

Ordinance No. 2513

AN ORDINANCE TO AMEND THE GEOGRAPHICAL INFORMATION SYSTEM
FORMAT ZONING DISTRICT MAP OF THE CITY OF BILOXI, MISSISSIPPI,
FOR THE ESTABLISHMENT OF A PD-I: PLANNED DEVELOPMENT-INFILL
DISTRICT MASTER PLAN, AND A PRELIMINARY SUBDIVISION RE-PLAT
FOR THE CONSTRUCTION OF A HOLLEY STREET HOUSING DEVELOPMENT
UPON FOUR UNADDRESSED PARCELS SITUATED BETWEEN BROWN STREET
AND HOLLEY STREET

WHEREAS, on Thursday, May 18, 2023, the Biloxi Planning Commission held a public hearing in the Auditorium of the Dr. Martin Luther King, Jr., Municipal Building, 676 Dr. Martin Luther King, Jr. Boulevard, Biloxi, Mississippi, to hear Case No. 23-040-PC, Steps Coalition (owner) and K. Moye Land Design and Development, LLC (applicant), a request for consideration of a Preliminary Subdivision Re-Plat of a portion of Bragg & Graham Subdivision coupled with the establishment of a PD-I: Planned Development – Infill District Master Plan; and

WHEREAS, the Planning Commission members were apprised of the particulars of this case, being made cognizant of the fact that Steps Coalition (owner) and K. Moye Land Design and Development, LLC (applicant), have requested Preliminary Subdivision Re-Plat of a portion of Bragg & Graham Subdivision coupled with the establishment of a PD-I: Planned Development – Infill District Master Plan, for an application submitted to create eighteen (18) lots upon three and five one-hundredths (3.05) acres (more or less) in size, presently zoned RS-5 High-Density Single-Family Residential, and identified as four (4) unaddressed parcels situated north of Esters Blvd; between Brown St and Holley St. (re: Tax Parcel Nos. 1410G-02-067.000, 1410G-02-068.000, 1410G-02-069.000, and 1410G-02-070.000), 1110K-01-044.001, 1110K-01-044.009, & 1110K-01-044.013); and

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WHEREAS, it was noted that the Development Review Committee (DRC) had reviewed the above-referenced request for Preliminary Subdivision Re-Plat to authorize the establishment of a PD-I: Planned Development – Infill District Master Plan, and had found it to be in general conformance with the rules and regulations of the City of Biloxi, and authorized the owner and applicant to proceed with this application to the Planning Commission and City Council to apply for the requested Map Amendment and Preliminary Subdivision Re-Plat, as herein requested; and

WHEREAS, on May 18, 2023, the Biloxi Planning Commission, after much discussion and careful reflection on the particulars of this case, voted (13-0) to recommend approval of the request for Preliminary Subdivision Re-Plat of a portion of Bragg & Graham Subdivision coupled with the Map Amendment to establish a PD-I: Planned Development – Infill District Master Plan, for an application submitted to create eighteen (18) lots upon three and five one-hundredths (3.05) acres (more or less) in size, presently zoned RS-5 High-Density Single-Family Residential, and identified as four (4) unaddressed parcels situated north of Esters Blvd; between Brown St. and Holley St. (re: Tax Parcel Nos. 1410G-02-067.000, 1410G-02-068.000, 1410G-02-069.000, and 1410G-02-070.000); and

WHEREAS, the Biloxi City Council, after consideration of all facts presented, hereby adopts the report and findings of the Biloxi Planning Commission, and in so doing, determines that approval of the Preliminary Subdivision Re-Plat of a portion of Bragg & Graham Subdivision coupled with the Map Amendment to establish a PD-I: Planned Development – Infill District Master Plan, is appropriate for the four (4) unaddressed parcels situated north of

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Esters Blvd; between Brown St and Holley St. (re: Tax Parcel Nos. 1410G-02-067.000, 1410G-02-068.000, 1410G-02-069.000, and 1410G-02-070.000), having concurred that a change has occurred in the Character of this Neighborhood, and further, that an established Community Need for this PD-I zoning district overlay and the uses outlined within this Master Plan proposed are appropriate for this location.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BILOXI, MISSISSIPPI, THAT AS PER THE FINDINGS OF THE PLANNING COMMISSION, AND BASED UPON THOSE DETERMINATIONS, THAT THE FOLLOWING SHALL BE AUTHORIZED:

SECTION ONE: The Biloxi City Council hereby adopts the report and findings of the Biloxi Planning Commission, and in so doing, determines that approval of the Holley Street PD-I: Planned Development – Infill District Master Plan and Preliminary Subdivision Re-Plat, as presented, is appropriate for the properties presently identified with Parcel Numbers 1410G-02-067.000, 1410G-02-068.000, 1410G-02-069.000, and 1410G-02-070.000, having determined that a Change has occurred in the Character of this Neighborhood and the areas surrounding this property site, and further, that an established Community Need for this Planned Development Overlay District classification, and the residential uses proposed within this Master Plan are in concert with this neighborhood.

SECTION TWO: That the boundaries of the Geographical Information System Format Zoning District Map of the City of Biloxi, Mississippi, as amended, are hereby further amended by the addition of an Overlay Zoning District (PD-I: Planned Development – Infill District),

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for a site presently identified as Parcel Numbers 1410G-02-067.000, 1410G-02-068.000, 1410G-02-069.000, and 1410G-02-070.000 and described as follows:

Lot 1 through 12, Block 4, less the south 12 feet of Lot 12, and also, Lots 6 through 11, Block 3, Bragg and Graham Subdivision, Second Judicial District of Harrison County Mississippi, and further described as four properties satiated to the North of and adjacent to Esters Boulevard; South of Division Street; East and fronting to Holley Street; and West and adjacent to Brown Street.

SECTION THREE: This ordinance shall become effective thirty days from and after its passage and publication with law.

The foregoing Ordinance having first been reduced to writing, was read by the Clerk and moved by Councilmember Gines, seconded by Councilmember Lawrence, and was adopted by the following vote:

YEAS:	Lawrence	Deming	NAYS:	None
	Gines	Tisdale		
	Newman	Barrett		

ABSENT: Glavan

The President then declared the Ordinance adopted this the 13th day of June, 2023.



ATTEST:

Keii Campbell

 CLERK OF THE COUNCIL

APPROVED:

[Signature]

 PRESIDENT OF THE COUNCIL

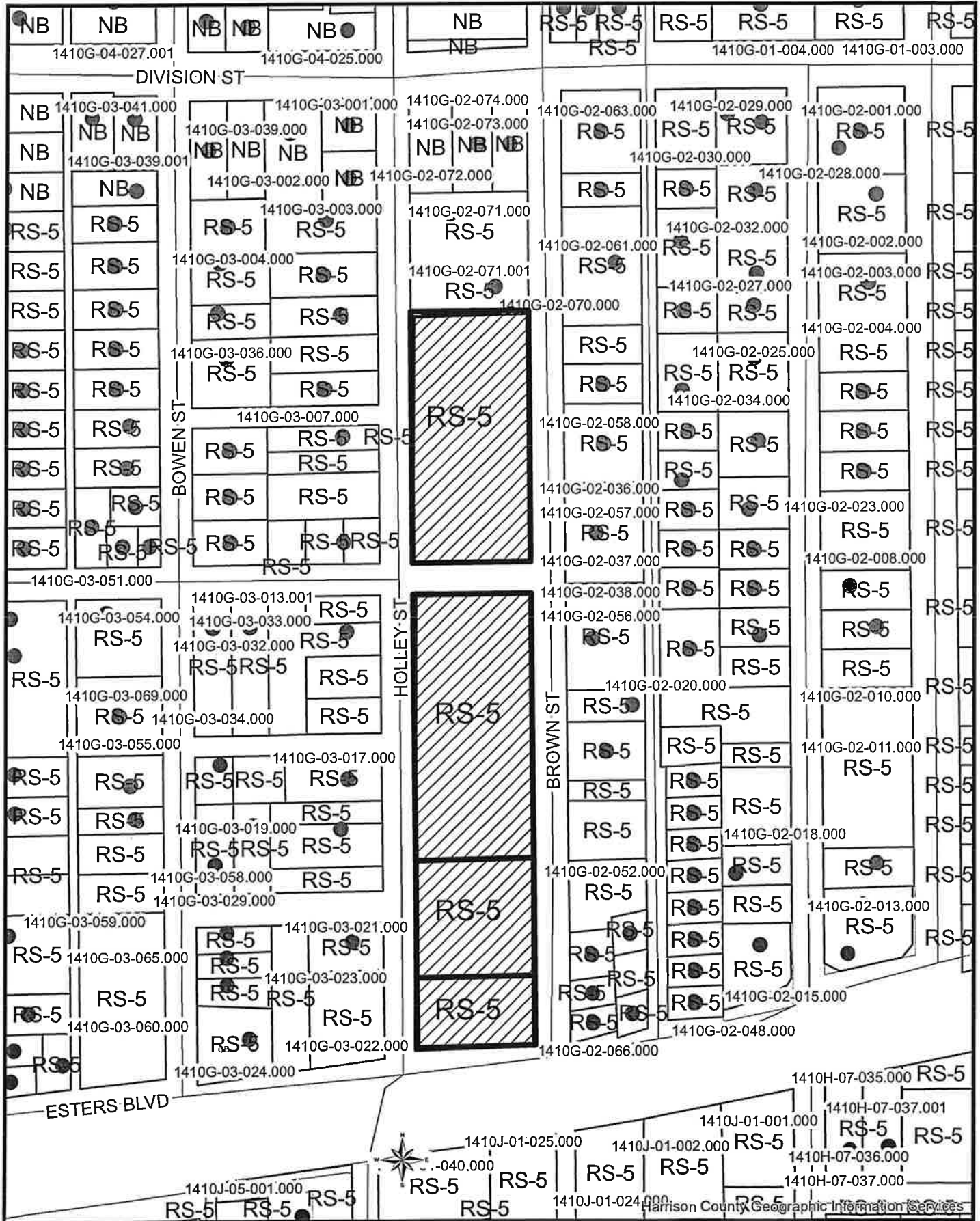
Submitted to and approved by the Mayor, this the 14th day of June, 2023.

