

Ordinance No. 2523

ORDINANCE TO AMEND THE BILOXI LAND DEVELOPMENT ORDINANCE,
SPECIFICALLY THE AMENDMENT OF TEXT RELATED TO SOCIAL SERVICES,
SOUP KITCHENS AND MULTIFAMILY DWELLING WITHIN
ARTICLE 23-10: DEFINITIONS AND INTERPRETATIONS, TABLE 23-4-1(C)
USE TABLE – NON-RESIDENTIAL AND PLANNED DEVELOPMENT DISTRICTS,
USE STANDARDS: SECTION 23-4-3-(C)(3)C, AND ARTICLE 23-4:
USE STANDARDS; SECTION 23-4-3-(C)(1)B.

WHEREAS, on Thursday, July 6, 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. 23-039-PC, City of Biloxi, with respect to a proposed Text Amendment to the Biloxi Land Development Ordinance; and

WHEREAS, the Planning Commission members were apprised of the particulars of this case, being made cognizant of the fact that the City of Biloxi has proposed a Text Amendment to the Biloxi Land Development Ordinance, which case specifically addresses the amendment of text related to social services, soup kitchens and a multifamily dwelling within Article 23-10: Definitions and Interpretations, Table 23-4-1(C) Use Table – Non-Residential and Planned Development Districts, Use Standards: Section 23-4-3-(C)(3)c, and Article 23-4: Use Standards; Section 23-4-3-(C)(1)b.; as follows

Article 23-10: Definitions and Interpretations

Dwelling, Multifamily – ~~A dwelling containing five or more individual dwelling units, with the units often stacked one above the other in a vertical configuration, sharing common vertical walls and/or horizontal floors and ceilings. Condominiums are considered multifamily dwellings.~~

A dwelling or group of dwellings on one lot, containing separate living units for three or more families, having separate or joint entrances, and including but not limited to apartments, group homes, tiny homes, and condominiums.

Ord. No. 2523

Soup Kitchen – Any building or structure or portion thereof that contains a fully equipped kitchen in operating condition. This facility must be used to prepare and serve food on a regular basis either without cost or at a low cost insufficient to generate a profit. Soup kitchens shall not be considered to be restaurants.

Social Services Agency – A facility operated by a nonprofit organization, which provides services such as training, counseling, health, or the distribution of food or clothing. This term includes but is not limited to a facility offering life skills training, substance abuse counseling, housing services, food banks, crisis center, community health centers, welfare agencies, job centers, or a neighborhood recovery center. This term does not include an emergency residential shelter, or soup kitchens.

Table 23-4-1(C) Use Table – Nonresidential and Planned Development Districts:

TABLE 23-4-1(C): USE TABLE - NONRESIDENTIAL AND PLANNED DEVELOPMENT DISTRICTS																	
P = PERMITTED USE C = CONDITIONAL USE																	
A = ALLOWED SUBJECT TO A PLANNED DEVELOPMENT MASTER PLAN BLANK CELL = PROHIBITED USE																	
USE CATEGORY	SPECIFIC USE	NONRESIDENTIAL BASE DISTRICT								PLANNED DEVELOPMENT DISTRICT						USE-SPECIFIC STANDARDS (SECTION)	
		LB	NB	CB	RB	DT	I	WF	SB	PD-C	PD-R	PD-I	PD-I				
COMMERCIAL USES																	
Community Services	<u>Soup Kitchen</u>			C	C		P										<u>23-4-3(C)(1)b</u>
Institution and Health Care Facilities	<u>Social Services Agency</u>			C	C		P										<u>23-4-3(C)(3)c</u>

Use Standards; Section 23-4-3-(C)(3)c:

c. Social Service Agency

A facility operated by a nonprofit organization, which provides services such as training, counseling, health, or the distribution of food or clothing. This term includes but is not limited to a facility offering life skills training, substance abuse counseling, housing services, food banks, crisis center, community health centers, welfare agencies, job centers, or a neighborhood recovery center.

