



Third, and most importantly, the majority of residents in Palmetto Pointe utilize Palmetto Pointe Drive due to its proximity to their homes in the northern half of the subdivision, making this intersection at Greyhound Way very busy multiple times during the day. During construction, a process that will take many months, the only apparent contractor access to Palm Pointe Phase 3 will be from Greyhound Way to the proposed entry at the north of Phase 3. In addition to the disruption this will cause homeowners living along that stretch, everyone else in the northern half of Palmetto Pointe will have to navigate added traffic attempting to enter and exit Greyhound at Palmetto Pointe's main entrance.

It is unclear what is intended to the south of Palm Pointe Phase 2 and Phase 3, though both appear to have roadways exiting to a future phase in that direction. The roadway in Phase 2 is already in place with a dead end as shown on the map. Since site work has not even begun on Phase 3 and woods have not even been cleared, it would perhaps make more sense for Palm Pointe to direct its roadways in that direction with the northern part of Phase 3 becoming a cul-de-sac. Alternatively, the east-west roadway in Phase 3 could simply continue through and obviate the need for entry into Palmetto Pointe.

On the latter subject, it is worth noting here that Palm Pointe Phase 2 was platted and approved with Jackson County in April 2026. We are operating under the assumption the Phase 2 process was initiated with Jackson County before the Phase 2 and proposed Phase 3 properties were annexed by the city, though Palm Pointe 2 was presumably at very early stages given the length of time that passed between annexation and approval. We are reviewing that process to confirm those details and to determine whether the "out parcel" at the east (future Phase 3) was included in the preliminary plan, as well as when lots 65 and 66 were incorporated into Phase 2 since it is unusual to see non-contiguous lots made part of subdivision phase. It is suggestive that lots 65 and 66 front Palmetto Pointe Drive rather than the proposed roadway in Phase 3 of Palm Pointe as is the case with the other lots therein.<sup>1</sup> Finally, we are also reviewing to determine what legal process was in place between the City of Ocean Springs and Jackson County at the time of annexation that contemplated planning approval for land outside their boundaries as we have thus far not found anything within minutes of public meetings, an MOU or the like on that subject.

Thank you for your attention and please give us a call with any questions.

Yours sincerely,

Deede Torrance – PPHOA President

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<sup>1</sup> Also notable in this context, of course, is the similarity between the name Palm Pointe and Palmetto Pointe, as well as the street names adopted in Phase 2 which mirror those in Palmetto Pointe. It seems reasonable to question whether these similarities and the odd location for Lots 65 and 66 were intended to blur the line between one subdivision and the other.