APPROVED:

[Signature]

 MAYOR

Case No. 23-040-PC
Steps Coalition/K Moye Land Devel, LLC
274 Holley St.
PD-I 18 lots



Scheduled for:
May 18, 2023
PC Meeting

Steps Coalition (owner)
K. Moyer Land Design & Development, LLC (applicant)
Case No. **23-040-PC**
Preliminary Subdivision Re-Plat
PD-I



Planning Commission
Case Fact Sheet

Case No.:	23-040-PC
Names of Owners/ Applicant:	Steps Coalition (owner) and K. Moyer Land Design and Development, LLC (applicant)
Address of Property:	(4) unaddressed parcels situated north of Esters Blvd; between Brown Street and Holley Street
Tax Parcels/Ward:	1410G-02-067.000, 1410G-02-068.000, 1410G-02-069.000 and 1410G-02-070.000/Ward 2

Request:	Preliminary Subdivision Re-Plat proposal coupled with a Zoning Map Amendment , to authorize the establishment of a PD-I: Planned Development – Infill District Master Plan
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Purpose of Request:	To consider a request for a Preliminary Subdivision Re-Plat of a portion of Bragg & Graham Subdivision coupled with the establishment of a PD-I: Planned Development – Infill District Master Plan , for an application submitted to create eighteen (18) lots for the construction of a Mixed-Use Development (containing 16 single-family, 10 duplexes, a playground, and a community center, upon three and five one-hundredths (3.05) acres (more or less) in size, presently zoned RS-5 High-Density Single-Family Residential , and identified as four (4) unaddressed parcels situated north of Esters Blvd; between Brown St and Holley St. (re: Tax Parcel Nos. 1410G-02-067.000, 1410G-02-068.000, 1410G-02-069.000, and 1410G-02-070.000).
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Size of Property:	3.05 acres (More or Less)
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Present Zoning:	RS-5 Single-Family High Density Residential
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Flood Zones:	AE-17
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Present Use: Vacant Land

Most Nearly Bounded By (streets): Situated to the North of and adjacent to Esters Boulevard; South of Division Street; East and fronting to Holley Street, and West and adjacent to Brown Street.

Adverse Influences: None apparent

Positive Influences: The proposed replat of an existing subdivision coupled with a PD-I will result in the establishment of eighteen (18) lots for the construction of a Mixed-Use Development (containing 16 single-family, 10 duplexes, a playground, and a community center) on vacant property, creating housing in a much-needed part of the city.

Letters or Concerns stated: The Planning Division Office has not received any letters or other written communications relative to this case, as of May 11, 2023.

Comments/ Recommendations: Steps Coalition (owner) and K. Moyer Land Design and Development, LLC (applicant) have requested a **Preliminary Subdivision Re-Plat** of a portion of Bragg & Graham Subdivision coupled with the establishment of a **PD-I: Planned Development – Infill District Master Plan**, for an application submitted to create eighteen (18) lots upon three and five one-hundredths (3.05) acres (more or less) in size, presently zoned **RS-5 High-Density Single-Family Residential**, and identified as four (4) unaddressed parcels situated north of Esters Blvd; between Brown St and Holley St. (re: Tax Parcel Nos. 1410G-02-067.000, 1410G-02-068.000, 1410G-02-069.000, and 1410G-02-070.000).

The proposed **Holley Street Housing Development PD-I: Planned Development – Infill District Master Plan**, as submitted, proposes six 3 bedroom 2 bath 1400 square foot single-family houses; ten 3 bedroom 2 bath 1550 square foot single-family houses; four 2 bedroom 2 bath duplexes; six 3 bedroom 2 bath duplexes and a community center with a playground.

Options:

1. Recommend approval of this request for **Re-Plat** and **PD-I: Planned Development – Infill District Master Plan**, for Holley Street Housing Development, to create eighteen (18) lots for the construction of a Mixed-Use Development (containing 16 single-family homes, 10 duplexes, a playground, and a community center), having determined that said subdivision, as proposed, will serve the interests of the neighborhood and the City of Biloxi, will follow all requirements of the Land Development Ordinance.
2. Recommend denial of this requested **Preliminary Subdivision Re-Plat** and **Master Plan**, having determined that said subdivision, as offered, has not been found to comply with all requirements of the Land Development Ordinance, as presented.



Planning Commission Application

City of Biloxi Planning Division

Mailing Address: P.O. Box 508, Blvd., Biloxi, MS 39530

Office Location: 676 Dr. MLK Blvd.,

Building (228) 435-6270 Planning (228) 435-6266 Fax (228) 435-6188

Case No. 23-040-PC

To Be Completed by Owner/Applicant Date: April 7, 2023

Name of Rightful Owner(s): Steps Coalition Name of Applicant: (if different than Owner)
K. Moye Land Design and Development, LLC

Property Address: 274 Holley Street, Biloxi, MS 39530 Ward Number
Ward 2

Tax Parcel Identification Number(s):

1 4 1 0 G - 0 2 - 0 6 7 . 0 0 0 0	1 4 1 0 G - 0 2 - 0 7 0 . 0 0 0 0		
1 4 1 0 G - 0 2 - 0 6 8 . 0 0 0 0			
1 4 1 0 G - 0 2 - 0 6 9 . 0 0 0 0			

Mailing Address of Property Owner: 1975 SEAWAY RD., SUITE B225 Mailing Address of Applicant (if different than Owner): 4070 JEFFERSON AVE.

City: Gulfport City: Moss Point

State: Mississippi State: Mississippi

Zip: 39503 Zip: 39563

County: Harrison County: Jackson

Telephone: (228) 435-3113 (o) (215) 715-9330 (m) Telephone: (225) 284-1779

Property Size (please give in acres or by dimension): 3.058 Acres or 133,200 SF

Present Zoning Classification: Residential High Density (RS-5 SF)

Is the property located within an AHRC District? Yes No Flood Zone(s) of Property:
Zone AE

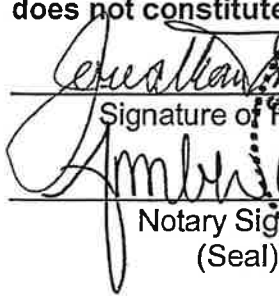
Property is most nearly bounded by what streets?	North	South	East	West
	Division St.	Esters Blvd.	Brown St.	Holley St.

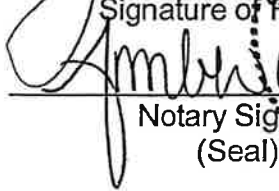
If property directly fronts or is adjacent one of the streets above please indicate with a ✓.		✓	✓	✓
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REQUESTED ACTION BY THE PLANNING COMMISSION (A separate supplement form is required for each): ✓

- Text Amendment
- Zoning Map Amendment – must include zone classification change in narrative
- Planned Unit Development
- Conditional Use
- Preliminary Subdivision Review
- Hospitality
- Gaming
- Master Plan/Update
- Tree Removal
- Public ROW Vacation
- Street Name Change
- Variance
- Appeal
- Administrative Appeal

GENERAL INFORMATION, READ BEFORE EXECUTING. Attendance by the applicant(s) at the public hearing is mandatory; however, the applicant may designate a representative to attend the public hearing on his/her behalf, provided said representative has been properly designated to speak on the applicant's behalf either by written permission or oral designation by the applicant at the Public Hearing. If a continuance is to be granted, the applicant must request same in writing a minimum of seven (7) days in advance of the scheduled public hearing. The applicant acknowledges that, in signing this application, all conditions and requirements inherent in the application process have been fully explained and understood, including the timetable for processing of the application; the applicant has further received the following appropriate handouts: Application Processing Timetable; Instructions for Application Completion, Procedures for a Conditional Use or Community Unit Plan; and Variance Procedures. The completed application must be returned to the Planning Office not later than the first or third Thursday of any month in order that a public hearing may be held on the first or third Thursday of the following month. Receipt of fee(s) does not constitute receipt of a completed application.



 Signature of Rightful Owner


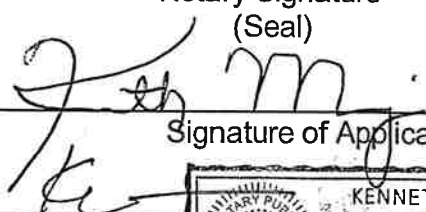
 Notary Signature
 (Seal)


 Signature of Rightful Owner

 Notary Signature
 (Seal)

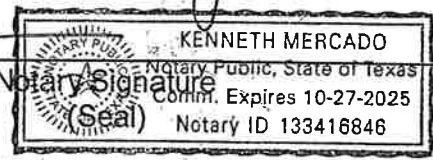


 Signature of Rightful Owner

 Notary Signature
 (Seal)


 Signature of Applicant


 Notary Signature
 (Seal)



If someone other than the applicant needs to be notified concerning this case, please note name(s) and address(es) below:

NOTES:

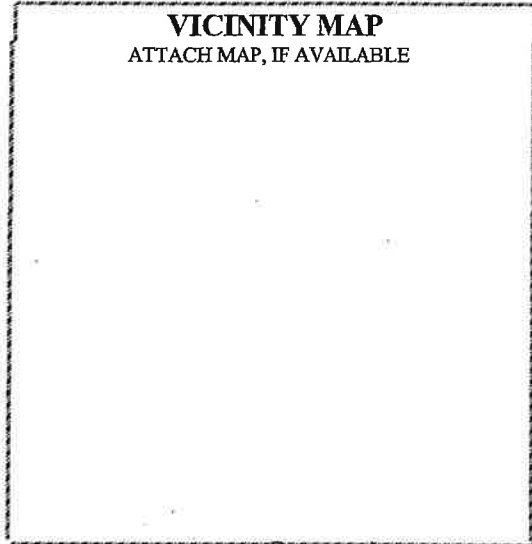
NOTE: Please see attached instructions for details on documents required for a complete application.



