

Ordinance No. 2587

ORDINANCE TO APPROVE A ZONING MAP AMENDMENT, TO AUTHORIZE  
A CHANGE IN ZONING DISTRICT CLASSIFICATION FOR A PORTION OF TWO  
PARCELS OF LAND, FROM ITS PRESENT ZONING DISTRICT CLASSIFICATION OF  
RS-10 LOW-DENSITY SINGLE-FAMILY RESIDENTIAL TO RB REGIONAL BUSINESS,  
CURRENTLY IDENTIFIED AS 15039 LORRAINE ROAD

WHEREAS, on Thursday, July 17, 2025, 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. 25-026-PC, Phil Frisby on behalf of Pitcher Point Investment, LLC, a request for a Zoning Map Amendment, upon property currently identified as 15039 Lorraine Road; and

WHEREAS, the Planning Commission members were apprised of the particulars of this case, being made cognizant of the fact that Phil Frisby on behalf of Pitcher Point Investment, LLC has submitted the request Zoning Map Amendment, to authorize a change in zoning district classification for a portion of two parcels of land measuring approximately thirty-one (31) acres (more or less) in size, from their present zoning district classification of RS-10 Low-Density Single-Family Residential to RB Regional Business, currently identified as a portion of 15039 Lorraine Road (Tax Parcel Nos. 1107 -28-005.000 & 1106 -21-021.000); and

WHEREAS, July 17, 2025, the Biloxi Planning Commission, after some discussion, voted 10-0, to recommend approval for this Zoning Map Amendment, to authorize a change in zoning district classification for a portion of two parcels of land measuring approximately thirty-one (31) acres (more or less) in size, from their present zoning district classification of RS-10 Low-Density Single-Family Residential to RB Regional Business, currently identified as a portion of 15039 Lorraine Road, having determined that this would result in a local and orderly development pattern in this area of the City of Biloxi; and

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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 properties as related in Case No. 25-026-PC, currently identified as a portion of 15039 Lorraine Road.

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, BASED UPON A DETERMINATION THIS WOULD RESULT IN A LOCAL AND ORDERLY DEVELOPMENT PATTERN IN THIS AREA OF THE CITY OF BILOXI IS OF NOTICE, 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-10 Low-Density Single-Family Residential to RB Regional Business, identified as a portion of 15039 Lorraine Road (Tax Parcel Nos.1107 -28-005.000 & 1106 -21-021.000), more fully described as follows:

*A parcel of land being situated in the south 1/2 of section 21 and the north 1/2 of section 28, all within township 6 south, range 10 west, City of Biloxi, Harrison County, Mississippi and being more particularly described as follows:*

*Commencing at the southeast corner of said section 21, township 6 south, range 10 west, City of Biloxi, Harrison County, Mississippi; thence along the south line of said section 21, s89°10'06"w 1261.33 feet to the point of beginning; thence s00°00'27"w 47.29 feet; thence s72°58'08"w 90.81 feet; thence n89°59'33"w 205.80 feet; thence n77°34'59"w 123.82 feet; thence s82°36'40"w 99.07 feet; thence s16°25'46"w 79.42 feet; thence s72°24'59"w 168.19 feet; thence n78°49'44"w 125.56 feet; thence n30°57'49"w 327.27 feet; thence n34°53'24"w 360.91 feet; thence n14°44'01"e 342.25 feet; thence n19°51'36"w 364.75 feet; thence n10°24'05"w 92.47 feet to the centerline of a proposed roadway; thence along the centerline*

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*of said proposed roadway, along a curve to the right, having a radius of 2000.00 feet, an arc length of 674.11 feet, and a chord bearing and distance of s79°37'03"e 670.92 feet; thence continue along the centerline of said proposed roadway, along a curve to the left, having a radius of 2500.00 feet, an arc length of 651.57 feet, and a chord bearing and distance of s77°25'41"e 649.73 feet; thence leaving said centerline, s10°48'08"e 183.65 feet; thence s39°28'14"e 122.18 feet; thence s15°23'57"w 499.27 feet; thence s09°41'33"w 162.97 feet to the point of beginning; said parcel contains 30.9 acres, more or less.*

Further described as land situated North of Belle La Vie Parkway, South of D'Iberville City Limits, East of Old Woolmarket Road, and West of Lorraine Road.

SECTION TWO: Upon unanimous vote of the members of the City Council, this ordinance shall be in full force and effect from and after passage, because it serves the public peace, health and safety of the citizens of Biloxi, and good cause exists for same. If not a unanimous vote this Ordinance shall become effective as soon thereafter as is signed, certified, and as is otherwise provided by law.

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

YEAS:	Gray	Tisdale	NAYS:	None
	Marshall	Glavan		
	Nail	Shoemaker		
	Creel			

The President then declared the Ordinance adopted this the 5<sup>th</sup> day of August, 2025.



ATTEST:

  
CLERK OF THE COUNCIL

APPROVED:

  
PRESIDENT OF THE COUNCIL

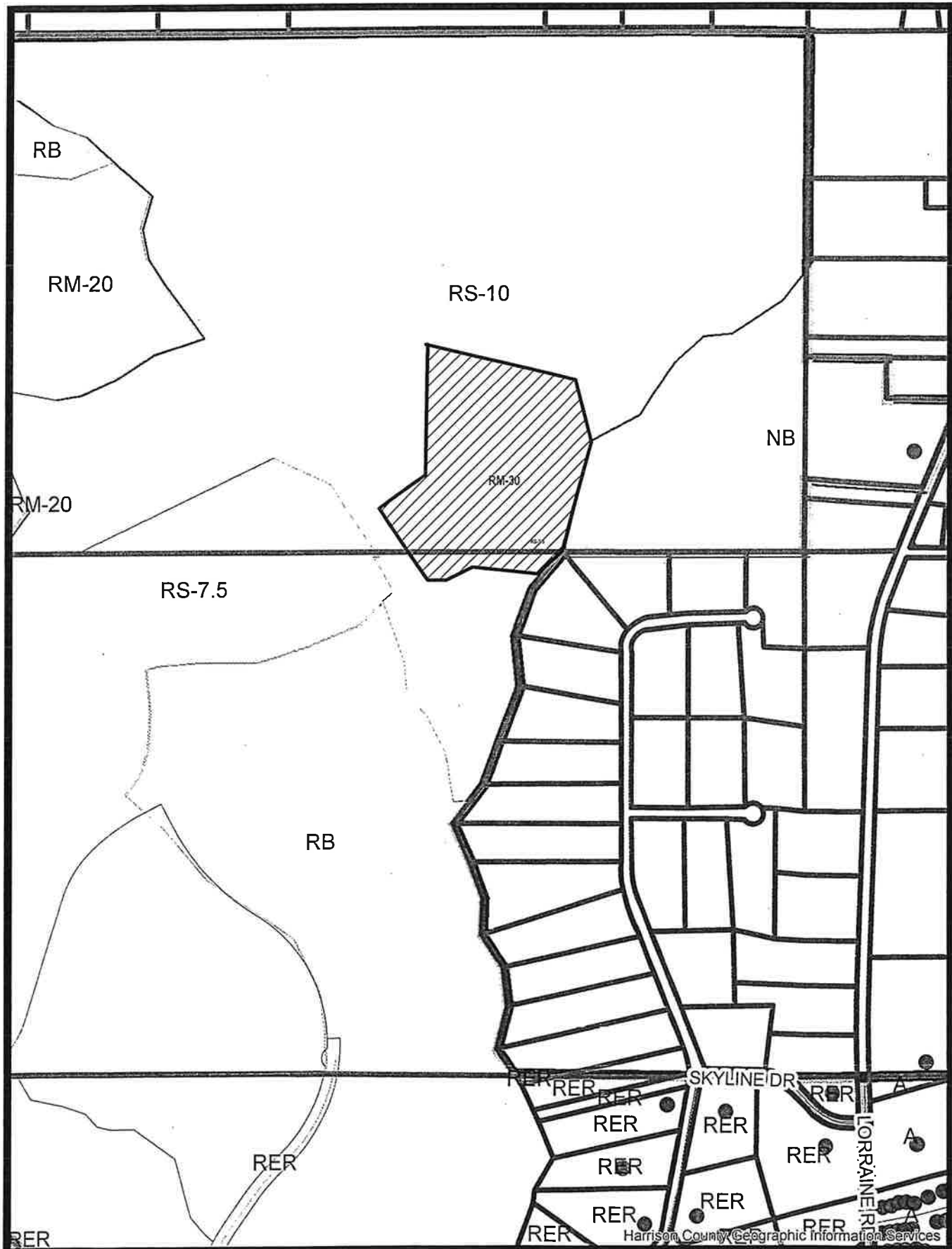
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Submitted to and approved by the Mayor, this the 24th day of August, 2025.

APPROVED:

  
\_\_\_\_\_  
MAYOR

Case No. 25-026-PC  
Phil Frisby on Behalf of Pitcher Point  
15039 Lorraine Rd  
Map Amendment RS-10 to RB



Scheduled for  
July 17, 2025  
PC Meeting

Phil Frisby on behalf of Pitcher Point Investment, LLC  
Case No. 25-026-PC  
Zoning Map Amendment  
**RS-10 to RB**



**Planning Commission  
Case Fact Sheet**

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<b>Case No.:</b>	25-026-PC
<b>Name of Owner:</b>	Phil Frisby on behalf of Pitcher Point Investment, LLC
<b>Address of Properties:</b>	15039 Lorraine Road
<b>Tax Parcels/Ward:</b>	1107 -28-005.000 & 1106 -21-021.000/Ward 7

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<b>Request:</b>	<b>Zoning Map Amendment</b>
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<b>Purpose of Request:</b>	To consider an application for a <b>Zoning Map Amendment</b> , to authorize a change in zoning district classification for a portion of two parcels of land measuring approximately thirty-one (31) acres (more or less) in size, from their present zoning district classification of <b>RS-10 Low-Density Single-Family Residential</b> to <b>RB Regional Business</b> , currently identified as 15039 Lorraine Road (Tax Parcel Nos.1107 - 28-005.000 & 1106 -21-021.000).
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<b>Size of Property:</b>	31 acres (More or Less)
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<b>Present Zoning:</b>	<b>RS-10 Low-Density Single-Family Residential</b>
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<b>Flood Zone:</b>	X
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<b>Present Use:</b>	Vacant
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<b>Most Nearly Bounded By (streets):</b>	To the North of Belle La Vie Parkway, South of D'Iberville City Limits, East of Old Woolmarket Road, and West of Lorraine Road.
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<b>Adverse Influences:</b>	A <b>Zoning Map Amendment</b> 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.
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**Positive Influences:** This rezoning, if approved, would allow the applicant to develop the property for commercial uses in accordance with the permitted uses and development standards outlined in 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 July 10, 2025.

