

Ordinance No. 2541

AN ORDINANCE TO APPROVE A ZONING MAP AMENDMENT, TO AUTHORIZE A CHANGE IN ZONING DISTRICT CLASSIFICATION FOR TWO PARCELS OF LAND FROM THEIR PRESENT ZONING DISTRICT CLASSIFICATION OF RS-7.5 MEDIUM-DENSITY SINGLE-FAMILY RESIDENTIAL TO LB LIMITED BUSINESS FOR PROPERTIES IDENTIFIED AS 285 & 289 RODENBERG AVENUE

WHEREAS, on Thursday, December 21, 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. 23-102-PC, Alain Harpin on behalf of PAMS, LLC, a request for a Zoning Map Amendment; and

WHEREAS, the Planning Commission members were apprised of the particulars of the case, being made cognizant of the fact that Alain Harpin on behalf of PAMS, LLC, has submitted this application for Zoning Map Amendment, to authorize a change in zoning district classification for two parcels of land measuring 60' x 120' each, from their present zoning district classification of RS-7.5 Medium-Density Single-Family Residential to LB Limited Business; and

WHEREAS, the Biloxi Planning Commission, after some discussion, and careful reflection of the particulars of this case, voted (11-0-0) to approve the request for a change in zoning district classification for two parcels of land measuring 60' x 120' each, from their present zoning district classification of RS-7.5 Medium-Density Single-Family Residential to LB Limited Business, for parcels of land identified as 285 & 289 Rodenberg Avenue; 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 Zoning Map Amendment, is appropriate for the property as related in Case No. 23-102-PC, Alain Harpin on behalf of PAMS, LLC, for parcels identified as 285 & 289 Rodenberg Avenue.

Ord. No. 2541

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

SECTION ONE: That the boundaries of the Geographical Information System Format Zoning District Map of the City of Biloxi, Mississippi, be hereby further amended by a change in zoning district classification from RS-7.5 Medium-Density Single-Family Residential to LB Limited Business, for the properties identified as 285 & 289 Rodenberg Avenue (re: Tax Parcel Nos. 1210H-03-138.000 & 1210H-03-139.000), more fully described as follows:

Lots twenty-one (21) and twenty-two (22) Block One (1), Suburban Acres subdivision, Section 25, Township 7 south, Range 10 West, a subdivision in Harrison County, Mississippi, Second Judicial District, according to the map or plat thereof on file and of record in the office of the Chancery Clerk of Harrison County, Mississippi, in plat book 17 at page 27 (copy book 4 at page 1), thereof reference to which map or plat is hereby made in aid f and as part of this description,

and further described as land most nearly bounded by the following streets: situated to the North of State Street; to the South of Pass Road; to the East of Dewey Circle; and to West of and fronting upon Rodenberg Avenue.

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 Lawrence, seconded by Councilmember Tisdale, and was adopted by the following vote:

YEAS:	Gines	Deming	NAYS:	Lawrence
	Newman	Glavan		Tisdale

Ord. No. 2541

The President then declared the Ordinance adopted this the 23rd day of January, 2024.



ATTEST:

Kei Campbell
CLERK OF THE COUNCIL

APPROVED:

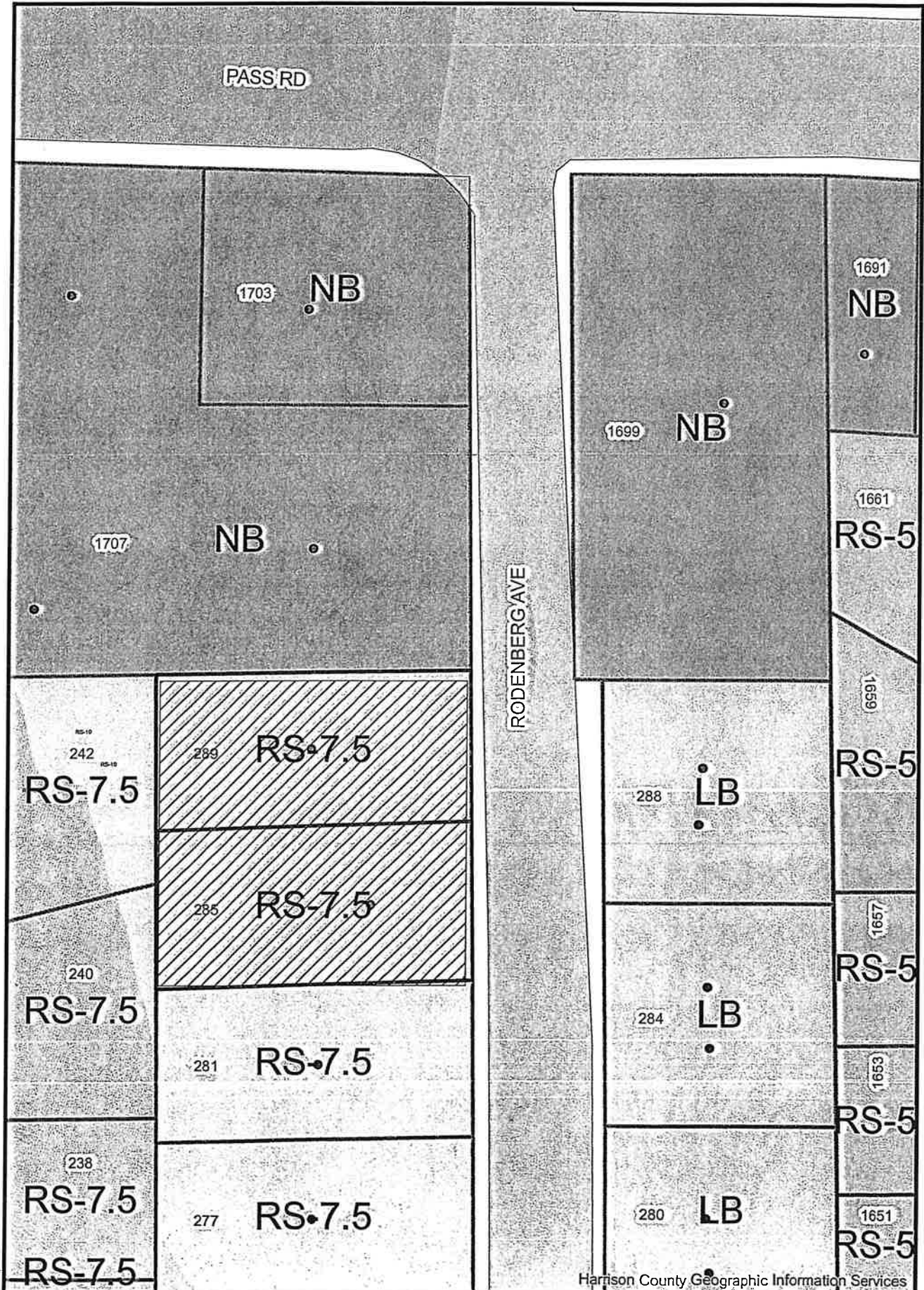
[Signature]
PRESIDENT OF THE COUNCIL

Submitted to and approved by the Mayor, this the 26th day of January, 2024.

APPROVED:

[Signature]
MAYOR

Alain Harpin/PAMS LLC
285 & 289 Rodenberg Ave.
Zoning Map Amendment RS-7.5 to LB



Scheduled for
December 21, 2023
PC Meeting

Alain Harpin on behalf of PAMS, LLC
Case No. 23-102-PC
Zoning Map Amendment
RS-7.5 to LB



**Planning Commission
Case Fact Sheet**

Case No.: 23-102-PC
Names of Owners: Alain Harpin on behalf of PAMS, LLC
Address of Property: 285 & 289 Rodenberg Avenue
Tax Parcel/Ward: 1210H-03-139.000 & 1210H-03-138.000/Ward 1

Request: **Zoning Map Amendment**

Purpose of Request: To consider an application for a **Zoning Map Amendment**, to authorize a change in zoning district classification for two parcels of land measuring 60' x 120' each, from their present zoning district classification of **RS-7.5 Medium-Density Single-Family Residential** to **LB Limited Business**, for parcels of land identified as 285 & 289 Rodenberg Avenue (re: Tax Parcel Nos. 1210H-03-138.000 & 1210H-03-139.000).