PLANNING COMMISSION SUPPLEMENT
Preliminary Subdivision Review

City of Biloxi Planning Division
 676 Martin Luther King Jr., Boulevard
 Biloxi, MS 39530 (228)435-6266 Fax (228)435-6188

Name of Subdivision: Bragg and Graham Subdivision
 Ward No. Ward 2
 Most nearly bounded by (street names)
 To the North by: 3rd Street (Austin Street)
 To the South by: Ester's Boulevard
 To the East by: Brown Street
 To the West by: Holley Street
 Developer: K. Moye Land Design and Development, LLC/ Steps Coalition, Inc.
 Address: PO Box 8900, Moss Point, MS 39562
 Phone: 504.222.2389/ 225.284.1779



DEVELOPMENTAL DATA

	<i>Existing</i>	<i>Proposed</i>
Front Yard Setback	<u>20 FT</u>	<u>15 FT</u>
Rear Yard Setback	<u>20 FT</u>	<u>20 FT</u>
Side Yard Setback	<u>5 FT</u>	<u>8 FT</u>
Zoning	<u>RS-5</u>	<u>Planned Development Infill (PDI)</u>
Minimum Lot Size	<u>5,000 SF</u>	<u>4,707 sf</u>
Minimum Lot Width	<u>50 FT</u>	<u>60 FT</u>
Minimum Lot Depth	<u>80 FT</u>	<u>75 FT</u>
Number of Lots	<u>18</u>	<u>18</u>
Total Acres	<u>3.05 ACRES</u>	<u>3.05 ACRES</u>
Average Lot Size(s)	<u>7,381 SF</u>	<u>15,789</u>
Tax Parcel Number(s)	<u>1410G-02-070.000, 1410G-02-069.000, 1410G-02-068.000, 1410G-02-067.000</u>	

Proposed Street Name(s): N/A

Paved Area, Location and Width of Sidewalks: 5 ft.
 R.O.W. Width: 40 ft

Is Planned Unit Development (PUD) approval requested? Yes No

PUD Application attached? Yes No

Case No. PC- <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>		
Is the Supplement complete?		
- Has Pre-application Conference been held? (please circle)	Yes	No
- DRC Case No: <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>		
- DRC Letter and Engineering Letter MUST be attached to schedule PC meeting.		
- Site Plan attached? (please circle)	Yes	No
- Is proposed project located in a Historic District? (please circle)	Yes	No
- Certificate of Appropriateness, if applicable? (please circle)	Yes	No
The DRC and/or Planning Commission recommend that the City Council impose the following conditions upon the issuance of the Conditional Use Permit?	Yes	No
1.	3.	
2.	4.	
Staff Initials	Date	

HOLLEY STREET PROJECT DESCRIPTION

STATEMENT OF OBJECTIVES/GENERAL DESCRIPTION

THE PROPOSED HOLLEY STREET HOUSING DEVELOPMENT PLANNED DEVELOPMENT INFILL (PDI) IS LOCATED ON LOTS 6-11, BLOCK 3 AND LOTS 1-12, BLOCK 4 OF THE BRAGG AND GRAHAM SUBDIVISION AND IS TO BE USED FOR MEDIUM DENSITY SINGLE FAMILY RESIDENTIAL, MEDIUM DENSITY, MULTIFAMILY DUPLEX RESIDENTIAL, AND A COMMUNITY WELLNESS CENTER.

THE DEVELOPMENT PROPOSES A MAXIMUM OF TWENTY (20) MEDIUM DENSITY MULTIFAMILY RESIDENTIAL UNITS WITH THREE (3) BEDROOMS IN 12 UNITS AND TWO (2) BEDROOMS IN EIGHT (8) UNITS, SIXTEEN (16) MEDIUM SINGLE FAMILY RESIDENTIAL THREE (3) BEDROOM UNITS, AND A 7,200 SQUARE FOOT COMMUNITY WELLNESS CENTER ON APPROXIMATELY 3.08 ACRES (11.69) UNITS/ACRE.

OF THE 3.08 ACRE SITE, SINGLE FAMILY RESIDENTIAL LOTS TOTAL APPROXIMATELY 0.55 ACRES (18% OF THE SITE). MULTIFAMILY DUPLEX RESIDENTIAL APPROXIMATELY 0.35 ACRES (11.4% OF THE SITE). THE COMMUNITY WELLNESS CENTER IS 0.17 ACRES (5.6%) OF THE SITE). THE PARKING, STREETS, AND WALKS ARE APPROXIMATELY 0.36 ACRES (11.8% OF THE SITE), AND THE COMMON OPEN/GREEN SPACE IS APPROXIMATELY 1.62 ACRES (53.1% OF THE SITE).

THE GREENSPACE WITHIN THE BOUNDARIES OF THIS DEVELOPMENT SHALL BE PRIVATELY OWNED AND MAINTAINED.

CONSTRUCTION IS ESTIMATED TO BEGIN AS SOON AS THE 4TH QUARTER OF 2023 AND IS EXPECTED TO BE COMPLETED WITHIN TWENTY (24) MONTHS.

Holley Street Housing Development: PDI

6. Verify names of property owners directly affected by this request and provide documentation if they are in favor of this vacation. This vacation of right of way is to the unimproved 3rd Street, internal to the subject lot, and does not impact any other property owners.

7. A legal description of the requested vacation must be attached. Please see the attached.

8. Letters from each of the following utilities must be attached to your request stating if that specific utility is located in the said public ROW and stating any interest it may have in the said public ROW. Communications made to each utility provider and letters will be provided.

9. Please explain the nature of the project which requires the above-requested vacation, including how this project is consistent with the overall goals of the Comprehensive Plan, potential positive and negative impacts of project (use additional paper if needed):

The 2008 Comprehensive Plan states that the use within the City of Biloxi will continue to change and evolve over time. Key issues to be addressed in managing this change, with respect to land use and post-Katrina development, include:

- Much of East Biloxi is within the special flood hazard area (100-year floodplain), requiring residential units to be elevated above the base flood elevation to comply with the City's floodplain ordinance and be eligible for flood insurance under the National Flood Insurance Program (NFIP).
- Residential and commercial development pressure is occurring in Woolmarket and North Biloxi, as a result of available vacant land and the constraints associated with rebuilding in East Biloxi (floodplain, speculative land prices, flood insurance). Development north of I-10 needs to be coordinated with access to services, infrastructure, employment, schools, retail, and parks and open space. (Biloxi, MS Existing Conditions, Issues, and Trends Report City of Biloxi Comprehensive Plan: November 2008)

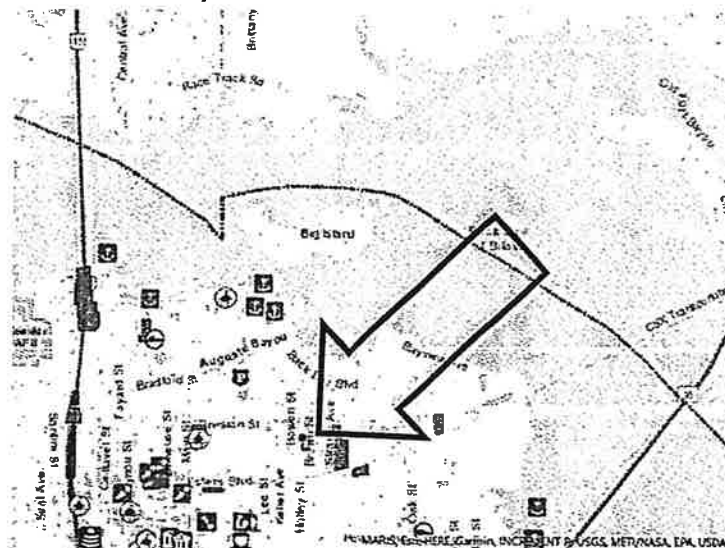
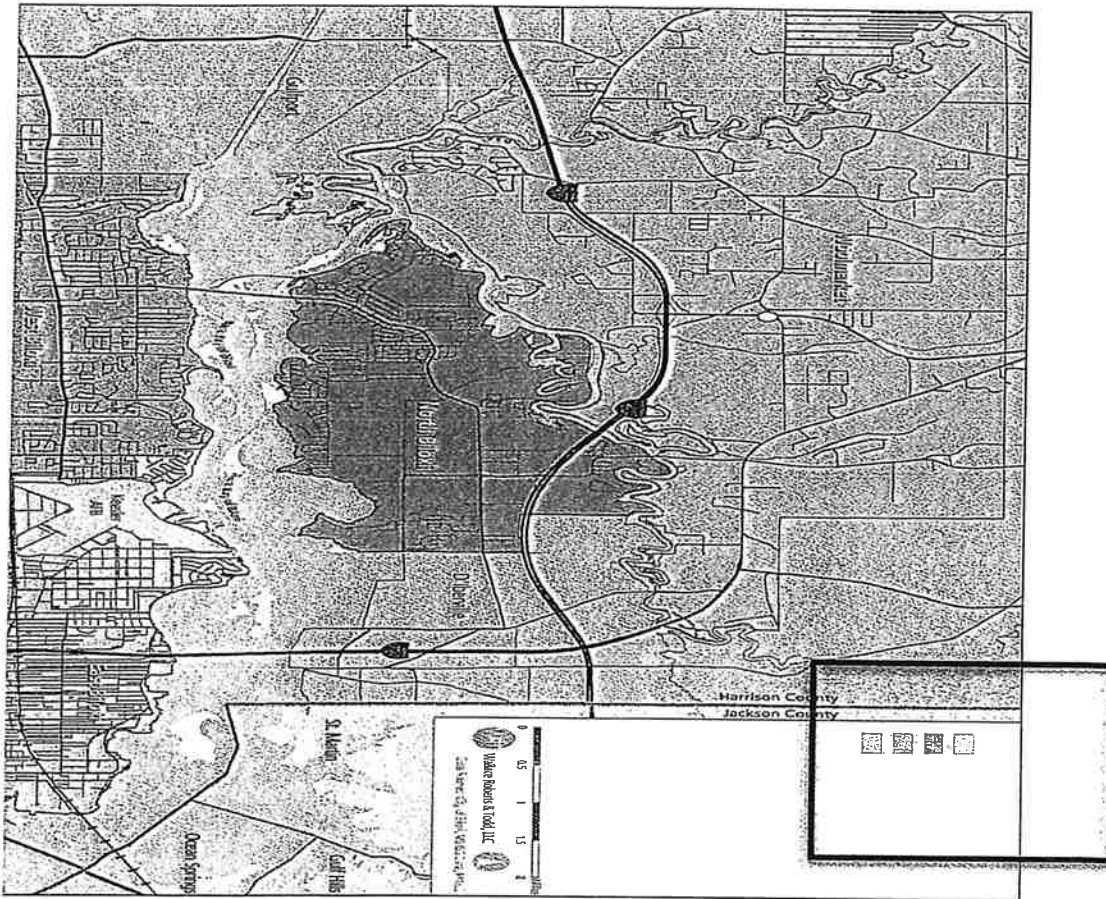


