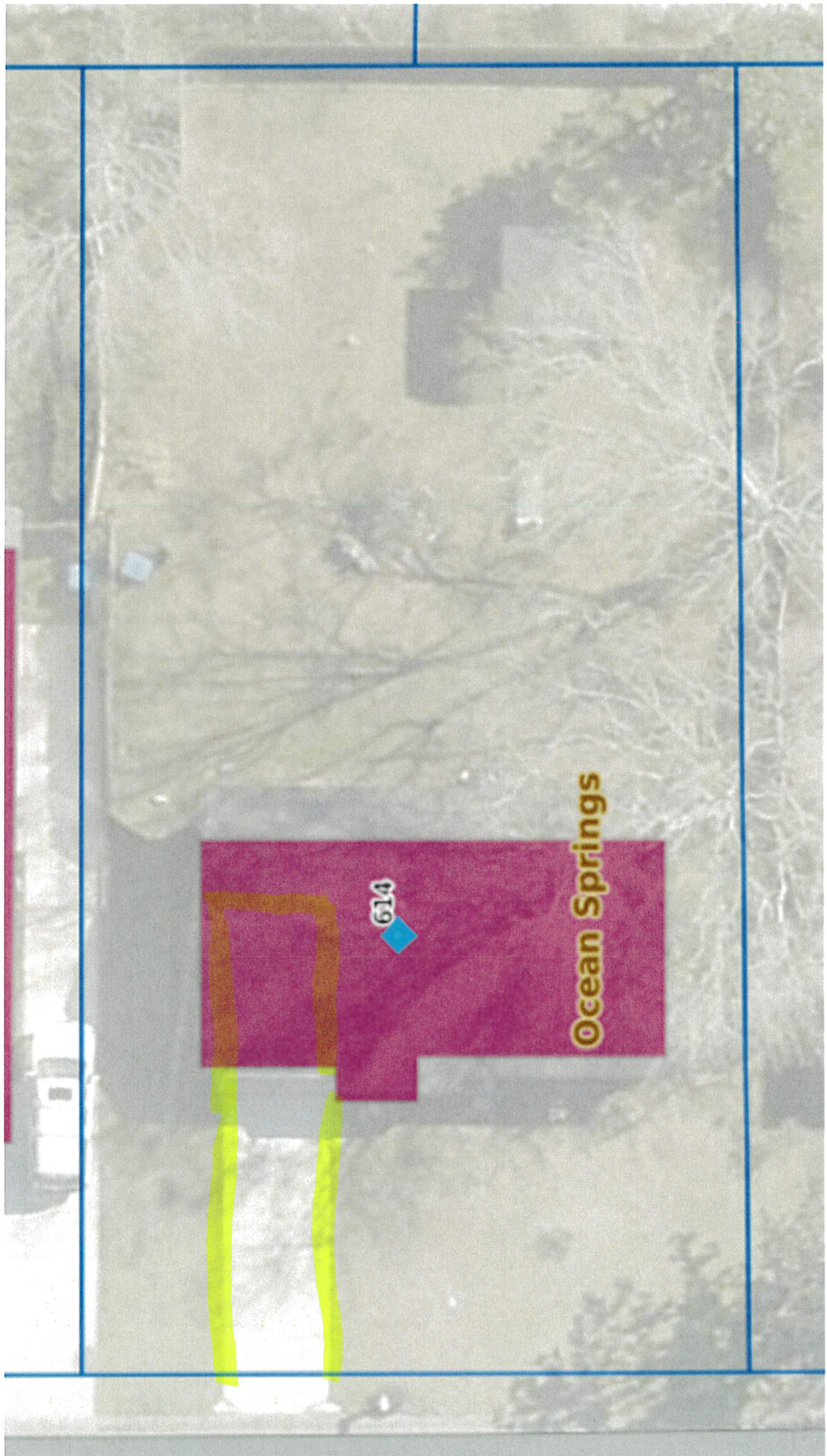
TRASH – Please use the garbage bins outside on the side of the house for your trash upon leaving. The property manager or housekeeping will bring them to the curb on Mondays, for Tuesday morning pickups.

HURRICANE OR STORM POLICY – No refunds will be given unless: The state or local authorities order mandatory evacuations in a "Tropical Storm/Hurricane Warning area" and/or A "mandatory evacuation order has been given for the Tropical Storm/Hurricane Warning" area of residence of a vacationing guest. The day that the authorities order a mandatory evacuation order in a "Tropical Storm/Hurricane Warning," area, we will refund:

Any unused portion of rent from a guest currently registered; Any unused portion of rent from a guest that is scheduled to arrive, and wants to shorten the stay, to come in after the Hurricane Warning is lifted; and Any advance rents collected or deposited for a reservation that is scheduled to arrive during the "Hurricane Warning" period.

The owners are not responsible for any accidents, injuries or illnesses that occur while on the premises or its facilities. The Homeowners are not responsible for the loss of personal belongings or valuables of the guest. By accepting this reservation, it is agreed that all guests are expressly assuming the risk of any harm arising from their use of the premises or others whom they invite to use the premises.

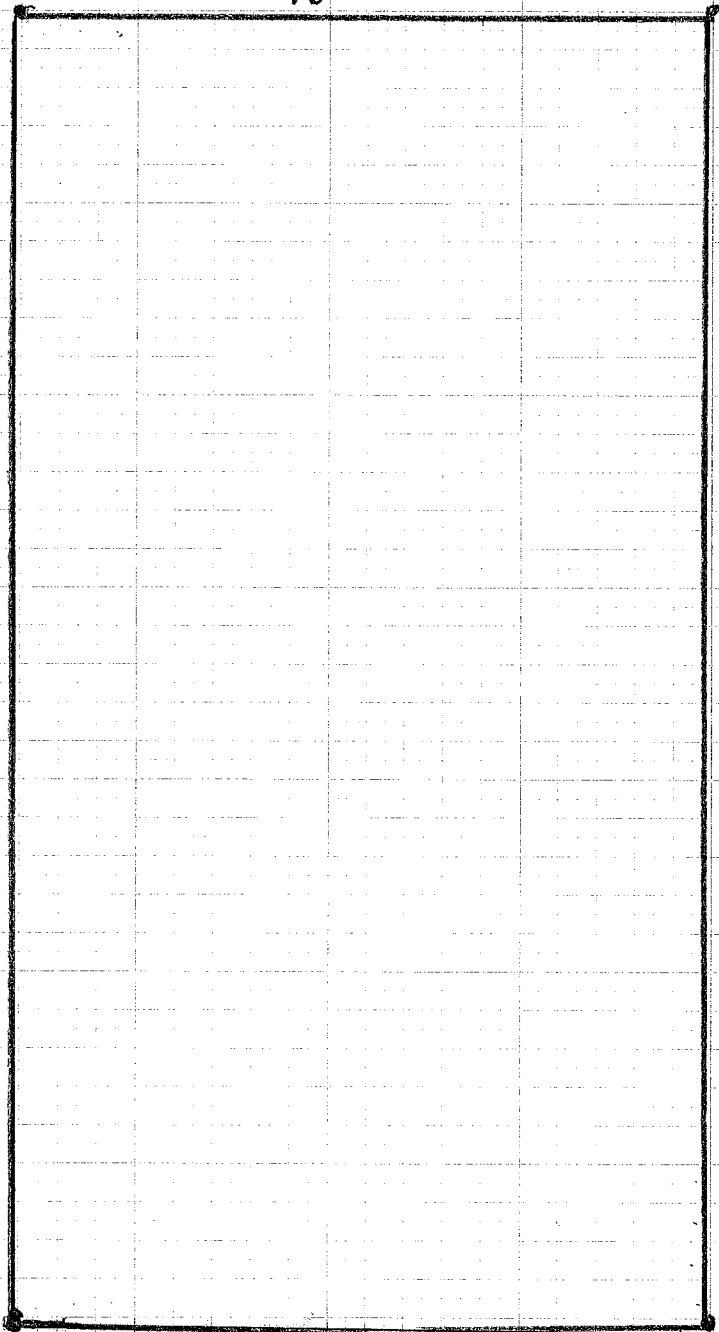
Quiet Hours: – We ask that out guests observe quiet hours beginning at 10pm and continuing through 9am. No loud noises or music is permitted during quiet hours. Please be considerate to our neighbors at all times. Ocean Springs has a noise ordinance (2012-4) between the hours of 11pm-8am Sunday night through Thursday night, and 11:59pm-8am Friday night through Sunday morning. Please call the city at 228-875-4415 for any further information.



614 Clark Avenue

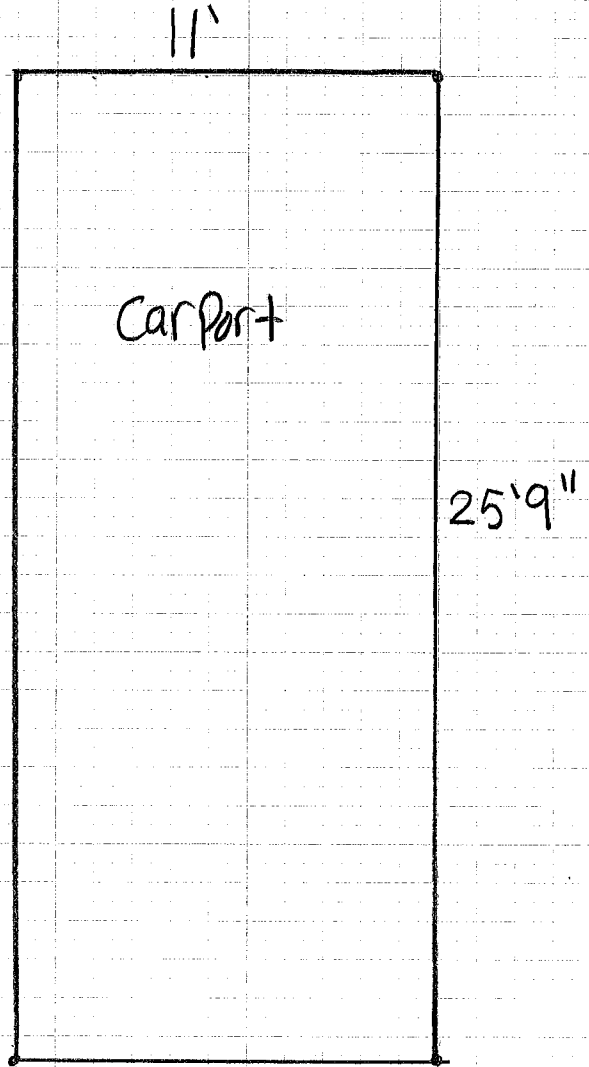
18'

34' 3"



Street

614 Clark Avenue





PUBLIC HEARING NOTICE

Residential Short-Term Rental

THIS INFORMATION IS BEING SENT TO YOU AS PART OF THE PERMITTING PROCESS FOR A NEARBY PROPERTY.

Per adopted Code for the City of Ocean Springs, notice has been advertised in the Sun Herald Newspaper and copies are sent via Standard mail at the cost of the applicant.

PUBLIC NOTICE is hereby given that the City of Ocean Springs **PLANNING COMMISSION** will hold a **Public Hearing** on the date listed below to consider an application for a Short-Term Rental Permit per Ordinance No. 2015-11 governing the provision of Short-Term Rentals of dwellings in residential zones after application, hearing, and approval.

Application for the address listed below will be considered in the regular meeting place of the Board of Aldermen at City Hall located at 1018 Porter Avenue Ocean Springs, MS 39564.

Short-Term Rental Applied for: 614 CLARK AVE

Public Hearing Date/Time: WEDNESDAY, NOVEMBER 12, 2025 @ 6PM

Applicant: GREGORY WILLIAMS

Local Contact: CHRIS DEARMAN

The Residential Short-Term Rental Ordinance (2015-11) was approved on July 7, 2015. The ordinance was researched, modified, and re-approved on February 20, 2018, and again on December 17, 2019. This document addresses what the ordinance requires of an applicant, the process, and contact information for questions or concerns. For more details, please call the Planning Department at 228-875-4415.

Short-Term Rentals: Considered less than 30 days. Conditions for permitting include an approval process, occupancy/vehicle requirements, guest registry, noise/garbage management, posting of rules, local management, and a process for complaints, basis for denial or revocation, and violations.

Frequently Asked Questions regarding Residential Short-Term Rental permits:

- 1) **Why am I receiving this information?** All property owners within 500 feet of the property requesting a permit are required to receive notification via standard mail. Additionally, the hearing was advertised in the local newspaper and a yard sign placed on the property. This notice was mailed to your address of record with the Jackson County Tax Assessor’s office.
- 2) **What is allowed under a Short-Term Rental Permit?** Approval of the permit will allow the property owner to rent the residence for periods of less than 30 days at a time, governed by restrictions listed in the ordinance. The permit does not allow any other non-permitted activity.
- 3) **Who will be responsible for management of the property?** The property owner is ultimately responsible for all activity on the property. The Local Property Manager, if one is assigned, MUST reside within 2 miles of the city limits and be available 24/7 to address issues related to the property. The Planning Department will have a contact number in case of emergencies.
- 4) **Do the property owners pay sales tax for this activity?** Yes – the property owner will be issued a city privilege license that will allow them to register with the state for payment of sales tax, including the additional “bed tax” requirement for all hotel activity.
- 5) **What review has been done by the City?** The application, a \$501 application fee, and payment for mailing is required. All information was reviewed to ensure all administrative requirements have been met. The home

has been inspected to ensure that all life safety elements are in place and a maximum occupancy/vehicle allowance has been set.

- 6) **What physical modifications were required for the home?** Required life safety improvements include, but are not limited to, hard-wired smoke detectors (carbon monoxide if served by gas), emergency lighting for exits during power outages, properly functioning exits, current fire extinguishers, labeled fuse box, etc.
- 7) **How will the maximum occupancy and number of vehicles be established?** During the physical inspection, the Building Official and Fire Inspector assess the availability of space including sleeping areas and space for off-street parking. These maximums will be established prior to the Public Hearing and can be enforced during operation of the rental.
- 8) **Where can I report code violations, disturbances, etc.?** Just as you would with any residential occupant, if there are problems with noise, excessive vehicles, trash, or other intrusive behavior, the proper city officials should be notified. For life-threatening emergencies, dial 9-1-1 as you would with any type of residential occupancy. Documented complaints will be considered during the renewal process. The ordinance provides guidelines for the basis of revocation or denial or permit issuance and/or renewal.

Complaint Contact Information:

- a. **Police: 228-875-2211** – noise, trespassing, other criminal activity
 - b. **Code Enforcement: 228-875-6712** – improper vehicle parking, improper trash storage
 - c. Any other complaints can be forwarded to the **Planning Department at 228-875-4415** or mailed to Attn: Planning Department, City of Ocean Springs, 1018 Porter Avenue, Ocean Springs, MS 39564
- 9) **What is the process if the rules are not followed?** If the City receives documentation that the property owners and/or tenants have violated the provisions set forth in the ordinance, or have met any other criteria that allows for revocation, written notice will be given to the property owner of the violation(s). If corrective action is not taken in the allotted time period, the permit can be revoked and citations issued.
 - 10) **How long is the permit valid?** The Residential Short-Term Rental permit is an annual renewal. Once the initial permit is approved, the property will be inspected annually and complaint records reviewed prior to renewal. The ordinance provides guidelines for the basis of revocation or denial or permit issuance and/or renewal.
 - 11) **Is the permit transferable to new owners?** No. The permit is issued to the owner for that specific address. Permits are not transferrable to other owners or properties without the full approval process, including an advertised Public Hearing.
 - 12) **Is the approval process the same for properties in commercially zoned districts?** The application itself is similar, but commercial properties do not require notice or Public Hearing.
 - 13) **What if the property has covenants that do not allow for short-term rentals?** The ordinance requires that any application for a property with an active Homeowner’s Association (HOA) must provide a letter from that HOA supporting the activity. If you are aware of such a restriction in your neighborhood, please notify the Planning Department at 228-875-4415. The permit will not be approved unless supported by an ACTIVE HOA where applicable.
 - 14) **Will the property owner be required to maintain renter information?** Yes, the property owner must maintain a guest registry and provide to the city for review upon request.
 - 15) **Will the renters be informed of the rules and regulations that are included in the permit?** Yes, part of the application and inspection includes provision of the rental agreement for review and posting of the house rules in a visible location within the home.



Questions and/or written comments can be sent to the Planning Department up to the day of the hearing and will be provided to the Planning Commission for consideration. Comments can be sent to:

1018 Porter Avenue, Ocean Springs, MS 39564.



Property Link

JACKSON COUNTY, MS

Current Date 10/ 3/2025

Tax Year 2023
Records Last Updated 10/ 2/2025

PROPERTY DETAIL

OWNER WILLIAMS GREGORY L
P O BOX 694

OCEAN SPRINGS MS 39566

ACRES : .23
LAND VALUE : 18286
IMPROVEMENTS : 55213
TOTAL VALUE: 73499
ASSESSED : 11025

PARCEL 61057010.000
ADDRESS 614 CLARK

TAX INFORMATION

YEAR 2023	TAX DUE	PAID	BALANCE
COUNTY	555.22	555.22	0.00
CITY	318.84	318.84	0.00
SCHOOL	731.51	731.51	0.00
TOTAL	1605.57	1605.57	0.00

A Print Fee May Apply, Contact County For Total.

LAST PAYMENT DATE 1 / 30 / 2024

MISCELLANEOUS INFORMATION

EXEMPT CODE	LEGAL	LOT 6 CLARK PLACE S/D PB 7-38
HOMESTEAD CODE None		SE
TAX DISTRICT 4660		C 29-7-8 DB 541-286 DB 765-213
PPIN 059361		(
SECTION 29		179 Map789.29-02)
TOWNSHIP 7		
RANGE 8		

Book **Page**

[PURCHASE COUNTY TAX SALE FILES](#)

TAX SALES HISTORY, FOR UNPAID TAXES

Year Sold To Redeemed Date/By

NO TAX SALES FOUND

Back

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

PLANNING COMMISSION REPORT

PUBLIC HEARING DATE: November 12, 2025

APPLICANT(S): Mickey L. Robertson, P.E.

PROPERTY OWNERS: Southeastern Construction & Remodeling LLC/David Dale

DATE OF REQUEST: August 7, 2025

REQUESTED ACTION: Sketch Plat

LOCATION: South of Pabst Road and East of Government Street

PARCEL NUMBER: 60127170.000 & 60128042.002

ADJACENT ZONING:

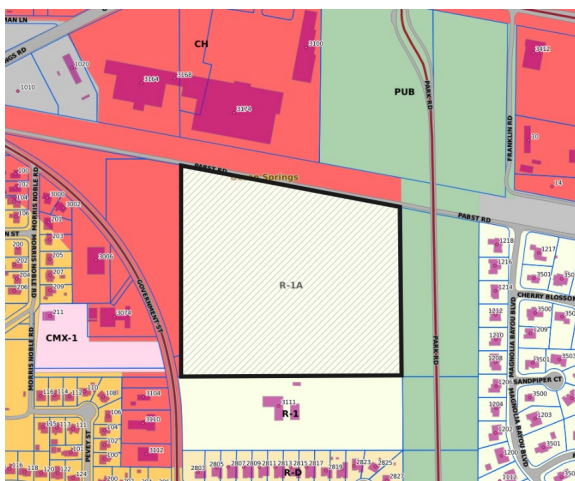
Subject Property: R-1A Special Apartment Use District

North: C-H Regional Commercial & PUB: Public District

South: R-1 Low Density Single-Family

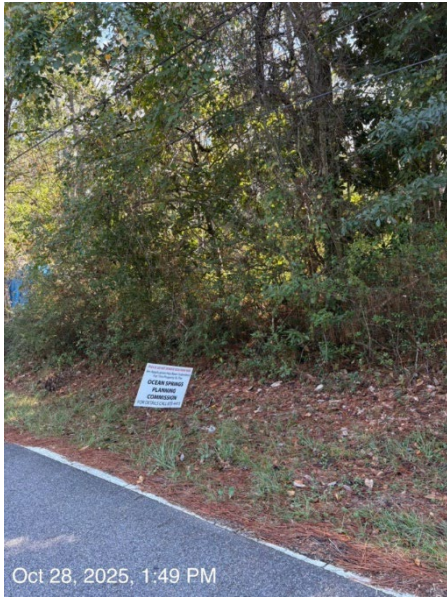
East: PUB: Public District

West: C-H Regional Commercial



PUBLIC NOTICE POSTING:

PABST ROAD



GOVERNMENT STREET



DESCRIPTION OF REQUEST:

- Requesting approval for Sketch Plat of a 123-lot subdivision for townhome dwellings on proposed private streets named Holly Grove Subdivision
- Combination of 5-plex and 6-plex townhome buildings
- The Sketch Plat indicates the property size is 19.46 acres with a density of 6.32 lots per acre
- 5' wide sidewalks are illustrated within the development and along Pabst Road
- 20' buffer provided along the adjoining properties to the south and west and a 18' buffer is provided along Pabst Road containing a meandering 5' sidewalk
- 21.2% Green Space provided with the minimum requirement in R-1A being 5%
- 1.17 acre pond with at least 20' wide walkable uplands surrounding the water
- Proposed amenities shown on Sketch Plat include: Clubhouse, Pool, and Pickleball Courts
- Proposed Pump Station to be located onsite

FINDINGS:

- Property was rezoned from R-1 to R-1A at the June 16, 1987 Board of Aldermen meeting. Motion was made by Robinson, seconded by Kaufman, to approve the recommendation of the Planning Commission and re-zone from R-1 to R-1A; unanimous approval.
- The purpose of the Sketch Plat is to ensure that improvements are well coordinated within and among individually platted parcels, sections, or phases of a development prior to the approval of a Preliminary Plat. Sketch Plat is required when an applicant is applying for a subdivision of less than the entire, contiguous land area held in common ownership.

- Approval of a Sketch Plat shall constitute approval of the type, intensity of development and project phasing plan. There are no proposed additional phases of this project.
- A Neighborhood Meeting was held on August 26, 2025, by the Developer at the Ocean Springs Community Center. Approximately 45 residents were in attendance. The project was presented with a question-and-answer session. The Meeting Notes and sign-in sheet are included in the Packet.
- The property is currently zoned R-1A Special Apartment Use District
 - This is the most restrictive apartment district to provide for luxury townhomes or apartment development in selected areas of Ocean Springs.
 - Area, Height, and Setback Regulations:
 - ✓ Front yard: Same as R-1: 25 ft.
 - ✓ Side yard: Same as R-1: 10 ft.
 - ✓ Rear yard: Same as R-1: 25 ft.
 - ✓ Height: (4) stories or 50 ft.
 - ✓ Lot area per family: In the R-1-A special apartment use district every multifamily dwelling or apartment complex hereafter erected, reconstructed, altered or enlarged shall provide the following minimum lot areas:
 - 13,500 sq. ft. for the first unit;
 - 16,000 sq. ft. for the first two (2) units;
 - 18,500 sq. ft. for the first three (3) units;
 - 21,000 sq. ft. for the first four (4) units;
 - An additional 2,000 sq. ft. per unit for all units thereafter in a single building.
 - The 5-plex townhome buildings shown on the Sketch Plat contain at least 23,000 sq. ft. and the 6-plex townhome buildings contain at least 25,000 sq. ft.

PUBLIC WORKS COMMENTS:

- Water Department
 - Need full set of plans. (full set of plans would be submitted at Preliminary Plat)
 - All taps will be made by Developer
 - Must pay Supervision fees. 48-hour notice before work is done. All taps and services must be commercial regs. No water meters in driveways
- Sewer Department
 - Unable to make suggestions until sewer studies have been done (will be completed as part of the Preliminary Plat process)
 - Will need to see a full set of engineering drawings (Preliminary Plat)
 - Developer will need to see a copy of our subdivision regulations for specs
- Drainage Department
 - Need drainage study down Government Street & Pabst Road
 - Traffic Study of area (Applicant provided Traffic Impact Study)

FIRE DEPT COMMENTS:

- A cul-de-sac or turnaround to be provided – comment has been addressed and turnarounds have been provided

ENGINEERING COMMENTS:

- All comments have been addressed on the revised Sketch Plat. The proposed number of townhome lots has been reduced from 146 to 123.
- Recommend to obtain an AJD (Approved Jurisdictional Determination) from the Army Corps of Engineers

TRAFFIC IMPACT STUDY:

- A traffic impact study of Government Street and Pabst Road was recommended. The applicant provided a TIS performed by Neel-Schaffer, Inc.
 - Conclusion from Neel Schaffer: The development of the project site with 123 townhome units is not anticipated to create major capacity related deficiencies at the study intersections.
 - A left turn lane is warranted on Government Street at Holly Grove Road. The Final Report is attached as part of the Packet.



PUBLIC COMMENT (SEE ATTACHEMENTS):

- Dave & Linda Sites – Received August 28, 2025
- Bob & Vana Perry – Received September 2, 2025
- Selina Breland – Received September 3, 2025
- Norma Herrington – Received September 3, 2025
- Jack Pickering – Received September 4, 2025

- Lee Hagerty Wilson – Received September 5, 2025
- T.A. Miller – Received September 5, 2025
- Derrick Charbonnet – September 5, 2025
- Ernie Pettis – Received September 10, 2025
- Bella Interiano – Received September 8, 2025
- Norma Herrington – Received September 9, 2025
- Jo Ann Pearl – Received September 9, 2025
- Lori Gilgore – Received October 30, 2025
- Tom Harmon – Received November 1, 2025
- Randy McKinney – Received November 3, 2025
- Ronald Guentzel – Received November 5, 2025
- Tom Harmon – Received November 5, 2025
- Katrina Burt – Received November 7, 2025

POTENTIAL MOTIONS:

To recommend **approval** of the Holly Grove Sketch Plat, a 123-lot subdivision for townhome dwellings.

-OR-

To recommend **denial** of the Holly Grove Sketch Plat, a 123-lot subdivision for townhome dwellings.



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

APPLICATION: SUBDIVISION DEVELOPMENT

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

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

Phase of Development: Sketch Plat Preliminary Plat Final Plat

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

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

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

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

Application Date: _____ (*Applications are due by the 7th of each month.*)

Name of Subdivision: Holly Grove Townhomes

Address of Original Parcel(s): _____

Parcel ID(s): 60128042.002 & 60127170.000

1. Applicant: Mickey L. Robertson, P.E. Phone 225.490.9592
 Address 9345 Interline Ave, Baton Rouge, La 70809 Email Mickey@MRESmail.com
2. Local Agent: _____ Phone _____
 Address _____ Email _____
3. Owner of Record: Southeastern Construction / David Dale Phone _____
 Address 1200 Magnolia Bayou Blvd, Ocean Springs, MS 39564 Email _____
4. Engineer: Mickey L. Robertson, P.E. Phone 225.490.9592
 Address 9345 Interline Ave, Baton Rouge, La 70809 Email Mickey@MRESmail.com
5. Land Surveyor: Patrick M. Martino, P.L.S. Phone 228.396.2283
 Address 13010 Kayleigh Cove, Biloxi, MS 39532 Email Patrick@martinosurveying.com
6. Attorney: _____ Phone _____
 Address _____ Email _____

Attach Appropriate Checklist for Requested Phase of Review

Property Information

1. Tax Map Designation: Section 27 Township: 7 South Range: 8 West
2. Proposed Subdivision Location: On the East/south side of Government Street/Pasbst Rd (*street*)
1500/1100 (*distance in feet*) South/West (*relative direction*) of Ocean Springs/Park (*street*)
3. List all contiguous holdings in the same ownership:
Section _____ Lot(s) _____
4. Zoning of Parcel(s): R-1-A 5. Total Acreage: 19.4 acres
6. Smallest Lot Size: 27'x100' 7. Proposed # of Lots: 146
9. Is the property located within a special district? (historic district, waterview preservation, or other designated overlay district, etc.) No
11. Does the property include any wetlands? If so, include professional wetland delineation. No
12. Has any lot included in this request been previously split or reconfigured, to your knowledge? No
13. Are there any easements or other legal restrictions on the property? If so, please explain. _____
No
14. Are there any existing structures on the property? If so, will they be kept or demolished? No

Proposed Subdivision Information

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

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

Affidavit of Ownership

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

I, (print name) Southeastern Construction, hereby certify that:

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

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

Owner(s) Name: Southeastern Construction Parcel ID(s): 60127170.000

Date Property Acquired Date: 5/7/2007 Book and Page of Each Conveyance:

Owner's Signature [Signature] Date: 8/6/25

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

STATE OF Mississippi

COUNTY OF Jackson

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

Mailing Address 1200 Magnolia Bayou Blvd

Ocean Springs Ms 39564

Subscribed and sworn before me this 6th day of August, 2025

My Commission expires: May 12, 2028

Notary Signature: Bailey Leigh



Return to:
David Dale
3920 Bienville Blvd
Ocean Springs, MS 39564
(228) 219-5296

Grantors:
David Dale
3920 Bienville Blvd
Ocean Springs, MS 39564
(228) 219-5296

Grantee:
Southeastern Construction & Remodelling, LLC a Mississippi Limited Liability Company
3920 Bienville Blvd
Ocean Springs, MS 39564
(228) 219-5296

INDEXING INSTRUCTIONS: A PARCEL OF LAND CONTAINING 19.41 ACRES, MORE OR LESS SITUATED IN THE SW ¼ OF THE NW ¼ OF SECTION 27, TOWNSHIP 7 SOUTH RANGE 8 WEST, CITY OF OCEAN SPRINGS, JACKSON COUNTY, MISSISSIPPI

STATE OF MISSISSIPPI
COUNTY OF JACKSON

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the price and sum of TEN AND NO/100 DOLLARS (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, I, **David Dale**, do hereby sell, convey and warrant unto **Southeastern Construction & Remodelling, LLC**, a Mississippi limited liability company, all of that certain tract, piece or parcel of land situated in Jackson County, Mississippi, together with all improvements, buildings, fixtures, and appurtenances thereunto belonging, and being more particularly described as follows, to-wit:

See Exhibit A attached

Grantor(s) quitclaims any and all oil, gas, and other minerals owned, if any, to Grantee(s).

This conveyance is subject to any and all covenants, rights of way, easements, restrictions and reservations of record in the office of the Chancery Clerk of Jackson County, Mississippi.

It is agreed and understood that the taxes for the current year have been pro-rated as of this date on an estimated basis, and when said taxes are actually determined, if the proration as of this date is incorrect, the Parties hereto agree to make all necessary adjustments on the basis of an actual proration.

WITNESS OUR SIGNATURES, on this the 1 day of November 2022.

David Dale

OFFICIAL RECORDS JACKSON COUNTY
Josh Eldridge
CHANCERY CLERK
RECORDING FEE: \$36.00
#202224671 BK: 2097 PG: 515-517
11/02/2022 11:03:14 AM 3 PGS
BORGERON, DC RptLN28324



202224671 3 PGS

{00207972.DOCX }

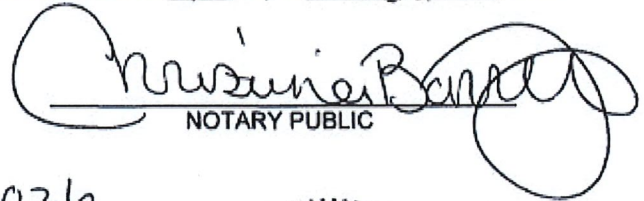
ACKNOWLEDGEMENT

STATE OF MISSISSIPPI
COUNTY OF JACKSON

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, **David Dale**, who acknowledged before me that they signed, executed and delivered the above and foregoing instrument on the day and year thereof, for the use and purposes therein mentioned.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, on this the 7th day of November, 2022.

(AFFIX SEAL)


NOTARY PUBLIC

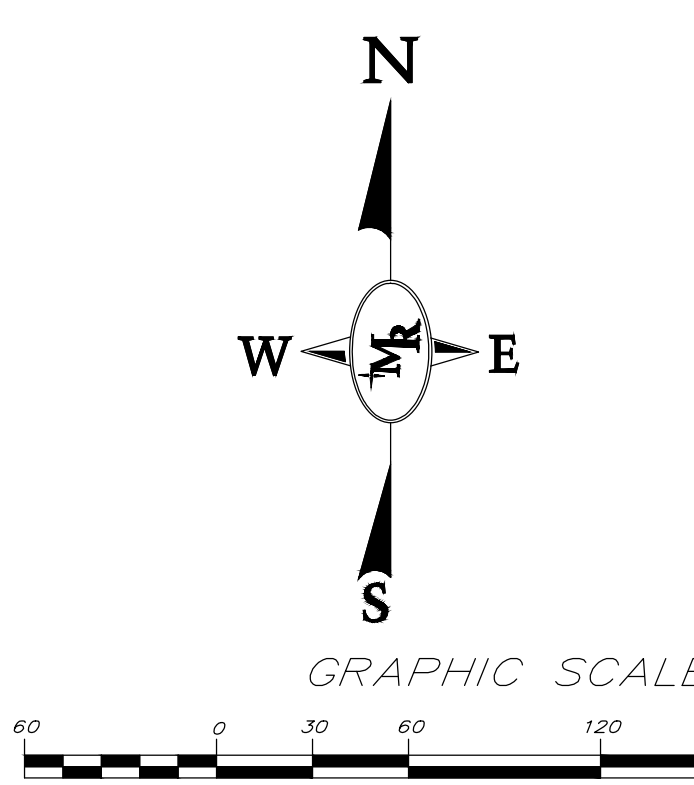
My commission expires: Jan 27, 2026



Exhibit "A"

Legal Description: A PARCEL OF LAND CONTAINING 19.41 ACRES, MORE OR LESS, SITUATED IN THE SW 1/4 OF THE NW 1/4 OF SECTION 27, TOWNSHIP 7 SOUTH, RANGE 8 WEST, CITY OF OCEAN SPRINGS, JACKSON COUNTY, MISSISSIPPI, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A CONCRETE MONUMENT ESTABLISHED BY THE U.S. DEPT. OF THE INTERIOR AT THE COMMON CORNER OF SECTIONS 27, 28, 33 & 34, TOWNSHIP 7 SOUTH, RANGE 8 WEST, JACKSON COUNTY, MISSISSIPPI; THENCE NORTH 00 DEGREES 11 MINUTES 27 SECONDS WEST 2976.70 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 11 MINUTES 26 SECONDS WEST 949.01 FEET TO AN IRON PIPE SET ON THE SOUTH MARGIN OF PABST ROAD AS NOW LOCATED; THENCE SOUTH 72 DEGREES 57 MINUTES 20 SECONDS EAST ALONG SAID SOUTH MARGIN 1010.95 FEET TO A BOUNDARY STEEL POST ESTABLISHED BY THE U.S. DEPT. OF INTERIOR; THENCE SOUTH 00 DEGREES 32 MINUTES 35 SECONDS EAST 752.15 FEET TO A 1/2 INCH IRON ROD; THENCE SOUTH 89 DEGREES 48 MINUTES 53 SECONDS WEST 996.21 FEET TO THE POINT OF BEGINNING.

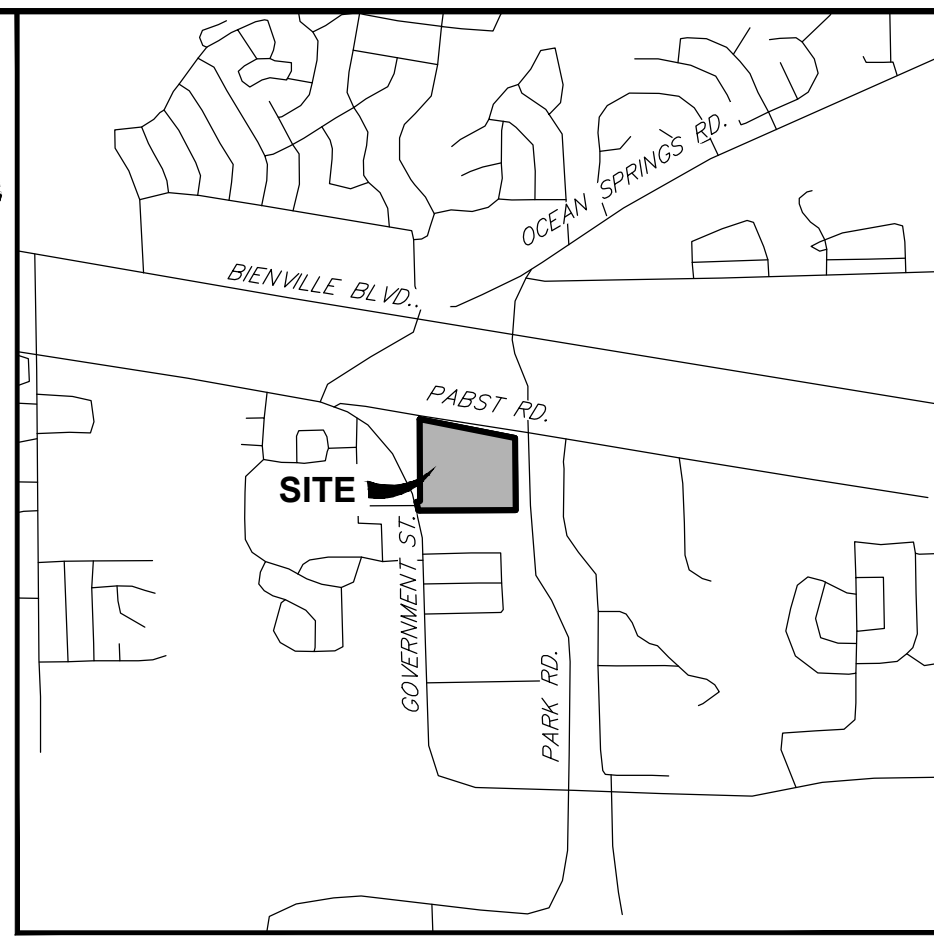


FLOOD ZONE NOTE:

THE SUBJECT PROPERTY AS SHOWN HEREON LIES WITHIN ZONE "X" AS SAID PROPERTY PLOTS BY SCALE ON THE FLOOD INSURANCE RATE MAP (FIRM) FOR JACKSON COUNTY, STATE OF MISSISSIPPI, COMMUNITY-PANEL NUMBER 28059C0291C & 28059C0292C, DATED MARCH 16, 2009. THE CURRENT ADJACENT BASE FLOOD ELEVATION ARE SUBJECT TO CHANGE AND SHOULD BE VERIFIED WITH THE ENGINEERING DIVISION OF THE DEPARTMENT OF DEVELOPMENT PRIOR TO ISSUANCE OF BUILDING PERMITS.

ZONING NOTES:

ZONED: R-1A
 MAX BUILDING HEIGHT: 50'
 EXISTING LAND USE: UNDEVELOPED
 NUMBER OF LOTS: 123 LOTS
 TOTAL ACREAGE: 19.46 AC
 DENSITY: 123.719 ACR = 6.32 LOTS/AC
 PARCEL ID #: 6027170.000 & 60128042.002



VICINITY MAP
SCALE = 1" = 2,000'

REFERENCE MAPS:

- BOUNDARY SURVEY OF 19.41 ACRE TRACT AND PARCEL B. BY PATRICK M. MARTINO PROFESSIONAL LAND SURVEYOR, DATED 08-25-2025.
- LEGAL DESCRIPTION OF A PARCEL OF LAND CONTAINING 19.41 ACRES.
- SURVEY OF PARCEL A & B AT GOVERNMENT ST. & PABST ROAD, FOR DAVID DALE, BY GARY A. DURBIN, DATED 04-16-2024, INSTRUMENT # 202409927.

