

Ordinance No. 2593

ORDINANCE TO APPROVE A COMPREHENSIVE ZONING MAP AMENDMENT
WITHIN A SECTION OF EAST BILOXI, TO FOSTER DEVELOPMENT SINCE
HURRICANE KATRINA

WHEREAS, on Thursday, December 18, 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. 25-047-PC, City of Biloxi, a request for a Comprehensive Zoning Map Amendment; and

WHEREAS, the Planning Commission members were apprised of the particulars of the case, being made cognizant of the fact that the City of Biloxi Administration had submitted this application for a Comprehensive Zoning Map Amendment to identify those 295 parcels currently zoned RS-5, RM-20, RM-30, LB, and NB. The proposal is to rezone all parcels to CB (Community Business). This change is intended to encourage new development in an area of Biloxi that has not fully recovered since Hurricane Katrina. This portion of the city is also located in a flood zone, which presents additional development challenges, Case No. 25-047-PC; and

WHEREAS, on Thursday, December 18, 2025, the Planning Commission, voted 14-0, to approve this zoning Map Amendment. This rezoning should significantly enhance efforts to promote and facilitate the development of family-oriented businesses and other commercial outlets in this area of the city; 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, grants approval of this Comprehensive Zoning Map Amendment to authorize a change to 295 parcels from their current zonings of RS-5, RM-20, RM-30, LB, and NB to CB (Community Business).

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NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BILOXI, MISSISSIPPI, THAT AS PER THE FINDINGS OF THE PLANNING COMMISSION, AND BASED UPON 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, as previously amended, are hereby further amended to designate the new zoning district classifications for these certain areas identified as those 295 specific parcels located fronting Howard Avenue, from Claiborne Street to Cadet Street, and south of Howard Avenue to Beach Boulevard, from Kuhn to Cadet Street. (*Tax Parcel Nos are as follows:* 1410I-01-046.001, 1410I-01-047.000, 1410I-01-048.000, 1410I-01-048.001, 1410I-01-049.000, 1410I-02-001.000, 1410I-02-001.001, 1410I-02-002.000, 1410I-02-003.000, 1410I-02-004.000, 1410I-02-005.000, 1410I-02-006.000, 1410I-02-007.000, 1410I-02-008.000, 1410I-02-009.000, 1410I-02-010.000, 1410I-02-011.000, 1410I-02-012.000, 1410I-02-014.000, 1410I-02-015.000, 1410I-02-016.000, 1410I-02-017.000, 1410I-02-018.000, 1410I-02-019.000, 1410I-02-020.000, 1410I-02-021.000, 1410I-02-022.000, 1410I-02-023.000, 1410I-02-024.000, 1410I-02-024.001, 1410I-02-025.000, 1410I-02-026.000, 1410I-02-027.000, 1410I-02-028.000, 1410I-02-029.000, 1410I-02-030.000, 1410I-02-031.000, 1410I-04-001.000, 1410I-04-002.000, 1410I-04-003.000, 1410I-04-004.000, 1410I-04-005.000, 1410I-04-006.000, 1410I-04-007.000, 1410I-04-008.000, 1410I-04-009.000, 1410I-04-009.001, 1410I-04-010.000, 1410I-04-012.000, 1410I-04-013.000, 1410I-04-014.000, 1410I-04-015.000, 1410I-04-016.000, 1410I-04-017.000, 1410I-04-018.000, 1410I-04-019.000, 1410I-04-021.000, 1410I-04-021.001, 1410I-04-022.000, 1410I-04-023.000, 1410I-04-024.000, 1410I-04-025.000, 1410I-04-026.000, 1410I-04-

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027.000, 1410I-04-027.001, 1410I-04-028.000, 1410I-04-029.000, 1410I-04-032.000, 1410I-04-032.001, 1410I-04-032.002, 1410I-04-033.000, 1410I-04-034.000, 1410I-04-035.000, 1410I-04-036.000, 1410I-04-038.000, 1410I-04-039.000, 1410I-04-040.000, 1410I-04-041.000, 1410I-04-042.000, 1410I-04-043.000, 1410I-04-044.000, 1410I-04-045.000, 1410I-04-046.000, 1410I-04-047.000, 1410I-04-048.000, 1410I-04-049.000, 1410I-04-050.000, 1410I-04-051.000, 1410I-04-052.000, 1410I-04-053.000, 1410I-04-054.000, 1410I-04-055.000, 1410I-04-056.000, 1410I-04-057.000, 1410I-04-058.000, 1410I-04-075.000, 1410I-04-082.000, 1410I-04-083.000, 1410I-04-084.000, 1410I-05-018.000, 1410I-05-019.000, 1410I-05-021.000, 1410I-05-022.000, 1410I-05-023.000, 1410I-05-071.000, 1410I-05-071.001, 1410I-05-072.000, 1410I-05-072.001, 1410I-05-073.000, 1410I-05-074.000, 1410I-06-023.000, 1410I-06-024.000, 1410I-06-025.000, 1410I-06-025.002, 1410I-06-083.000, 1410I-06-086.000, 1410I-06-087.000, 1410I-06-087.002, 1410I-06-088.000, 1410I-06-090.000, 1410I-06-091.000, 1410I-06-091.001, 1410I-06-092.000, 1410I-06-093.000, 1410I-06-094.000, 1410I-06-095.000, 1410I-06-096.001, 1410I-06-096.002, 1410I-06-096.003, 1410I-06-097.000, 1510L-01-039.000, 1510L-01-040.000, 1510L-01-041.000, 1510L-01-041.001, 1510L-01-042.000, 1510L-01-059.000, 1510L-01-060.000, 1510L-01-061.000, 1510L-01-062.000, 1510L-01-063.000, 1510L-01-064.000, 1510L-01-065.000, 1510L-01-065.001, 1510L-01-066.000, 1510L-01-067.000, 1510L-01-068.000, 1510L-01-085.000, 1510L-01-086.000, 1510L-01-087.000, 1510L-01-088.000, 1510L-02-012.000, 1510L-02-013.000, 1510L-02-014.000, 1510L-02-015.000, 1510L-02-016.000, 1510L-02-017.000, 1510L-02-018.000, 1510L-02-019.000, 1510L-02-020.000, 1510L-02-021.000, 1510L-02-022.000, 1510L-02-023.000, 1510L-02-023.001, 1510L-02-023.002, 1510L-02-023.003, 1510L-02-024.000, 1510L-02-025.000, 1510L-02-026.000, 1510L-02-027.000, 1510L-02-