**Comments/  
Recommendations:** Phil Frisby on behalf of Pitcher Point Investment, LLC has submitted a **Zoning Map Amendment**, to authorize a change in zoning district classification for a portion of two parcels of land measuring approximately thirty-one (31) acres (more or less) in size, from their present zoning district classification of **RS-10 Low-Density Single-Family Residential** to **RB Regional Business**, currently identified as 15039 Lorraine Road (Tax Parcel Nos. 1107 -28-005.000 & 1106 -21-021.000).

The applicant has stated their intent is to develop this section of property as a Continuing Care Retirement Community (CCRC).

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 a portion of two parcels of land from its present zoning district classification of **RS-10 Low-Density Single-Family Residential** to **RB Regional Business**, having determined 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 39533

Office Location: 676 Dr. MLK Blvd.,

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

Case No. \_\_\_\_\_

To Be Completed by Owner/Applicant

Date: 5/28/2025

Name of Rightful Owner(s):

Pitcher Point Investments, LLC

Name of Applicant: (if different than Owner)

Property Address:

15039 Lorraine Road, Biloxi, MS 39532

Ward Number

7

Tax Parcel Identification Number(s):

11107-28-005.000 11106-21-021.000

Mailing Address of Property Owner:

15039 Lorraine Road

Mailing Address of Applicant (if different than Owner):

City: Biloxi

City:

State: MS

State:

Zip: 39532

Zip:

County: Harrison

County

Telephone: (228) 264-0374

Telephone: ( )

Property Size (please give in acres or by dimension): 30.9 Acres

Present Zoning Classification: RS-10

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

Is this property a Historic Landmark? Yes \_\_\_ No X

Flood Zone(s) of Property: X

North

South

East

West

Property is most nearly bounded by what streets?

Lorraine Road

Old Woolmarket Road

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

**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.

**The Planning Commission (PC) is a recommendation board, all cases will go to the Biloxi City Council for a final determination. If any case is denied by the Biloxi City Council, you will have ten (10) days to appeal their decision.**

Pitcher Point Investments, LLC

*[Signature]*, President

Signature of Rightful Owner

Signature of Rightful Owner



*[Signature]*  
Notary Signature  
(Seal)

6/3/25  
Date

Notary Signature  
(Seal)

Date

Signature of Rightful Owner

Signature of Applicant

Notary Signature  
(Seal)

Date

Notary Signature  
(Seal)

Date

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, Biloxi, MS 39533**

Office Location: 676 Dr. MLK Blvd.,

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

TO BE COMPLETED BY APPLICANT

DATE: 6/3/2025

**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.

	<b>Existing</b>	<b>New</b>
I am requesting a zoning change from this zone to this zone:	<u>RS-10</u>	<u>RB</u>

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

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

**Criteria:**

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

Yes	No
<input checked="" type="checkbox"/>	<input type="checkbox"/>

Please explain:

See Attachment 1

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

Yes	No
<input checked="" type="checkbox"/>	<input type="checkbox"/>

Please explain:

See Attachment 1

The following are Pitcher Point Investments, LLC's. responses (with respect to PPI's Map Zoning Amendment application to the Biloxi Planning Commission dated 6/3/2025 for Belle La Vie, Phase 13) to the questions from the City of Biloxi's Planning Commission Supplement – Map Amendment form.

	Yes	No
1. Is the proposed map amendment consistent with the Comprehensive Plan?	✓	
<p>Please explain: The proposed Zoning Map Amendment is consistent with the Comprehensive Plan. Rapid growth in North Biloxi (Woolmarket) reflects a northward shift, due in significant part to F.E.M.A. base flood elevations and the risk of major hurricanes, such as Katrina, which have constrained practical and economic development south of I-10 in addition to home/commercial insurance rates. Accordingly, development has concentrated north of I-10, particularly in the North Biloxi (Woolmarket) area. The City of Biloxi's annexation of the 626 ± acre Belle La Vie Master Planned Community (BLV), reaffirmed in 2016 with the City's approval of mixed-use rezoning, underscores the City's commitment and need to expand in this area. Since rezoning, BLV has seen significant development, progressing from south to north. BLV, Phase 13, is strategically positioned with planned access to Lorraine Road to the east through its connectivity to the east/west connector/parkway (COB Infrastructure Increment 2-A) along its northern boundary. BLV, Phase 13 is adjacent to Neighborhood Business zoning to the east and Regional Business/Multi-Family zoning (RM-20 and RM-30) are to the west. These factors ensure the proposed Zoning Map Amendment is consistent with the Comprehensive Plan.</p>		

	Yes	No
2. Is the proposed map amendment compatible with present zoning and conforming uses of nearby property and with the character of the neighborhood?	✓	
<p>Please explain: The proposed Zoning Map Amendment <u>IS</u> compatible with present zoning and conforming uses of nearby property and with the character of the neighborhood. This is supported by the current Neighborhood Business (NB) zoning of parcels to the east and the Regional Business/Multi-Family zoning of parcels to the west in BLV and the additional factors in the answer to question #1, above.</p>		

	Yes	No
3. Is the property suitable for uses permitted in the present zoning district?		✓
<p>Please explain: Although BLV, Parcel 13 could be developed for single-family residential use, consistent with its current RS-10 zoning classification, suitability, necessarily considers reasonable and best use. The Infrastructure Agreement between PPI and the City of Biloxi, combined with the ongoing development of Infrastructure, including the pending development of Increment 2-A, positions BLV, Parcel 13 as optimally suited to be the Hub for the Continuing Care Retirement Community (CCRC). <u>The CCRC "Hub" will include the service components of the CCRC.</u> The commercial zoning (NB) of the adjacent parcel to the east; and commercial and multi-family zoning to the west, further supports BLV, Parcel 13's strategic role as the Hub for the CCRC. Given PPI's ability to develop BLV, Phase 3 for single-family residential use within the existing (RB) zoning, developing the CCRC on BLV, Phase 13 (and BLV, Phase 6a) represents the most advantageous and logical approach.</p>		

	Yes	No
4. Is the property suitable for uses permitted in the proposed zoning district?	✓	
<p>Please explain: BLV, Phase 13 is ideally suited for the uses permitted by the proposed zoning district due to its well-planned location and strong support from existing infrastructure agreements with the City of Biloxi. Positioned as a central part of the CCRC and the broader Belle La Vie Master Planned Community, BLV, Parcel 13 is surrounded by commercially and multi-family zoned areas to the east and west, creating opportunities for a welcoming, community-focused environment. The Infrastructure Agreement and the ongoing development of Infrastructure, including Increment 2-A, ensure that BLV, Parcel 13 will have reliable utilities and superb access, making it a practical choice for a thoughtful project like a Continuing Care Retirement Community. The RB zoning supports a CCRC development that complements the neighborhood, fostering a sense of connection and meeting the needs of residents while harmonizing with the area's growth.</p>		

	Yes	No
5. Has there been a change in the character of the neighborhood?	✓	
<p>Please explain: The character of the neighborhood surrounding BLV, Phase 13 has undergone significant transformation, beginning in 2005 with the new normal imposed by hurricane Katrina (and subsequent named hurricanes); and again in 2016 when the City rezoned the Belle La Vie Master Planned Community for mixed-use development, reinforcing the appropriateness of the proposed zoning district. BLV, Parcel 13's central location, flanked by commercial and multi-family zoned parcels to the east and west, reflects the area's evolution into a diverse, community-focused environment that blends residential, commercial, and service-oriented developments. The Infrastructure Agreement between PPI and the City of Biloxi, combined with the planned near-future development of Infrastructure, Increment 2-A, will provide enhanced utilities and accessibility, positioning the area as a well-connected CCRC within the City of Biloxi. These changes support the development of a thoughtfully designed project, such as the Hub for the Continuing Care Retirement Community (CCRC). These changes align with a practical project like a Continuing Care Retirement Community (CCRC), which fits the neighborhood's evolving character and meets residents' needs.</p>		

	Yes	No
6. Is there an established community need for uses permitted in the proposed zoning district?	✓	
<p>Please explain: The proposed RB zoning district for BLV, Phase 13 in Biloxi, Mississippi, meets a clear community need, and is supported by demographic trends, housing demands, and regional development goals. Biloxi's population, projected at 46,735 in 2025 (U.S. Census Bureau Population Estimates, 2025 Projection), with 17.8% of Harrison County residents aged 65 or older in 2023, a figure expected to grow (U.S. Census Bureau, American Community Survey, 2023). This aging population requires accessible, long-term care options that combine independent living, assisted living, and nursing care, as provided by a CCRC. The local housing market reflects a 4.3% increase in median home prices to \$274,998 by April 2025, with 2- to 5-bedroom homes seeing price increases of 7.7%–21.3% (Biloxi Housing Market Report, April 2025), indicating strong demand for diverse housing but limited options for seniors seeking integrated care communities. The 2016 rezoning of the Belle La Vie Master Planned Community for mixed-use development aligns with the City's vision for inclusive, service-oriented spaces, as outlined in the Comprehensive Plan (City of Biloxi Comprehensive Plan). The planned Infrastructure, Increment 2-A, supported by the Infrastructure Agreement, will provide enhanced utilities and connectivity, making BLV, Parcel 13 ideal to meet the growing need for senior care as its Hub (along with BLV, Phase 6a) while integrating with the City and BLV's evolving mixed-use character.</p>		

	Yes	No
7. Was there a mistake in the original zoning of the property?	✓	
Please explain: Since the initial designation of BLV, Phase 6a and Phase 3 as the sites for the CCRC in 2016—submitted by PPI and approved by the City of Biloxi—subsequent analysis and building trends have demonstrated that BLV, Phase 13 does not represent the most suitable location for the CCRC Hub. In light of updated planning data, infrastructure assessments, and evolving project requirements, it is now evident that BLV, Phase 13 presents a more appropriate and strategically advantageous location for the CCRC Hub. This conclusion reflects a responsible and informed reassessment consistent with sound planning practices and the City's long-term development objectives.		