REFERENCE BEARING: *S89°49'35"W

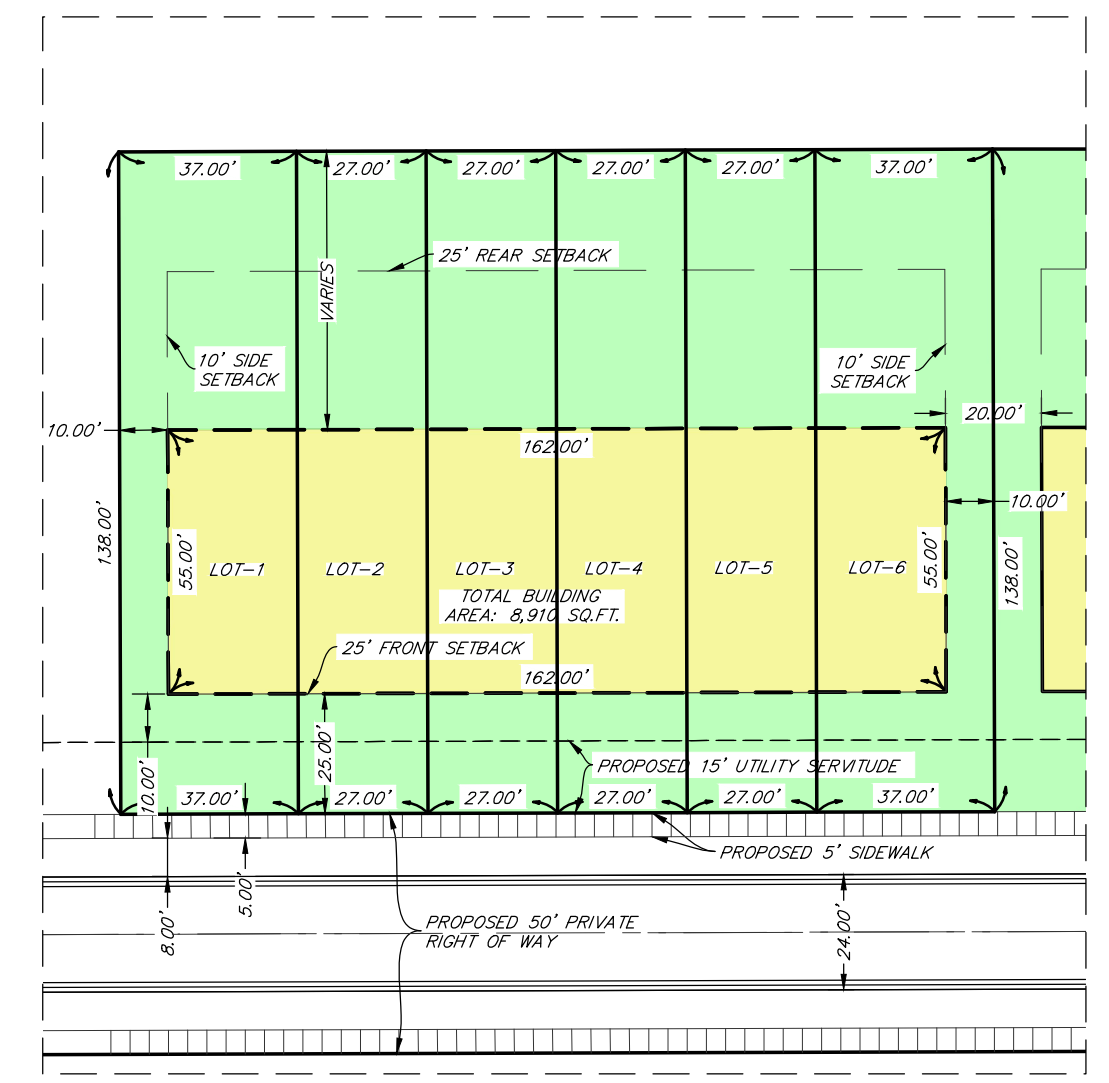
BASED UPON GPS OBSERVATIONS, REFERENCE MAPS, AND FOUND MONUMENTS "A" & "B". BEARINGS SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, MS EAST

REFERENCE BENCHMARK:

THE HORIZONTAL POSITIONS AND GRID BEARINGS SHOWN ARE REFERENCED TO NGS STATION "SUB1" (PID D04818), THE HORIZONTAL POSITIONS AND GRID BEARINGS ARE REFERENCED TO THE NAD 83 DATUM AND ARE GIVEN IN VALUES CORRESPONDING TO THE STATE PLANE COORDINATE SYSTEM, MS EAST.

LEGEND:

	PROPERTY LINE
	ADJACENT PROPERTY LINE
	FENCE
	ROAD CENTERLINE
	BUILDING SETBACKS
	UTILITY SERVICE
	LOT LINE
	POND
	CONTOUR LINE
	GREEN SPACE (4.12 AC.) (ACREAGE INCLUDES POND)
	PROPOSED BUILDINGS



TYPICAL 6-PLEX
SCALE = 1" = 40'

SKETCH PLAT OF

HOLLY GROVE

(SINGLE-FAMILY RESIDENTIAL TOWNHOME DEVELOPMENT)

LOTS 1 THRU 123 (INCLUSIVE)
 & TRACTS CA-1 THRU CA-8 & PS
 BEING A SUBDIVISION OF 19.41 ACRES
 SITUATED IN THE SW 1/4 OF THE NW 1/4

& PARCEL B

LOCATED IN
 SECTION 27, T7S-R8W,
 CITY OF OCEAN SPRINGS,
 JACKSON COUNTY,
 STATE OF MISSISSIPPI,
 FOR

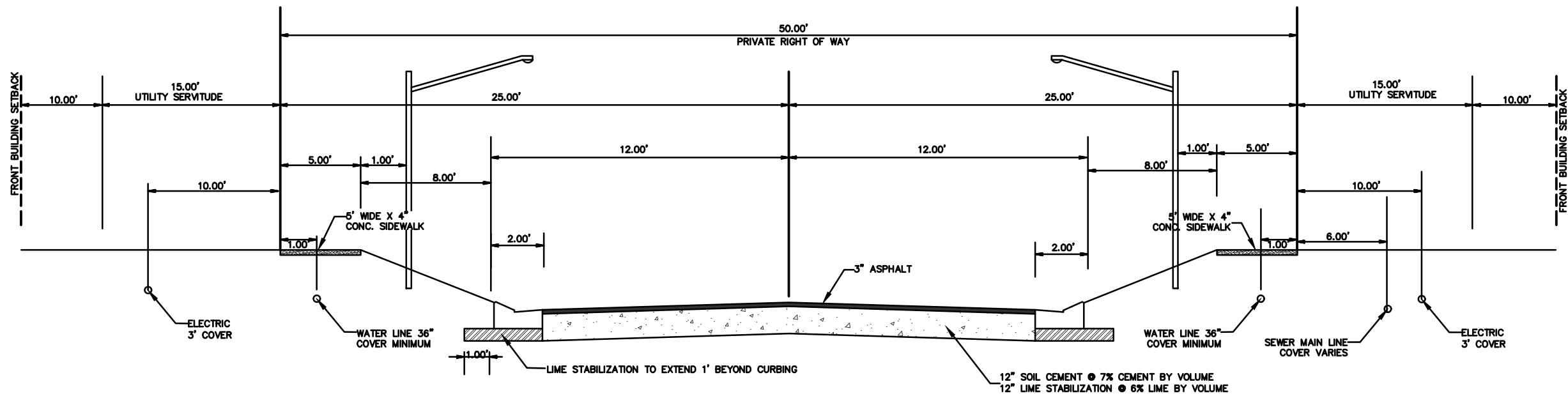
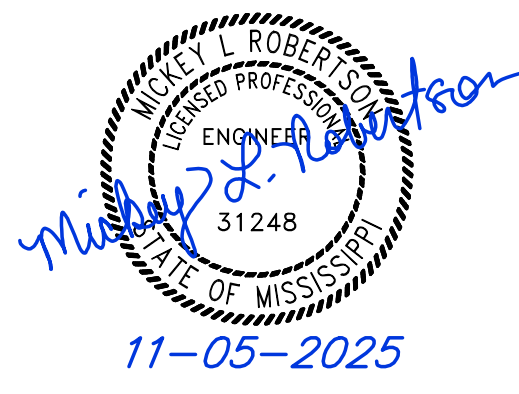
DANTIN BRUCE DEVELOPMENT, LLC

GREEN SPACE

REQUIRED GREEN SPACE: 5% X 19.46 AC = 0.97 AC.
PROVIDED GREEN SPACE: 21.2% = 4.12 AC.

GENERAL NOTES:

- WHERE FOUND, PHYSICAL ABOVE GROUND EVIDENCE OF UTILITIES HAVE BEEN SHOWN HEREON. THE LOCATION OF UNDERGROUND AND OTHER NONVISIBLE UTILITIES, HOWEVER, HAVE BEEN DETERMINED FROM DATA EITHER FURNISHED BY THE CONTROLLING AGENCIES AND / OR EXTRACTED FROM RECORDS MADE AVAILABLE BY THE CONTROLLING AGENCIES. THE ACTUAL LOCATIONS OF UNDERGROUND AND OTHER NONVISIBLE UTILITIES MAY VARY FROM THOSE SHOWN ON THIS SURVEY.
- DELINEATION OF JURISDICTIONAL WETLANDS HAS NOT BEEN REQUESTED NOR IS A PART OF THIS SURVEY.
- NO ATTEMPT HAS BEEN MADE BY MR ENGINEERING & SURVEYING, LLC TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIP, SERVITUDES, EASEMENTS, RIGHTS OF WAY OR OTHER BURDENS ON THE PROPERTY OTHER THAN THAT FURNISHED BY THE OWNER OR THE OWNER'S REPRESENTATIVE.
- THE APPROVAL OF THIS PLAT OR MAP DOES NOT RELIEVE THE IMMEDIATE PROPERTY OWNER OR FUTURE PROPERTY OWNER FROM COMPLYING WITH ALL APPLICABLE FEDERAL, STATE, AND CITY-PARISH LAWS AND ORDINANCES GOVERNING THE SALE AND DEVELOPMENT OF THE PROPERTY. IN PARTICULAR, NO FILING OF THE PROPERTY SHALL BE COMMENCED UNTIL ALL APPLICABLE PROVISIONS OF CHAPTER 15 OF THE UNIFIED DEVELOPMENT CODE ARE ADDRESSED.
- BOUNDARY INFORMATION SHOWN HEREON IS FOR REFERENCE ONLY. THIS IS NOT A BOUNDARY. INFORMATION IS BASED ON SURVEY BY PATRICK MARINO, P.L.S.



TYPICAL SECTION - 50' PRIVATE RIGHT OF WAY

SCALE: N.T.S.
 NOTE: ALL WATER AND SEWER LINES SHALL MAINTAIN 18" OF VERTICAL COVER WHEN CROSSING

MR ENGINEERING & SURVEYING, LLC
 8345 Infield Avenue, Baton Rouge, LA 70809 225-490-9592

HOLLY GROVE,
 PABST ROAD,
 CITY OF OCEAN SPRINGS,
 JACKSON COUNTY, MS

DESIGNED	TRB	11/2025
CHECKED	MLR	1
DETAILED	TRB	1
CHECKED	MLR	1

DATE	11/2025	SHEET	1	OF	1
REVISION	DATE	DESCRIPTION	BY		

This notice is mailed to you as an owner of property adjacent to the project described below. Copies are sent via standard mail at the cost of the applicant for this project.

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

PUBLIC NOTICE

PUBLIC NOTICE is hereby given that the City of Ocean Springs *Planning Commission* will hold a **public hearing** in the regular meeting place of the Board of Aldermen located in City Hall at 1018 Porter Avenue Ocean Springs, MS, 39564 on

Wednesday, November 12, 2025 @ 6:00 p.m.

Regarding the following:

- 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.

Written comments related to the above request will be accepted and may be mailed to the City of Ocean Springs Planning Department, Post Office Box 1800, Ocean Springs, MS 39566-1800 or emailed to acrose@oceansprings-ms.gov, edill@oceansprings-ms.gov, and osplanning@oceansprings-ms.gov

At the aforementioned time and place, all parties of interest shall have an opportunity to be heard.

Amanda Crose
City of Ocean Springs
Planning Director



SCALE: 1"=50'-0"



HOLLY GROVE DEVELOPMENT PLAN

OCEAN SPRINGS, MISSISSIPPI

AUGUST 4, 2025

DANTIN & BRUCE
DEVELOPMENT

JHA
LANDSCAPE ARCHITECTS

Neighbor Meeting Notes

Holly Grove Development
Ocean Springs, MS

August 26, 2025
6:00pm

Meeting location: Ocean Springs Community Center (512 Washington St, Ocean Springs, MS 39564)

Attendance: Approximately 45 residents were in attendance (sign-in sheet attached. One or two residents did not sign in)

Property Zoning: R-1A – Special Apartment Use District

Property Acreage: 19.48 Acres

Ross Bruce and Brian Dantin (developers) began by introducing themselves and their team and giving their backgrounds.

Ross Bruce laid out the proposed project:

- Reviewed zoning and what is allowed in R-1A
- Proposing 146 townhomes – 2 & 3 bedroom homes with garages and private back yards
- Community amenities will include a clubhouse, resort style pool, fitness center, pickleball courts, 6.7 acres of open space
- Homes will range in size from 1,100 SF – 1,400 SF
- Community will have onsite property management and maintenance team.
- Community will be private and gated
- 5' sidewalks through out
- Homes will start out at \$ 1,850/month for 2 BR and \$ 2,050/month for 3 BR. We actually expect higher rental rates but these are conservative projections.
- The community will consist of individually platted lots which means that each home can be sold to separate individuals or families. Which is obviously not the case for a typical apartment community.
- By our interpretation of the code, zoning allows for 274 apartment units, we are proposing 146 townhomes.
- We handed out picture books of our last community that we developed similar to the proposed development.

Developer opened the floor to Q&A.

Q&A Summary:

1. Traffic
 - a. The main points made by local residents were:
 - i. Traffic is worst between 6a-8a and 3p-5p.
 - ii. One neighbor opinion is that Pabst is a narrow road and already dangerous

- iii. Worried that this will push traffic to Magnolia Bayou and cause additional back up there.
 - iv. Worried about the turnout on Government
 - v. Worried about impact of additional vehicles when the train tracks are shut down for various reasons
 - vi. City has made area to the south walkable, but it is still dangerous (had folks already run over)
 - vii. Please consider doing a traffic study; please include train in study (which we can't do)
- b. Questions from neighbors included:
- i. Will a traffic study be done?
 - 1. Developer response: Just received comment recommending, so will consider.
 - 2. Alderman Matthew Hinton suggested:
 - a. a study in conjunction with the city
 - b. Likely will need to do a turn lane; is there room for a deceleration lane? Answer: unknown
 - ii. Where does traffic study scope come from?
 - 1. A: the municipality usually sets the scope
- c. Note (mentioned during meeting): Original design had property only entrance on Government. City/Planning dept requested access to Pabst as well. Historic data (not actual study) suggests traffic would be +/-160 cars per day for this development

2. Development

- a. How many units?
 - i. A:146
- b. How big are the units?
 - i. A: 2-3 bedroom
 - ii. A: 1,100-1,450 SF
- c. What is property zoned for?
 - i. A: R-1A—special use apartment district with estimated max capacity of 274 u/ac
- d. Do you own the property?
 - i. A: under contract
- e. Has it been considered to do townhome sales versus rentals?
 - i. A: Developer explained rent estimates at \$2,100/m which brings market value of these units to \$300k, which is higher than the 'for sale' average within a mile (\$250k)
- f. Will this affect our home values?
 - i. A: It should not as the rentals are not a "comp" to the homes for sale.

- g. Have you done Environmental Impact Study?
 - i. A: Yes. No jurisdictional wetlands on site
- h. Will the pond be aerated?
 - i. A: will consider, if needed, to not have stagnant water. Pond is an amenity
- i. How will you keep cars from backing onto roads when waiting on gates?
 - i. A: Will provide the required stacking distance.
- j. Will this development be golf cart friendly?
 - i. A: Not sure as we understand there are mixed reviews on the golf cart use
 - ii. This property is within the golf cart district
- k. Would you consider doing fewer units?
 - i. A: if feasible, would consider. Not sure if feasible.
- l. Note: Demographic Study (discussed at meeting):
 - i. Median income: \$81,000
 - ii. Median Home value (for sale currently, w/in ½ mile): \$250k
 - iii. w/in 1 mile, only 3.8% of rentals are more per month than this proposed development

3. Utilities

- a. Please explain Drainage:
 - i. Proposed 1.2 Ac pond; 4'-6' deep
 - ii. Ditches along exterior
 - iii. Drainage will meet or exceed code; city requires pre < post.
- b. Will there be a Sewer Lift Station or force main?
 - i. A: unknown at this time. Still in preliminary phases

4. Construction

- a. How long will construction take?
 - i. A: 2 phases (infrastructure and vertical)
 - ii. 12-15 months, weather dependent
- b. Will you be working on Saturday?
 - i. A: No. Work time restrictions are as follows:
 - 1. 7a-5p M-F
 - 2. Weekend work prohibited (that's our understanding any way)
- c. What about large equipment?
 - i. A: Heaviest equipment will be during phase 1 (infrastructure), approximately 6-10 months
 - ii. Phase 2 (vertical) has most construction contained on site
- d. Who is General Contractor?
 - i. A: unknown at this time. Still in design phase
- e. When would Construction start?
 - i. A: preferably in Q1 or Q2 of 2026

5. Property Management (for Rentals)

a. How does community work?

i. A: Onsite Management w/ 3 permanent employees and full property maintenance

ii. Is it Pet-friendly?

1. A: Yes, but we do have restrictions on breeds

iii. What kind of tenants will you have?

1. A: We have certain criteria:

a. No non-family (so no roommate tenants)

b. Mid-level income (650 credit score to qualify and 3x monthly rent-to-income ratio minimum)

c. Background check required

d. Only 12-month leases. No month-to-month (no short-term rentals)

iv. Have you considered higher rent? Apartment complex down road is not nice, but charges \$2k/m (**this information was later found to be not accurate—developer**).

1. A: If market allows, will consider

b. Why not sell them? What would it take to get you to sell instead of rent?

i. A: This community will have strict restrictions (i.e. no parking in yards, no open storage or messes, etc) which have fines if not followed. Entire community is maintained by property managers and landscape is maintained all together by one company, so will look very well maintained. Sale community has no way to do that

c. What happens to the amenities if you end up selling later?

i. A: HOA is created and takes over

d. Note (mentioned during meeting): Historically for us, 60-70% of renters are local relocates.

6. More about the developers. Some folks came in late and missed the introduction

a. Do you have other developments like this?

i. A: Yes; Cedar Grove in Baton Rouge. Pamphlets on that development were passed around meeting for residents to look through

b. What is your experience?

i. A: Developers went through their history in the business again

c. Have we done projects like this with smaller unit counts?

i. Yes; in Baton Rouge.

--Summary notes compiled by Chris Ferris, Dantin Bruce Development to the best of his ability and are believed to be an accurate summary of what was said at the meeting.

SIGN IN SHEET

Name	Address	Phone Number
Cindy Field	1218 Magnolia Bayou OS	
Gardyn Neal	1107 Magnolia Bayou Blvd	
Grogh Freeman	104 W Park Dr OS	
Dennis Freeman	"	
Rhonda Fryer	3605 Magnolia Bayou Circle	
Misty McCreana J	3702 Point Clear Dr.	
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Stephanie Box	2103 Whitney Oaks	
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Lana Coy	1206 Magnolia Bayou	228-238-7965
Cathy Dykes	228 # 114 Heron Park Pl	979-235-0732
STEVEN VIERLING	120 HERON PARK PL	850 291 4541
KARLA STEPHENS	3605 Fernwood Dr	228 2823263
Dr. George Smith	901 Woodlun Dr	228-424-6899
PAT BURTON	3602 Magnolia Bayou	228-235-1964
Cori Kilgore	1112 Magnolia Bayou	228 623-9404
Mike Lybke	112 Magnolia Bayou	228-623-2898
BUB ZITICMAN	800 MAGNOLIA BAYOU	228 324 3436
Lauren Timmons	3096 Fabst Rd. O.S.	228 257 3741
Russell & Katherine Mereo	3716 Point Clear Dr OS	228 202 0196
Earl + Nancy Carstens	902 Magnolia Bayou Blvd OS	423-618-1074
Jeanne Williams	3606 Pt. Clear Dr. OS	228-324-9380
Louis Roones	2503 Promenade Blvd OS	228-218-6491
MIKE STEPSAID	1141 MAG BAYOU	324-1113
Pastor Sam Johnson	3111 GOVERNMENT ST	228-990-1419
TRACY REYNOLDS	3628 PERRYMAN RD	
DANA & CAROL HILL	905 WOODGLEN DR	228-424-1227
Steven Covington	1217 Magnolia Bayou	601-754-5981
Daniel Payne	3703 Point Clear Drive	228-219-6017
USA Greenberg	110 Peter St, O.S.	
Summer Wood	2528 FANKNER ST.	601 614-4105
Patrick Wright	3621 11th St. GP, MS	601-480-9979
Lacey Sullivan	3505 Sandpaper "	
Forest McMoran	" No Box	
	809	228 875 8123
Debra Gilley	2120 Whitney Oak Dr.	907-854-0410
JAMES GREENE	3006 Government Str	228-219-2418
Jack Mearns	100 N. ST.	327-5587
Shrud Gilley	2120 Whitney Oaks	228-282-9998
Math H.	1800 Porter	N/A
Katherine Mearns	3205 Govt St	228 369 4219

TRAFFIC IMPACT ANALYSIS for *Holly Grove*



**Revised Final Report
October 2025**



Prepared by:



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Appendix

Year 2025 Existing Traffic Volumes

Peak Hour Volumes and Trip Distribution

Year 2025 Synchro & HCS Analysis

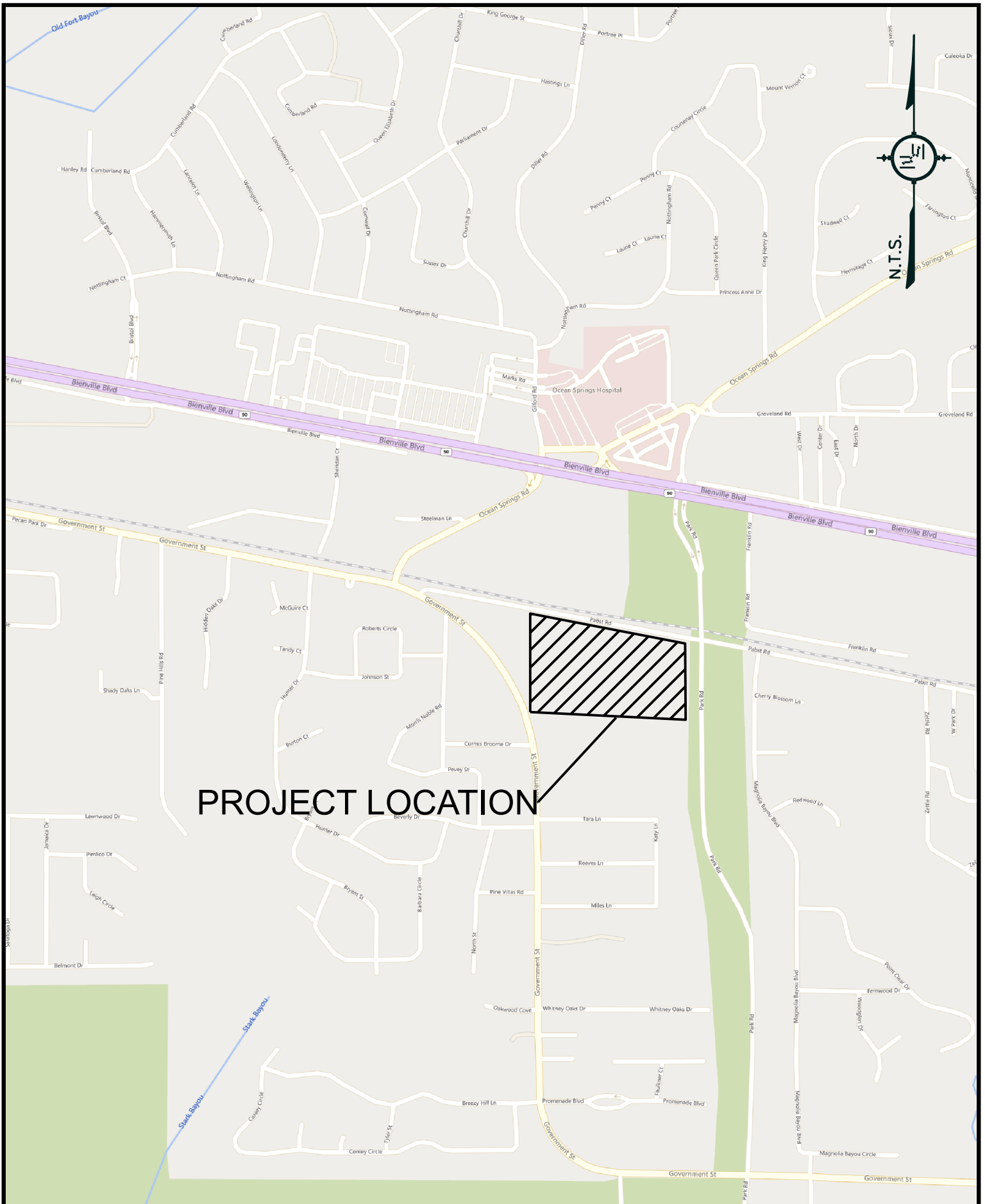
Year 2030 Synchro & HCS Analysis

Auxiliary Lane Warrant Sheets

Section 1 Introduction

This report summarizes the findings of the traffic analysis performed by Neel-Schaffer, Inc., as requested by Dantin Bruce Development for the development of townhome units. The project site is located along Government Street southeast of the intersection of Government Street with Ocean Springs Road in Ocean Springs, MS. The development is planned to include 123 townhome units.

The purpose of this analysis is to estimate the trip generation potential for the project site and evaluate the impact of the site traffic on adjacent roadways and intersections. Based on these impacts, recommended improvements were evaluated to mitigate traffic concerns as they relate to the site development, if required. To analyze the related impact to the surrounding area, existing roadway capacity and non-site traffic levels-of-service were also evaluated.



PROJECT LOCATION

Section 2 Existing Conditions

The project site is located along Government Street southeast of the intersection of Government Street and Ocean Springs Road in Ocean Springs, Mississippi. Currently, the proposed site is wooded. Direct access to the property is limited to Government Street and Pabst Road.

The study area is comprised of two adjacent existing intersections: Government Street with Ocean Springs Road and Government Street with Pabst Road.

2.1 Government Street

Government Street is an undivided two-lane roadway. Government Street has a typical section that consists of 11-foot lanes, unpaved shoulders, and open drainage in the vicinity of the proposed site. In addition, there is sidewalk on the west side of Government Street. Government Street is functionally classified as a minor arterial roadway and has a posted speed limit of 35 miles per hour near the proposed project site.

2.2 Ocean Springs Road

Ocean Springs Road is an undivided four-lane roadway. Ocean Springs Road has a typical section that consists of 12-foot lanes with curb and gutter and closed drainage. Ocean Springs Road Country Club is functionally classified as a minor arterial roadway and has a posted speed limit of 25 miles per hour near the proposed project site.

2.3 Pabst Road

Pabst Road is an undivided two-lane roadway. Pabst Road has a typical section that consists of 20-feet of asphalt with unpaved shoulders and open drainage. Pabst Road is not a functionally classified roadway and has a posted speed limit of 30 miles per hour.

2.4 Intersection of Government Street and Ocean Springs Road

The intersection of Government Street and Ocean Springs Road is currently a signalized intersection. The eastbound approach widens to provide a dedicated left turn lane. The southbound approach provides a shared thru-left lane and a right turn lane. All other approaches to the intersection are single lane approaches. The signal operates with split phasing northbound and southbound along with a protected/permitted eastbound left turn. The signal also appears to have railroad pre-emption with a no left turn blank out sign eastbound.

2.4 Intersection of Government Street and Pabst Road

The intersection of Government Street and Pabst Road is currently an unsignalized "T" intersection with Pabst Road being stopped control. The eastbound approach widens to provide a short left turn lane. All other approaches to the intersection are single lane approaches.

Section 3 Evaluation of Existing Conditions

3.1 Existing Traffic Volumes

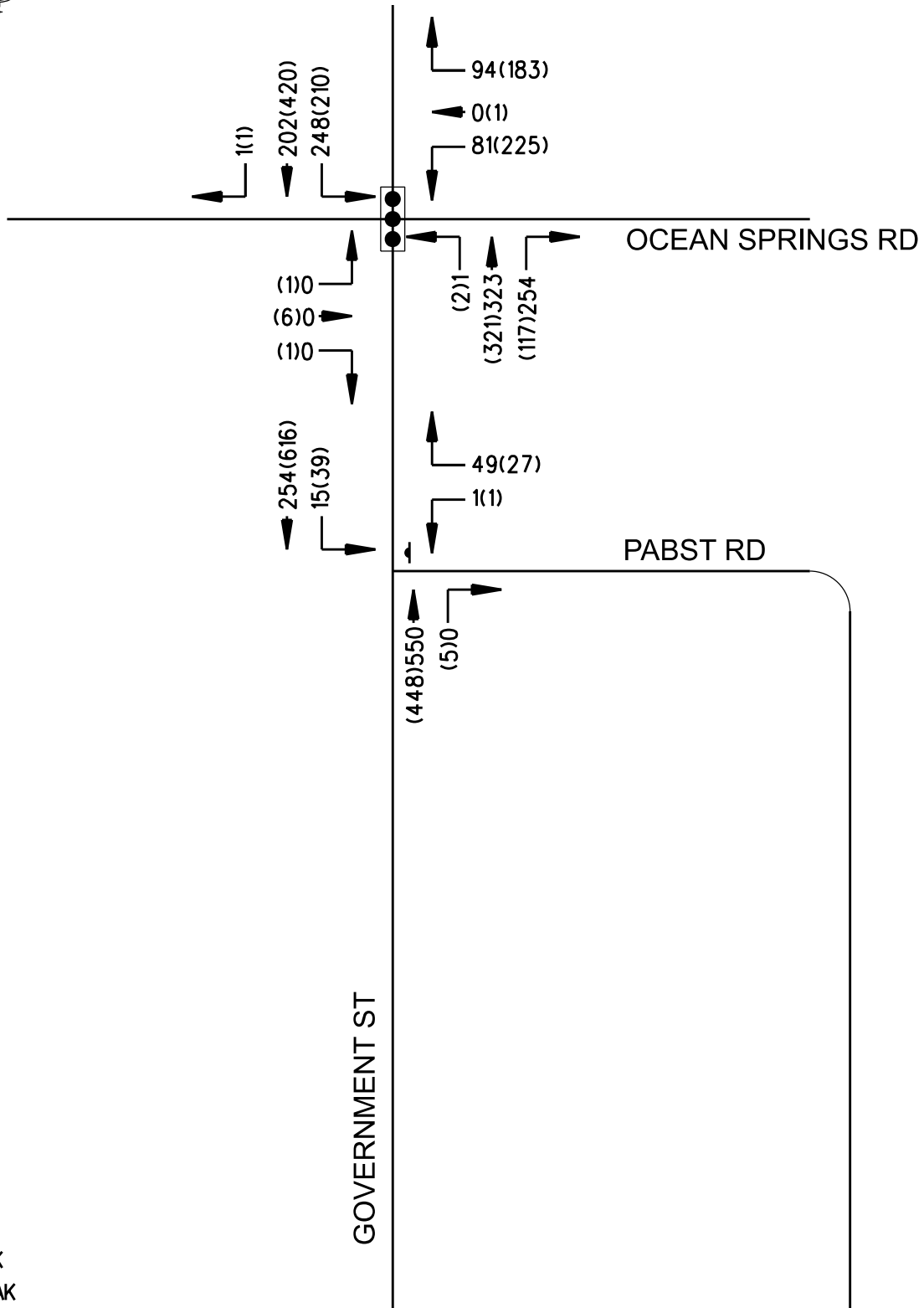
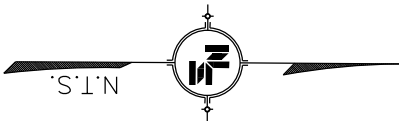
The project area for this analysis includes the signalized intersection of Government Street and Ocean Springs Road along with the unsignalized intersection of Government Street and Pabst Road. Eight-hour turning movement counts were conducted at the existing study intersections in September 2025. The AM and PM peak hour traffic volumes for the intersections are shown graphically in Figure 3.1.

3.2 Basis of Analysis

From a performance perspective, the effective operation of an intersection is evaluated based on the delay, turning movement volumes, traffic composition and roadway geometrics. The methodology utilized in this analysis is based on the Highway Capacity Manual, 7th Edition. Intersection level-of-service is based on delay per vehicle (in seconds). The level-of-service, as outlined in the Manual, is reported as a letter designation of LOS A through F (A is the least delay and F is the most delay). The delay range for signalized and unsignalized intersections (both four-way and two-way) is as follows:

Signalized Intersections		Unsignalized Intersections	
LOS	Delay (s/veh)	LOS	Delay (s/veh)
A	≤ 10	A	≤ 10
B	> 10 – 20	B	> 10 – 15
C	> 20 – 35	C	> 15 – 25
D	> 35 – 55	D	> 25 – 35
E	> 55 – 80	E	> 35 – 50
F	> 80	F	> 50

A Synchro model was used to evaluate the existing peak hour volumes at the signalized intersection of Government Street and Ocean Springs Road while the Highway Capacity Software (HCS) was used to evaluate the existing peak hour volumes at the unsignalized intersection of Government Street with Pabst Road.



LEGEND

XX - AM PEAK
 (XX) - PM PEAK

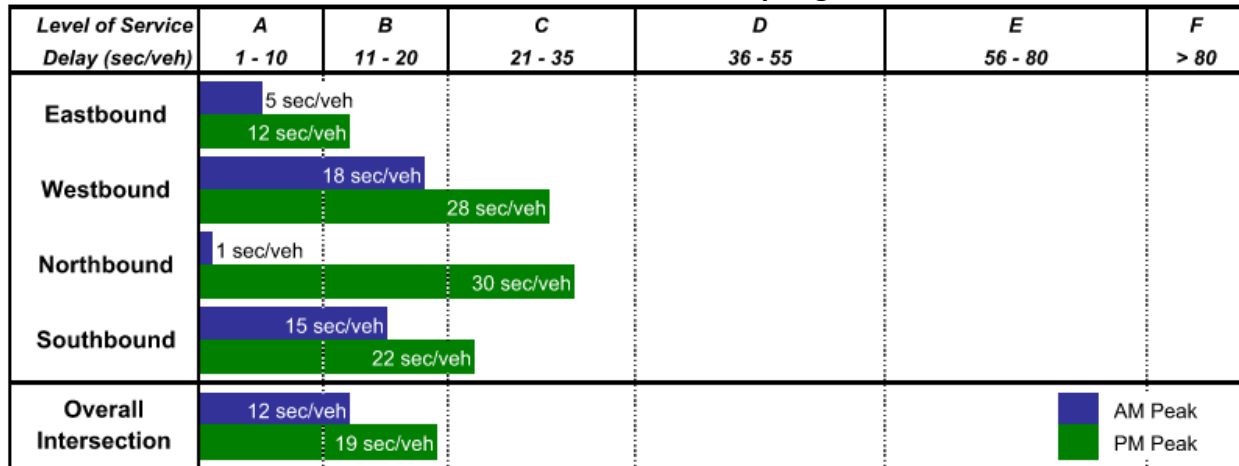
- SIGNAL

- STOP SIGN

3.3 Government Street and Ocean Springs Road

The Government Street and Ocean Springs Road intersection levels-of-service, based on the Year 2025 traffic volumes, are illustrated in Figure 3.2. This analysis is based on a signalized intersection with observed signal phasing.

**Figure 3.2 – Existing Intersection Level-of-Service
Government Street and Ocean Springs Road**

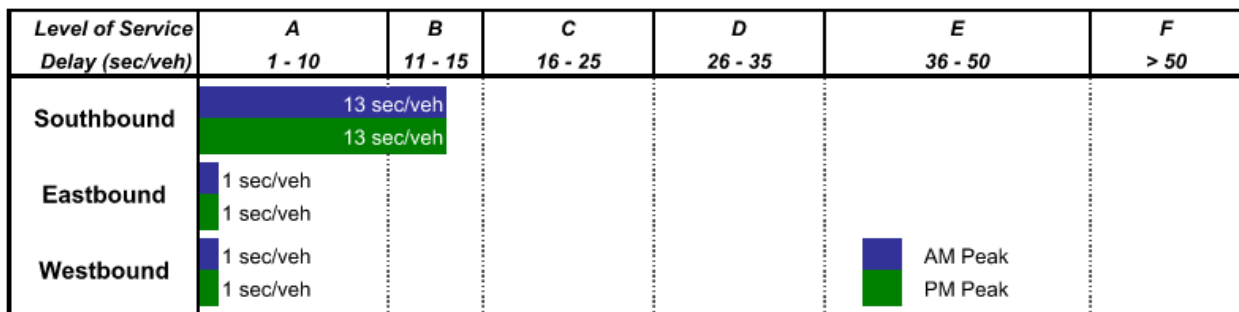


Overall, the intersection operates with acceptable levels-of-service during the AM and PM peak hour.

3.4 Government Street and Pabst Road

The Government Street and Pabst Road intersection levels-of-service, based on the Year 2025 traffic volumes, are illustrated in Figure 3.3. This analysis is based on an unsignalized intersection with Pabst Road being stopped control.

**Figure 3.3 – Existing Intersection Level-of-Service
Government Street and Pabst Road**



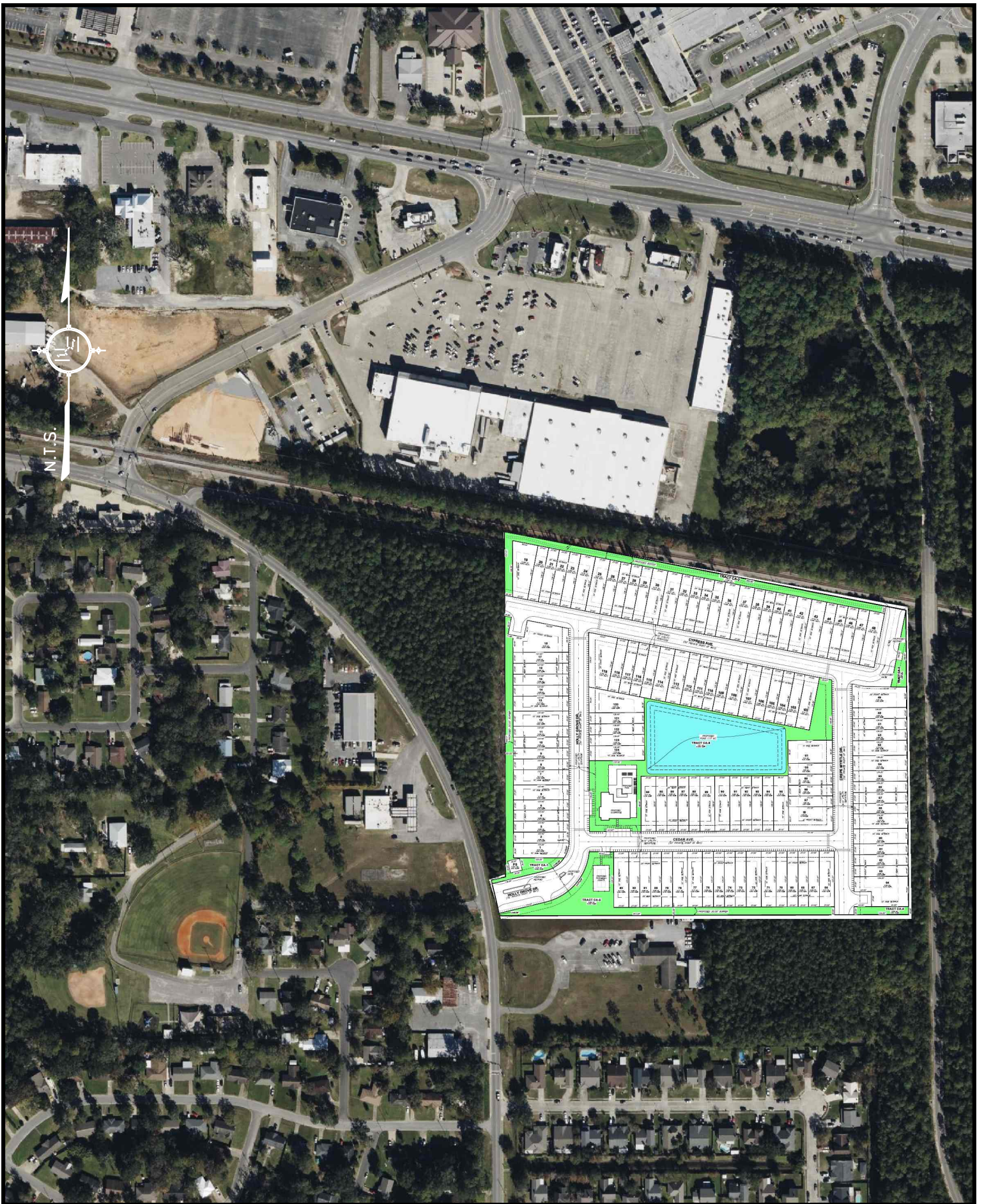
Overall, the intersection operates with acceptable levels-of-service during the AM and PM peak hour.

Section 4 Proposed Development

4.1 Proposed Site

The development is currently planned to have 123 townhome units. The proposed development plans to have access to Government Street and Pabst Road.

Figure 4.1 illustrates the proposed site plan for this development.