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028.000, 1510L-02-029.000, 1510L-02-030.000, 1510L-02-031.000, 1510L-02-032.000, 1510L-02-033.000, 1510L-02-034.000, 1510L-02-035.000, 1510L-02-036.000, 1510L-02-037.000, 1510L-02-038.000, 1510L-02-039.000, 1510L-02-040.000, 1510L-02-041.000, 1510L-02-041.001, 1510L-02-042.000, 1510L-02-044.000, 1510L-02-045.000, 1510L-02-046.000, 1510L-02-047.000, 1510L-02-048.000, 1510L-02-049.000, 1510L-02-049.001, 1510L-02-050.000, 1510L-02-051.000, 1510L-02-052.000, 1510L-02-053.000, 1510L-02-054.000, 1510L-02-055.000, 1510L-02-056.000, 1510L-02-057.000, 1510L-02-058.000, 1510L-02-059.000, 1510L-02-060.000, 1510L-02-061.000, 1510L-02-062.000, 1510L-02-063.000, 1510L-02-064.000, 1510L-02-065.000, 1510L-02-066.000, 1510L-02-067.000, 1510L-02-068.000, 1510L-02-069.000, 1510L-02-070.000, 1510L-02-071.000, 1510L-02-072.000, 1510L-02-073.000, 1510L-02-074.000, 1510L-02-075.000, 1510L-02-076.000, 1510L-02-077.000, 1510L-02-078.000, 1510L-02-079.000, 1510L-02-079.001, 1510L-02-080.000, 1510L-02-081.000, 1510L-02-082.000, 1510L-02-083.000, 1510L-02-084.000, 1510L-02-085.000, 1510L-02-086.000, 1510L-02-087.000, 1510L-02-088.000, 1510L-02-089.000, 1510L-02-090.000, 1510L-02-091.000, 1510L-02-092.000, 1510L-02-093.000, 1510L-02-094.000, 1510L-02-095.000, 1510L-02-096.00, 1510L-02-096.001, 1510L-02-097.000, 1510L-02-098.000, 1510L-02-099.000, 1510L-02-100.000, 1510L-02-101.000, 1510L-02-103.000, 1510L-02-105.000, 1510L-02-106.000, 1510L-02-106.001, 1510L-02-107.000, 1510L-02-107.001, 1510L-02-108.000, 1510L-02-109.000, 1510L-02-110.000, 1510L-02-111.000, 1510L-02-112.000, 1510L-02-113.000, 1510L-02-114.000, 1510L-02-115.000, 1510L-02-115.001, 1510L-02-116.000, 1510L-02-116.001, 1510L-02-117.000, 1510L-02-118.000, 1510L-02-119.000, 1510L-02-120.000, 1510L-02-120.001, 1510L-02-122.000, 1510L-02-123.000, 1510L-02-124.000, 1510L-02-125.000, 1510L-

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02-126.000, 1510L-02-127.000, 1510L-02-128.000, 1510L-02-129.000, 1510L-02-129.001, 1510L-02-131.000, 1510L-02-132.000, 1510L-02-133.000, 1510L-02-134.000, 1510L-02-135.000, 1510L-02-142.000, 1510L-02-143.000, 1510L-02-144.000, 1510L-02-145.000, 1510L-02-146.000, 1510L-02-148.000, 1510L-02-150.000, 1510L-02-151.000, 1510L-02-152.000, 1510L-02-153.000, 1510L-02-154.000, 1510L-02-155.000, 1510L-02-155.001), for property more fully described as follows:

A parcel of land situated in Section 34, Township 7, Range 9 West, Harrison County, Mississippi, and being more particularly described as follows:

Beginning at the southeast corner of the intersection of 1st Street and Cedar Street also known as the northwest corner of parcel # 1510L-02-142.000 being the Point of Beginning, thence run S0° 21' 01" E for a distance of 354.03 feet, thence run N89° 11' 05"E for a distance of 159.12 feet, thence run N89° 11' 28E" for a distance of 160.39 feet, thence run S86° 11' 34E" for a distance of 80.06 feet, thence run S86° 35' 01E" for a distance of 81.5 feet, thence run S86° 36' 14"E for a distance of 80.87 feet, thence run S 86 ° 36' 13"E for a distance of 50.84 feet, thence run S86° 47' 41"E for a distance of 108.81 feet, thence run S87° 49' 26" E for a distance of 58.59 feet, thence run S89°37'09E" for a distance of 79.05 feet, thence run N87 °08' 22"E for a distance of 39.45 feet, thence run S89°03'14"E for a distance of 15.06 feet, thence run N87 ° 04' 25" E for a distance of 11.94 feet, thence run N83 ° 01' 02"E for a distance of 13.5 feet, thence run N85 °53' 50" E for a distance of 22.27 feet, thence run N87 °40' 19" E for a distance of 14.91 feet, thence run N85 ° 09' 48" E for a distance of 38.92 feet, thence run N0 °19'42"W for a distance of 373.12 feet, thence run N3 °53' 40"E for a distance of 62.16 feet, thence run N89 °39' 50"E for a distance of 162.16 feet, thence run N0 °22' 57" W for a distance of 498.61 feet, thence run N74 ° 03' 05"W for a distance of 500.24 feet, thence run S89 °22' 01"W for a distance of 72.42 feet, thence run S89 °40' 02"W for a distance of 387.77 feet, thence run N4 ° 41' 01" W for a distance of 59.33 feet, thence run N0 °01' 55" E for a distance of 339.32 feet, thence run N89 °58' 35" W for a distance of 79.92 feet, thence run S0 ° 04' 57"E for a distance of 169.48 feet, thence run S89 °48' 04" W for a distance of 37.81 feet, thence run S0 ° 12' 28" E for a distance of 44.76 feet, thence run S89 °58' 08" W for a distance of 60.35 feet, thence run S0 °38' 50" W for a distance of 40.72 feet, thence run N89 °43'22" W for a distance of 61.05 feet, thence run N89 ° 25' 44" W for a distance of 56.39 feet, thence run N0 °24' 10" W for a distance of 93.52 feet, thence run S89 °47'46"W for a distance of 359.5 feet, thence run S0 °06' 28" E for a distance of 100.61 feet, thence run N89 °54' 28" W for a distance of 40.81 feet, thence run S0 °56' 01"E for a distance of 39.87 feet, thence run N89 °41' 30"W for a distance of 79.27 feet, thence run N51 ° 22' 56"W for a distance of 77.86 feet, thence run S89 ° 43' 04" W for a distance of 59.94 feet, thence run N0 °30'33"W for a distance of 149.24 feet, thence run N 89 ° 55' 27" W for a distance of 99.05 feet, thence run N 0 ° 27' 57" W for a distance of 59.92 feet,