Size of Property: 60' X 120' (More or Less)

Present Zoning: **RS-7.5 Medium-Density Single Family**

Flood Zone: **X**

Present Use: Single-Family Residence

Most Nearly Bounded By (streets): To the North of State Street; to the South of Pass Road; to the East of Dewey Circle; and to West of and fronting upon Rodenberg Avenue.

Adverse Influences: A **Zoning Map Amendment** should only be authorized when conditions clearly suggest that a change in zoning is warranted, that a change of the character of the neighborhood is of evidence, coupled with a community need to address this change and that the change proposed is consistent with uses

found upon adjacent or nearby properties.

Positive Influences: This rezoning, if approved, will allow the properties to be consistent with the current zoning pattern and to be in compliance with the Land Development Ordinance.

Concerns stated: The Planning Division Office has not received any letters or other written communications relative to this case, as of December 14, 2023.

Comments/

Recommendations:

Alain Harpin on behalf of PAMS, LLC has submitted a **Zoning Map Amendment**, to authorize a change in zoning district classification for two parcels of land measuring 60' x 120' each, from their present zoning district classification of **RS-7.5 Medium-Density Single-Family Residential** to **LB Limited Business**, for parcels of land identified as 285 & 289 Rodenberg Avenue (re: Tax Parcel Nos. 1210H-03-138.000 & 1210H-03-139.000).

The applicant explained that he would like to revitalize the two homes currently located on the properties and convert 289 Rodenberg Avenue into a duplex. For the duplex to be allowed by right, Mr. Harpin is requesting a zoning change to **Limited Business**. If allowed, he stated the request would be consistent with current Limited Business zoning located immediately East and across the street on Rodenberg Avenue.

As with all requests for **Zoning Map Amendment**, discussion points should focus on the merits or demerits of the Zoning Map change proposed, considering the following criteria:

- 1) Consistency (or lack thereof) with the Comprehensive Plan;
- 2) Compatibility with the present zoning and conforming uses of nearby property and to the character of the neighborhood;
- 3) Suitability of the property affected by the amendment for uses permitted by the present district;
- 4) Suitability of the property affected by the amendment for uses permitted by the proposed amendment;
- 5) Change in the character of the neighborhood and established community need for uses permitted by the

-
- district applicable to the property at the time of the proposed amendment;
- 6) Availability of utilities and infrastructure sufficient to address the impacts associated with the allowed uses in the proposed district; and
 - 7) Mistake in the original zoning

Options:

1. Recommend approval of this request for **Zoning Map Amendment**, for two parcels of land from their present zoning district classifications of **RS-7.5 Medium Density Single Family Residential to LB Limited Business**, having determined that a Change in the Character of the Neighborhood is of evidence and that this zoning change will authorize a consistent development pattern.
2. Recommend denial of this **Zoning Map Amendment**, having determined that insufficient evidence has been provided to establish that a mistake in original zoning is of evidence, or a Change in the Character of the Neighborhood, coupled with no valid Community need to warrant the level of zoning change, herein proposed for the parcels of land under consideration for zoning change.



Planning Commission Application
 City of Biloxi Planning Division
 Mailing Address: P.O. Box 508, Biloxi, MS 39530

Office Location: 676 Dr. MLK Blvd.,
 Building (228) 435-6270 Planning (228) 435-6266 Fax (228) 435-6188

Case No. 23-108-PC

To Be Completed by Owner/Applicant

Date:

Name of Rightful Owner(s):

PAMS, LLC

Name of Applicant: (if different than Owner)

Alain Harpin managing member

Property Address:

285/289 Rodenberg Ave., Biloxi MS 39531

Ward Number

1

Tax Parcel Identification Number(s):

12104-03-129.000 12104-03-138.000

Mailing Address of Property Owner:

1806 21st Ave

Mailing Address of Applicant (if different than Owner):

City: Gulfport

City:

State: MS

State:

Zip: 39501

Zip:

County Harrison

County

Telephone: (228) 214 9674

Telephone: ()

Property Size (please give in acres or by dimension):

60' x 120'

Present Zoning Classification:

RS-7.5

Is the property located within an AHRC District? Yes No If so, which District?

Is this property a Historic Landmark? Yes No

Flood Zone(s) of Property: "X"

North

South

East

West

Property is most nearly bounded by what streets?

Pass Rd

State St

Rodenberg

Dewey Cir

If property directly fronts or is adjacent one of the streets above, please indicate with a checkmark.

State St

Pass Rd

✓

Rodenberg

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 Development

Master Plan/Update

Preliminary Subdivision Review

Conditional Use

Public ROW Vacation

Street Name Change

Variance

Appeal

Tree Removal

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.

Aerin Harris

Signature of Rightful Owner

Signature of Rightful Owner



[Handwritten Signature]

Notary Signature (Seal)

Signature of Rightful Owner

Signature of Applicant

Notary Signature (Seal)

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

Map Amendment
(Master Plan update)

City of Biloxi Planning Division

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

Office Location: 676 Dr. MLK Blvd.,

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

TO BE COMPLETED BY APPLICANT

DATE: *November 16, 2023*

Shaded Areas for Staff Only

MAP AMENDMENT – When the public necessity, convenience, general welfare or appropriate land use practices justify such action, and after the required review, public notice and report by the Planning Commission, the City Council may undertake the necessary steps to amend the Zoning District Map.

Please note that no application for the same parcel(s) requesting the same change may be made more often than once every 24 months.

PLEASE ATTACH A SEPARATE STATEMENT OF SUPPORT - This narrative must set forth proposed use and justification for the change, utilizing criteria set forth in Section 23-2-4(B)(3) of the Biloxi Code of Ordinances and including all proposed and existing structures as well as the uses planned for the site in question. Be specific as to development proposals, sale of property, or other transactions/plans proposed or scheduled for preparation subject to this rezoning request being granted approval.

Existing New

I am requesting a zoning change from this zone to this zone: *RS1-7.5 LB*

If zoning change request includes more than one parcel, you must provide a wraparound legal description. *attached*

Detailed Site Plan Attached (If no site plan is attached, this application is considered incomplete and will not be accepted.)

Criteria:

✓	
Yes	No

1. Is the proposed map amendment consistent with the Comprehensive Plan?

✓	
---	--

Please explain: *The proposed change follows the plan to grow commercial corridors while maintaining the immediate neighborhood characteristics and will not adversely impact city services but compliment the need to improve vacancies*

2. Is the proposed map amendment compatible with present zoning and conforming uses of nearby property and with the character of the neighborhood?

✓	
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Please explain:

The proposed change requests a



PLANNING COMMISSION SUPPLEMENT Map Amendment

City of Biloxi Planning Division
Mailing Address: P.O. Box 508, Blvd., Biloxi, MS 39530
 Office Location: 676 Dr. MLK Blvd.,
 Planning (228) 435-6266 Fax (228) 435-6188

Criteria (continued) *Continuation of the immediate to the east zoning of LB.* Yes No

3. Is the property suitable for uses permitted in the present zoning district? Yes No

Please explain: *285 and adjacent 289 Rodenberg ave single family dwellings. I am proposing converting 289 Rodenberg into a duplex and would like to convert 285 Rodenberg or add an additional similar 2br dwelling in the future*

4. Is the property suitable for uses permitted in the proposed zoning district? Yes No

Please explain: *The proposed LB district allows for multifamily.*

5. Has there been a change in the character of the neighborhood? Yes No

Please explain: *There is no change to character. The property is bounded directly to the north by B-2 on both sides of Rodenberg and directly to the east across Rodenberg by LB. I am asking for a continuation of LB from across Rodenberg*

6. Is there an established community need for uses permitted in the proposed zoning district? Yes No

Please explain: *yes, Keesler AFB is conveniently located 1 minute from the subject property. Rodenberg South of Pass Rd includes zoning B-2, RS-7.5 (subject prop) RM-25, B-3 and LB. My request is to follow the trend of commercialization of Rodenberg*