4.2 Trip Generation

The trip generation of the townhome units was developed using the trip rates contained in the Institute of Transportation Engineers Trip Generation, 12th Edition. The site traffic was assigned based on the demographic distribution in the study area and on the roadways that provide access to the project site. The trip generation calculations for the proposed site traffic are shown in Table 4.1.

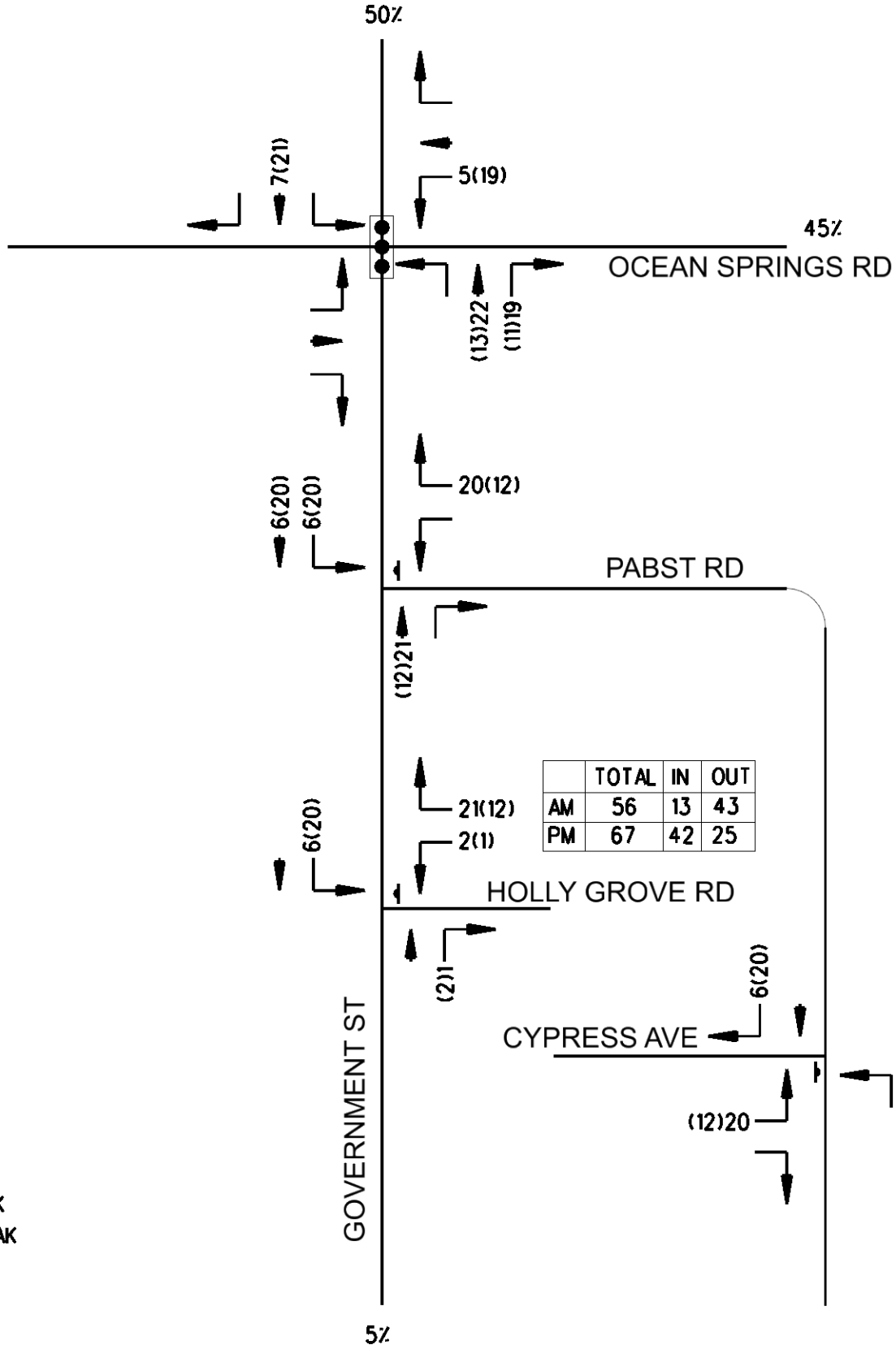
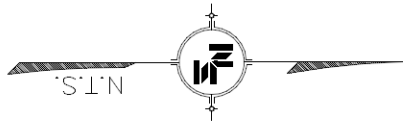
Table 4.1 – Trip Generation

Land Use	Intensity	Daily Trips	AM Peak Hour			PM Peak Hour		
			Total	In	Out	Total	In	Out
Multifamily Housing (Low-Rise)	123 Dwelling Units	813	56	13	43	66	41	25
	Total	813	56	13	43	66	41	25
Daily Traffic Generation								
	Multifamily Housing (Low Rise) [ITE 220]	=	T = 5.63(X) + 120.45					
AM Peak Hour Traffic Generation								
	Multifamily Housing (Low Rise) [ITE 220]	=	T = 0.35(X) + 12.93 (24%in/76%out)					
PM Peak Hour Traffic Generation								
	Multifamily Housing (Low Rise) [ITE 220]	=	T = 0.48(X) + 7.35 (62%in/38%out)					

T - Trips

Source: ITE Trip Generation, 12th Edition

The estimated site traffic volumes are illustrated in Figure 4.2.



	TOTAL	IN	OUT
AM	56	13	43
PM	67	42	25

LEGEND

- XX - AM PEAK
- (XX) - PM PEAK
- - SIGNAL
- ⊣ - STOP SIGN

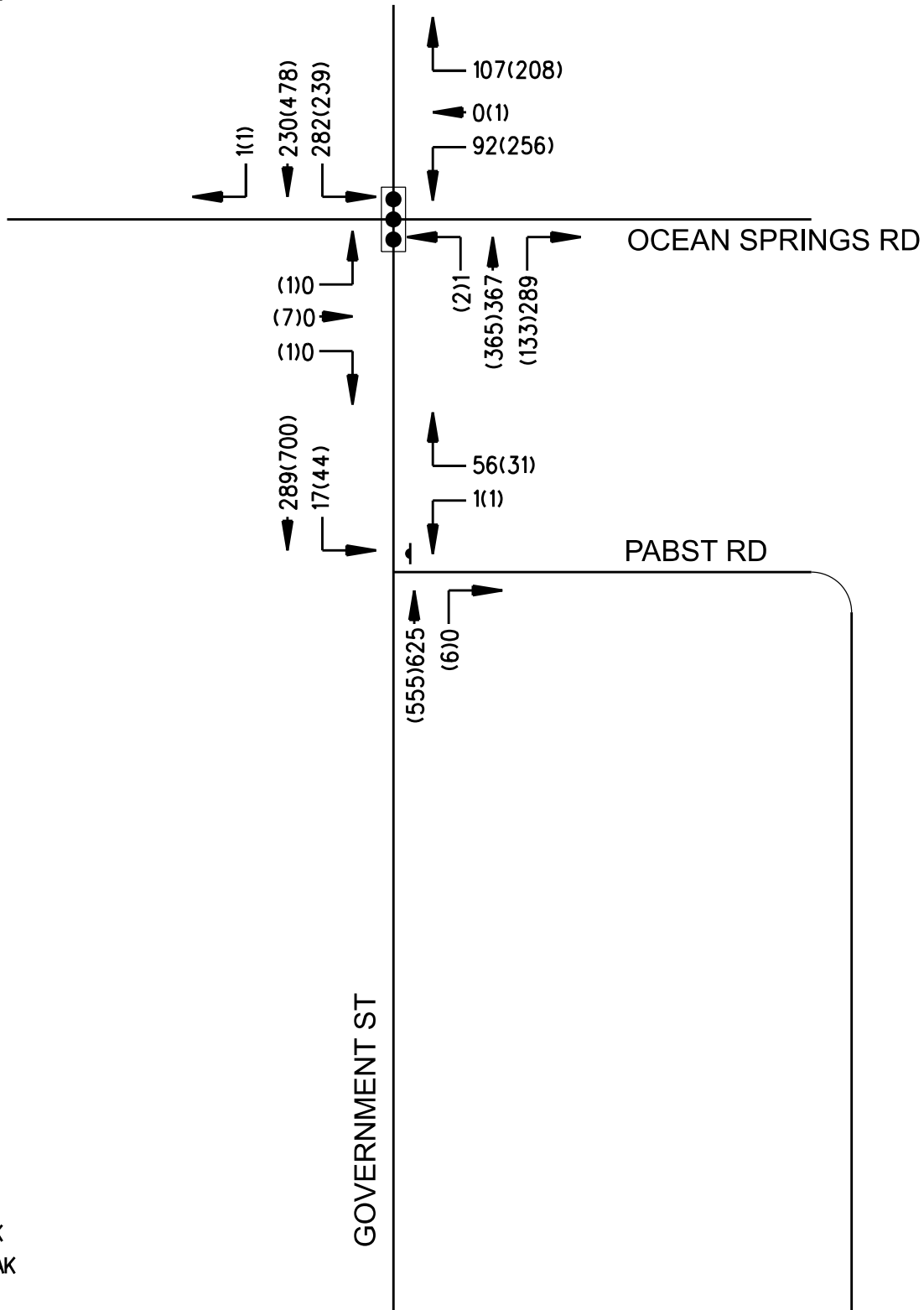
4.3 Non-Site Traffic Forecast

A review of the historical 24-hour daily traffic volumes from MDOT traffic counts was conducted to see the historical impacts of traffic growth on the roadways adjacent to the project site. The comparison of traffic volumes is provided in Table 4.2.

Table 4.2 – Historical Daily Traffic Volumes

Year	Location Government – SE of Ocean Springs
2024	10,000
2023	9,800
2022	9,300
2021	9,500
2019	8,800
5-yr Growth Rate	2.58%

The historic counts show an increase in volumes from 2019. The 5-Year compounded growth factor was 2.58% along Government Street near the proposed site from 2019-2024. A 2.6% compound annual growth rate was used to forecast the non-site traffic for the Year 2030. Figure 4.3 illustrates the Year 2030 Non-Site Traffic Volumes.



LEGEND

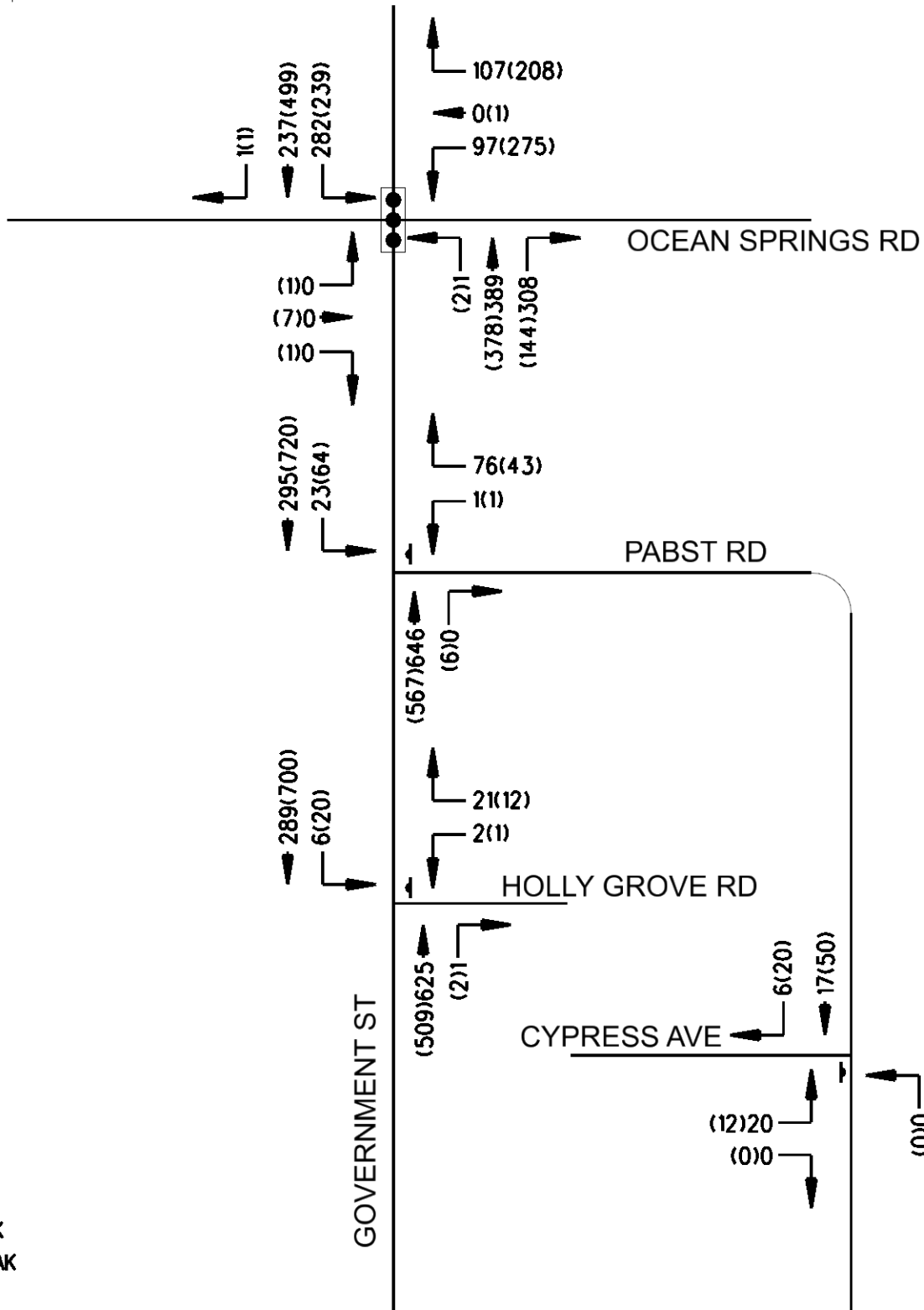
XX - AM PEAK
 (XX) - PM PEAK

- SIGNAL

- STOP SIGN

4.4 Year 2030 Total Traffic

Site generated traffic volumes were added to non-site traffic volumes to arrive at total (Year 2030) traffic volumes. Figure 4.4 illustrates the Year 2030 total traffic volumes.



LEGEND

XX - AM PEAK
 (XX) - PM PEAK

●● - SIGNAL

▲ - STOP SIGN

4.5 Year 2030 Traffic Analysis

An analysis of the Year 2030 Non-Site and Total traffic volumes was conducted using the information provided in the Highway Capacity Manual, Seventh Edition. The lane geometry and traffic control for the total traffic analysis includes the existing roadway geometrics. The results of the analysis are shown in Table 4.3 and Table 4.4.

Table 4.3 – Year 2030 Non-Site Traffic Level-of-Service

Signalized Intersection	Peak Hour	Level-of-Service – Delay (sec/veh)				
		Northbound	Southbound	Eastbound	Westbound	Total
Government St / Ocean Springs Rd	AM	A – 1	B – 16	A – 7	C – 26	B – 17
	PM	C – 30	C – 27	B – 13	C – 28	C – 21
Unsignalized Intersection	Peak Hour	Level-of-Service – Delay (sec/veh)				
		Northbound	Southbound	Eastbound	Westbound	Total
Government St / Pabst Rd	AM	-	B – 14	A – 1	A – 1	-
	PM	-	B – 14	A – 1	A – 1	-

Table 4.4 – Year 2030 Total Traffic Level-of-Service

Signalized Intersection	Peak Hour	Level-of-Service – Delay (sec/veh)				
		Northbound	Southbound	Eastbound	Westbound	Total
Government St / Ocean Springs Rd	AM	A – 1	B – 16	A – 8	C – 32	C – 21
	PM	C – 30	C – 33	B – 13	C – 29	C – 23
Unsignalized Intersection	Peak Hour	Level-of-Service – Delay (sec/veh)				
		Northbound	Southbound	Eastbound	Westbound	Total
Government St / Pabst Rd	AM	-	C – 15	A – 1	A – 1	-
	PM	-	B – 14	A – 1	A – 1	-
Government St / Road A	AM	-	B – 14	A – 1	A – 1	-
	PM	-	B – 13	A – 1	A – 1	-
Pabst Rd / Road B	AM	A – 9	-	A – 1	A – 1	-
	PM	A – 9	-	A – 1	A – 1	-

The study intersections are anticipated to operate at acceptable levels-of-service with the proposed development.

Section 5 Recommendations and Conclusions

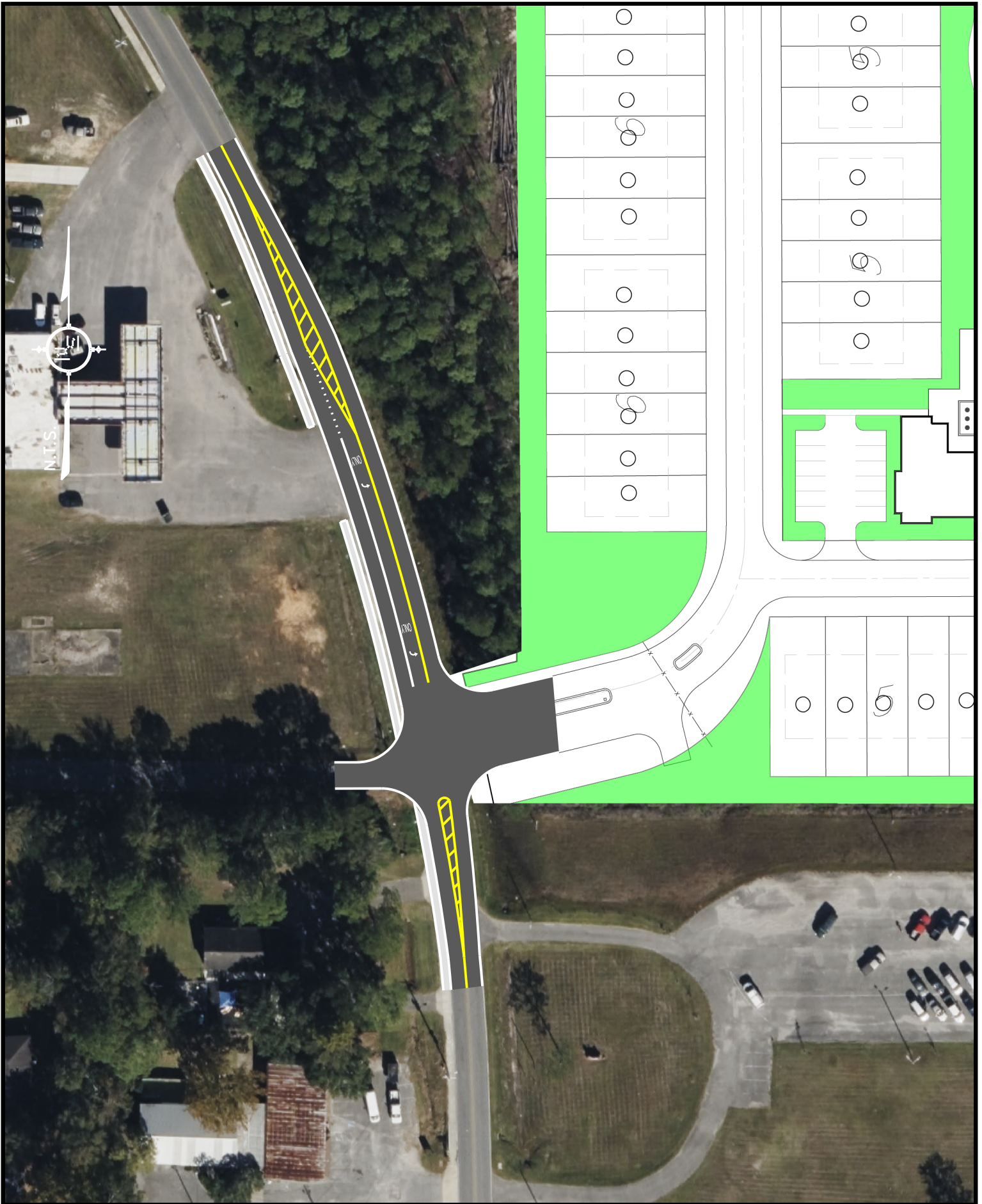
5.1 Auxiliary Lane Warrants

The traffic volumes at the intersections of Government Street with Holly Grove Road and Pabst Road with Cypress Avenue were evaluated to determine if the warrants outlined in the National Cooperative Highway Research Program (NCHRP) Report 457, Evaluating Intersection Improvements: An Engineering Study Guide are anticipated to be met for constructing auxiliary turn lanes. Report 457 contains graphical illustrations of the volume requirements for auxiliary lane warrants. The threshold volume requirements for installation of a left turn lane utilize a combination of the left turning volume, the through traffic that would be behind the left turning volume (VA), and the opposing volume of traffic (VO) that could conflict with the left turning vehicles. The right turning traffic utilizes the advancing volume and right turning volume.

The auxiliary lane warrants were evaluated using the total 2030 traffic volumes at the intersections of Government Street with Holly Grove Road and Pabst Road with Cypress Avenue. Based on the anticipated traffic volumes, an auxiliary left turn lane is warranted on Government Street at Holly Grove Road.

5.2 Conclusions

The development of the project site with 123 townhome units is not anticipated to create major capacity related deficiencies at the study intersections. A left turn lane is warranted on Government Street at Holly Grove Road. Figure 5.1 illustrates a southbound left turn lane with 200 feet of storage, 75-foot taper, and 125 feet of transition. The transition is based on symmetric widening.



Appendix

Year 2025 Existing Traffic Volumes
Peak Hour Volumes and Trip Distribution
Year 2025 Synchro & HCS Analysis
Year 2030 Synchro & HCS Analysis
Auxiliary Lane Warrant Sheets

Year 2025 Existing Traffic Volumes

Southern Traffic Services, Inc.

2911 Westfield Rd
Gulf Breeze, FL 32563
Traffic is Our Only Business

Government St @ Ocean Springs Rd
Ocean Springs, MS

File Name : 25087-1
Site Code : 25087-1
Start Date : 9/23/2025
Page No : 1

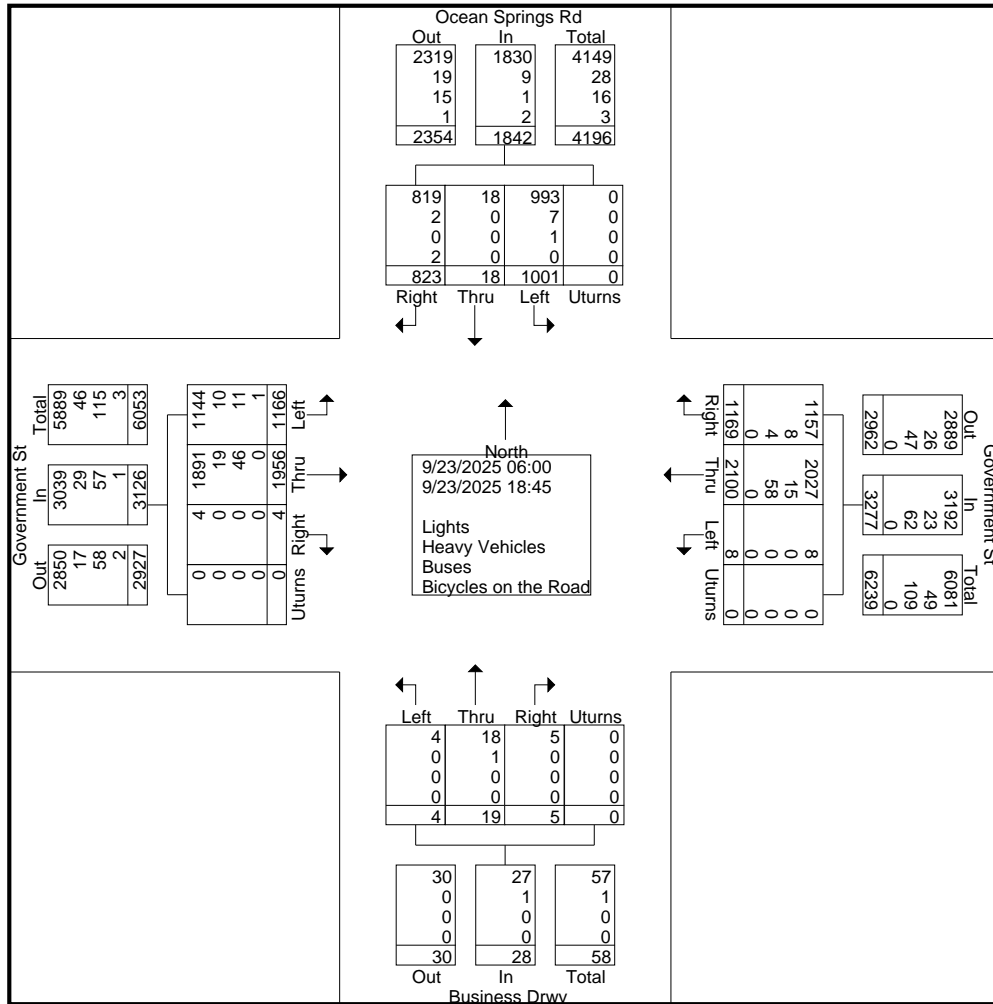
Groups Printed- Lights - Heavy Vehicles - Buses - Bicycles on the Road

Start Time	Ocean Springs Rd Southbound					Government St Westbound					Business Drwy Northbound					Government St Eastbound					Int. Total
	Left	Thru	Right	UtURNS	App. Total	Left	Thru	Right	UtURNS	App. Total	Left	Thru	Right	UtURNS	App. Total	Left	Thru	Right	UtURNS	App. Total	
06:00	5	0	2	0	7	0	34	19	0	53	0	0	0	0	0	19	17	0	0	36	96
06:15	8	0	6	0	14	0	64	24	0	88	0	0	0	0	0	18	21	0	0	39	141
06:30	12	0	13	0	25	1	92	32	0	125	0	0	1	0	1	21	19	0	0	40	191
06:45	19	0	18	0	37	0	108	34	0	142	0	0	0	0	0	40	43	0	0	83	262
Total	44	0	39	0	83	1	298	109	0	408	0	0	1	0	1	98	100	0	0	198	690
07:00	15	1	24	0	40	0	91	36	0	127	0	0	0	0	0	43	56	0	0	99	266
07:15	19	0	23	0	42	0	65	58	0	123	0	0	0	0	0	57	59	0	0	116	281
07:30	19	0	32	0	51	0	84	84	0	168	0	0	0	0	0	81	33	0	0	114	333
07:45	13	0	19	0	32	1	85	62	0	148	0	0	0	0	0	68	68	1	0	137	317
Total	66	1	98	0	165	1	325	240	0	566	0	0	0	0	0	249	216	1	0	466	1197
08:00	30	0	20	0	50	0	89	50	0	139	0	0	0	0	0	42	42	0	0	84	273
08:15	27	2	15	0	44	1	93	52	0	146	0	1	0	0	1	27	39	0	0	66	257
08:30	17	1	15	0	33	0	95	38	0	133	0	0	0	0	0	22	39	0	0	61	227
08:45	14	0	9	0	23	0	71	30	0	101	0	0	0	0	0	30	55	0	0	85	209
Total	88	3	59	0	150	1	348	170	0	519	0	1	0	0	1	121	175	0	0	296	966
*** BREAK ***																					
15:00	37	2	35	0	74	0	53	32	0	85	0	1	0	0	1	59	58	0	0	117	277
15:15	25	2	35	0	62	0	65	41	0	106	1	1	0	0	2	29	68	0	0	97	267
15:30	60	1	54	0	115	0	71	51	0	122	0	1	0	0	1	71	122	0	0	193	431
15:45	58	2	42	0	102	2	85	55	0	142	0	4	0	0	4	39	104	0	0	143	391
Total	180	7	166	0	353	2	274	179	0	455	1	7	0	0	8	198	352	0	0	550	1366
16:00	62	0	43	0	105	0	76	51	0	127	1	1	1	0	3	31	109	0	0	140	375
16:15	58	2	43	0	103	0	78	42	0	120	0	0	0	0	0	38	85	0	0	123	346
16:30	54	2	42	0	98	0	100	47	0	147	0	2	0	0	2	45	104	1	0	150	397
16:45	53	1	40	0	94	1	85	37	0	123	1	0	0	0	1	42	96	1	0	139	357
Total	227	5	168	0	400	1	339	177	0	517	2	3	1	0	6	156	394	2	0	552	1475
17:00	56	0	39	0	95	0	82	54	0	136	1	3	0	0	4	54	117	0	0	171	406
17:15	49	0	47	0	96	1	88	40	0	129	0	1	0	0	1	52	107	0	0	159	385
17:30	68	0	54	0	122	1	69	36	0	106	0	1	0	0	1	57	112	0	0	169	398
17:45	52	1	43	0	96	0	82	47	0	129	0	1	1	0	2	47	84	1	0	132	359
Total	225	1	183	0	409	2	321	177	0	500	1	6	1	0	8	210	420	1	0	631	1548
18:00	56	0	25	0	81	0	44	33	0	77	0	0	1	0	1	46	74	0	0	120	279
18:15	38	1	33	0	72	0	63	30	0	93	0	2	1	0	3	29	77	0	0	106	274
18:30	43	0	26	0	69	0	46	23	0	69	0	0	0	0	0	34	82	0	0	116	254
18:45	34	0	26	0	60	0	42	31	0	73	0	0	0	0	0	25	66	0	0	91	224
Total	171	1	110	0	282	0	195	117	0	312	0	2	2	0	4	134	299	0	0	433	1031
Grand Total	1001	18	823	0	1842	8	2100	1169	0	3277	4	19	5	0	28	1166	1956	4	0	3126	8273
Apprch %	54.3	1	44.7	0		0.2	64.1	35.7	0		14.3	67.9	17.9	0		37.3	62.6	0.1	0		
Total %	12.1	0.2	9.9	0	22.3	0.1	25.4	14.1	0	39.6	0	0.2	0.1	0	0.3	14.1	23.6	0	0	37.8	
Lights	993	18	819	0	1830	8	2027	1157	0	3192	4	18	5	0	27	1144	1891	4	0	3039	8088
% Lights	99.2	100	99.5	0	99.3	100	96.5	99	0	97.4	100	94.7	100	0	96.4	98.1	96.7	100	0	97.2	97.8
Heavy Vehicles	7	0	2	0	9	0	15	8	0	23	0	1	0	0	1	10	19	0	0	29	62
% Heavy Vehicles	0.7	0	0.2	0	0.5	0	0.7	0.7	0	0.7	0	5.3	0	0	3.6	0.9	1	0	0	0.9	0.7
Buses	1	0	0	0	1	0	58	4	0	62	0	0	0	0	0	11	46	0	0	57	120
% Buses	0.1	0	0	0	0.1	0	2.8	0.3	0	1.9	0	0	0	0	0	0.9	2.4	0	0	1.8	1.5
Bicycles on the Road	0	0	2	0	2	0	0	0	0	0	0	0	0	0	0	1	0	0	0	1	3
% Bicycles on the Road	0	0	0.2	0	0.1	0	0	0	0	0	0	0	0	0	0	0.1	0	0	0	0	0

Southern Traffic Services, Inc.

2911 Westfield Rd
Gulf Breeze, FL 32563
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Start Date : 9/23/2025
Page No : 2

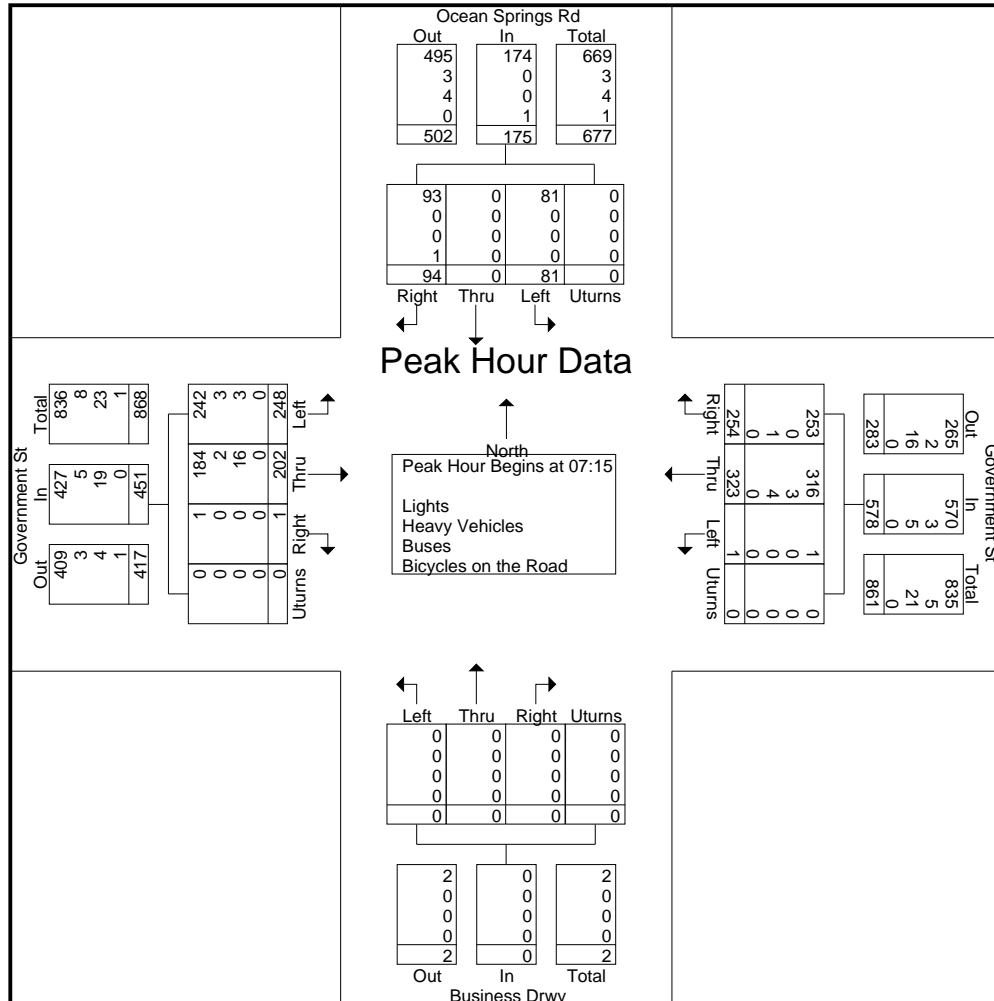


Southern Traffic Services, Inc.

2911 Westfield Rd
Gulf Breeze, FL 32563
Traffic is Our Only Business

File Name : 25087-1
Site Code : 25087-1
Start Date : 9/23/2025
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Start Time	Ocean Springs Rd Southbound					Government St Westbound					Business Drwy Northbound					Government St Eastbound					Int. Total
	Left	Thru	Right	UtURNS	App. Total	Left	Thru	Right	UtURNS	App. Total	Left	Thru	Right	UtURNS	App. Total	Left	Thru	Right	UtURNS	App. Total	
Peak Hour Analysis From 06:00 to 12:30 - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 07:15																					
07:15	19	0	23	0	42	0	65	58	0	123	0	0	0	0	0	57	59	0	0	116	281
07:30	19	0	32	0	51	0	84	84	0	168	0	0	0	0	0	81	33	0	0	114	333
07:45	13	0	19	0	32	1	85	62	0	148	0	0	0	0	0	68	68	1	0	137	317
08:00	30	0	20	0	50	0	89	50	0	139	0	0	0	0	0	42	42	0	0	84	273
Total Volume	81	0	94	0	175	1	323	254	0	578	0	0	0	0	0	248	202	1	0	451	1204
% App. Total	46.3	0	53.7	0		0.2	55.9	43.9	0		0	0	0	0		55	44.8	0.2	0		
PHF	.675	.000	.734	.000	.858	.250	.907	.756	.000	.860	.000	.000	.000	.000	.000	.765	.743	.250	.000	.823	.904
Lights	81	0	93	0	174	1	316	253	0	570	0	0	0	0	0	242	184	1	0	427	1171
% Lights	100	0	98.9	0	99.4	100	97.8	99.6	0	98.6	0	0	0	0	0	97.6	91.1	100	0	94.7	97.3
Heavy Vehicles	0	0	0	0	0	0	3	0	0	3	0	0	0	0	0	3	2	0	0	5	8
% Heavy Vehicles	0	0	0	0	0	0	0.9	0	0	0.5	0	0	0	0	0	1.2	1.0	0	0	1.1	0.7
Buses	0	0	0	0	0	0	4	1	0	5	0	0	0	0	0	3	16	0	0	19	24
% Buses	0	0	0	0	0	0	1.2	0.4	0	0.9	0	0	0	0	0	1.2	7.9	0	0	4.2	2.0
Bicycles on the Road	0	0	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
% Bicycles on the Road	0	0	1.1	0	0.6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.1

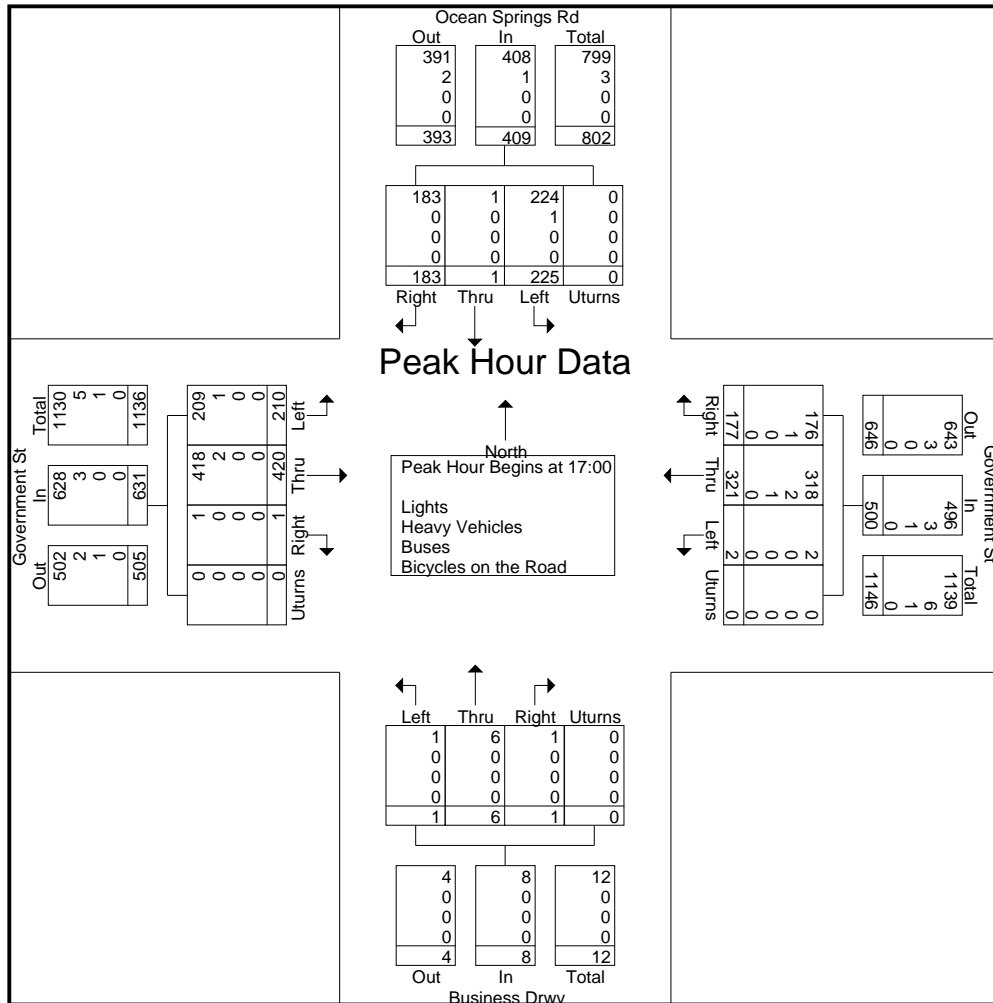


Southern Traffic Services, Inc.