Figure 2.3 Neighborhood Planning Areas



The proposed project will align with the City of Biloxi proposed Land Use and development trends. According to the Comprehensive Plan, post Katrina development in the special floodplain areas in East Biloxi provides constraints on development in East Biloxi. These development constraints create additional residential pressure in the North Biloxi area. The proposed Holley Street Housing Development project is a Planned Development Infill (PDI) will be Medium Density Single Family Residential, Medium Density Multifamily Duplex Residential, and provide a Community Wellness Center. Removing the unimproved right of way is necessary to allow for better site layout of residential properties and circulation paths.

Kemp Associates
 PO Box 6800
 Merit Park, MS 38582
 225.284.1778 *kemp@kempinc.com

CONSULTANTS:

SEAL:

COPYRIGHT RESERVED.
 EVERY EFFORT HAS BEEN MADE TO ASSURE ALL CONDITIONS ARE CORRECT AND ACCURATE. HOWEVER, THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS.
 THE CHANGES AND SPECIFICATIONS ARE THE SOLE PROPERTY OF KEMP ASSOCIATES AND SHALL REMAIN THE PROPERTY OF KEMP ASSOCIATES. NO PART OF THIS DOCUMENT SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS WITHOUT THE WRITTEN PERMISSION OF KEMP ASSOCIATES.

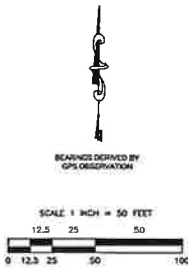
No.	Description	Date

Holley Street Housing
 Development
 274 Holley Street, Merit, MS

PLANNED DEVELOPMENT INFIL - MASTER PLAN

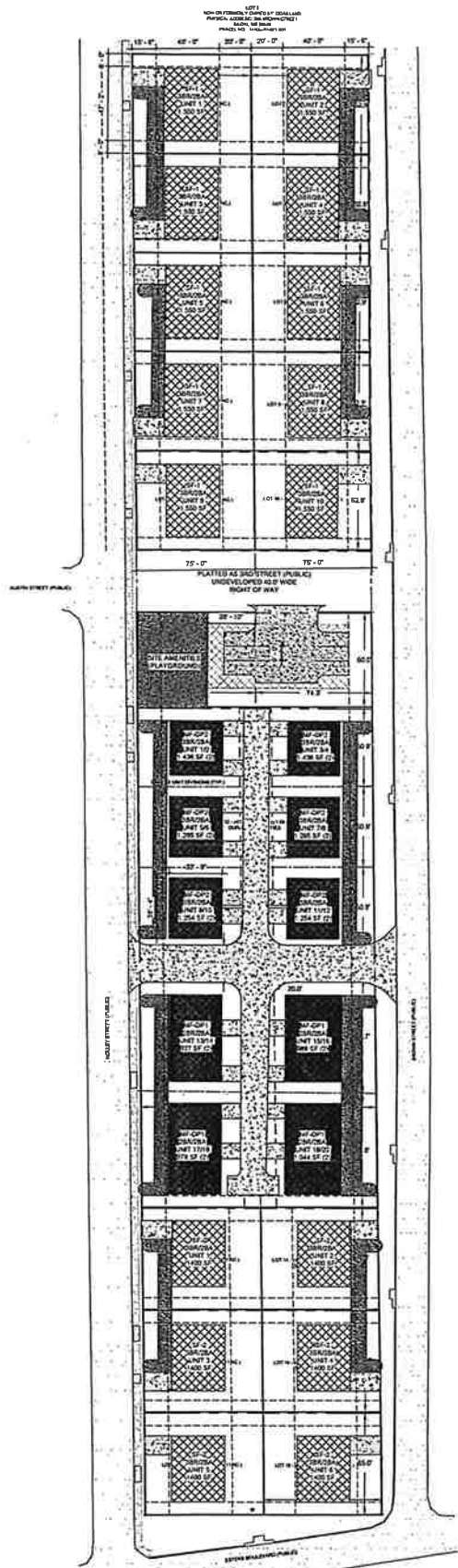
Project Number: D22-001
 Date: 2023.04.10
 Drawn By: KM
 Checked By: KM

Scale: As Indicated



BEARINGS DERIVED BY GPS OBSERVATION

SCALE: 1 INCH = 50 FEET



LEGEND	
⊗	FOUND FOOTPRINT (P)
⊖	SET BACK (P)
---	SUBJECT FENCE FOOTPRINT
---	DUPLEX DIVISION
---	ALLEY/HOUSE DIVISION
[Pattern]	CONCRETE SURFACE
[Pattern]	ASPHALT SURFACE

LEGEND	
⊗	SINGLE FAMILY RESIDENTIAL
⊖	MULTIFAMILY DUPLEX RESIDENTIAL
⊙	COMMUNITY WELLNESS CENTER
⊕	COMMON AREA GREEN SPACE
⊘	PARKS/BIWAYS/BIWALKS

PROJECT SUMMARY AND GENERAL INFORMATION	
TOTAL FLOOR AREA:	4487 TOTAL SQ. FT. (284 SQ. YD.) (14.61 ACRES) (2,286 SQ. FT.)
ZONING:	R-64 (RURAL CENTER ASSOCIATION)
EXISTING LAND USE:	RESIDENTIAL AND UNDEVELOPED
PROPOSED LAND USE:	RESIDENTIAL AND COMMUNITY CENTER
ADDRESS:	274 HOLLEY STREET, MERIT, MS
MAX HEIGHT:	30' 0" ACRES
FLOOD ZONE:	NA
SEWER DISTRICT:	CONNECTION TO CITY OF MERIT (SEE PLAN)
FIRE DISTRICT:	UNDEVELOPED

STATISTICAL INFORMATION		
TOTAL SITE AREA	1.82 ACRES (79,125 SQ. FT.)	100%
SINGLE FAMILY RESIDENTIAL	1.60 ACRES (69,000 SQ. FT.)	88%
MULTIFAMILY DUPLEX RESIDENTIAL	0.10 ACRES (4,000 SQ. FT.)	5%
COMMUNITY WELLNESS CENTER	0.10 ACRES (4,000 SQ. FT.)	5%
COMMON AREA GREEN SPACE	0.02 ACRES (8,000 SQ. FT.)	1%