1. Social Service Agencies do not include an emergency residential shelter.
2. Social Service Agencies do not include soup kitchens

Ord. No. 2523

Article 23-4: Use Standards; Section 23-4-3-(C)(1)b:

b. Soup Kitchen

Any building or structure or portion thereof that contains a fully equipped kitchen in operating condition. This facility must be used to prepare and serve food on a regular basis either without cost or at a low cost insufficient to generate a profit.

1. It is important to note that soup kitchens are not classified as restaurants. Additionally, patrons are not permitted to loiter in between meals or spend the night on the premises. To ensure compliance, signs must be displayed stating that sleeping on the property or overnight stay is prohibited.

WHEREAS, on July 6, 2023, the Biloxi Planning Commission, upon some discussion of this text change, voted (13-0) to approve the text amendment of Article 23-10: Definitions And Interpretations, Table 23-4-1(C) Use Table – Non-Residential And Planned Development Districts, Use Standards: Section 23-4-3-(C)(3)C, and Article 23-4: Use Standards; Section 23-4-3-(C)(1)b. of the Land Development Ordinance; and

WHEREAS, the Biloxi City Council, after careful review of the minutes of the public hearing, adopts the report and findings of the Biloxi Planning Commission and, in so doing, determines that modifications to certain portions of text in the Land Development Ordinance, specifically, Article 23-10: Definitions And Interpretations, Table 23-4-1(C) Use Table – Non-Residential And Planned Development Districts, Use Standards: Section 23-4-3-(C)(3)C, and Article 23-4: Use Standards; Section 23-4-3-(C)(1)b are appropriate, as outlined in Case No. 23-039, City of Biloxi.

NOW, THEREFORE, BE IT ORDAINED, THAT THE MAYOR AND THE CITY COUNCIL OF THE CITY OF BILOXI, MISSISSIPPI; that the following text, as amended, will read as follows:

Ord. No. 2523

Use Standards; Section 23-4-3-(C)(3)c:

c. Social Service Agency

A facility operated by a nonprofit organization, which provides services such as training, counseling, health, or the distribution of food or clothing. This term includes but is not limited to a facility offering life skills training, substance abuse counseling, housing services, food banks, crisis center, community health centers, welfare agencies, job centers, or a neighborhood recovery center.

1. Social Service Agencies do not include an emergency residential shelter.
2. Social Service Agencies do not include soup kitchens

Article 23-4: Use Standards; Section 23-4-3-(C)(1)b:

b. Soup Kitchen

Any building or structure or portion thereof that contains a fully equipped kitchen in operating condition. This facility must be used to prepare and serve food on a regular basis either without cost or at a low cost insufficient to generate a profit.

1. It is important to note that soup kitchens are not classified as restaurants. Additionally, patrons are not permitted to loiter in between meals or spend the night on the premises. To ensure compliance, signs must be displayed stating that sleeping on the property or overnight stay is prohibited.

SECTION ONE: All other sections of said Section 23 of the Code of Ordinances of the City of Biloxi, Mississippi, shall remain in full force and effect.

SECTION TWO: 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 Tisdale, seconded by Councilmember Glavan, and was adopted by the following vote:

YEAS:	Gines	Tisdale	NAYS:	Lawrence
	Newman	Glavan		
	Deming			

ABSENT: Barrett-*

(*-Absent from the room during discussion and voting only)

Ord. No. 2523

The Vice-President then declared the Ordinance, as amended, adopted this the 5th day of September, 2023.



ATTEST:

Kei Campbell
CLERK OF THE COUNCIL

APPROVED:

[Signature]
VICE-PRESIDENT OF THE COUNCIL

Submitted to and approved by the Mayor, this the 12th day of September, 2023.