2911 Westfield Rd
Gulf Breeze, FL 32563
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File Name : 25087-1
Site Code : 25087-1
Start Date : 9/23/2025
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Start Time	Ocean Springs Rd Southbound					Government St Westbound					Business Drwy Northbound					Government St Eastbound					Int. Total
	Left	Thru	Right	UtURNS	App. Total	Left	Thru	Right	UtURNS	App. Total	Left	Thru	Right	UtURNS	App. Total	Left	Thru	Right	UtURNS	App. Total	
Peak Hour Analysis From 12:45 to 18:45 - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 17:00																					
17:00	56	0	39	0	95	0	82	54	0	136	1	3	0	0	4	54	117	0	0	171	406
17:15	49	0	47	0	96	1	88	40	0	129	0	1	0	0	1	52	107	0	0	159	385
17:30	68	0	54	0	122	1	69	36	0	106	0	1	0	0	1	57	112	0	0	169	398
17:45	52	1	43	0	96	0	82	47	0	129	0	1	1	0	2	47	84	1	0	132	359
Total Volume	225	1	183	0	409	2	318	176	0	500	1	6	1	0	8	210	420	1	0	631	1548
% App. Total	55	0.2	44.7	0		0.4	64.2	35.4	0		12.5	75	12.5	0		33.3	66.6	0.2	0		
PHF	.827	.250	.847	.000	.838	.500	.912	.819	.000	.919	.250	.500	.250	.000	.500	.921	.897	.250	.000	.923	.953
Lights	224	1	183	0	408	2	318	176	0	496	1	6	1	0	8	209	418	1	0	628	1540
% Lights	99.6	100	100	0	99.8	100	99.1	99.4	0	99.2	100	100	100	0	100	99.5	99.5	100	0	99.5	99.5
Heavy Vehicles	1	0	0	0	1	0	2	1	0	3	0	0	0	0	0	1	2	0	0	3	7
% Heavy Vehicles	0.4	0	0	0	0.2	0	0.6	0.6	0	0.6	0	0	0	0	0	0.5	0.5	0	0	0.5	0.5
Buses	0	0	0	0	0	0	1	0	0	1	0	0	0	0	0	0	0	0	0	0	1
% Buses	0	0	0	0	0	0	0.3	0	0	0.2	0	0	0	0	0	0	0	0	0	0	0.1
Bicycles on the Road	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
% Bicycles on the Road	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0



Southern Traffic Services, Inc.

2911 Westfield Rd
Gulf Breeze, FL 32563
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Government St @ Ocean Springs Rd
Ocean Springs, MS

File Name : 25087-1
Site Code : 25087-1
Start Date : 9/23/2025
Page No : 1

Groups Printed- Heavy Vehicles - Buses

Start Time	Ocean Springs Rd Southbound					Government St Westbound					Business Drwy Northbound					Government St Eastbound					Int. Total	
	Left	Thru	Right	Uturns	App. Total	Left	Thru	Right	Uturns	App. Total	Left	Thru	Right	Uturns	App. Total	Left	Thru	Right	Uturns	App. Total		
06:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6	0	0	0	6	6
06:15	0	0	0	0	0	0	3	0	0	3	0	0	0	0	0	0	4	0	0	0	4	7
06:30	0	0	1	0	1	0	7	0	0	7	0	0	0	0	0	0	2	0	0	0	2	10
06:45	0	0	0	0	0	0	3	0	0	3	0	0	0	0	0	0	6	0	0	0	6	9
Total	0	0	1	0	1	0	13	0	0	13	0	0	0	0	0	0	18	0	0	0	18	32
07:00	1	0	0	0	1	0	3	2	0	5	0	0	0	0	0	1	3	0	0	4	10	
07:15	0	0	0	0	0	0	2	1	0	3	0	0	0	0	0	3	10	0	0	13	16	
07:30	0	0	0	0	0	0	1	0	0	1	0	0	0	0	0	2	6	0	0	8	9	
07:45	0	0	0	0	0	0	2	0	0	2	0	0	0	0	0	1	2	0	0	3	5	
Total	1	0	0	0	1	0	8	3	0	11	0	0	0	0	0	7	21	0	0	28	40	
08:00	0	0	0	0	0	0	2	0	0	2	0	0	0	0	0	0	0	0	0	0	2	
08:15	0	0	0	0	0	0	8	1	0	9	0	0	0	0	0	0	1	0	0	1	10	
08:30	0	0	0	0	0	0	4	0	0	4	0	0	0	0	0	0	3	0	0	3	7	
08:45	0	0	0	0	0	0	3	0	0	3	0	0	0	0	0	3	4	0	0	7	10	
Total	0	0	0	0	0	0	17	1	0	18	0	0	0	0	0	3	8	0	0	11	29	
09:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
09:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
09:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
09:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
10:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
10:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
10:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
10:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
11:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
11:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
11:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
11:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
12:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
12:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
12:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
12:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
13:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
13:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
13:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
13:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
14:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
14:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
14:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
14:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	

Southern Traffic Services, Inc.

2911 Westfield Rd
Gulf Breeze, FL 32563
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File Name : 25087-1
Site Code : 25087-1
Start Date : 9/23/2025
Page No : 2

Groups Printed- Heavy Vehicles - Buses

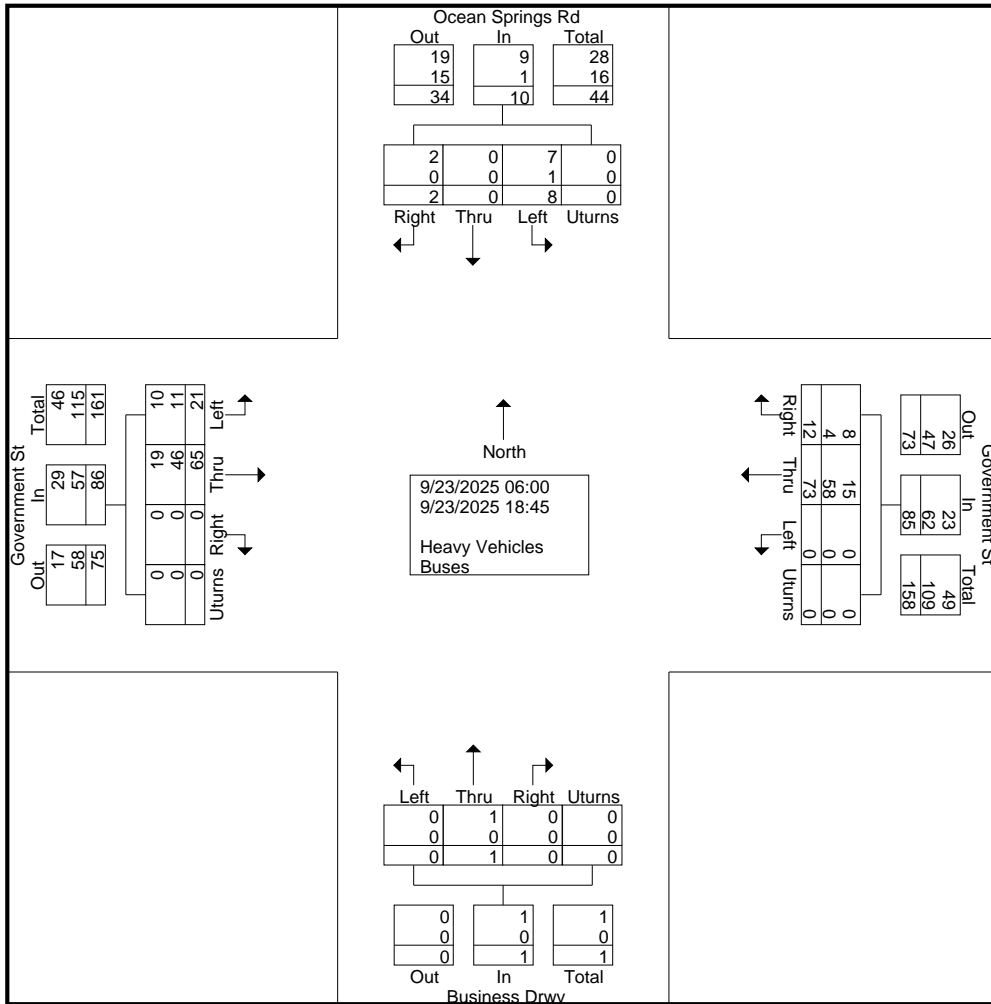
Start Time	Ocean Springs Rd Southbound					Government St Westbound					Business Drwy Northbound					Government St Eastbound					Int. Total
	Left	Thru	Right	UtURNS	App. Total	Left	Thru	Right	UtURNS	App. Total	Left	Thru	Right	UtURNS	App. Total	Left	Thru	Right	UtURNS	App. Total	
15:00	1	0	1	0	2	0	1	1	0	2	0	0	0	0	0	4	4	0	0	8	12
15:15	0	0	0	0	0	0	1	0	0	1	0	0	0	0	0	3	3	0	0	6	7
15:30	1	0	0	0	1	0	1	1	0	2	0	1	0	0	1	1	4	0	0	5	9
15:45	1	0	0	0	1	0	2	2	0	4	0	0	0	0	0	1	1	0	0	2	7
Total	3	0	1	0	4	0	5	4	0	9	0	1	0	0	1	9	12	0	0	21	35
16:00	0	0	0	0	0	0	3	0	0	3	0	0	0	0	0	0	0	0	0	0	3
16:15	0	0	0	0	0	0	8	0	0	8	0	0	0	0	0	0	0	0	0	0	8
16:30	0	0	0	0	0	0	15	1	0	16	0	0	0	0	0	0	0	0	0	0	16
16:45	1	0	0	0	1	0	1	1	0	2	0	0	0	0	0	1	2	0	0	3	6
Total	1	0	0	0	1	0	27	2	0	29	0	0	0	0	0	1	2	0	0	3	33
17:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
17:15	0	0	0	0	0	0	1	0	0	1	0	0	0	0	0	0	1	0	0	1	2
17:30	1	0	0	0	1	0	0	1	0	1	0	0	0	0	0	1	1	0	0	2	4
17:45	0	0	0	0	0	0	2	0	0	2	0	0	0	0	0	0	0	0	0	0	2
Total	1	0	0	0	1	0	3	1	0	4	0	0	0	0	0	1	2	0	0	3	8
18:00	1	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
18:15	0	0	0	0	0	0	0	1	0	1	0	0	0	0	0	0	1	0	0	1	2
18:30	1	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1	2
18:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	2	0	0	0	2	0	0	1	0	1	0	0	0	0	0	0	2	0	0	2	5
Grand Total	8	0	2	0	10	0	73	12	0	85	0	1	0	0	1	21	65	0	0	86	182
Apprch %	80	0	20	0		0	85.9	14.1	0		0	100	0	0		24.4	75.6	0	0		
Total %	4.4	0	1.1	0	5.5	0	40.1	6.6	0	46.7	0	0.5	0	0	0.5	11.5	35.7	0	0	47.3	
Heavy Vehicles	7	0	2	0	9	0	15	8	0	23	0	1	0	0	1	10	19	0	0	29	62
% Heavy Vehicles	87.5	0	100	0	90	0	20.5	66.7	0	27.1	0	100	0	0	100	47.6	29.2	0	0	33.7	34.1
Buses	1	0	0	0	1	0	58	4	0	62	0	0	0	0	0	11	46	0	0	57	120
% Buses	12.5	0	0	0	10	0	79.5	33.3	0	72.9	0	0	0	0	0	52.4	70.8	0	0	66.3	65.9

Southern Traffic Services, Inc.

2911 Westfield Rd
Gulf Breeze, FL 32563

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File Name : 25087-1
Site Code : 25087-1
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Southern Traffic Services, Inc.

2911 Westfield Rd
Gulf Breeze, FL 32563

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Government St @ Ocean Springs Rd
Ocean Springs, MS

File Name : 25087-1 Peds
Site Code : 25087-1P
Start Date : 9/23/2025
Page No : 1

Groups Printed- Pedestrians - Bicycles

Start Time	Ocean Springs Rd Southbound		Government St Westbound		Business Drwy Northbound		Government St Eastbound		Int. Total
	EB	WB	NB	SB	EB	WB	NB	SB	
06:00	0	0	0	0	0	0	0	1	1
06:15	0	0	0	0	0	1	0	0	1
06:30	0	0	0	0	0	0	0	0	0
06:45	0	0	0	0	0	0	0	0	0
Total	0	0	0	0	0	1	0	1	2
07:00	0	0	0	0	0	0	0	0	0
07:15	0	0	0	0	0	0	0	0	0
07:30	0	0	0	0	0	0	0	0	0
07:45	0	0	0	0	1	0	0	0	1
Total	0	0	0	0	1	0	0	0	1
08:00	0	0	0	0	0	0	0	0	0
08:15	0	0	0	1	0	1	0	0	2
08:30	0	0	1	0	2	0	0	0	3
08:45	0	0	0	0	0	0	0	0	0
Total	0	0	1	1	2	1	0	0	5
09:00	0	0	0	0	0	0	0	0	0
09:15	0	0	0	0	0	0	0	0	0
09:30	0	0	0	0	0	0	0	0	0
09:45	0	0	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	0	0	0
10:00	0	0	0	0	0	0	0	0	0
10:15	0	0	0	0	0	0	0	0	0
10:30	0	0	0	0	0	0	0	0	0
10:45	0	0	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	0	0	0
11:00	0	0	0	0	0	0	0	0	0
11:15	0	0	0	0	0	0	0	0	0
11:30	0	0	0	0	0	0	0	0	0
11:45	0	0	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	0	0	0
12:00	0	0	0	0	0	0	0	0	0
12:15	0	0	0	0	0	0	0	0	0
12:30	0	0	0	0	0	0	0	0	0
12:45	0	0	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	0	0	0
13:00	0	0	0	0	0	0	0	0	0
13:15	0	0	0	0	0	0	0	0	0
13:30	0	0	0	0	0	0	0	0	0
13:45	0	0	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	0	0	0

Southern Traffic Services, Inc.

2911 Westfield Rd
Gulf Breeze, FL 32563

Traffic is Our Only Business

File Name : 25087-1 Peds

Site Code : 25087-1P

Start Date : 9/23/2025

Page No : 2

Groups Printed- Pedestrians - Bicycles

Start Time	Ocean Springs Rd Southbound		Government St Westbound		Business Drwy Northbound		Government St Eastbound		Int. Total
	EB	WB	NB	SB	EB	WB	NB	SB	
14:00	0	0	0	0	0	0	0	0	0
14:15	0	0	0	0	0	0	0	0	0
14:30	0	0	0	0	0	0	0	0	0
14:45	0	0	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	0	0	0
15:00	0	0	0	2	0	2	0	0	4
15:15	0	0	2	1	0	0	0	0	3
15:30	0	0	0	0	0	1	0	1	2
15:45	0	0	0	0	0	0	0	1	1
Total	0	0	2	3	0	3	0	2	10
16:00	0	0	0	0	0	0	0	0	0
16:15	0	0	0	0	0	0	0	0	0
16:30	0	0	0	0	0	0	1	0	1
16:45	0	0	0	0	1	0	0	0	1
Total	0	0	0	0	1	0	1	0	2
17:00	0	0	0	0	2	1	0	0	3
17:15	0	0	0	0	0	0	0	0	0
17:30	0	0	0	0	0	0	0	0	0
17:45	0	0	0	0	0	0	0	0	0
Total	0	0	0	0	2	1	0	0	3
18:00	0	0	0	1	1	1	0	0	3
18:15	0	0	0	0	0	0	0	0	0
18:30	0	0	0	1	1	1	0	0	3
18:45	0	0	2	0	2	0	0	0	4
Total	0	0	2	2	4	2	0	0	10
Grand Total	0	0	5	6	10	8	1	3	33
Apprch %	0	0	45.5	54.5	55.6	44.4	25	75	
Total %	0	0	15.2	18.2	30.3	24.2	3	9.1	
Pedestrians	0	0	2	3	0	4	1	3	13
% Pedestrians	0	0	40	50	0	50	100	100	39.4
Bicycles	0	0	3	3	10	4	0	0	20
% Bicycles	0	0	60	50	100	50	0	0	60.6

Southern Traffic Services, Inc.

2911 Westfield Rd
Gulf Breeze, FL 32563

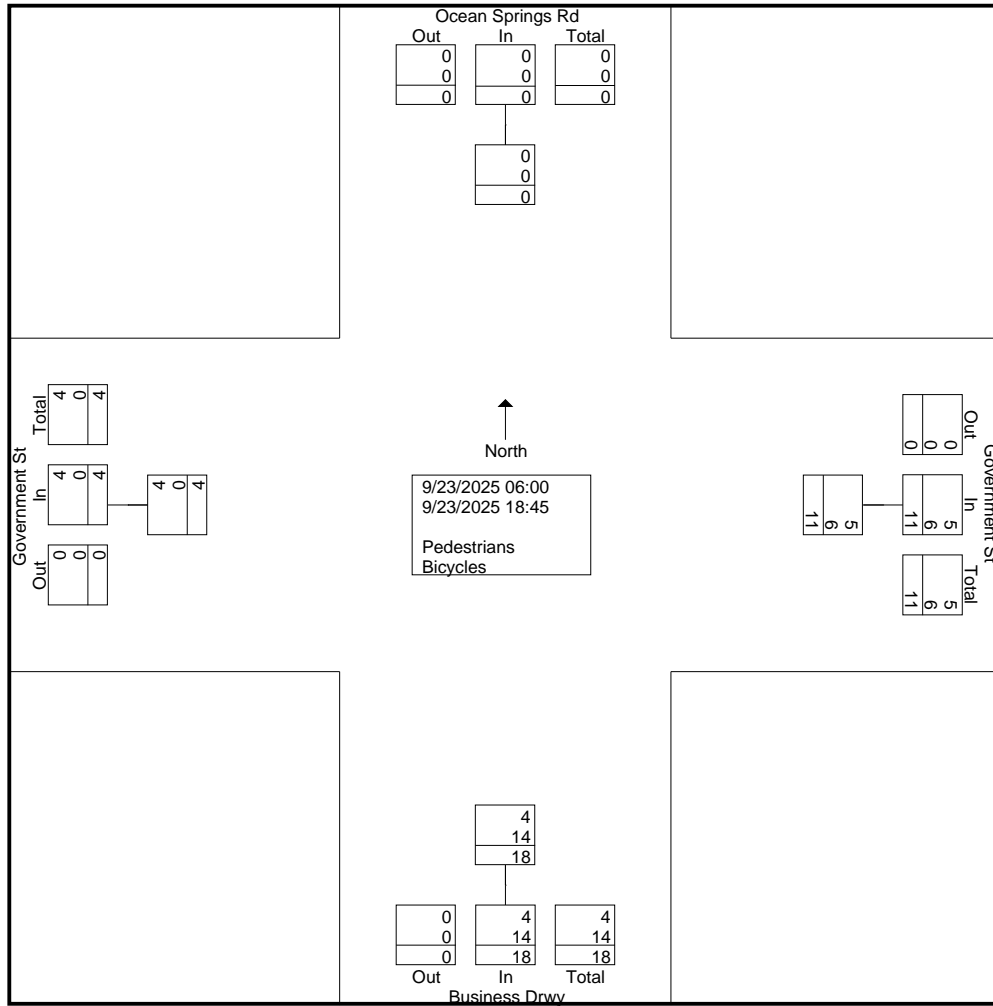
Traffic is Our Only Business

File Name : 25087-1 Peds

Site Code : 25087-1P

Start Date : 9/23/2025

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Southern Traffic Services, Inc.

2911 Westfield Rd
Gulf Breeze, FL 32563
Traffic is Our Only Business

Government St @ Pabst Rd
Ocean Springs, MS

File Name : 25087-2
Site Code : 25087-2
Start Date : 9/23/2025
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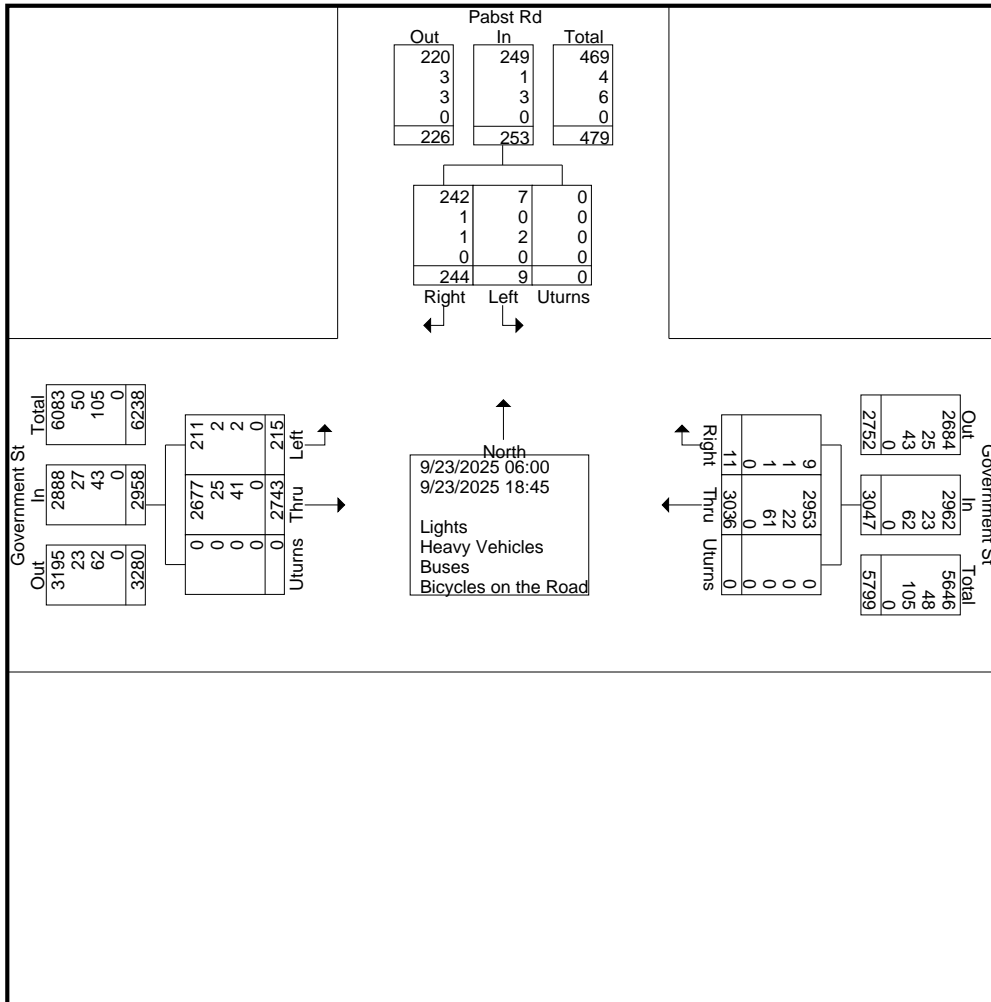
Groups Printed- Lights - Heavy Vehicles - Buses - Bicycles on the Road

Start Time	Pabst Rd Southbound				Government St Westbound				Government St Eastbound				Int. Total
	Left	Right	UtURNS	App. Total	Thru	Right	UtURNS	App. Total	Left	Thru	UtURNS	App. Total	
06:00	0	8	0	8	48	0	0	48	4	18	0	22	78
06:15	1	8	0	9	78	0	0	78	2	28	0	30	117
06:30	0	10	0	10	114	0	0	114	2	30	0	32	156
06:45	1	13	0	14	132	0	0	132	3	59	0	62	208
Total	2	39	0	41	372	0	0	372	11	135	0	146	559
07:00	2	12	0	14	110	0	0	110	3	67	0	70	194
07:15	1	18	0	19	109	2	0	111	3	71	0	74	204
07:30	1	13	0	14	150	0	0	150	4	48	0	52	216
07:45	0	17	0	17	131	0	0	131	4	76	0	80	228
Total	4	60	0	64	500	2	0	502	14	262	0	276	842
08:00	0	8	0	8	135	0	0	135	4	67	0	71	214
08:15	0	11	0	11	134	0	0	134	3	63	0	66	211
08:30	1	10	0	11	123	0	0	123	2	56	0	58	192
08:45	0	4	0	4	98	0	0	98	6	63	0	69	171
Total	1	33	0	34	490	0	0	490	15	249	0	264	788
*** BREAK ***													
15:00	0	4	0	4	82	0	0	82	6	90	0	96	182
15:15	0	1	0	1	106	0	0	106	8	84	0	92	199
15:30	0	10	0	10	117	1	0	118	9	172	0	181	309
15:45	0	5	0	5	133	4	0	137	7	153	0	160	302
Total	0	20	0	20	438	5	0	443	30	499	0	529	992
16:00	0	7	0	7	121	0	0	121	13	159	0	172	300
16:15	1	5	0	6	117	0	0	117	10	132	0	142	265
16:30	0	8	0	8	137	0	0	137	17	143	0	160	305
16:45	0	6	0	6	116	0	0	116	13	136	0	149	271
Total	1	26	0	27	491	0	0	491	53	570	0	623	1141
17:00	0	10	0	10	129	0	0	129	13	159	0	172	311
17:15	0	12	0	12	112	1	0	113	13	144	0	157	282
17:30	1	10	0	11	99	1	0	100	15	162	0	177	288
17:45	0	9	0	9	117	2	0	119	8	130	0	138	266
Total	1	41	0	42	457	4	0	461	49	595	0	644	1147
18:00	0	10	0	10	68	0	0	68	13	120	0	133	211
18:15	0	8	0	8	84	0	0	84	11	106	0	117	209
18:30	0	5	0	5	64	0	0	64	10	114	0	124	193
18:45	0	2	0	2	72	0	0	72	9	93	0	102	176
Total	0	25	0	25	288	0	0	288	43	433	0	476	789
Grand Total	9	244	0	253	3036	11	0	3047	215	2743	0	2958	6258
Apprch %	3.6	96.4	0		99.6	0.4	0		7.3	92.7	0		
Total %	0.1	3.9	0	4	48.5	0.2	0	48.7	3.4	43.8	0	47.3	
Lights	7	242	0	249	2953	9	0	2962	211	2677	0	2888	6099
% Lights	77.8	99.2	0	98.4	97.3	81.8	0	97.2	98.1	97.6	0	97.6	97.5
Heavy Vehicles	0	1	0	1	22	1	0	23	2	25	0	27	51
% Heavy Vehicles	0	0.4	0	0.4	0.7	9.1	0	0.8	0.9	0.9	0	0.9	0.8
Buses	2	1	0	3	61	1	0	62	2	41	0	43	108
% Buses	22.2	0.4	0	1.2	2	9.1	0	2	0.9	1.5	0	1.5	1.7
Bicycles on the Road	0	0	0	0	0	0	0	0	0	0	0	0	0
% Bicycles on the Road	0	0	0	0	0	0	0	0	0	0	0	0	0

Southern Traffic Services, Inc.

2911 Westfield Rd
Gulf Breeze, FL 32563
Traffic is Our Only Business

File Name : 25087-2
Site Code : 25087-2
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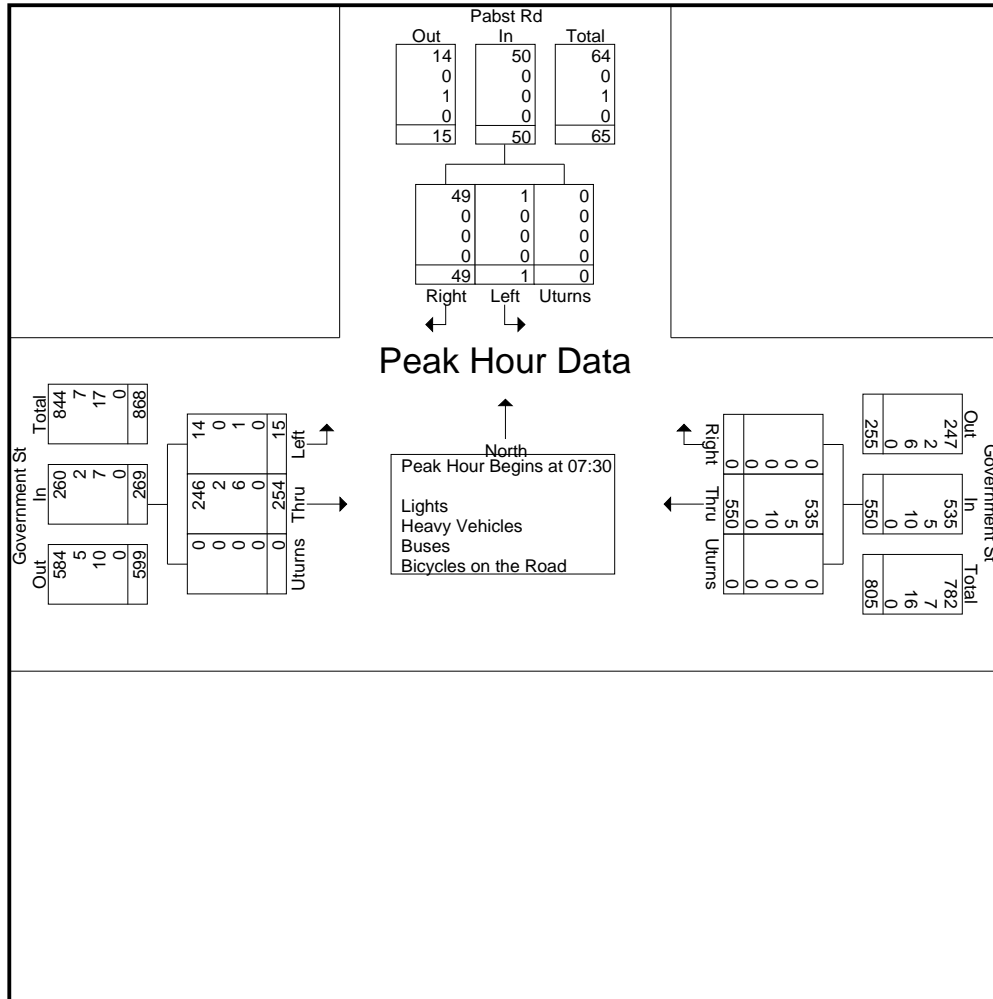


Southern Traffic Services, Inc.

2911 Westfield Rd
Gulf Breeze, FL 32563
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File Name : 25087-2
Site Code : 25087-2
Start Date : 9/23/2025
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Start Time	Pabst Rd Southbound				Government St Westbound				Government St Eastbound				Int. Total
	Left	Right	UtURNS	App. Total	Thru	Right	UtURNS	App. Total	Left	Thru	UtURNS	App. Total	
Peak Hour Analysis From 06:00 to 12:30 - Peak 1 of 1													
Peak Hour for Entire Intersection Begins at 07:30													
07:30	1	13	0	14	150	0	0	150	4	48	0	52	216
07:45	0	17	0	17	131	0	0	131	4	76	0	80	228
08:00	0	8	0	8	135	0	0	135	4	67	0	71	214
08:15	0	11	0	11	134	0	0	134	3	63	0	66	211
Total Volume	1	49	0	50	550	0	0	550	15	254	0	269	869
% App. Total	2	98	0		100	0	0		5.6	94.4	0		
PHF	.250	.721	.000	.735	.917	.000	.000	.917	.938	.836	.000	.841	.953
Lights	1	49	0	50	535	0	0	535	14	246	0	260	845
% Lights	100	100	0	100	97.3	0	0	97.3	93.3	96.9	0	96.7	97.2
Heavy Vehicles	0	0	0	0	5	0	0	5	0	2	0	2	7
% Heavy Vehicles	0	0	0	0	0.9	0	0	0.9	0	0.8	0	0.7	0.8
Buses	0	0	0	0	10	0	0	10	1	6	0	7	17
% Buses	0	0	0	0	1.8	0	0	1.8	6.7	2.4	0	2.6	2.0
Bicycles on the Road	0	0	0	0	0	0	0	0	0	0	0	0	0
% Bicycles on the Road	0	0	0	0	0	0	0	0	0	0	0	0	0



Southern Traffic Services, Inc.

2911 Westfield Rd
Gulf Breeze, FL 32563
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Government St @ Pabst Rd
Ocean Springs, MS

File Name : 25087-2
Site Code : 25087-2
Start Date : 9/23/2025
Page No : 1

Groups Printed- Heavy Vehicles - Buses

Start Time	Pabst Rd Southbound				Government St Westbound				Government St Eastbound				Int. Total
	Left	Right	UtURNS	App. Total	Thru	Right	UtURNS	App. Total	Left	Thru	UtURNS	App. Total	
06:00	0	0	0	0	0	0	0	0	0	5	0	5	5
06:15	1	0	0	1	3	0	0	3	0	5	0	5	9
06:30	0	0	0	0	7	0	0	7	0	2	0	2	9
06:45	0	0	0	0	3	0	0	3	0	6	0	6	9
Total	1	0	0	1	13	0	0	13	0	18	0	18	32
07:00	1	0	0	1	5	0	0	5	0	4	0	4	10
07:15	0	0	0	0	3	1	0	4	0	7	0	7	11
07:30	0	0	0	0	1	0	0	1	1	5	0	6	7
07:45	0	0	0	0	2	0	0	2	0	2	0	2	4
Total	1	0	0	1	11	1	0	12	1	18	0	19	32
08:00	0	0	0	0	2	0	0	2	0	0	0	0	2
08:15	0	0	0	0	10	0	0	10	0	1	0	1	11
08:30	0	0	0	0	3	0	0	3	0	3	0	3	6
08:45	0	0	0	0	3	0	0	3	1	3	0	4	7
Total	0	0	0	0	18	0	0	18	1	7	0	8	26
09:00	0	0	0	0	0	0	0	0	0	0	0	0	0
09:15	0	0	0	0	0	0	0	0	0	0	0	0	0
09:30	0	0	0	0	0	0	0	0	0	0	0	0	0
09:45	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	0	0	0	0	0	0	0
10:00	0	0	0	0	0	0	0	0	0	0	0	0	0
10:15	0	0	0	0	0	0	0	0	0	0	0	0	0
10:30	0	0	0	0	0	0	0	0	0	0	0	0	0
10:45	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	0	0	0	0	0	0	0
11:00	0	0	0	0	0	0	0	0	0	0	0	0	0
11:15	0	0	0	0	0	0	0	0	0	0	0	0	0
11:30	0	0	0	0	0	0	0	0	0	0	0	0	0
11:45	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	0	0	0	0	0	0	0
12:00	0	0	0	0	0	0	0	0	0	0	0	0	0
12:15	0	0	0	0	0	0	0	0	0	0	0	0	0
12:30	0	0	0	0	0	0	0	0	0	0	0	0	0
12:45	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	0	0	0	0	0	0	0
13:00	0	0	0	0	0	0	0	0	0	0	0	0	0
13:15	0	0	0	0	0	0	0	0	0	0	0	0	0
13:30	0	0	0	0	0	0	0	0	0	0	0	0	0
13:45	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	0	0	0	0	0	0	0
14:00	0	0	0	0	0	0	0	0	0	0	0	0	0
14:15	0	0	0	0	0	0	0	0	0	0	0	0	0
14:30	0	0	0	0	0	0	0	0	0	0	0	0	0
14:45	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	0	0	0	0	0	0	0

Southern Traffic Services, Inc.

2911 Westfield Rd
 Gulf Breeze, FL 32563
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File Name : 25087-2
 Site Code : 25087-2
 Start Date : 9/23/2025
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Groups Printed- Heavy Vehicles - Buses

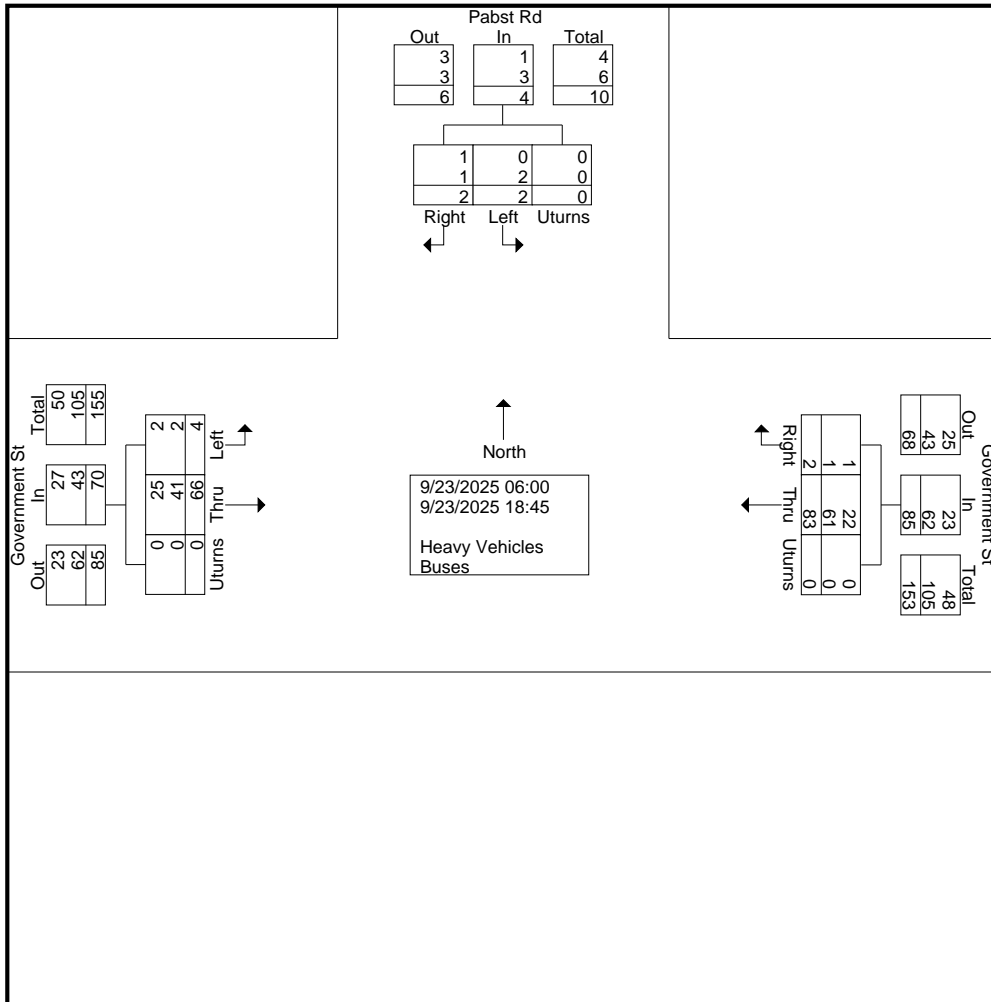
Start Time	Pabst Rd Southbound				Government St Westbound				Government St Eastbound				Int. Total
	Left	Right	UtURNS	App. Total	Thru	Right	UtURNS	App. Total	Left	Thru	UtURNS	App. Total	
15:00	0	0	0	0	2	0	0	2	2	3	0	5	7
15:15	0	0	0	0	1	0	0	1	0	3	0	3	4
15:30	0	1	0	1	1	0	0	1	0	5	0	5	7
15:45	0	0	0	0	4	0	0	4	0	2	0	2	6
Total	0	1	0	1	8	0	0	8	2	13	0	15	24
16:00	0	0	0	0	3	0	0	3	0	0	0	0	3
16:15	0	0	0	0	9	0	0	9	0	0	0	0	9
16:30	0	1	0	1	14	0	0	14	0	0	0	0	15
16:45	0	0	0	0	2	0	0	2	0	3	0	3	5
Total	0	1	0	1	28	0	0	28	0	3	0	3	32
17:00	0	0	0	0	0	0	0	0	0	0	0	0	0
17:15	0	0	0	0	1	0	0	1	0	1	0	1	2
17:30	0	0	0	0	1	0	0	1	0	2	0	2	3
17:45	0	0	0	0	2	1	0	3	0	0	0	0	3
Total	0	0	0	0	4	1	0	5	0	3	0	3	8
18:00	0	0	0	0	0	0	0	0	0	1	0	1	1
18:15	0	0	0	0	1	0	0	1	0	1	0	1	2
18:30	0	0	0	0	0	0	0	0	0	2	0	2	2
18:45	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	0	0	0	0	1	0	0	1	0	4	0	4	5
Grand Total	2	2	0	4	83	2	0	85	4	66	0	70	159
Apprch %	50	50	0		97.6	2.4	0		5.7	94.3	0		
Total %	1.3	1.3	0	2.5	52.2	1.3	0	53.5	2.5	41.5	0	44	
Heavy Vehicles	0	1	0	1	22	1	0	23	2	25	0	27	51
% Heavy Vehicles	0	50	0	25	26.5	50	0	27.1	50	37.9	0	38.6	32.1
Buses	2	1	0	3	61	1	0	62	2	41	0	43	108
% Buses	100	50	0	75	73.5	50	0	72.9	50	62.1	0	61.4	67.9

Southern Traffic Services, Inc.

2911 Westfield Rd
Gulf Breeze, FL 32563

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File Name : 25087-2
Site Code : 25087-2
Start Date : 9/23/2025
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Southern Traffic Services, Inc.