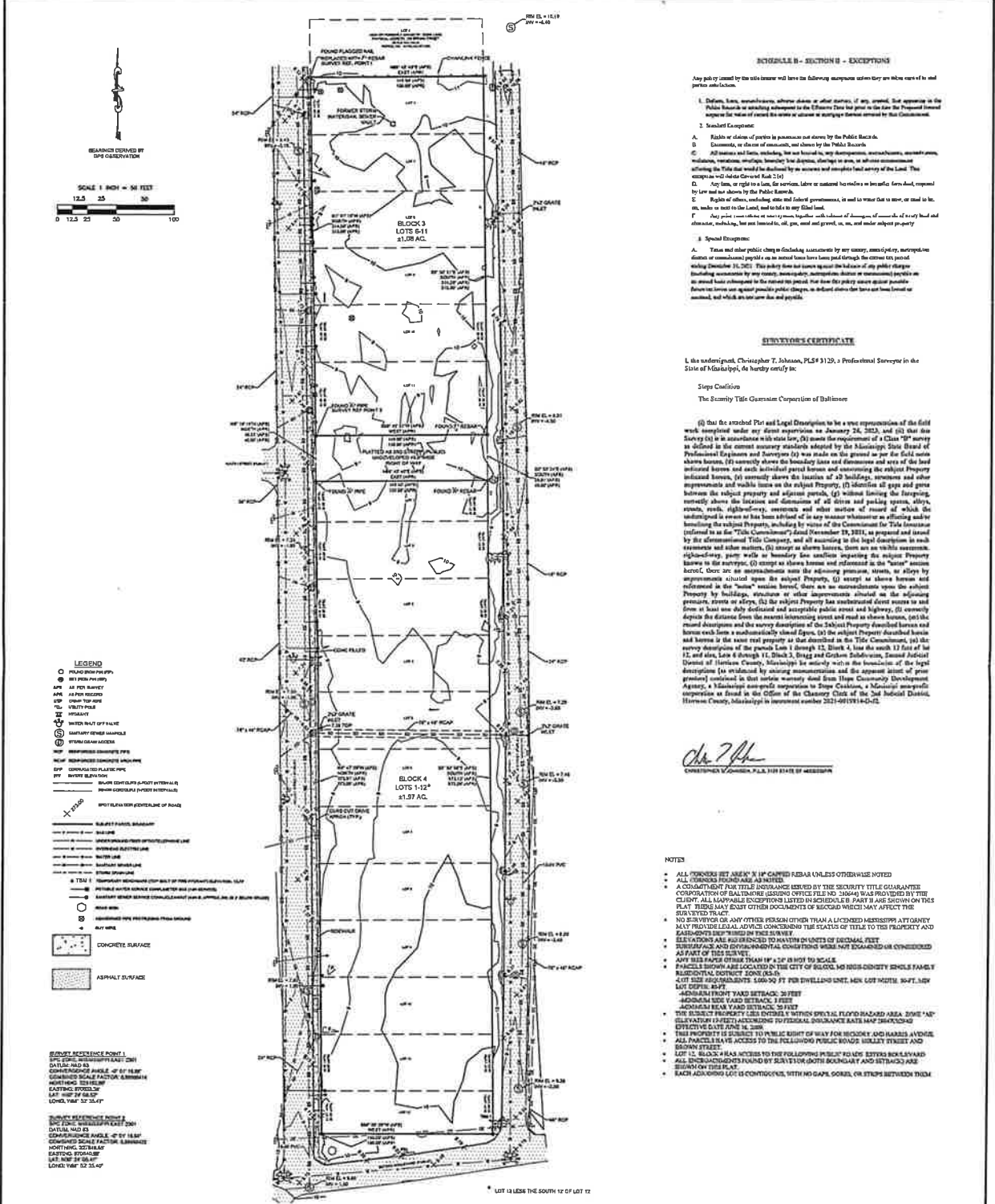
STATEMENT OF OBJECTIVES: GENERAL DESCRIPTION

THE PROPOSED HOLLEY STREET HOUSING DEVELOPMENT PLANNED DEVELOPMENT INFIL (PDI) IS LOCATED ON THE SOUTH-SOUTHWEST CORNER OF THE INTERSECTION OF HOLLEY STREET TO BE USED FOR MEDIUM DENSITY SINGLE FAMILY RESIDENTIAL, MEDIUM DENSITY DUPLEX RESIDENTIAL, AND A COMMUNITY WELLNESS CENTER.

THE DEVELOPMENT PROPOSES A MAXIMUM OF TWENTY (20) MEDIUM DENSITY MULTIFAMILY RESIDENTIAL UNITS WITH THREE (3) BEDROOMS IN 12 UNITS AND TWO (2) BEDROOMS IN EIGHT (8) UNITS, SIXTEEN (16) COMMUNITY WELLNESS CENTER (S.O.F. ACRES) (5.8% OF THE SITE), THE PARKING, STREETS, AND WALKS ARE APPROXIMATELY 1.62 ACRES (34.1% OF THE SITE), THE COMMON OPENING GREEN SPACE IS APPROXIMATELY 0.02 ACRES (0.5% OF THE SITE).

THE GREENSPACE WITHIN THE BOUNDARIES OF THIS DEVELOPMENT SHALL BE PRIVATELY OWNED AND MAINTAINED.

CONSTRUCTION IS ESTIMATED TO BEGIN AS SOON AS THE 4TH QUARTER OF 2023 AND IS EXPECTED TO BE COMPLETED WITHIN EIGHTEEN (18) MONTHS.



SURVEY PREPARED FOR: ATLANTIS LAND TITLE SURVEY PREPARED FOR: STEPS COALITION

DATE: 01-26-2023

CLASSIFICATION OF SURVEY: "B"

REMARKS: CLASSIFICATION OF SURVEY: "B"

SCALE: 1" = 50'

THIS IS TO CERTIFY THAT I HAVE CAUSED A SURVEY OF THE PROPERTY SHOWN ON THIS PLAT AND THAT SAID SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATE: 01 OF 01

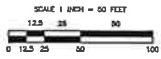
WITNESSES: WITNESSED BY ME ON THE 18TH DAY OF FEBRUARY, 2023

SURVEYOR: Christopher T. Johnson, P.L.S. 3129, STATE OF MISSISSIPPI

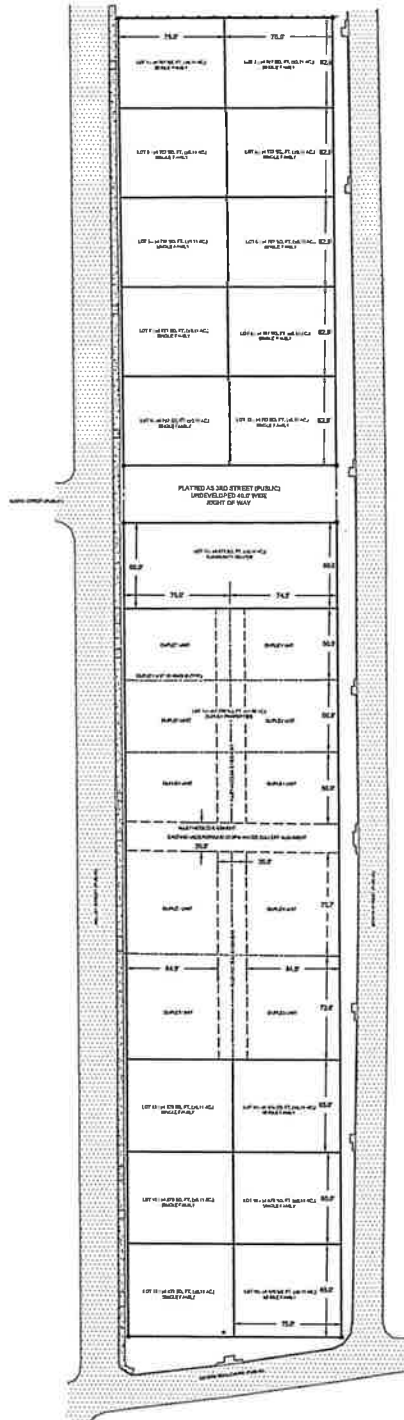
LEGEND: ROAD (Paved, Gravel, Dirt, etc.), EASEMENT (Utility, Access, etc.), SURFACE (Concrete, Asphalt, etc.), and other symbols.

SURVEY REFERENCE POINT 1: DATUM: NAD 83, CORNER: NE 1/4 SEC 16, T12N R12E S12E, EASTING: 970468.87, NORTHING: 1283344.00, LONG. YPR: 32 35.47'

SURVEY REFERENCE POINT 2: DATUM: NAD 83, CORNER: NE 1/4 SEC 16, T12N R12E S12E, EASTING: 970468.87, NORTHING: 1283344.00, LONG. YPR: 32 35.47'



LOT 1
 BRIDGE NUMBER 123456789
 BRIDGE NUMBER 123456789
 BRIDGE NUMBER 123456789



- LEGEND**
- FOUND IRON PIPE
 - ⊗ IRON PIPE CAP
 - SURVEY POINT, BENCHMARK
 - SURFACE EASEMENT
 - EASEMENT EASEMENT
 - CONCRETE SURFACE
 - ASPHALT SURFACE

SURVEY PREPARED FOR PRELIMINARY PLAT PREPARED FOR: STEPS COALITION A RESUBDIVISION OF LOTS 1 THROUGH 12, BLOCK 4, LESS THE SOUTH 12 FEET OF LOT 12, AND ALSO, LOTS 8 THROUGH 11, BLOCK 3, BRIDGE AND GRAYHAM SUBDIVISION, SECOND JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI	SURVEY DATE 01-26-2023 INSTRUMENT DATE 03-16-2023 SCALE 1" = 50' SHEET NO. 01 OF 01 PROJECT NO. KM00-23-002 CASE CJ, AR	NOTES CLASSIFICATION OF SURVEY "B" BEARINGS ARE BASED ON GEODETIC NORTH THIS IS TO CERTIFY THAT I HAVE CAUSED A SURVEY OF THE PROPERTY LINES SHOWN ON THIS PLAT AND THAT SAID SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. WITNESS MY SIGNATURE ON THIS, THE ___ DAY OF ___, 20__	CHRISTOPHER T. JOHNSON, P.L.S., 3128 STATE OF MISSISSIPPI
REFERENCE MATERIAL: TITLE COMMITMENT FILED BY THE EGRESS TITLE GUARANTEE CORPORATION OF BALTIMORE (EFFECTIVE DATE: 11-26-2021; FILE NO: 219648) THE FOLLOWING RECORDS ON FILE IN THE CLERK'S OFFICE OF THE 2ND JUDICIAL DIST. OF HARRISON CO., MS: PLAT OF BRIDGE AND GRAYHAM SUBDIVISION INSTRUMENT NO.: 2011-001861-02 INSTRUMENT NO.: 2014-000491-02			

Community Development Director
Jerry Creel



676 Dr. Martin Luther King Jr. Blvd.
P.O. Box 508
Biloxi, Mississippi 39533
Office: 228.435.6280
Fax: 228.435.6188
www.biloxi.ms.us

To: Biloxi Planning Commission

From: Jerry Creel, Development Review Committee Chair

Date: May 11, 2023

Re: STEPS Coalition (Owner)
K. Moye Land Design and Development, LLC (applicant)
Holley Street
Parcels: 1410G-02-070.000, 1410G-02-069.000,
1410G-02-068.000 & 1410G-02-067.000

The Development Review Committee (DRC) has reviewed the above-referenced project and has authorized the applicant to apply to Planning Commission and Biloxi City Council for a PDI (Plan Development Infill) and a R.O.W. Vacation.