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thence run S89 ° 45' 51" W for a distance of 79.75 feet, thence run N0 ° 30' 45" W for a distance of 60.17 feet, thence run S89 ° 49' 27" W for a distance of 240.78 feet, thence run S10 ° 59' 50" W for a distance of 305.72 feet, thence run S89 ° 32' 44" W for distance of 99.27 feet, thence run N 0 ° 27' 15" W for a distance of 180.9 feet, thence run S89 ° 43' 37" W for a distance of 378.72 feet, thence run S 23 ° 48' 27" W for a distance of 147.23 feet, thence run S89 ° 42' 22" W for a distance of 95.94 feet, thence run N0 ° 25' 11" W for a distance of 70.19 feet, thence run S89 ° 45' 17" W for a distance of 153.31 feet, thence run N0 ° 16' 21" W for a distance of 341.46 feet, thence run S89 ° 55' 28" W for a distance of 99.7 feet, thence run S0 ° 14' 30" E for a distance of 337.74 feet, thence run S89 ° 47' 44" W for a distance of 112.64 feet, thence run S16 ° 55' 23" W for a distance of 102.59 feet, thence run S89 ° 30' 31" W for a distance of 57.38 feet, thence run N0 ° 29' 40" W for a distance of 150.55 feet, thence run S89 ° 32' 03" W for a distance of 56.51 feet, thence run N0 ° 20' 18" W for a distance of 164.99 feet, thence run S89 ° 37' 17" W for a distance of 59.59 feet, thence run S0 ° 28' 10" E for a distance of 224.58 feet, thence run S89 ° 34' 47" W for a distance of 49.2 feet, thence run S0 ° 20' 46" E for a distance of 76.13 feet, thence run S89 ° 53' 10" W for 98.91 feet, thence run S74 ° 43' 54" W for a distance of 41.74 feet, thence run S89 ° 57' 31" W for a distance of 90.69 feet, thence run N0 ° 20' 58" W for a distance of 44.4 feet, thence run S89 ° 34' 46" W for a distance of 89.39 feet, thence run S66 ° 02' 39" W for a distance of 25.94 feet, thence run S89 ° 34' 34" W for a distance of 70.96 feet, thence run N0 ° 19' 55" W for a distance of 70.02 feet, thence run S89 ° 37' 06" W for a distance of 123.11 feet, thence run S0 ° 38' 53" E for a distance of 112.52 feet, thence run S89 ° 46' 56" W for a distance of 155.37 feet, thence run N0 ° 35' 42" W for a distance of 112.06 feet, thence run S89 ° 37' 03" W for a distance of 73.69 feet, thence run S89 ° 33' 40" W for a distance of 29.99 feet, thence run S89 ° 37' 12" W for a distance of 227.68 feet, thence run S0 ° 00' 49" E for a distance of 61.73 feet, thence run S89 ° 40' 27" W for a distance of 79.44 feet, thence run N0 ° 01' 47" W for a distance of 18.94 feet, thence run S89 ° 27' 42" W for a distance of 80.3 feet, thence run S0 ° 24' 30" E for a distance of 84.21 feet, thence run S63 ° 00' 00" E for a distance of 178.68 feet, thence run S74 ° 06' 01" E for a distance of 27.65 feet, thence run S88 ° 28' 29" E for a distance of 196.77 feet, thence run S37 ° 33' 58" E for a distance of 88.17 feet, thence run S0 ° 21' 27" E for a distance of 416.09 feet, thence run S0 ° 21' 29" E for a distance of 30.29 feet, thence run S0 ° 21' 05" E for a distance of 330.89 feet, thence run S70 ° 15' 22" E for a distance of 248.37 feet, thence run S77 ° 44' 42" E for a distance of 91.46 feet, thence run S82 ° 17' 14" E for a distance of 107.67 feet, thence run N0 ° 25' 07" W for a distance of 451.88 feet, thence run N0 ° 18' 31" W for a distance of 30.16 feet, thence run N89 ° 32' 49" E for a distance of 190.88 feet, thence run N0 ° 30' 50" W for a distance of 440.6 feet, thence run N8 ° 55' 51" W for a distance of 60.41 feet, thence run S85 ° 03' 00" E for a distance of 45.77 feet, N87 ° 57' 05" E for a distance of 201.95 feet, thence run S22 ° 23' 07" E for a distance of 59.35 feet, thence run S0 ° 33' 09" E for a distance of 446.31 feet, thence run N89 ° 28' 24" E for a distance of 53.53 feet, thence run S0 ° 39' 43" E for a distance of 548.18 feet, thence run S83 ° 04' 15" E for a distance 529.29 feet, thence run N0 ° 19' 58" W for a distance of 419.43 feet, thence run N77 ° 01' 42" E for a distance of 61.54 feet, thence run N89 ° 44' 00" E for a distance of 479.61 feet, thence run N89 ° 44' 56" E for a distance of 59.94 feet, thence run N89 ° 43' 47" E for a distance of 479.88 feet, thence run S89 ° 30' 11" E for a distance of 60.57 feet, thence run N89 ° 37' 13" E for a distance of 480.27 feet, thence run S68 ° 23' 17" E for a distance of 83.23 feet back to the Point of Beginning

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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 Gray, seconded by Councilmember Creel, 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 27th day of January, 2026.



ATTEST:

APPROVED:

Kei Campbell
CLERK OF THE COUNCIL

Key Glavan
PRESIDENT OF THE COUNCIL

Submitted to and approved by the Mayor, this the 29th day of January, 2026.

APPROVED:

[Signature]
MAYOR

Scheduled for:
December 18, 2025
PC Meeting

City of Biloxi
Case No. 25-047-PC
Zoning Map Amendment



**Planning Commission
Case Fact Sheet**

Case No.: 25-047-PC
Name of Applicants: City of Biloxi
Address of Properties: 295 specific parcels are located fronting Howard Avenue, from Claiborne Street to Cadet Street, and south of Howard Avenue to Beach Boulevard, from Kuhn to Cadet Street. The parcels that are currently zoned WF and CB are not included in this rezoning.
Tax Parcels/Ward: 295 Parcels (see maps) Ward 1

Request: **Comprehensive Zoning Map Amendment**

Purpose of Request: An application to consider a **Comprehensive Zoning Map Amendment** to a section of East Biloxi, to foster development since Hurricane Katrina.

Size of Property: N/A

Present Zoning: RS-5, RM-20, RM-30, LB, & NB

Present Use: N/A

Most Nearly Bounded By (streets): East of Claiborne Street, North and fronting Howard Avenue, South of Howard Avenue to Beach Boulevard, and West of Cadet Street.

Adverse Influences: None apparent

Positive Influences: This rezoning should significantly enhance efforts to promote and facilitate the development of family-oriented businesses and other commercial outlets in this area of the City.

**Letters or
Concerns stated:**

The Planning Division Office has received two letters in favor as of December 11, 2025.

**Comments/
Recommendations:**

The City of Biloxi Administration has requested a **Comprehensive Zoning Map Amendment** to foster development in this section of East Biloxi.

These 295 parcels are currently zoned RS-5, RM-20, RM-30, LB, and NB. The proposal is to rezone all parcels to CB (Community Business). This change is intended to encourage new development in an area of Biloxi that has not fully recovered since Hurricane Katrina. This portion of the City is also located in a flood zone, which presents additional development challenges.

It should be noted that this change will not affect the amount of taxes owed. Taxes are based on the actual use of the property, not the zoning designation. Additionally, property owners will have the option to opt out if they choose.

Options:

1. Recommend approval of the request for a **Comprehensive Zoning Map Amendment**, having determined that the proposed change in zoning district classification would appropriately serve the best interests of the neighborhood and enhance efforts to promote development in this area of East Biloxi.
2. Recommend denial of the **Comprehensive Zoning Map Amendment** proposal, as submitted, having determined that no plausible argument for zoning has been offered.



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. 23-DH 7-PC

To Be Completed by Owner/Applicant Date:

Name of Rightful Owner(s): Name of Applicant: (if different than Owner) -
City of Biloxi

Property Address: East Biloxi Properties Ward Number

Tax Parcel Identification Number(s):

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Mailing Address of Property Owner:	Mailing Address of Applicant (if different than Owner):
City:	City:
State:	State:
Zip:	Zip:
County	County
Telephone:()	Telephone:()

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

Present Zoning Classification:

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:	North	South	East	West
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Property is most nearly bounded by what streets?

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

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

- | | |
|---|---|
| | Text Amendment |
| ✓ | Zoning Map Amendment – must include zone classification change in narrative |
| | Planned 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.

Signature of Rightful Owner	Signature of Rightful Owner
Notary Signature (Seal) Date	Notary Signature (Seal) Date
Signature of Rightful Owner	Signature of Applicant
Notary Signature (Seal) Date	Notary Signature (Seal) Date


 Signature of Applicant
 Notary Signature (Seal) Date
 Caryle D. Lena
 Commission Expires Sept 12, 2023
 Notary Public
 State of Georgia
 106663
 1/4/25

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.