2911 Westfield Rd
 Gulf Breeze, FL 32563
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Government St @ Pabst Rd
 Ocean Springs, MS

File Name : 25087-2 Peds
 Site Code : 25087-2P
 Start Date : 6/23/2025
 Page No : 1

Groups Printed- Pedestrians - Bicycles

Start Time	Pabst Rd Southbound		Government St Westbound		Government St Eastbound		Int. Total
	EB	WB	NB	SB	NB	SB	
06:00	0	0	1	0	0	0	1
06:15	0	1	0	0	0	1	2
06:30	0	0	0	0	0	0	0
06:45	0	0	0	0	0	0	0
Total	0	1	1	0	0	1	3
07:00	0	0	0	0	0	0	0
07:15	0	0	0	0	0	0	0
07:30	0	0	0	0	0	0	0
07:45	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	0
08:00	0	0	0	0	0	0	0
08:15	0	0	0	0	0	0	0
08:30	0	0	0	0	0	0	0
08:45	0	1	0	0	0	0	1
Total	0	1	0	0	0	0	1
09:00	0	0	0	0	0	0	0
09:15	0	0	0	0	0	0	0
09:30	0	0	0	0	0	0	0
09:45	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	0
10:00	0	0	0	0	0	0	0
10:15	0	0	0	0	0	0	0
10:30	0	0	0	0	0	0	0
10:45	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	0
11:00	0	0	0	0	0	0	0
11:15	0	0	0	0	0	0	0
11:30	0	0	0	0	0	0	0
11:45	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	0
12:00	0	0	0	0	0	0	0
12:15	0	0	0	0	0	0	0
12:30	0	0	0	0	0	0	0
12:45	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	0
13:00	0	0	0	0	0	0	0
13:15	0	0	0	0	0	0	0
13:30	0	0	0	0	0	0	0
13:45	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	0

Southern Traffic Services, Inc.

2911 Westfield Rd
Gulf Breeze, FL 32563

Traffic is Our Only Business

File Name : 25087-2 Peds

Site Code : 25087-2P

Start Date : 6/23/2025

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Groups Printed- Pedestrians - Bicycles

Start Time	Pabst Rd Southbound		Government St Westbound		Government St Eastbound		Int. Total
	EB	WB	NB	SB	NB	SB	
14:00	0	0	0	0	0	0	0
14:15	0	0	0	0	0	0	0
14:30	0	0	0	0	0	0	0
14:45	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	0
15:00	0	0	0	0	0	0	0
15:15	0	0	0	0	0	0	0
15:30	0	0	0	0	0	0	0
15:45	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	0
16:00	0	0	0	0	0	0	0
16:15	0	0	0	0	0	0	0
16:30	0	0	0	0	0	0	0
16:45	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	0
17:00	0	0	0	0	0	0	0
17:15	0	0	0	0	0	0	0
17:30	0	0	0	0	0	0	0
17:45	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	0
18:00	0	0	0	0	0	0	0
18:15	0	1	1	0	0	0	2
18:30	0	0	0	0	0	0	0
18:45	0	0	0	0	0	0	0
Total	0	1	1	0	0	0	2
Grand Total	0	3	2	0	0	1	6
Apprch %	0	100	100	0	0	100	
Total %	0	50	33.3	0	0	16.7	
Pedestrians	0	2	1	0	0	1	4
% Pedestrians	0	66.7	50	0	0	100	66.7
Bicycles	0	1	1	0	0	0	2
% Bicycles	0	33.3	50	0	0	0	33.3

Southern Traffic Services, Inc.

2911 Westfield Rd
Gulf Breeze, FL 32563

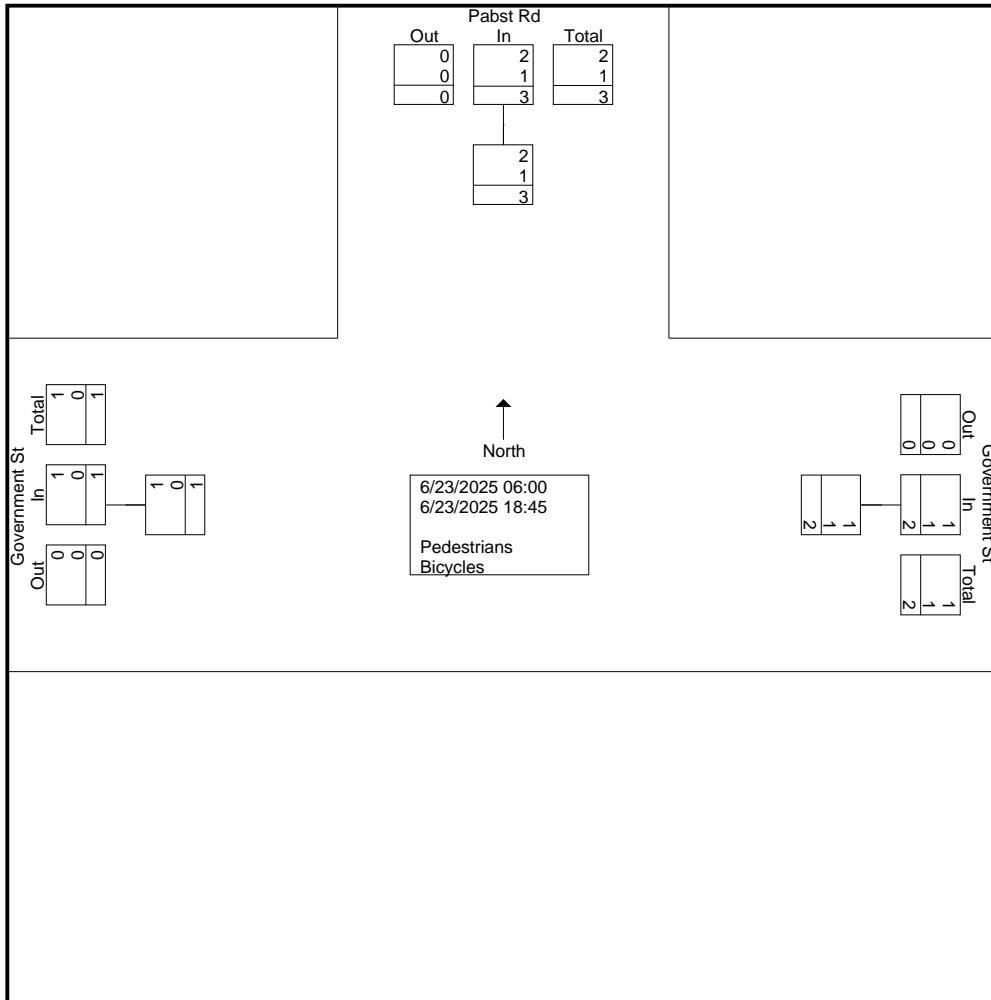
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File Name : 25087-2 Peds

Site Code : 25087-2P

Start Date : 6/23/2025

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Peak Hour Volumes and Trip Distribution

Government Street / Ocean Springs Road

Seasonal Adjustment Factor 1
 Annual Growth Factor 2.60%
 Base Year 2025
 Horizon Year 2030

Start Time	Northbound			Southbound			Eastbound			Westbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
AM Peak Hour													
2025 Existing Traffic	0	0	0	81	0	94	248	202	1	1	323	254	1204
2030 Non-Site Traffic	0	0	0	92	0	107	282	230	1	1	367	289	1369
Site Traffic Total	0	0	0	5	0	0	0	7	0	0	22	19	53
2030 Non-Site Traffic	0	0	0	92	0	107	282	230	1	1	367	289	1369
2030 Total Traffic	0	0	0	97	0	107	282	237	1	1	389	308	1422
PM Peak Hour													
2025 Existing Traffic	1	6	1	225	1	183	210	420	1	2	321	117	1488
2030 Non-Site Traffic	1	7	1	256	1	208	239	478	1	2	365	133	1692
Site Traffic Total	0	0	0	19	0	0	0	21	0	0	13	11	64
2030 Non-Site Traffic	1	7	1	256	1	208	239	478	1	2	365	133	1692
2030 Total Traffic	1	7	1	275	1	208	239	499	1	2	378	144	1756

Government Street / Pabst Road

Seasonal Adjustment Factor 1
 Annual Growth Factor 2.60%
 Base Year 2025
 Horizon Year 2030

Start Time	Northbound			Southbound			Eastbound			Westbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
AM Peak Hour													
2025 Existing Traffic	0	0	0	1	0	49	15	254	0	0	550	0	869
2030 Non-Site Traffic	0	0	0	1	0	56	17	289	0	0	625	0	988
Site Traffic Total	0	0	0	0	0	20	6	6	0	0	21	0	53
2030 Non-Site Traffic													
2030 Non-Site Traffic	0	0	0	1	0	56	17	289	0	0	625	0	988
2030 Total Traffic	0	0	0	1	0	76	23	295	0	0	646	0	1041
PM Peak Hour													
2025 Existing Traffic	0	0	0	1	0	27	39	616	0	0	488	5	1176
2030 Non-Site Traffic	0	0	0	1	0	31	44	700	0	0	555	6	1337
Site Traffic Total	0	0	0	0	0	12	20	20	0	0	12	0	64
2030 Non-Site Traffic													
2030 Non-Site Traffic	0	0	0	1	0	31	44	700	0	0	555	6	1337
2030 Total Traffic	0	0	0	1	0	43	64	720	0	0	567	6	1401

Government Street / Holly Grove Drive

Seasonal Adjustment Factor 1
 Annual Growth Factor 2.60%
 Base Year 2025
 Horizon Year 2030

Start Time	Northbound			Southbound			Eastbound			Westbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
AM Peak Hour													
2025 Existing Traffic	0	0	0	0	0	0	0	254	0	0	550	0	804
2030 Non-Site Traffic	0	0	0	0	0	0	0	289	0	0	625	0	914
Site Traffic Total	0	0	0	2	0	21	6	0	0	0	0	1	30
2030 Non-Site Traffic													
2030 Non-Site Traffic	0	0	0	0	0	0	0	289	0	0	625	0	914
2030 Total Traffic	0	0	0	2	0	21	6	289	0	0	625	1	944
PM Peak Hour													
2025 Existing Traffic	0	0	0	0	0	0	0	616	0	0	448	0	1064
2030 Non-Site Traffic	0	0	0	0	0	0	0	700	0	0	509	0	1209
Site Traffic Total	0	0	0	1	0	12	20	0	0	0	0	2	35
2030 Non-Site Traffic													
2030 Non-Site Traffic	0	0	0	0	0	0	0	700	0	0	509	0	1209
2030 Total Traffic	0	0	0	1	0	12	20	700	0	0	509	2	1244

Pabst Road / Cypress Avenue

Seasonal Adjustment Factor 1
 Annual Growth Factor 2.60%
 Base Year 2025
 Horizon Year 2030

Start Time	Northbound			Southbound			Eastbound			Westbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
AM Peak Hour													
2025 Existing Traffic	0	0	0	0	0	0	0	15	0	0	50	0	65
2030 Non-Site Traffic	0	0	0	0	0	0	0	17	0	0	57	0	74
Site Traffic Total	20	0	0	0	0	0	0	0	6	0	0	0	26
2030 Non-Site Traffic	0	0	0	0	0	0	0	17	0	0	57	0	74
2030 Total Traffic	20	0	0	0	0	0	0	17	6	0	57	0	100
PM Peak Hour													
2025 Existing Traffic	0	0	0	0	0	0	0	44	0	0	28	0	72
2030 Non-Site Traffic	0	0	0	0	0	0	0	50	0	0	32	0	82
Site Traffic Total	12	0	0	0	0	0	0	0	20	0	0	0	32
2030 Non-Site Traffic	0	0	0	0	0	0	0	50	0	0	32	0	82
2030 Total Traffic	12	0	0	0	0	0	0	50	20	0	32	0	114

Year 2025 Synchro & HCS Analysis

Lanes, Volumes, Timings
1: Government St & Ocean Springs Rd

Existing AM Peak
10/09/2025

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	248	202	1	1	323	254	0	0	0	81	0	84
Future Volume (vph)	248	202	1	1	323	254	0	0	0	81	0	84
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	90		0	0		0	0		0	0		0
Storage Lanes	1		0	0		0	0		0	0		1
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Frt		0.999			0.941							0.850
Flt Protected	0.950										0.950	
Satd. Flow (prot)	1770	1861	0	0	1753	0	0	1863	0	0	1770	1583
Flt Permitted	0.305										0.950	
Satd. Flow (perm)	568	1861	0	0	1753	0	0	1863	0	0	1770	1583
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)					45							127
Link Speed (mph)		35			35			30				25
Link Distance (ft)		887			608			137				489
Travel Time (s)		17.3			11.8			3.1				13.3
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	270	220	1	1	351	276	0	0	0	88	0	91
Shared Lane Traffic (%)												
Lane Group Flow (vph)	270	221	0	0	628	0	0	0	0	0	88	91
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		12			12			0				0
Link Offset(ft)		0			0			0				0
Crosswalk Width(ft)		16			16			16				16
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Number of Detectors	1	2			2			2			2	1
Detector Template	Left	Thru			Thru			Thru			Thru	Right
Leading Detector (ft)	20	100			100			100			100	20
Trailing Detector (ft)	0	0			0			0			0	0
Detector 1 Position(ft)	0	0			0			0			0	0
Detector 1 Size(ft)	20	6			6			6			6	20
Detector 1 Type	Cl+Ex	Cl+Ex			Cl+Ex			Cl+Ex			Cl+Ex	Cl+Ex
Detector 1 Channel												
Detector 1 Extend (s)	0.0	0.0			0.0			0.0			0.0	0.0
Detector 1 Queue (s)	0.0	0.0			0.0			0.0			0.0	0.0
Detector 1 Delay (s)	0.0	0.0			0.0			0.0			0.0	0.0
Detector 2 Position(ft)		94			94			94			94	
Detector 2 Size(ft)		6			6			6			6	
Detector 2 Type		Cl+Ex			Cl+Ex			Cl+Ex			Cl+Ex	
Detector 2 Channel												
Detector 2 Extend (s)		0.0			0.0			0.0			0.0	
Turn Type	pm+pt	NA		Perm	NA					Perm	NA	Perm
Protected Phases	5	2			6			3			4	
Permitted Phases	2			6			3			4		4

Existing AM Peak 2:17 pm 10/09/2025 Baseline

Synchro 12 Report
Page 1

Lanes, Volumes, Timings
1: Government St & Ocean Springs Rd

Existing AM Peak
10/09/2025

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Detector Phase	5	2		6	6		3	3		4	4	4
Switch Phase												
Minimum Initial (s)	5.0	5.0		5.0	5.0		5.0	5.0		5.0	5.0	5.0
Minimum Split (s)	9.5	22.5		22.5	22.5		22.5	22.5		22.5	22.5	22.5
Total Split (s)	13.0	45.0		32.0	32.0		22.5	22.5		22.5	22.5	22.5
Total Split (%)	14.4%	50.0%		35.6%	35.6%		25.0%	25.0%		25.0%	25.0%	25.0%
Maximum Green (s)	8.5	40.5		27.5	27.5		18.0	18.0		18.0	18.0	18.0
Yellow Time (s)	3.5	3.5		3.5	3.5		3.5	3.5		3.5	3.5	3.5
All-Red Time (s)	1.0	1.0		1.0	1.0		1.0	1.0		1.0	1.0	1.0
Lost Time Adjust (s)	0.0	0.0			0.0			0.0			0.0	0.0
Total Lost Time (s)	4.5	4.5			4.5			4.5			4.5	4.5
Lead/Lag	Lead			Lag	Lag		Lead	Lead		Lag	Lag	Lag
Lead-Lag Optimize?	Yes			Yes	Yes		Yes	Yes		Yes	Yes	Yes
Vehicle Extension (s)	3.0	3.0		3.0	3.0		3.0	3.0		3.0	3.0	3.0
Recall Mode	None	Min		Min	Min		None	None		None	None	None
Walk Time (s)		7.0		7.0	7.0		7.0	7.0		7.0	7.0	7.0
Flash Don't Walk (s)		11.0		11.0	11.0		11.0	11.0		11.0	11.0	11.0
Pedestrian Calls (#/hr)		0		0	0		0	0		0	0	0
Act Effct Green (s)	41.7	42.7			28.6						8.9	8.9
Actuated g/C Ratio	0.73	0.75			0.50						0.16	0.16
v/c Ratio	0.46	0.16			0.70						0.32	0.26
Control Delay (s/veh)	6.1	3.7			17.5						25.1	4.5
Queue Delay	0.0	0.0			0.0						0.0	0.0
Total Delay (s/veh)	6.1	3.7			17.5						25.1	4.5
LOS	A	A			B						C	A
Approach Delay (s/veh)		5.1			17.5						14.6	
Approach LOS		A			B						B	

Intersection Summary

Area Type:	Other
Cycle Length:	90
Actuated Cycle Length:	57.2
Natural Cycle:	90
Control Type:	Actuated-Uncoordinated
Maximum v/c Ratio:	0.70
Intersection Signal Delay (s/veh):	12.4
Intersection LOS:	B
Intersection Capacity Utilization:	62.0%
ICU Level of Service:	B
Analysis Period (min):	15

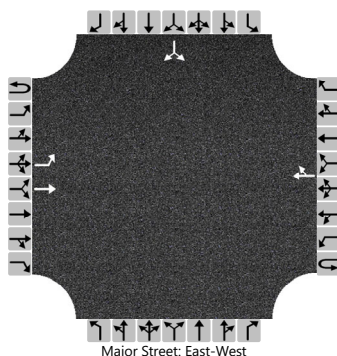
Splits and Phases: 1: Government St & Ocean Springs Rd



HCS Two-Way Stop-Control Report

General Information		Site Information	
Analyst	S. Bergin	Intersection	Government-Pabst
Agency/Co.	Neel-Schaffer, Inc.	Jurisdiction	City of Ocean Springs
Date Performed	10/9/2025	East/West Street	Government Street
Analysis Year	2025	North/South Street	Pabst Road
Time Analyzed	Existing AM Peak	Peak Hour Factor	0.92
Intersection Orientation	East-West	Analysis Time Period (hrs)	0.25
Project Description	Holly Grove		

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Movement	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Priority																
Number of Lanes	0	1	1	0	0	0	1	0		0	0	0		0	1	0
Configuration		L	T					TR							LR	
Volume (veh/h)		15	254				550	0						1		49
Percent Heavy Vehicles (%)		3												3		3
Proportion Time Blocked																
Percent Grade (%)														0		
Right Turn Channelized																
Median Type Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1												7.1		6.2
Critical Headway (sec)		4.13												6.43		6.23
Base Follow-Up Headway (sec)		2.2												3.5		3.3
Follow-Up Headway (sec)		2.23												3.53		3.33

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		16														54	
Capacity, c (veh/h)		974														494	
v/c Ratio		0.02														0.11	
95% Queue Length, Q ₉₅ (veh)		0.1														0.4	
95% Queue Length, Q ₉₅ (ft)		2.6														10.2	
Control Delay (s/veh)		8.8														13.2	
Level of Service (LOS)		A														B	
Approach Delay (s/veh)		0.5												13.2			
Approach LOS		A												B			

Lanes, Volumes, Timings
1: Government St & Ocean Springs Rd

Existing PM Peak
10/09/2025



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	210	420	1	2	321	117	1	6	1	225	1	183
Future Volume (vph)	210	420	1	2	321	117	1	6	1	225	1	183
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	90		0	0		0	0		0	0		0
Storage Lanes	1		0	0		0	0		0	0		1
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Frt					0.964			0.985				0.850
Flt Protected	0.950							0.994			0.953	
Satd. Flow (prot)	1770	1863	0	0	1796	0	0	1824	0	0	1775	1583
Flt Permitted	0.246				0.998						0.721	
Satd. Flow (perm)	458	1863	0	0	1792	0	0	1835	0	0	1343	1583
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)					21			1				199
Link Speed (mph)		35			35			30				25
Link Distance (ft)		887			608			137				489
Travel Time (s)		17.3			11.8			3.1				13.3
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	228	457	1	2	349	127	1	7	1	245	1	199
Shared Lane Traffic (%)												
Lane Group Flow (vph)	228	458	0	0	478	0	0	9	0	0	246	199
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		12			12			0				0
Link Offset(ft)		0			0			0				0
Crosswalk Width(ft)		16			16			16				16
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Number of Detectors	1	2			2			2			2	1
Detector Template	Left	Thru			Thru			Thru			Thru	Right
Leading Detector (ft)	20	100			100			100			100	20
Trailing Detector (ft)	0	0			0			0			0	0
Detector 1 Position(ft)	0	0			0			0			0	0
Detector 1 Size(ft)	20	6			6			6			6	20
Detector 1 Type	Cl+Ex	Cl+Ex			Cl+Ex			Cl+Ex			Cl+Ex	Cl+Ex
Detector 1 Channel												
Detector 1 Extend (s)	0.0	0.0			0.0			0.0			0.0	0.0
Detector 1 Queue (s)	0.0	0.0			0.0			0.0			0.0	0.0
Detector 1 Delay (s)	0.0	0.0			0.0			0.0			0.0	0.0
Detector 2 Position(ft)		94			94			94			94	
Detector 2 Size(ft)		6			6			6			6	
Detector 2 Type		Cl+Ex			Cl+Ex			Cl+Ex			Cl+Ex	
Detector 2 Channel												
Detector 2 Extend (s)		0.0			0.0			0.0			0.0	
Turn Type	pm+pt	NA		Perm	NA		Perm	NA		Perm	NA	Perm
Protected Phases	5	2			6			3			4	
Permitted Phases	2			6			3			4		4

Existing PM Peak 2:37 pm 10/09/2025 Baseline

Synchro 12 Report
Page 1

Lanes, Volumes, Timings
1: Government St & Ocean Springs Rd

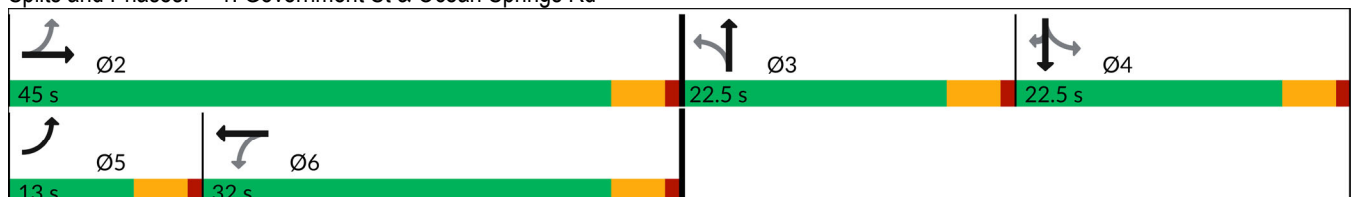
Existing PM Peak
10/09/2025

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Detector Phase	5	2		6	6		3	3		4	4	4
Switch Phase												
Minimum Initial (s)	5.0	5.0		5.0	5.0		5.0	5.0		5.0	5.0	5.0
Minimum Split (s)	9.5	22.5		22.5	22.5		22.5	22.5		22.5	22.5	22.5
Total Split (s)	13.0	45.0		32.0	32.0		22.5	22.5		22.5	22.5	22.5
Total Split (%)	14.4%	50.0%		35.6%	35.6%		25.0%	25.0%		25.0%	25.0%	25.0%
Maximum Green (s)	8.5	40.5		27.5	27.5		18.0	18.0		18.0	18.0	18.0
Yellow Time (s)	3.5	3.5		3.5	3.5		3.5	3.5		3.5	3.5	3.5
All-Red Time (s)	1.0	1.0		1.0	1.0		1.0	1.0		1.0	1.0	1.0
Lost Time Adjust (s)	0.0	0.0			0.0			0.0			0.0	0.0
Total Lost Time (s)	4.5	4.5			4.5			4.5			4.5	4.5
Lead/Lag	Lead			Lag	Lag		Lead	Lead		Lag	Lag	Lag
Lead-Lag Optimize?	Yes			Yes	Yes		Yes	Yes		Yes	Yes	Yes
Vehicle Extension (s)	3.0	3.0		3.0	3.0		3.0	3.0		3.0	3.0	3.0
Recall Mode	None	Min		Min	Min		None	None		None	None	None
Walk Time (s)		7.0		7.0	7.0		7.0	7.0		7.0	7.0	7.0
Flash Don't Walk (s)		11.0		11.0	11.0		11.0	11.0		11.0	11.0	11.0
Pedestrian Calls (#/hr)		0		0	0		0	0		0	0	0
Act Effct Green (s)	35.0	35.0			21.8			6.2			17.4	17.4
Actuated g/C Ratio	0.55	0.55			0.34			0.10			0.27	0.27
v/c Ratio	0.53	0.45			0.76			0.05			0.67	0.34
Control Delay (s/veh)	13.1	10.9			27.6			29.5			34.3	6.0
Queue Delay	0.0	0.0			0.0			0.0			0.0	0.0
Total Delay (s/veh)	13.1	10.9			27.6			29.5			34.3	6.0
LOS	B	B			C			C			C	A
Approach Delay (s/veh)		11.6			27.6			29.5			21.6	
Approach LOS		B			C			C			C	

Intersection Summary

Area Type:	Other
Cycle Length:	90
Actuated Cycle Length:	63.5
Natural Cycle:	90
Control Type:	Actuated-Uncoordinated
Maximum v/c Ratio:	0.76
Intersection Signal Delay (s/veh):	19.2
Intersection LOS:	B
Intersection Capacity Utilization:	76.7%
ICU Level of Service:	D
Analysis Period (min):	15

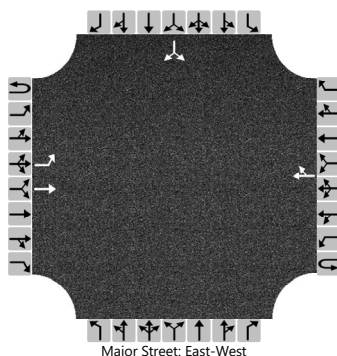
Splits and Phases: 1: Government St & Ocean Springs Rd



HCS Two-Way Stop-Control Report

General Information		Site Information	
Analyst	S. Bergin	Intersection	Government-Pabst
Agency/Co.	Neel-Schaffer, Inc.	Jurisdiction	City of Ocean Springs
Date Performed	10/9/2025	East/West Street	Government Street
Analysis Year	2025	North/South Street	Pabst Road
Time Analyzed	Existing PM Peak	Peak Hour Factor	0.92
Intersection Orientation	East-West	Analysis Time Period (hrs)	0.25
Project Description	Holly Grove		

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Movement	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Priority																
Number of Lanes	0	1	1	0	0	0	1	0		0	0	0		0	1	0
Configuration		L	T					TR							LR	
Volume (veh/h)		39	616				488	5						1		27
Percent Heavy Vehicles (%)		3												3		3
Proportion Time Blocked																
Percent Grade (%)														0		
Right Turn Channelized																
Median Type Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1												7.1		6.2
Critical Headway (sec)		4.13												6.43		6.23
Base Follow-Up Headway (sec)		2.2												3.5		3.3
Follow-Up Headway (sec)		2.23												3.53		3.33

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		42														30	
Capacity, c (veh/h)		1027														506	
v/c Ratio		0.04														0.06	
95% Queue Length, Q ₉₅ (veh)		0.1														0.2	
95% Queue Length, Q ₉₅ (ft)		2.6														5.1	
Control Delay (s/veh)		8.7														12.6	
Level of Service (LOS)		A														B	
Approach Delay (s/veh)		0.5												12.6			
Approach LOS		A												B			

Year 2030 Synchro & HCS Analysis

Lanes, Volumes, Timings
1: Government St & Ocean Springs Rd

Non-Site AM Peak
10/09/2025



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	282	230	1	1	367	289	0	0	0	92	0	107
Future Volume (vph)	282	230	1	1	367	289	0	0	0	92	0	107
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	90		0	0		0	0		0	0		0
Storage Lanes	1		0	0		0	0		0	0		1
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Frt		0.999			0.941							0.850
Flt Protected	0.950										0.950	
Satd. Flow (prot)	1770	1861	0	0	1753	0	0	1863	0	0	1770	1583
Flt Permitted	0.254										0.950	
Satd. Flow (perm)	473	1861	0	0	1753	0	0	1863	0	0	1770	1583
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)					45							127
Link Speed (mph)		35			35			30				25
Link Distance (ft)		887			608			137				489
Travel Time (s)		17.3			11.8			3.1				13.3
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	307	250	1	1	399	314	0	0	0	100	0	116
Shared Lane Traffic (%)												
Lane Group Flow (vph)	307	251	0	0	714	0	0	0	0	0	100	116
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		12			12			0				0
Link Offset(ft)		0			0			0				0
Crosswalk Width(ft)		16			16			16				16
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Number of Detectors	1	2			2			2			2	1
Detector Template	Left	Thru			Thru			Thru			Thru	Right
Leading Detector (ft)	20	100			100			100			100	20
Trailing Detector (ft)	0	0			0			0			0	0
Detector 1 Position(ft)	0	0			0			0			0	0
Detector 1 Size(ft)	20	6			6			6			6	20
Detector 1 Type	Cl+Ex	Cl+Ex			Cl+Ex			Cl+Ex			Cl+Ex	Cl+Ex
Detector 1 Channel												
Detector 1 Extend (s)	0.0	0.0			0.0			0.0			0.0	0.0
Detector 1 Queue (s)	0.0	0.0			0.0			0.0			0.0	0.0
Detector 1 Delay (s)	0.0	0.0			0.0			0.0			0.0	0.0
Detector 2 Position(ft)		94			94			94			94	
Detector 2 Size(ft)		6			6			6			6	
Detector 2 Type		Cl+Ex			Cl+Ex			Cl+Ex			Cl+Ex	
Detector 2 Channel												
Detector 2 Extend (s)		0.0			0.0			0.0			0.0	
Turn Type	pm+pt	NA		Perm	NA					Perm	NA	Perm
Protected Phases	5	2			6			3			4	
Permitted Phases	2			6			3			4		4

Non-Site AM Peak 2:38 pm 10/09/2025 Baseline

Synchro 12 Report
Page 1

Lanes, Volumes, Timings
1: Government St & Ocean Springs Rd

Non-Site AM Peak
10/09/2025

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Detector Phase	5	2		6	6		3	3		4	4	4
Switch Phase												
Minimum Initial (s)	5.0	5.0		5.0	5.0		5.0	5.0		5.0	5.0	5.0
Minimum Split (s)	9.5	22.5		22.5	22.5		22.5	22.5		22.5	22.5	22.5
Total Split (s)	13.0	45.0		32.0	32.0		22.5	22.5		22.5	22.5	22.5
Total Split (%)	14.4%	50.0%		35.6%	35.6%		25.0%	25.0%		25.0%	25.0%	25.0%
Maximum Green (s)	8.5	40.5		27.5	27.5		18.0	18.0		18.0	18.0	18.0
Yellow Time (s)	3.5	3.5		3.5	3.5		3.5	3.5		3.5	3.5	3.5
All-Red Time (s)	1.0	1.0		1.0	1.0		1.0	1.0		1.0	1.0	1.0
Lost Time Adjust (s)	0.0	0.0			0.0			0.0			0.0	0.0
Total Lost Time (s)	4.5	4.5			4.5			4.5			4.5	4.5
Lead/Lag	Lead			Lag	Lag		Lead	Lead		Lag	Lag	Lag
Lead-Lag Optimize?	Yes			Yes	Yes		Yes	Yes		Yes	Yes	Yes
Vehicle Extension (s)	3.0	3.0		3.0	3.0		3.0	3.0		3.0	3.0	3.0
Recall Mode	None	Min		Min	Min		None	None		None	None	None
Walk Time (s)		7.0		7.0	7.0		7.0	7.0		7.0	7.0	7.0
Flash Don't Walk (s)		11.0		11.0	11.0		11.0	11.0		11.0	11.0	11.0
Pedestrian Calls (#/hr)		0		0	0		0	0		0	0	0
Act Effct Green (s)	40.6	40.6			27.5						9.4	9.4
Actuated g/C Ratio	0.69	0.69			0.47						0.16	0.16
v/c Ratio	0.60	0.20			0.85						0.35	0.32
Control Delay (s/veh)	9.2	4.2			26.1						25.4	7.0
Queue Delay	0.0	0.0			0.0						0.0	0.0
Total Delay (s/veh)	9.2	4.2			26.1						25.4	7.0
LOS	A	A			C						C	A
Approach Delay (s/veh)		7.0			26.1						15.5	
Approach LOS		A			C						B	

Intersection Summary

Area Type: Other
 Cycle Length: 90
 Actuated Cycle Length: 59
 Natural Cycle: 100
 Control Type: Actuated-Uncoordinated
 Maximum v/c Ratio: 0.85
 Intersection Signal Delay (s/veh): 17.4 Intersection LOS: B
 Intersection Capacity Utilization 69.0% ICU Level of Service C
 Analysis Period (min) 15

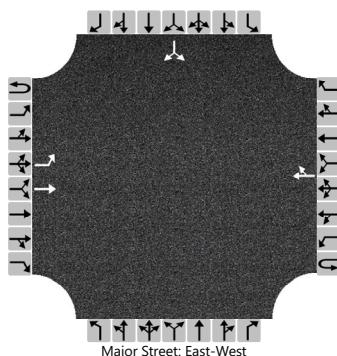
Splits and Phases: 1: Government St & Ocean Springs Rd



HCS Two-Way Stop-Control Report

General Information		Site Information	
Analyst	S. Bergin	Intersection	Government-Pabst
Agency/Co.	Neel-Schaffer, Inc.	Jurisdiction	City of Ocean Springs
Date Performed	10/9/2025	East/West Street	Government Street
Analysis Year	2030	North/South Street	Pabst Road
Time Analyzed	Non-Site AM Peak	Peak Hour Factor	0.92
Intersection Orientation	East-West	Analysis Time Period (hrs)	0.25
Project Description	Holly Grove		

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Movement	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Priority																
Number of Lanes	0	1	1	0	0	0	1	0		0	0	0		0	1	0
Configuration		L	T					TR							LR	
Volume (veh/h)		17	289				625	0						1		56
Percent Heavy Vehicles (%)		3												3		3
Proportion Time Blocked																
Percent Grade (%)														0		
Right Turn Channelized																
Median Type Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1												7.1		6.2
Critical Headway (sec)		4.13												6.43		6.23
Base Follow-Up Headway (sec)		2.2												3.5		3.3
Follow-Up Headway (sec)		2.23												3.53		3.33

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		18														62	
Capacity, c (veh/h)		908														444	
v/c Ratio		0.02														0.14	
95% Queue Length, Q ₉₅ (veh)		0.1														0.5	
95% Queue Length, Q ₉₅ (ft)		2.6														12.8	
Control Delay (s/veh)		9.0														14.4	
Level of Service (LOS)		A														B	
Approach Delay (s/veh)		0.5												14.4			
Approach LOS		A												B			

Lanes, Volumes, Timings
1: Government St & Ocean Springs Rd

Non-Site PM Peak
10/09/2025



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	239	478	1	2	365	133	1	7	1	256	1	208
Future Volume (vph)	239	478	1	2	365	133	1	7	1	256	1	208
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	90		0	0		0	0		0	0		0
Storage Lanes	1		0	0		0	0		0	0		1
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Frt					0.964			0.986				0.850
Flt Protected	0.950							0.995			0.953	
Satd. Flow (prot)	1770	1863	0	0	1796	0	0	1827	0	0	1775	1583
Flt Permitted	0.245				0.999						0.720	
Satd. Flow (perm)	456	1863	0	0	1794	0	0	1837	0	0	1341	1583
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)					21			1				226
Link Speed (mph)		35			35			30				25
Link Distance (ft)		887			608			137				489
Travel Time (s)		17.3			11.8			3.1				13.3
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	260	520	1	2	397	145	1	8	1	278	1	226
Shared Lane Traffic (%)												
Lane Group Flow (vph)	260	521	0	0	544	0	0	10	0	0	279	226
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		12			12			0				0
Link Offset(ft)		0			0			0				0
Crosswalk Width(ft)		16			16			16				16
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Number of Detectors	1	2			2			2			2	1
Detector Template	Left	Thru			Thru			Thru			Thru	Right
Leading Detector (ft)	20	100			100			100			100	20
Trailing Detector (ft)	0	0			0			0			0	0
Detector 1 Position(ft)	0	0			0			0			0	0
Detector 1 Size(ft)	20	6			6			6			6	20
Detector 1 Type	Cl+Ex	Cl+Ex			Cl+Ex			Cl+Ex			Cl+Ex	Cl+Ex
Detector 1 Channel												
Detector 1 Extend (s)	0.0	0.0			0.0			0.0			0.0	0.0
Detector 1 Queue (s)	0.0	0.0			0.0			0.0			0.0	0.0
Detector 1 Delay (s)	0.0	0.0			0.0			0.0			0.0	0.0
Detector 2 Position(ft)		94			94			94			94	
Detector 2 Size(ft)		6			6			6			6	
Detector 2 Type		Cl+Ex			Cl+Ex			Cl+Ex			Cl+Ex	
Detector 2 Channel												
Detector 2 Extend (s)		0.0			0.0			0.0			0.0	
Turn Type	pm+pt	NA		Perm	NA		Perm	NA		Perm	NA	Perm
Protected Phases	5	2			6			3			4	
Permitted Phases	2			6			3			4		4

Non-Site PM Peak 2:40 pm 10/09/2025 Baseline

Synchro 12 Report
Page 1

Lanes, Volumes, Timings
1: Government St & Ocean Springs Rd

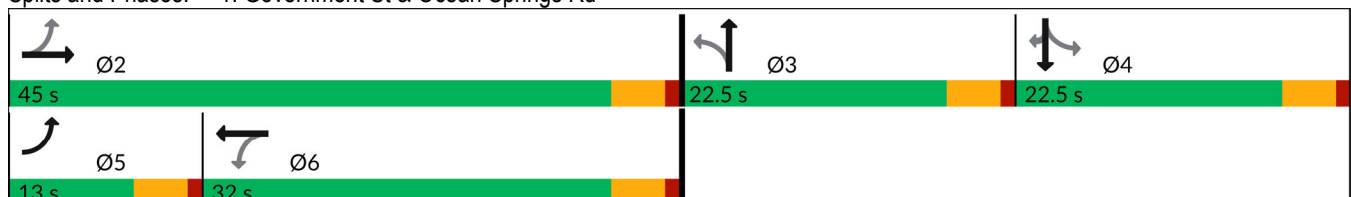
Non-Site PM Peak
10/09/2025

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Detector Phase	5	2		6	6		3	3		4	4	4
Switch Phase												
Minimum Initial (s)	5.0	5.0		5.0	5.0		5.0	5.0		5.0	5.0	5.0
Minimum Split (s)	9.5	22.5		22.5	22.5		22.5	22.5		22.5	22.5	22.5
Total Split (s)	13.0	45.0		32.0	32.0		22.5	22.5		22.5	22.5	22.5
Total Split (%)	14.4%	50.0%		35.6%	35.6%		25.0%	25.0%		25.0%	25.0%	25.0%
Maximum Green (s)	8.5	40.5		27.5	27.5		18.0	18.0		18.0	18.0	18.0
Yellow Time (s)	3.5	3.5		3.5	3.5		3.5	3.5		3.5	3.5	3.5
All-Red Time (s)	1.0	1.0		1.0	1.0		1.0	1.0		1.0	1.0	1.0
Lost Time Adjust (s)	0.0	0.0			0.0			0.0			0.0	0.0
Total Lost Time (s)	4.5	4.5			4.5			4.5			4.5	4.5
Lead/Lag	Lead			Lag	Lag		Lead	Lead		Lag	Lag	Lag
Lead-Lag Optimize?	Yes			Yes	Yes		Yes	Yes		Yes	Yes	Yes
Vehicle Extension (s)	3.0	3.0		3.0	3.0		3.0	3.0		3.0	3.0	3.0
Recall Mode	None	Min		Min	Min		None	None		None	None	None
Walk Time (s)		7.0		7.0	7.0		7.0	7.0		7.0	7.0	7.0
Flash Don't Walk (s)		11.0		11.0	11.0		11.0	11.0		11.0	11.0	11.0
Pedestrian Calls (#/hr)		0		0	0		0	0		0	0	0
Act Effct Green (s)	39.5	39.5			26.5			6.2			18.1	18.1
Actuated g/C Ratio	0.57	0.57			0.39			0.09			0.26	0.26
v/c Ratio	0.61	0.49			0.77			0.06			0.79	0.39
Control Delay (s/veh)	16.0	11.3			28.1			30.2			44.0	6.0
Queue Delay	0.0	0.0			0.0			0.0			0.0	0.0
Total Delay (s/veh)	16.0	11.3			28.1			30.2			44.0	6.0
LOS	B	B			C			C			D	A
Approach Delay (s/veh)		12.9			28.1			30.2			27.0	
Approach LOS		B			C			C			C	

Intersection Summary

Area Type:	Other
Cycle Length:	90
Actuated Cycle Length:	68.8
Natural Cycle:	90
Control Type:	Actuated-Uncoordinated
Maximum v/c Ratio:	0.79
Intersection Signal Delay (s/veh):	21.4
Intersection LOS:	C
Intersection Capacity Utilization:	84.8%
ICU Level of Service:	E
Analysis Period (min):	15

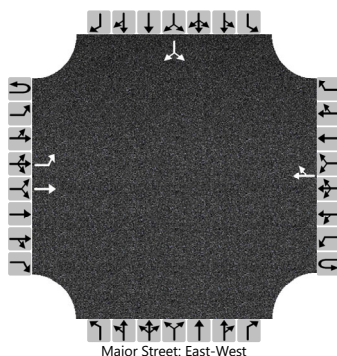
Splits and Phases: 1: Government St & Ocean Springs Rd