7. Was there a mistake in the original zoning of the property? Yes No

Please explain: *Rodenberg use to be lined w/ single family residential dating back to the 1950's. However, Rodenberg like Pass Rd to the north, Irish hill south and veterans west are all commercial and high density residential.*

8. Are utilities and infrastructure sufficient to address the impacts associated with allowed uses in the proposed district? Yes No

Please explain: *City water/sewer and electrical are present at the site along w/ cable and internet and public transportation*

Site Plan attached: (please circle): Yes No

Case No. --

Mail body: Fwd: 285/289 Rodenberg zoning map amendment

Alain Harpin
Broker/Owner
Southern Way Realty
2283247187
2282149674
Southernwayrealtyllc.com

Begin forwarded message:

From: Alain Harpin <alainharpin@gmail.com>
Date: November 16, 2023 at 11:34:26 AM CST
To: Alain Harpin <alain@southernwayrealtyllc.com>
Subject: 285/289 Rodenberg zoning map amendment

285/289 Rodenberg zoning map amendment

Dear city council

My name is Alain Harpin I live at 311 Fairview Dr., Biloxi in Edgewater Estates. I have lived in this neighborhood for over 23 years. I have renovated two homes in my neighborhood one in which I live in and one that I used to live in and have since sold.

I have a small Real estate brokerage in Gulfport where we manage several hundred residential properties in Harrison, Jackson, and Stone counties.

I am also a home renovator.

I like to think that I am giving back to my community through both my real estate brokerage and my home renovation business in providing well cared for, safe, functional and accommodating places to live.

I like to take old homes, fix them up and return them to better condition than they were when new by adding modern cosmetics and design improvements.

I recently purchased two homes from an estate at 285 and 289 Rodenberg.

I would like to improve these two homes and convert 289 to a duplex thus requiring a change in the zoning from RS7.5 to LB.

The change will result in a continuation of the current LB designation immediately to the east and across the street on Rodenberg where currently there are 13 LB lots w/ eight duplexes adjacent to each, and two Rm-25 parcels fronting Rodenberg, terminating at the hard corner of Rodenberg and Irish Hill dr.

289-285 Rodenberg have been vacant for approximately 3 1/2 years and are in need of improving.

While the current zoning allows me to rent each house as it is, I believe the highest and best use is to increase the density of these parcels and follow a trend on Rodenberg Avenue that shows continued commercialization and an increase in density to living spaces.

I believe there's a need for more quality long term residential rentals in this area, and I am only interested in a long term renting scenario.

If allowed to do this, I will be spending more money on my improvements, because the project will be bigger, however, I believe I will be maximizing value and quality to this area and my community.

I hope you find favorably in my request to improve these properties.

Sincerely, Alain Harpin
228-324-7187
Alain@southernwayrealtyllc.com
flipsouthmississippi.com

Alain Harpin
Broker/Owner
Southern Way Realty
2283247187
2282149674

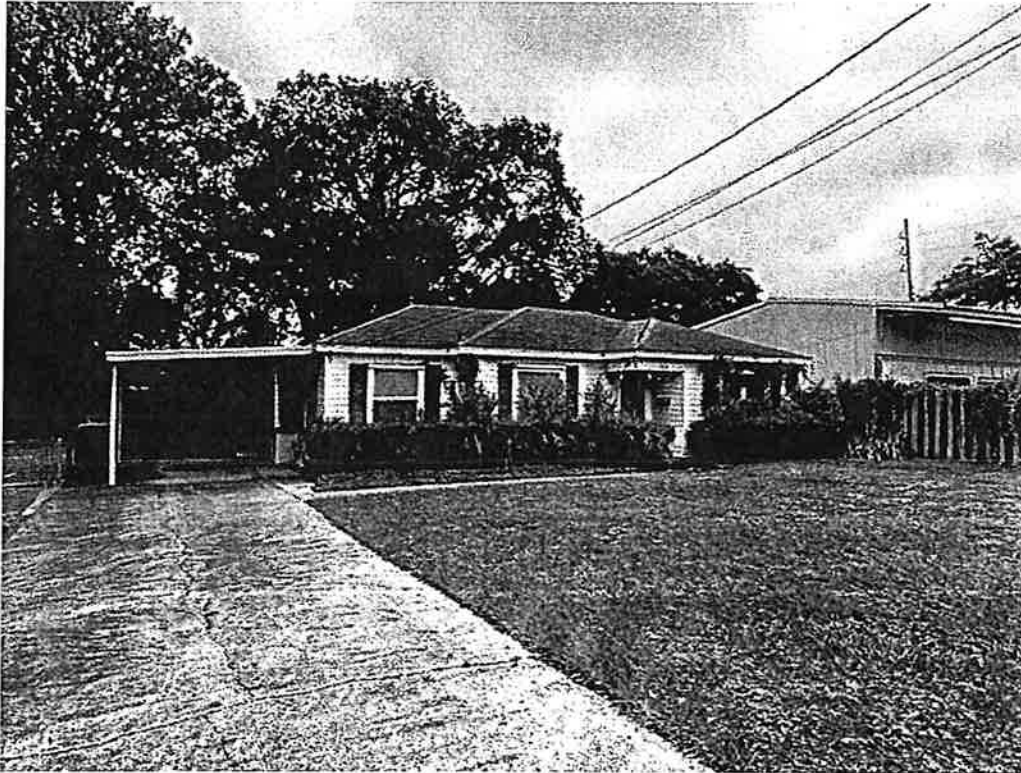
Mail body: Fwd: 285/289 Rodenberg photos