	Yes	No
8. Are utilities and infrastructure sufficient to address the impacts associated with allowed uses in the proposed district?	✓	
Please explain: Pitcher Point Investments, LLC (PPI) understands that the City of Biloxi, in planning for future growth, intends to develop Infrastructure Increment 2-A to support the needs of the proposed Continuing Care Retirement Community (CCRC) Hub at BLV, Phase 13 (and for other planning reasons including additional development along Increment 2-A). This infrastructure will align with the infrastructure requirements of permitted uses within the proposed zoning district, the broader Belle La Vie Master Planned Community, and adjoining areas of the City and Harrison County. The City has already completed Infrastructure Increment 1, which currently supports the development of over 500 homes at various stages of development and construction.		
At this stage, PPI is formally requesting a zoning change. Detailed plans addressing water, sewer, drainage, and other utility systems will be provided in subsequent submittals, including the preliminary plat, site plan, and civil engineering documents. PPI remains committed to working collaboratively with the City to ensure the responsible and orderly development of the property in alignment with Biloxi's long-term planning goals.		



Pitcher Point Investments, LLC  
15039 Lorraine Road  
Biloxi, Mississippi 39532

Thursday, May 22, 2025

Jerry Creel, Director  
City of Biloxi Community Development  
676 Dr Martin Luther King Jr Boulevard  
Biloxi, MS 39530

Dear Director Creel, and Members of the Biloxi Design Review Committee and Planning Commission,

Pitcher Point Investments, LLC (PPI), the developer of the Belle La Vie Master Planned Community and owner of the subject property, respectfully submits this Zoning Map Amendment request for Belle La Vie, Phase 13, located in Biloxi, Mississippi. We seek to rezone 30.9 acres in Phase 13 from its current RS-10 (Single-Family Residential) classification to Regional Business (RB) to facilitate the development of the previously approved Continuing Care Retirement Community (CCRC).

If approved, this amendment will enable PPI to develop Phase 3 as single-family residential homes, a plan that has already garnered significant interest from national and regional builders eager to construct homes in this phase. This development will generate substantial revenue for the City of Biloxi, accelerate the use of existing City of Biloxi infrastructure, and meet the strong market demand for high-quality residential options.

The proposed amendment would relocate the southern portion of the CCRC from its current approved location in Belle La Vie, Phase 3 (32.4 acres), to Phase 13 (30.9 acres), resulting in a net reduction in project density, as Phase 13 is slightly smaller than Phase 3.

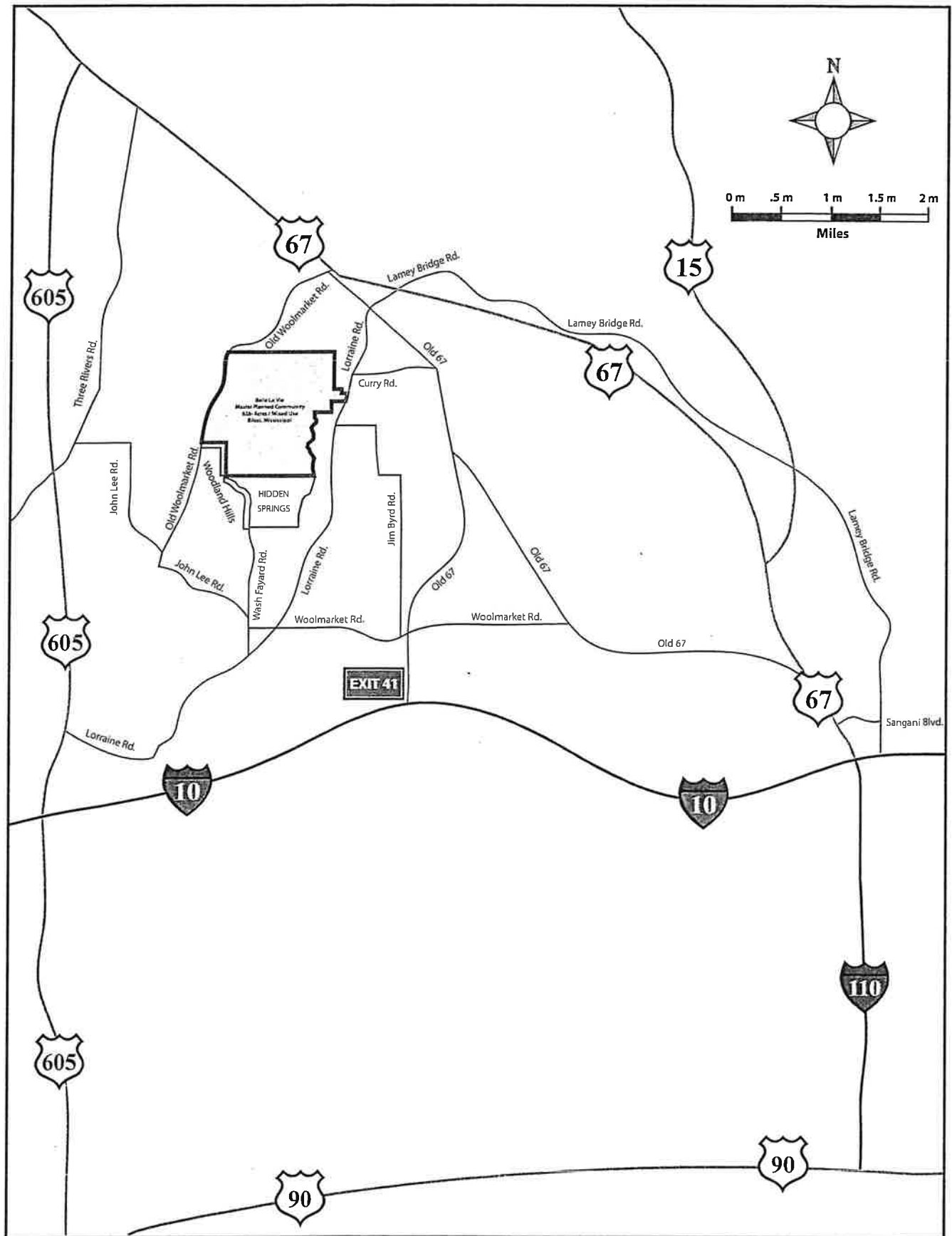
This proposed change aligns with the Belle La Vie Master Planned Community's vision to balance residential and commercial development while addressing the growing demand for high-quality senior living options in Biloxi. The rezoning will support the continued development of a vibrant, sustainable community that benefits both residents and the City of Biloxi.

PPI is committed to working collaboratively with the City of Biloxi to ensure the continued success of the Belle La Vie Master Planned Community. We appreciate your time and consideration of this Zoning Map Amendment request and welcome any opportunities to discuss this proposal further.

Sincerely,

A handwritten signature in black ink, appearing to read "Philip J. Frisby", is written over a horizontal line.