The DRC **will** require further review and approval prior to permitting because of the nature of this project. Building Permits shall be issued when construction documents are approved by the Building Division.

Yours truly,

Jerry Creel

Jerry Creel, Chair

cc: file

1

BILOXI PLANNING COMMISSION MEETING
MAY 18, 2023
COMMUNITY DEVELOPMENT,
DR. MARTIN LUTHER KING JR. MUNICIPAL BUILDING,
676 DR. MARTIN LUTHER KING JR. BOULEVARD,
BILOXI, MISSISSIPPI,
BEGINNING AT 2:00 P.M.

PLANNING COMMISSION MEMBERS PRESENT:

David Washer, Chairman
Ronnie Bogard
Kyle Carron
Steve DeLaHousey
Charlie Dellenger
Dr. Larry Drawdy
Joe King
Gary Lechner
Debora Magee
August Parker
Jimmy Poulos
John Snow
Michael Todaro

ALSO PRESENT:

Jerry Creel, Director of Community Development
Felicia Serpas, Senior Planner
Caryle Lena, Planner
Tim Cipolla, Code Inspector
Jon Lambert, Code Inspector
Zach Harris, City Arborist
Dr. Paul Tisdale, Councilman Ward 5

REPORTED BY

Melissa Burdine-Rodolfich
Simpson Burdine & Miguez

2

C-O-N-T-E-N-T-S

CONTINUED PUBLIC HEARING(S):	PAGE:
(None)	--
NEW PUBLIC HEARING(S):	
23-038-PC	6
<u>23-040-PC</u>	<u>11</u>
23-041-PC	33
23-042-PC	11
TREE HEARING(S):	
(None)	--

3

CHAIRMAN WASHER:

Let us call the Planning Commission meeting to order, please.

We will record the members present. Mr. Lechner, Mr. Parker, Mr. Todaro, Ms. Magee, Mr. Bogard, Mr. Dellenger, Mr. Poulos, Dr. Drawdy, Mr. Carron, Mr. King, Mr. Snow, Mr. DeLaHousey; myself, David Washer; Jerry Creel, Director of Community Development; Caryle Lena, Planner. In the back there or she stepped out for a minute -- oh, there she is over here -- Senior Planner is Felicia Serpas. Next to her is Zach Harris, Arborist. On the front table there is Jon Lambert, Inspector, and next to him is Melissa Rodolfich, court reporter today.

MR. CREEL:

Tim Cipolla.

CHAIRMAN WASHER:

Yeah. We'll call Tim Cipolla's name one last time, long-time inspector. Good for him; he's retiring. He's going to enjoy life. In the audience with us is Dr. Paul Tisdale, Councilman Ward 5.

Mr. DeLaHousey, please open the meeting with a moment of prayer.

4

(Moment of prayer.)

CHAIRMAN WASHER:

Mr. King, the pledge, please, sir.
(Pledge of allegiance.)

CHAIRMAN WASHER:

We welcome everyone here with us today. We would ask that anyone that desires to speak, please come to the podium when your case is called, give us your name and address for the record and also, please sign in at the pad provided. We would ask if any cell phones in the audience, kindly mute them or turn them off.

Ask if all members of the Commission received a copy of the minutes from the last meeting and if there is any additions and corrections?

MR. DELAHOUSEY:

I move that we approve with one amendment. I don't believe Mr. Snow was here for the last meeting.

CHAIRMAN WASHER:

All right. Motion to accept the minutes as corrected.

MR. PARKER:

So moved.

9

1 The way that we address that is there
2 are sidewalks required by the LDO and before we
3 issue a certificate of occupancy for the house,
4 each section of the sidewalk has to be installed.
5 CHAIRMAN WASHER:
6 Any other questions of Mr. Seymour?
7 (No response.)
8 CHAIRMAN WASHER:
9 Thank you, sir.
10 MR. SEYMOUR:
11 Okay. Thank you.
12 CHAIRMAN WASHER:
13 Ask if there's anyone in the audience
14 that wants to speak in favor of the applicant's
15 request? Anyone speaking in favor? No one
16 speaking in favor.
17 Is there anyone speaking in opposition?
18 No one speaking in opposition.
19 Anybody with any questions?
20 (No response.)
21 CHAIRMAN WASHER:
22 We'll consider that hearing closed.
23 Mr. Creel.
24 MR. CREEL:
25 Well, this is an application for a

11

1 hear two cases together today, but we'll vote on
2 them separately since they're both related.
3 Case Number 23-040-PC, Steps Coalition
4 owner, and K. Moye Land Design and Development,
5 LLC, applicant, this is a request for a
6 preliminary subdivision re-plat of a portion of
7 Bragg and Graham Subdivision, coupled with the
8 establishment of a PD-I, Planned Development
9 Infill District Master Plan, for an application
10 submitted to create 18 lots upon 3.05 acres, more
11 or less, in size, presently zoned RS-5,
12 high-density single-family residential, and
13 identified as four unaddressed parcels situated
14 north of Esters Boulevard, between Brown Street
15 and Holley Street. Referenced Tax Parcel Numbers:
16 1410G-02-067.000, 1410G-02-068.000,
17 1410G-02-069.000 and 1410G-02-070.000.
18 Mr. Lambert.
19 MR. LAMBERT:
20 Yes, sir. I did both of these
21 properties in one video, so it's a little lengthy.
22 CHAIRMAN WASHER:
23 I'm sorry. I'm jumping the gun here.
24 That was advertised on April 29th, May 4th and
25 May 11th.

10

1 seven-lot subdivision. Only six will have houses
2 on it. The one that faces Benachi already has a
3 detection pond on it, and that will continue to
4 serve as a detention area for right now.
5 The lots they're building there, what
6 the property is zoned for, the lots are large.
7 This is what the neighborhood requested the last
8 time when they came with the previous application.
9 It's been through DRC and been approved, and the
10 staff would recommend approval.
11 MR. TODARO:
12 I move we approve.
13 MR. PARKER:
14 Second.
15 CHAIRMAN WASHER:
16 Motion by Mr. Todaro recommending
17 approval; seconded by Mr. Parker.
18 We'd ask that all those in favor of
19 approval, raise your hand, please.
20 Mr. Lechner, Mr. Parker, Mr. Todaro,
21 Ms. Magee, Mr. Bogard, Mr. Dellenger, Mr. Poulos,
22 Dr. Drawdy, Mr. Carron, Mr. King, Mr. Snow,
23 Mr. Delahousey; myself, David Washer. We'll let
24 the record show that's unanimous.
25 Our next case today -- we're going to

12

1 Also, in conjunction with this case,
2 we're going to hear Case Number 23-042-PC, Steps
3 Coalition, owner, and K. Moye Land Design and
4 Development, LLC applicant. This is a request for
5 vacation of an unimproved public right-of-way
6 measuring 40 feet by 150, more or less, located
7 between two parcels of land having frontage to
8 Brown Street and Holley Street platted as 3rd
9 Street, being Municipal Tax Parcel Numbers
10 1410G-02-069.000 and 1410G-02-070.000. This case
11 was advertised on May 4th and May 11th.
12 Mr. Lambert.
13 MR. CARRON:
14 There's two videos on this. They're
15 both on both of the videos. They're a little
16 lengthy, but I will try to get through it quick.
17 CHAIRMAN WASHER:
18 Thank you.
19 MR. CARRON:
20 I'm standing here on Holley Street
21 looking south towards Esters. This is looking
22 back north towards Division Street. It's quite a
23 large parcel, so I actually drove through part of
24 this.
25 And this is for the right-of-way,

13

1 vacation of the right-of-way here. This is
 2 looking back east toward Brown Street here. The
 3 other sign for the right-of-way is on the other
 4 side over there, which will be in the next video.
 5 That's looking west down Austin Street here.
 6 I'll fast-forward a little through this
 7 next bit. I actually put out four signs for this
 8 property. And that's about it for that video.
 9 I will go to the next one.
 10 And this is just starting on the other
 11 side, on Brown Street here looking north towards
 12 Division. And here's the other right-of-way sign
 13 for Austin here. And there is Austin Street
 14 there, again, looking back west, and Sign
 15 Number 4. That's pretty much it.
 16 CHAIRMAN WASHER:
 17 All right. Thank you. Do we have a
 18 representative from Steps Coalition or either
 19 K. Moye Design?
 20 MR. MOYE:
 21 Good afternoon. I'm K. Moye -- well,
 22 Ken Moye with K. Moye Land Design and Development.
 23 This is Mr. Jonathan Green with Steps Coalition.
 24 He will give some perspective of the project, and
 25 then I will come back with the technical details.

15

1 That kind of gives you a visual of what
 2 we're looking at doing with the structures.
 3 You can go to the next slide.
 4 Just introductions of our company, K.
 5 Moye Land Design and Development. We're out of
 6 the Gulf Coast region. We do projects from small
 7 to mid-scale, residential, commercial, but we do
 8 have the capabilities to handle a project of this
 9 magnitude.
 10 So we can go to the next one.
 11 So we did review the Comprehensive Plan
 12 to make sure our project was consistent with some
 13 of the strategies and goals of the City of Biloxi,
 14 so we did identify some of those.
 15 And then on the next slide, I have some
 16 objectives there based on the Future Land Use
 17 where it's located.
 18 We have objective 3.1, to improve the
 19 character, visual quality of new development. So
 20 we -- so we tackle Action Item 3.11, with that
 21 of -- developing these design standards that are
 22 unique to this project specifically. We will make
 23 sure that is carried out and consistent throughout
 24 the development.
 25 We also hit the Objective 3.4 using the

14

1 MR. GREEN:
 2 Sure. Good afternoon to all the
 3 commission members.
 4 Steps Coalition for the last two years
 5 has been working with various community leaders
 6 and residents to help redevelop East Biloxi as you
 7 all are aware, there hasn't been any new housing
 8 developed in East Biloxi, I believe, in over 10
 9 years, but I will leave it to Mr. Jerry Creel to
 10 give you an exact date on that.
 11 Our goal is to develop a 36-unit housing
 12 development in East Biloxi. 16 of those units
 13 would be single-family homes, and 20 of those
 14 units would be duplex units. All would be either
 15 three- or two-bedroom units. And again, as we
 16 noted, that will be between Esters Boulevard and
 17 the lot goes almost, but not quite, all the way to
 18 Division Street.
 19 And from there, I will let Kenneth take
 20 you through the technicals.
 21 MR. MOYE:
 22 Thanks, Jonathan.
 23 If we can pull up our presentation, I'm
 24 going to go through it briefly and just give some
 25 perspective there.