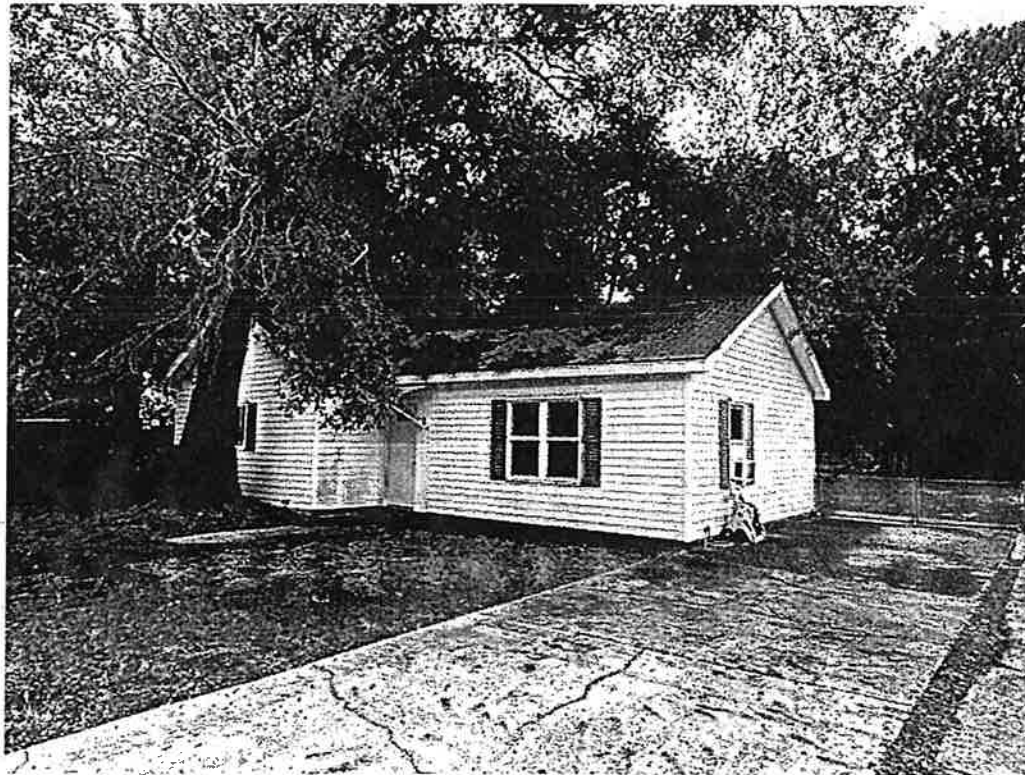
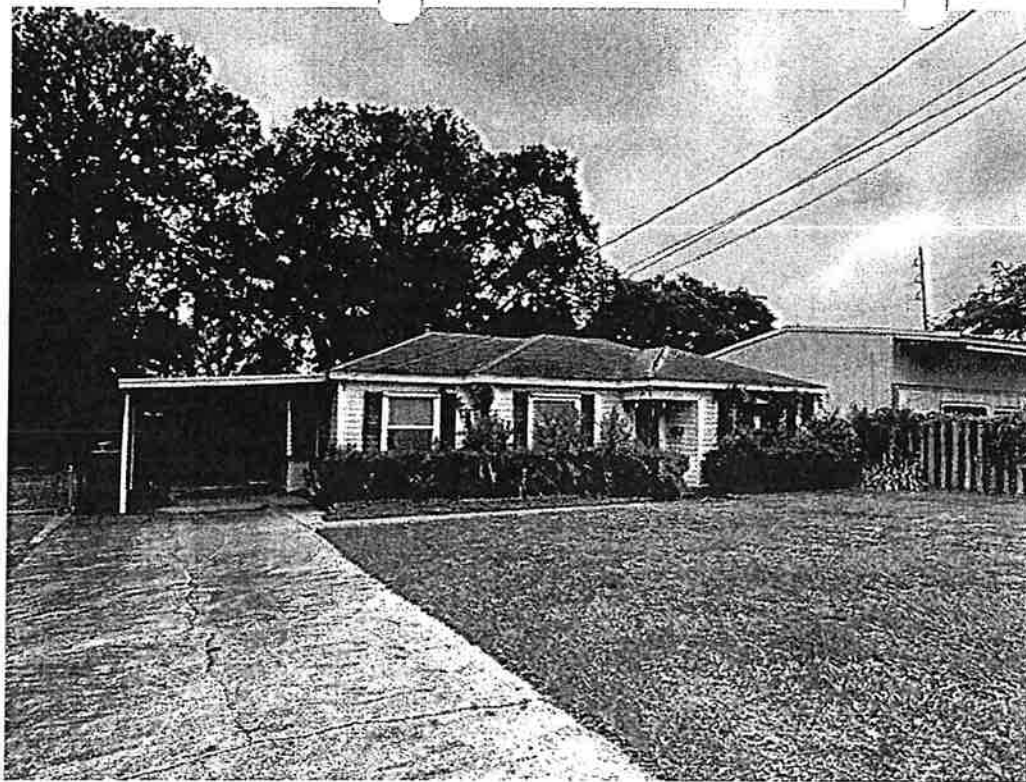
Alain Harpin
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Southernwayrealtyle.com

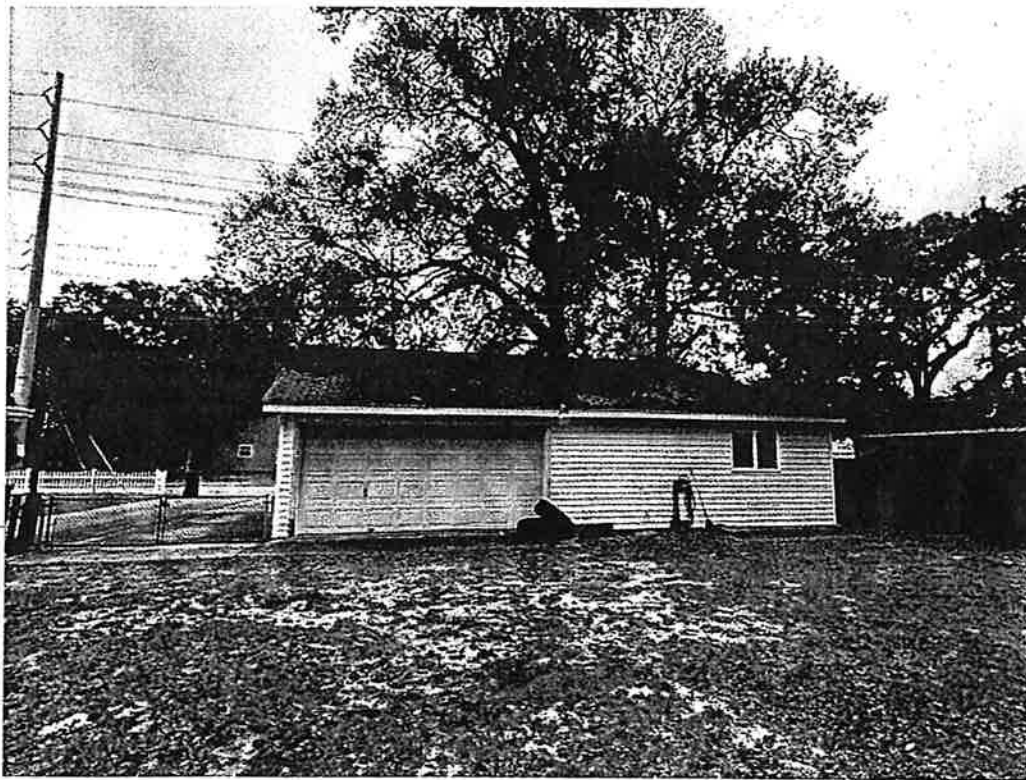
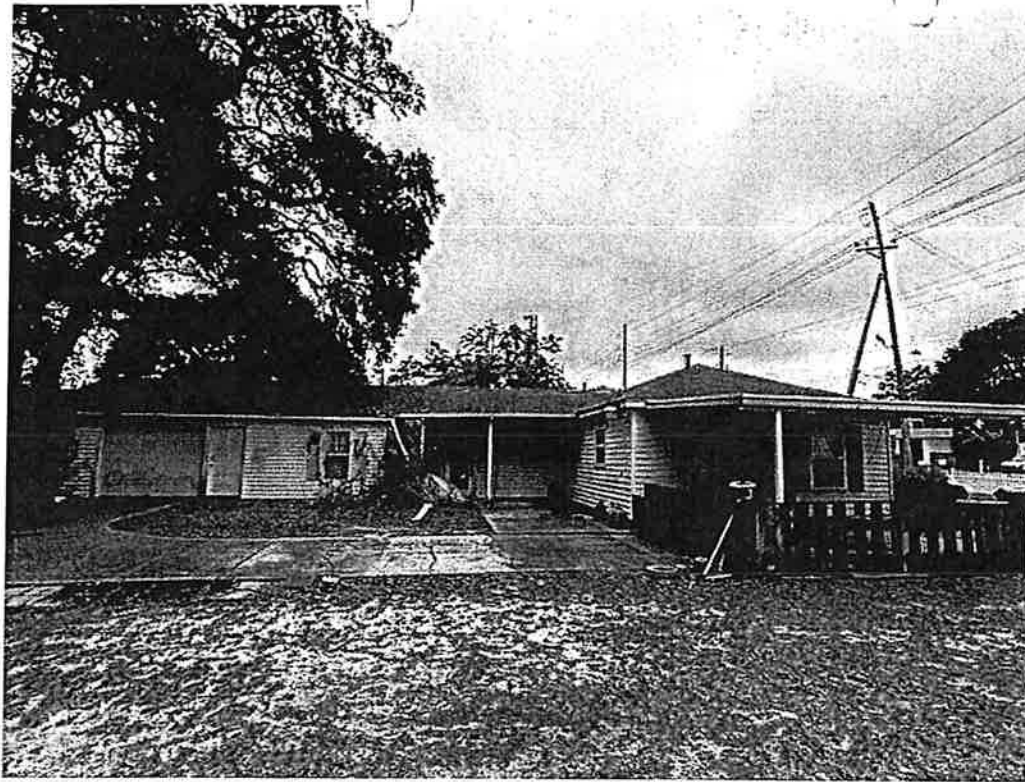
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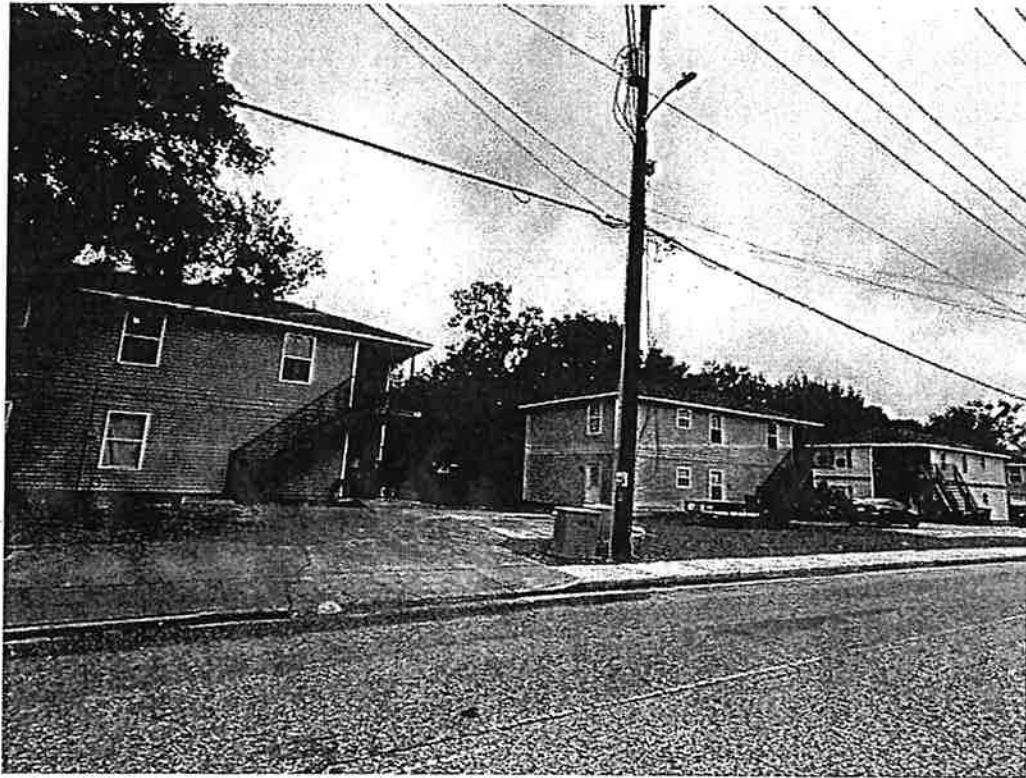
From: Alain Harpin <alainharpin@gmail.com>
Date: November 16, 2023 at 11:20:33 AM CST
To: Alain Harpin <alainharpin@gmail.com>
Subject: 285/289 Rodenberg photos