Philip J. Frisby, President  
Pitcher Point Investments, LLC

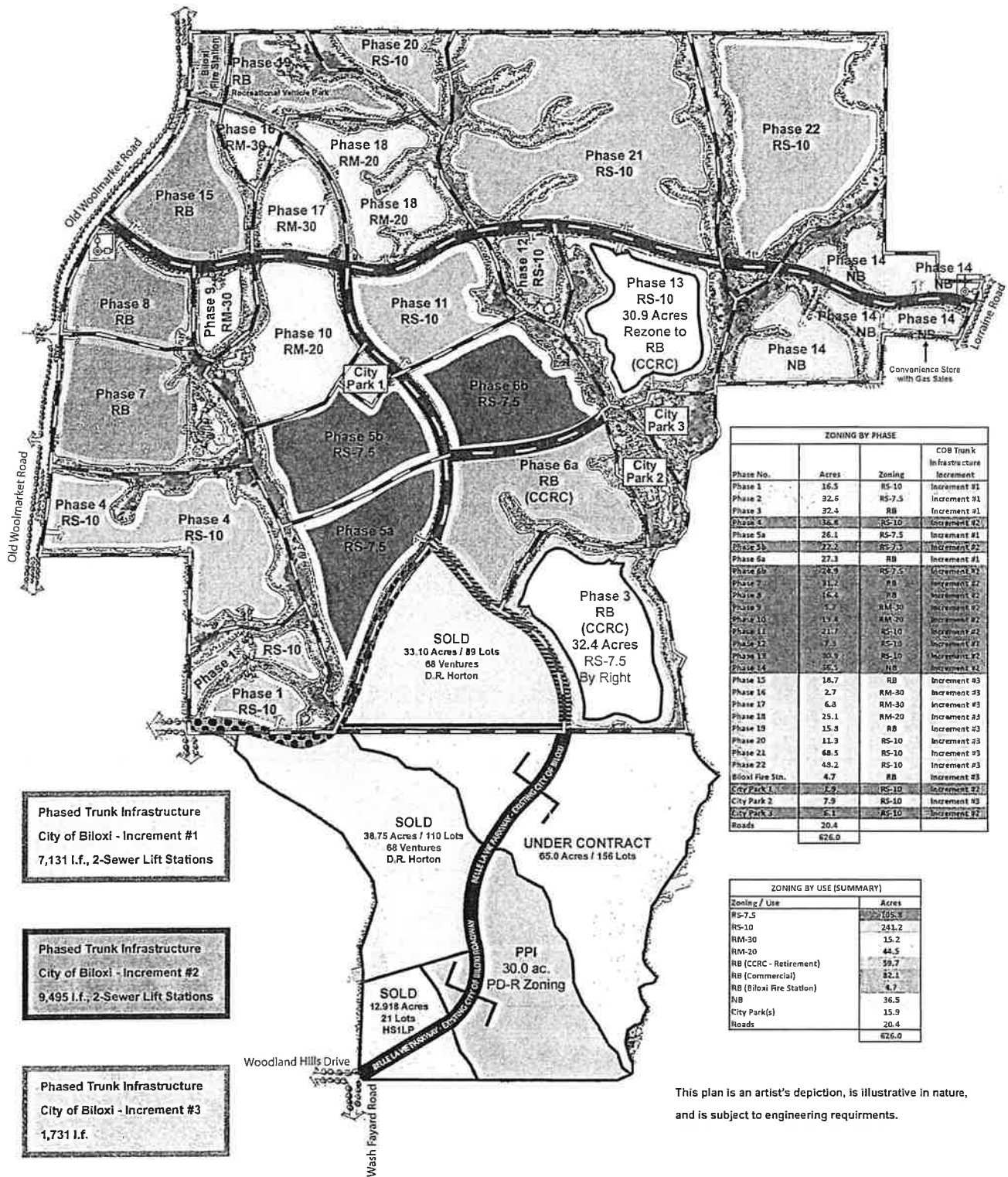


**Location Map**  
**Belle la Vie Master Planned Community**  
**Biloxi, Mississippi**





BELLE LA VIE, PHASE 13 SITE MAP  
Belle la Vie - Master Planned Community  
626 (+,-) Acres  
June 2, 2025



## Zoning Map Amendment (Zoning by Use)

### Belle la Vie, Master Planned Community - Preliminary Illustrative Plan (11/17/2016)

This plan is an artist's depiction, is illustrative in nature, and is subject to engineering requirements.



**Caryle Lena**

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**Subject:**

FW: Case 25-026-PC

**From:** Jennifer McRight <jtmcright@gmail.com>

**Sent:** Monday, July 14, 2025 2:03 PM

**To:** Planning <planning@biloxi.ms.us>

**Subject:** Case 25-026-PC

*The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.*

Dear Planning Commission Members,

I ask you to vote against the zoning change from RS-10 to RB on Case 25-026-PC. This land was approved as RS-10 and should remain. There are other areas that the retirement community was originally set aside based on Pitcher Point's for Belle La Vie map. Their map should remain the same. I was told originally in 2017 that the land of Pitcher Point would not be "flipped." Parcels in Pitcher Point development of Belle La Vie have been "flipped" to DR Horton Homes. When this project by Belle La Vie was originally proposed, an appeal was filed and residential lots were ruled by the Harrison County Judge Clark in 2012. Hence RB zoning change should not be approved by the planning committee members. A zoning change will only open a door to another zoning change by Phil Frisby and Pitcher Point Investments. A zoning change should not be granted just so other land may be developed first. This is not in favor of the residents in the area but only to favor Pitcher Point Investments. I have lived on Woodland Hills Drive for nearly 25 years. I have a vested interest in my community and area land.

Sincerely,

**Jennifer McRight**  
14044 Woodland Hills Dr.  
Biloxi, MS 39532  
228-365-9785 cell

Case  
25-026-PC

OPPOSITION  
**RECEIVED**  
JUL 14 2025  
BY: C. Lena

## Felicia Serpas

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**From:** Sheila Wright <samemmom@hotmail.com>  
**Sent:** Thursday, July 17, 2025 12:06 PM  
**To:** Felicia Serpas  
**Subject:** proposed changes on Lorraine Rd

*The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.*

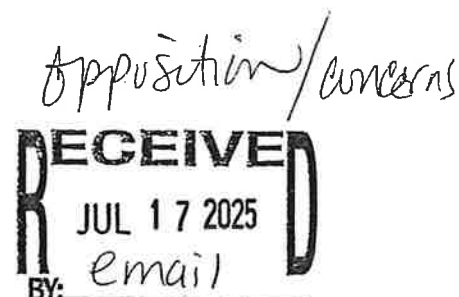
Good morning Ms Serpas,

My name is Sheila Foster. My husband and I live at 14834 Jim Byrd Rd, Biloxi, Ms 39532. If the proposed changes, that are being requested for Lorraine Rd are implemented, we will be affected due to we live on the northwest corner of Jim Byrd Rd, where it intersects with Lorraine Rd. We are asking that the proposal get rejected, for a number of reasons. First issue is that we both worked very hard, all of our lives (I am a retired nurse; and, he is a retired contractor); and, even though it required alot of doing without and penny pinching, we saved enough money to buy our piece of property and build our retirement home, in this area; and, we chose this area due to the peacefulness and quiet that our community affords. Secondly, there is a child care, across the street from us, on the opposite corner of Jim Byrd Rd and Lorraine Rd; and, the increased traffic would cause an exponential increase in the noise and traffic factor; but, it would also increase the safety hazards for all of our families affected. The third issue is the potential upset for not only the families; but, also there is livestock surrounding our homes; and, it will definitely impact not only their daily lives and routine; but, also it would cause an increase in the potential for automobile accidents.

Would you/could you please see that our thoughts and concerns are taken into consideration and that our dissent is recorded in the minutes?

Thank you, very much, for your assistance.

Sheila and Roger Foster



## BILOXI PLANNING COMMISSION MEETING

JULY 17, 2025

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:

Ronnie Bogard  
 Kyle Carron  
 Dr. Larry Drawdy  
 Joe King  
 Gary Lechner  
 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  
 Dr. Paul Tisdale, Councilman Ward 5

## REPORTED BY:

Melissa Burdine-Rodolfich

MR. POULOS:

We're going to go ahead and call the  
 City of Biloxi Planning Commission meeting to  
 order.

We'll note the members present.

Mr. Lechner, Mr. Parker, Mr. Todaro, Mr. Stanovich,  
 Mr. Bogard, Dr. Drawdy, Mr. Carron, Mr. King, Mr.  
 Snow; myself, Jimmy Poulos.

And also our staff with us today, Mr.  
 Jerry Creel, Community Development Director, is  
 with us; Felicia Serpas, Senior Planner; Caryle  
 Lena, Planner.

Of course, we have Dr. Paul Tisdale in  
 the audience with us today.

And we have Melissa Burdine-Rodolfich as  
 our reporter.

Okay. We're going to ask Mr. Creel if he  
 would lead us in a moment of prayer.

MR. CREEL:

Would you bow your head with me, please?

(Moment of prayer.)

MR. POULOS:

Everyone please rise for the recital of  
 Pledge of Allegiance, please.

(Pledge of Allegiance.)

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

CONTINUED PUBLIC HEARING(S):

PAGE

(None)

--

NEW PUBLIC HEARING(S):

25-026-PC

5

25-030-PC

46

TREE HEARINGS:

TR-25-003

56

MR. POULOS:

Okay. Did everyone have a chance to  
 look at your minutes and go through them?

Do I hear a motion to accept the  
 minutes?

MR. CARRON:

So moved.

MR. J. KING:

Second.

MR. POULOS:

Motion and a second to accept the  
 minutes.

All those in favor, say "aye."

(Unanimous vote.)

MR. POULOS:

Any opposed?

(None opposed.)

MR. POULOS:

Okay. Motion carried.

First of all, I will ask Mr. Creel if  
 you have any reports that you would like to give.

MR. CREEL:

Yes, sir. Mr. Chairman and members of  
 the Committee, over the past two weeks, our  
 department has issued 111 building permits, with a

1 construction valuation of a little over  
2 \$3 million.

3 We have collected right at \$15,000 in  
4 permit fees, issued licenses for 25 new businesses  
5 and eight renewals. We have also issued 11  
6 certificates of occupancy.

7 Of the major projects issued permits,  
8 one was for the Retreat Apartments located at 1735  
9 Tribe Drive, this is the old E-Fitness location,  
10 and one new single-family house.

11 MR. POULOS:

12 Okay. We don't have any continued  
13 public hearings, so we'll skip down to -- we have  
14 a couple of hearings today.

15 Our first hearing will be Case Number  
16 25-026-PC, Phil Frisby on behalf of Pitcher Point  
17 Investment, LLC. A request for a zoning map  
18 amendment to authorize a change in zoning district  
19 classification for a portion of two parcels of  
20 land measuring approximately 31 acres, more or  
21 less, in size from its present zoning district  
22 classification of RS-10, low density,  
23 single-family residential to RB, Regional  
24 Business, currently identified as 15039 Lorraine  
25 Road, Tax Parcel Numbers 1107-28-005.000 and

1 1106-21-021.000. This was advertised on June 27th  
2 and also July 4th and 7/11 it was also advertised  
3 on.

4 I think we have a -- do we have a film  
5 on that? Okay. Go ahead and show this. Show the  
6 film.

7 MS. SERPAS:

8 This is just at the end of the road. It  
9 doesn't quite show the parcels that are in  
10 question, that the zoning change is happening to.  
11 This is just at the end of Belle La Vie.

12 Okay.

13 MR. POULOS:

14 All right. Mr. Frisby.

15 MR. FRISBY:

16 Good afternoon. My name is Philip  
17 Frisby. I'm here on behalf of Pitcher Point  
18 Investment.

19 Planning Commissioners, Community  
20 Development staff, distinguished guests, ladies  
21 and gentlemen, thank you for being here. Thank  
22 you for hearing us.

23 We are here today to present Pitcher  
24 Point's map zoning amendment request for Belle La  
25 Vie Phase 13 to support the strategic relocation

1 of the Continuing Care Retirement Community, or  
2 CCRC Hub, which is within the Belle La Vie master  
3 planned community.

4 For clarity, the CCRC Hub is the site  
5 from which the core service of the CCRC, such as  
6 assisted living, nursing care, dining, medical,  
7 housekeeping, recreation and administration will  
8 be provided.