HCS Two-Way Stop-Control Report

General Information		Site Information	
Analyst	S. Bergin	Intersection	Government-Pabst
Agency/Co.	Neel-Schaffer, Inc.	Jurisdiction	City of Ocean Springs
Date Performed	10/9/2025	East/West Street	Government Street
Analysis Year	2030	North/South Street	Pabst Road
Time Analyzed	Non-Site PM Peak	Peak Hour Factor	0.92
Intersection Orientation	East-West	Analysis Time Period (hrs)	0.25
Project Description	Holly Grove		

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Movement	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Priority																
Number of Lanes	0	1	1	0	0	0	1	0		0	0	0		0	1	0
Configuration		L	T					TR							LR	
Volume (veh/h)		44	700				555	6						1		31
Percent Heavy Vehicles (%)		3												3		3
Proportion Time Blocked																
Percent Grade (%)														0		
Right Turn Channelized																
Median Type Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1												7.1		6.2
Critical Headway (sec)		4.13												6.43		6.23
Base Follow-Up Headway (sec)		2.2												3.5		3.3
Follow-Up Headway (sec)		2.23												3.53		3.33

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		48														35	
Capacity, c (veh/h)		964														456	
v/c Ratio		0.05														0.08	
95% Queue Length, Q ₉₅ (veh)		0.2														0.2	
95% Queue Length, Q ₉₅ (ft)		5.1														5.1	
Control Delay (s/veh)		8.9														13.5	
Level of Service (LOS)		A														B	
Approach Delay (s/veh)		0.5												13.5			
Approach LOS		A												B			

Lanes, Volumes, Timings
1: Government St & Ocean Springs Rd

Total AM Peak
10/24/2025



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	282	237	1	1	389	308	0	0	0	97	0	107
Future Volume (vph)	282	237	1	1	389	308	0	0	0	97	0	107
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	90		0	0		0	0		0	0		0
Storage Lanes	1		0	0		0	0		0	0		1
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Frt		0.999			0.940							0.850
Flt Protected	0.950										0.950	
Satd. Flow (prot)	1770	1861	0	0	1751	0	0	1863	0	0	1770	1583
Flt Permitted	0.235										0.950	
Satd. Flow (perm)	438	1861	0	0	1751	0	0	1863	0	0	1770	1583
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)					46							127
Link Speed (mph)		35			35			30				25
Link Distance (ft)		887			608			137				489
Travel Time (s)		17.3			11.8			3.1				13.3
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	307	258	1	1	423	335	0	0	0	105	0	116
Shared Lane Traffic (%)												
Lane Group Flow (vph)	307	259	0	0	759	0	0	0	0	0	105	116
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		12			12			0				0
Link Offset(ft)		0			0			0				0
Crosswalk Width(ft)		16			16			16				16
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Number of Detectors	1	2			2			2			2	1
Detector Template	Left	Thru			Thru			Thru			Thru	Right
Leading Detector (ft)	20	100			100			100			100	20
Trailing Detector (ft)	0	0			0			0			0	0
Detector 1 Position(ft)	0	0			0			0			0	0
Detector 1 Size(ft)	20	6			6			6			6	20
Detector 1 Type	Cl+Ex	Cl+Ex			Cl+Ex			Cl+Ex			Cl+Ex	Cl+Ex
Detector 1 Channel												
Detector 1 Extend (s)	0.0	0.0			0.0			0.0			0.0	0.0
Detector 1 Queue (s)	0.0	0.0			0.0			0.0			0.0	0.0
Detector 1 Delay (s)	0.0	0.0			0.0			0.0			0.0	0.0
Detector 2 Position(ft)		94			94			94			94	
Detector 2 Size(ft)		6			6			6			6	
Detector 2 Type		Cl+Ex			Cl+Ex			Cl+Ex			Cl+Ex	
Detector 2 Channel												
Detector 2 Extend (s)		0.0			0.0			0.0			0.0	
Turn Type	pm+pt	NA		Perm	NA					Perm	NA	Perm
Protected Phases	5	2			6			3			4	
Permitted Phases	2			6			3			4		4

Total AM Peak 2:39 pm 10/09/2025 Baseline

Synchro 12 Report
Page 1

Lanes, Volumes, Timings
 1: Government St & Ocean Springs Rd

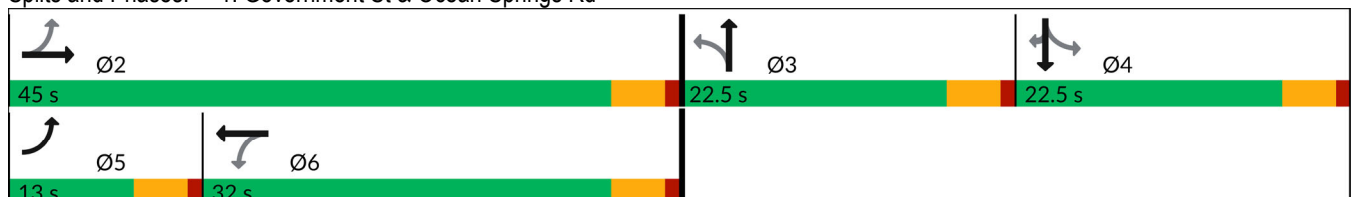
Total AM Peak
 10/24/2025

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Detector Phase	5	2		6	6		3	3		4	4	4
Switch Phase												
Minimum Initial (s)	5.0	5.0		5.0	5.0		5.0	5.0		5.0	5.0	5.0
Minimum Split (s)	9.5	22.5		22.5	22.5		22.5	22.5		22.5	22.5	22.5
Total Split (s)	13.0	45.0		32.0	32.0		22.5	22.5		22.5	22.5	22.5
Total Split (%)	14.4%	50.0%		35.6%	35.6%		25.0%	25.0%		25.0%	25.0%	25.0%
Maximum Green (s)	8.5	40.5		27.5	27.5		18.0	18.0		18.0	18.0	18.0
Yellow Time (s)	3.5	3.5		3.5	3.5		3.5	3.5		3.5	3.5	3.5
All-Red Time (s)	1.0	1.0		1.0	1.0		1.0	1.0		1.0	1.0	1.0
Lost Time Adjust (s)	0.0	0.0			0.0			0.0			0.0	0.0
Total Lost Time (s)	4.5	4.5			4.5			4.5			4.5	4.5
Lead/Lag	Lead			Lag	Lag		Lead	Lead		Lag	Lag	Lag
Lead-Lag Optimize?	Yes			Yes	Yes		Yes	Yes		Yes	Yes	Yes
Vehicle Extension (s)	3.0	3.0		3.0	3.0		3.0	3.0		3.0	3.0	3.0
Recall Mode	None	Min		Min	Min		None	None		None	None	None
Walk Time (s)		7.0		7.0	7.0		7.0	7.0		7.0	7.0	7.0
Flash Don't Walk (s)		11.0		11.0	11.0		11.0	11.0		11.0	11.0	11.0
Pedestrian Calls (#/hr)		0		0	0		0	0		0	0	0
Act Effct Green (s)	40.5	40.5			27.5						9.6	9.6
Actuated g/C Ratio	0.68	0.68			0.46						0.16	0.16
v/c Ratio	0.63	0.20			0.91						0.36	0.32
Control Delay (s/veh)	11.0	4.3			32.3						25.5	6.9
Queue Delay	0.0	0.0			0.0						0.0	0.0
Total Delay (s/veh)	11.0	4.3			32.3						25.5	6.9
LOS	B	A			C						C	A
Approach Delay (s/veh)		7.9			32.3						15.7	
Approach LOS		A			C						B	

Intersection Summary

Area Type:	Other
Cycle Length:	90
Actuated Cycle Length:	59.2
Natural Cycle:	110
Control Type:	Actuated-Uncoordinated
Maximum v/c Ratio:	0.91
Intersection Signal Delay (s/veh):	21.0
Intersection LOS:	C
Intersection Capacity Utilization:	71.6%
ICU Level of Service:	C
Analysis Period (min):	15

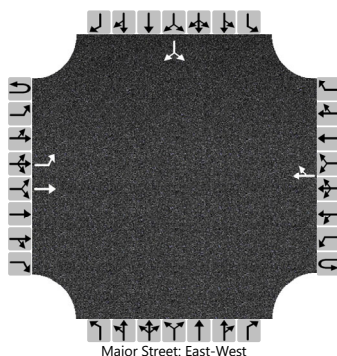
Splits and Phases: 1: Government St & Ocean Springs Rd



HCS Two-Way Stop-Control Report

General Information		Site Information	
Analyst	S. Bergin	Intersection	Government-Pabst
Agency/Co.	Neel-Schaffer, Inc.	Jurisdiction	City of Ocean Springs
Date Performed	10/9/2025	East/West Street	Government Street
Analysis Year	2030	North/South Street	Pabst Road
Time Analyzed	Total AM Peak	Peak Hour Factor	0.92
Intersection Orientation	East-West	Analysis Time Period (hrs)	0.25
Project Description	Holly Grove - Two Driveways		

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Movement	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Priority																
Number of Lanes	0	1	1	0	0	0	1	0		0	0	0		0	1	0
Configuration		L	T					TR							LR	
Volume (veh/h)		23	295				646	0						1		76
Percent Heavy Vehicles (%)		3												3		3
Proportion Time Blocked																
Percent Grade (%)														0		
Right Turn Channelized																
Median Type Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1												7.1		6.2
Critical Headway (sec)		4.13												6.43		6.23
Base Follow-Up Headway (sec)		2.2												3.5		3.3
Follow-Up Headway (sec)		2.23												3.53		3.33

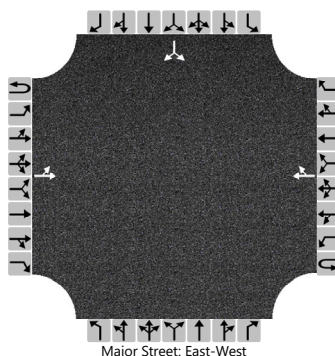
Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		25														84	
Capacity, c (veh/h)		891														432	
v/c Ratio		0.03														0.19	
95% Queue Length, Q ₉₅ (veh)		0.1														0.7	
95% Queue Length, Q ₉₅ (ft)		2.6														17.9	
Control Delay (s/veh)		9.2														15.3	
Level of Service (LOS)		A														C	
Approach Delay (s/veh)		0.7												15.3			
Approach LOS		A												C			

HCS Two-Way Stop-Control Report

General Information				Site Information			
Analyst	S. Bergin			Intersection	Government-Holly Grove		
Agency/Co.	Neel-Schaffer, Inc.			Jurisdiction	City of Ocean Springs		
Date Performed	10/9/2025			East/West Street	Government Street		
Analysis Year	2030			North/South Street	Holly Grove Road		
Time Analyzed	Total AM Peak			Peak Hour Factor	0.92		
Intersection Orientation	East-West			Analysis Time Period (hrs)	0.25		
Project Description	Holly Grove - Two Driveways						

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Movement	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Priority																
Number of Lanes	0	0	1	0	0	0	1	0		0	0	0		0	1	0
Configuration		LT						TR							LR	
Volume (veh/h)		6	289				625	1						2		21
Percent Heavy Vehicles (%)		3												3		3
Proportion Time Blocked																
Percent Grade (%)													0			
Right Turn Channelized																
Median Type Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1												7.1		6.2
Critical Headway (sec)		4.13												6.43		6.23
Base Follow-Up Headway (sec)		2.2												3.5		3.3
Follow-Up Headway (sec)		2.23												3.53		3.33

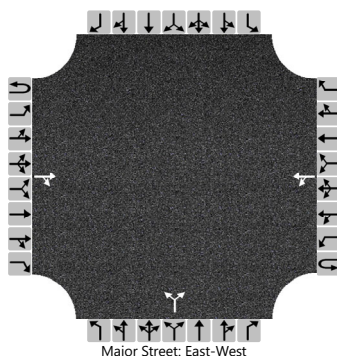
Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		7													25	
Capacity, c (veh/h)		907													423	
v/c Ratio		0.01													0.06	
95% Queue Length, Q ₉₅ (veh)		0.0													0.2	
95% Queue Length, Q ₉₅ (ft)		0.0													5.1	
Control Delay (s/veh)		9.0	0.1												14.0	
Level of Service (LOS)		A	A												B	
Approach Delay (s/veh)	0.3												14.0			
Approach LOS	A												B			

HCS Two-Way Stop-Control Report

General Information				Site Information			
Analyst	S. Bergin			Intersection	Pabst-Cypress		
Agency/Co.	Neel-Schaffer, Inc.			Jurisdiction	City of Ocean Springs		
Date Performed	10/9/2025			East/West Street	Pabst Road		
Analysis Year	2030			North/South Street	Cypress Avenue		
Time Analyzed	Total AM Peak			Peak Hour Factor	0.92		
Intersection Orientation	East-West			Analysis Time Period (hrs)	0.25		
Project Description	Holly Grove - Two Driveways						

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Movement	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Priority																
Number of Lanes	0	0	1	0	0	0	1	0		0	1	0		0	0	0
Configuration				TR		LT					LR					
Volume (veh/h)			17	6		0	57			20		0				
Percent Heavy Vehicles (%)						3				3		3				
Proportion Time Blocked																
Percent Grade (%)										0						
Right Turn Channelized																
Median Type Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)						4.1					7.1		6.2			
Critical Headway (sec)						4.13					6.43		6.23			
Base Follow-Up Headway (sec)						2.2					3.5		3.3			
Follow-Up Headway (sec)						2.23					3.53		3.33			

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						0						22				
Capacity, c (veh/h)						1583						916				
v/c Ratio						0.00						0.02				
95% Queue Length, Q ₉₅ (veh)						0.0						0.1				
95% Queue Length, Q ₉₅ (ft)												2.6				
Control Delay (s/veh)						7.3	0.0					9.0				
Level of Service (LOS)						A	A					A				
Approach Delay (s/veh)					0.0				9.0							
Approach LOS					A				A							

Lanes, Volumes, Timings
1: Government St & Ocean Springs Rd

Total PM Peak
10/24/2025



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	239	499	1	2	378	144	1	7	1	275	1	208
Future Volume (vph)	239	499	1	2	378	144	1	7	1	275	1	208
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	90		0	0		0	0		0	0		0
Storage Lanes	1		0	0		0	0		0	0		1
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Frt					0.963			0.986				0.850
Flt Protected	0.950							0.995			0.953	
Satd. Flow (prot)	1770	1863	0	0	1794	0	0	1827	0	0	1775	1583
Flt Permitted	0.241				0.999						0.720	
Satd. Flow (perm)	449	1863	0	0	1792	0	0	1837	0	0	1341	1583
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)					22			1				226
Link Speed (mph)		35			35			30				25
Link Distance (ft)		887			608			137				489
Travel Time (s)		17.3			11.8			3.1				13.3
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	260	542	1	2	411	157	1	8	1	299	1	226
Shared Lane Traffic (%)												
Lane Group Flow (vph)	260	543	0	0	570	0	0	10	0	0	300	226
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		12			12			0				0
Link Offset(ft)		0			0			0				0
Crosswalk Width(ft)		16			16			16				16
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Number of Detectors	1	2			2			2			2	1
Detector Template	Left	Thru			Thru			Thru			Thru	Right
Leading Detector (ft)	20	100			100			100			100	20
Trailing Detector (ft)	0	0			0			0			0	0
Detector 1 Position(ft)	0	0			0			0			0	0
Detector 1 Size(ft)	20	6			6			6			6	20
Detector 1 Type	Cl+Ex	Cl+Ex			Cl+Ex			Cl+Ex			Cl+Ex	Cl+Ex
Detector 1 Channel												
Detector 1 Extend (s)	0.0	0.0			0.0			0.0			0.0	0.0
Detector 1 Queue (s)	0.0	0.0			0.0			0.0			0.0	0.0
Detector 1 Delay (s)	0.0	0.0			0.0			0.0			0.0	0.0
Detector 2 Position(ft)		94			94			94			94	
Detector 2 Size(ft)		6			6			6			6	
Detector 2 Type		Cl+Ex			Cl+Ex			Cl+Ex			Cl+Ex	
Detector 2 Channel												
Detector 2 Extend (s)		0.0			0.0			0.0			0.0	
Turn Type	pm+pt	NA		Perm	NA		Perm	NA		Perm	NA	Perm
Protected Phases	5	2			6			3			4	
Permitted Phases	2			6			3			4		4

Total PM Peak 2:41 pm 10/09/2025 Baseline

Synchro 12 Report
Page 1

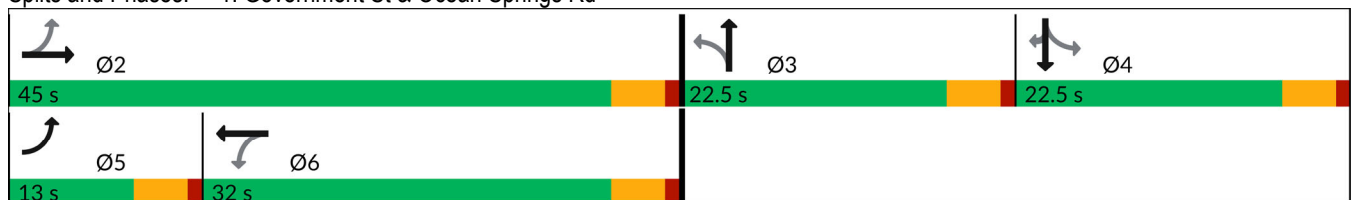
Lanes, Volumes, Timings
 1: Government St & Ocean Springs Rd

Total PM Peak
 10/24/2025

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Detector Phase	5	2		6	6		3	3		4	4	4
Switch Phase												
Minimum Initial (s)	5.0	5.0		5.0	5.0		5.0	5.0		5.0	5.0	5.0
Minimum Split (s)	9.5	22.5		22.5	22.5		22.5	22.5		22.5	22.5	22.5
Total Split (s)	13.0	45.0		32.0	32.0		22.5	22.5		22.5	22.5	22.5
Total Split (%)	14.4%	50.0%		35.6%	35.6%		25.0%	25.0%		25.0%	25.0%	25.0%
Maximum Green (s)	8.5	40.5		27.5	27.5		18.0	18.0		18.0	18.0	18.0
Yellow Time (s)	3.5	3.5		3.5	3.5		3.5	3.5		3.5	3.5	3.5
All-Red Time (s)	1.0	1.0		1.0	1.0		1.0	1.0		1.0	1.0	1.0
Lost Time Adjust (s)	0.0	0.0			0.0			0.0			0.0	0.0
Total Lost Time (s)	4.5	4.5			4.5			4.5			4.5	4.5
Lead/Lag	Lead			Lag	Lag		Lead	Lead		Lag	Lag	Lag
Lead-Lag Optimize?	Yes			Yes	Yes		Yes	Yes		Yes	Yes	Yes
Vehicle Extension (s)	3.0	3.0		3.0	3.0		3.0	3.0		3.0	3.0	3.0
Recall Mode	None	Min		Min	Min		None	None		None	None	None
Walk Time (s)		7.0		7.0	7.0		7.0	7.0		7.0	7.0	7.0
Flash Don't Walk (s)		11.0		11.0	11.0		11.0	11.0		11.0	11.0	11.0
Pedestrian Calls (#/hr)		0		0	0		0	0		0	0	0
Act Effct Green (s)	40.7	40.7			27.6			6.2			18.1	18.1
Actuated g/C Ratio	0.58	0.58			0.39			0.09			0.26	0.26
v/c Ratio	0.62	0.50			0.79			0.06			0.87	0.39
Control Delay (s/veh)	16.2	11.5			29.0			30.2			52.6	6.0
Queue Delay	0.0	0.0			0.0			0.0			0.0	0.0
Total Delay (s/veh)	16.2	11.5			29.0			30.2			52.6	6.0
LOS	B	B			C			C			D	A
Approach Delay (s/veh)		13.0			29.0			30.2			32.6	
Approach LOS		B			C			C			C	

Intersection Summary	
Area Type:	Other
Cycle Length:	90
Actuated Cycle Length:	69.9
Natural Cycle:	90
Control Type:	Actuated-Uncoordinated
Maximum v/c Ratio:	0.87
Intersection Signal Delay (s/veh):	23.3
Intersection LOS:	C
Intersection Capacity Utilization:	88.3%
ICU Level of Service:	E
Analysis Period (min):	15

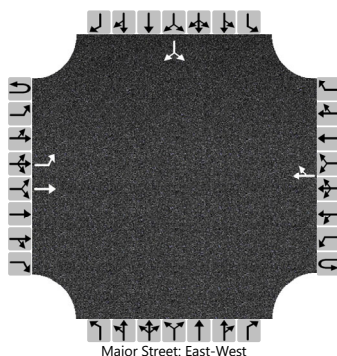
Splits and Phases: 1: Government St & Ocean Springs Rd



HCS Two-Way Stop-Control Report

General Information				Site Information			
Analyst	S. Bergin	Intersection	Government-Pabst				
Agency/Co.	Neel-Schaffer, Inc.	Jurisdiction	City of Ocean Springs				
Date Performed	10/9/2025	East/West Street	Government Street				
Analysis Year	2030	North/South Street	Pabst Road				
Time Analyzed	Total PM Peak	Peak Hour Factor	0.92				
Intersection Orientation	East-West	Analysis Time Period (hrs)	0.25				
Project Description	Holly Grove - Two Driveways						

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Movement	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Priority																
Number of Lanes	0	1	1	0	0	0	1	0		0	0	0		0	1	0
Configuration		L	T					TR							LR	
Volume (veh/h)		64	720				567	6						1		43
Percent Heavy Vehicles (%)		3												3		3
Proportion Time Blocked																
Percent Grade (%)														0		
Right Turn Channelized																
Median Type Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1												7.1		6.2
Critical Headway (sec)		4.13												6.43		6.23
Base Follow-Up Headway (sec)		2.2												3.5		3.3
Follow-Up Headway (sec)		2.23												3.53		3.33

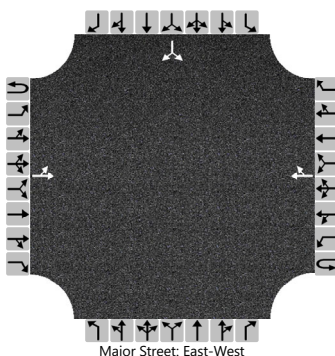
Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		70													48		
Capacity, c (veh/h)		953													454		
v/c Ratio		0.07													0.11		
95% Queue Length, Q ₉₅ (veh)		0.2													0.4		
95% Queue Length, Q ₉₅ (ft)		5.1													10.2		
Control Delay (s/veh)		9.1													13.9		
Level of Service (LOS)		A													B		
Approach Delay (s/veh)		0.7												13.9			
Approach LOS		A												B			

HCS Two-Way Stop-Control Report

General Information				Site Information			
Analyst	S. Bergin			Intersection	Government-Holly Grove		
Agency/Co.	Neel-Schaffer, Inc.			Jurisdiction	City of Ocean Springs		
Date Performed	10/9/2025			East/West Street	Government Street		
Analysis Year	2030			North/South Street	Holly Grove Road		
Time Analyzed	Total PM Peak			Peak Hour Factor	0.92		
Intersection Orientation	East-West			Analysis Time Period (hrs)	0.25		
Project Description	Holly Grove - Two Driveways						

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Movement	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Priority																
Number of Lanes	0	0	1	0	0	0	1	0		0	0	0		0	1	0
Configuration		LT						TR							LR	
Volume (veh/h)		20	700				509	2						1		12
Percent Heavy Vehicles (%)		3												3		3
Proportion Time Blocked																
Percent Grade (%)														0		
Right Turn Channelized																
Median Type Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1												7.1		6.2
Critical Headway (sec)		4.13												6.43		6.23
Base Follow-Up Headway (sec)		2.2												3.5		3.3
Follow-Up Headway (sec)		2.23												3.53		3.33

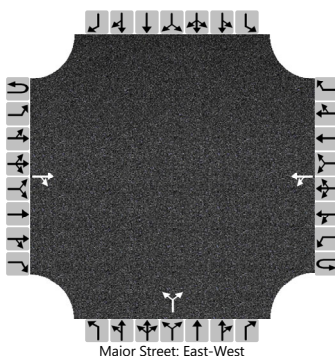
Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		22														14	
Capacity, c (veh/h)		1010														448	
v/c Ratio		0.02														0.03	
95% Queue Length, Q ₉₅ (veh)		0.1														0.1	
95% Queue Length, Q ₉₅ (ft)		2.6														2.6	
Control Delay (s/veh)		8.6	0.3													13.3	
Level of Service (LOS)		A	A													B	
Approach Delay (s/veh)		0.6												13.3			
Approach LOS		A												B			

HCS Two-Way Stop-Control Report

General Information				Site Information			
Analyst	S. Bergin			Intersection	Pabst-Cypress		
Agency/Co.	Neel-Schaffer, Inc.			Jurisdiction	City of Ocean Springs		
Date Performed	10/9/2025			East/West Street	Pabst Road		
Analysis Year	2030			North/South Street	Cypress Avenue		
Time Analyzed	Total PM Peak			Peak Hour Factor	0.92		
Intersection Orientation	East-West			Analysis Time Period (hrs)	0.25		
Project Description	Holly Grove - Two Driveways						

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Movement	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Priority																
Number of Lanes	0	0	1	0	0	0	1	0		0	1	0		0	0	0
Configuration				TR		LT					LR					
Volume (veh/h)			50	20		0	32			12		0				
Percent Heavy Vehicles (%)						3				3		3				
Proportion Time Blocked																
Percent Grade (%)									0							
Right Turn Channelized																
Median Type Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)						4.1					7.1		6.2			
Critical Headway (sec)						4.13					6.43		6.23			
Base Follow-Up Headway (sec)						2.2					3.5		3.3			
Follow-Up Headway (sec)						2.23					3.53		3.33			

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						0						13				
Capacity, c (veh/h)						1517						896				
v/c Ratio						0.00						0.01				
95% Queue Length, Q ₉₅ (veh)						0.0						0.0				
95% Queue Length, Q ₉₅ (ft)												0.0				
Control Delay (s/veh)						7.4	0.0					9.1				
Level of Service (LOS)						A	A					A				
Approach Delay (s/veh)					0.0				9.1							
Approach LOS					A				A							

Auxiliary Lane Warrant Sheets

Government-Holly Grove Total AM Peak

Figure 2 - 5. Guideline for determining the need for a major-road left-turn bay at a two-way stop-controlled intersection.

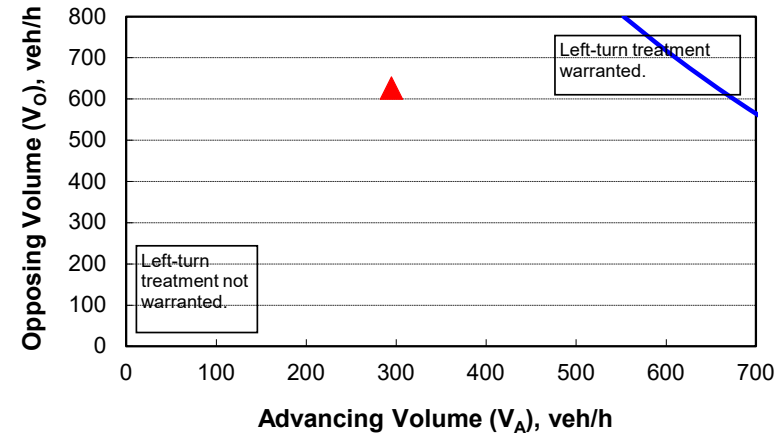
2-lane roadway (English)

INPUT

Variable	Value
85 th percentile speed, mph:	35
Percent of left-turns in advancing volume (V_A), %:	2%
Advancing volume (V_A), veh/h:	295
Opposing volume (V_O), veh/h:	626

OUTPUT

Variable	Value
Limiting advancing volume (V_A), veh/h:	657
Guidance for determining the need for a major-road left-turn bay:	
Left-turn treatment NOT warranted.	



CALIBRATION CONSTANTS

Variable	Value
Average time for making left-turn, s:	3.0
Critical headway, s:	5.0
Average time for left-turn vehicle to clear the advancing lane, s:	1.9

Government-Holly Grove Total PM Peak

Figure 2 - 5. Guideline for determining the need for a major-road left-turn bay at a two-way stop-controlled intersection.

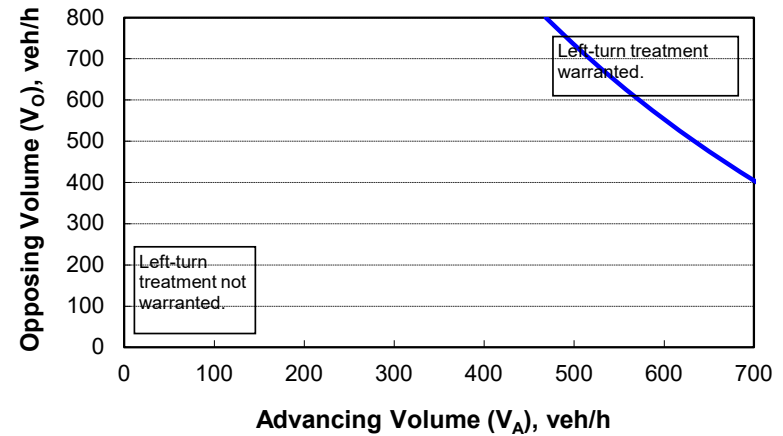
2-lane roadway (English)

INPUT

Variable	Value
85 th percentile speed, mph:	35
Percent of left-turns in advancing volume (V_A), %:	3%
Advancing volume (V_A), veh/h:	720
Opposing volume (V_O), veh/h:	511

OUTPUT

Variable	Value
Limiting advancing volume (V_A), veh/h:	626
Guidance for determining the need for a major-road left-turn bay:	
Left-turn treatment warranted.	



CALIBRATION CONSTANTS

Variable	Value
Average time for making left-turn, s:	3.0
Critical headway, s:	5.0
Average time for left-turn vehicle to clear the advancing lane, s:	1.9

Government-Holly Grove Total AM Peak

Figure 2 - 6. Guideline for determining the need for a major-road right-turn bay at a two-way stop-controlled intersection.

INPUT

Roadway geometry:	2-lane roadway
Variable	Value
Major-road speed, mph:	35
Major-road volume (one direction), veh/h:	626
Right-turn volume, veh/h:	1

OUTPUT

Variable	Value
Limiting right-turn volume, veh/h:	91
Guidance for determining the need for a major-road right-turn bay for a 2-lane roadway:	
Do NOT add right-turn bay.	

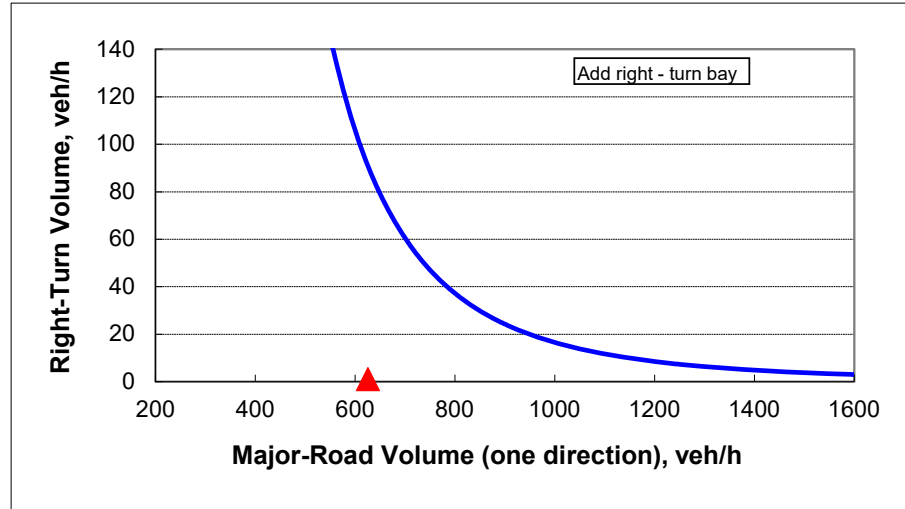


Figure 2 - 6. Guideline for determining the need for a major-road right-turn bay at a two-way stop-controlled intersection.

INPUT

Roadway geometry:	2-lane roadway
Variable	Value
Major-road speed, mph:	35
Major-road volume (one direction), veh/h:	511
Right-turn volume, veh/h:	2

OUTPUT

Variable	Value
Limiting right-turn volume, veh/h:	190
Guidance for determining the need for a major-road right-turn bay for a 2-lane roadway:	
Do NOT add right-turn bay.	

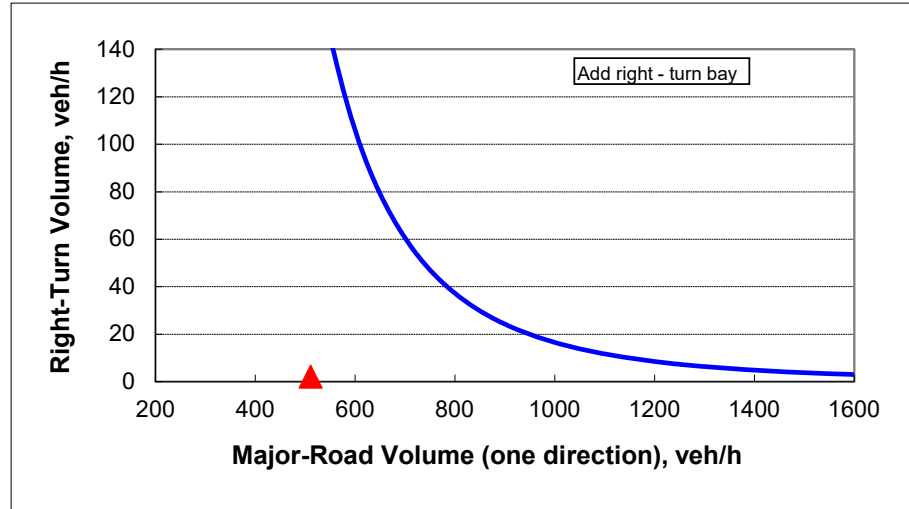


Figure 2 - 6. Guideline for determining the need for a major-road right-turn bay at a two-way stop-controlled intersection.

INPUT

Roadway geometry:	2-lane roadway	
Variable	Value	
Major-road speed, mph:	35	
Major-road volume (one direction), veh/h:	23	
Right-turn volume, veh/h:	6	

OUTPUT

Variable	Value
Limiting right-turn volume, veh/h:	14976537
Guidance for determining the need for a major-road right-turn bay for a 2-lane roadway:	
Do NOT add right-turn bay.	

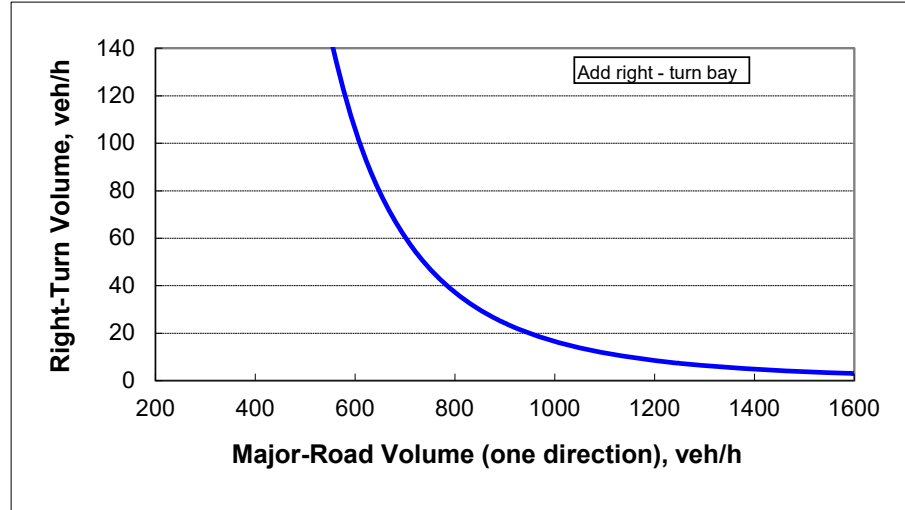


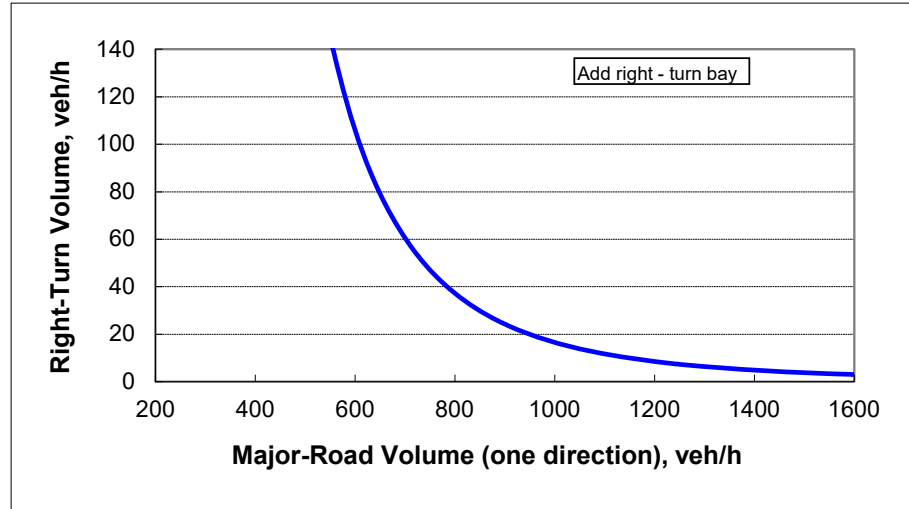
Figure 2 - 6. Guideline for determining the need for a major-road right-turn bay at a two-way stop-controlled intersection.

INPUT

Roadway geometry:	2-lane roadway	
Variable	Value	
Major-road speed, mph:	35	
Major-road volume (one direction), veh/h:	70	
Right-turn volume, veh/h:	20	

OUTPUT

Variable	Value
Limiting right-turn volume, veh/h:	261668
Guidance for determining the need for a major-road right-turn bay for a 2-lane roadway:	
Do NOT add right-turn bay.	



**WETLAND DELINEATION REPORT
(WDR)**

19.40 ACRES

OCEAN SPRINGS, MISSISSIPPI

JACKSON COUNTY

HYDRİK FILE: 25054BC

PREPARED FOR:

DANTIN  BRUCE

DEVELOPMENT

PREPARED BY



HYDRİK

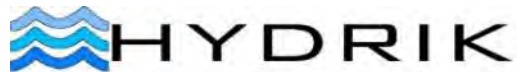


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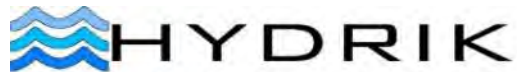
1.	PROJECT PURPOSE AND SCOPE	1
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6. WETLAND DELINEATION
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APPENDICES

- A. DATA SHEETS AND PHOTOS, AND WATERS PHOTOS



WETLAND DELINEATION REPORT

Pabst Road Tract – Ocean Springs, Jackson County, Mississippi

Prepared for: Dantin Bruce Development, LLC

Prepared by: Hydrik Wetland Consultants, LLC

Date of Fieldwork: July 15-16, 2025

Investigators: Jay Pape and Kelly Turk, Hydrik Wetland Consultants

1. Project Purpose and Scope

Hydrik Wetland Consultants, LLC (Hydrik) was retained by Dantin Bruce Development, LLC to conduct a wetland delineation and jurisdiction assessment for the approximately 19.40-acre Pabst Road tract in Ocean Springs, Jackson County, Mississippi. The investigation was performed to:

- Identify and delineate wetlands and other waters of the United States (WOTUS) as defined by the 1987 U.S. Army Corps of Engineers (USACE) Wetland Delineation Manual and the Atlantic and Gulf Coastal Plain Regional Supplement.
- Evaluate the jurisdictional status of delineated wetlands under the Clean Water Act (CWA) Section 404 regulatory framework, incorporating the March 2025 EPA memorandum on jurisdiction.

The primary focus of this report is the analysis of the pine savanna and bayhead wetlands mapped on Figures 6 and 7, which, despite meeting the technical criteria for wetlands, lack direct abutment to a Relatively Permanent Water (RPW) and are separated from potential jurisdictional waters by upland breaks.

2. Site Setting and Environmental Context

The tract is located south of Pabst Road in Ocean Springs, Mississippi within the Atlantic and Gulf Coastal Plain physiographic region (MLRA 152A, LRR T). Topography is nearly level (0–1% slopes) with localized concave depressions and shallow swales. Soils, as mapped by the USDA NRCS, consist entirely of Bayou sandy loam, a somewhat poorly drained soil typical of pine flatwoods and bayhead mosaics in the region.