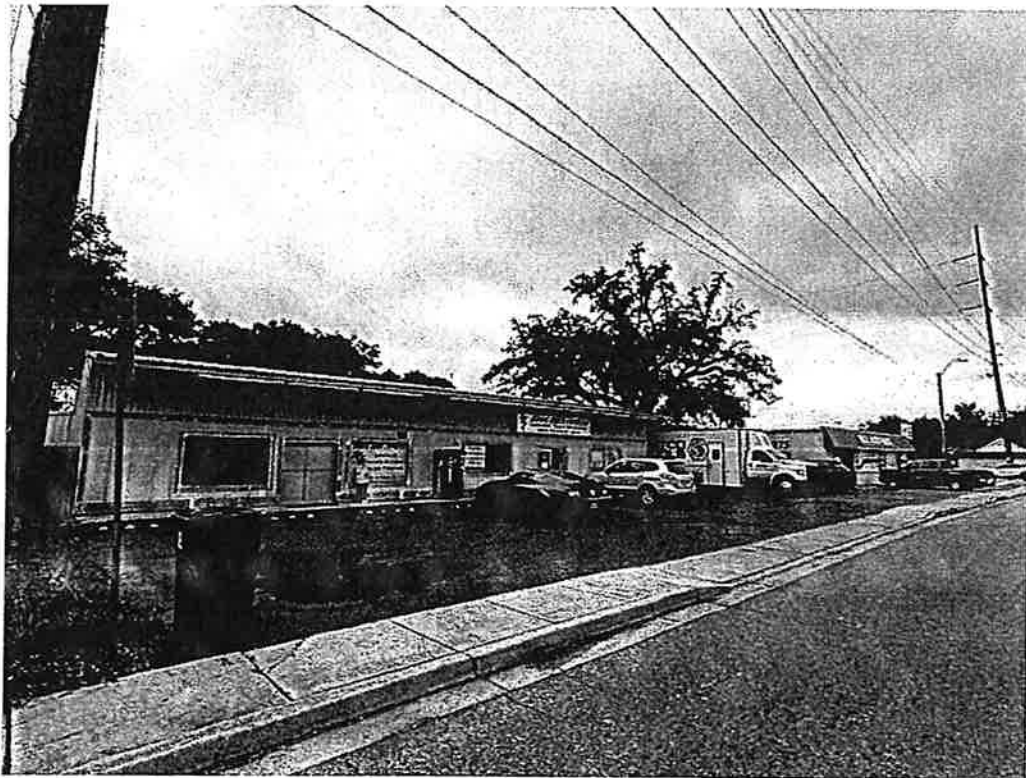
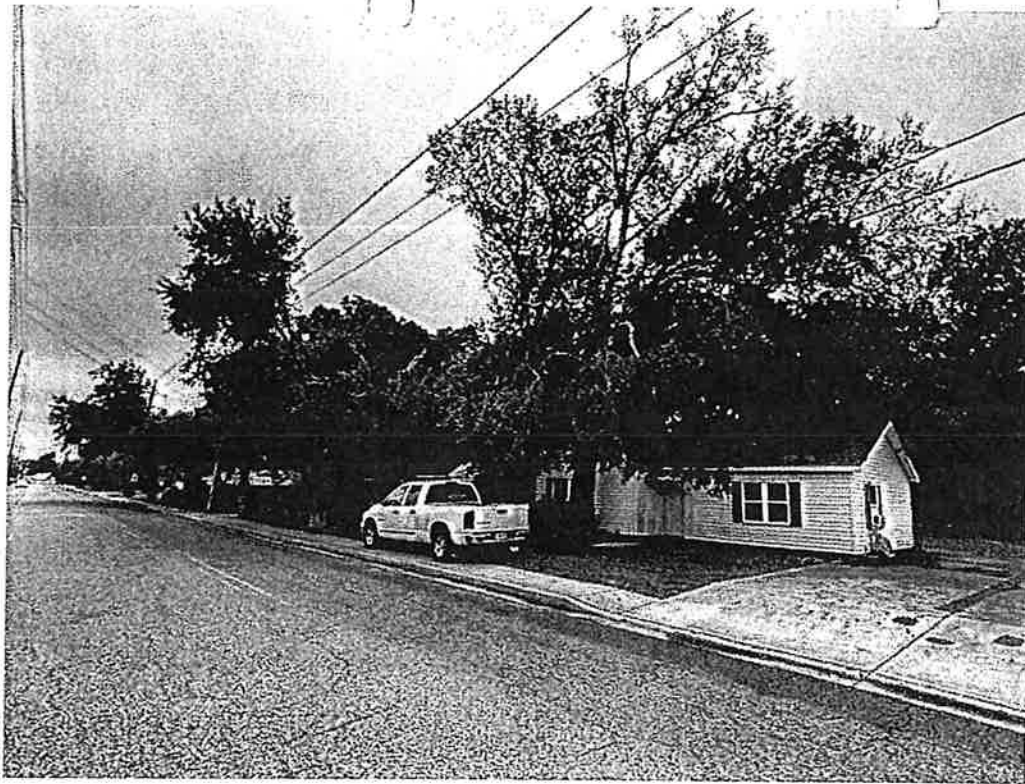
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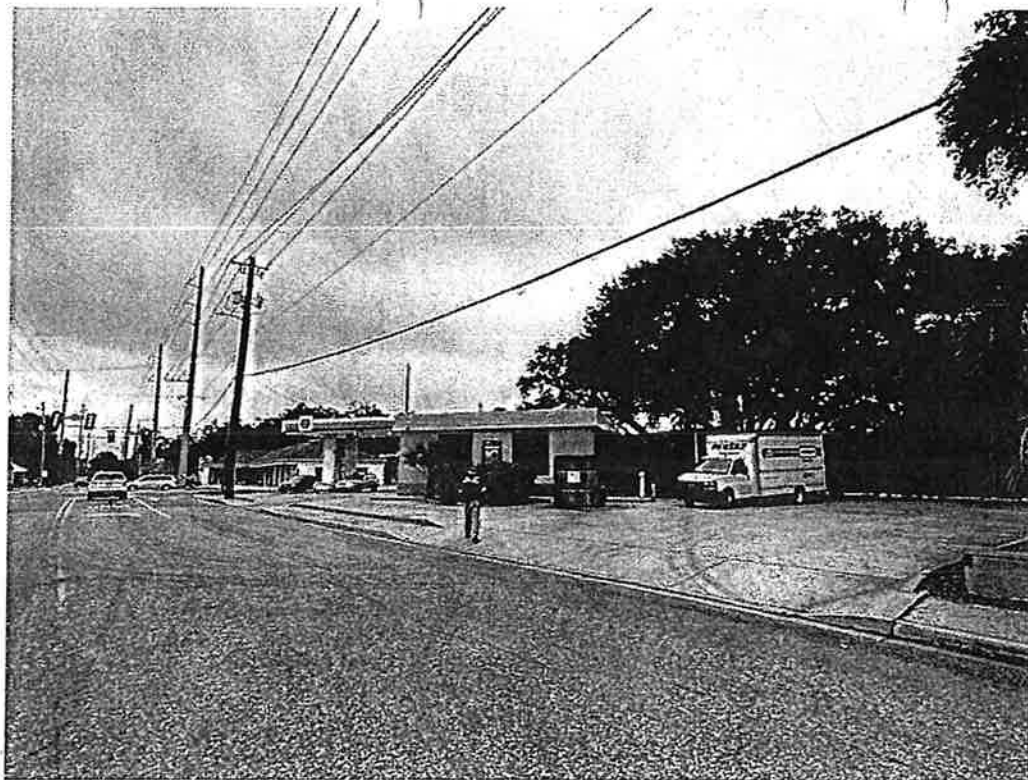