9 Before we begin, I would like to clarify  
10 the office site at Belle La Vie Phase 14 is not  
11 part of this rezoning. Phase 13 is currently an  
12 unaddressed parcel. The legal description was  
13 provided to the City. The site is located at  
14 approximately 1,800 feet or .35 miles west of  
15 15039 Lorraine Road, Biloxi, Mississippi 39532.

16 William "Tully" Rhodes was our former  
17 project engineer. Many of us knew and respected  
18 Tully, and he is missed greatly. He was a good  
19 friend.

20 Dennis Stieffel, who many of you know,  
21 is a highly experienced engineer, who is very  
22 familiar with the Belle La Vie project. He works  
23 with most, if not all, of the developers and  
24 builders working on the project. Dennis Stieffel  
25 is here today, and he'll continue to work with us

1 on this project.

2 In 2016, Belle La Vie Phase 3, measuring  
3 approximately 32.4 acres, and 6a, measuring  
4 27.3 acres, totaling 59.7 acres, were zoned for  
5 the Continuing Care Retirement Community.

6 In 2020, the City of Biloxi completed  
7 City of Biloxi Increment Number 1 consisting of  
8 roads, sewer, water, drainage, serving the project  
9 from the southwest. This has caused single-family  
10 residential development to concentrate in that  
11 area.

12 The City of Biloxi requested PPI to  
13 explore the possibility of developing Belle La Vie  
14 Phase 3 as single-family residential to leverage  
15 the existing infrastructure, which requires the  
16 relocation of CCRC Hub.

17 Belle La Vie Phase 3 is directly  
18 connected to and currently served by COB Increment  
19 Number 1 as shown on the map here.

20 PPI identified Belle La Vie Phase 13,  
21 which is 30.9 acres, 1.5 acres smaller than Belle  
22 La Vie Phase 3, resulting in less project density  
23 along the relocation from 3 to 13 as is such --  
24 along the future east/west commercial corridor in  
25 the interior of the project approximately

1 1,800 feet from Lorraine Road. It was identified  
2 as a more suitable location for the CCRC Hub  
3 further from neighboring property.

4 PPI submitted a map zoning amendment  
5 request for these reasons to change Belle La Vie  
6 Phase 13 to Regional Business to allow the CCRC  
7 Hub relocation.

8 Key details and benefits of the rezoning  
9 include enabling Belle La Vie Phase 3 to be  
10 developed as single-family residential, be  
11 developed as RS-7.5 by right under existing RB  
12 zoning featuring 7,500 minimum square foot lots  
13 consistent with adjacent and nearby Belle La Vie  
14 Phases 2 and 5a, 5b and 6b. This use is less  
15 dense than allowable under the existing 2016  
16 zoning.

17 This also leverages and respects the  
18 City's investment in City of Biloxi Increment 1's  
19 roads, sewer, water and drainage, enabling  
20 development in the near term and accelerates  
21 revenue generation for the City of Biloxi through  
22 near-term single-family residential home  
23 construction.

24 Phase 13 being designated as the  
25 relocation for the CCRC Hub is strategically

1 located on the future east/west connector road  
2 approximately 1,800 feet, again, from Lorraine  
3 Road. It enhances accessibility, while minimizing  
4 impacts on neighboring properties, positioning the  
5 CCRC hub along future commercial corridor  
6 supported by planned infrastructure expansions.

7 In conclusion, the proposed rezoning of  
8 Belle La Vie Phase 13 to RB facilitates the  
9 strategic relocation of the CCRC Hub, optimizing  
10 land use and infrastructure efficiency. The City  
11 of Biloxi's Infrastructure Increment 1 is critical  
12 to enabling development and making it possible to  
13 develop Phase 3 as single-family residential in  
14 the near term generating earlier revenue for the  
15 City. Relocation of CCRC Hub to Phase 13 aligns  
16 with future infrastructure plans and minimizes  
17 impact on neighboring properties.

18 We look forward to discussing this  
19 proposal and addressing any questions. Thank you.

20 MR. POULOS:

21 Okay. Anyone on the Planning Commission  
22 have any questions they would like to ask  
23 Mr. Frisby?

24 Anyone here speaking in favor of the  
25 applicant's request?

1 MR. CARRON:

2 Is that connector road under  
3 construction now?

4 MR. FRISBY:

5 Say it again, please.

6 MR. CARRON:

7 Is the connector road under construction  
8 now?

9 MR. FRISBY:

10 No, it's not. That is involved in the  
11 development agreement. I believe it was signed in  
12 '17. And they have committed -- and they've  
13 already built the increment of that. My laser, I  
14 apologize, is not too -- so they have done the  
15 first -- they have done the first increment. The  
16 City has. And that infrastructure is being  
17 absorbed and they're looking at additional phases,  
18 including that one.

19 MR. CARRON:

20 Is that coming in from Old Woolmarket  
21 Road or which side? We can't see your pointer.

22 MR. FRISBY:

23 I'm sorry. Here, let me take this --

24 MR. TODARO:

25 Don't touch the screen. It moves.

1 MR. FRISBY:

2 Don't touch the screen. Okay.

3 So, Mr. Carron, to your point, Old  
4 Woolmarket Road is here, so it does come to Old  
5 Woolmarket Road on the west. On the east, it  
6 connects to Lorraine Road.

7 MR. CARRON:

8 Okay. What infrastructure have they  
9 started on?

10 MR. FRISBY:

11 I believe they are in the budget and  
12 designing phase for those.

13 MR. CARRON:

14 So what kind of time frame are we  
15 looking at before you even start your road, then?

16 MR. FRISBY:

17 I would think the development of the  
18 CCRC would be tied to coincide with the provision.  
19 Obviously, those types of services can't be  
20 provided until the City has constructed the  
21 infrastructure.

22 MR. CARRON:

23 All right. Thank you, Mr. Frisby.

24 MR. FRISBY:

25 Yes, sir.



1 MR. POULOS:  
2 Okay. Is anyone here in favor of the  
3 applicant's request? Come on up and speak.  
4 Anyone in favor?  
5 (No response.)  
6 MR. POULOS:  
7 Anyone against? Anyone against the  
8 applicant's request?  
9 UNIDENTIFIED SPEAKER:  
10 I do have a question about the  
11 convenience store.  
12 MS. SERPAS:  
13 Can you come up to the mic?  
14 MR. POULOS:  
15 Could you come up?  
16 MS. SERPAS:  
17 State your name and address.  
18 UNIDENTIFIED SPEAKER:  
19 I have a question about the convenience  
20 store with gas sales. Is that on Lorraine Road or  
21 is that going to be inside the -- where the  
22 project meets the Lorraine Road?  
23 MR. FRISBY:  
24 Your question is regarding Belle La Vie  
25 Parcel 14?

1 please.  
2 MS. COBB:  
3 Alice Cobb, 15009 Lorraine Road, Biloxi,  
4 Mississippi 39532.  
5 MR. POULOS:  
6 All right. Does anyone else have any  
7 questions you would like to ask? If you would,  
8 just come up to the podium.  
9 Give us your name and address.  
10 MS. MORGAN:  
11 My name is Kathy Morgan. My question  
12 is: Will there be a new construction entrance for  
13 this development area that he's talking about?  
14 MR. FRISBY:  
15 Construction entrances, each  
16 construction entrance is evaluated based on the  
17 available roads and we try to direct traffic off  
18 of roads that the people travel more to their  
19 homes, and that's exactly right, that we have a  
20 construction road --  
21 MS. MORGAN:  
22 Because I'm on Woodland Hills. I live  
23 right next to your entrance, so my question is --  
24 MR. FRISBY:  
25 Where do you live?

1 UNIDENTIFIED SPEAKER:  
2 The gas sales, yes.  
3 MR. FRISBY:  
4 Yes, ma'am. That was part of the  
5 rezoning in 2016. It's not part of this rezoning.  
6 UNIDENTIFIED SPEAKER:  
7 Okay. Is it -- is that going to be on  
8 Lorraine Road, the front part of it?  
9 MR. FRISBY:  
10 I think it's always a great idea to  
11 screen things and so that, you know, you don't  
12 have -- you may have some indication of what they  
13 might charge per gallon that you might see, but I  
14 think when you do quality development, it's not  
15 necessarily as close to a road as you can get it.  
16 UNIDENTIFIED SPEAKER:  
17 Okay. So it's going to be on the main  
18 roadway there facing -- the front of it facing --  
19 MR. FRISBY:  
20 It will probably turn off the connector  
21 road.  
22 UNIDENTIFIED SPEAKER:  
23 Okay. Thank you.  
24 MS. SERPAS:  
25 Ma'am, I need your name and address,

1 MS. MORGAN:  
2 I'm on Woodland Hills right at the  
3 construction entrance.  
4 MR. FRISBY:  
5 Oh, right at the top?  
6 MS. MORGAN:  
7 Yeah.  
8 MR. FRISBY:  
9 Where they have the trees right next to  
10 the road.  
11 MS. MORGAN:  
12 Yes. I feel like I live in a  
13 construction zone.  
14 MR. FRISBY:  
15 I'm sorry.  
16 MS. MORGAN:  
17 But I was wondering how long this is  
18 going to go on to that construction if this is  
19 going to be part of the construction. So how many  
20 years are we talking?  
21 MR. FRISBY:  
22 Oh, no, no, no. That's going to -- I  
23 think that would long before be a paved city road.  
24 MS. MORGAN:  
25 Because that's the only entrance at this



1 point, which is through residential.  
 2 MR. FRISBY:  
 3 Other than the one. There are two. As  
 4 soon as you can -- as soon as the City sees a need  
 5 to pave that, that's the plan. I know that's part  
 6 of the development agreement that we have.  
 7 MS. MORGAN:  
 8 I know that's already paved.  
 9 MR. FRISBY:  
 10 Pardon?  
 11 MS. MORGAN:  
 12 I know that's already paved. I was told  
 13 that road was just going to be a construction road  
 14 and would not connect to Woodland Hills. Whether  
 15 that's true or not, I don't know.  
 16 MR. FRISBY:  
 17 It's part of the road plan. I can show  
 18 it to you.  
 19 Ma'am, what is your name?  
 20 MS. MORGAN:  
 21 Kathy Morgan.  
 22 MR. FRISBY:  
 23 Kathy, I'm Phil.  
 24 MS. MORGAN:  
 25 Nice to meet you.