2.1. Vegetation communities include:

- **Isolated pine savanna wetlands** dominated by *Lachnanthes caroliniana*, *Eriocaulon decangulare*, *Sarracenia alata*, *Andropogon glomeratus*, and *Ilex glabra*.
- **Isolated bayhead wetlands** dominated by *Persea borbonia*, *Magnolia virginiana*, *Ilex glabra*, and *Pinus elliottii*.
- **Mixed pine-hardwood uplands** with *Pinus palustris*, *Magnolia grandiflora*, and *Ilex vomitoria*, lacking wetland indicators.

No perennial streams or natural RPWs traverse the property. A perennial RPW lies off-site to the southeast approximately 1780 linear feet from the site's southeast

corner, but surface hydrologic connections from on-site wetlands to this RPW are interrupted by two distinct upland rises with no ordinary high-water mark (OHWM), effectively severing connectivity of the site's wetlands to the offsite RPW, refer to Figure 7.

3. Methodology

3.1. Regulatory Guidance

- Corps of Engineers (Corps) Wetlands Delineation Manual (1987), Technical Report Y-87-1 (Environmental Laboratory 1987)
- Regional Supplement (2010) to the Corps of Engineers Wetland Delineation Manual: Atlantic and Gulf Coastal Plain Region (Version 2.0)
- Field Indicators of Hydric Soils in the United States (USDA-NRCS, Version 8.2, 2018)
- U.S. Environmental Protection Agency and U.S. Army Corps of Engineers, Memorandum: Application of the Clean Water Act Following the Sackett v. EPA Decision (March 12, 2025).

3.2. Delineation Method

- **Field Sampling:** Four sampling points (DP1–DP4) were established to characterize vegetation, hydrology, and soils. Each point was evaluated using the Atlantic and Gulf Coastal Plain Wetland Determination Data Forms (Version 2.0).
- **Vegetation Assessment:** Dominance and prevalence index tests were applied, with species identified to the lowest practical taxonomic level.
- **Soil Evaluation:** Soil pits were excavated to a depth of 16 inches (or to refusal) and analyzed for color, texture, and hydric indicators (e.g., depleted matrices, redox concentrations).
- **Hydrology Assessment:** Primary and secondary field indicators, geomorphic position, aerial imagery, and visual evidence of saturation were documented.
- **Hydrologic Connectivity Evaluation:** Upland breaks, swales, and any drainage pathways toward the southeast RPW were physically inspected and mapped. Connectivity determinations were made per the March 2025 EPA memo, which requires continuous surface connection to an RPW for jurisdiction unless a significant nexus is evident.

4. Field Findings

DP1 – Pine Savanna Wetland (Isolated)

Dominant vegetation: *Lachnanthes caroliniana*, *Sarracenia alata*, *Eriocaulon decangulare*, *Andropogon glomeratus* (all OBL/FACW).

Soils: 0–16 inches, sandy loam, 10YR 6/1 to 4/1, depleted and gleyed matrix.

Hydrology: Saturation present, concave position, seasonal high water table confirmed.

Classification: Wetland (non-jurisdictional, isolated).

DP2 – Mixed Pine-Hardwood Upland

Vegetation: *Pinus palustris*, *Magnolia grandiflora*, *Ilex vomitoria* (predominantly FACU and UPL species).

Soils: Sandy loam, 10YR 5/3 to 4/2, no redox features or hydric indicators.

Hydrology: Absent.

Classification: Upland.

DP3 – Cleared Pine Savanna Wetland (Isolated)

Vegetation: *Ilex glabra*, *Pinus elliotii*, *Eupatorium perfoliatum*, *Andropogon glomeratus* (predominantly OBL/FACW).

Soils: Sandy loam, 10YR 5/1, redox depletions at 2–16 inches.

Hydrology: Saturation and geomorphic position confirmed.

Classification: Wetland (non-jurisdictional).

DP4 – Bayhead Wetland (Isolated)

Vegetation: *Persea borbonia*, *Magnolia virginiana*, *Ilex glabra*, *Pinus elliotii* (100% FACW/OBL dominance).

Soils: Sandy loam, 10YR 5/1 to 16 inches.

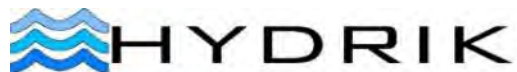
Hydrology: Persistent saturation, concave setting, drift lines.

Classification: Wetland (non-jurisdictional).

5. Jurisdiction Analysis

Per the March 2025 EPA memorandum and applicable USACE guidance:

- **No direct abutment to RPWs** – None of the wetlands directly abut or border a perennial or intermittent RPW.
- **Interrupted hydrologic path** – The only potential route for surface flow toward the southeast RPW is broken by **two upland ridges** with no OHWM, confirmed during field inspection. These breaks preclude a continuous surface connection.
- **Connection only via non-RPWs** – On-site wetlands only drain to ephemeral and intermittent swales (non-RPWs) that terminate in uplands before reaching the RPW.



- **Significant nexus absent** – The wetlands lack measurable downstream influence on water quality or flow to the RPW. They function as isolated depressional systems typical of Gulf Coastal Plain pine savannas and bayheads.

Based on these criteria, the pine savanna and bayhead wetlands mapped on Figures 6 and 7 **do not constitute jurisdictional waters of the United States** under the CWA. They meet wetland criteria but are isolated and severed from RPWs, and thus do not trigger Section 404 permitting for fill or discharge activities.

6. Conclusions

The delineation identified approximately 16.01 acres of isolated pine savanna and bayhead wetlands and 3.39 acres of upland forest and clearings. These wetlands, do not meet the jurisdictional threshold under current federal law due to:

- Lack of direct abutment to RPWs,
- Two upland severances preventing continuous surface connection,
- Absence of a significant nexus to downstream waters.

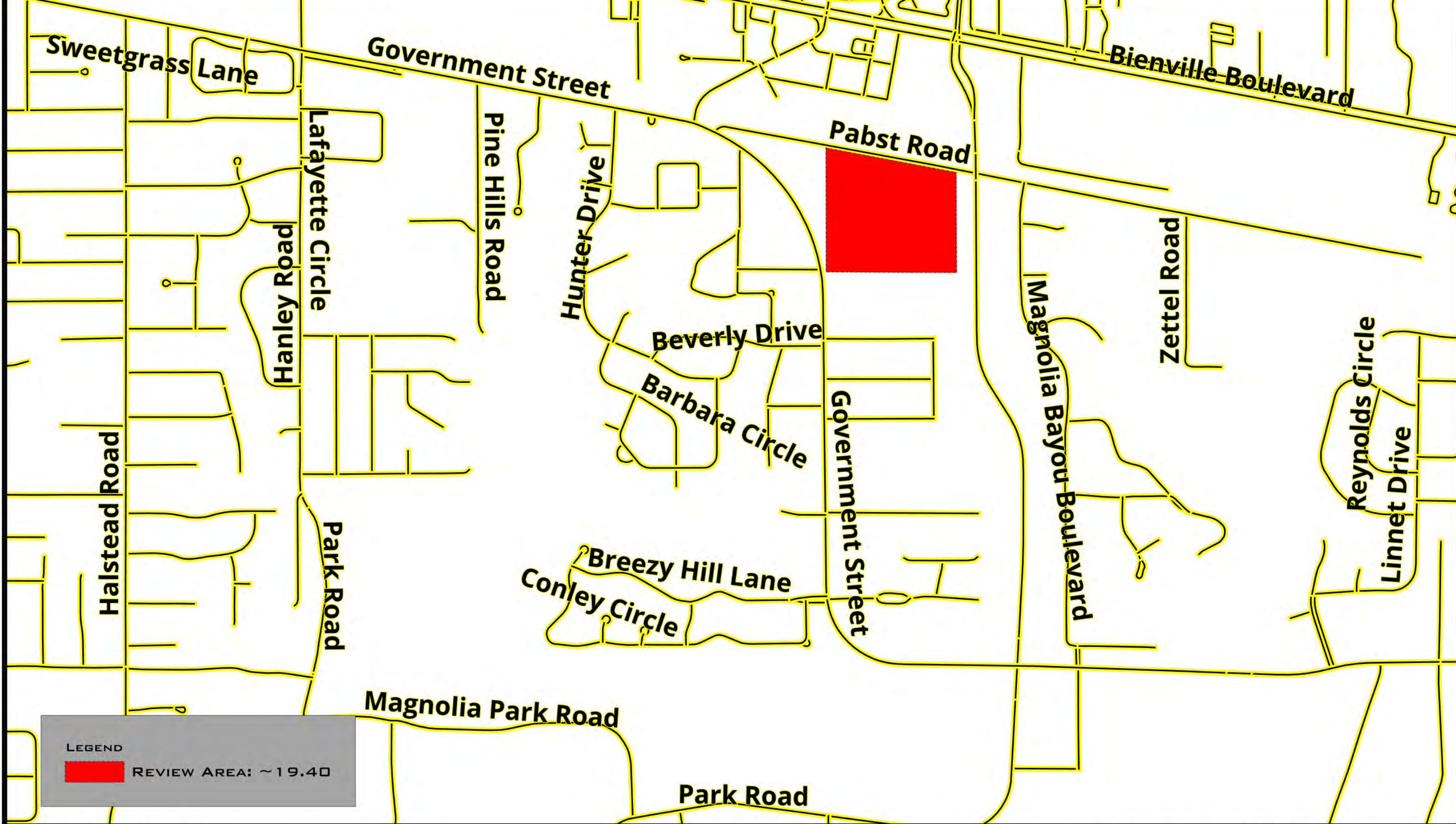
7. Disclaimer

This report represents the professional opinion of Hydrik Wetland Consultants, LLC based on current regulatory guidance, field observations, and best available data as of the date of this report. If the findings are not submitted to the U.S. Army Corps of Engineers (Corps) for official verification, it is important to note that any conclusions regarding the extent of wetlands or non-wetland waters are **professional opinions only** and do not constitute an Approved Jurisdictional Determination (AJD). The Corps is the sole authority for making final jurisdictional determinations under Section 404 of the Clean Water Act. The client assumes responsibility for any actions taken based on this report without Corps review or concurrence.

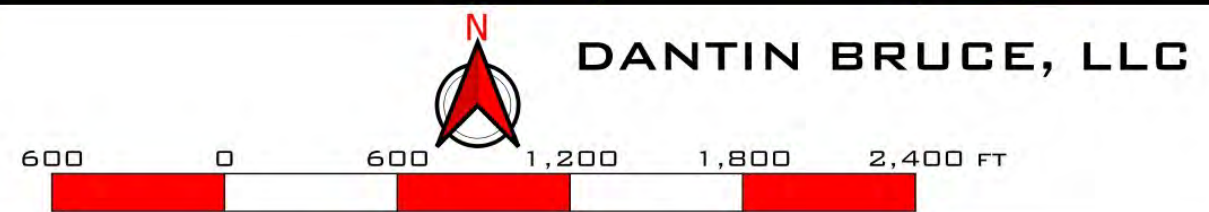
8. References

- Environmental Laboratory. 1987. *Corps of Engineers Wetlands Delineation Manual*. Technical Report Y-87-1. U.S. Army Engineer Waterways Experiment Station, Vicksburg, Mississippi.
- U.S. Army Corps of Engineers. 2010. *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Atlantic and Gulf Coastal Plain Region (Version 2.0)*. ERDC/EL TR-10-20, U.S. Army Engineer Research and Development Center, Vicksburg, Mississippi.
- U.S. Army Corps of Engineers. 2007. *Regulatory Guidance Letter (RGL) 07-01: Jurisdictional Determinations*. Issued June 5, 2007.
- U.S. Environmental Protection Agency and U.S. Army Corps of Engineers. 2025. *Memorandum: Application of the Clean Water Act Following the Sackett v. EPA Decision*. Issued March 12, 2025.

FIGURES 1-7



OCEAN SPRINGS, MS
 JACKSON COUNTY
 NAD 83, MS EAST (USFT) FIPS 2301
 SITE CENTER: 30.4083870,-88.7811967



SITE VICINITY

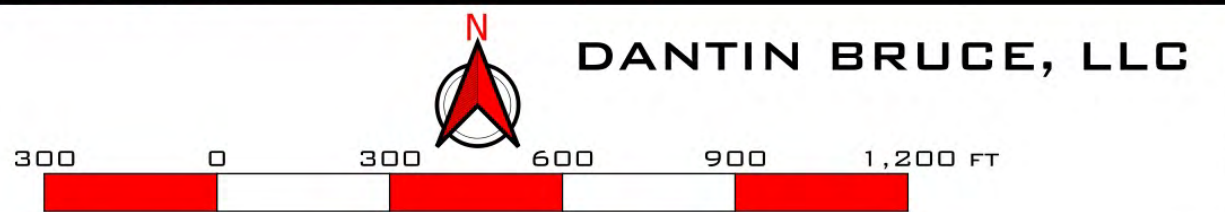
FIGURE 1
 HF:25072B
 DATE:072425

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PLEASE NOTE: MAP DATA IS FOR REFERENCE ONLY. THIS IS NOT A LEGAL BOUNDARY SURVEY AND SHOULD NOT BE USED AS SUCH.



OCEAN SPRINGS, MS
 JACKSON COUNTY
 NAD 83, MS EAST (USFT) FIPS 2301
 SITE CENTER: 30.4083870,-88.7811967



DANTIN BRUCE, LLC

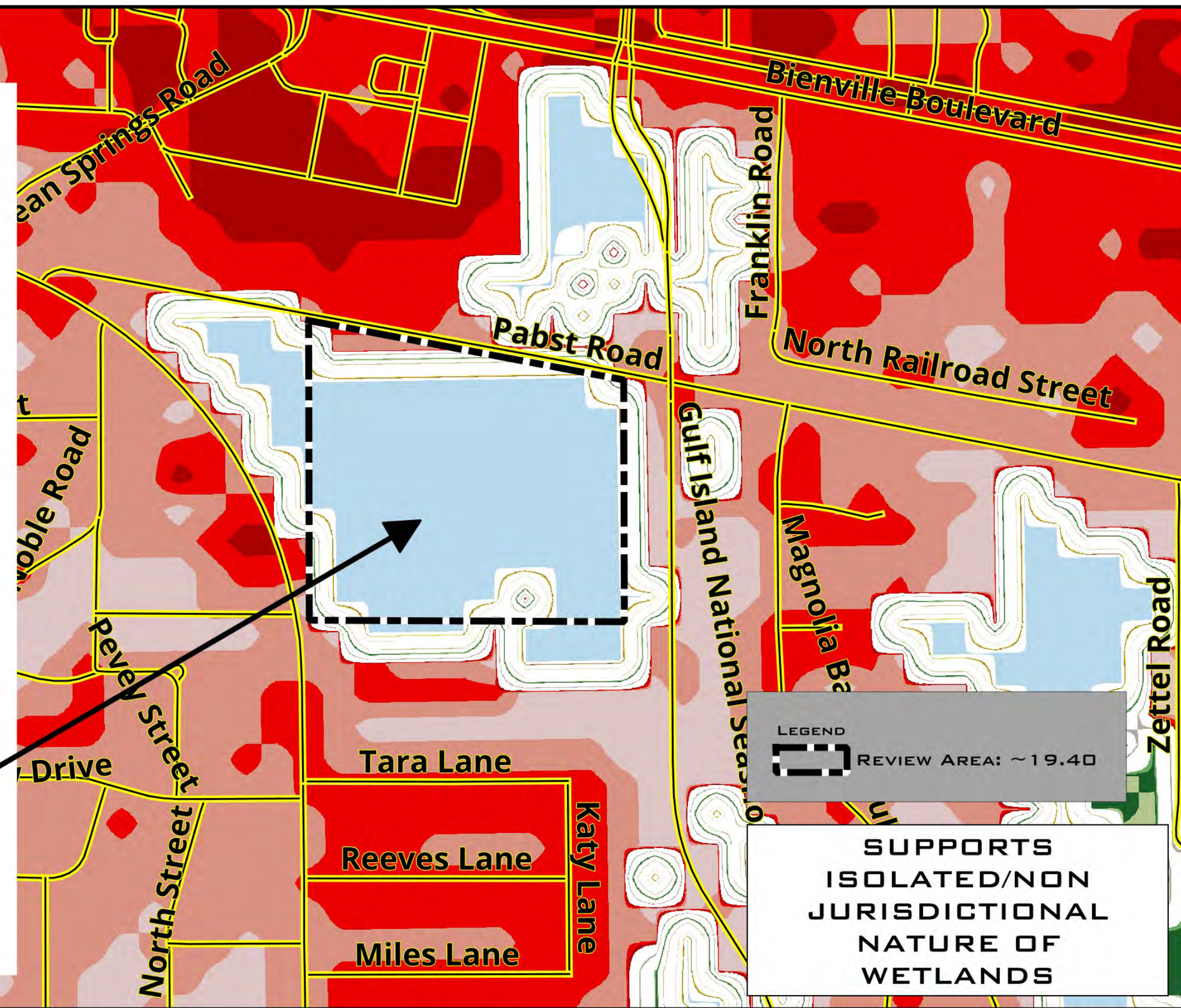
1992 USGS 24K

FIGURE 2
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 DATE:072425



PLEASE NOTE: MAP DATA IS FOR REFERENCE ONLY. THIS IS NOT A LEGAL BOUNDARY SURVEY AND SHOULD NOT BE USED AS SUCH.

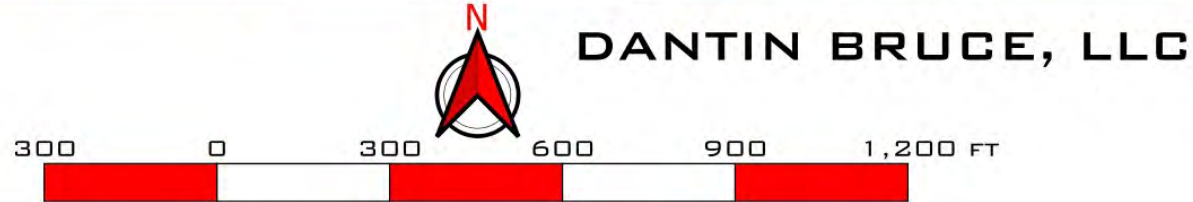
-  Unclassified
-  Open Water
-  Developed, Open Space
-  Developed, Low Intensity
-  Developed, Medium Intensity
-  Developed, High Intensity
-  Barren Land
-  Deciduous Forest
-  Evergreen Forest
-  Mixed Forest
-  Shrub/Scrub
-  Herbaceous
-  Hay/Pasture
-  Cultivated Crops
-  Woody Wetlands
-  Emergent Herbaceous Wetlands



LEGEND
 REVIEW AREA: ~19.40

**SUPPORTS
 ISOLATED/NON
 JURISDICTIONAL
 NATURE OF
 WETLANDS**

OCEAN SPRINGS, MS
 JACKSON COUNTY
 NAD 83, MS EAST (USFT) FIPS 2301
 SITE CENTER: 30.4083870,-88.7811967



DANTIN BRUCE, LLC

2019 MS LAND USE MAP

FIGURE 3


HF:25072B

DATE:072425

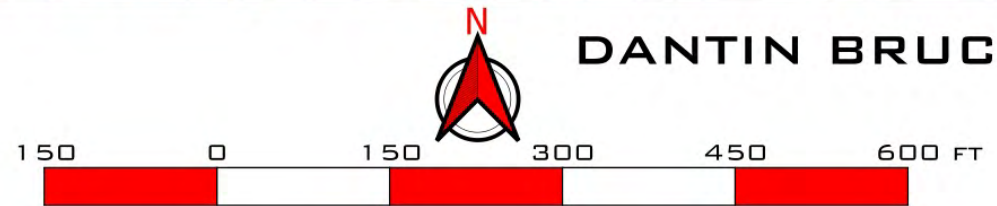


PLEASE NOTE: MAP DATA IS FOR REFERENCE ONLY. THIS IS NOT A LEGAL BOUNDARY SURVEY AND SHOULD NOT BE USED AS SUCH.



LEGEND
 REVIEW AREA: ~19.40

OCEAN SPRINGS, MS
 JACKSON COUNTY
 NAD 83, MS EAST (USFT) FIPS 2301
 SITE CENTER: 30.4083870,-88.7811967



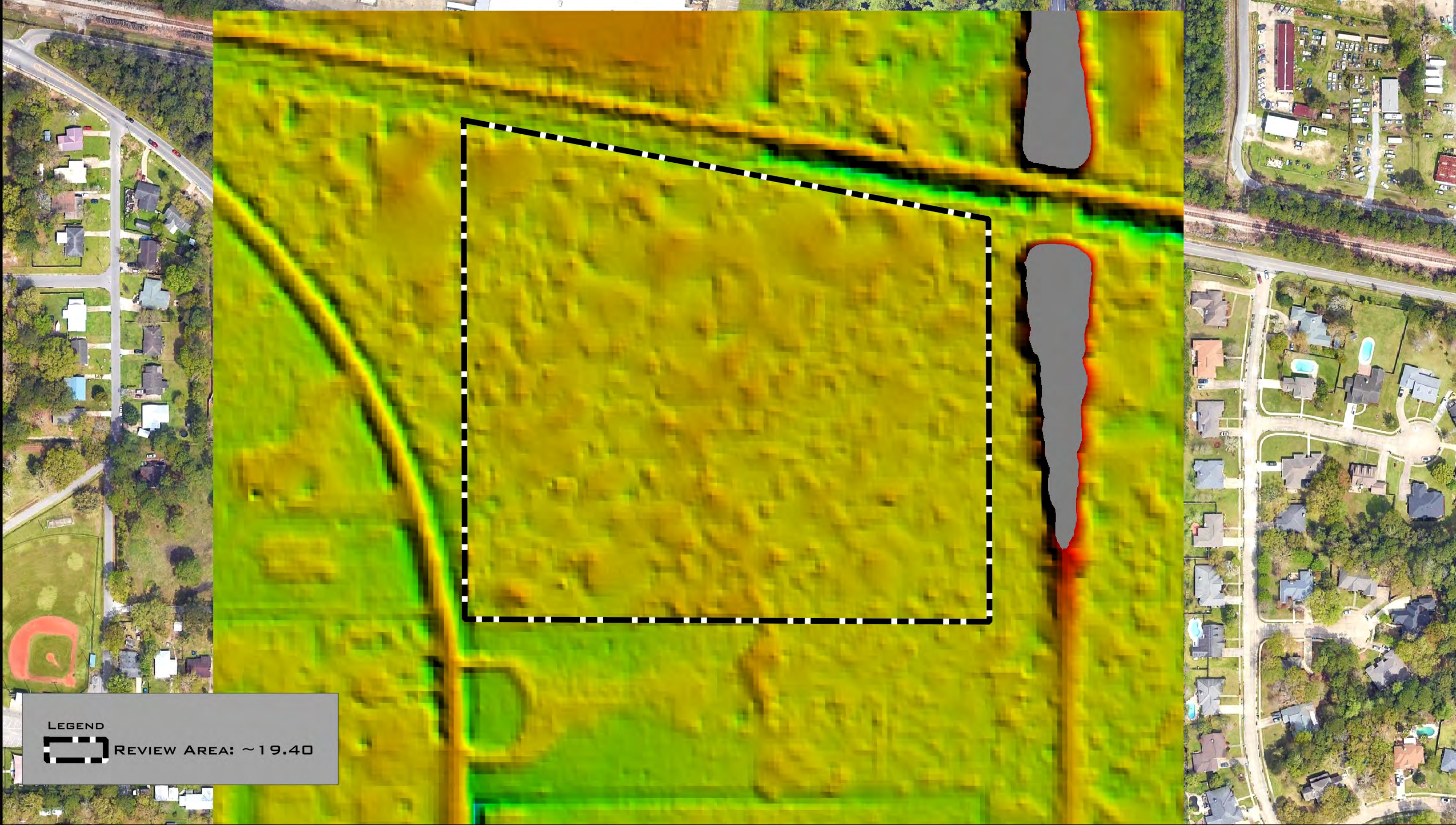
DANTIN BRUCE, LLC

2021 NAIPCIR


FIGURE 4
 HF:25072B
 DATE:072425



PLEASE NOTE: MAP DATA IS FOR REFERENCE ONLY. THIS IS NOT A LEGAL BOUNDARY SURVEY AND SHOULD NOT BE USED AS SUCH.



LEGEND

 REVIEW AREA: ~19.40

OCEAN SPRINGS, MS
 JACKSON COUNTY
 NAD 83, MS EAST (USFT) FIPS 2301
 SITE CENTER: 30.4083870,-88.7811967



DANTIN BRUCE, LLC

FIGURE 5

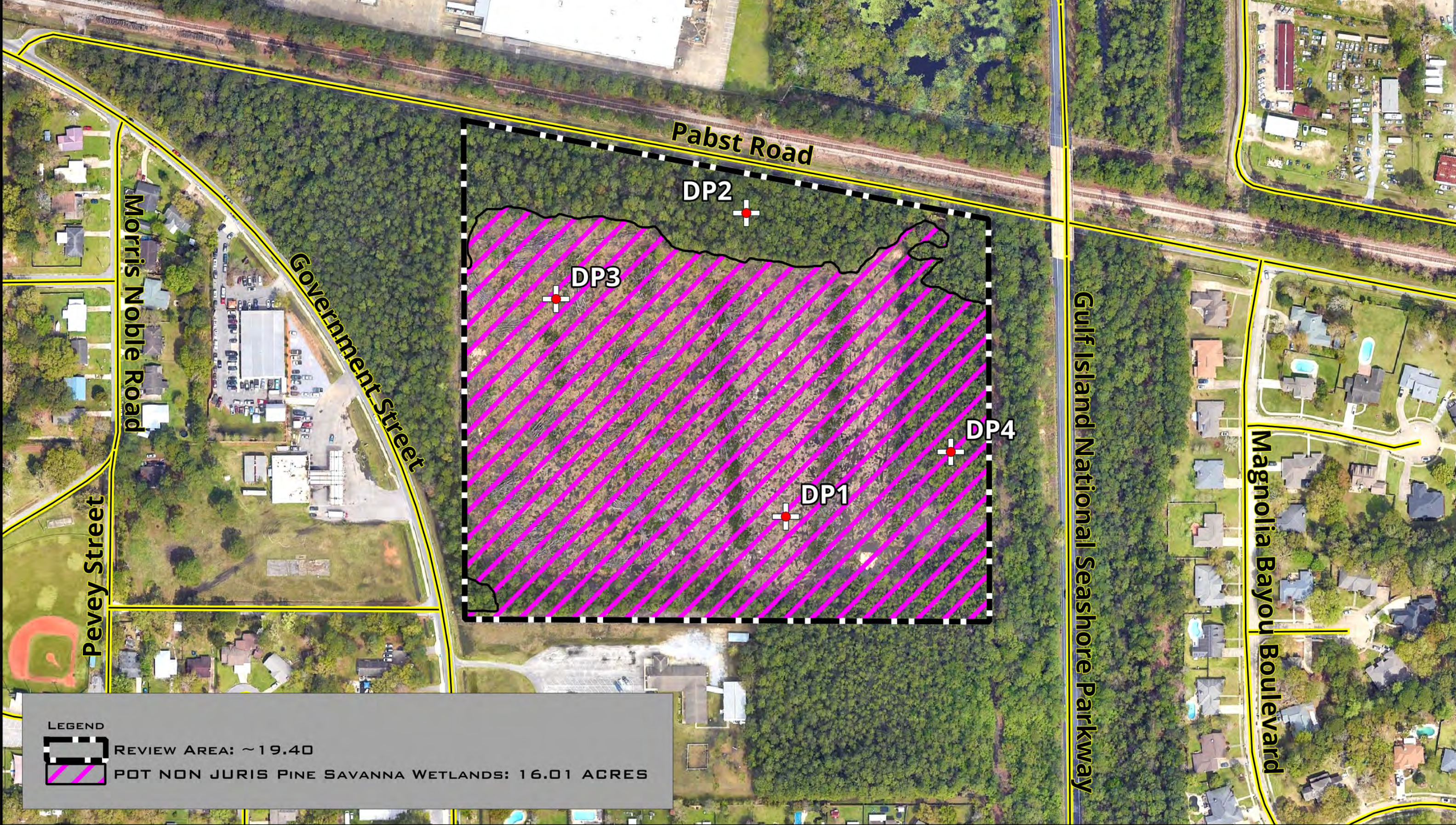
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DATE:072425


3DEP




PLEASE NOTE: MAP DATA IS FOR REFERENCE ONLY. THIS IS NOT A LEGAL BOUNDARY SURVEY AND SHOULD NOT BE USED AS SUCH.

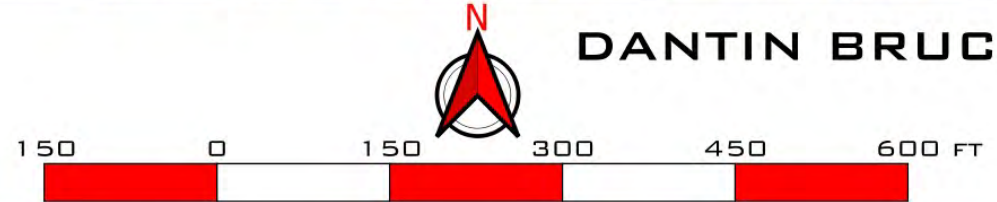


LEGEND

 REVIEW AREA: ~19.40

 POT NON JURIS PINE SAVANNA WETLANDS: 16.01 ACRES

OCEAN SPRINGS, MS
 JACKSON COUNTY
 NAD 83, MS EAST (USFT) FIPS 2301
 SITE CENTER: 30.4083870,-88.7811967



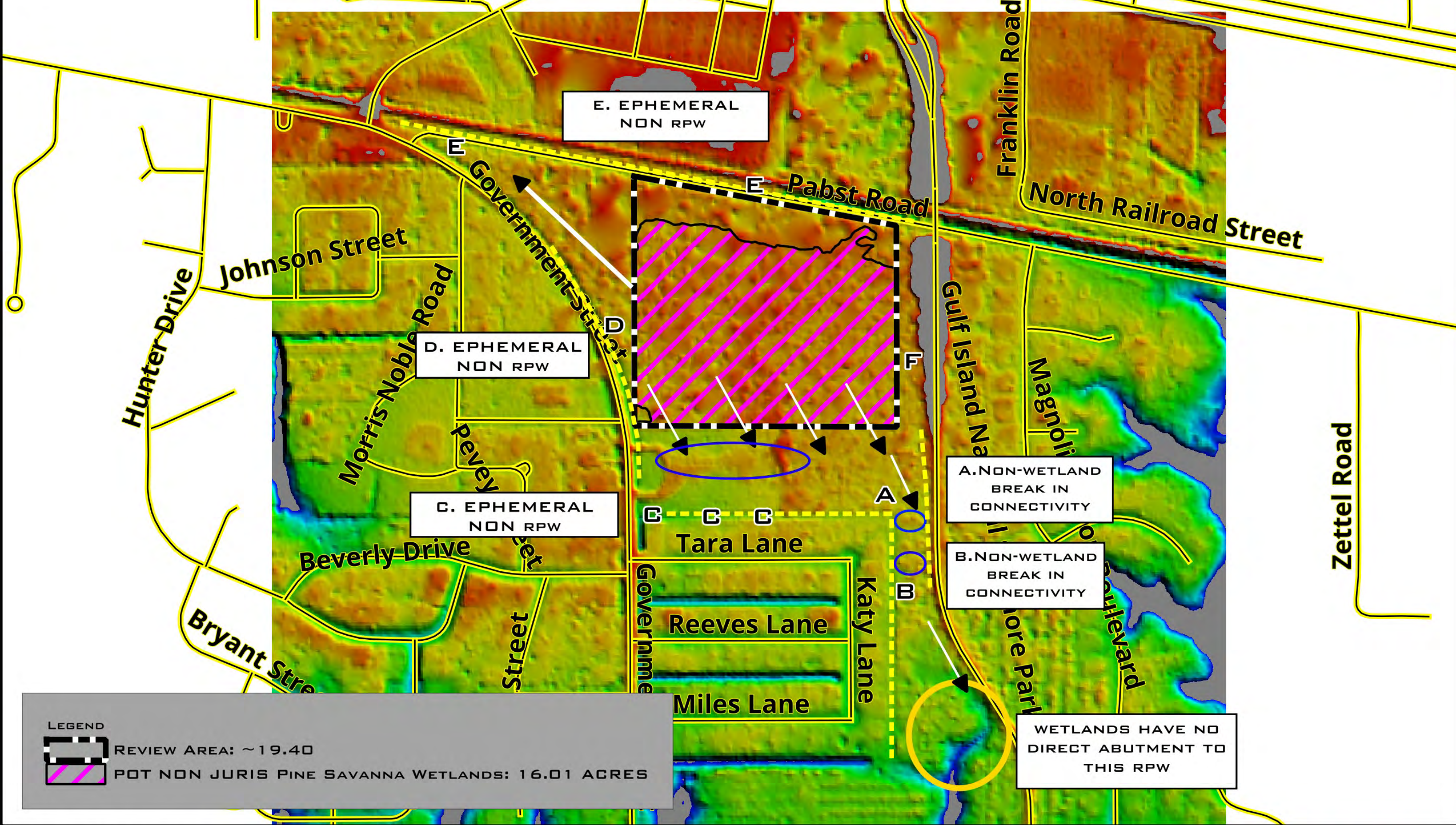
DANTIN BRUCE, LLC

WETLAND DELINEATION

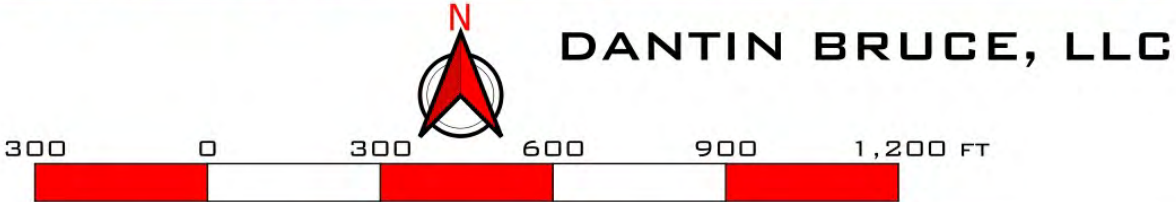
FIGURE 6
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 DATE:072425



PLEASE NOTE: MAP DATA IS FOR REFERENCE ONLY. THIS IS NOT A LEGAL BOUNDARY SURVEY AND SHOULD NOT BE USED AS SUCH.



OCEAN SPRINGS, MS
 JACKSON COUNTY
 NAD 83, MS EAST (USFT) FIPS 2301
 SITE CENTER: 30.4083870,-88.7811967



DANTIN BRUCE, LLC

NON JURISDICTION BASIS

FIGURE 7
 HF:25072B
 DATE:072425



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APPENDIX A: DATA SHEETS AND PHOTOS



WETLAND DETERMINATION DATA FORM - Atlantic and Gulf Coastal Plain Region

Project/Site: Pabst Rd. Ocean Springs City/County: Ocean Springs Sampling Date: 16-Jul-25
 Applicant/Owner: Dantin Bruce State: LA Sampling Point: 01
 Investigator(s): Hydrik- Jay Pape Section, Township, Range: S 27 T 7S R 8W
 Landform (hillslope, terrace, etc.): Flat Local relief (concave, convex, none): concave Slope: 0.0 % / 0.0
 Subregion (LRR or MLRA): MLRA 152A LRR T Lat.: 30.407833 Long.: -88.780815 Datum: lsp
 Soil Map Unit Name: 226: Bayou sandy loam, 0 to 1 percent slopes NWI classification: None

Are climatic/hydrologic conditions on the site typical for this time of year? Yes No (If no, explain in Remarks.)
 Are Vegetation , Soil , or Hydrology significantly disturbed? Are "Normal Circumstances" present? Yes No
 Are Vegetation , Soil , or Hydrology naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS - Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes <input checked="" type="radio"/> No <input type="radio"/> Hydric Soil Present? Yes <input checked="" type="radio"/> No <input type="radio"/> Wetland Hydrology Present? Yes <input checked="" type="radio"/> No <input type="radio"/>	Is the Sampled Area within a Wetland? Yes <input checked="" type="radio"/> No <input type="radio"/>
Remarks: Plot taken in a flat ISOLATED pine savanna.	

HYDROLOGY

Wetland Hydrology Indicators: Primary Indicators (minimum of one required; check all that apply)		Secondary Indicators (minimum of 2 required)	
<input type="checkbox"/> Surface Water (A1) <input type="checkbox"/> High Water Table (A2) <input type="checkbox"/> Saturation (A3) <input type="checkbox"/> Water Marks (B1) <input type="checkbox"/> Sediment Deposits (B2) <input type="checkbox"/> Drift Deposits (B3) <input type="checkbox"/> Algal Mat or Crust (B4) <input type="checkbox"/> Iron Deposits (B5) <input type="checkbox"/> Inundation Visible on Aerial Imagery (B7) <input type="checkbox"/> Water-Stained Leaves (B9)	<input type="checkbox"/> Aquatic Fauna (B13) <input type="checkbox"/> Marl Deposits (B15) (LRR U) <input type="checkbox"/> Hydrogen Sulfide Odor (C1) <input checked="" type="checkbox"/> Oxidized Rhizospheres along Living Roots (C3) <input type="checkbox"/> Presence of Reduced Iron (C4) <input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6) <input type="checkbox"/> Thin Muck Surface (C7) <input type="checkbox"/> Other (Explain in Remarks)	<input type="checkbox"/> Surface Soil Cracks (B6) <input type="checkbox"/> Sparsely Vegetated Concave Surface (B8) <input type="checkbox"/> Drainage Patterns (B10) <input type="checkbox"/> Moss Trim Lines (B16) <input type="checkbox"/> Dry Season Water Table (C2) <input type="checkbox"/> Crayfish Burrows (C8) <input type="checkbox"/> Saturation Visible on Aerial Imagery (C9) <input type="checkbox"/> Geomorphic Position (D2) <input type="checkbox"/> Shallow Aquitard (D3) <input checked="" type="checkbox"/> FAC-Neutral Test (D5) <input type="checkbox"/> Sphagnum moss (D8) (LRR T, U)	
Field Observations: Surface Water Present? Yes <input type="radio"/> No <input checked="" type="radio"/> Depth (inches): _____ Water Table Present? Yes <input type="radio"/> No <input checked="" type="radio"/> Depth (inches): _____ Saturation Present? (includes capillary fringe) Yes <input type="radio"/> No <input checked="" type="radio"/> Depth (inches): _____		Wetland Hydrology Present? Yes <input checked="" type="radio"/> No <input type="radio"/>	
Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:			
Remarks:			

VEGETATION (Five/Four Strata) - Use scientific names of plants.