Caryle Lena

From: Lamar Davis <lamar@outlandexpeditions.com>
Sent: Tuesday, December 9, 2025 1:26 PM
To: Caryle Lena
Cc: Dakota Davis VanOflen
Subject: Support for Rezoning – 397 Howard Avenue, Biloxi, MS

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

Dear Ms. Caryle,

I hope you are doing well. My name is Lamar Davis, and I am writing in regard to the property located at 397 Howard Avenue, Biloxi, MS 39530 (purchased May 16, 2025).

We would like to formally state that we fully support the proposed rezoning for this property. We believe the rezoning will positively contribute to the economic growth and revitalization of the Howard Avenue area and will benefit both local businesses and the surrounding community.

Property Ownership Information:

Samuel Lamar Davis and Jami Dakota VanOflen. Zoning code 1410I-04-053.000

Please let me know if any additional documentation, signatures, or formal statements are needed from us to move this process forward.

Thank you for your time and assistance. We appreciate the work the Community Development Department does for the City of Biloxi and look forward to supporting this project in any way we can.

Warm regards,
Lamar Davis
Dakota VanOflen

with Favor
RECEIVED
DEC 09 2025
BY: Clena

Caryle Lena

From: Joel Foster <joel@fosterheavyduty.com>
Sent: Tuesday, December 9, 2025 1:39 PM
To: Caryle Lena
Subject: support of rezoning 25-047-PC

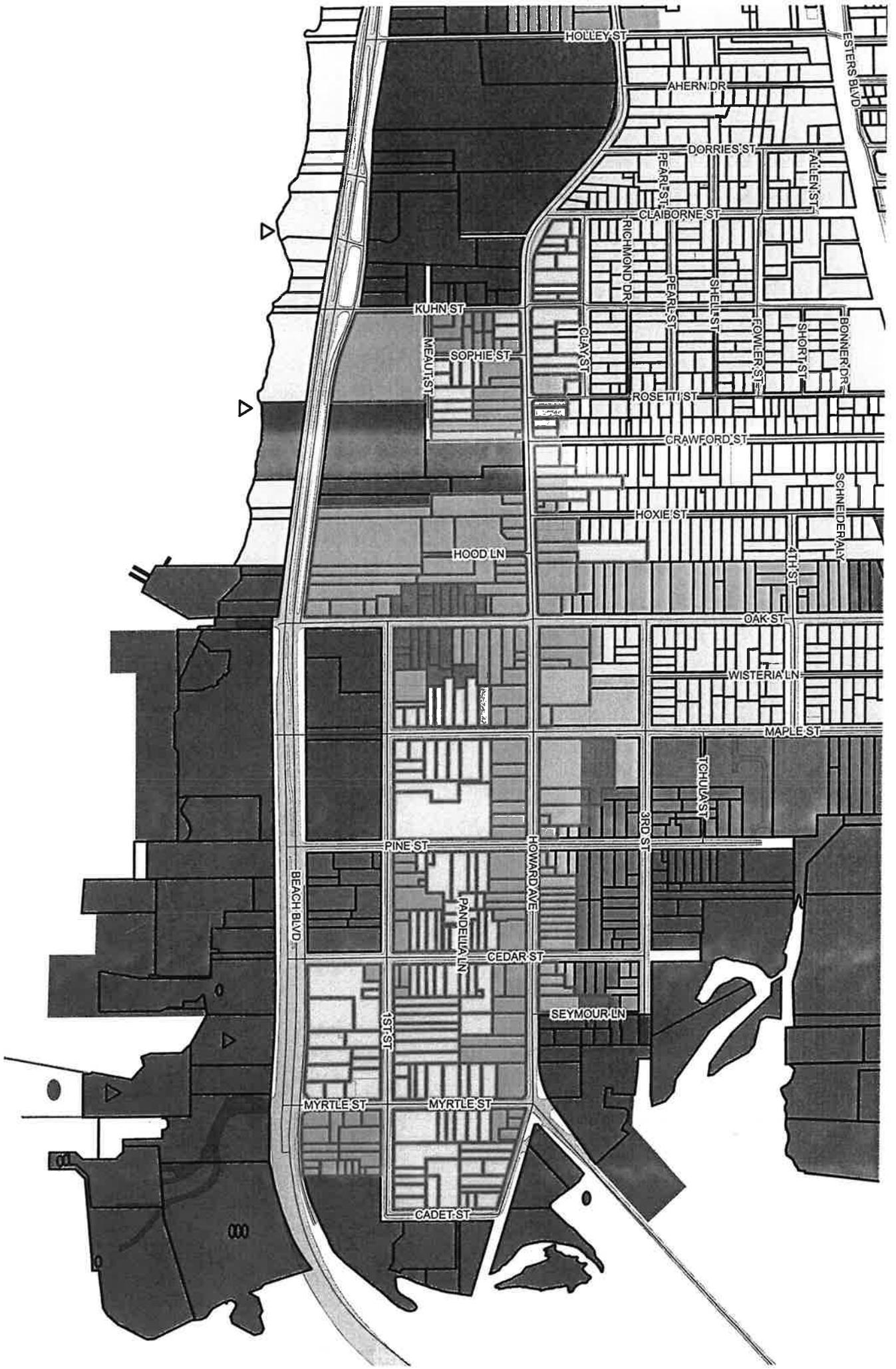
The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.

Hello I will be out of town during the zoning hearing, so I wanted to reach out and express my SUPPORT for it to pass. I own property at 120 Kuhn, 116 Kuhn, 121 Sophie, 378 Howard, and 390 Howard Ave all next to and in the zoning area. My mobile number is 870-540-7918 Joel Foster

Sincerely,
Joel Foster
Foster Heavy Duty Services
316 Thomas Road
Pine Bluff, AR 71602
870-247-2670



Support
DEC 09 2025
By: Clena
25-047-PC



HOLLEY ST

AHERN DR

DORRIES ST

PEARL ST

CLAIBORNE ST

RICHMOND DR

PEARL ST

SHELL ST

FOWLER ST

SHORT ST

BONNER DR

KUHN ST

MEAUT ST

SOPHIE ST

ROSETTI ST

CRAWFORD ST

SCHNEIDERMAN

HOOD LN

HOXIE ST

4TH ST

OAK ST

WISTERIA LN

MAPLE ST

TIGULA ST

PINE ST

HOWARD AVE

3RD ST

BEACH BLVD

PANDELLA LN

CEDAR ST

SEYMOUR LN

1ST ST

MYRTLE ST

MYRTLE ST

CADET ST

ESTERS BLVD

1
BILOXI PLANNING COMMISSION MEETING
2
DECEMBER 18, 2025
3
COMMUNITY DEVELOPMENT,
4
DR. MARTIN LUTHER KING JR. MUNICIPAL BUILDING,
5
676 DR. MARTIN LUTHER KING JR. BOULEVARD,
6
BILOXI, MISSISSIPPI,
7
BEGINNING AT 2:00 P.M.