16

1 Future Land Use map to -- as a guide for
 2 residential, business, industrial communities
 3 serving uses needed. So with that, Action 3.3 --
 4 4.1, to utilize rezonings to accomplish, you know,
 5 different density goals and variations of project
 6 type.
 7 And then we will also have Objective
 8 3.11 for flood-prone areas. We want to make sure
 9 this project is resilient. We're doing
 10 fortified-type of development to make sure that --
 11 it's hurricane prone and can sustain the tide
 12 of -- from different storms and things of that
 13 nature.
 14 So we can go to the next one.
 15 The existing zoning is RS-5. I reviewed
 16 some of the existing uses that are allowed, which
 17 our project is pretty consistent with those uses
 18 also identified. It says B-2. I think it's an LB
 19 zoning along the Division Street corridor, which
 20 allow for small -- what's that -- business uses or
 21 commercial uses, per se.
 22 And so then I want to identify that our
 23 project is consistent with what's going on in the
 24 area, as far as the housing types and things of
 25 that nature.

17

1 We can go to the next one.

2 And then our proposed PUD. So our

3 proposed -- the reason we have to apply or ask for

4 Planned Development Infill is because some of our

5 housing -- well, our lot sizes are slightly less

6 than what's allowed in RS-5, gives us a little

7 flexibility on -- we're still maintaining the

8 density of not exceeding the high density. We're

9 actually a medium density project, but being that

10 our minimum lot size is 4,700, the allowable lot

11 size is 5,000 in the RS-5, minimum lot width. We

12 meet that. We have a 65-foot minimum lot width.

13 The allowable is 50 feet.

14 One of our issues is, because of the

15 depth of the lots or how they are existing, we

16 can't get that -- if we go half, we can't get that

17 75-foot depth, so that's -- well, 80-foot depth.

18 I'm sorry. That's why we had to do the 75-foot

19 minimum depth of the property.

20 Our setbacks are slightly different from

21 what is allowable in the RS-5, being that we do

22 lose that depth amount from -- in between the two

23 streets, but as you can see, our medium density --

24 well, our density is 11.8 units per acre and

25 allowable for high density is 30 units per acre.

19

1 there in the middle.

2 And then the south side, we have the

3 single-family also. So the single-family will

4 kind of buffer and keep the perspective of that

5 duplex structure that's in the middle.

6 And then in the middle of the project,

7 we are proposing a community wellness center,

8 which will have the offices for the development,

9 have some amenities for the different tenants that

10 will occupy and then we also have a small health

11 care clinic that will be on site to service the

12 tenants and the immediate community.

13 So go to the next.

14 These are just some blowups of those

15 areas that I just walked you through.

16 Next.

17 That's the PD-I document that we went

18 through.

19 Next, next, next, next.

20 And then here are some of the character

21 sketches of what we're looking at developing,

22 these houses.

23 Next one.

24 Floor plans there, and then the

25 elevation just showing how we want to maintain the

18

1 Next.

2 And this just goes into the presentation

3 some.

4 You can go to the next slide.

5 We had the property surveyed. We also

6 had the tree surveys completed to show the

7 location of where -- the existing trees, which all

8 of our housing units will not -- we're going to

9 preserve all of the trees that we need to. We've

10 been working with the planning office to make sure

11 that that is taken into consideration as we

12 continue to develop the property.

13 Next.

14 And then this just gives some

15 perspective of the site design. The yellow areas

16 show single-family. In the middle, we do have

17 some duplex structures that we're proposing, which

18 still will maintain that single-family look, but

19 also gives us an opportunity to add some more

20 density there.

21 We have those alley-loaded so we'll have

22 parking on the front to where guests can park

23 along the street and the actual owners can park

24 and get in their garages through the alley --

25 alleyways, so that's why we have that pass-through

20

1 quality of -- a nice quality housing in this area.

2 Next.

3 That's for the single-family here.

4 Next one.

5 Give you some more perspective. This is

6 going into the other single-family types.

7 Next one.

8 This one here is -- all the -- I think I

9 said this before, but all of the parking will be

10 underneath the structure, so we have garages

11 because we're in a flood zone. So we do have to

12 elevate the structures, so all parking will be

13 underneath and everything else will be raised.

14 This is a one-story single-family

15 structure here. The first one was a two-story.

16 So we have the living area on the top, and the

17 public area is kind of on the bottom for those.

18 Next one.

19 Just gives some more perspective there.

20 Next.

21 And this is the duplex structures, so we

22 want to kind of maintain the same concept with the

23 housing type.

24 Next.

25 This just gives some perspective of the

21

1 floor plan. These units will have -- be
 2 stackable, so you will have one unit on the first
 3 level, one unit on the second level. We've got a
 4 screened -- stair area on the side that's
 5 screened, so it won't be kind of sticking out on
 6 the property.
 7 Next.
 8 Same there, just shows some more
 9 perspective of the design.
 10 Next.
 11 Color variations, of course, some of
 12 these colors we're not going to consider, but, you
 13 know, just gives some idea and perspective of what
 14 colors we can work with and the design. This is
 15 the single-level duplexes with a unit side by
 16 side.
 17 Next.
 18 That just gives a perspective of the
 19 floor plan there and the character.
 20 And next.
 21 And then this is the wellness center
 22 kind of design, to make sure it's consistent with
 23 the -- what we're trying to do with the other
 24 houses.
 25 Next.

23

1 access to the wellness center. But being that it
 2 doesn't affect any other surrounding properties,
 3 we wanted to revoke it so that we can get some
 4 flexibility of how we design that drive to the
 5 wellness center.
 6 And you can go to the next one to just
 7 get some perspective where the wellness center is
 8 located, and that's our other request, to revoke
 9 the right-of-way.
 10 CHAIRMAN WASHER:
 11 Is the wellness center only for
 12 residents of the development?
 13 MR. GREEN:
 14 Primarily, but there is definitely a
 15 need. So we know within the community -- the
 16 community has been asking for another community
 17 center, so this could be something that would
 18 address that partially. It's not a huge wellness
 19 center, but it will have a fitness center in it.
 20 It will have a multipurpose room.
 21 We have had some preliminary
 22 conversations with some health care agencies
 23 around having a physician suite on the second
 24 level and an office space.
 25 CHAIRMAN WASHER:

22

1 And that's the layout of -- and the
 2 character of the wellness center.
 3 And then the last one just gives another
 4 perspective looking down the street of what we're
 5 projecting.
 6 So in closing, we are proposing to
 7 rezone from RS-5 to PD-I, and we're here for any
 8 questions and look forward to working with you
 9 guys.
 10 CHAIRMAN WASHER:
 11 Would you address what vacating the
 12 street or the undeveloped street would do for you?
 13 MR. MOYE:
 14 Yes, sir.
 15 MR. LAMBERT:
 16 You want me to bring that up?
 17 MR. MOYE:
 18 Yeah. I've got a presentation. I can
 19 get right into that. Sorry about that.
 20 And this is the area of the revocation
 21 (sic). As you can see, it doesn't have a -- this
 22 road doesn't have a pass-through. It dead-ends at
 23 Brown Street. So this is the area where the
 24 community wellness center will be. We're still
 25 going to put a private drive there so we can get

24

1 How many parking spaces will be
 2 allocated to the wellness center?
 3 MR. MOYE:
 4 The parking will also be underneath it,
 5 so we have, I think, six parking spaces allocated.
 6 Then we will do some parking along the street.
 7 Since we're making it a private drive, we will
 8 have some parking along the street. And then we
 9 also have opportunity on that parcel to do some
 10 additional parking if needed.
 11 MR. CARRON:
 12 When you say "along the street," are you
 13 saying on the street?
 14 MR. MOYE:
 15 Along the private -- the revocation.
 16 The street that we're revocating, when we're doing
 17 this private drive, we'll do some parking along
 18 that.
 19 MR. CARRON:
 20 And the three-bedroom units, how many
 21 parking spots do they have allocated to them?
 22 MR. MOYE:
 23 For the three-bedrooms?
 24 MR. CARRON:
 25 Yeah.

25

1 MR. MOYE:
2 So we have the driveway on each one of
3 the single-family properties. We have a two-car
4 garage for each one and then we have some parking
5 along the front for guests that's along the
6 street, and then we also have --
7 MR. CARRON:
8 Is that the green areas or --
9 MR. MOYE:
10 Yes. It's right adjacent to the green
11 areas. If you see the blue -- so you have got the
12 green areas, which will be landscaping. And then
13 those little blue areas right there is where you
14 can fit parking spaces. I think three or four
15 parking spaces can fit along there.
16 MR. GREEN:
17 So all the floor plans will accommodate
18 two cars, so there is dedicated parking for two
19 cars for each residence.
20 And then since the wellness center is
21 really primarily for the residents, most residents
22 would walk to the wellness center.
23 MR. MOYE:
24 That's right.
25 MR. DELAHOUSEY:

27

1 Home Corporation, and one of the things that they
2 require is support inside services. So we have
3 been in conversations with several NGOs on the
4 Coast to provide those services and we will be
5 outsourcing those services.
6 So we have had conversations with
7 Coastal Family Health. We have also had
8 conversations with Memorial Hospital Gulfport
9 about manning that facility, so those wouldn't be
10 services that we would provide directly. We would
11 provide them through third parties.
12 MR. MOYE:
13 Yeah. I was going to show the floor
14 plan to show the space. This is a small area. So
15 the health center, they'll probably be coming in
16 and out. They will probably just service tenants
17 two days out of the week or something and allow
18 physicals or just, you know, mental health-type
19 things like that, so it's not going to be, like, a
20 full-service health clinic on site.
21 MR. GREEN:
22 Yeah. It's really -- the focus is going
23 to be preventative health.
24 MR. MOYE:
25 Yeah, that's right.