Sampling Point: 01

Tree Stratum (Plot size: _____)		Absolute % Cover	Species? Rel.Strat.	Dominant Indicator
1.	_____	0	<input type="checkbox"/> 0.0%	_____
2.	_____	0	<input type="checkbox"/> 0.0%	_____
3.	_____	0	<input type="checkbox"/> 0.0%	_____
4.	_____	0	<input type="checkbox"/> 0.0%	_____
5.	_____	0	<input type="checkbox"/> 0.0%	_____
6.	_____	0	<input type="checkbox"/> 0.0%	_____
7.	_____	0	<input type="checkbox"/> 0.0%	_____
8.	_____	0	<input type="checkbox"/> 0.0%	_____
50% of Total Cover: <u>0</u> 20% of Total Cover: <u>0</u>		<u>0</u>	= Total Cover	
Sapling or Sapling/Shrub Stratum (Plot size: _____)		Absolute % Cover	Species? Rel.Strat.	Dominant Indicator
1.	_____	0	<input type="checkbox"/> 0.0%	_____
2.	_____	0	<input type="checkbox"/> 0.0%	_____
3.	_____	0	<input type="checkbox"/> 0.0%	_____
4.	_____	0	<input type="checkbox"/> 0.0%	_____
5.	_____	0	<input type="checkbox"/> 0.0%	_____
6.	_____	0	<input type="checkbox"/> 0.0%	_____
7.	_____	0	<input type="checkbox"/> 0.0%	_____
8.	_____	0	<input type="checkbox"/> 0.0%	_____
50% of Total Cover: <u>0</u> 20% of Total Cover: <u>0</u>		<u>0</u>	= Total Cover	
Shrub Stratum (Plot size: _____)		Absolute % Cover	Species? Rel.Strat.	Dominant Indicator
1.	_____	0	<input type="checkbox"/> 0.0%	_____
2.	_____	0	<input type="checkbox"/> 0.0%	_____
3.	_____	0	<input type="checkbox"/> 0.0%	_____
4.	_____	0	<input type="checkbox"/> 0.0%	_____
5.	_____	0	<input type="checkbox"/> 0.0%	_____
6.	_____	0	<input type="checkbox"/> 0.0%	_____
50% of Total Cover: <u>0</u> 20% of Total Cover: <u>0</u>		<u>0</u>	= Total Cover	
Herb Stratum (Plot size: <u>30</u>)		Absolute % Cover	Species? Rel.Strat.	Dominant Indicator
1.	<u>Lachnanthes caroliniana</u>	<u>30</u>	<input checked="" type="checkbox"/> <u>18.8%</u>	<u>OBL</u>
2.	<u>Eriocaulon decangulare</u>	<u>50</u>	<input checked="" type="checkbox"/> <u>31.3%</u>	<u>OBL</u>
3.	<u>Drosera tracyi</u>	<u>25</u>	<input checked="" type="checkbox"/> <u>15.6%</u>	<u>OBL</u>
4.	<u>Sarracenia alata</u>	<u>15</u>	<input type="checkbox"/> <u>9.4%</u>	<u>OBL</u>
5.	<u>Ilex glabra</u>	<u>15</u>	<input type="checkbox"/> <u>9.4%</u>	<u>FACW</u>
6.	<u>Xyris drummondii</u>	<u>15</u>	<input type="checkbox"/> <u>9.4%</u>	<u>OBL</u>
7.	<u>Andropogon glomeratus</u>	<u>10</u>	<input type="checkbox"/> <u>6.3%</u>	<u>FACW</u>
8.	_____	<u>0</u>	<input type="checkbox"/> <u>0.0%</u>	_____
9.	_____	<u>0</u>	<input type="checkbox"/> <u>0.0%</u>	_____
10.	_____	<u>0</u>	<input type="checkbox"/> <u>0.0%</u>	_____
11.	_____	<u>0</u>	<input type="checkbox"/> <u>0.0%</u>	_____
50% of Total Cover: <u>80</u> 20% of Total Cover: <u>32</u>		<u>160</u>	= Total Cover	
Woody Vine Stratum (Plot size: <u>30</u>)		Absolute % Cover	Species? Rel.Strat.	Dominant Indicator
1.	<u>Smilax laurifolia</u>	<u>15</u>	<input checked="" type="checkbox"/> <u>#####</u>	<u>FACW</u>
2.	_____	<u>0</u>	<input type="checkbox"/> <u>0.0%</u>	_____
3.	_____	<u>0</u>	<input type="checkbox"/> <u>0.0%</u>	_____
4.	_____	<u>0</u>	<input type="checkbox"/> <u>0.0%</u>	_____
5.	_____	<u>0</u>	<input type="checkbox"/> <u>0.0%</u>	_____
50% of Total Cover: <u>7.5</u> 20% of Total Cover: <u>3</u>		<u>15</u>	= Total Cover	

Dominance Test worksheet:

Number of Dominant Species That are OBL, FACW, or FAC: 4 (A)

Total Number of Dominant Species Across All Strata: 4 (B)

Percent of dominant Species That Are OBL, FACW, or FAC: 100.0% (A/B)

Prevalence Index worksheet:

Total % Cover of: _____ Multiply by: _____

OBL species 135 x 1 = 135

FACW species 40 x 2 = 80

FAC species 0 x 3 = 0

FACU species 0 x 4 = 0

UPL species 0 x 5 = 0

Column Total s: 175 (A) 215 (B)

Prevalence Index = B/A = #####

Hydrophytic Vegetation Indicators:

1 - Rapid Test for Hydrophytic Vegetation

2 - Dominance Test is > 50%

3 - Prevalence Index is ≤ 3.0¹

Problematic Hydrophytic Vegetation¹ (Explain)

¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definition of Vegetation Strata:

Tree - Woody plants, excluding woody vines, approximately 20 ft (6 m) or more in height and 3 in. (7.6 cm) or larger in diameter at breast height (DBH).

Sapling - Woody plants, excluding woody vines, approximately 20 ft (6 m) or more in height and less than 3 in. (7.6 cm) DBH.

Sapling/Shrub - Woody plants, excluding vines, less than 3 in. DBH and greater than 3.28 ft (1m) tall.

Shrub - Woody plants, excluding woody vines, approximately 3 to 20 ft (1 to 6 m) in height.

Herb - All herbaceous (non-woody) plants, including herbaceous vines, regardless of size, and woody plants, except woody vines, less than approximately 3 ft (1 m) in height.

Woody vine - All woody vines, regardless of height.

Hydrophytic Vegetation Present? Yes No

Remarks: (If observed, list morphological adaptations below).
Plot has been cleared.

*Indicator suffix = National status or professional decision assigned because Regional status not defined by FWS.



WETLAND DETERMINATION DATA FORM - Atlantic and Gulf Coastal Plain Region

Project/Site: Pabst Rd. Ocean Springs City/County: Ocean Springs Sampling Date: 16-Jul-25
 Applicant/Owner: Dantin Bruce State: LA Sampling Point: 02
 Investigator(s): Hydrik- Jay Pape Section, Township, Range: S 27 T 7S R 8W
 Landform (hillslope, terrace, etc.): Flat Local relief (concave, convex, none): concave Slope: 0.0 % / 0.0
 Subregion (LRR or MLRA): MLRA 152A LRR T Lat.: 30.409410 Long.: -88.781051 Datum: lsp
 Soil Map Unit Name: 226: Bayou sandy loam, 0 to 1 percent slopes NWI classification: None

Are climatic/hydrologic conditions on the site typical for this time of year? Yes No (If no, explain in Remarks.)
 Are Vegetation , Soil , or Hydrology significantly disturbed? Are "Normal Circumstances" present? Yes No
 Are Vegetation , Soil , or Hydrology naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS - Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes <input checked="" type="radio"/> No <input type="radio"/> Hydric Soil Present? Yes <input type="radio"/> No <input checked="" type="radio"/> Wetland Hydrology Present? Yes <input type="radio"/> No <input checked="" type="radio"/>	Is the Sampled Area within a Wetland? Yes <input type="radio"/> No <input checked="" type="radio"/>
Remarks: Plot taken in a mixed pine and hardwood UPLAND habitat.	

HYDROLOGY

Wetland Hydrology Indicators: Primary Indicators (minimum of one required; check all that apply)		Secondary Indicators (minimum of 2 required)
<input type="checkbox"/> Surface Water (A1) <input type="checkbox"/> High Water Table (A2) <input type="checkbox"/> Saturation (A3) <input type="checkbox"/> Water Marks (B1) <input type="checkbox"/> Sediment Deposits (B2) <input type="checkbox"/> Drift Deposits (B3) <input type="checkbox"/> Algal Mat or Crust (B4) <input type="checkbox"/> Iron Deposits (B5) <input type="checkbox"/> Inundation Visible on Aerial Imagery (B7) <input type="checkbox"/> Water-Stained Leaves (B9)	<input type="checkbox"/> Aquatic Fauna (B13) <input type="checkbox"/> Marl Deposits (B15) (LRR U) <input type="checkbox"/> Hydrogen Sulfide Odor (C1) <input type="checkbox"/> Oxidized Rhizospheres along Living Roots (C3) <input type="checkbox"/> Presence of Reduced Iron (C4) <input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6) <input type="checkbox"/> Thin Muck Surface (C7) <input type="checkbox"/> Other (Explain in Remarks)	<input type="checkbox"/> Surface Soil Cracks (B6) <input type="checkbox"/> Sparsely Vegetated Concave Surface (B8) <input type="checkbox"/> Drainage Patterns (B10) <input type="checkbox"/> Moss Trim Lines (B16) <input type="checkbox"/> Dry Season Water Table (C2) <input type="checkbox"/> Crayfish Burrows (C8) <input type="checkbox"/> Saturation Visible on Aerial Imagery (C9) <input type="checkbox"/> Geomorphic Position (D2) <input type="checkbox"/> Shallow Aquitard (D3) <input type="checkbox"/> FAC-Neutral Test (D5) <input type="checkbox"/> Sphagnum moss (D8) (LRR T, U)
Field Observations: Surface Water Present? Yes <input type="radio"/> No <input checked="" type="radio"/> Depth (inches): _____ Water Table Present? Yes <input type="radio"/> No <input checked="" type="radio"/> Depth (inches): _____ Saturation Present? (includes capillary fringe) Yes <input type="radio"/> No <input checked="" type="radio"/> Depth (inches): _____		Wetland Hydrology Present? Yes <input type="radio"/> No <input checked="" type="radio"/>
Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:		
Remarks:		

VEGETATION (Five/Four Strata) - Use scientific names of plants.

Dominant

Sampling Point: 02

Tree Stratum (Plot size: <u>30</u>)		Absolute % Cover	Species? Rel.Strat.	Indicator
1.	<u>Pinus palustris</u>	40	<input checked="" type="checkbox"/> 50.0%	FACU
2.	<u>Magnolia grandiflora</u>	25	<input checked="" type="checkbox"/> 31.3%	FAC
3.	<u>Magnolia virginiana</u>	15	<input type="checkbox"/> 18.8%	FACW
4.		0	<input type="checkbox"/> 0.0%	
5.		0	<input type="checkbox"/> 0.0%	
6.		0	<input type="checkbox"/> 0.0%	
7.		0	<input type="checkbox"/> 0.0%	
8.		0	<input type="checkbox"/> 0.0%	
50% of Total Cover: <u>40</u> 20% of Total Cover: <u>16</u>		80	= Total Cover	
Sapling or Sapling/Shrub Stratum (Plot size: <u>30</u>)		Absolute % Cover	Species? Rel.Strat.	Indicator
1.	<u>Ilex glabra</u>	50	<input checked="" type="checkbox"/> 55.6%	FACW
2.	<u>Ilex opaca</u>	20	<input checked="" type="checkbox"/> 22.2%	FAC
3.	<u>Ilex vomitoria</u>	20	<input checked="" type="checkbox"/> 22.2%	FAC
4.		0	<input type="checkbox"/> 0.0%	
5.		0	<input type="checkbox"/> 0.0%	
6.		0	<input type="checkbox"/> 0.0%	
7.		0	<input type="checkbox"/> 0.0%	
8.		0	<input type="checkbox"/> 0.0%	
50% of Total Cover: <u>45</u> 20% of Total Cover: <u>18</u>		90	= Total Cover	
Shrub Stratum (Plot size: _____)		Absolute % Cover	Species? Rel.Strat.	Indicator
1.		0	<input type="checkbox"/> 0.0%	
2.		0	<input type="checkbox"/> 0.0%	
3.		0	<input type="checkbox"/> 0.0%	
4.		0	<input type="checkbox"/> 0.0%	
5.		0	<input type="checkbox"/> 0.0%	
6.		0	<input type="checkbox"/> 0.0%	
50% of Total Cover: <u>0</u> 20% of Total Cover: <u>0</u>		0	= Total Cover	
Herb Stratum (Plot size: <u>30</u>)		Absolute % Cover	Species? Rel.Strat.	Indicator
1.	<u>Smilax bona-nox</u>	15	<input checked="" type="checkbox"/> #####	FAC
2.		0	<input type="checkbox"/> 0.0%	
3.		0	<input type="checkbox"/> 0.0%	
4.		0	<input type="checkbox"/> 0.0%	
5.		0	<input type="checkbox"/> 0.0%	
6.		0	<input type="checkbox"/> 0.0%	
7.		0	<input type="checkbox"/> 0.0%	
8.		0	<input type="checkbox"/> 0.0%	
9.		0	<input type="checkbox"/> 0.0%	
10.		0	<input type="checkbox"/> 0.0%	
11.		0	<input type="checkbox"/> 0.0%	
50% of Total Cover: <u>7.5</u> 20% of Total Cover: <u>3</u>		15	= Total Cover	
Woody Vine Stratum (Plot size: _____)		Absolute % Cover	Species? Rel.Strat.	Indicator
1.		0	<input type="checkbox"/> 0.0%	
2.		0	<input type="checkbox"/> 0.0%	
3.		0	<input type="checkbox"/> 0.0%	
4.		0	<input type="checkbox"/> 0.0%	
5.		0	<input type="checkbox"/> 0.0%	
50% of Total Cover: <u>0</u> 20% of Total Cover: <u>0</u>		0	= Total Cover	

Dominance Test worksheet:

Number of Dominant Species That are OBL, FACW, or FAC: 5 (A)

Total Number of Dominant Species Across All Strata: 6 (B)

Percent of dominant Species That Are OBL, FACW, or FAC: 83.3% (A/B)

Prevalence Index worksheet:

Total % Cover of: _____ Multiply by: _____

OBL species 0 x 1 = 0

FACW species 65 x 2 = 130

FAC species 80 x 3 = 240

FACU species 40 x 4 = 160

UPL species 0 x 5 = 0

Column Totals: 185 (A) 530 (B)

Prevalence Index = B/A = #####

- Hydrophytic Vegetation Indicators:**
- 1 - Rapid Test for Hydrophytic Vegetation
 - 2 - Dominance Test is > 50%
 - 3 - Prevalence Index is ≤ 3.0¹
 - Problematic Hydrophytic Vegetation¹ (Explain)
- ¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definition of Vegetation Strata:

Tree - Woody plants, excluding woody vines, approximately 20 ft (6 m) or more in height and 3 in. (7.6 cm) or larger in diameter at breast height (DBH).

Sapling - Woody plants, excluding woody vines, approximately 20 ft (6 m) or more in height and less than 3 in. (7.6 cm) DBH.

Sapling/Shrub - Woody plants, excluding vines, less than 3 in. DBH and greater than 3.28 ft (1m) tall.

Shrub - Woody plants, excluding woody vines, approximately 3 to 20 ft (1 to 6 m) in height.

Herb - All herbaceous (non-woody) plants, including herbaceous vines, regardless of size, and woody plants, except woody vines, less than approximately 3 ft (1 m) in height.

Woody vine - All woody vines, regardless of height.

Hydrophytic Vegetation Present? Yes No

Remarks: (If observed, list morphological adaptations below).

*Indicator suffix = National status or professional decision assigned because Regional status not defined by FWS.

SOIL

Sampling Point: **02**

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
0-2								Humi s
2-8	10YR	4/2	100				Sandy Loam	
8-16	10YR	5/3	100				Sandy Loam	

¹ Type: C=Concentration. D=Depletion. RM=Reduced Matrix, CS=Covered or Coated Sand Grains ²Location: PL=Pore Lining, M=Matrix

Hydric Soil Indicators: <input type="checkbox"/> Histosol (A1) <input type="checkbox"/> Histic Epipedon (A2) <input type="checkbox"/> Black Histic (A3) <input type="checkbox"/> Hydrogen Sulfide (A4) <input type="checkbox"/> Stratified Layers (A5) <input type="checkbox"/> Organic Bodies (A6) (LRR P, T, U) <input type="checkbox"/> 5 cm Mucky Mineral (A7) (LRR P, T, U) <input type="checkbox"/> Muck Presence (A8) (LRR U) <input type="checkbox"/> 1 cm Muck (A9) (LRR P, T) <input type="checkbox"/> Depleted Below Dark Surface (A11) <input type="checkbox"/> Thick Dark Surface (A12) <input type="checkbox"/> Coast Prairie Redox (A16) (MLRA 150A) <input type="checkbox"/> Sandy Muck Mineral (S1) (LRR O, S) <input type="checkbox"/> Sandy Gleyed Matrix (S4) <input type="checkbox"/> Sandy Redox (S5) <input type="checkbox"/> Stripped Matrix (S6) <input type="checkbox"/> Dark Surface (S7) (LRR P, S, T, U)		<input type="checkbox"/> Polyvalue Below Surface (S8) (LRR S, T, U) <input type="checkbox"/> Thin Dark Surface (S9) (LRR S, T, U) <input type="checkbox"/> Loamy Mucky Mineral (F1) (LRR O) <input type="checkbox"/> Loamy Gleyed Matrix (F2) <input type="checkbox"/> Depleted Matrix (F3) <input type="checkbox"/> Redox Dark Surface (F6) <input type="checkbox"/> Depleted Dark Surface (F7) <input type="checkbox"/> Redox Depressions (F8) <input type="checkbox"/> Marl (F10) (LRR U) <input type="checkbox"/> Depleted Ochric (F11) (MLRA 151) <input type="checkbox"/> Iron-Manganese Masses (F12) (LRR O, P, T) <input type="checkbox"/> Umbric Surface (F13) (LRR P, T, U) <input type="checkbox"/> Delta Ochric (F17) (MLRA 151) <input type="checkbox"/> Reduced Vertic (F18) (MLRA 150A, 150B) <input type="checkbox"/> Piedmont Floodplain Soils (F19) (MLRA 149A) <input type="checkbox"/> Anomalous Bright Loamy Soils (F20) (MLRA 149A, 153C, 153D)		Indicators for Problematic Hydric Soils³: <input type="checkbox"/> 1 cm Muck (A9) (LRR O) <input type="checkbox"/> 2 cm Muck (A10) (LRR S) <input type="checkbox"/> Reduced Vertic (F18) (outside MLRA 150A,B) <input type="checkbox"/> Piedmont Floodplain Soils (F19) (LRR P, S, T) <input type="checkbox"/> Anomalous Bright Loamy Soils (F20) (MLRA 153B) <input type="checkbox"/> Red Parent Material (TF2) <input type="checkbox"/> Very Shallow Dark Surface (TF12) <input type="checkbox"/> Other (Explain in Remarks)	
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³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):
 Type: _____
 Depth (inches): _____

Hydric Soil Present? Yes No

Remarks:



WETLAND DETERMINATION DATA FORM - Atlantic and Gulf Coastal Plain Region

Project/Site: Pabst Rd. Ocean Springs City/County: Ocean Springs Sampling Date: 16-Jul-25
 Applicant/Owner: Dantin Bruce State: LA Sampling Point: 03
 Investigator(s): Hydrik- Jay Pape Section, Township, Range: S 27 T 7S R 8W
 Landform (hillslope, terrace, etc.): Flat Local relief (concave, convex, none): concave Slope: 0.0 % / 0.0
 Subregion (LRR or MLRA): MLRA 152A LRR T Lat.: 30.408964 Long.: -88.782192 Datum: lsp
 Soil Map Unit Name: 226: Bayou sandy loam, 0 to 1 percent slopes NWI classification: None

Are climatic/hydrologic conditions on the site typical for this time of year? Yes No (If no, explain in Remarks.)
 Are Vegetation , Soil , or Hydrology significantly disturbed? Are "Normal Circumstances" present? Yes No
 Are Vegetation , Soil , or Hydrology naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS - Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes <input checked="" type="radio"/> No <input type="radio"/> Hydric Soil Present? Yes <input checked="" type="radio"/> No <input type="radio"/> Wetland Hydrology Present? Yes <input checked="" type="radio"/> No <input type="radio"/>	Is the Sampled Area within a Wetland? Yes <input checked="" type="radio"/> No <input type="radio"/>
Remarks: Plot taken in a flat ISOLATED pine savanna.	

HYDROLOGY

Wetland Hydrology Indicators: Primary Indicators (minimum of one required; check all that apply)		Secondary Indicators (minimum of 2 required)
<input type="checkbox"/> Surface Water (A1) <input type="checkbox"/> High Water Table (A2) <input type="checkbox"/> Saturation (A3) <input type="checkbox"/> Water Marks (B1) <input type="checkbox"/> Sediment Deposits (B2) <input type="checkbox"/> Drift Deposits (B3) <input type="checkbox"/> Algal Mat or Crust (B4) <input type="checkbox"/> Iron Deposits (B5) <input type="checkbox"/> Inundation Visible on Aerial Imagery (B7) <input type="checkbox"/> Water-Stained Leaves (B9)	<input type="checkbox"/> Aquatic Fauna (B13) <input type="checkbox"/> Marl Deposits (B15) (LRR U) <input type="checkbox"/> Hydrogen Sulfide Odor (C1) <input checked="" type="checkbox"/> Oxidized Rhizospheres along Living Roots (C3) <input type="checkbox"/> Presence of Reduced Iron (C4) <input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6) <input type="checkbox"/> Thin Muck Surface (C7) <input type="checkbox"/> Other (Explain in Remarks)	<input type="checkbox"/> Surface Soil Cracks (B6) <input type="checkbox"/> Sparsely Vegetated Concave Surface (B8) <input type="checkbox"/> Drainage Patterns (B10) <input type="checkbox"/> Moss Trim Lines (B16) <input type="checkbox"/> Dry Season Water Table (C2) <input type="checkbox"/> Crayfish Burrows (C8) <input type="checkbox"/> Saturation Visible on Aerial Imagery (C9) <input type="checkbox"/> Geomorphic Position (D2) <input type="checkbox"/> Shallow Aquitard (D3) <input checked="" type="checkbox"/> FAC-Neutral Test (D5) <input type="checkbox"/> Sphagnum moss (D8) (LRR T, U)
Field Observations: Surface Water Present? Yes <input type="radio"/> No <input checked="" type="radio"/> Depth (inches): _____ Water Table Present? Yes <input type="radio"/> No <input checked="" type="radio"/> Depth (inches): _____ Saturation Present? (includes capillary fringe) Yes <input type="radio"/> No <input checked="" type="radio"/> Depth (inches): _____		Wetland Hydrology Present? Yes <input checked="" type="radio"/> No <input type="radio"/>
Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:		
Remarks: Plot is cleared.		

VEGETATION (Five/Four Strata) - Use scientific names of plants.

Sampling Point: **03**

Tree Stratum (Plot size: _____)		Absolute % Cover	Species? Rel.Strat.	Dominant Indicator
1.	_____	0	<input type="checkbox"/> 0.0%	_____
2.	_____	0	<input type="checkbox"/> 0.0%	_____
3.	_____	0	<input type="checkbox"/> 0.0%	_____
4.	_____	0	<input type="checkbox"/> 0.0%	_____
5.	_____	0	<input type="checkbox"/> 0.0%	_____
6.	_____	0	<input type="checkbox"/> 0.0%	_____
7.	_____	0	<input type="checkbox"/> 0.0%	_____
8.	_____	0	<input type="checkbox"/> 0.0%	_____
50% of Total Cover: <u>0</u> 20% of Total Cover: <u>0</u>		0	= Total Cover	
Sapling or Sapling/Shrub Stratum (Plot size: _____)		Absolute % Cover	Species? Rel.Strat.	Dominant Indicator
1.	_____	0	<input type="checkbox"/> 0.0%	_____
2.	_____	0	<input type="checkbox"/> 0.0%	_____
3.	_____	0	<input type="checkbox"/> 0.0%	_____
4.	_____	0	<input type="checkbox"/> 0.0%	_____
5.	_____	0	<input type="checkbox"/> 0.0%	_____
6.	_____	0	<input type="checkbox"/> 0.0%	_____
7.	_____	0	<input type="checkbox"/> 0.0%	_____
8.	_____	0	<input type="checkbox"/> 0.0%	_____
50% of Total Cover: <u>0</u> 20% of Total Cover: <u>0</u>		0	= Total Cover	
Shrub Stratum (Plot size: _____)		Absolute % Cover	Species? Rel.Strat.	Dominant Indicator
1.	_____	0	<input type="checkbox"/> 0.0%	_____
2.	_____	0	<input type="checkbox"/> 0.0%	_____
3.	_____	0	<input type="checkbox"/> 0.0%	_____
4.	_____	0	<input type="checkbox"/> 0.0%	_____
5.	_____	0	<input type="checkbox"/> 0.0%	_____
6.	_____	0	<input type="checkbox"/> 0.0%	_____
50% of Total Cover: <u>0</u> 20% of Total Cover: <u>0</u>		0	= Total Cover	
Herb Stratum (Plot size: <u>30</u>)		Absolute % Cover	Species? Rel.Strat.	Dominant Indicator
1.	<u>Ilex glabra</u>	20	<input type="checkbox"/> 10.8%	FACW
2.	<u>Pinus ellottii</u>	15	<input type="checkbox"/> 8.1%	FACW
3.	<u>Andropogon glomeratus</u>	40	<input checked="" type="checkbox"/> 21.6%	FACW
4.	<u>Eupatorium perfoliatum</u>	25	<input type="checkbox"/> 13.5%	FACW
5.	<u>Eriocaulon decangulare</u>	30	<input checked="" type="checkbox"/> 16.2%	OBL
6.	<u>Lachnanthes caroliniana</u>	25	<input type="checkbox"/> 13.5%	OBL
7.	<u>Chasmanthium laxum</u>	30	<input checked="" type="checkbox"/> 16.2%	FACW
8.	_____	0	<input type="checkbox"/> 0.0%	_____
9.	_____	0	<input type="checkbox"/> 0.0%	_____
10.	_____	0	<input type="checkbox"/> 0.0%	_____
11.	_____	0	<input type="checkbox"/> 0.0%	_____
50% of Total Cover: <u>92.5</u> 20% of Total Cover: <u>37</u>		185	= Total Cover	
Woody Vine Stratum (Plot size: <u>30</u>)		Absolute % Cover	Species? Rel.Strat.	Dominant Indicator
1.	<u>Smilax laurifolia</u>	25	<input checked="" type="checkbox"/> #####	FACW
2.	_____	0	<input type="checkbox"/> 0.0%	_____
3.	_____	0	<input type="checkbox"/> 0.0%	_____
4.	_____	0	<input type="checkbox"/> 0.0%	_____
5.	_____	0	<input type="checkbox"/> 0.0%	_____
50% of Total Cover: <u>12.5</u> 20% of Total Cover: <u>5</u>		25	= Total Cover	

Dominance Test worksheet:

Number of Dominant Species That are OBL, FACW, or FAC: 4 (A)

Total Number of Dominant Species Across All Strata: 4 (B)

Percent of dominant Species That Are OBL, FACW, or FAC: 100.0% (A/B)

Prevalence Index worksheet:

Total % Cover of: _____ Multiply by: _____

OBL species 55 x 1 = 55

FACW species 155 x 2 = 310

FAC species 0 x 3 = 0

FACU species 0 x 4 = 0

UPL species 0 x 5 = 0

Column Total s: 210 (A) 365 (B)

Prevalence Index = B/A = #####

Hydrophytic Vegetation Indicators:

1 - Rapid Test for Hydrophytic Vegetation

2 - Dominance Test is > 50%

3 - Prevalence Index is ≤ 3.0¹

Problematic Hydrophytic Vegetation¹ (Explain)

¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definition of Vegetation Strata:

Tree - Woody plants, excluding woody vines, approximately 20 ft (6 m) or more in height and 3 in. (7.6 cm) or larger in diameter at breast height (DBH).

Sapling - Woody plants, excluding woody vines, approximately 20 ft (6 m) or more in height and less than 3 in. (7.6 cm) DBH.

Sapling/Shrub - Woody plants, excluding vines, less than 3 in. DBH and greater than 3.28 ft (1m) tall.

Shrub - Woody plants, excluding woody vines, approximately 3 to 20 ft (1 to 6 m) in height.

Herb - All herbaceous (non-woody) plants, including herbaceous vines, regardless of size, and woody plants, except woody vines, less than approximately 3 ft (1 m) in height.

Woody vine - All woody vines, regardless of height.

Hydrophytic Vegetation Present? Yes No

Remarks: (If observed, list morphological adaptations below).

*Indicator suffix = National status or professional decision assigned because Regional status not defined by FWS.



WETLAND DETERMINATION DATA FORM - Atlantic and Gulf Coastal Plain Region

Project/Site: Pabst Rd. Ocean Springs City/County: Ocean Springs Sampling Date: 16-Jul-25
 Applicant/Owner: Dantin Bruce State: LA Sampling Point: 04
 Investigator(s): Hydrik- Jay Pape Section, Township, Range: S 27 T 7S R 8W
 Landform (hillslope, terrace, etc.): Flat Local relief (concave, convex, none): concave Slope: 0.0 % / 0.0
 Subregion (LRR or MLRA): MLRA 152A LRR T Lat.: 30.408169 Long.: -88.779827 Datum: lsp
 Soil Map Unit Name: 226: Bayou sandy loam, 0 to 1 percent slopes NWI classification: None

Are climatic/hydrologic conditions on the site typical for this time of year? Yes No (If no, explain in Remarks.)
 Are Vegetation , Soil , or Hydrology significantly disturbed? Are "Normal Circumstances" present? Yes No
 Are Vegetation , Soil , or Hydrology naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS - Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes <input checked="" type="radio"/> No <input type="radio"/> Hydric Soil Present? Yes <input checked="" type="radio"/> No <input type="radio"/> Wetland Hydrology Present? Yes <input checked="" type="radio"/> No <input type="radio"/>	Is the Sampled Area within a Wetland? Yes <input checked="" type="radio"/> No <input type="radio"/>
Remarks: Plot taken in a mixed ISOLATED pine and bayhead habitat.	

HYDROLOGY

Wetland Hydrology Indicators: Primary Indicators (minimum of one required; check all that apply)		Secondary Indicators (minimum of 2 required)	
<input type="checkbox"/> Surface Water (A1) <input type="checkbox"/> High Water Table (A2) <input type="checkbox"/> Saturation (A3) <input type="checkbox"/> Water Marks (B1) <input type="checkbox"/> Sediment Deposits (B2) <input type="checkbox"/> Drift Deposits (B3) <input type="checkbox"/> Algal Mat or Crust (B4) <input type="checkbox"/> Iron Deposits (B5) <input type="checkbox"/> Inundation Visible on Aerial Imagery (B7) <input type="checkbox"/> Water-Stained Leaves (B9)	<input type="checkbox"/> Aquatic Fauna (B13) <input type="checkbox"/> Marl Deposits (B15) (LRR U) <input type="checkbox"/> Hydrogen Sulfide Odor (C1) <input checked="" type="checkbox"/> Oxidized Rhizospheres along Living Roots (C3) <input type="checkbox"/> Presence of Reduced Iron (C4) <input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6) <input type="checkbox"/> Thin Muck Surface (C7) <input type="checkbox"/> Other (Explain in Remarks)	<input type="checkbox"/> Surface Soil Cracks (B6) <input type="checkbox"/> Sparsely Vegetated Concave Surface (B8) <input type="checkbox"/> Drainage Patterns (B10) <input type="checkbox"/> Moss Trim Lines (B16) <input type="checkbox"/> Dry Season Water Table (C2) <input type="checkbox"/> Crayfish Burrows (C8) <input type="checkbox"/> Saturation Visible on Aerial Imagery (C9) <input type="checkbox"/> Geomorphic Position (D2) <input type="checkbox"/> Shallow Aquitard (D3) <input checked="" type="checkbox"/> FAC-Neutral Test (D5) <input type="checkbox"/> Sphagnum moss (D8) (LRR T, U)	
Field Observations: Surface Water Present? Yes <input type="radio"/> No <input checked="" type="radio"/> Depth (inches): _____ Water Table Present? Yes <input type="radio"/> No <input checked="" type="radio"/> Depth (inches): _____ Saturation Present? (includes capillary fringe) Yes <input type="radio"/> No <input checked="" type="radio"/> Depth (inches): _____		Wetland Hydrology Present? Yes <input checked="" type="radio"/> No <input type="radio"/>	
Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:			
Remarks:			

VEGETATION (Five/Four Strata) - Use scientific names of plants.

Dominant

Sampling Point: 04

Tree Stratum (Plot size: <u>30</u>)		Absolute % Cover	Species? Rel.Strat.	Indicator
1.	<u>Persea borbonia</u>	40	<input checked="" type="checkbox"/> 42.1%	FACW
2.	<u>Magnolia virginiana</u>	15	<input type="checkbox"/> 15.8%	FACW
3.	<u>Pinus elliotii</u>	40	<input checked="" type="checkbox"/> 42.1%	FACW
4.		0	<input type="checkbox"/> 0.0%	
5.		0	<input type="checkbox"/> 0.0%	
6.		0	<input type="checkbox"/> 0.0%	
7.		0	<input type="checkbox"/> 0.0%	
8.		0	<input type="checkbox"/> 0.0%	
50% of Total Cover: <u>47.5</u> 20% of Total Cover: <u>19</u>		95	= Total Cover	
Sapling or Sapling/Shrub Stratum (Plot size: <u>30</u>)		Absolute % Cover	Species? Rel.Strat.	Indicator
1.	<u>Ilex glabra</u>	60	<input checked="" type="checkbox"/> 60.0%	FACW
2.	<u>Magnolia virginiana</u>	20	<input checked="" type="checkbox"/> 20.0%	FACW
3.	<u>Persea borbonia</u>	20	<input checked="" type="checkbox"/> 20.0%	FACW
4.		0	<input type="checkbox"/> 0.0%	
5.		0	<input type="checkbox"/> 0.0%	
6.		0	<input type="checkbox"/> 0.0%	
7.		0	<input type="checkbox"/> 0.0%	
8.		0	<input type="checkbox"/> 0.0%	
50% of Total Cover: <u>50</u> 20% of Total Cover: <u>20</u>		100	= Total Cover	
Shrub Stratum (Plot size: <u>30</u>)		Absolute % Cover	Species? Rel.Strat.	Indicator
1.		0	<input type="checkbox"/> 0.0%	
2.		0	<input type="checkbox"/> 0.0%	
3.		0	<input type="checkbox"/> 0.0%	
4.		0	<input type="checkbox"/> 0.0%	
5.		0	<input type="checkbox"/> 0.0%	
6.		0	<input type="checkbox"/> 0.0%	
50% of Total Cover: <u>0</u> 20% of Total Cover: <u>0</u>		0	= Total Cover	
Herb Stratum (Plot size: <u>30</u>)		Absolute % Cover	Species? Rel.Strat.	Indicator
1.	<u>Smilax laurifolia</u>	15	<input checked="" type="checkbox"/> #####	FACW
2.		0	<input type="checkbox"/> 0.0%	
3.		0	<input type="checkbox"/> 0.0%	
4.		0	<input type="checkbox"/> 0.0%	
5.		0	<input type="checkbox"/> 0.0%	
6.		0	<input type="checkbox"/> 0.0%	
7.		0	<input type="checkbox"/> 0.0%	
8.		0	<input type="checkbox"/> 0.0%	
9.		0	<input type="checkbox"/> 0.0%	
10.		0	<input type="checkbox"/> 0.0%	
11.		0	<input type="checkbox"/> 0.0%	
50% of Total Cover: <u>7.5</u> 20% of Total Cover: <u>3</u>		15	= Total Cover	
Woody Vine Stratum (Plot size: _____)		Absolute % Cover	Species? Rel.Strat.	Indicator
1.		0	<input type="checkbox"/> 0.0%	
2.		0	<input type="checkbox"/> 0.0%	
3.		0	<input type="checkbox"/> 0.0%	
4.		0	<input type="checkbox"/> 0.0%	
5.		0	<input type="checkbox"/> 0.0%	
50% of Total Cover: <u>0</u> 20% of Total Cover: <u>0</u>		0	= Total Cover	

Dominance Test worksheet:

Number of Dominant Species That are OBL, FACW, or FAC: 6 (A)

Total Number of Dominant Species Across All Strata: 6 (B)

Percent of dominant Species That Are OBL, FACW, or FAC: 100.0% (A/B)

Prevalence Index worksheet:

Total % Cover of: _____ Multiply by: _____

OBL species 0 x 1 = 0

FACW species 210 x 2 = 420

FAC species 0 x 3 = 0

FACU species 0 x 4 = 0

UPL species 0 x 5 = 0

Column Totals: 210 (A) 420 (B)

Prevalence Index = B/A = #####

- Hydrophytic Vegetation Indicators:**
- 1 - Rapid Test for Hydrophytic Vegetation
 - 2 - Dominance Test is > 50%
 - 3 - Prevalence Index is ≤ 3.0¹
 - Problematic Hydrophytic Vegetation¹ (Explain)
- ¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definition of Vegetation Strata:

Tree - Woody plants, excluding woody vines, approximately 20 ft (6 m) or more in height and 3 in. (7.6 cm) or larger in diameter at breast height (DBH).

Sapling - Woody plants, excluding woody vines, approximately 20 ft (6 m) or more in height and less than 3 in. (7.6 cm) DBH.

Sapling/Shrub - Woody plants, excluding vines, less than 3 in. DBH and greater than 3.28 ft (1m) tall.

Shrub - Woody plants, excluding woody vines, approximately 3 to 20 ft (1 to 6 m) in height.

Herb - All herbaceous (non-woody) plants, including herbaceous vines, regardless of size, and woody plants, except woody vines, less than approximately 3 ft (1 m) in height.

Woody vine - All woody vines, regardless of height.

Hydrophytic Vegetation Present? Yes No

Remarks: (If observed, list morphological adaptations below).

*Indicator suffix = National status or professional decision assigned because Regional status not defined by FWS.

SOIL

Sampling Point: **04**

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
0-16	10YR	5/1	100				Sandy Loam	

¹ Type: C=Concentration. D=Depletion. RM=Reduced Matrix, CS=Covered or Coated Sand Grains ²Location: PL=Pore Lining, M=Matrix

Hydric Soil Indicators: <input type="checkbox"/> Histosol (A1) <input type="checkbox"/> Histic Epipedon (A2) <input type="checkbox"/> Black Histic (A3) <input type="checkbox"/> Hydrogen Sulfide (A4) <input type="checkbox"/> Stratified Layers (A5) <input type="checkbox"/> Organic Bodies (A6) (LRR P, T, U) <input type="checkbox"/> 5 cm Mucky Mineral (A7) (LRR P, T, U) <input type="checkbox"/> Muck Presence (A8) (LRR U) <input type="checkbox"/> 1 cm Muck (A9) (LRR P, T) <input type="checkbox"/> Depleted Below Dark Surface (A11) <input type="checkbox"/> Thick Dark Surface (A12) <input type="checkbox"/> Coast Prairie Redox (A16) (MLRA 150A) <input type="checkbox"/> Sandy Muck Mineral (S1) (LRR O, S) <input type="checkbox"/> Sandy Gleyed Matrix (S4) <input type="checkbox"/> Sandy Redox (S5) <input type="checkbox"/> Stripped Matrix (S6) <input type="checkbox"/> Dark Surface (S7) (LRR P, S, T, U)		<input type="checkbox"/> Polyvalue Below Surface (S8) (LRR S, T, U) <input type="checkbox"/> Thin Dark Surface (S9) (LRR S, T, U) <input type="checkbox"/> Loamy Mucky Mineral (F1) (LRR O) <input type="checkbox"/> Loamy Gleyed Matrix (F2) <input checked="" type="checkbox"/> Depleted Matrix (F3) <input type="checkbox"/> Redox Dark Surface (F6) <input type="checkbox"/> Depleted Dark Surface (F7) <input type="checkbox"/> Redox Depressions (F8) <input type="checkbox"/> Marl (F10) (LRR U) <input type="checkbox"/> Depleted Ochric (F11) (MLRA 151) <input type="checkbox"/> Iron-Manganese Masses (F12) (LRR O, P, T) <input type="checkbox"/> Umbric Surface (F13) (LRR P, T, U) <input type="checkbox"/> Delta Ochric (F17) (MLRA 151) <input type="checkbox"/> Reduced Vertic (F18) (MLRA 150A, 150B) <input type="checkbox"/> Piedmont Floodplain Soils (F19) (MLRA 149A) <input type="checkbox"/> Anomalous Bright Loamy Soils (F20) (MLRA 149A, 153C, 153D)		Indicators for Problematic Hydric Soils³: <input type="checkbox"/> 1 cm Muck (A9) (LRR O) <input type="checkbox"/> 2 cm Muck (A10) (LRR S) <input type="checkbox"/> Reduced Vertic (F18) (outside MLRA 150A,B) <input type="checkbox"/> Piedmont Floodplain Soils (F19) (LRR P, S, T) <input type="checkbox"/> Anomalous Bright Loamy Soils (F20) (MLRA 153B) <input type="checkbox"/> Red Parent Material (TF2) <input type="checkbox"/> Very Shallow Dark Surface (TF12) <input type="checkbox"/> Other (Explain in Remarks)	
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³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):
 Type: _____
 Depth (inches): _____

Hydric Soil Present? Yes No

Remarks:

RECEIVED
AUG 28 2025

BY: *AK*

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

Aug. 24, 2025

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: *Acrow*.....

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: 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: 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: 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

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: *alpesu*

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: *Alma*

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

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: *alvoss*

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

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: *alrose*

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

RECEIVED
SEP 09 2025
BY: *acrose*

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.

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

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*.....

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: *A. Crose*

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

RECEIVED
NOV 01 2025
BY: *ACrose*

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

RECEIVED
NOV 05 2025
BY: *alvex*

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 in 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?

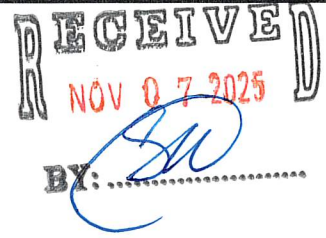
What precautions can be taken to ensure the finish grade of the subdivision doesn't cause additional water flow towards our subdivision?

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

Thank you
Tom Harmon
2804 Tara Ln
Ocean Springs, MS

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