8
9
10 **PLANNING COMMISSION MEMBERS PRESENT:**
11 Charlie Dellenger, Chairman
12 Ronnie Bogard
13 Kyle Carron
14 Steve Delahousey
15 Dr. Larry Drawdy
16 Joe King
17 Gary Lechner
18 Debora Magee
19 August Parker
20 Jimmy Poulos
21 Shante' Shaw
22 John Snow
23 David Stanovich
24 Michael Todaro

25
ALSO PRESENT:
Jerry Creel, Director of Community Development
Felicia Serpas, Senior Planner
Caryle Lena, Planner I

REPORTED BY:
Simpson Burdine & Miguez

Simpson Burdine & Miguez 228.388.3130

3

1 **CHAIRMAN DELLENGER:**
2 Call the Planning Commission meeting to
3 order.
4 Record the members present.
5 Mr. Lechner, Mr. Parker, Mr. Todaro, Ms. Magee,
6 Ms. Shaw, Mr. Stanovich, Mr. Bogard,
7 Mr. Delahousey, Dr. Drawdy, Mr. Carron, Mr. King,
8 Mr. Snow, Mr. Poulos; myself, Dr. Dellenger.
9 We also have Felicia Serpas, Senior
10 Planner; Jerry Creel, Director of Community
11 Development; Caryle Lena, Planner. I don't see
12 any councilmen in the audience. And Melissa
13 Rodolfich, court reporter.
14 Steve, if you would, please lead us in a
15 prayer.
16 **MR. DELAHOUSEY:**
17 Yes.
18 (Moment of prayer.)
19 **CHAIRMAN DELLENGER:**
20 Mr. Poulos, will you lead us in the
21 pledge, please?
22 (Pledge of Allegiance.)
23 **CHAIRMAN DELLENGER:**
24 I would like to welcome everyone to the
25 Planning Commission meeting and remind you that if

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2

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

CONTINUED PUBLIC HEARING(S) :	PAGE:
25-046-PC	5
NEW PUBLIC HEARING(S) :	
25-047-PC	11
25-048-PC	33
25-049-PC	36
25-050-PC	51
25-051-PC	100
TREE HEARING(S) :	
(None)	--

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4

1 you come up to speak that you please write your
2 name and address in the book and state your name
3 and address for the record.
4 Please silence all your cell phones.
5 And we are going to have a time of four minutes
6 when you come up and speak, so please be
7 respectful if your four minutes is up that you
8 don't keep going and take up everybody else's
9 time, please.
10 If everyone has had a chance to review
11 the Planning Commission minutes from the last
12 meeting, can I have a motion?
13 **MR. DELAHOUSEY:**
14 Move to approve motion.
15 **MR. POULOS:**
16 Second.
17 **CHAIRMAN DELLENGER:**
18 Motion by Mr. Delahousey; second by
19 Mr. Poulos.
20 All those in favor, please signify by
21 raising your hand.
22 (Unanimous vote.)
23 **CHAIRMAN DELLENGER:**
24 All opposed?
25 (None opposed.)

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1 Thank you.

2 MRS. SHAFFER:

3 Thank you.

4 CHAIRMAN DELLENGER:

5 Is there anyone to speak in favor of the

6 applicant's request? Anyone to speak in favor?

7 (No response.)

8 CHAIRMAN DELLENGER:

9 Is there anyone to speak in opposition?

10 Anyone to speak in opposition of the request?

11 If not, we'll consider that hearing

12 closed.

13 MR. CREEL:

14 Let me start off by mentioning that the

15 reason that this was tabled at the last meeting,

16 as you know, conditional use approvals run with

17 the land, so one of the council members had raised

18 a concern that because in RM-20 and RM-30 where

19 there is a limit, an overall limit of 75

20 conditional uses allowed, that we may have gone

21 over that limit with the ones that were approved

22 before the ordinance changed back in 2023.

23 Okay. What's happened is, is that we

24 have 71 that have been approved, and we've 19

25 people that have decided that they do not want to

1 MR. PARKER:

2 So moved.

3 MR. POULOS:

4 Second.

5 CHAIRMAN DELLENGER:

6 Moved by Mr. Parker; second by

7 Mr. Poulos.

8 Is there any discussion?

9 Being no discussion, please vote by

10 raising your hand.

11 Mr. Lechner, Mr. Parker, Mr. Todaro,

12 Ms. Magee, Ms. Shaw, Mr. Bogard, Mr. Delahousey,

13 Dr. Drawdy, Mr. Carron, Mr. King, Mr. Snow,

14 Mr. Parker; and myself, Mr. Delahousey.

15 Any opposed?

16 (None opposed.)

17 CHAIRMAN DELLENGER:

18 Any abstained? One abstained.

19 Mr. Stanovich abstained.

20 That motion carries.

21 New public hearings: We have Case

22 Number 25-047-PC, which is the City of Biloxi.

23 This is a request for a comprehensive zoning map

24 amendment charged by the City of Biloxi

25 Administration to the Biloxi Planning Commission

1 do short-term rental anymore. They have notified

2 our office that they are just -- it wasn't what

3 they thought and that they're just going to rent

4 to long-term renters. We have a provision in

5 place that will help us control that.

6 But the city attorney has advised that

7 what we need to do is to go ahead and just vote on

8 this at the Planning Commission level, vote it up

9 or vote it down. Let it get to the council and

10 let them make the arguments about why they think

11 we may or may not have exceeded that 75 number.

12 So talking about this property

13 specifically, you will recall that this is where

14 the St. Charles Apartments used to be. It's zoned

15 where apartments can be built there as a use by

16 right if the owner chose to do that.

17 The property on the north side of

18 Collins Street is single-family zoning, so there

19 is no danger of short-term rental encroaching over

20 into that area unless there is a zoning change

21 that would come before this body or come before

22 the City Council for approval.

23 So considering all things that have been

24 presented, the staff has no objection and would

25 recommend approval.

1 to consider changing a section of East Biloxi that

2 is currently zoned RS-5, RM-20, RM-30, LB and NB

3 to CB, Community Business.

4 There are 295 specific parcels that are

5 located fronting Howard Avenue from Claiborne

6 Street to Cadet Street and south of Howard Avenue

7 to Beach Boulevard from Kuhn to Cadet Street.

8 The parcels that are currently zoned

9 Waterfront and CB are not included in this

10 rezoning. This was advertised on November 28th,

11 December 4th and December 12th.

12 If we could have the video, please.

13 MS. SERPAS:

14 There is two videos. I tried to be as

15 short as possible. This is Claiborne. This is

16 going down toward Crawford, to the east of Oak

17 Street. Okay.

18 CHAIRMAN DELLENGER:

19 Felicia, do you have the zoning map that

20 has all those highlighted?

21 MS. SERPAS:

22 I do.

23 CHAIRMAN DELLENGER:

24 I wanted to see if you can put that up

25 there just so everybody can see exactly what

1 parcels are being considered.

2 Jerry, are you going to present this for
3 the City?

4 MR. CREEL:

5 I guess so.

6 What we're proposing -- and this is a
7 request that came from the Administration. What's
8 being proposed is to conduct a public hearing to
9 consider changing the zoning for the properties
10 that are south of Howard Avenue. If you see the
11 main road running through there, most of you can
12 identify where Howard Avenue is. It would be the
13 properties that are south of there that are yellow
14 or orange -- yellow or light, light orange. That
15 is single-family-zoned property and some
16 commercially-zoned properties.

17 It would also include the properties on
18 the north side of Howard Avenue, just the ones
19 that face Howard. It would not go back into the
20 neighborhood areas that are behind there.

21 And what the proposal is -- if you
22 notice from the videos, building has just not
23 reoccurred back in that area as we anticipated it
24 would. It's been 20 years since Hurricane
25 Katrina, and we really need to do something to

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1 there. One of the things that developers look at
2 is, am I going to have to go in there and fight
3 this long fight to get the zoning changed on this
4 property and then turn around and have to go
5 through another fight to get a project approved.