Alain Harpin
Broker/Owner
Southern Way Realty
2283247187
2282149674
Southernwayrealtyllc.com

1

BILOXI PLANNING COMMISSION MEETING
 DECEMBER 21st, 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
 Steve Delahousey
 Charlie Dellenger
 Dr. Larry Drawdy
 Gary Lechner
 Debora Magee
 August Parker
 Jimmy Poulos
 John Snow
 David Stanovich
 Michael Todaro

ALSO PRESENT:

Jerry Creel, Director of Community Development
 Felicia Serpas, Senior Planner
 Caryle Lena, Planner I
 Zach Harris, City Arborist
 Mandy Hornsby, Historic Administrator
 Dr. Paul Tisdale, Councilman Ward 5

REPORTED BY:

Melissa Burdine-Rodolfich
 Simpson Burdine & Migues

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

CONTINUED PUBLIC HEARING(S) :	PAGE:
(None)	--
NEW PUBLIC HEARING(S) :	
23-101-PC	5
<u>23-102-PC</u>	<u>40</u>
23-106-PC	20
TREE HEARING(S) :	
(None)	--

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. Magee, Mr. Stanovich, Mr. Dellenger, Mr. Poulos, Dr. Drawdy, Mr. Snow, Mr. Delahousey; myself, David Washer; staff, Jerry Creel, Director of Community Development; Caryle Lena, Planner; Zach Harris, Arborist. At the front filling in for Jon Lambert is Felicia Serpas, Senior Planner, and next to her is Melissa Rodolfich, our court reporter today, and behind them is Mandy Hornsby, Historic Administrator.

Mr. Delahousey, would you open the meeting with a moment of prayer?

MR. DELAHOUSEY:

Yes, sir.
(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 with us, Councilman Ward 5.

4

And the rest of you, we welcome you all here with us today. We would ask that anyone that desires to speak, please come to the podium, give us your name and address for the record and please sign in at the pad provided.

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.

All those in favor, say "aye."
(All in favor.)

CHAIRMAN WASHER:

Any opposed?
(None opposed.)

CHAIRMAN WASHER:

Thank you.
Committee reports, Mr. Creel?

MR. CREEL:

5
1 Yes, sir. Mr. Chairman and members of
2 the Commission, over the past two weeks, the
3 department has issued 151 building permits, with a
4 construction valuation of \$13,800,000. We have
5 collected \$54,000 in permit fees, issued licenses
6 for 14 new businesses, 23 renewals. We also
7 issued 13 new certificates of occupancy; two of
8 those were for short-term rental. Out of the
9 major projects issued, the site work permit has
10 been issued for the Thomaston Ambulatory Surgery
11 Center. This is part of the major medical
12 facility that's being built at Shriner's Boulevard
13 and North Oaklawn. Also site work for the
14 townhomes on Rue Palafox and a permit for Goodwill
15 Industries on Pass Road, also 10 new single-family
16 houses.

17 CHAIRMAN WASHER:

18 Thank you. No continued public
19 hearings.

20 New public hearings today: Case Number
21 23-101-PC, Hagos Investment 242, LLC, to consider
22 a conditional use to authorize two existing
23 duplexes situated upon two separate parcels of
24 land, both measuring approximately 71 feet by
25 96.75 feet, to be utilized as short-term rentals.

6
1 The properties are located within an LB, Limited
2 Business zone, and identified as 238 and 242
3 Rodenberg Avenue, A and B. Referenced Tax Parcel
4 Numbers: 1210H-02-076.010 and 1210H-02-076.011.
5 The case was advertised on 12/7 and 12/14.

6 You got the video, please?
7 (Video played.)

8 MS. MASSEY:

9 I'm here on behalf of this case, if you
10 would like for me to speak. I'm sorry.

11 CHAIRMAN WASHER:

12 Is that it?

13 MS. SERPAS:

14 Sorry. It's buffering, but that's
15 basically it. You're going to see the area.
16 There you go.

17 CHAIRMAN WASHER:

18 All right. Thank you.

19 Ma'am, you had a question?

20 MS. MASSEY:

21 No, sir. I was here to represent for --
22 this case.

23 CHAIRMAN WASHER:

24 Oh, okay. So you're representing the
25 applicant?

7
1 MS. MASSEY:

2 Yes, sir.

3 CHAIRMAN WASHER:

4 All right. Give us your name and
5 address, please.

6 MS. MASSEY:

7 Angela Massey, 9201 Martin Avenue, Ocean
8 Springs, Mississippi, on behalf of 242 Rodenberg.

9 CHAIRMAN WASHER:

10 Okay.

11 MS. MASSEY:

12 What we're basically trying to do is --
13 we know that this is kind of a lower income
14 area -- we're trying to get it cleaned up, bring
15 in new commercial property for a short-term
16 rental. It's really close to the beach. A lot of
17 people love it. It's a friendly atmosphere. It's
18 decorated in Pokemon and Pikachu, so it's
19 basically family oriented.

20 It's all been -- brand new construction,
21 so we're just trying to get it started to help the
22 community if they would assist us in allowing us
23 to do this, to try to get more of these cottages
24 done like this in that area, to try to move out
25 some riffraff and have it more friendly -- family

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1 atmosphere because it's so close to everything and
2 it's a great location.

