

Ordinance No. 2602

ORDINANCE TO APPROVE A ZONING MAP AMENDMENT, TO AUTHORIZE A CHANGE IN ZONING DISTRICT CLASSIFICATION FOR A PARCEL OF LAND FROM ITS PRESENT ZONING DISTRICT OF RS-10 LOW-DENSITY SINGLE-FAMILY RESIDENTIAL TO RS-5 HIGH-DENSITY SINGLE-FAMILY RESIDENTIAL FOR PROPERTY IDENTIFIED AS 2003 LAWRENCE STREET

WHEREAS, the Biloxi Planning Commission conducted a public hearing on April 16, 2026, to hear the application of Elliott Land Development, LLC (owner) and Donovan Scruggs (applicant), Case No. 26-024-PC, to consider an application for a Zoning Map Amendment for property identified as 2003 Lawrence Street; and

WHEREAS, the Planning Commission members were apprised of the particulars of this case, being made cognizant of the fact that Elliott Land Development, LLC (owner) and Donovan Scruggs (applicant) had submitted an application for a Zoning Map Amendment, to authorize a change in zoning district classification for a parcel of land measuring approximately seventeen and five-tenths (17.5) (more or less) acres in size, from its present zoning district classification of RS-10 Low-Density Single-Family Residential to RS-5 High-Density Single-Family Residential, currently identified as 2003 Lawrence Street (re: Tax Parcel No. 1210F-03-012.000); and

WHEREAS, it was noted that the Development Review Committee (DRC) had reviewed this request for a Zoning Map Amendment, and had found it to be in conformance with the rules and regulations of the City of Biloxi, and authorized the applicant to proceed to the Planning Commission and City Council for this Zoning Map Amendment approval, as herein requested; and

WHEREAS, on April 16, 2026, the Biloxi Planning Commission, upon much discussion and careful reflection on the particulars of this case, voted (12-0) to recommend approval for this Zoning Map Amendment, to authorize a change in zoning district classification for a parcel of

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land measuring approximately seventeen and five-tenths (17.5) (more or less) acres in size, from its present zoning district classification of RS-10 Low-Density Single-Family Residential to RS-5 High-Density Single-Family Residential, identified as 2003 Lawrence Street, having determined that a Change in the Character of the Neighborhood is of notice in this area of the City of Biloxi and noting this would be a continuation of RS-5 zoning from across the street; and

WHEREAS, the Biloxi City Council, after consideration of all facts presented, hereby adopts the report and findings of the Biloxi Planning Commission, and in so doing, determines that approval of the Zoning Map Amendment is appropriate for the property as related in Case No. 26-024-PC and identified as 2003 Lawrence Street.

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

SECTION ONE: 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 RS-5 High-Density Single-Family Residential, for the property identified as 2003 Lawrence Street (re: Tax Parcel No. Tax Parcel No. 1210F-03-012.000), more fully described as follows:

Lots 1 through 10, block 29 less present right-of-way for iris street; lots 1 Through 10 block 30 less portion quitclaimed to Broadwater Beach Hotel, inc. In book 229 on page 265 and the vacated road lying between said blocks 29 and 30, all in Beauvoir Truck Farms Subdivision,

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City of Biloxi, Second Judicial District of Harrison County, Mississippi and being more particularly described as follows with the bearings being based on state plane grid north (MS east zone): Beginning at a 1/2" iron rod set at the intersection of the south margin of Lawrence Street with the present west margin of iris street; thence along said present west margin of iris street, s00°51'28"w 610.11' to a 1/2" iron rod set on the south line of said block 29; thence along the south line of said block 29 and said block 30, s89°46'22"w 1125.98' to a 1/2" iron rod set on the east line of that property quitclaimed to Broadwater Beach Hotel, Inc.; thence along said east line, n15°22'14"w 312.93' to a 1/2" iron rod set; thence further along said east line, n00°08'20"w 307.94' to a 1/2" iron rod set on the south margin of Lawrence Street; thence along said south margin, n89°46'22"e 1218.81' to the point of beginning, containing 16.708 acres. Herein described property being designated as county parcel number 1210f-03-012.000 and further described as land situated to the North of the CSX Right-of-Way; to the South of and fronting to Lawrence Street; to the East of Beauvoir Road; and West of and adjacent to Iris Street.

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

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YEAS:	Gray	Tisdale	NAYS:	Creel
	Marshall	Glavan		Shoemaker
	Nail			

The President then declared the Ordinance adopted this the 19th day of May, 2026.



ATTEST:

APPROVED:

Kei Campbell
CLERK OF THE COUNCIL

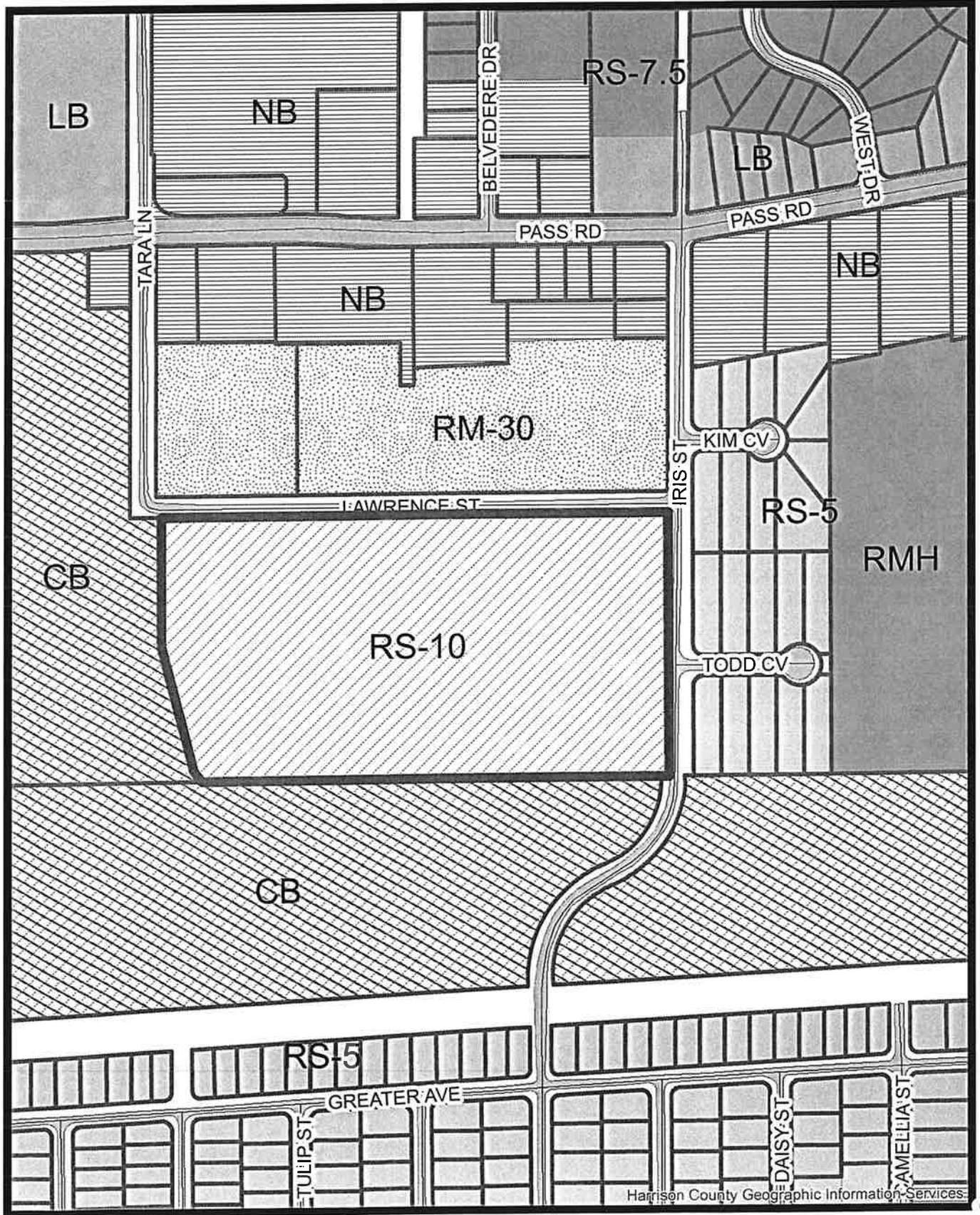
Ken Glavan
PRESIDENT OF THE COUNCIL

Submitted to and approved by the Mayor, this the 19 day of May, 2026.

APPROVED:

W. M. J. J.
MAYOR

Case No. 26-024-PC
Elliott Land Development/Donavan Scruggs
Map Amendment- RS-10 to RS-5



Scheduled for
April 16, 2026
PC Meeting

Elliott Land Development, LLC (owner) and
Donavan Scruggs (applicant)
Case No. 26-024-PC
Zoning Map Amendment
RS-10 to RS-5



**Planning Commission
Case Fact Sheet**

Case No.:	26-024-PC
Name of Owner	Elliott Land Development, LLC
Applicant:	Donavan Scruggs
Address of Property:	2003 Lawrence Street
Tax Parcel//Ward:	1210F-03-012.000/Ward 3

Request:	Zoning Map Amendment
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Purpose of Request:	To consider an application for a Zoning Map Amendment , to authorize a change in zoning district classification for a parcel of land measuring approximately seventeen and five-tenths (17.5) (more or less) acres in size, from its present zoning district classification of RS-10 Low-Density Single-Family Residential to RS-5 High-Density Single-Family Residential .
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Size of Property:	17.5 acres (More or Less)
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Present Zoning:	RS-10 Low-Density Single-Family Residential
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Flood Zone:	AH-28 & X
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Present Use:	Vacant land
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Most Nearly Bounded By (streets):	To the North of the CSX Right-of-Way; to the South of and fronting to Lawrence Street; to the East of Beauvoir Road; and to the West of and adjacent to Iris Street.
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Adverse Influences:	A Zoning Map Amendment should only be authorized when conditions clearly suggest that a change in zoning is warranted, that a change in the character of the neighborhood is evident, coupled with a community need to
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address this change, and that the change proposed is consistent with uses found upon adjacent or nearby properties.