6 I believe that one of the reasons that
7 development has not occurred the way that we
8 expected it to occur is that in 2009 -- well, let
9 me back up.

10 In 2005 when Hurricane Katrina hit, we
11 had no idea that FEMA was in the process of
12 revising our flood maps for the city. They had
13 never passed that information on to us, so a lot
14 of potential developers that were looking in that
15 area down there were afraid that if they went in
16 and built at the current flood level before the
17 new maps were approved that they might build at a
18 lower level and be out of compliance where they
19 would then be subject to higher flood insurance
20 rates, so they held off on building there.

21 Well, the new maps finally came out and
22 were approved in 2009, and so when they came out,
23 it does require, you know, houses or buildings to
24 be built higher, you know. This is -- a lot of
25 this is a velocity zone down here.

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1 spur development in this area.

2 The purple areas around the outer
3 perimeter are zoned Waterfront. There is no
4 change proposed for those, and that one orange
5 piece right there is already CB. CB is Community
6 Business and that is our entertainment and
7 hospitality-zoned districts, so it opens the door
8 for a number of uses in that area that would work
9 very well with the Waterfront properties that are
10 down there.

11 Casinos are not allowed in CB zoning, so
12 in case that's one of the questions that y'all
13 thought about, I can go ahead and respond to that
14 right now.

15 Some of the other questions that we
16 received are if my property is changed to CB, will
17 my taxes go up? The answer is no. The taxes are
18 based on the use of the property, not on the
19 zoning of the property. If you build a house
20 there, you will be taxed at a single-family
21 residential level. If you build a restaurant
22 there, you will be taxed at a commercial level.
23 That's the way that taxes work.

24 The -- we believe that this is something
25 that would really open the door for developers in

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1 So what we hear or what I've heard from
2 the developers over the years -- you know, why
3 aren't we building single-family houses down
4 there? Lenders tend to be okay financing houses
5 if they're at ground level, but -- because, you
6 know, they always believe that they can recover
7 their money in the event that someone can't make
8 it in that house. But it's difficult to justify
9 trying to recover not just a house, but the
10 elevation of that house. That adds a tremendous
11 amount of cost to it. This is a -- like I say,
12 this is a storm surge area and a velocity area
13 that's down here.

14 So another question that we have been
15 asked is, well, if the zoning changes and I do
16 decide to build a single-family house down there,
17 will I be allowed to? Yes, you will.
18 Single-family houses are allowed as a use by right
19 in CB zoning.

20 Again, the area that we're talking about
21 is the areas south of Howard other than the
22 Waterfront-zoned properties and other than the
23 orange block that's there and the properties from
24 Claiborne down to Cadet on the north side of
25 Howard. Only the ones that face Howard Avenue,

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1 not any further north than that. So that's what's
 2 being proposed and that's what the public hearing
 3 is about today.
 4 CHAIRMAN DELLENGER:
 5 Does anyone have any questions for Jerry
 6 on the Commission?
 7 Okay. There being no questions, is
 8 there anyone to speak in favor? Anyone speaking
 9 in favor?
 10 MR. JONES:
 11 Favor?
 12 CHAIRMAN DELLENGER:
 13 Yes.
 14 MR. JONES:
 15 I am.
 16 CHAIRMAN DELLENGER:
 17 Please come up and state your name and
 18 address for the record. Come to the podium.
 19 MR. JONES:
 20 My name is Hardy Jones, and I'm in favor
 21 of this.
 22 I have a lot on 1st Street, and we were
 23 in here -- I actually have a question too. We
 24 were in here, I don't know, a year ago with
 25 something and they were trying to zone it to

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1 MR. JONES:
 2 I got ya.
 3 MR. CREEL:
 4 I think that the wrong message kind of
 5 got out and people were concerned about the
 6 overlay district, that it would open the door for
 7 other things, and so -- yes, there was opposition
 8 to that and the overlay district did not pass.
 9 MR. JONES:
 10 Okay. That was my question.
 11 And then just on a personal level, my --
 12 this was my father-in-law's property and he had
 13 four rentals on it when Katrina hit and lost all
 14 of them. They were all blown away. So we're
 15 definitely in favor of that.
 16 And that is still a possibility? You
 17 would have to be approved, but you could still put
 18 short-term rentals?
 19 MR. CREEL:
 20 You could, yes. Any zoning that allows
 21 a hotel, and CB is one of those zonings, would
 22 allow short-term rental as a use by right.
 23 MR. JONES:
 24 Okay. Thank you.
 25 CHAIRMAN DELLENGER:

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1 short-term rental, and it was -- y'all passed it
 2 and it failed in the City Hall, and so, you know,
 3 I presume this is the same situation.
 4 I'm asking the question if y'all pass
 5 it, it possibly could fail in the City Council; is
 6 that correct?
 7 MR. CREEL:
 8 Yeah. Any decision that the Planning
 9 Commission makes on a zoning change is a
 10 recommendation to the City Council, so, yes, it
 11 could.
 12 MR. JONES:
 13 Okay.
 14 MR. CREEL:
 15 What you're referring to is that there
 16 was a charge from the Council, and it was actually
 17 more than a year ago, where the first block or two
 18 along Highway 90 would be considered as an overlay
 19 district that would allow -- that could possibly
 20 allow short-term rental as a conditional use.
 21 Meaning, that for every application that came in,
 22 they would still have to go through -- if they
 23 weren't zoned for commercial, would still have to
 24 go through the Planning Commission and the City
 25 Council to get approval.

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1 And what was your address for the
 2 record?
 3 MR. JONES:
 4 It was 164 1st Street. It's one of
 5 those short, long, narrow lots. The one with the
 6 gigantic oak tree. You all see it.
 7 CHAIRMAN DELLENGER:
 8 Thank you.
 9 Is there anyone else to speak in favor?
 10 MR. WILLIS:
 11 Brandon Willis, 134 Cedar Street.
 12 I grew up down there my whole life.
 13 Washed out for Katrina, so I would like to see it
 14 changed. I think it will be good for the area,
 15 see it grow up some more. It's been too stagnant
 16 for a long time. That's all I have got.
 17 CHAIRMAN DELLENGER:
 18 Thank you. Is there anyone else to
 19 speak in favor? Anyone else speaking in favor?
 20 MR. MUMLEY:
 21 Mark Mumley, 2483 Provence Place,
 22 Biloxi, Mississippi.
 23 My wife and I own some property that
 24 we're talking about here today. Of course, we,
 25 like many of these people in the room, went

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1 through all the -- Katrina. And I would have
2 thought by now we would have had some more
3 development down there. We've tried. Jerry Creel
4 has been working real hard on trying to get some
5 things done.

6 The Catholic Vietnamese church has just
7 added on, probably one of the newest buildings
8 down there in many, many years, so anything that
9 can be done to stir some development in this area
10 would be much appreciated. I will sign this when
11 the meeting is over.

12 CHAIRMAN DELLENGER:

13 All right. Thank you.

14 MR. NADALICH:

15 I'm Chris Nadalich. My grandparents
16 lived on Pine Street, right across from the old
17 East End gym.

18 I guess this is a personal thing here in
19 regard -- we can talk about real estate. We can
20 talk about money. We can talk about development,
21 but I'm going to talk about the human aspect of it
22 a little bit.