3 CHAIRMAN WASHER:

4 All right. Do we have any questions for
5 Ms. Massey from the members of the Commission?

6 Mr. Delahousey.

7 MR. DELAHOUSEY:

8 Yes. So I was interested to see your
9 comment about it being in an area that had a good
10 bit of illegal activity. I did some homework for
11 myself. The City of Biloxi has some good sites
12 that you can go on. In that area -- not just that
13 area, but other areas -- they grade on A-plus to F
14 on violent crime, property crime and other crime.
15 So on violent crime, that area gets a D-minus. On
16 property crime, gets a D. Other crime, it gets a
17 grade F.

18 Another interesting site is to show
19 frequently what crimes have been committed. In
20 the last seven days, according to the Biloxi
21 Police Department site, within that block, you've
22 had a weapons violation and drug violations in
23 that area, so that just supports what you're
24 saying about what is going on there right now.
25 There are a lot of facts to support what you're

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1 One another thing I would mention. You
2 know, actually, Joe King had advised us -- or
3 informed us that he would be stepping down. I had
4 a talk with him after the last meeting. He's
5 agreed to serve another term, so he will be on the
6 Council agenda at one of the next meetings.
7 MR. DELAHOUSEY:
8 That was going to be my question.
9 CHAIRMAN WASHER:
10 No more old business.
11 All right. We'll open the floor for any
12 citizens' comments. Anyone have anything they
13 want to bring to our attention?
14 Yes, sir.
15 MR. SHEEHAN:
16 I would like to make a suggestion, if I
17 can.
18 Jerry Sheehan, 11304 North River Vue
19 Circle, out -- that new -- that development that
20 we was just talking about, Elliott Homes.
21 Anyway, there is a Shorecrest Road and
22 Oaklawn Road and there is a lot of houses out
23 there, as you saw on the screen. There are a lot
24 of houses out in that area there, but we have got
25 to go two miles to get out of the neighborhood,

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1 CHAIRMAN WASHER:
2 Ingress and egress.
3 MR. SHEEHAN:
4 -- an exit, you know, off the road, exit
5 off of 110, you know, just to get onto 110 there.
6 MR. DELAHOUSEY:
7 Could that be something the traffic
8 committee would address, Jerry, or what?
9 MR. CREEL:
10 We can -- what we will do is get with
11 engineering on it, bring it up and put engineering
12 with the traffic committee to see.
13 MR. DELAHOUSEY:
14 The city does have a traffic committee
15 that addresses those type of things, so Mr. Creel
16 said he can --
17 MR. SHEEHAN:
18 Yeah. Because we've got quite a few
19 houses out there now, you know, nice neighborhoods
20 and now these 20-something -- 22 houses that they
21 are considering building. That's nice. That's
22 going to bring my property up. We just had 17
23 houses built within the last two years, so it's
24 nice, you know.
25 MR. CREEL:

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1 down the -- Shorecrest Road to get out.
2 And anyway, I just wondered, right
3 there -- it crosses over 110 right there, and I
4 was just wondering if there is any way you can
5 have access roads going out in that area onto 110,
6 you know, east and then on the other side going
7 west, just going out of the area, but not having,
8 you know, roads coming in and people coming in? I
9 just thought --
10 CHAIRMAN WASHER:
11 That would be desirable. I know many,
12 many years ago, people used to do that, shortcut
13 it. And then the highway bought that and put
14 their fencing up.
15 MR. SHEEHAN:
16 Yeah. But I have got to drive two miles
17 down, you know, to get on 110 in that.
18 CHAIRMAN WASHER:
19 I understand where you're coming from.
20 MR. DELAHOUSEY:
21 Are the roads already there or are you
22 suggesting --
23 MR. SHEEHAN:
24 Well, the roads are there already. It's
25 just suggesting --

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1 I wrote your comments down, sir, and I
2 will get with the director of engineering about
3 it.
4 MR. SHEEHAN:
5 Okay. Thank you.
6 MR. CREEL:
7 Thank you.
8 CHAIRMAN WASHER:
9 Thank you, Mr. Sheehan.
10 No other citizens' comments.
11 Move on to communications. Next meeting
12 will be here on Thursday, January 18th at 2:00.
13 If nothing else to come before us today,
14 we'll adjourn the Planning Commission meeting and
15 we'll immediately convene the Board of Zoning
16 Adjustments.
17 MR. CREEL:
18 Here he is right here, Mr. Harpin.
19 CHAIRMAN WASHER:
20 Okay. We're going to back up on that.
21 Rescind that adjournment.
22 The applicant that we passed on before
23 is now in attendance, Mr. Alain Harpin on behalf
24 of PAMS, LLC.
25 View the video on that, please, Felicia.

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1 MS. SERPAS:
2 Yes, sir. What's the number?
3 MR. CREEL:
4 102-PC.
5 MS. SERPAS:
6 Thank you.
7 MR. DELLENGER:
8 Didn't we already watch the video?
9 MS. LENA:
10 Yeah, we watched the video.
11 MS. MAGEE:
12 We watched it already.
13 MR. TODARO:
14 Felicia, we already saw it.
15 MS. SERPAS:
16 You did?
17 MR. TODARO:
18 Yeah, we saw it. There was nobody here
19 to represent it.
20 MR. CREEL:
21 You can put the houses back up there, if
22 you want, just so we'll know what we're looking
23 at.
24 MR. DELAHOUSEY:
25 We sort of saw it.

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1 And then the house immediately to the
2 left at, 285, is just standing, and I just wanted
3 to improve the property in its footprint.
4 So I really just want to take the two
5 homes and improve them, and in the process I would
6 like to convert 289 into a duplex. And that's why
7 I have asked for the change in zoning because
8 they're each single-family homes on RS-7.5 lots as
9 it is. But in order to make my project work, I'd
10 like to convert 289 into a duplex.
11 Does that make sense?
12 MR. DELAHOUSEY:
13 Am I reading this wrong? Our
14 application says from medium-density single-family
15 to limited business.
16 MR. CREEL:
17 LB, yeah. And the reason that I
18 suggested LB to Mr. Harpin is because if you pull
19 up the zoning map there, you can see that you've
20 already got LB across the street, which has
21 duplexes all the way down, and because he is right
22 just south of NB zoning. So the LB would actually
23 be what we call transitional zoning when you go
24 from the NB to the LB and then to the
25 single-family, which is standard planning

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1 MS. SERPAS:
2 Sort of. Sorry that's the internet's
3 problem.
4 MR. DELAHOUSEY:
5 It's not your fault.
6 CHAIRMAN WASHER:
7 All right. Mr. Harpin, give us your
8 name and address for the record, and if you would,
9 please sign in at the pad provided there, and then
10 if you'll tell us what you're requesting, please,
11 sir.
12 MR. HARPIN:
13 Yes, sir. My name is Alain Harpin. I
14 live in Biloxi. My address is 311 Fairview Drive
15 in Biloxi. (228)324-7187 is my phone number.
16 So I bought these two properties with my
17 brother, and they have been sitting idle for about
18 three years. They're good old homes in Biloxi and
19 they're in an area that's fast developing with LB
20 to the immediate east and NB to the north.
21 I would like to renovate these homes
22 with permits and convert the first home at 289
23 into a duplex, which is a single-family home that
24 was renovated and added onto through the years,
25 probably 67-year-old home.

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1 practice.
2 MR. DELAHOUSEY:
3 So would he -- if we voted to make it
4 LB, would he have to come before us again to make
5 it single-family or LB -- does LB allow it?
6 MR. CREEL:
7 LB covers what he is asking for.
8 MR. DELAHOUSEY:
9 What other type of businesses could go
10 in there?
11 MR. CREEL:
12 Professional businesses. It's very
13 limited. LB is kind of the term for what we used
14 to have as RO, which is Residential Office. It
15 would be like an attorney's office or something
16 like that where you met with customers on a
17 one-on-one basis. You really don't get into the
18 other types of businesses until you get up to NB.
19 And, of course, you know, Rodenberg here
20 is a very busy commercial corridor. There's
21 constantly traffic on it, and you have got the
22 Shell station right across the street that
23 generates a lot of traffic almost right across
24 from here. So LB seems to be appropriate without
25 allowing something more undesirable to be put in.