APPROVED:

[Signature]
MAYOR

Scheduled for
July 6, 2023
PC Meeting

City of Biloxi
Case No. 23-039-PC
Text Amendment to the LDO



**Planning Commission
Case Fact Sheet**

Case No.:	23-039-PC
Name of Applicant:	City of Biloxi
Address of Property:	N/A
Tax Parcel/Ward:	N/A

Request: Text Amendment

Purpose of Request: To consider a text amendment within the Land Development Ordinance which case specifically addresses the amendment of text related to social services and a multifamily dwelling within **Article 23-10: Definitions and Interpretations, Table 23-4-1(C) Use Table – Non-Residential and Planned Development Districts, Use Standards: Section 23-4-3-(C)(3)c, and Article 23-4: Use Standards; Section 23-4-3-(C)(1)b.**

Size of Property:	N/A
Present Zoning:	N/A
Present Use:	N/A
Most Nearly Bounded By (streets):	N/A

Adverse Influences: N/A

Positive Influences: This Text Change, as presented, will add definitions for community and social service uses and clarify the definition of a multifamily dwelling.

Concerns stated: The Planning Division Office has not received any letters or other written communications relative to this proposed Text Amendment to the LDO, as of June 29, 2023.

**Comments/
Recommendations:** The section of text to be considered for change/modifications are as follows:

Use Standards; Section 23-4-3-(C)(3)c:

c. Social Service Agency

A facility operated by a nonprofit organization, which provides services such as training, counseling, health, or the distribution of food or clothing. This term includes but is not limited to a facility offering life skills training, substance abuse counseling, housing services, food banks, crisis center, community health centers, welfare agencies, job centers, or a neighborhood recovery center.

1. Social Service Agencies do not include an emergency residential shelter.
2. Social Service Agencies do not include soup kitchens

Article 23-4: Use Standards; Section 23-4-3-(C)(1)b:

b. Soup Kitchen

Any building or structure or portion thereof that contains a fully equipped kitchen in operating condition. This facility must be used to prepare and serve food on a regular basis either without cost or at a low cost insufficient to generate a profit.

1. It is important to note that soup kitchens are not classified as restaurants. Additionally, patrons are not permitted to loiter in between meals or spend the night on the premises. To ensure compliance, signs must be displayed stating that sleeping on the property or overnight stay is prohibited.

Options:

1. Recommend approval of this Text Amendment to the Land Development Ordinance, to **Article 23-10: Definitions and Interpretations, Table 23-4-1(C) Use Table – Non-Residential and Planned Development Districts, Use Standards: Section 23-4-3-(C)(3)c**, and **Article 23-4: Use Standards; Section 23-4-3-(C)(1)b**, as noted.
2. Recommend denial of this Text Amendment to the Land Development Ordinance, as offered.

1

BILOXI PLANNING COMMISSION MEETING
 JULY 6, 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
 August Parker
 Jimmy Poulos
 John Snow
 Cheryl Thompson
 Michael Todaro

ALSO PRESENT:

Jerry Creel, Director of Community Development
 Felicia Serpas, Senior Planner
 Caryle Lena, Planner
 Jon Lambert, Inspector
 Zach Harris, Arborist
 Dr. Paul Tisdale, Councilman Ward 5
 Kenny Glavan, Councilman Ward 6

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):	
23-039-PC	6
23-052-PC	13
23-056-PC	60
23-057-PC	64
23-058-PC	65
TREE HEARING(S):	
TR-23-004	96

3

CHAIRMAN WASHER:

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

We'll record the members present. Mr. Lechner, Mr. Parker, Mr. Todaro, Ms. Thompson, Mr. Bogard, Mr. Dellenger, Mr. Poulos, Dr. Larry Drawdy, Mr. Carron, Mr. King, Mr. Snow, Mr. Delahousey; myself, David Washer; Jerry Creel, Director of Community Development; Felicia Serpas, Senior Planner; Caryle Lena, Planner. At the table is Melissa Rodolfich, our court reporter today. Next to her is Jon Lambert, Inspector. On the front row, is Zach Harris, City Arborist.

Ask Mr. Delahousey, if you would please, open the meeting with a moment of prayer.

MR. DELAHOUSEY:

Certainly. Before we pray today, I would like to acknowledge that Tuesday, July 4th was the 274th birthday of our nation. So Happy Birthday, America.

In a moment, we will recite the Pledge of Allegiance, and we will declare that we are one nation under God. President Ronald Reagan once said, "If we ever forget we are one nation under God, then we will be a nation gone under."

4

Now, let us pray.
 (Moment of prayer.)

