



Magnolia Bayou Homeowners' Association
P.O. Box 285
Ocean Springs, MS 39566-0285
August 27, 2025

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

The current roads in the vicinity of this development don't support the development of a townhome community at this location. Given the intersection complexity, school zone proximity, and residential density of this location a rezoning to R-1 could be necessary.

The intersection of Pabst Rd., Government St, Ocean Springs Rd and CSX crossing is already problematic for traffic trying to enter and exit Pabst Rd onto or off of Government St. Trying to make a left hand turn onto Government St from Pabst Rd and right hand turns from Government St onto Pabst Rd. are extremely dangerous and generally avoided by drivers. The introduction of additional traffic from the northwest corner of this development will only increase the dangerousness and the difficulty of navigating this intersection.

The second entrance to this proposed development is across from the Broome's Convenience Store and is another area rife with danger when attempting to go in either direction due to the reduced visibility to traffic coming from the west caused by the bend in the road and the congestion due to the traffic signal at Government St and Ocean Springs Rd.

Another major area of concern is the safety of the children who walk along Government Rd. on their way to and from school at Magnolia Bayou Elementary. While not in the immediate vicinity of the new development, the same traffic passes through both areas and it is highly probable that cars from the new development will cut thru Magnolia Bayou Blvd in order to avoid the aforementioned intersections, especially at peak driving times and school zone hours creating a greater hazard for the walking children and cars entering and exiting the school zone. The intersection of Magnolia Bayou Blvd and Government St is already has problems for current residents due to the number of vehicles approaching the intersection from Knapp Rd.

According to MDOT statistics, there are 10,000 vehicles that use that road on a daily basis. This development will not only increase the amount of traffic but more importantly will negatively impact the traffic flow as vehicles exit and enter the flow causing the traffic to back up even more than it does now during the heavy use period that coincides with the school receiving and releasing its students.

When Ocean Springs Rd, between Hwy 90 and Government St was widened, it was recognized that the intersection needed to be majorly re-engineered to take into better manage the interaction of the traffic on Government St, Ocean Springs Rd, Pabst Rd and the CSX crossing. With the development of this plot of land and the additional traffic pressure that will be imposed in this area this study and re-engineering is even more critical before a construction of medium to high density construction is allowed to move forward.

In summary, without a comprehensive traffic study with substantial input from the city traffic engineers, either this development should not be allowed to proceed, or preferably to alleviate future planning difficulties, a consideration by the city to rezone the land to single-family homes to be consistent with the density of adjacent zoned R-1 subdivisions.

/s/ Robert W. Zittleman, Sr.
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President

/s/ Rhett McNorton
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