23 We have all been knocked down by
24 hurricanes and it happens in specific years. And
25 we've all got a little gray hair in here now, and

1 come down and see what's going on. So my dad has
2 passed and my uncle has passed, and she's all I've
3 got left and she is 76 years old. I'm 64 and I'm
4 sitting here doing it. So think about it from the
5 heart a little ways.

6 And we definitely want to do the right
7 thing, but when you try to go as a common man and
8 build a building or build a house in that area
9 right there -- and, you know, I don't know if the
10 number is 21. If the property is sitting at
11 eight, you've got to go 13 feet in the air and
12 you've got to build an elevator if you're a
13 certain age. You've got to go up and down steps
14 or whatever, you know. That's just not going to
15 happen with some of the older people. And how
16 much an elevator costs, you know, you're out of
17 market right there, much less having to figure out
18 how to pay for insurance or find an insurance
19 company that's willing to insure it for
20 100 percent of the value. Which, all along the
21 coast of Florida, you know, that's not happening.
22 You know, people are out there with million-dollar
23 homes and they can only get insured to up to like
24 60 percent of it.

25 And just me -- being said, you know,

1 most of the people that own that land have gray
2 hair, too, and it's fixing to flip. It's going to
3 go to the younger generation, and in turn when
4 that happens, it's going to be a number of
5 different people owning the land.

6 And I don't know in regards to people
7 trying to wait things out or what, but it does
8 make you cross-eyed a little bit in regards to why
9 the development hasn't come. I think a lot of it
10 is -- you know, it was the fishing village. It
11 was the area where, you know, our grandfathers
12 built homes.

13 And I don't know. I think my
14 grandfather built that home for like \$7,500 back
15 in the day. And now we're dealing with big money
16 and big casinos and people wanting to buy land
17 and -- just to keep the competition away.

18 And I think those people that are
19 sitting on that land that have held out that long
20 and not taken the low-ball offer are sitting here
21 and waiting for the City of Biloxi to come in and
22 do something for them before they go see Jesus.

23 And I know that's a little difficult,
24 but I have got an aunt that seriously is so
25 excited about this right now that she asked me to

1 it's affecting a lot of people, so -- from a
2 personal standpoint.

3 CHAIRMAN DELLENGER:

4 Thank you.

5 MR. NADALICH:

6 Yep.

7 CHAIRMAN DELLENGER:

8 Is there anyone else speaking in favor?
9 Anyone else speaking in favor?

10 MR. KOVACEVICH:

11 My name is Paul Kovacevich.

12 I grew up down there on The Point. I
13 moved away for about 40 years and come back. I
14 live back down there now and I love it the way it
15 is because it's quiet at night. There is nobody
16 around me, but I want to see change. It needs to
17 change. I grew up down there with kids and
18 everything else. So what y'all are doing is a
19 good thing. Let's get it changed.

20 CHAIRMAN DELLENGER:

21 Thank you.

22 Anyone else to speak in favor?

23 MS. BRYANT:

24 I didn't put my name on the list, but I
25 would like to speak.

1 My name is Wendy Bryant.
 2 CHAIRMAN DELLENGER:
 3 Address, please.
 4 MS. BRYANT:
 5 140 Cedar Street. I was 27 years old
 6 when I bought that property.
 7 I'm going to get a little sentimental
 8 because I miss The Point. I lost everything, my
 9 business. Some of you may know me as Trinity VIP
 10 Travel, Trinity Tour and Travel. I started at
 11 22 years old with that business.
 12 And I picked The Point to move to
 13 because I fell in love with the area. I fell in
 14 love with the older folks. I can remember the
 15 people I moved around and they looked at me and
 16 said, oh, my gosh, a young person coming in.
 17 She's going to party. She's going to do this. I
 18 did nothing but take that beautiful lot and
 19 improve it. And I ran my business out of it and,
 20 unfortunately, had to leave afterwards. I moved
 21 away and started a new business in Laurel,
 22 Mississippi.
 23 And my calling was to come back. I
 24 prayed to God above if it was meant to be, I'd
 25 sell my business, sell my home I built up there,

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1 change of insurance because of zoning and because
 2 FEMA come in and just threw so many things upon us
 3 to where as a single parent, leaving it, selling
 4 out the business, trying to redo my life over
 5 again, you know, coming back to want to put
 6 something on that lot, that's been my struggle, so
 7 I chose to move into a nonflood zone area because
 8 I didn't want to go through the same ordeal again
 9 and lose what I worked for.
 10 So are there going to be any potential
 11 changes for the fact that I've got to build ten
 12 feet -- actually nine foot, one inch? I have
 13 already had that checked. I thought of different
 14 things. Like I said, the -- doing the VRBO. I
 15 put a lot of people in the casinos down here over
 16 my years in that industry, and I'm looking at
 17 something different. I want another business. It
 18 will be business number 3 if I can do it.
 19 CHAIRMAN DELLENGER:
 20 We can't speak to any insurance or any
 21 of that -- how that is going to be.
 22 MS. BRYANT:
 23 But has there been any potential of any
 24 changes or talk about it because I thought someone
 25 had mentioned that to me.

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1 which was concrete and steel, by the way. I
 2 figured if I lost one, I moved into tornado alley,
 3 the good Lord was going to have to work hard to
 4 take the next one from me.
 5 But I was blessed. I found a buyer for
 6 that very unique home in Wayne County and God
 7 brought me back here and put me in North Biloxi in
 8 Woolmarket.
 9 Since then, in six years of living back
 10 here, I have not seen that place flood in
 11 20 years, but I have seen my property in front of
 12 where I live -- my neighborhood is not in a flood
 13 zone in the back, but it is in the front. It's
 14 flooded six times since I've moved back.
 15 I was up at the -- I was actually up
 16 here probably a few weeks ago because I have
 17 looked at that lot. I have thought of so many
 18 different things I'd love to come back and do. I
 19 have a 20-year-old Katrina daughter who was born
 20 20 days after the storm, my Katrina baby, and she
 21 is now wanting to do something with Mom. And I
 22 want to bring her back maybe to that property and
 23 do something.
 24 But I also want to know if they're going
 25 to change -- and I think someone mentioned the

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1 MR. CREEL:
 2 There has been some discussion with some
 3 agencies that were trying to reduce the elevation
 4 requirements. We haven't heard any progress being
 5 made on that. I can't give you an answer as to
 6 when that may or may not happen. I just know that
 7 there have been discussions about it.
 8 MS. BRYANT:
 9 Well, that's good. I definitely want to
 10 see that because like I said, as someone who has
 11 seen -- been flooded out of my neighborhood six --
 12 five or six times now and that's in the area by
 13 the river that constantly floods and I did not see
 14 this happening. I would have even thought I would
 15 have been back there by now and had a home and/or
 16 a business back on my property, but thank you. I
 17 appreciate it.
 18 CHAIRMAN DELLENGER:
 19 Anyone else to speak in favor?
 20 (No response.)
 21 CHAIRMAN DELLENGER:
 22 Is there anyone to speak in opposition?
 23 Is there anyone to speak in opposition?
 24 If not, we will consider that hearing
 25 closed.