CHAIRMAN WASHER:

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

CHAIRMAN WASHER:

Let me also recognize Dr. Paul Tisdale in the audience, Councilman Ward 5.

We welcome you all with us here today. We would ask that if anyone desires to speak, please come to the podium when your case is called, give us your name and address for the record and please sign at the pad provided if you haven't already done so.

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

MR. DELAHOUSEY:

Move to approve.

MR. SNOW:

Second.

CHAIRMAN WASHER:

Motion by Mr. Delahousey recommending approval; seconded by Mr. Snow.

5

1 CHAIRMAN WASHER:
2 All those in favor, say, "aye."
3 (All in favor.)
4 CHAIRMAN WASHER:
5 Any opposed?
6 (None opposed.)
7 CHAIRMAN WASHER:
8 Committee reports, Mr. Creel.
9 MR. CREEL:
10 Yes, sir. Mr. Chairman, members of the
11 Commission, over the past two weeks, the
12 department has issued 140 building permits, with a
13 construction evaluation of \$2.1 million. We have
14 collected \$14,400 in permit fees, issued 15
15 certificates of occupancy; eight of those were for
16 short-term rental. Of the permits issued, there
17 was a duplex renovation at 144 Hopkins Boulevard,
18 also a new duplex at 142 Hopkins Boulevard,
19 Shriner's Boulevard, 12273-B Shriner's Boulevard,
20 a new warehouse, a remodel of the Center Stage
21 building at 2670 Rue Palafox and a new Zaxby's
22 restaurant to be located 2441 Pass Road, also one
23 new single-family house.
24 CHAIRMAN WASHER:
25 Thank you.

7

1 families in it. And you can see the area on the
2 list where it's crossed out before, so the
3 indication was, is that it was one building.
4 But we're running into now is that we're
5 getting a number of developments where the owner
6 intends to build multiple units and rent those
7 units and we believe that those should follow
8 under multifamily dwelling.
9 So what we did is we went to the APA
10 Planners dictionary and found a definition that
11 actually would include the previous type of
12 dwelling definition, but also adds to it
13 apartments, group homes, tiny homes and
14 condominiums to make it clear. So that's the
15 first definition that we're proposing as a text
16 amendment change and it comes right out of the APA
17 dictionary.
18 You will recall that recently we had an
19 application for a soup kitchen, but we did not
20 have a definition of soup kitchen in the ordinance
21 so we had to refer to it as a social agency.
22 Well, social service agency opens the door for a
23 lot more things than just a soup kitchen.
24 So what we did, again, is go back to the
25 APA dictionary and pull out the definition of soup

6

1 There are no continued public hearings.
2 New public hearing today, Case Number
3 23-039-PC, City of Biloxi. This is a request for
4 a text amendment within the Land Development
5 Ordinance which case specifically addresses the
6 amendment of social services in multifamily
7 dwelling within Article 23-10: Definitions and
8 Interpretations; Table 23-4-1(C), Use Table -
9 Non-residential and Planned Development Districts;
10 Use Standards, Section 23-4-3-(C)(3)c, and Article
11 23-4: Use Standards, Section 23-4-3-(C)(1)b.
12 This case was advertised on June 22nd and June
13 29th.
14 Mr. Creel, you want to brief us on that?
15 MR. CREEL:
16 Yes, sir. As we go through the Land
17 Development Ordinance through the year and we
18 encounter some issues that are not clear or maybe
19 some definitions are not clearly described, what
20 we do is try to go back and address those.
21 And what we have here are three
22 definitions that we wanted to clarify. The first
23 one is multifamily dwelling. The previous
24 definition of a multifamily dwelling limited the
25 definition to one building that had multiple

8

1 kitchen, which you will see limits those type of
2 uses or occupancy to just a place that can -- to
3 be used to prepare and serve food on a regular
4 basis, either without cost or at a low cost, so
5 that they're not a profit generating type of
6 agency.
7 And then an exemption in there, it says
8 that soup kitchens are not to be considered
9 restaurants. So we -- it would have a social tone
10 to it, but we would have a specific definition of
11 the soup kitchen for any application that we
12 receive in the future.
13 And the last one is actually a social
14 service agency, which we also didn't have a
15 definition of. And what this does is provides
16 language in the text to show a clear definition of
17 what a social service agency is. And essentially,
18 it's to provide training and offering life
19 training skills, substance abuse counseling,
20 housing services, food banks, crisis centers,
21 community health centers, welfare agencies, job
22 centers, just essentially what it says it is,
23 something to help people. When they need it, they
24 would come to the social service agency to get
25 that help.