26

1 First of all, I commend you on your
2 presentation. It's excellent.
3 MR. MOYE:
4 Thank you.
5 MR. DELAHOUSEY:
6 Tell me a little bit more about the
7 wellness center and the clinic, the health clinic.
8 The clinic specifically, are you going to hire
9 someone to man that or just make space available
10 for a clinician if they want to rent the space or
11 what?
12 MR. GREEN:
13 Sure. So --
14 MR. MOYE:
15 You want to show the floor plan first
16 and then --
17 MR. GREEN:
18 You can show the floor plan.
19 MR. MOYE:
20 Yeah. Can you pull up the floor plan?
21 Go ahead.
22 MR. GREEN:
23 So we have been in conversations -- so
24 from a financing perspective, a good portion of
25 the financing for this will come from Mississippi

28

1 MR. GREEN:
2 So then you're talking about things
3 like --
4 MR. MOYE:
5 Flu shots.
6 MR. GREEN:
7 -- how do you prevent diabetes,
8 basically using the fitness center, teaching
9 people how important fitness is, heart disease,
10 kind of all the, I would say, chronic illnesses
11 that are typical here on the Mississippi Gulf
12 Coast.
13 So our goal is -- what we call it, we
14 call it upstream health care, basically to work
15 with people before they get sick, and basically
16 prevent them from -- and that's really been the
17 basis for our conversations with Memorial in
18 particular, is how do we keep people out of your
19 emergency room.
20 CHAIRMAN WASHER:
21 All right. Any other questions, members
22 of the Commission?
23 No other questions. Thank you,
24 gentlemen.
25 Let me ask if there is anyone in the

29

1 audience that wants to speak in favor of the
2 applicant's request? Anyone speaking in favor?
3 No one speaking in favor.
4 Anyone speaking in opposition? Anyone
5 speaking in opposition? Any questions?
6 (No response.)
7 CHAIRMAN WASHER:
8 We'll consider that hearing closed, both
9 of those hearings closed.
10 Mr. Creel?
11 MR. CREEL:
12 Well, the staff has looked at a number
13 of projects for this piece of property over the
14 years and none of them seemed to materialize. The
15 last time we looked at one was about three years
16 ago and the design was not compatible with the
17 property.
18 We believe now that we're being
19 presented with a design that actually works on the
20 property. We suggested that they do it as PD-I,
21 which is designed for East Biloxi where you have
22 limited sizes and pieces of property that might
23 not accommodate the rigid setback and those kind
24 of requirements, lot density and those kind of
25 things.

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1 CHAIRMAN WASHER:
2 That's correct, the preliminary
3 subdivision.
4 Motion by Mr. Dellenger; seconded by
5 Mr. Delahousey recommending approval.
6 All those in favor? Mr. Lechner,
7 Mr. Parker, Mr. Todaro, Ms. Magee, Mr. Bogard,
8 Mr. Dellenger, Mr. Poulos, Dr. Drawdy, Mr. Carron,
9 Mr. King, Mr. Snow, Mr. Delahousey; myself, David
10 Washer. We'll let the record show that's
11 unanimous.
12 Now we will go back and talk about --
13 MR. DELAHOUSEY:
14 I would just like to make a comment. I
15 think you gentlemen are to be commended on your
16 efforts to revitalize East Biloxi. Thank you.
17 Sounds like a really good project.
18 MR. GREEN:
19 Thank you.
20 MR. CREEL:
21 Just one question from us, the
22 maintenance of the property, that would -- will be
23 handled by the Steps Coalition?
24 MR. GREEN:
25 Yes. And we will be hiring a

30

1 But this has been through DRC. They
2 have done a great design. We think that the --
3 providing parking underneath to accommodate the
4 elevation requirements works very well, and the
5 staff would recommend approval.
6 As far as the vacation goes, the staff,
7 the city administration has no intention of
8 improving this. It's a dedicated, but unimproved
9 right-of-way and there's nothing on the City's
10 plan that would continue that. It will provide
11 access to get to a community center that they're
12 proposing in the middle of the property.
13 And we have letters from all of the
14 utilities. The only one that didn't object --
15 they didn't object, but one of the lines, Cable
16 One, I think, said that they just wanted to make
17 sure they maintain an access going north and
18 south, which this is going east and west.
19 So based on that, we would recommend
20 approval on the vacation as well.
21 MR. DELLENGER:
22 Move we approve.
23 MR. DELAHOUSEY:
24 Second.
25 We're talking about 23-040-PC?

32

1 third-party property manager, because, again, we
2 have requirements -- federal requirements that we
3 have to meet.
4 MR. CREEL:
5 Okay.
6 CHAIRMAN WASHER:
7 Okay. Now we will go ahead and discuss
8 or vote on Case Number 23-042-PC, as far as the
9 public right-of-way vacation.
10 MR. DELAHOUSEY:
11 Move to approve.
12 MR. SNOW:
13 Second.
14 CHAIRMAN WASHER:
15 Motion by Mr. Delahousey recommending
16 approval; seconded by Mr. Snow.
17 Any discussion on that?
18 (No response.)
19 CHAIRMAN WASHER:
20 Ask that everyone in favor, raise your
21 hand, please.
22 Mr. Lechner, Mr. Parker, Mr. Todaro,
23 Ms. Magee, Mr. Bogard, Mr. Dellenger, Mr. Poulos,
24 Dr. Drawdy, Mr. Carron, Mr. King, Mr. Snow,
25 Mr. Delahousey; myself, David Washer. We'll let

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1 the record show that's unanimous.
2 Thank you, gentlemen.
3 MR. GREEN:
4 Thank you.
5 CHAIRMAN WASHER:
6 Our next case today, 23-041-PC, Carol
7 Harris, this is a request for a zoning map
8 Amendment to authorize a change in zoning district
9 classification for a parcel of land recently
10 subdivided into three parcels of land via Case
11 Number 22-023 minor subdivision, measuring
12 approximately one acre, more or less, in size,
13 from its present zoning district classification of
14 A, Agricultural, to RS-10 single-family
15 low-density for a parcel of land presently
16 identified as 14094 Hudson Krohn Avenue, Parcel
17 B., reference Tax Parcel Number 1207H-01-008.000.
18 Case also advertised on May 4th and May 11th.
19 Mr. Lambert.
20 MR. LAMBERT:
21 This is just looking back down -- back
22 down towards Big John Road here. And, of course,
23 you've got Hudson Krohn Road here at the end of
24 the Big John here. If I'm not mistaken, I believe
25 there is property markers right around this area

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1 CHAIRMAN WASHER:
2 Any members of the Commission with any
3 questions? No questions.
4 I'm sure we talked about this the last
5 time we talked about the changes out there. How
6 about your water and sewer? Where are you getting
7 that from?
8 MS. HARRIS:
9 It's right along the street, all the
10 utilities.
11 CHAIRMAN WASHER:
12 Along the street.
13 MS. HARRIS:
14 And the property is only 10 minutes from
15 downtown Biloxi.
16 CHAIRMAN WASHER:
17 Any questions?
18 MR. DELLENGER:
19 Will this remain one parcel or will it
20 be split into two parcels if you're going to put
21 two houses on it?
22 MS. HARRIS:
23 Lot B will be two houses, be a half acre
24 each.
25 MR. DELLENGER:

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1 here.
2 CHAIRMAN WASHER:
3 Is Ms. Harris or her representative
4 here? Come on forward, please, ma'am.
5 MS. HARRIS:
6 Good afternoon, members of the Board.
7 My name is Carol Harris. I own three acres just
8 off of Hudson Krohn going down Big John.
9 Lot A will remain an acre. Lot B is an
10 acre right now, and Lot C is an acre, but it
11 houses a spillway, which only gives me a half an
12 acre to build on.
13 Lot B, I would like -- I'm requesting
14 that it go from agriculture to residential, so
15 they would be a half acre each. I have got lots
16 of -- to the east of me, I've got less than half
17 acres. Across from me, I have got less than half
18 acres. And to the west, a little bit better than
19 a quarter of an acre on those homes. So the lots
20 are still large enough.
21 My idea is to have a little bit smaller
22 housing, for more of a senior or -- between 1,000
23 and 1,500, so we'd like low maintenance on our
24 lots as well, a little bit of green but not an
25 acre to cut. And that's my request.

36

1 So it will be split into two separate
2 parcels.
3 MR. DELAHOUSEY:
4 Mr. Creel, am I reading this correct?
5 So on the parcels there you have to have the left,
6 that's already zoned RS-10; is that right?
7 MR. CREEL:
8 Across the street, across Hudson Krohn
9 Road, that's Emerald Lake Estates, and all of that
10 is RS-10, yes.
11 MR. DELAHOUSEY:
12 And then the surrounding area is all
13 agricultural?
14 MR. CREEL:
15 Agricultural, yes.
16 MR. DELLENGER:
17 Except for the bottom right, RS-10.
18 MR. CREEL:
19 Yeah. Any other questions?
20 MR. CARRON:
21 I have a question.
22 CHAIRMAN WASHER:
23 Mr. Carron.
24 MR. CARRON:
25 The question is for Jerry before we go