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1 MR. DELAHOUSEY:
 2 Do you have any intent on putting any
 3 businesses there or just residential?
 4 MR. HARPIN:
 5 No, sir. I just want to turn those
 6 homes -- really, improve them and make them
 7 residential rentals.
 8 MR. DELAHOUSEY:
 9 You weren't here earlier, but we had
 10 another case where we approved, a little bit
 11 further to the north of you on the opposite side
 12 of the road, short-term rentals.
 13 MR. DELLENGER:
 14 To the south.
 15 CHAIRMAN WASHER:
 16 To the south, between Ridgeway
 17 and Garden Park.
 18 MR. DELAHOUSEY:
 19 To the south. Thank you.
 20 MR. HARPIN:
 21 Okay. Ridgeway and Garden Park. So,
 22 what, within the neighborhood behind it?
 23 MR. DELAHOUSEY:
 24 No. Across the street. Across the
 25 street from you going towards the tracks, we

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1 actually allow for it.
 2 CHAIRMAN WASHER:
 3 Any other questions from the members of
 4 the Commission of Mr. Harpin?
 5 MR. HARPIN:
 6 I would say this, if I may: So the
 7 properties have been sitting vacant. And it's a
 8 great property, and we will improve it. You know,
 9 I have a loan application in for \$120,000 to
 10 improve the properties, so we want to make them
 11 much more than they are but be consistent with the
 12 surrounding community and provide rentals for --
 13 you know, Gate 7 is a block up the street, so we
 14 really want to be partners in that area.
 15 And I appreciate your time. I apologize
 16 for being late. Your time is extremely valuable,
 17 and I appreciate all of you. Again, my apologies.
 18 CHAIRMAN WASHER:
 19 Very good.
 20 We will ask if there is anyone in the
 21 audience that wants to speak in favor of the
 22 applicant's request? No one speaking in favor.
 23 Anyone speaking in opposition? No one
 24 speaking in opposition.
 25 We will consider that hearing closed.

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1 approved those with short-term rentals, so it
 2 sounds like it may be consistent with what they
 3 are trying to do as well.
 4 MR. HARPIN:
 5 Well, if that's a good thing, I agree.
 6 However, I really want to make them just rentals,
 7 and so...
 8 MR. STANOVICH:
 9 So your intention is not short-term
 10 rentals?
 11 MR. HARPIN:
 12 No, sir.
 13 MR. STANOVICH:
 14 All right. Back to the duplex, are you
 15 expanding the footprint of the property -- of the
 16 existing structure or are you just modifying the
 17 existing?
 18 MR. HARPIN:
 19 So no, I'm not. Everything I'm doing is
 20 within the footprint of the two buildings. All I
 21 want to do is improve the house on 289, build out
 22 the living space, really cut it up so that I have
 23 two two-bedroom units within that footprint, which
 24 is very doable. There was a garage on one end of
 25 the house that we would take in and that would

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1 MR. HARPIN:
 2 Thank y'all.
 3 CHAIRMAN WASHER:
 4 Mr. Creel.
 5 MR. CREEL:
 6 We have looked at the property. The
 7 northern home is right next to the laundromat
 8 that's there, so it's not like it's intruding into
 9 a single-family residential neighborhood. The
 10 houses have been vacant for awhile.
 11 I have worked with Mr. Harpin on some
 12 other houses in other neighborhoods and he has
 13 always done a great job with those, so the staff
 14 would have no objection and would recommend
 15 approval.
 16 CHAIRMAN WASHER:
 17 All right. Thank you.
 18 MR. PARKER:
 19 So moved.
 20 MR. SNOW:
 21 Second.
 22 CHAIRMAN WASHER:
 23 Motion by Mr. Parker recommending
 24 approval; seconded by Mr. Snow.
 25 We'd ask that all those in favor of

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1 approval, raise your hand.
2 MR. DELAHOUSEY:
3 Can we have discussion?
4 CHAIRMAN WASHER:
5 We can have discussion.
6 MR. DELAHOUSEY:
7 Again, I understand what Mr. Creel says
8 about making it transitional from the property to
9 the north to this property here, but I'm just
10 wondering if it does not make more sense to limit
11 it to Residential instead of allowing it to go to
12 Limited since he has said that all he plans on
13 doing is having it for residential purposes.
14 CHAIRMAN WASHER:
15 But Jerry said we're looking for the
16 transitional zoning.
17 MR. CREEL:
18 This was the lowest zone that they could
19 go to. Now, if we allow them to -- all right.
20 Let's say that we look at RM-10, for example.
21 That would allow to happen what the gentleman that
22 was in here before was concerned about happening,
23 that they would be able to, as a use-by-right,
24 tear these houses down and actually build
25 apartments there without having to come back

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1 the City -- the engineering department has
2 submitted and they talk about the improvements at
3 Rodenberg Avenue. What are they proposing there?
4 MR. CREEL:
5 Well, a lot of that has to do with
6 Keesler. What Keesler is proposing to do is to
7 move their entry gate further to the east so there
8 would not be that backlog of traffic coming out.
9 They believe that what this is going to do is to
10 give them a greater level of security protection
11 so that you would actually drive kind of onto the
12 base and then get to their -- the guardhouse there
13 before you can actually go onto the base.
14 They've also approached us about closing
15 off Rodeo, which is the road immediately going to
16 the north. Of course, if they do that, they would
17 have to come for a vacation on that piece of
18 property.
19 Some of those other property owners in
20 there have actually made improvements to those
21 buildings that are there. The one that Carol
22 Brooks owns that had the cleaners on that north
23 side, if you have seen that building lately, it
24 looks a lot better now than it has in the past.
25 She also owns the one where the pizza place is as

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1 through the Planning Commission or City Council.
2 But by doing it as LB, if he comes back
3 in to do apartments, that's going to require
4 another meeting before the Planning Commission and
5 the City Council in order to get that done. So
6 this would -- LB offers the greatest protection
7 for what the neighbor was concerned about.
8 MR. DELAHOUSEY:
9 I see. Thank you.
10 CHAIRMAN WASHER:
11 Any other discussion?
12 (No response.)
13 CHAIRMAN WASHER:
14 All right. We'll ask that all those in
15 favor of approval, raise your hand.
16 Mr. Lechner, Mr. Parker, Mr. Todaro,
17 Ms. Magee, Mr. Stanovich, Mr. Dellenger,
18 Mr. Poulos, Dr. Drawdy, Mr. Snow, Mr. Delahousey,
19 myself, David Washer.
20 We'll let the record show that's
21 unanimous.
22 MR. HARPIN:
23 Thank you all.
24 CHAIRMAN WASHER:
25 Jerry, I have seen on these reports that

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1 well.
2 As far as making actual improvements to
3 that corner, we haven't seen anything yet. There
4 could be something going on with engineering.
5 I can tell you that on the vacant lot
6 there where the strip center was torn down there
7 at Iberville that we are looking at a site plan
8 for a Dollar Tree to go there. They're actually
9 coming -- wanting to build two in Biloxi, one on
10 Popps Ferry Road and one there at that corner.
11 And we have told them that we would like to see a
12 really nice facade, you know, with lots of
13 landscaping, and they have agreed to that so far.
14 So we will see if they continue with that
15 proposal.
16 CHAIRMAN WASHER:
17 Thank you.
18 No other cases to come before the
19 Planning Commission. We are going to adjourn the
20 Planning Commission.
21 (Adjourned at 2:55 p.m.)
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CERTIFICATE OF COURT REPORTER

I, MELISSA BURDINE-RODOLFICH, Court Reporter and Notary Public, in and for the County of Harrison, State of Mississippi, hereby certify that the foregoing pages, and including this page, contain a true and correct copy of my stenotype notes and/or electronic tape recording of the public hearings, as taken by me at the time and place heretofore stated, to the best of my skill and ability.

I further certify that I am not in the employ of, or related to, any counsel or party in this matter, and have no interest, monetary or otherwise, in the final outcome of the proceedings.

Witness my signature and seal, this the _____ day of _____, 2024.

Melissa Burdine-Rodolfich
My Commission Expires 4/28/24