Positive Influences: This rezoning, if approved, would allow the applicant to file an application for a 102-lot Single-Family Residential Preliminary Subdivision Plat.

Concerns stated: The Planning Division Office has not received any letters or other written communications relative to this case, as of April 9, 2026.

**Comments/
Recommendations:** Elliott Land Development, LLC (owner) and Donovan Scruggs (applicant) has submitted a **Zoning Map Amendment**, to authorize a change in zoning district classification for a parcel of land measuring approximately seventeen and five-tenths (17.5) (more or less) acres in size, from its present zoning district classification of **RS-10 Low-Density Single-Family Residential** to **RS-5 High-Density Single-Family Residential**, 2003 Lawrence Street (re: Tax Parcel No. 1210F-03-012.000).

The applicant stated their intent to rezone the property, located within a transitional zoning area and across from an RS-5 district, to pursue a preliminary plat with lots beginning at 5,000 square feet.

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 parcel of land from its present zoning district classification of **RS-10 Low-Density Single-Family Residential** to **RS-5 High-Density Single-Family Residential**, having determined that a Change in the Character of the Neighborhood is of evidence and that this zoning change will authorize a consistent development pattern.
2. Recommend denial of this **Zoning Map Amendment**, having determined that insufficient evidence has been provided to establish that a mistake in original zoning is of evidence, or a Change in the Character of the Neighborhood, coupled with no valid Community need to warrant the level of zoning change, as proposed for the parcel 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. 20-024-PC

To Be Completed by Owner/Applicant Date:

Name of Rightful Owner(s): Elliott Land Development, LLC
 Name of Applicant: (if different than Owner) Donovan Scruggs Town Planning & Consulting, LLC

Property Address: 2003 Lawrence Street, Biloxi, MS 39531
 Ward Number 3

Tax Parcel Identification Number(s):
 1210F-03-012.000
 - - - - -
 - - - - -

Mailing Address of Property Owner: 1402 Pass Road
 Mailing Address of Applicant (if different than Owner): 317 Pine Dr

City: Gulfport City: Ocean Springs

State: MS State: MS

Zip: 30501 Zip: 39564

County Harrison County County Jackson

Telephone: (228) 257-9914 Telephone: (228) 348-1315

Property Size (please give in acres or by dimension): 17.5 AC +/-

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: AH-28 & X

	North	South	East	West
Property is most nearly bounded by what streets?	Lawrence St	Greater Ave	Iris St	Beauvoir

If property directly fronts or is adjacent one of the streets above, please indicate with a <input checked="" type="checkbox"/> .	X		X	
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REQUESTED ACTION BY THE PLANNING COMMISSION (A separate supplement form is required for each):

<input type="checkbox"/>	Text Amendment
<input checked="" type="checkbox"/>	Zoning Map Amendment – must include zone classification change in narrative
<input type="checkbox"/>	Planned Development
<input type="checkbox"/>	Master Plan/Update
<input type="checkbox"/>	Preliminary Subdivision Review
<input type="checkbox"/>	Conditional Use
<input type="checkbox"/>	Public ROW Vacation
<input type="checkbox"/>	Street Name Change
<input type="checkbox"/>	Variance
<input type="checkbox"/>	Appeal
<input type="checkbox"/>	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.

<p>_____ Signature of Rightful Owner</p> <p>_____ Notary Signature (Seal)</p> <p>_____ Notary Signature (Seal)</p>	<p>Date</p> <p>3/2/26</p>	<div style="border: 1px solid black; padding: 5px; width: fit-content; margin: 0 auto;"> <p style="font-size: small;">State of Mississippi HILLARY REEVE, Notary Public Harrison County My Commission Expires August 13, 2029 Commission Number 496504</p> </div>	<p>Date</p> <p>3/4/26</p>	<p>_____ Signature of Rightful Owner</p> <p>_____ Notary Signature (Seal)</p> <p>_____ Signature of Applicant BRICE SCOTT AUTRY</p> <p>_____ Notary Signature (Seal)</p>	<p>Date</p> <p>3-4-26</p>
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If someone other than the applicant needs to be notified concerning this case, please note name(s) and address(es) below:

NOTES: Donovan Scruggs Town Planning and Consulting, LLC should be the primary contact. Brandon Elliott/Elliott Land Development, LLC is the owner and may also be contacted.

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:

Shaded Areas for Staff Only

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

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

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

	Existing	New
I am requesting a zoning change from this zone to this zone:	RS-10	RS-5

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

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

Criteria: Change in Neighborhood Character and Public Need

	Yes	No
1. Is the proposed map amendment consistent with the Comprehensive Plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Please explain: The Plan includes several objectives that addresses the need for a wider diversity of housing types and encourages the provisions in the LDO to achieve this diversity. Higher density developments can assist in the reduction of housing costs as outlined in the Comprehensive Plan.

	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?	<input type="checkbox"/>	<input type="checkbox"/>

Please explain: The requested zoning includes the extension of an existing RS-5 District, and the site is south of a more dense RM-30 to the north. Commercial areas are located adjacent to site to west and south.



PLANNING COMMISSION SUPPLEMENT Map Amendment

City of Biloxi Planning Division
Mailing Address: P.O. Box 508, Blvd., Biloxi, MS 39533
 Office Location: 676 Dr. MLK Blvd.,
 Planning (228) 435-6266 Fax (228) 435-6188

Criteria (continued)	✓	
	Yes	No
3. Is the property suitable for uses permitted in the present zoning district? Please explain: The subject site is located between a CB District (south and west) and an RM-30 District to the north. The site is "most suited" for a denser district such as RS-5 or RM-30. Larger lot Single-family residential is not located within the immediate area.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Yes	No
4. Is the property suitable for uses permitted in the proposed zoning district? Please explain: With an existing RS-5 District to the east, this request represents an extension of an existing district. The RM-30 and CB District along the north, west and south, respectively, makes the requested designation suitable for the site.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Yes	No
5. Has there been a change in the character of the neighborhood? Please explain: See attached Land Use Report The removal of Beauvoir Elementary and the decline and closing of the Broadwater Golf Course represent a significant change in neighborhood character	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Yes	No
6. Is there an established community need for uses permitted in the proposed zoning district? Please explain: The site is vacant and underutilized. Additionally, it is adjacent to the Broadwater Golf Course that is now permanently closed. The redevelopment of the site will provide new housing within the area.	<input type="checkbox"/>	<input type="checkbox"/>
	Yes	No
7. Was there a mistake in the original zoning of the property? Please explain: No mistake in zoning is being claimed.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Yes	No
8. Are utilities and infrastructure sufficient to address the impacts associated with allowed uses in the proposed district? Please explain: Water and sewer services are available on Iris Street and Lawrence Street	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Yes	No
Site Plan attached: (please circle): Yes	Case No. <input type="checkbox"/> <input type="checkbox"/> - <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> - <input type="checkbox"/> <input type="checkbox"/>	
No		

**Land Use Report for a
Zoning Amendment for a Parcel of Land Located at the Southwest Corner of
Iris Street and Lawrence Street**

PIDN: 1210F-03-012.000 / 2003 Lawrence Street

Applicant: Elliott Land Developments, LLC

Prepared by: S. Donovan Scruggs, AICP

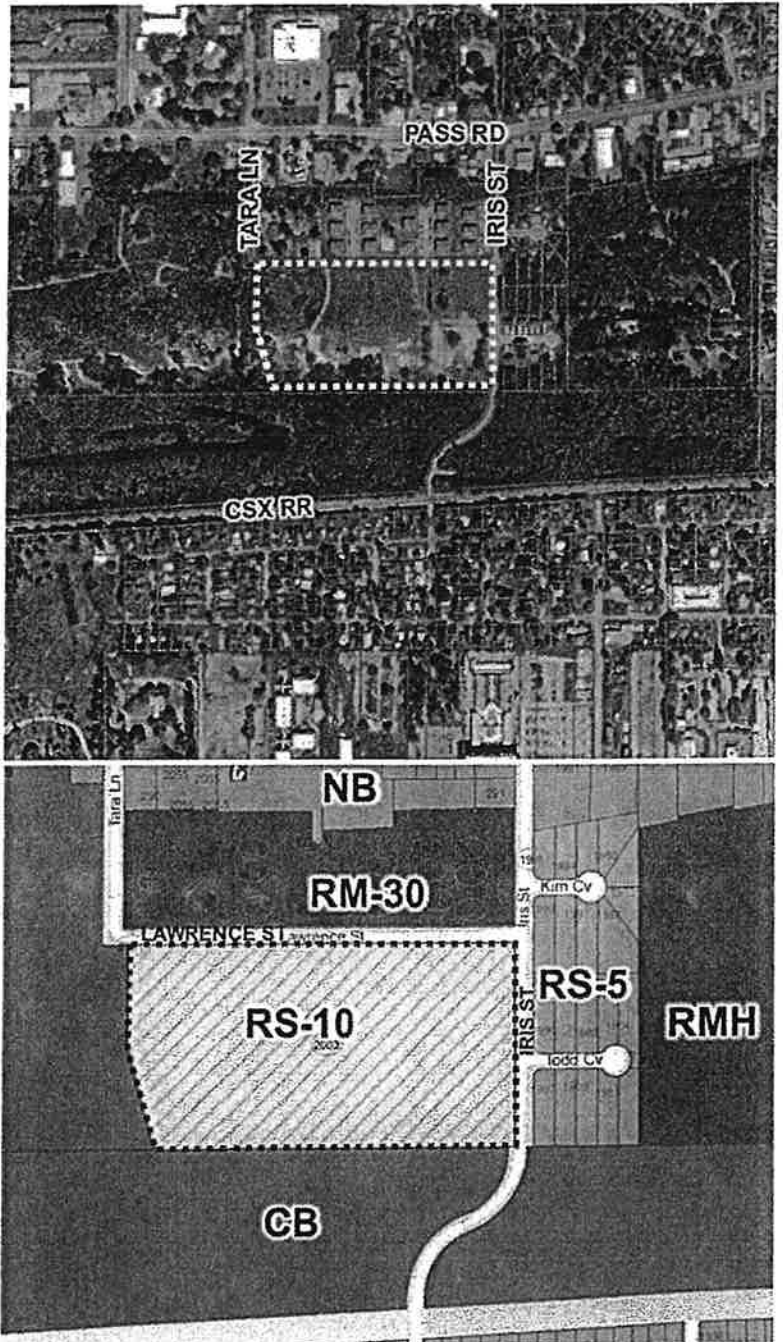
Date: March 4, 2026

Elliott Land Developments, LLC (Elliott) is in the early stages of planning a single-family residential development located at the southwest corner of Iris Street and Lawrence Street. The site was previously Beauvoir Elementary with the property owned by the Biloxi School District. Elliott Land Development ("Elliott") recently purchased the site from the School District. In order to develop the site, Elliott is seeking a rezoning from RS-10 (Single-Family Residential, Low Density) District to RS-5 (Single-Family Residential, High Density) District.

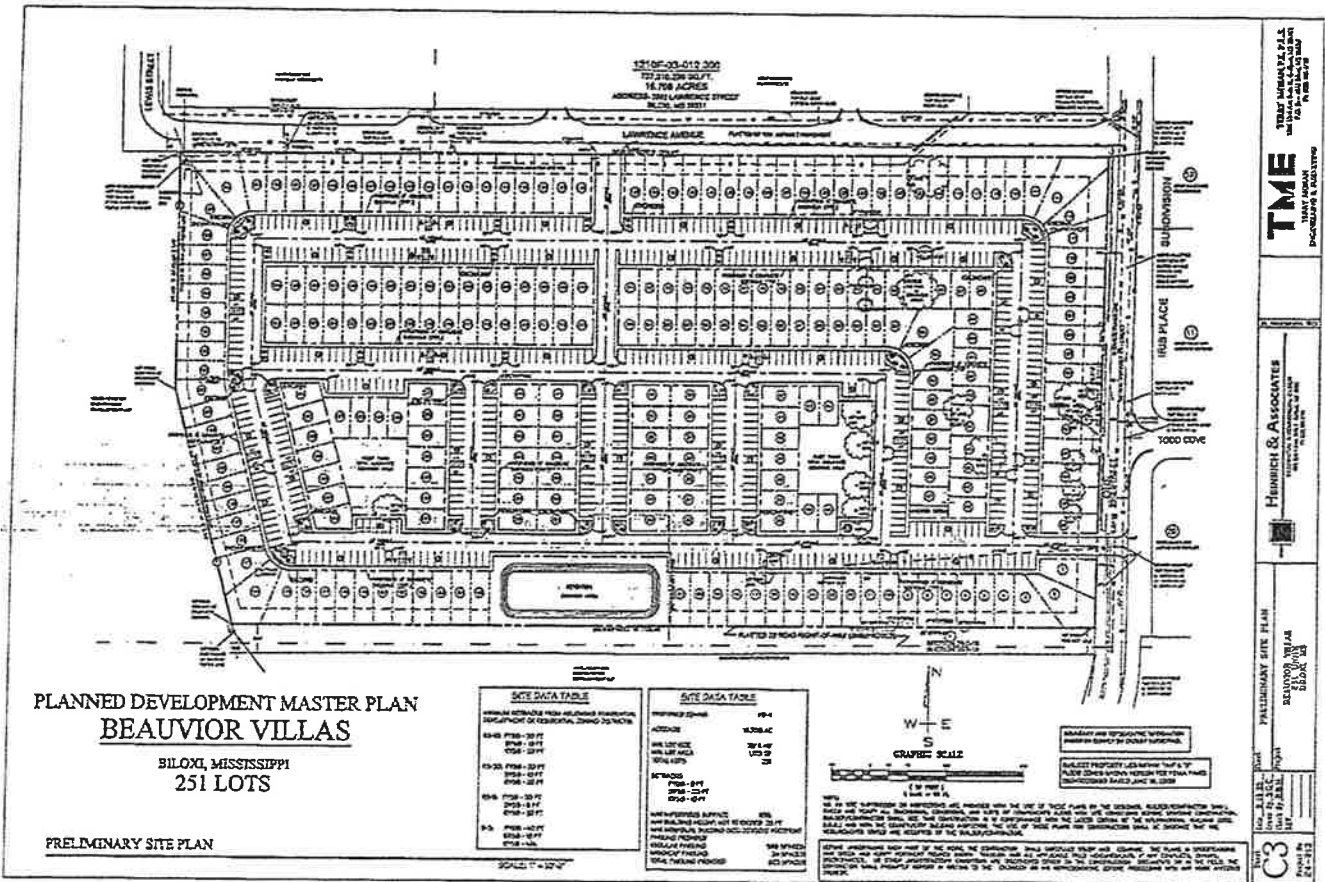
The subject site is located within a transitional area that is not ideal for larger lot, single-family residential. This district is not located adjacent to the site on any properties, and the previous use of the site was not distinct to the RS-10 requirements. To the north is a small multi-family development. To the east are two small streets (Todd Cove and Kim Cove) that include smaller lots within the requested RS-5 District. The southern street (Todd Cove) includes two-family units (duplexes). Elliott is seeking to extend the RS-5 District westward to include the subject property that is approximately 18 acres. Areas to the south and west are designated as CB (Community Business) District and previously included the Broadwater Resort and Golf Club. The resort and golf course have been closed for several years, and the site is currently vacant.

1. Project Overview

The proposed rezoning is located north of CSX Right of Way, south of Pass Road and along the west side of Iris Street. Elliott purchased the property in 2025 from the Biloxi School District. Initial plans were for a more compact or higher density development,



but the current effort includes a more modest design that is consistent with the area to the east and less dense than the multi-family development to the north.



The initial plan submitted for Beauvoir Villas included a gated community with 251 unit.

The current plan represents a revision of the previously submitted plans. The initial design of the project included 251 units. The revised plan, submitted in May 2025, was reduced to 213 units, but it was denied by the City Council. Both previous plans included a Planned Development Residential (PDR) District with smaller lots, common parking areas, and more common space. The current plan includes 102 lots that are arranged in a traditional design with individual lots, on-site (on lot) parking, and public streets. The previous submittals included private streets and rights of way within a gated community.

The site is adjacent to the former Broadwater Golf Club that has been closed for approximately 20 years. The subject site was previously Beauvoir Elementary that closed in 2011. Elliott purchased the property in 2025 and hopes to redevelop the property as a single-family residential subdivision. The current zoning of RS-10 is not consistent with the former use (elementary school) and includes larger lots or a less dense zoning designation than surrounding areas. The Broadwater property is designated as Community Business (CB) District and provides more intense uses than permitted in the adjacent residential districts. Both the Beauvoir Elementary and Broadwater sites have been vacant for several years which has attracted homeless individuals. The redevelopment of the site could encourage new development within the area including the Broadwater property.

2. Map Amendment Criteria:
a. Consistency with the Comp Plan.

The subject property and requested rezoning is consistent with several components of the City's Comprehensive Plan. The West Area Plan indicates the following:

Undeveloped and underutilized land in West Biloxi provides the opportunity for new residential and mixed use development (e.g., along Pass Road) that can serve to “knit together” the neighborhood’s fragmented land use pattern and provide new housing opportunities for Biloxi residents. New housing should be located outside of the designated flood risk areas wherever possible. (p. 164)

While the Comprehensive Plan was adopted in approximately 2009, many of the needs and obstacles that were addressed are still present and impede residential growth. These factors have increased the costs of construction and have shifted much of the residential development farther north and out of harm’s way. This shift has removed many housing units within close proximity to employment centers and hospitality areas. Within the opening portion of the housing needs of the Comprehensive Plan, the following needs are identified as follows:

The quality, location, and cost of housing and the livability of Biloxi’s neighborhoods are two central issues for the City’s future and its recovery from the effects of Hurricane Katrina. In 2005, Katrina severely damaged much of Biloxi’s housing stock. East Biloxi experienced disproportionately greater damage; approximately 80% of its housing stock was either destroyed or uninhabitable.

Biloxi has made significant progress towards recovery since 2005. The employment and retail sectors have returned to near pre-Katrina capacity, transportation services have expanded, and health care and educational facilities are fully functional. However, while residential building permits have been issued, many permitted buildings have not yet been constructed and the most severely damaged residential neighborhoods in East Biloxi have been slow to recover. There are a number of obstacles to a full housing recovery, including the high number of residents displaced by the storm, expensive flood and wind insurance, high construction costs, speculative land values, and the impacts of the economic downturn. (Housing 113)

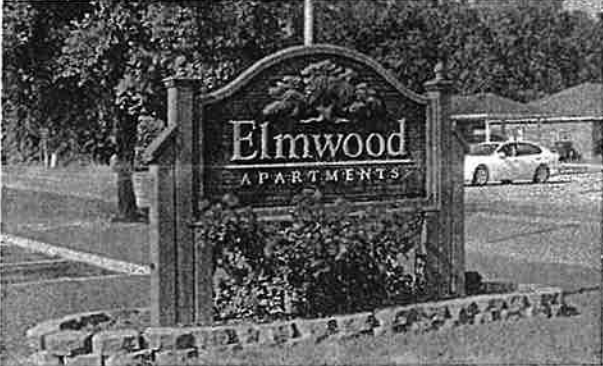
Within the Housing element of the Plan, several Objectives and Action Items support the project and rezoning. Examples of these items are below:

Provide a mix of housing types and price points that meets the needs of households with different incomes and lifestyle needs (Objective 7-1, p. 119).

Incorporate provisions and incentives into the LDO to promote development of different housing types to diversify Biloxi’s housing stock (Action 7-1-1 p 119).

The housing analysis indicates the *need for a mix of housing unit types (single-family homes, attached townhomes, apartments, etc.), accompanied by a range of price points, to serve diverse household types and incomes (“empty-nesters” and seniors as Biloxi’s population continues to age, first-time home buyers, etc.)*. The proposed Planned Development Districts provide the opportunity to incorporate different unit types into compact, mixed-used centers in developing parts of the City, as well as in infill situations in established areas such as East Biloxi. Density bonuses or other incentives could be provided for residential and mixed-use developments that provide affordable for sale and rental housing units. In general, LDO provisions and development review processes should be evaluated for opportunities to facilitate the construction of unit types and prices that meet the needs of Biloxi’s diverse population (Housing 119).

The Plan recognizes that traditional, large lot single-family residential development does not suit all residents. Planned Development Districts, Mixed Uses, and higher density district provide alternatives to more traditional, single-family residential development. Since its adoption, trends have continued to demonstrate that more compact or denser residential developments are attractive to a growing population. Smaller lots offer a variety of benefits to include less house and yard to maintain, greater affordability, and downsizing opportunities.



b. Compatible with Zoning and Surrounding Neighborhood.

The proposed development and RS-5 District designation are compatible with the surrounding area and zoning. The site is adjacent to an existing RS-5 District that is located east of Iris Street. The extension of this district to include the subject site and should be considered compatible with existing zoning.

The properties to the east include Kim Cove and Todd Cove. The lots along these streets are more compatible with the RS-5 District and not the RS-10 District of the subject site based on the widths of the lots. Todd Cove (upper right), located immediately east of the site and on the east side of Iris Street, includes two-family structures or duplexes. These are two-story structures that include two separate drives for the tenants. Based on the City's GIS information, the ownership of the eight occupied or 'built' parcels vary and is not under a single-ownership. It appears that in some of the structures, the owner of the structure resides in one unit (or on one side) and potentially rents the second unit.



Kim Cove (lower right, above), located to the north of Todd Cove, is across from Elmwood Apartments. This is more of a traditional neighborhood with single-family structures.



North of the site and north of Lawrence Street is Elmwood Apartments (left images). This is a multi-family, apartment complex that contains approximately



Upper images include Elmwood Apartments (left), Todd Cove (right) and Kim Cove. Images (3) along the right are examples of housing within Greater Southern Subdivision.

100 units with 1, 2 and 3 bedroom floorplans. According to the website for Elmwood Apartments, Section 8 units subsidies are accepted.

Farther south, is the Greater Southern Subdivision (right stacked, previous page). This is an older development that includes a number of cottages that include owner occupied units and rental units. The structures vary in condition with some being very well kept and others in need of maintenance. The area is designated as RS-5 which is the requested zoning designation.

The proposed development is planned to be owner occupied, single-family residential units that are not Section 8. The site will developed with individual lots for conveyance as a traditional neighborhood or subdivision.

c. Suitable for Present Zoning District

While the proposed project may be feasible for the present zoning district, it is not the most appropriate zoning district. The property is presently designated as Low Density, Single-Family Residential (RS-10) District. This is one of the more restrictive residential zoning classifications. The property is not adjacent to a similar district on any side. To the north of the site is a Multi-family Residential, High Density (RMH-30) District that permits up to 30 units per acre and is currently occupied by Elmwood Apartments. To the immediate east is are a couple of small cul-de-sac developments (Kim Cove and Todd Cove) that have mediums sized lots areas, but are developed with narrower lot widths that are consistent with the RS-5 District within which it is located. The southern development (Todd Cove) includes duplex/two-family residential units. Along the south and the west sides of the property are the Broadwater Development properties that include the former golf course. While this property is currently vacant and undeveloped, it has a zoning designation as Community Business (CB) District. This fairly intense district that includes uses that may not be ideal to be adjacent to the more restrictive, low density, single-family residential districts. The more intense or denser RS-5 District may be more appropriate as a transitional area within close proximity to a commercial district.



d. Suitable for Proposed Zoning District

The proposed zoning district (RS-5) is a more suitable district than the existing RS-10 District. At present, the current district is the most restrictive zoning designation in the area but has never been developed as a low-density residential site. The property to the north is a multi-family district that includes apartments. Farther north is Pass Road and a Neighborhood Business (NB) District. To the east of the subject site is another RS-5 District that can be extended to include the subject parcel. Farther east are lots and parcels designated as RMH and include manufactured housing units. Broadwater properties to the south and west include the most intense surrounding district, a Community Business (CB) District. This district allows single-family residential lots consistent with the RS-5 District. Furthermore, this district allows a number of commercial or business uses to include



professional offices, bars or lounges, restaurants, banks, cannabis dispensaries, convenience stores, and numerous other uses that could be more intense than the existing RS-10 District.

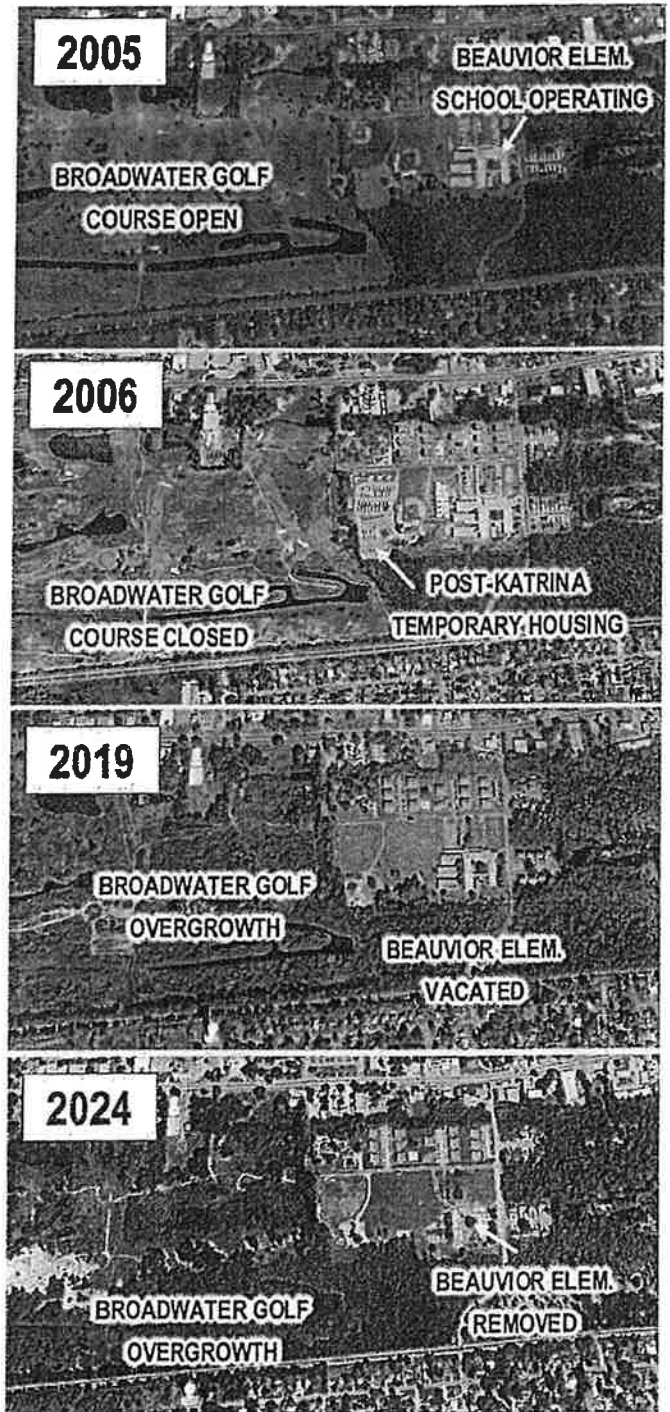
South of the Broadwater golf course property and CSX right of way is Greater Avenue and Southern Avenue that includes numerous smaller, connecting streets. This area is designated as RS-5 and includes lots that are similar in size of the proposed development. The widths of a majority of these lots are 50 feet which is consistent with the RS-5 District. The RS-5 District is often considered a transitional use district between commercial districts and lower density residential areas. Because of the proximity to existing RS-5 Districts and the RM-30 District, the proposed rezoning will provide a more suitable zoning designation for the property.

e. Change in Neighborhood Character

The existing neighborhood has changed greatly over the years. This is primarily related to the closing of Beauvior Elementary in approximately 2011 and the closing of the Broadwater Golf Club and Broadwater Hotel just before the landfall of Hurricane Katrina. The closing of the school ultimately led to its demolition and its conveyance from the Biloxi School District to Elliott. The site is now vacant and undeveloped. This site has been somewhat maintained and has not been permitted to become overgrown. However, within the southwest corner of the property, there is evidence of dumping by contractors and residents.

Conversely, the Broadwater Development properties have been less maintained. The demolition of the hotel and remainder of the property occurred in 2006 after much of site was destroyed by Hurricane Katrina. What was at one time a highly maintained and attractive golf course, hotel and tourist destination is now primarily overgrown and neglected. The Broadwater property is approximately 260 acres, and surrounding residents have experienced problems with homeless camps within the property. Investment in both sites and redevelopment can improve the area. In addition, by placing more 'eyes on the street', activities can be more readily reported to the City.

Aside from the increased homeless activity and the lack of maintenance, the closing of both facilities have also created a void. Prior to their closing, both properties were activities centers. The Broadwater properties operated for years as a tourist destination and later as a casino. The elementary school, similarly, was occupied by students, faculty, and staff. The removal of these structures has removed a great deal of activity in the area and has established almost 300 acres of vacant property that is in some state of neglect. Redevelopment of the subject site can re-establish some level of activity in the area and potentially encourage some re-use of the Broadwater properties.



f. Public/Community Need

There is a significant public need for the rezoning. At present, the site is vacant and has been vacant since the Beauvoir Elementary was closed in 2011. The school district conveyed the site to Elliott for redevelopment in 2025. The property and more specifically the adjacent Broadwater property has had problems with homeless and transient individuals seeking shelter. This has caused concerns for nearby residents especially those within the Greater Southern Subdivision. The proposed redevelopment of the site will include more homes and residents within the area which can be a deterrent to these homeless activities.

The subject property has had its own issues with maintenance. The parcel is almost 18 acres in size and within the southwest corner of the property, there has been some dumping of by contractors and others. Similar activities has occurred on the Broadwater properties. The dumping piles are not visible from the street and are located south of the old baseball field. However, this solidifies the public need for the redevelopment of the site that will place residents within the area to deter activities such as this.

The site is centrally located to the Coast Coliseum, Edgewater Mall, casinos, and hospitality venues. This will provide new housing options for those who wish to be much closer to these worksites. The new homes will also provide a new customers to support the local restaurants and hospitality venues. While there has been a push for residential development north of Interstate 10, there remains a public need to provide housing within more centralized areas such as the subject site.

The site has been public property for decades. As a result, no ad valorem taxes have been collected on the property. The redevelopment of the site with approximately 100 new lots could produce additional ad valorem taxes for the City of Biloxi, Harrison County, and the Biloxi School District. The new residents will also contribute to the tax base with expenditures that result in sales taxes. At present, the site is more of a strain on the city with homeless and code enforcement issues.



Upper image demonstrates homeless activity on the Broadwater site (Sun Herald). Lower two images show dumping at the subject property.

g. Mistake in Zoning

The applicant is not claiming that a mistake in zoning has occurred. The requested rezoning is based on a change in neighborhood character and a public need.

h. Adequate/Sufficient Public Utilities

Preliminary infrastructure analysis indicates that adequate water and sewer services are available within the area. Along Iris Street there are 8- and 4-inch water lines. Along Lawrence Street are 2- and 6-inch water lines. The proposed development will include new water lines within the development that will provide a 'loop' between Lawrence and Iris Streets. There are sewer manholes along Iris that should be accessible by the development. Additionally, there is a manhole located at the south of Lawrence Street near Tara Street. Improvements within the development will meet the city's requirements for roadways and utilities.

3. Conclusions.

The proposed rezoning represent a much needed infill project for a site that has been vacant for almost 15 years. The required infrastructure exists for the site and can easily be connected without public extensions or improvements. The site was conveyed to Elliott from the Biloxi School District. As a public property, no ad valorem taxes were paid to the City, County or School District. As it transitions from publicly-owned to privately developed, the increase in total ad valorem taxes could approach \$500,000 annually.

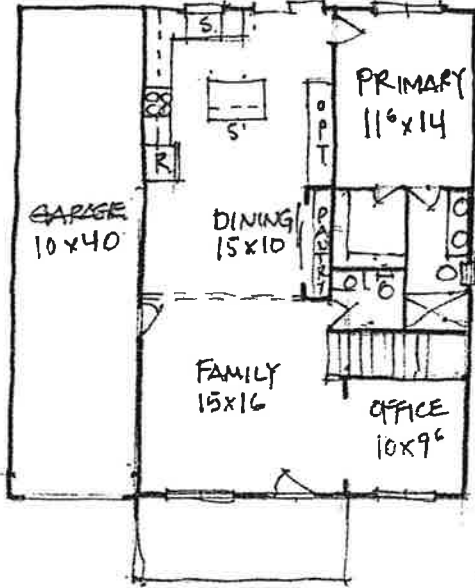
The Comprehensive Plan of the City addresses the need for housing and especially those within centrally located areas. Additionally, the Plan encourages a greater diversity of housing in terms of size, types, and affordability. The proposed rezoning will permit a moderately dense, single-family residential designation to achieve the goal of a greater diversity in housing types.

A primary positive attribute of the project is the redevelopment of a site that has been plagued with homeless activity. This has caused problems for some of the surrounding neighborhoods. The redevelopment of the site will remove the potential for this activity on the subject site and discourage these activities on the Broadwater properties, especially those areas within closer proximity to the proposed development. While this development will not represent a 'fix all' for the area, it will provide a deterrent to certain activities on the sites. The success of this development could cause some renewed interest in portions of the Broadwater properties and lead to redevelopment.

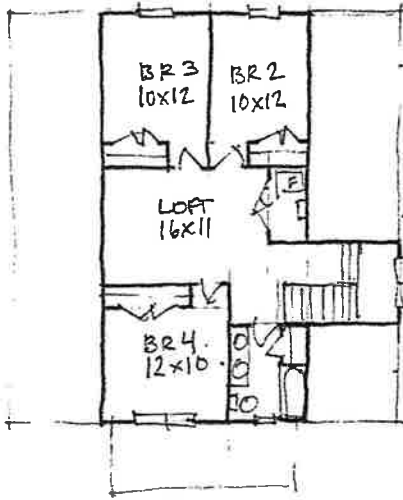
Respectfully Submitted:



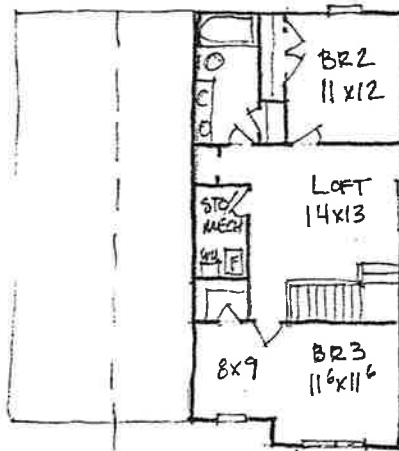
Donovan Scruggs, AICP
Donovan Scruggs Town Planning and Consulting, LLC
317 Pine Drive
Ocean Springs, MS 39564



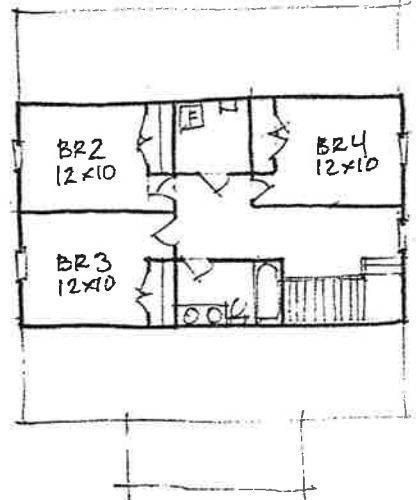
Footprint = 38'x40'
 1st = 1,120 sf
 2nd = 836 sf
 Total: 1,956 sf



Middle Stack



Right Stack



Room-in-Attic Stack



**DiGIORGIO
 DESIGN**

**ELLIOTT LAND DEVELOPMENT
 BEAUVIOR VILLAS**

1

1 BILOXI PLANNING COMMISSION MEETING
 2 APRIL 16, 2026
 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.

9 **PLANNING COMMISSION MEMBERS PRESENT:**
 10 Ronnie Bogard
 11 Kyle Carron
 12 Robert Collier
 13 Steve Delahousey
 14 Joe King
 15 Gary Lechner
 16 Debora Magee
 17 August Parker
 18 Shante' Shaw
 19 John Snow
 20 David Stanovich
 21 Michael Todaro

17 **ALSO PRESENT:**
 18 Jerry Creel, Director of Community Development
 19 Felicia Serpas, Senior Planner
 20 Caryle Lena, Planner I
 21 Wayne Gray, Councilman Ward 1
 22 Dr. Paul Tisdale, Councilman Ward 5
 23 Kenny Glavan, Councilman Ward 6

23 **REPORTED BY**
 24 Melissa Burdine-Rodolfich
 25 Simpson Burdine & Miguez

3

1 MR. DELAHOUSEY:
 2 Call the meeting to order.
 3 This is the meeting of the Biloxi
 4 Planning Commission being held on April 16th, 2026
 5 at 2:00 p.m.
 6 We have a rather unusual situation
 7 today. First order of business is that the chair
 8 could not make it today and the vice chair could
 9 not make it today, so Mr. Creel has asked me if I
 10 would sit in.
 11 And just to make sure that we do things
 12 appropriately, I'm going to ask the Commission
 13 members to please vote on the authority for me to
 14 chair the meeting.
 15 MR. TODARO:
 16 So moved.
 17 MR. PARKER:
 18 Second.
 19 MR. DELAHOUSEY:
 20 We have a motion made by Mr. Todaro, a
 21 second by Mr. Parker.
 22 Any discussion?
 23 (No response.)
 24 MR. DELAHOUSEY:
 25 All in favor?

2

1 C-O-N-T-E-N-T-S
 2 CONTINUED PUBLIC HEARING(S) : PAGE:
 3 (None) --
 4 NEW PUBLIC HEARING(S) :
 5 26-024-PC 9
 6 26-025-PC 34
 7 TREE HEARING(S) :
 8 (None) --

4

1 (Unanimous vote.)
 2 MR. DELAHOUSEY:
 3 Nay?
 4 (None opposed.)
 5 MR. DELAHOUSEY:
 6 Okay. Y'all are in for a rough ride.
 7 If I could ask you to please silence any
 8 telephones that you may have with you.
 9 We're going to recognize the members
 10 present. We have Mr. Lechner, Mr. Parker,
 11 Mr. Todaro, Ms. Magee, Ms. Shaw, Mr. Stanovich,
 12 Mr. Bogard, Mr. Collier, Mr. Carron, Mr. King,
 13 Mr. Snow; and myself, Steve Delahousey.
 14 Let the record reflect that we have
 15 established a quorum.
 16 Also here present today at this table,
 17 we have Mr. Creel, Director of Community
 18 Development; Ms. Caryle Lena, Planner. At the
 19 table in front here, we have Ms. Felicia Serpas,
 20 Senior Planner and Ms. Melissa Rodolfich, Court
 21 Reporter.
 22 I would also like to recognize Dr. Paul
 23 Tisdale, Ward 5; Mr. Kenny Glavan, Ward 6;
 24 Mr. Wayne Gary, Ward 1.
 25 MR. CREEL:

1 Gray.
 2 MR. DELAHOUSEY:
 3 Gray. I'm sorry. Gray. That's what I
 4 have.
 5 And Mike Nail, Ward 3.
 6 All right. Mr. Todaro, would you please
 7 open the meeting with a moment of prayer?
 8 MR. TODARO:
 9 Let's pray.
 10 (Moment of prayer.)
 11 MR. DELAHOUSEY:
 12 Stand, please, for the Pledge.
 13 Mr. Carron, would you lead us in the Pledge?
 14 (Pledge of Allegiance.)
 15 MR. DELAHOUSEY:
 16 All members should have received a copy
 17 of the minutes of the last Planning Commission
 18 meeting. If so, the chair will entertain a motion
 19 to approve.
 20 MR. SNOW:
 21 So moved.
 22 MR. KING:
 23 Second.
 24 MR. DELAHOUSEY:
 25 So moved by Mr. Snow Carron and seconded

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1 For those of you who have not
 2 participated in a Planning Commission or a Board
 3 of Zoning Adjustments meeting before, I want to
 4 explain how the process works. The Planning
 5 Commission will be held first, and then we will
 6 immediately go to the BZA afterwards.
 7 When your -- we only have three cases
 8 today, but they're important cases. When your
 9 name is called, we would ask that the applicant
 10 please come up and come to the podium.
 11 Ms. Serpas will give us a video of the
 12 property or the hearing that's in question. After
 13 we see the video, we will ask you to state your
 14 name and address and we'll ask you to sign in on
 15 the podium. Anyone who plans on speaking today,
 16 please, if you want to go ahead and sign in, in an
 17 interest of time, you can go ahead and sign in.
 18 There's a form at the podium there.
 19 After the presentation, the main
 20 presentation, the person presenting the case, the
 21 Chair will ask for members of the audience to
 22 please state whether or not you're in favor of the
 23 applicant's request. And then we will ask for
 24 those in opposition and you will be given the
 25 opportunity -- for a limited time, but you will be

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1 by Mr. King.
 2 All in favor, aye.
 3 (Unanimous vote.)
 4 MR. DELAHOUSEY:
 5 Opposed?
 6 (None opposed.)
 7 MR. DELAHOUSEY:
 8 Motion carries.
 9 Mr. Creel, staff and committee reports?
 10 MR. CREEL:
 11 Yes, sir. Mr. Chairman and members of
 12 the Commission, over the past two weeks, the
 13 department has issued over 137 building permits
 14 with a construction valuation of a little over
 15 \$2 million.
 16 We have collected \$16,000 in permit
 17 fees, issued nine licenses for new businesses and
 18 five renewals. Also, we've issued four
 19 certificates of occupancy.
 20 Of those permits issued, one was for a
 21 remodel 185 Reynoir Street. One was for the
 22 build-out of the new Pizza Hut 12242-A Shriners
 23 Boulevard and four new single-family houses.
 24 MR. DELAHOUSEY:
 25 Thank you.

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1 given the opportunity to come up and speak if you
 2 would like. That's the time to ask any questions
 3 that you have.
 4 I will ask that, please, if you have any
 5 questions, do not address those directly to the
 6 presenter. Address those to the Commission. And
 7 then if we feel it's appropriate, we will ask the
 8 appropriate party to respond to your question.
 9 But please do note -- address your questions or
 10 comments to the individual themselves.
 11 After we've heard from everyone in favor
 12 or in opposition or just with any questions, then
 13 we will give the presenter one last opportunity
 14 for rebuttal to come up and add any comments that
 15 they may have. We will close the hearing, and
 16 then we'll hear from the staff and we will take --
 17 the Commission will take a vote up or down or to
 18 table the issue.
 19 Again, no talking. Please, certainly,
 20 no applause. Only speak if you're recognized.
 21 Questions should be directed to the Commission
 22 unless otherwise permitted.
 23 Okay. We will go first to the Planning
 24 Commission meeting. We have no continued public
 25 hearings today.

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1 We have two new public hearings. We
 2 will now hear those cases.
 3 The first case, Number 26-024-PC,
 4 Elliott Land Development, LLC, owner, Donovan
 5 Scruggs, applicant, a request for zoning map
 6 amendment to authorize a change in zoning district
 7 classification for a parcel of land measuring
 8 approximately 17 and five-tenths more or less in
 9 acres -- in size from the present zoning
 10 classification of RS-10, low-density single-family
 11 residential to RS-5, high-density single-family
 12 residential, identified as 2003 Lawrence Street.
 13 And the tax parcel number is given there, and this
 14 was first advertised on March 27th and then on
 15 April 3rd and again on April 10th.
 16 Mr. Scruggs -- or I'm sorry. Video
 17 first, yeah. Always forget.
 18 MS. SERPAS:
 19 That's okay.
 20 This is looking down Iris, and that's
 21 Lawrence. All right. And this is the property
 22 right here. Okay.
 23 MR. DELAHOUSEY:
 24 Okay. Now, Mr. Scruggs.
 25 MR. SCRUGGS:

1 when I first looked at this, just did not feel
 2 right. It's really the only RS-10 within the
 3 area. You can see to the south it's CB, which is
 4 commercial district. North is RM-30, which is
 5 multi-family. As stated, the RS-5 is to the east,
 6 and to the east of that you have an RMH, which is
 7 a manufactured housing district. Of course, north
 8 is Pass Road, which is a neighborhood business
 9 district at this location.
 10 The RS-10 is low-density residential.
 11 It's 10,000-square-foot lot sizes. I think y'all
 12 are aware of that, but it is primarily
 13 single-family.
 14 The same thing basically for the RS-5,
 15 but it's 5,000 square foot.
 16 I do want to point out that, I think,
 17 it's Todd Cove that's across the street from this
 18 and it's in the RS-5 district. Even though it's
 19 RS-5 and the lots are consistent with the RS-5
 20 district, that -- they have -- two-family
 21 residential duplexes are what make up that
 22 subdivision. So even though it is in an RS-5
 23 district, it really has a higher density type use
 24 than what you would typically see in this
 25 district.

1 Good afternoon. I'm Donovan Scruggs.
 2 I'm representing Elliott Land Development.
 3 And I know this project has been before
 4 you last year, but it has been, I guess,
 5 reformatted or rebirthed into something,
 6 hopefully, a little bit better.
 7 I was not involved in the previous
 8 application and did not really know the previous
 9 application existed until I went to DRC and found
 10 out that he had already had a swing at this.
 11 But I do believe, as stated, the current
 12 project is much more in keeping with the area. I
 13 think he previously asked for a PRD, a planned
 14 residential development (sic) with a number of
 15 units in it. This is a straight-out rezoning
 16 request for an RS-5, which is actually adjacent to
 17 the property on the other side of Iris.
 18 You know, to give you some idea, I'm
 19 sure y'all know, but the property is just north of
 20 CSX Railroad. It's to the east of the Broadwater.
 21 It is the old Beauvoir Elementary School, so
 22 it's -- and that has been removed and it is now
 23 vacant, as you saw from the images that Felicia
 24 provided.
 25 This is the zoning map. The RS-10, even

1 This gives you a bigger picture of --
 2 the area to the south is the Greater Biloxi
 3 replat, which when you go through it, you will
 4 find a variety of lot sizes. There is a number in
 5 there that is about 50 by 120 in size, about 6,000
 6 square feet but with the same width. There are
 7 some larger lots toward the east portion of that
 8 subdivision, but relatively speaking, it is
 9 comparable to what we were trying to do here with
 10 this site.
 11 Other properties that are around, of
 12 course, the apartment complex Elmwood Apartments
 13 to the north. You know, that -- typically, you
 14 integrate. You go between a higher density down
 15 to a less of a higher density then into a real low
 16 density, so I think that the requested zoning
 17 district is very much in keeping with that -- what
 18 we have in the area.
 19 There are some other, the duplexes that
 20 I mentioned earlier, on Todd.
 21 The site that we have -- the houses that
 22 that we plan to do are going to range in sizes
 23 between 1,500 and about 1,900 square feet, much
 24 larger than what was previously provided. This is
 25 a sketch of what's being proposed. Two-story

1 units for the most part because of the lot sizes
2 and then with a small garage to allow off-street
3 parking. With the setbacks that's included on
4 this site -- I think it's 20 feet -- there won't
5 be primarily off-street parking. Folks will be
6 able to get, you know, their entire car onto their
7 driveway and not park in the street.

8 The previous plan that was submitted was
9 a little bit different. It was a 251-unit
10 subdivision and it included a lot of not only
11 on-street parking but public parking. The parking
12 was shared in a common area amongst the residents.
13 It has the feeling of -- a lot more of a -- almost
14 like an apartment complex or a condo complex
15 versus a single-family residential.

16 So we did take a step down from that and
17 proposed a site plan that's a lot more compatible
18 with the area and it was -- right now, it's 101 --
19 102 units. My assumption is that this number is
20 not correct. It's going to probably go down
21 because there are some pretty massive trees on the
22 site and we'll have to work around those.

23 But I will say that I think it has been
24 a step in the right direction as far as getting it
25 to fit in better with the neighborhood.

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1 there and operating.

2 And today, that's not the case. The
3 golf course closed and, eventually, Beauvoir
4 Elementary closed. It actually had a Katrina
5 temporary housing site there for a while, so there
6 has been a lot of changes over the years. And,
7 currently, the site is -- it is in need of some
8 attention. The golf course definitely needs some
9 attention, but it -- my whole point is that there
10 has been a good bit of change over the past
11 20 years with this area.

12 You know, the school, you know, is a
13 building, of course, but the school is typically a
14 little bit more than that. You've got the
15 students that attend. You've got the teachers
16 that attend and then there is the parents' job
17 every day to pick the kids up, so there's a lot of
18 interaction and social activities going on with
19 the school. And when you remove these from the
20 center of a neighborhood, it does have an impact
21 on it, but I do think this does reflect a change
22 in character in the area.

23 Of course, there's an older image of the
24 golf course back when -- back in its heyday. It's
25 no longer there and, currently, there is -- you

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1 To give you an idea of what this looks
2 like this is actually to scale. This isn't like
3 zoomed in or anything. This is exact, you know,
4 same scale on both of these, but it shows you just
5 a little bit how much denser the original plan was
6 versus where we are right now.

7 The original plan had -- I'm sorry. I
8 don't think 25. It's 25 by 45? I guess that's
9 correct -- basically, 1,100-square-foot lot sizes.
10 The current plan is 50 by 100, which is going to
11 be 5,000-square-foot lot sizes, much larger even
12 though they are still, you know, fairly modest to
13 fit in with the surrounding area.

14 The streets will be public. We have
15 gone before DRC. We got a decent nod from them.
16 Of course, we have got to get through it, but we
17 did make some adjustments and worked with the
18 right-of-ways to make sure the street was
19 compliant with code.

20 You know, to do a rezoning, you have to
21 first talk about change in neighborhood character.
22 This is a Google Earth imagery showing you kind of
23 where we were back in '05 and where we are today.
24 '05, of course, we had -- the golf course was
25 operating. We had -- Beauvoir Elementary was

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1 know, the site is primarily overgrown.

2 I looked at the comp plan. You know,
3 your comp plan is a little dated, but it, you
4 know, still, I think, hit some of the things that
5 are important and it states that there is a need
6 for a mix of housing unit types. It does serve
7 empty nesters, first-time homebuyers and others.
8 Not everything has to be, you know, big 2,000-
9 3,000-square-foot homes.

10 Also, the comp plan talks, you know,
11 more about the mix of the housing types and price
12 points that meets the different income needs of
13 individuals and also a need to promote the
14 development of different housing types.

15 So I do think that providing new houses
16 that are in a more affordable price range is
17 important. This is some more stuff from your comp
18 plan that indicates a variety of housing that's
19 needed.

20 These are images from the site and from
21 the Broadwater property just showing that there
22 is, you know, some blight in the area that needs
23 to be addressed. There has been actually a few
24 years of dumping that's occurred on this site, and
25 we feel like that, you know, because it's such a

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1 big site, nobody sees it. It goes back, the
2 property, and nobody can really keep an eye on it.

3 By developing this property, we're going
4 to have more eyes on the street. More eyes on the
5 street means more people looking out for each
6 other and making sure things that aren't supposed
7 to be happening, you know, are not happening.

8 Public need also gets into the current
9 housing trends. The economy never has really
10 re-established itself from 2008. In the housing
11 market specifically, there is a shortage of the
12 housing. We do see a lot of people moving into
13 Mississippi, which is a good thing, but, you know,
14 they're going to need housing and housing is a lot
15 more expensive. Housing has continued to go up.
16 Interest rates are still up and anything we can do
17 to provide housing that meets more needs of
18 different individuals is a plus.

19 And yet, today, I'm just here basically
20 asking for a rezoning of this property from the
21 RS-10 that it currently is to an RS-5.

22 I will be happy to answer any questions
23 that you may have on this project.

24 MR. DELAHOUSEY:

25 And you're not asking for any setback

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1 MR. MOORE:

2 Yeah. I mean, that's -- these are
3 not -- and I want to say this very, you know,
4 loudly and clearly. These homes are not being
5 built as rentals. These are being built to be
6 conveyed as single-family residential homes. In
7 that, typically, three-bedroom, four-bedrooms are
8 a lot more marketable and desired than
9 two-bedrooms.

10 So I don't really anticipate any
11 two-bedrooms, but if somebody -- if you come in
12 and you want to buy a house for you and your wife
13 and you're downsizing and you want a two-bedroom,
14 I don't think we're going to say, no, you have to
15 have three.

16 MR. CARRON:

17 So you will be building all the houses
18 on there and selling them, correct?

19 MR. MOORE:

20 The houses will be sold, yes, sir.

21 MR. CARRON:

22 And being three-bedrooms, how many
23 parking spots are going to be allowed --
24 available?

25 MR. SCRUGGS:

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1 variances or anything in this request, are you?

2 MR. MOORE:

3 I am not.

4 MR. DELAHOUSEY:

5 It's certainly different than the
6 previous plan that we saw.

7 Any of the Commission members have any
8 questions?

9 MR. CARRON:

10 I've got a couple.

11 First of all, is there going to be
12 sidewalks in there?

13 MR. SCRUGGS:

14 Yes, sir.

15 MR. CARRON:

16 And is every house going to be
17 three-bedroom?

18 MR. SCRUGGS:

19 Is every house going to be
20 three-bathroom?

21 MR. CARRON:

22 I'm just looking at what -- you know,
23 the only designs we have got are here in our
24 package. Most of the houses have got three
25 bedrooms.

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1 The plan that we have there shows a --
2 and I'm not saying that's the plan we're going to
3 definitely go with, but that's a very good image
4 of the plan. That's a -- it's very deep. That
5 would allow actually two cars to park in the
6 parking garage and then there is an additional
7 spot on the driveway that would allow to have a
8 total of three parking spaces off the street and
9 on the property.

10 MR. CARRON:

11 Excellent.

12 Just a couple more questions, though.

13 I noticed that your lots meet the 5,000
14 and some of them actually exceed that.

15 And are you going to have any perimeter
16 fencing on the east and south sides to kind of
17 isolate that neighborhood away from --

18 MR. SCRUGGS:

19 On the east?

20 MR. CARRON:

21 Excuse me. On the west and south side.
22 I'm sorry.

23 MR. SCRUGGS:

24 I don't want to lie to you. I don't
25 know. If you want it, we can build them. I don't

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1 know that there is a plan. With what's going on
2 to the south, being that it's the Broadwater
3 property, and it's overgrown, I think they already
4 have a fence around that, which is a chain link, I
5 think. I may be wrong. I would anticipate the
6 rear yards would have a privacy fence, but it
7 would be more or less based on the individual and
8 not a common fence that is maintained by the
9 homeowners association.

10 MR. CARRON:

11 And that was just my concern with -- you
12 know, we still have issues out that way that if we
13 have fences that -- at least on the south and west
14 side, that would kind of isolate that
15 neighborhood.

16 MR. MOORE:

17 Yeah. It would make a lot of sense to
18 do that. I would anticipate that happening. Most
19 folks have some kind of fence in their backyard.
20 I mean, very rarely do you have an opening between
21 you and your neighbor. With what's going on with
22 the Broadwater site, I would anticipate some
23 fencing, but I don't know that we have gotten that
24 far in the project to determine that yet.

25 MR. CARRON:

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1 I see a detention pond on here. Is
2 there going to be a homeowners association?
3 MR. SCRUGGS:

4 There will be a homeowners association.
5 MR. DELAHOUSEY:

6 In follow-up to Mr. Stanovich's
7 question, is it your intent to construct all of
8 these homes at one time or wait until the property
9 is sold and then construct them on a case-by-case
10 basis?

11 MR. SCRUGGS:

12 They will be built prior to being sold.

13 MR. DELAHOUSEY:

14 Okay.

15 MR. SCRUGGS:

16 You know, there will be a handful where
17 people come in and pick their lot and their house
18 and do the two-story, flipping, you know, your
19 facades and things like that. But primarily, they
20 will be built and then they will be, you know,
21 sold, you know.

22 When you go to -- any time you go to
23 these larger subdivisions, you'll see where there
24 are lots that are sold and it says sold on a lot
25 that has no house on it, and then you'll see

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1 Do you think that's something the
2 developer would do?

3 MR. MOORE:

4 If -- either the developer will do it or
5 I look at it being done during the construction of
6 the individual houses. Most perimeter fencing or
7 fencing associated with the rear yards are put in,
8 you know, when the house is constructed and
9 landscaping goes in and all that. I would
10 anticipate the rear yard, rear fencing being
11 placed on those sides. It would make sense.

12 MR. CARRON:

13 All right. And let's see. Thank you.
14 That answers all of my questions. Thank you.

15 MR. SCRUGGS:

16 Yes, sir.

17 MR. DELAHOUSEY:

18 Mr. Stanovich.

19 MR. STANOVICH:

20 How many -- one phase or more than one
21 phase?

22 MR. SCRUGGS:

23 Right now, we're showing it as one
24 phase.

25 MR. STANOVICH:

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1 others that have houses that are for sale. So it
2 will just be based on the individuals.

3 MR. DELAHOUSEY:

4 Got ya.

5 MR. STANOVICH:

6 Did you say the price range?

7 MR. SCRUGGS:

8 I did not.

9 MR. STANOVICH:

10 Can you give us price range for these
11 properties?

12 MR. SCRUGGS:

13 I would have to do some math.

14 MR. STANOVICH:

15 Ball park.

16 MR. SCRUGGS:

17 I would say they're going to be in the
18 \$200,000. I mean, that's just -- you know, you
19 can't get anything under 200,000 today, so it's
20 probably going to be 250-.

21 MR. DELAHOUSEY:

22 Any other questions from the members of
23 the Commission?

24 MR. CARRON:

25 One more.

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1 MR. DELAHOUSEY:
 2 Kyle.
 3 MR. CARRON:
 4 The park that you have there, is it
 5 going to be geared as a green space or a
 6 playground or anything for the neighborhood?
 7 MR. SCRUGGS:
 8 I really don't know what the plans are
 9 for the green areas. I would say that they
 10 probably do not have, you know, equipment planned
 11 for it. The green areas are primarily located or
 12 situated around the larger tree stands.
 13 MR. CARRON:
 14 Thank you.
 15 MR. SCRUGGS:
 16 There are some pretty nice live oaks
 17 right off of Iris, you know, that have --
 18 MR. CARRON:
 19 Now, I notice the largest green space
 20 has a large oak tree on it and it just looks like
 21 it would be a good place for a playground or
 22 something.
 23 MR. SCRUGGS:
 24 Yes, sir.
 25 MR. CARRON:

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1 sir.
 2 MR. SILVESTRO:
 3 I did sign in already. Bob Silvestro,
 4 181 Iris Street. I live in the Greater Biloxi
 5 subdivision just south of this neighborhood.
 6 First, as far as if they're doing what
 7 they say, we're 100 percent behind what they're
 8 doing.
 9 And it's amazing to see something we
 10 started years ago that our neighborhood now, I
 11 believe Jerry would know -- but there's over 20
 12 homes being rebuilt, new homes being built.
 13 Someone built brand new homes and a developer just
 14 came in and bought the brand new homes from them
 15 and he took some of the property and is building
 16 his own little park in the neighborhood.
 17 I can't believe we became a historic
 18 district, and I'm not one of those people that
 19 has -- goes on Facebook to yell at things. I kind
 20 of come here to say what I've got to say, but 200
 21 neighbors got together and were against where that
 22 was going. And the people were nice enough and
 23 everyone got together and now everyone can look at
 24 this and go -- well, we don't know what anybody
 25 was really about. But this looks like something

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1 Thank you.
 2 MR. SCRUGGS:
 3 Sure.
 4 MR. DELAHOUSEY:
 5 Any other questions?
 6 (No response.)
 7 MR. DELAHOUSEY:
 8 Before we ask for comments from the
 9 audience, I just want to stress once again when
 10 you come up, please indicate why you're addressing
 11 the Commission. If you have any comments that are
 12 not directly related to this particular case,
 13 please save your comments for citizen comments
 14 later in the meeting.
 15 If the Commission deems your comments or
 16 questions not to be appropriate to this case, you
 17 may be asked by the Chair to preserve your
 18 comments for a later session to make sure it's
 19 appropriate.
 20 Please tell us where you reside in
 21 relation to this property so it can help us
 22 understand your interest in this particular case.
 23 Okay? We'll ask anyone in favor of the
 24 applicant's request, please come up, state your
 25 name, sign in and give us your address, please,

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1 that wants to be nice.
 2 My wife has spoken to Mr. Anderson and
 3 he's trying very hard to do something and I really
 4 think this could be really, really good. And a
 5 lot of people say, well, why the hell would
 6 somebody spend 250- to live in that neighborhood?
 7 Let me tell you something, there's homes going for
 8 365- and selling. They're newer, but it's amazing
 9 what has happened.
 10 So as far as I'm concerned, me and a
 11 couple of neighbors are really for it.
 12 And the only questions I have if --
 13 they're not about that property. If I'm wrong,
 14 it's on the same subject. We're just worried
 15 about Tara because as of yesterday when I went up
 16 Tara, there was some branches that have been there
 17 a long time that are --
 18 MR. DELAHOUSEY:
 19 Tara? Tara Lane?
 20 MR. SILVESTRO:
 21 Tara Lane. Are four feet off the ground
 22 and have been that way for a long time. And
 23 that's the only street like that -- a construction
 24 truck or a construct -- if anyone looks at Tara,
 25 they need to cut the trees back. But other than

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1 that, I'm a 100 percent for it.
 2 MR. CREEL:
 3 I will get the city arborist to look at
 4 that. Okay.
 5 MR. DELAHOUSEY:
 6 Sir, before you sit down, let me just
 7 congratulate you, first of all, on your
 8 neighborhood being declared a historic district.
 9 MR. SILVESTRO:
 10 Thank you. It's amazing.
 11 MR. DELAHOUSEY:
 12 That's really something. And you're
 13 right. Compared to the previous plan, this is
 14 considerably different than what we've seen
 15 previously.
 16 MR. SILVESTRO:
 17 And without even saying, it's a miracle
 18 they're starting to work on the car wash, Jerry.
 19 MR. CREEL:
 20 It is, yes.
 21 MR. SILVESTRO:
 22 Thank you for everything.
 23 MR. DELAHOUSEY:
 24 Thank you. Anyone else to speak in
 25 favor of the applicant's request? Anyone to speak

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1 The only thing before you today is just
 2 the zoning change. The public hearing for the
 3 preliminary plat will come back and be a separate
 4 public hearing for that.
 5 If you look at your map, your zoning
 6 map, this piece of property is the only RS-10 in
 7 the area. That's probably because the school was
 8 on this property for so long and a school can go
 9 on any property, so there was no need for a zoning
 10 change from that.
 11 To the south and west of the property is
 12 one of the most intensive business zones that we
 13 have, which is community business. That's our
 14 hospitality and entertainment district, and then
 15 Greater and Southern Avenue where Bob lives right
 16 now is already RS-5.
 17 And if you look immediately to the east
 18 on the zoning map, the property is zoned RS-5
 19 already.
 20 If you can, put the zoning map up,
 21 Felicia.
 22 And then you have RM-30 to the north
 23 where the apartment complex is. Although that is
 24 subsidized apartments, they do a very good job
 25 maintaining them. The grass is always cut. We

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1 in favor?
 2 (No response.)
 3 MR. DELAHOUSEY:
 4 Anyone to speak in opposition? Anyone
 5 to speak in opposition?
 6 (No response.)
 7 MR. DELAHOUSEY:
 8 Anyone with just any questions about
 9 this particular case?
 10 No questions. We'll call the hearing as
 11 closed. Mr. Creel.
 12 MR. CREEL:
 13 Any additional comments?
 14 MR. DELAHOUSEY:
 15 Oh, I'm sorry. Any additional comments
 16 from the Commission members?
 17 (No response.)
 18 MR. DELAHOUSEY:
 19 The hearing is closed. Mr. Creel.
 20 MR. CREEL:
 21 Okay. This is the property where the
 22 former Beauvoir School used to be located. You
 23 will recall that it came to us previously as PD-R.
 24 It was going to be a gated community, and they
 25 were proposing to have 253 lots on the property.

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1 get very few calls for code enforcement there.
 2 This property right now is a code
 3 enforcement property. We have to constantly stay
 4 on them about, you know, getting the grass cut,
 5 making sure people aren't dumping trash and those
 6 kind of things on there, and developing the
 7 property should resolve that.
 8 The question came up whether or not this
 9 was going to be a one-phase or two-phase.
 10 Traditionally what happens with a development like
 11 this, it's all done in one phase because they go
 12 in and put the infrastructure first. All the
 13 infrastructure goes in. The streets are built and
 14 everything else, and then they come in and start
 15 building the houses. They may build the houses 10
 16 at a time, which is traditionally what has
 17 happened.
 18 There are some trees on the property.
 19 Those trees will be addressed whenever the
 20 preliminary plat for the subdivision comes in and
 21 if they're going to remove five or more, there
 22 will be a separate public hearing to address the
 23 trees. Regardless of how many trees they take
 24 out, if any, mitigation will be required.
 25 As far as fences go and sidewalks,

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1 sidewalks are required by ordinance, so there's no
2 question about that. As far as fences go, just
3 about all of these developers that we deal with
4 now put fences around the perimeter of the
5 property to -- as a selling point. I mean, that's
6 just part of their marketing strategy.

7 And we do require -- and we do put this
8 on the preliminary plat that there has to be a
9 homeowners association tied to it. If, for
10 whatever reason, the residents don't create a
11 homeowners association, then the entire
12 development becomes a homeowners association. But
13 that's put on the preliminary plat to be
14 considered when it goes through.

15 Looking at everything here, the staff
16 has reviewed it. We have no objection and would
17 recommend approval.

18 MR. PARKER:

19 So moved.

20 MS. MAGEE:

21 Second.

22 MR. DELAHOUSEY:

23 We have a motion made by Mr. Parker;
24 second by Ms. Magee for approval.

25 Do we have -- motion made and second.

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1 MR. HEINRICH:

2 Yes. Thank you.

3 MS. SERPAS:

4 Video.

5 MR. DELAHOUSEY:

6 Video.

7 MR. HEINRICH:

8 Oh, she needs to do the film?

9 MR. DELAHOUSEY:

10 YEAH.

11 MR. HEINRICH:

12 Sorry.

13 MS. SERPAS:

14 (Video played.)

15 Okay.

16 MR. DELAHOUSEY:

17 Mr. Heinrich, give us your name and
18 address, please.

19 MR. HEINRICH:

20 Bobby Heinrich, 1806 23rd Avenue in
21 Gulfport. I'm here to represent the owners of the
22 property.

23 So as you can see, this parcel of land,
24 it's about 103 acres total and we're developing
25 about half of that.

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1 Any discussion on the motion on the
2 floor? No discussion.

3 All in favor, please raise your hand.

4 Mr. Lechner, Mr. Parker, Mr. Todaro, Ms. Magee,
5 Ms. Shaw, Mr. Stanovich, Mr. Bogard, Mr. Collier,
6 Mr. Carron, Mr. King, Mr. Snow; myself,
7 Mr. Delahousey. Let the record reflect that is
8 unanimous. Thank you.

9 The next case we have before us is case
10 Number 26-025-PC Morgan Hoda and Michael Speranzo,
11 owners, and Robert Heinrich, applicant. This
12 request is for a zoning map amendment to authorize
13 a change in the zoning district classification for
14 four parcels of land measuring approximately 103
15 and five-tenths acres in size from their present
16 zoning classification of a LB, Limited Business,
17 to NB, Neighborhood Business, and RB, Regional
18 Business, to RS-5, which is high-density family
19 residential. Identified as four parcels --
20 unaddressed parcels fronting Woolmarket Road and
21 we have the -- Melissa, we have the tax numbers
22 there, if you'll record those. This case was
23 advertised on March 27th and April 3rd and April
24 10th.

25 Mr. Heinrich, welcome back. Yeah?

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1 It's next to the river, as you can see
2 there. It has three -- let's see. I thought it
3 had four, but it's three different zoning
4 classifications. And so what we'd like to request
5 is to keep it consistent with the RS-5, even
6 though we're going to be doing larger lots than
7 what's allowed in the RS-5, but I didn't want to
8 do anything different that would cause any spot
9 zoning because I've been before that before. So
10 we're taking that -- basically, the yellow and
11 making all of it yellow instead of business. This
12 is -- LB would allow some type of residential, but
13 that's not what we want to do.

14 I think it's more towards townhomes.
15 The NB is business and we just don't feel like
16 this is the place for business because if you go
17 north of here -- and I don't know if you went out
18 any farther in here with this, but if you go
19 north, you have several developments that have
20 been done in this area. You have Glen Eagle
21 subdivision, Estates at Timber Creek. You've got
22 Eastland subdivision, so things are obviously
23 moving north. There is not a whole lot of land to
24 the south of I-10 to do something like this. I
25 feel like this needs to be residential, and we

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