9

1 Now, the places where we're proposing to
2 allow these, a soup kitchen and a social service
3 agency, it would be conditional use in CB zoning
4 and conditional use in RB zoning, but would be
5 allowed as a permitted use in industrial zoning.
6 And then on the second page, of the
7 packet, the -- because those are conditional uses
8 in the CB and the RB, we had to put in what those
9 conditions are. So you can read through those and
10 it essentially clarifies what's going on.
11 So that -- the text amendment -- this is
12 essentially the basis of the text amendment.
13 And one of the things that I would point
14 out on the soup kitchen is that one of the
15 conditions that we added is that although soup
16 kitchens are not classified as restaurant,
17 additionally, patrons are not permitted to loiter
18 between meals or spend the night on the premises.
19 And to ensure that, the soup kitchen will have to
20 post signs displaying they prohibit sleeping or
21 overnight stay. So we tried to cover everything.
22 And that's essentially the text
23 amendment.
24 CHAIRMAN WASHER:
25 Thank you very much.

11

1 conditional use in that particular zoning.
2 MR. DELLENGER:
3 I guess what I'm asking is, though, if
4 this passes, does it give them any less rights by
5 becoming multifamily now than it did before?
6 MR. CREEL:
7 Nothing that comes to mind unless you
8 have got something specific.
9 MR. DELLENGER:
10 No. I'm just asking.
11 MR. CREEL:
12 This was just for our clarity so that we
13 feel like it would be covered with ordinance
14 language.
15 MR. DELAHOUSEY:
16 Mr. Creel, would this text amendment
17 have any bearing on the previous case that came
18 before us on Judge Sekul that was going to be used
19 a soup kitchen.
20 MR. CREEL:
21 No, sir. It wouldn't have any bearing
22 on it. That case actually was turned down. And
23 this has not been adopted yet, so anytime that we
24 adopt new code language, it's not retroactive. It
25 goes into effect on a certain day and would affect

10

1 Do we have any questions or any comments
2 from the members of the Commission?
3 MR. DELLENGER:
4 I have a question on the multifamily.
5 Does it change -- so if somebody was doing -- just
6 for lack a better word, a small housing
7 development around like a parcel of land would be
8 considered multifamily if this was put in place
9 instead of, like, I guess not being -- does this
10 change their rights to do anything on that
11 property as far as anything different than they
12 would have been able to do before?
13 MR. CREEL:
14 Everything that would be classified
15 under the LDO would be under multifamily. And
16 we're going through that right now with the
17 development on Popp's Ferry Road where it's being
18 developed like a subdivision, but it's not a
19 subdivision because they are not going to be
20 selling the properties. They are going to be
21 renting them all. So we felt -- it fell in the
22 category of multifamily use.
23 Sometimes they will have amenities.
24 Sometimes they won't. But this opens the door for
25 us to classify that. And in this case, it's

12

1 any applications that we receive from that point
2 forward.
3 CHAIRMAN WASHER:
4 Any other comments? None.
5 We will ask if there is anyone in the
6 audience that wants to speak in support of the
7 proposed changes? Anyone to speak in support. No
8 one speaking in support.
9 Anyone speaking in opposition? No one
10 speaking in opposition.
11 We will consider that hearing closed.
12 Of course, you heard everything that
13 Mr. Creel had to say.
14 MR. TODARO:
15 David, I'd like to move that we approve
16 the changes.
17 MR. CARRON:
18 Second.
19 CHAIRMAN WASHER:
20 Motion by Mr. Todaro recommending
21 approval; seconded by Mr. Carron.
22 If there's no other discussion, we'll
23 ask that all those in favor of approval, raise
24 your hand. Mr. Lechner, Mr. Parker, Mr. Todaro,
25 Ms. Thompson, Mr. Bogard, Mr. Dellenger,

13

1 Mr. Poulos, Dr. Larry Drawdy, Mr. Carron,
2 Mr. King, Mr. Snow, Mr. Delahousey; myself, David
3 Washer. We'll let the record show that's
4 unanimous.
5 Our next case, 23-052-PC, City of
6 Biloxi. This is a request for a zoning map
7 amendment to authorize a change in zoning district
8 classification for 73 parcels of land from their
9 present zoning district classification of A,
10 agricultural, and RB, regional business, to NB,
11 neighborhood business. This case was advertised
12 on June 15th, June 22nd and June 29th.
13 MR. LAMBERT:
14 So this one -- I had quite a bit of land
15 to cover on this one, so the video is a little
16 lengthy, but I will get through it as quick as I
17 can.
18 CHAIRMAN WASHER:
19 That's fine. Thank you, Jon.
20 MR. LAMBERT:
21 I'm standing on Old Highway 67 here.
22 Got Reece Bergeron runs north here. Of course,
23 you've got the New Highway 67 up here, as well as
24 Old Highway 15 that runs back to the backside of
25 the Promenade in D'Iberville.

15

1 that is residential in nature or something that
2 would support residential, like the fire station,
3 like the Cedar Crescent Subdivision and a
4 climate-controlled warehouse also would be
5 something that would support the residential area
6 there.
7 Now, this property came in as
8 agricultural, which is typical whenever we annex
9 an area. It always starts off as agricultural and
10 then we see what direction the property is going.
11 This particular request came as a part
12 of a charge from the City Council to take a look
13 at it because we had received a number of requests
14 and concerns from the neighbors that they --
15 there's residential property, which agricultural
16 is a residential zoning, a single-family
17 residential zoning. And there was some concern
18 that the property did not need to be used or zoned
19 industrial or something heavy commercial because
20 it was surrounded by residential zoning.
21 So the City Council charged the staff
22 with putting together an application on the
23 property for the Planning Commission to conduct
24 this public hearing. We advertised NB, which, as
25 you know, neighbor business is a low-intensity

14

1 I'll go ahead and skip ahead because I'm
2 just going to drive down to the next sign.
3 We have got -- I'm standing at Hickman
4 Road right here. I just tried to zoom in to
5 Paradise Lane right here.
6 I'm just coming up to the last sign
7 here. Got the new fire station. I believe it's
8 Fire Station 10. I'm looking at Cedar Lake right
9 down here.
10 That's it.
11 CHAIRMAN WASHER:
12 Okay. And let me also recognize
13 Councilman Glavan. Came in a little bit late
14 here, but plenty time for this hearing.
15 Councilman Ward 6.
16 Mr. Creel, you want to elaborate on that
17 hearing a little bit?
18 MR. CREEL:
19 Yes, sir. The request before you today
20 is the result of -- well, let's look at the
21 property. Most of the property along this stretch
22 of old Highway 67 from new 67 down to Cedar Lake
23 Road, the majority of the property is either zoned
24 or agricultural or there are a couple of pieces RB
25 in there. We have some development along there

16

1 business zoning that provides certain types of
2 businesses that are placed next to residential
3 neighborhoods such as barber shops and beauty
4 shops and dry cleaners and those kind of things
5 that actually support the residential property
6 that surrounds the area.
7 We would expect that a lot of this
8 property that's right off of Highway 67 is
9 probably going to develop as single-family
10 residential subdivisions and, therefore, the
11 property along the Old 67 needs to be some type of
12 business use that would support it.
13 We advertised it as neighborhood
14 business. However, the City Council -- I'm sorry,
15 the Planning Commission and the City Council have
16 the right to reduce that request from NB to LB,
17 which is a little less intense if they choose to
18 do so.
19 One of the questions that we would
20 receive from property owners, one of their
21 concerns would probably be if this zoning is
22 changed on this property, will it affect my taxes,
23 and the answer to that question is no. Taxes are
24 based on the use of a piece of property and not on
25 the zoning of a piece of property. So as long as