1 Okay. Sorry. That's why they said  
 2 don't touch it.  
 3 UNIDENTIFIED SPEAKER:  
 4 That's even better.  
 5 MR. FRISBY:  
 6 Okay. That ought to be better, right.  
 7 So I can stand here.  
 8 So this is -- from here to here is  
 9 gravel right now. It won't continue up to here,  
 10 but when these other roads -- I wish I could go  
 11 back smaller. Pinch it?  
 12 MS. SERPAS:  
 13 Yep.  
 14 MR. FRISBY:  
 15 Okay. This is pretty cool. Okay. So  
 16 it's like an iPhone.  
 17 MS. SERPAS:  
 18 Uh-huh.  
 19 MR. FRISBY:  
 20 All right. I was saying that when  
 21 it's -- this turn and this is the current northern  
 22 turn of Belle La Vie Parkway is extended northward  
 23 and this will be built -- this will be another  
 24 entrance. So there are many points of ingress and  
 25 egress onto this project. There's two, three,

1 MR. FRISBY:  
 2 Kathy, these roads that are marked on  
 3 this map that are -- they have dashes down. Do  
 4 you see --  
 5 MS. MORGAN:  
 6 Right.  
 7 MR. FRISBY:  
 8 So this one is already built and that's  
 9 why it says it's existing. But everything else  
 10 that has this, is pretty thick, and has a dash  
 11 through it, those are planned roads that are  
 12 arterial roads or connector roads. Think of  
 13 like -- well, Lorraine is a connector road.  
 14 MS. MORGAN:  
 15 Right.  
 16 MR. FRISBY:  
 17 So these are all, in a manner of  
 18 speaking, so is Woodland Hills, a connector road,  
 19 but then there are many subdivision roads off of  
 20 each of these. And those subdivisions, they  
 21 egress off of an arterial, so this is certainly  
 22 not all the roads, but the arterial ones. And the  
 23 road that is now paved as a gravel limestone  
 24 compacted lot that's drivable is a construction  
 25 road that goes to this point here.

1 four, five. And there is another portion that  
 2 some of you may know and may recall. Another  
 3 portion of the project and there is even more  
 4 exits and entrances there.  
 5 So the idea is that people don't  
 6 generally drive out of their way to provide  
 7 traffic in front of someone's house if it's a  
 8 further distance to get to their own. So by  
 9 having multiple exits and ingress and egress  
 10 points, it distributes it.  
 11 MS. MORGAN:  
 12 Okay.  
 13 MR. FRISBY:  
 14 Yes, ma'am. Did I answer your question?  
 15 MS. MORGAN:  
 16 Kind of. I just wonder how many years.  
 17 MR. POULOS:  
 18 Okay. Thank you. Next.  
 19 MS. SERPAS:  
 20 Name and address, please, sir.  
 21 MR. WALKER:  
 22 Brian Walker. Address, 15009 Lorraine  
 23 Road.  
 24 All right. I have some questions about  
 25 where this connector will connect to Lorraine

1 Road. In the past and other times, we have people  
2 coming through there at a high rate of speed and I  
3 think this is going to cause a blind zone  
4 connecting this road to Lorraine. And I feel  
5 strongly that if we do this, we're going to need  
6 some way of being able to allow the traffic to  
7 come into a ramp, so to speak. So in other words,  
8 when the people come off of that road onto  
9 Lorraine Road, they don't just come out and just  
10 pull out. Whether it's a red light put there or  
11 we make some turning lanes, that's what I meant,  
12 some turning lanes.

13 Also, like I said, people flying through  
14 there like crazy. Trust me. I know. Been a lot  
15 of accidents in that area. But my point is the  
16 safety concern of it would be my only issue with  
17 this. Maybe putting in a center divider out there  
18 so traffic can make turns more safely than just  
19 stopping in the middle of the road. Somebody  
20 comes flying through there and they get run over.  
21 That's the only concern I have with joining this.

22 Now, my other thing I wanted to talk  
23 about, this is going to be a retirement facility  
24 for elderly folks and so forth to retire. Do we  
25 have a guarantee that this is not used for

1 My name is Sheila Foster. My husband  
2 and I live at 14834 Jim Byrd Road, and so we live  
3 right up there where the road is going to come  
4 into Lorraine. We're on the corner of Lorraine  
5 and Jim Byrd.

6 My concern is, is we have a very --  
7 pre-existing, very active little childcare right  
8 across the street from us on -- they're also on  
9 the south corner of Jim Byrd and Lorraine. We're  
10 on the north corner. And with all this increased  
11 traffic, it just concerns me all these little  
12 children. She's got a slew of little kids out  
13 there, so I just wanted y'all to be aware.

14 MR. POULOS:

15 Okay. Thank you.

16 Anyone else have anything they would  
17 like to say?

18 (No response.)

19 MR. POULOS:

20 Okay. Mr. Creel, go ahead and close it.

21 UNIDENTIFIED SPEAKER:

22 Were you just asking for questions now  
23 or for people to speak later or again?

24 MR. POULOS:

25 This is it. You want to speak?

1 anything else but retirement for the future?  
2 Because there was talk about it many years ago  
3 about building a mental health facility in that  
4 area, and I just don't want to see that happening  
5 because it's a very quiet community out there.  
6 Everyone around there, you know, our neighbors are  
7 people we've grown up with or lived around.

8 So that's some of my concerns to -- is  
9 that, to make sure that this establishment that's  
10 being putting in out there, that that's what it's  
11 there for and it will serve for -- generations for  
12 that matter and for that matter only. That's all  
13 I have about it.

14 MR. POULOS:

15 Okay. Thank you. Anyone else have  
16 anything to say?

17 MS. SERPAS:

18 Sir, did you sign in?

19 MR. POULOS:

20 Anyone else want to say anything?

21 UNIDENTIFIED SPEAKER:

22 I would like to make a comment, please.

23 MR. POULOS:

24 Come on up. Sign in.

25 MS. FOSTER:

1 UNIDENTIFIED SPEAKER:

2 Well, I think maybe that some of the  
3 folks here didn't understand. You asked for  
4 questions and the first person had a question.

5 MR. POULOS:

6 You got a question?

7 UNIDENTIFIED SPEAKER:

8 Well, I'm probably going to comment.

9 MR. POULOS:

10 Well, come on.

11 UNIDENTIFIED SPEAKER:

12 That's what I'm asking.

13 MR. POULOS:

14 Okay.

15 UNIDENTIFIED SPEAKER:

16 Because I feel like there is more folks  
17 that have got comments to say.

18 MR. POULOS:

19 All right. Well, come on.

20 MR. WILSON:

21 My name is Bruce Wilson. I live at  
22 13569 Lorraine Road.

23 And my comment is to the time frame of  
24 how long we're talking about here and what might  
25 be the urgency to make the change.

1 For a clarification, the Phase 3 is the  
 2 one that's currently zoned for RS-5 -- what is it?  
 3 MS. SERPAS:  
 4 7.5.  
 5 MR. WILSON:  
 6 Phase 3.  
 7 MR. FRISBY:  
 8 Is zoned RB.  
 9 MR. WILSON:  
 10 All right. That's where the CCRC was  
 11 going to be originally?  
 12 MR. FRISBY:  
 13 Correct. Yes.  
 14 MR. WILSON:  
 15 So what we're seeing on the map now is  
 16 it's going to move to 13?  
 17 MR. FRISBY:  
 18 That's the request, yes, sir.  
 19 MR. WILSON:  
 20 And 13 is coming back down. Okay.  
 21 All right. The time frame for me is --  
 22 I live at 13569, which is just off the bottom  
 23 corner down there. Hidden Springs was permitted  
 24 as PDR in, I think, 2013 to build 411 houses in  
 25 that bottom section. There is 12 houses been

1 It is, yes, sir. All that has been  
 2 approved.  
 3 MR. WILSON:  
 4 Okay. I mean, can you give us a time  
 5 frame on how long this is going to take to get to  
 6 where you can put the CCRC? It's coming to 3?  
 7 It's going to go to 13? CCRC is going to be on  
 8 13.  
 9 MR. FRISBY:  
 10 CCRC will be on 6a and 13, yes, sir.  
 11 MR. WILSON:  
 12 6a?  
 13 MR. FRISBY:  
 14 6a. The CCRC already encompasses two  
 15 parcels of approximately 30 acres each.  
 16 MR. WILSON:  
 17 6a is not on here. 6b is on here.  
 18 Right?  
 19 MR. FRISBY:  
 20 If you look up here --  
 21 MR. WILSON:  
 22 Oh, I see 6a.  
 23 MR. FRISBY:  
 24 Do you see 6a?  
 25 MR. WILSON:

1 built in 12 years.  
 2 Now, we're talking about moving up at  
 3 the top with the RS-7.5 and we've still got to  
 4 build roads or roads has got to be built. That  
 5 road up at the top, the top artery has got to  
 6 cross Mill Creek, which is going to be a major  
 7 project building a road, and it's a long -- 1,800  
 8 foot from Lorraine Road to Phase 3, but it is a  
 9 long way across there.  
 10 All those other lines, red with dashes,  
 11 blue with dashes are not built. We're talking  
 12 about years on top of years to do this, and  
 13 they're not permitted at all. No plan has been  
 14 submitted. To me, I can't -- I don't understand  
 15 the urgency of doing it right now. I mean, he's  
 16 still got over 400 houses or 300 houses to build  
 17 in the bottom. I know they've done a lot of land  
 18 clearing and I see houses have been sold, lots  
 19 have been sold to D.R. Horton. But it's kind  
 20 of -- I just -- I don't quite understand the  
 21 urgency of changing this now.  
 22 And is the current zoning in those  
 23 parcels, is that the current zoning that the City  
 24 has agreed to already?  
 25 MR. CREEL:

1 So 6a is part of 13?  
 2 MR. FRISBY:  
 3 No. 6a and 3 were originally zoned in  
 4 2016 for the site of the CCRC.  
 5 MR. WILSON:  
 6 That's a total of 32 acres there.  
 7 MR. FRISBY:  
 8 Total of 60-point something.  
 9 So this Parcel 3 is an acre and a half  
 10 larger than Parcel 13, so we're saying let's move  
 11 the Hub, the CCRC Hub from Phase 3 to Phase 13  
 12 because it's along the future commercial corridor.  
 13 I can't speak to the timing of that.  
 14 MR. WILSON:  
 15 But now, if this is approved, then you  
 16 can start building houses here?  
 17 MR. FRISBY:  
 18 Correct and utilize the in-place  
 19 infrastructure, yes, sir.  
 20 MR. WILSON:  
 21 And the infrastructure placement is  
 22 depending on the City of Biloxi putting it in or  
 23 developers putting it in? Who's going to do the  
 24 infrastructure?  
 25 MR. FRISBY:

1 The arterials are the City of Biloxi.  
 2 Perhaps someone from the City might speak to these  
 3 questions.  
 4 MR. WILSON:  
 5 Are we talking water and sewer? So  
 6 water and sewer is going to have to come from the  
 7 south, right?  
 8 MR. CREEL:  
 9 The only discussions that I have been  
 10 involved in had to do with the connector road  
 11 going in and the possibility of doing that and  
 12 they're just discussions right now about this.  
 13 As far as water and sewer goes, I don't  
 14 know what negotiations have been conducted with  
 15 the City about us doing any of that.  
 16 MR. WILSON:  
 17 But it will have to come through y'all,  
 18 the Planning Commission?  
 19 MR. CREEL:  
 20 Yes, sir. Whether we do it or whether  
 21 they do it, they have to submit plans to the City.  
 22 The City has to review those plans and approve  
 23 them before anything goes in.  
 24 And then any agreement between the  
 25 developer and the City would be an item on the

1 connector road. Are you talking about from  
 2 Lorraine into 13?  
 3 MR. CREEL:  
 4 The one that runs from Lorraine over to  
 5 Old Woolmarket Road, that's what we're talking  
 6 about.  
 7 MR. WILSON:  
 8 Is that going to be the first road  
 9 that's built to service CCRC?  
 10 MR. CREEL:  
 11 Well, the CCRC can't happen until the  
 12 road goes in. So if that road doesn't go in, then  
 13 the CCRC is not going to go in. So in order for  
 14 us to approve a development on the interior of  
 15 this, it has to have frontage, so the road would  
 16 have to be in before we could issue a permit to  
 17 build anything there.  
 18 MR. WILSON:  
 19 So we're talking a long time planning  
 20 before we even get to building?  
 21 MR. CREEL:  
 22 Yes, sir. I don't believe plans have  
 23 even been designed for this yet. It's still in  
 24 discussion.  
 25 MR. WILSON:

1 City Council agenda that the Council would have to  
 2 approve. So there are other steps of approval  
 3 involved in this before it will happen.  
 4 MR. WILSON:  
 5 So put the -- who has put the  
 6 infrastructure in now to the end of the road where  
 7 13 and -- whatever that other one is?  
 8 MR. CREEL:  
 9 Is that the road that ends in a  
 10 cul-de-sac?  
 11 MR. WILSON:  
 12 Yes. Did the City put the water and  
 13 sewer down Wash Fayard to the ending point down  
 14 into Hidden Springs?  
 15 MR. CREEL:  
 16 I think -- Dennis, you know more about  
 17 that than I do. I know the county put in the  
 18 sewer, I think, and the City put in the water; is  
 19 that --  
 20 MR. STIEFFEL:  
 21 Correct.  
 22 MR. CREEL:  
 23 Okay.  
 24 MR. WILSON:  
 25 So you said something about the

1 Well, he mentioned a while ago when he  
 2 was asked the question about that, that they were  
 3 in the planning stages or design stages.  
 4 MR. FRISBY:  
 5 Discussion. That's right.  
 6 MR. WILSON:  
 7 Well, I'm just wondering if this -- if  
 8 we're at the point we need to be discussing this  
 9 unless we know the road is fixing to be put in or  
 10 something.  
 11 MR. CREEL:  
 12 Okay. I can address that whenever they  
 13 ask me for the comments. After the comments from  
 14 the audience are over, I can address some of this.  
 15 MR. WILSON:  
 16 Well, I guess the reason I'm here,  
 17 because we fought a terrible battle with the  
 18 bottom and it's been 12 years and we've got 12  
 19 houses built where there's supposed to be 411  
 20 built and it's been 12 years.  
 21 MR. POULOS:  
 22 Okay. Anyone else have any comments?  
 23 Come on up, sir.  
 24 MR. WALKER:  
 25 First of all, where is the people and

1 why haven't we known about 400 houses being built  
 2 back there? Let me ask you that.  
 3 MR. WILSON:  
 4 Me?  
 5 MR. WALKER:  
 6 Yeah. I'm talking to you. I ain't  
 7 talking to them.  
 8 MR. WILSON:  
 9 Well, it's been approved in 2013 for a  
 10 subdivision to go in right there with 411 houses  
 11 in it.  
 12 MR. WALKER:  
 13 Was this ever put towards the committee  
 14 or other people talking about this?  
 15 MR. WILSON:  
 16 Yes, sir. Yes, sir. It was, and they  
 17 advertised for a long time.  
 18 MR. CREEL:  
 19 I'll address that. I'll address that  
 20 when we get to it.  
 21 MR. WILSON:  
 22 It's not unknown. I'm telling you,  
 23 brother, and I'm not trying to be ugly. I'm just  
 24 telling you that that is -- you see the PDR.  
 25 MR. WALKER:

1 crap. Now, that was a lie.  
 2 Now, it's one thing that we all down  
 3 here in the South believe in is truth. Okay? You  
 4 just don't go and do what the heck y'all want to  
 5 do, any of you. Think about all these folks  
 6 that's right here, and I'm standing up for every  
 7 one of them because I live out there. And I'm  
 8 going to tell you right now. I ain't standing for  
 9 it. So your 400 houses, you -- I hope you can  
 10 pull them out the gates of hell because it ain't  
 11 going to happen.  
 12 MR. WILSON:  
 13 Let me explain.  
 14 MR. WALKER:  
 15 No. I ain't got nothing else to say to  
 16 you.  
 17 MR. WILSON:  
 18 Well, you need to listen.  
 19 MR. WALKER:  
 20 No, I don't need to listen. I don't  
 21 want 400 houses right there because it will end up  
 22 like Gulfport.  
 23 MR. POULOS:  
 24 Okay, guys. That's it.  
 25 MR. WILSON:

1 Well, in request, I would like this to  
 2 be relooked at from the families that are out  
 3 there in Woolmarket and their standpoint about  
 4 this because we are a small community. And we  
 5 live by greatness out there. It's peaceful out  
 6 there.  
 7 And I'm going to tell you one thing, I  
 8 think everybody in this room will stand up for  
 9 this. Nuh-uh. This needs to be relooked at. If  
 10 he's only built 12 houses in this amount of years,  
 11 then this needs to be relooked at it because --  
 12 and brought back where the people can come and  
 13 speak their mind about this. Hey, it's one thing  
 14 if you're going to go out there and going to build  
 15 a freaking community.  
 16 MR. WILSON:  
 17 That --  
 18 MR. WALKER:  
 19 Hold on. No. I'm talking to them. You  
 20 going to build a community to help retirement, I'm  
 21 all for that. But when you -- just like Fofo  
 22 said, we've got to have X amount of people in here  
 23 before we can have a grocery store, but they just  
 24 went over there -- we got lied to. Fofo said they  
 25 cleared that lot over there to sell it. Bull

1 I fought the houses. I fought the  
 2 houses, sir.  
 3 MR. WALKER:  
 4 I don't care. I don't care what you  
 5 want.  
 6 MR. POULOS:  
 7 Okay. Take your seat.  
 8 MR. WALKER:  
 9 I don't want the riffraff out there in  
 10 our neighborhood.  
 11 MR. WILSON:  
 12 I understand that, and I fought it the  
 13 whole time.  
 14 MR. POULOS:  
 15 Okay. We're going to go ahead and call  
 16 this hearing.  
 17 MR. WILSON:  
 18 Just one more statement, please.  
 19 MR. POULOS:  
 20 That's it. One more. That's it.  
 21 MR. WILSON:  
 22 We asked everybody in Woolmarket for  
 23 over two years to come support in this very room  
 24 and in the City Council.  
 25 MR. WALKER:

1 Buddy, I'm here now and I want it  
 2 relooked at it before you build another house.  
 3 MR. WILSON:  
 4 I understand. I haven't built any.  
 5 MR. POULOS:  
 6 Okay. That's it.  
 7 Okay. We're going to go ahead and call  
 8 this.  
 9 You got anything to say, final -- come  
 10 on Mr. Frisby.  
 11 MR. FRISBY:  
 12 Pitcher Point requests the Planning  
 13 Commission approve the request. Thank you.  
 14 MR. POULOS:  
 15 Thank you, sir.  
 16 Okay. We have one letter of opposition,  
 17 and if you would, go ahead and read that. Go  
 18 ahead, Caryle.  
 19 MS. LENA:  
 20 My name is Sheila Foster. My husband  
 21 and I live at 14834 Jim Byrd Road, Biloxi,  
 22 Mississippi 39532.  
 23 If the proposed changes that are being  
 24 requested for Lorraine Road are implemented, we  
 25 will be affected due to we live on the northwest

1 consideration and this dissent is recorded into  
 2 the minutes? Thank you very much. Sheila and  
 3 Roger Foster.  
 4 MR. POULOS:  
 5 We'll consider this hearing closed.  
 6 Jerry.  
 7 MR. CREEL:  
 8 The best way to address this is to stand  
 9 up here. Felicia, if you will, go back to the map  
 10 that we're talking about.  
 11 MS. SERPAS:  
 12 Yes, sir. Give me one second.  
 13 MR. FRISBY:  
 14 The last slide is the blank map.  
 15 MS. SERPAS:  
 16 Okay.  
 17 MR. CREEL:  
 18 Okay. First of all, this is not  
 19 something that just happened. We started working  
 20 on this property 20 years ago and it has all been  
 21 approved. The only thing that we're talking about  
 22 today is rezoning this piece of property right  
 23 here to RB, which is Regional Business.  
 24 The reason they want to move this up  
 25 there is because they're being approached by