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1 MR. CREEL:
 2 Well, you have heard the presentation
 3 about what we're talking about. You know the
 4 properties we're talking about. The CB seems to
 5 be very appropriate for that area down there since
 6 this is our hospitality and entertainment area and
 7 it would work very well on the peninsula. We just
 8 don't see it being rebuilt as single-family
 9 residential, and we think that this would make the
 10 property much more marketable to the property
 11 owners if the zoning is changed, so the staff has
 12 no objection and would recommend approval.
 13 MR. STANOVICH:
 14 Jerry, a couple of questions. Let's
 15 make sure we're looking at the right parcels. So
 16 we're starting at Claiborne.
 17 MR. CREEL:
 18 Claiborne on the north side.
 19 MR. STANOVICH:
 20 On the north side. All those parcels
 21 facing Howard Avenue going north; is that correct?
 22 MR. CREEL:
 23 That's correct, yes.
 24 MR. STANOVICH:
 25 All right. We're going to go all the

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1 way down to Myrtle Street.
 2 MR. CREEL:
 3 All the way down to where the waterfront
 4 starts. Right there where Felicia has the cursor.
 5 MR. STANOVICH:
 6 Got you. Okay. What about on the south
 7 side of Howard?
 8 MR. CREEL:
 9 On the south side, it's basically
 10 everything from Main going east, all the way over
 11 to the waterfront property --
 12 MS. SERPAS:
 13 Cadet.
 14 MR. STANOVICH:
 15 Okay. When you get to Myrtle, what
 16 about from Myrtle to Cadet Street?
 17 MR. CREEL:
 18 It would include that as well.
 19 MR. STANOVICH:
 20 So these yellow areas over here, Myrtle,
 21 Cadet, that's single-family right now?
 22 MR. CREEL:
 23 Yes, sir. Just so you'll know, all of
 24 the lots that you see that are yellow in color are
 25 zoned single-family residential right now.

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1 The ones that are zoned the pale, pale
 2 orange color there are either zoned neighborhood
 3 business or limited business, which are two very
 4 low-intensity business districts, so it would
 5 include those.
 6 I think we also have, Felicia, a couple
 7 of multi-family, in the green.
 8 MS. SERPAS:
 9 Right there.
 10 MR. CREEL:
 11 Yeah. And a little further east from
 12 there, right there, those are currently zoned
 13 multi-family. Those would be changed as well.
 14 Now, let me mention one other thing,
 15 too, just so you'll know. People are concerned,
 16 what if the zoning changes, is that going to
 17 affect what I have there if I have something
 18 there? No. If the zoning changes and you already
 19 have an established business there, an established
 20 house, whatever, it's grandfathered in.
 21 The only time that anything would change
 22 is if you, the owner, came in and proposed a
 23 change to the property. Then we would take a look
 24 at that, but otherwise, everything would be
 25 grandfathered in that's existing right now.

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1 MR. TODARO:
 2 I move that -- for approval.
 3 MS. MAGEE:
 4 Second.
 5 ~~CHAIRMAN~~ BELLENGER:
 6 Moved by Mr. Todaro; seconded by
 7 Ms. Magee.
 8 Is there any discussion?
 9 MR. STANOVICH:
 10 I'm not finished. I'm sorry.
 11 So the people that brought up Cadet
 12 Street and 1st Street, are we including all these
 13 parcels, all of that, or are we just talking about
 14 specifically Howard Avenue?
 15 MR. CREEL:
 16 No. It's all those parcels from
 17 Highway 90 all the way to Howard Avenue that are
 18 not currently zoned CB or Waterfront.
 19 MR. STANOVICH:
 20 Okay.
 21 MR. CARRON:
 22 Jerry, I would like to make a comment.
 23 I drove through that area down every street in it,
 24 and off the top of my head, I couldn't count over
 25 15 or 20 existing homes in that area. And some of

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1 those are already short-term rentals and some of
2 them are -- I think actually have businesses in
3 them. So that's -- out of 295 of them, we're
4 talking 10 or 15 existing homes.

5 CHAIRMAN DELLENGER:

6 Is there any other discussion?

7 (No response.)

8 CHAIRMAN DELLENGER:

9 Okay. We have a motion and a second.

10 All those in favor, please state by
11 raising your hand.

12 Mr. Lechner, Mr. Parker, Mr. Todaro,
13 Ms. Magee, Ms. Shaw, Mr. Stanovich, Mr. Bogard,
14 Mr. Delahousey, Dr. Drawdy, Mr. Carron, Mr. King,
15 Mr. Snow, Mr. Poulos; and myself, Mr. Dellenger.

16 We'll let the record show that's unanimous.

17 And next case we have is
18 Number 25-048-PC, City of Biloxi. This is a
19 request to consider a text amendment to the Land
20 Development Ordinance related to Table 23-4-1(C),
21 removing a duplicate record pertaining to Cannabis
22 Specific Uses. This case was advertised
23 November 28th, December 5th and December 12th.

24 MS. SERPAS:

25 There is no video on this one.

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1 speak in favor?

2 (No response.)

3 CHAIRMAN DELLENGER:

4 Anyone speaking against?

5 (No response.)

6 CHAIRMAN DELLENGER:

7 All right. We will consider that
8 hearing closed.

9 I think you've heard what this is about,
10 if we have a motion to approve.

11 MR. DELAHOUSEY:

12 Motion.

13 MS. SHAW:

14 Second.

15 CHAIRMAN DELLENGER:

16 Motion Mr. Delahousey; second by

17 Ms. Shaw.

18 Any discussion?

19 There being no discussion, please vote
20 by raising your hand, please.

21 Mr. Lechner, Mr. Parker, Mr. Todaro,
22 Ms. Magee, Ms. Shaw, Mr. Stanovich, Mr. Bogard,
23 Mr. Delahousey, Dr. Drawdy, Mr. Carron, Mr. King,
24 Mr. Snow, Mr. Poulos; myself, Mr. Dellenger. Let
25 the record show that's unanimous.

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1 CHAIRMAN DELLENGER:

2 Jerry, is this --

3 MR. CREEL:

4 We'll let Felicia explain this one.

5 MS. SERPAS:

6 This is just a housekeeping case. We --
7 a couple of years ago or maybe it was last year,
8 we took away the dispensary in the Downtown. We
9 had it as conditional use and then we took it away
10 from the Downtown zoning and that was left in our
11 ordinance, so we had two of the same cannabis
12 dispensary categories conflicting each other, so
13 we just are deleting this one, so it's just
14 housekeeping.

15 MR. CREEL:

16 We're removing the conflicting language
17 that was in there.

18 MS. SERPAS:

19 Yes.

20 CHAIRMAN DELLENGER:

21 Any questions by the Planning Commission
22 members about this?

23 (No response.)

24 CHAIRMAN DELLENGER:

25 Is there anyone else in the audience to

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1 Next case we have is Case
2 Number 25-049-PC, Randall Mark Hengen, et al,
3 owner, and J. Breaux Enterprises, LLC, applicant,
4 which is a request for a preliminary subdivision
5 approval for a 29-lot single-family residential
6 subdivision submitted under the working title
7 "Landers End Subdivision" to be constructed upon a
8 parcel of land measuring 12.5 acres, more or less,
9 in size and identified as an unaddressed parcel
10 fronting Brodie Road, Tax Parcel Number
11 1309D-01-006.000. This was advertised on
12 December 5th and December 12th.

13 Felicia, can we see the video, please?

14 MS. SERPAS:

15 This is looking toward Reunion Place
16 subdivision. I'm sorry. That's the Reunion Place
17 subdivision. And this is the property right here.
18 It's wooded. Okay.

19 CHAIRMAN DELLENGER:

20 Is Mr. Hengen or his representative or
21 anyone from Breaux here?

22 MR. FOUNTAIN:

23 Freddie Fountain representing J. Breaux
24 Enterprises.

25 Again, Freddie Fountain with Fountain

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