1 corner of Jim Byrd where it intersects with  
 2 Lorraine Road.  
 3 We are asking that this proposal get  
 4 rejected for a number of reasons. First issue is  
 5 that we both worked very hard all of our lives --  
 6 I am a retired nurse and retired contractor -- and  
 7 even though it required a lot of doing without and  
 8 penny pinching we saved enough money to buy our  
 9 piece of property and build our retirement home in  
 10 this area. We chose this area due to the  
 11 peacefulness and quiet that our community affords.  
 12 Secondly, there is a childcare across  
 13 the street from us on the opposite corner of Jim  
 14 Byrd and Lorraine Road, and increased traffic will  
 15 cause an exponential increase in the noise and  
 16 traffic factor, but it would also increase the  
 17 safety hazard for all of our families affected.  
 18 The third issue is the potential upset  
 19 for not only the families, but also there is  
 20 livestock surrounding our homes, and it will  
 21 definitely impact not only their daily lives and  
 22 routine but also would cause an increase in the  
 23 potential for automobile accidents.  
 24 Would you or could you, please, see that  
 25 our thoughts and concerns are taken into

1 residential builders that want to build  
 2 single-family houses on this down here. If you  
 3 look, the area that Mr. Wilson mentioned where the  
 4 houses have been built is right here, but this  
 5 large gray area right here is under contract to a  
 6 house builder. This area over on this side has  
 7 been sold to a house builder. So what's happening  
 8 is, is that what's been worked on for years is now  
 9 starting to gain a lot of traction.  
 10 There is also the property up here.  
 11 This has been sold, and they're in negotiations  
 12 with some others as well.  
 13 This piece of property right here was  
 14 originally approved as the certified retirement  
 15 community, but what's happened is they've been  
 16 approached by a home builder to build homes on  
 17 there, which actually is a good thing because  
 18 instead of having a commercial development against  
 19 these single-family houses that face Lorraine  
 20 Road, now it will just be single-family houses on  
 21 both sides of the road. So that's actually a good  
 22 thing.  
 23 The only thing before you today is  
 24 whether or not you want to rezone this property  
 25 from RS-10, which is residential single-family

1 10,000-square-foot lots to RB to allow the  
2 certified retirement community to relocate from  
3 here to here, a very reasonable request.

4 This road, this connector road has not  
5 even been designed yet. I mean, we're not talking  
6 about something that's going to pop up tomorrow or  
7 next week or whatever. This is something that is  
8 going to take time. There will be traffic studies  
9 involved to see what to do with the Lorraine Road  
10 intersection that's proposed and everything else.

11 We did have one other letter of  
12 opposition that came in earlier this week. But I  
13 talked with Jennifer McWright yesterday on the  
14 phone, and she was -- she didn't offer any  
15 opposition to it. Her concern was that the  
16 rezoning of the property right at Lorraine was  
17 going to be changed and when I told her no, that  
18 there's 1,800 feet off of here before you even get  
19 to the property to be rezoned, she didn't seem to  
20 have any objection to that after that.

21 The property here where the Frisbys'  
22 office is right now is zoned NB. Nothing about  
23 that is going to change.

24 The only thing for consideration by the  
25 Planning Commission today is whether or not to

1 change that zoning to allow the retirement  
2 community to relocate. That's it. That's what it  
3 boils down to.

4 MR. STANOVICH:

5 Jerry, that parcel that's going to be  
6 rezoned is landlocked now? There is no access to  
7 it?

8 MR. CREEL:

9 That's correct, yes. That does not stop  
10 you from changing the zoning on it because,  
11 realistically, a lot of this is landlocked right  
12 now, but the zoning has been approved. All of  
13 this went through the Planning Commission and  
14 Council several years ago.

15 MR. STANOVICH:

16 All the property you pointed out on the  
17 lower area down there where they're going to build  
18 single-family, that's already -- I can't read  
19 that -- is already zoned single-family.

20 MR. CREEL:

21 It is.

22 MR. STANOVICH:

23 Okay.

24 MR. CREEL:

25 You've got some -- the yellow here is

1 multi-family. The property along Old Woolmarket  
2 Road is zoned RB, which is commercial.

3 Just to give you a little bit of  
4 background real quick. The Frisbys have 1,400  
5 acres, 1,500 acres. And we were in an annexation  
6 fight with Gulfport over this property that was  
7 north of Hidden Springs. And what happened is, is  
8 that both cities agreed that Gulfport would back  
9 off. The City of Biloxi would get half of the  
10 property that the Frisbys own, and eventually  
11 we'll wind up getting the other half of their  
12 property.

13 So, in essence, what we're looking at  
14 here is that ultimately this is going to be a city  
15 within a city. It's going to have a commercial  
16 duplex in the middle surrounded by residential all  
17 around it. And I don't know when that -- the rest  
18 of that annexation will come forward. We'll worry  
19 about that later.

20 But all of this -- all of this zoning is  
21 existing. And they have actually got  
22 infrastructure in right in here for some lots that  
23 everything has been approved, and we can now issue  
24 permits to build houses there. I think they're  
25 dealing with Horton Homes. Y'all know how fast

1 Horton Homes works to build. In negotiations with  
2 DSLD and also with Meritage, who just bought out  
3 Elliott Homes. You're going to start seeing a lot  
4 of residential construction going on in this area.

5 So that's what happens before you today.  
6 Everything else considered, just whether or not to  
7 rezone that one piece of property to accommodate  
8 the retirement community.

9 MR. CARRON:

10 Jerry, you might want to mention road  
11 studies being done as it's developed. Stop signs  
12 and that stuff will come in to protect those  
13 roads.

14 MR. CREEL:

15 Yeah. Traffic -- anytime we're doing  
16 something like this, there's going to be a traffic  
17 study involved in it. And we look at  
18 intersections. We'll look at, you know, possible  
19 numbers, projected numbers of how many cars a day.  
20 Again, a lot of this up here is single-family  
21 residential.

22 And, you know, over the years, we've  
23 heard, well, if that subdivision is approved,  
24 we're going to have a bottleneck. Traffic is  
25 going to be backed up. We've never seen that

1 happen. I mean, if you go up to any one of these  
2 new subdivisions we've built, you might see one or  
3 two cars going in or coming out at a time. Maybe  
4 in the morning when people are going to work or  
5 maybe in the afternoon when they're coming home  
6 from work, but aside from that, you're lucky if  
7 you see a couple of cars going in and out.

8 So that's what's before you today. The  
9 staff has no objection to this and would recommend  
10 approval.

11 MR. TODARO:

12 I move we approve the recommendation.

13 MR. PARKER:

14 Second.

15 MR. POULOS:

16 A motion by Mr. Todaro, second by  
17 Mr. Parker to approve the applicant's request.

18 Any discussion?

19 (No response.)

20 MR. POULOS:

21 All those in favor, raise your hand.

22 Mr. Lechner, Mr. Parker, Mr. Todaro,

23 Mr. Stanovich, Mr. Bogard, Dr. Drawdy, Mr. Carron,

24 Mr. King, Mr. Snow; myself, Jimmy Poulos. Show

25 that is a unanimous vote in favor.

1 Okay. Our next hearing is Case  
2 25-030-PC, Mackenzi Geil on behalf of GM132, LLC,  
3 a request for conditional use approval to  
4 authorize an existing single-family residence to  
5 be utilized as a short-term rental for a property  
6 located within a RM-30, high-density multi-family  
7 residential zone and identified as municipal  
8 address, 132 Dukate Street. Tax parcel Number  
9 1410K-01-053.000. This was advertised on July 4th  
10 and July 11th.

11 And we'll open it up. Yes, sir.

12 MR. GEIL:

13 Hey. How you doing? I'm Lance Geil.

14 MS. SERPAS:

15 Hold on one second. Let's watch the  
16 video.

17 MR. POULOS:

18 Yeah. We've got to show the video  
19 first.

20 MS. SERPAS:

21 (Video played.)

22 MR. POULOS:

23 Okay. Yes, sir.

24 MR. GEIL:

25 How you doing, guys? I'm Lance Geil.

1 I'm representing GM132 today for my daughter.  
2 She's out sick, we think with a little bit of  
3 COVID, so we thought it best she not come.

4 We're looking to turn this into a VRBO,  
5 and I'm here to answer any questions you've got  
6 for me.

7 MR. POULOS:

8 You're wanting to -- you're wanting a  
9 short-term rental, is what you're asking for?

10 MR. GEIL:

11 Yes, sir.

12 MR. POULOS:

13 Yeah.

14 MR. STANOVICH:

15 How much parking do you have?

16 MR. GEIL:

17 On the left-hand side of the property,  
18 it goes all the way to the back of the property.  
19 Probably four spaces there. And then another in  
20 front of the oak tree. Although I don't like them  
21 parking there, but you can see --

22 MR. STANOVICH:

23 How many bedrooms and baths?

24 MR. GEIL:

25 Two bed, two bath.

1 MR. STANOVICH:

2 Who's going to manage it?

3 MR. GEIL:

4 We are. That's kind of what we do, yes,  
5 sir. We'll do the maintenance and the cleanup,  
6 everything. And looking for mostly weeklies,  
7 three to seven-day.

8 MR. CARRON:

9 Will you be available or have someone  
10 available 24/7?

11 MR. GEIL:

12 Yes, sir. My daughter. She lives  
13 within five minutes right there in D'Iberville.

14 MR. CARRON:

15 Thank you.

16 MR. POULOS:

17 Any other questions? Any other  
18 questions from our members?

19 (No response.)

20 MR. POULOS:

21 Okay. Anyone here that wants to speak  
22 in favor of the applicant's request? Anyone in  
23 the audience want to speak in favor?

24 (No response.)

25 MR. POULOS: