Ordinance No. 2613

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

WHEREAS, on Thursday, August 6, 2026, 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. 26-040-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 and were made cognizant that the City of Biloxi Administration had submitted an application for a Comprehensive Zoning Map Amendment concerning certain parcels of property currently zoned RS-5, RM-30, LB, NB, CB, and I; and that the proposed amendment would rezone the identified parcels to RM-30 High-Density Multi-Family, WF-Waterfront, and CB-Community Business zoning classifications, with the intent of spurring development and encouraging reinvestment within an area of the City of Biloxi that has not fully recovered from the effects of Hurricane Katrina, Case No. 26-040-PC; and

WHEREAS, on Thursday, August 6, 2026, the Planning Commission voted 14-0 to hold a workshop on this matter to get a better understanding of the proposal; and

WHEREAS, on Thursday, August 13, 2026, the Biloxi Planning Commission held a public workshop in the Auditorium of the Dr. Martin Luther King, Jr. Municipal Building, located at 676 Dr. Martin Luther King, Jr. Boulevard, Biloxi, Mississippi, for the purpose of further reviewing and considering each section and map associated with the proposed zoning changes; and the Planning Commission members agreed to review each map individually, with each section of the proposed zoning changes being thoroughly discussed and renumbered, to allow for an individual discussion

without confusion in order to vote on each proposed zoning change at the next meeting; and

WHEREAS, on Thursday, August 20, 2026, the Biloxi Planning Commission reheard and discussed the renumbered Case No. 26-040.3-PC, concerning the exhibit identified as Map 3, which includes parcels of land located east of Dorries Street, west of Crawford Street, south of Back Bay Boulevard, and north of Howard Avenue; and, after consideration, the motion to approve the proposed zoning change failed for lack of a majority vote; and thereafter, a motion was made to table the case until the next regularly scheduled meeting, which motion was approved by a vote of 12-0; and

WHEREAS, on Thursday, September 3, 2026, the Biloxi Planning Commission revisited this Case No. 26-040.3-PC, City of Biloxi, a request for a Comprehensive Zoning Map Amendment, to change 337 parcels from their current zonings of RS-5, and NB to CB and RM-30; and

WHEREAS, on Thursday, September 3, 2026, the Biloxi Planning Commission with much discussion pertaining to Case No. 26-040.3-PC (see exhibit "A" aka Map 3), voted 12-0, to exclude all (86) parcels fronting Laurel Court West to Strangi Avenue and Division Street South to Esters Boulevard [Tax Parcel Nos. 1410H-06-025.000, 1410H-06-024.000, 1410H-06-023.000, 1410H-06-022.000, 1410H-06-038.000, 1410H-06-064.000, 1410H-06-028.000, 1410H-06-026.000, 1410H-06-043.000, 1410H-06-044.000, 1410H-06-021.000, 1410H-06-019.000, 1410H-06-042.000, 1410H-06-017.000, 1410H-06-039.000, 1410H-06-027.000, 1410H-06-020.000, 1410H-06-018.000, 1410H-06-041.000, 1410H-06-040.000, 1410H-06-059.000, 1410H-06-057.000, 1410H-06-054.000, 1410H-06-079.000, 1410H-06-097.000, 1410H-06-088.000, 1410H-06-055.000, 1410H-06-045.000, 1410H-06-061.000, 1410H-06-

049.000, 1410H-06-050.000, 1410H-06-084.000, 1410H-06-092.000, 1410H-06-091.000, 1410H-06-090.000, 1410H-06-089.000, 1410H-06-095.000, 1410H-06-063.000, 1410H-06-062.000, 1410H-06-047.000, 1410H-06-046.000, 1410H-06-052.000, 1410H-06-051.000, 1410H-06-086.000, 1410H-06-072.000, 1410H-06-082.000, 1410H-06-083.000, 1410H-06-073.000, 1410H-06-074.000, 1410H-06-100.000, 1410H-06-101.001, 1410H-06-084.001, 1410H-06-068.000, 1410H-06-070.000, 1410H-06-067.000, 1410H-06-066.000, 1410H-06-034.000, 1410H-06-075.000, 1410H-06-077.000, 1410H-06-081.000, 1410H-06-093.000, 1410H-06-098.000, 1410H-06-048.000, 1410H-06-053.000, 1410H-06-069.000, 1410H-06-071.000, 1410H-06-096.000, 1410H-06-087.000, 1410H-06-033.000, 1410H-06-035.000, 1410H-06-058.000, 1410H-06-060.000, 1410H-06-056.000, 1410H-06-076.000, 1410H-06-078.000, 1410H-06-080.000, 1410H-06-099.000, 1410H-06-030.000, 1410H-06-031.000, 1410H-06-037.000, 1410H-06-036.000, 1410H-06-032.000, 1410H-06-065.000, 1410H-06-029.000, 1410H-06-085.001, and 1410H-06-085.000], and recommend approval of this zoning change for 251 parcels of land; 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 251 parcels from their current zonings of RS-5, NB, I to RM-30 and CB.

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

Ord. No. 2613

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 251 specific parcels located within east Biloxi as follows: Parcels below are to be changed to CB-Community Business - 1410H-05-056.000, 1410H-05-056.001, 1410H-05-057.000, 1410H-04-028.000, 1410H-04-026.000, 1410H-04-027.000, 1410H-05-015.000, 1410H-05-022.000, 1410H-04-025.000, 1410H-05-031.000, 1410H-05-024.000, 1410H-05-031.002, 1410H-04-058.001, 1410H-05-016.000, 1410I-06-173.000, 1410I-06-174.000, 1410H-04-054.000, 1410H-05-031.001, 1410H-04-053.000, 1410H-04-052.000, 1410H-04-060.000, 1410H-04-056.000, 1410I-06-176.000, 1410I-06-178.000, 1410H-05-023.000, 1410I-06-175.000, 1410H-04-055.000 1410H-04-057.000, 1410H-04-059.000, 1410H-04-061.000, 1410H-04-058.000, 1410H-05-021.000; and

The following parcels should be changed to RM-30; Parcel Nos. 1410I-06-107.000, 1410I-06-104.001, 1410I-06-153.000, 1410I-06-152.000, 1410I-06-154.000, 1410I-06-142.000, 1410I-06-143.000, 1410I-06-048.000, 1410I-06-048.001, 1410I-06-160.000, 1410I-06-159.000, 1410I-06-104.000, 1410I-06-104.002, 1410I-06-044.000, 1410I-06-039.001, 1410I-06-041.000, 1410I-06-101.000, 1410I-06-051.000, 1410I-06-052.000, 1410I-06-081.000, 1410I-06-140.000, 1410I-06-130.000, 1410I-06-103.000, 1410I-06-105.000, 1410I-06-082.000, 1410I-06-102.000, 1410I-06-099.000, 1410I-06-073.000, 1410I-06-072.000, 1410I-06-071.000, 1410I-06-050.000, 1410I-06-158.000, 1410I-06-156.000, 1410I-06-150.000, 1410I-06-046.000, 1410I-06-151.000, 1410I-06-037.000, 1410I-06-042.000, 1410I-06-038.000, 1410I-06-040.000, 1410I-06-131.001, 1410I-06-131.000, 1410I-06-141.000, 1410I-06-033.001, 1410I-06-098.000, 1410I-06-100.000, 1410I-06-

045.000, 1410I-06-043.000, 1410H-07-024.001, 1410I-06-040.001, 1410I-06-108.000, 1410I-06-049.001, 1410I-06-157.000, 1410I-06-163.000, 1410I-06-047.000, 1410I-06-137.000, 1410I-06-070.000, 1410H-07-039.000, 1410H-07-038.001, 1410H-07-038.000, 1410H-07-023.000, 1410H-07-022.000, 1410H-07-035.000, 1410H-07-004.000, 1410I-06-059.000, 1410I-06-058.001, 1410I-06-161.000, 1410I-06-035.000, 1410I-06-169.000, 1410I-06-135.000, 1410I-06-061.000, 1410I-06-060.000, 1410I-06-029.000, 1410I-06-015.000, 1410I-06-026.000, 1410I-06-079.000, 1410I-06-164.000, 1410I-06-180.000, 1410I-06-113.000, 1410I-06-115.000, 1410I-06-165.000, 1410I-06-133.000, 1410I-06-076.000, 1410I-06-075.000, 1410I-06-065.000, 1410H-07-001.000, 1410I-06-028.000, 1410I-06-018.000, 1410I-06-121.000, 1410I-06-122.000, 1410I-06-062.000, 1410I-06-062.002, 1410I-06-062.001, 1410I-06-063.000, 1410I-06-006.000, 1410I-06-129.001, 1410I-06-139.000, 1410I-06-006.001, 1410I-06-013.000, 1410I-06-117.000, 1410I-06-068.000, 1410I-06-111.000, 1410I-06-118.000, 1410H-07-028.000, 1410H-07-008.000, 1410H-07-031.000, 1410H-07-029.000, 1410H-07-003.000, 1410H-07-015.000, 1410H-07-017.000, 1410H-07-026.000, 1410H-07-021.000, 1410H-07-020.000, 1410H-07-032.000, 1410H-07-006.000, 1410I-06-155.001, 1410I-06-179.000, 1410I-06-162.000, 1410I-06-034.000, 1410I-06-168.000, 1410I-06-031.000, 1410I-06-058.000, 1410I-06-020.000, 1410I-06-167.000, 1410I-06-067.000, 1410I-06-039.000, 1410H-07-002.000, 1410I-06-016.000, 1410I-06-017.000, 1410I-06-032.000, 1410I-06-009.000, 1410I-06-008.000, 1410I-06-144.000, 1410I-06-147.000, 1410I-06-148.000, 1410I-06-056.000, 1410I-06-128.000, 1410I-06-127.000, 1410I-06-064.000, 1410I-06-062.003, 1410I-06-146.000, 1410I-06-170.000, 1410I-06-120.000, 1410I-06-074.000, 1410I-06-033.000, 1410I-06-078.000, 1410I-06-011.000, 1410I-06-030.000, 1410I-06-004.000, 1410I-06-124.000, 1410I-06-014.000, 1410I-06-055.000, 1410I-06-129.000, 1410I-06-126.000,

1410I-06-066.000, 1410I-06-177.000, 1410I-06-080.000, 1410H-07-034.000, 1410H-07-027.000, 1410I-06-005.000, 1410I-06-027.000, 1410I-06-145.000, 1410I-06-171.000, 1410H-07-033.000, 1410I-06-123.000, 1410H-07-036.000, 1410I-06-166.000, 1410H-07-007.000,1410H-07-024.000, 1410H-07-030.000, 1410I-06-010.000, 1410I-06-057.000, 1410I-06-077.000, 1410I-06-019.000, 1410H-07-019.000, 1410H-07-014.000, 1410H-07-007.001, 1410H-07-018.000, 1410H-07-031.001, 1410I-06-138.000, 1410I-06-136.000, 1410I-06-132.000, 1410I-06-155.000, 1410I-06-007.000, 1410I-06-012.000, 1410I-06-003.000, 1410I-06-134.000, 1410I-06-116.000, 1410I-06-149.000, 1410I-06-112.000, 1410I-06-069.000, 1410H-07-016.000, 1410I-06-125.004, 1410I-06-125.003, 1410I-06-125.000, 1410I-06-049.000, 1410I-06-049.002, 1410H-07-037.000, 1410H-07-037.001, 1410I-06-114.000, 1410I-06-114.001, 1410I-06-109.001, 1410I-06-119.001, 1410I-06-109.000, 1410I-06-036.000, 1410I-06-001.000, 1410I-06-110.000, 1410I-06-119.000, 1410I-06-002.000, 1410I-06-001.001, 1410H-07-009.000, 1410H-07-011.000, 1410H-07-010.000, 1410H-07-013.000, 1410H-07-005.000, 1410H-07-012.000 and the north portion of Parcel No. 1410H-05-020.000 should stay WF, only changing the portion south of Back Bay Blvd. to RM-30.

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.

Ord. No. 2613

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 20th day of October, 2026.

STATE OF MISSISSIPPI CITY OF BILOXI HARRISON COUNTY

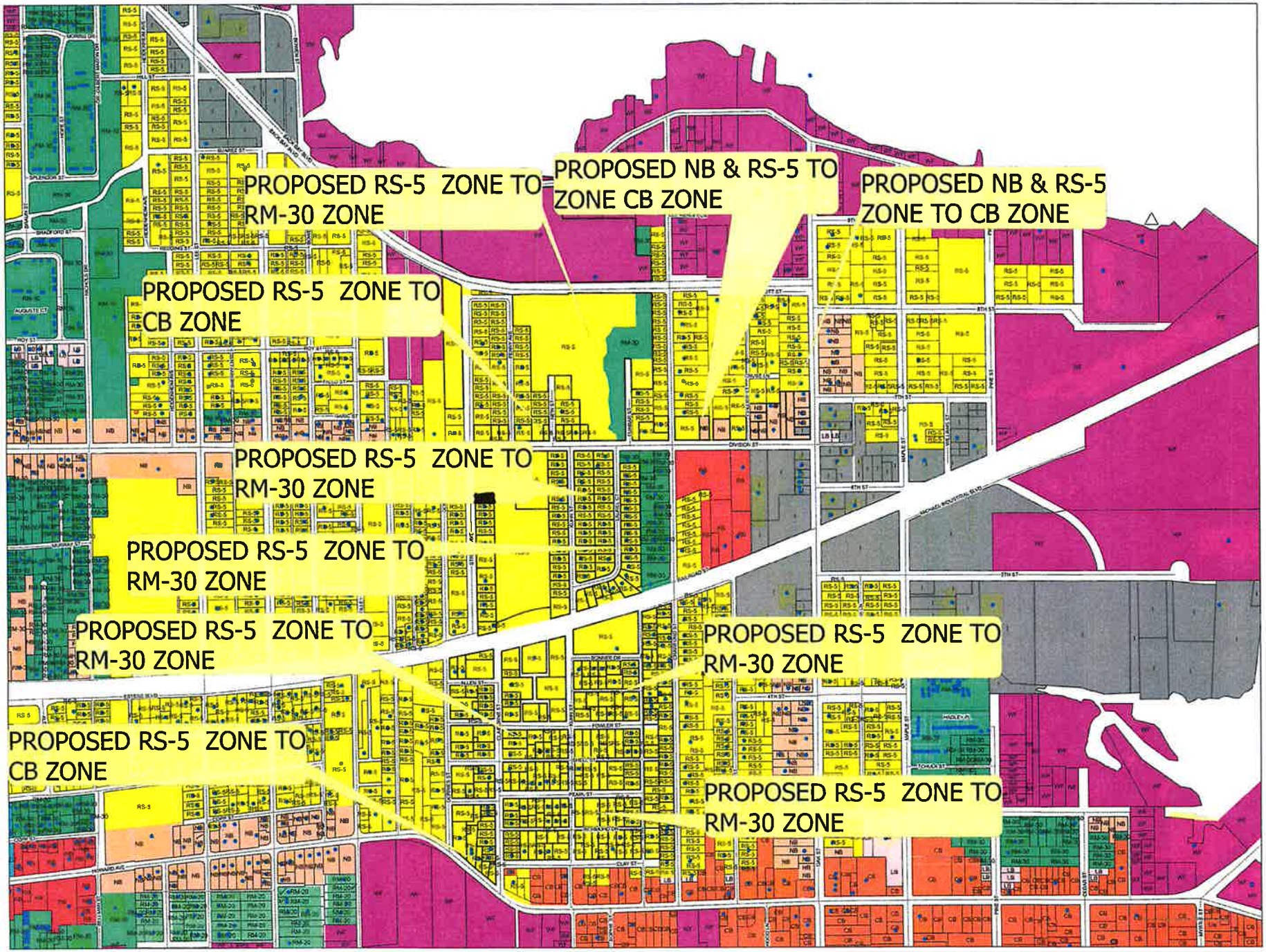
ATTEST: APPROVED:

CLERK OF THE COUNCIL PRESIDENT OF THE COUNCIL

Submitted to and approved by the Mayor, this the 22nd day of October, 2026.

APPROVED:

MAYOR



MAP 3 Exhibit A

Scheduled for:
August 6, 2026
PC Meeting
Amendment

City of Biloxi
Case No. 26-040-PC
Comprehensive Rezoning Map

Biloxi
established 1699

Planning Commission
Case Fact Sheet

Case No.:	26-040-PC
Name of Applicant:	City of Biloxi
Address of Properties:	594 specific parcels located within sections of East Biloxi.
Tax Parcels/Ward:	594 Parcels (see maps) Ward 1
Request:	**Comprehensive Zoning Map Amendment**
Purpose of Request:	An application to consider a **Comprehensive Zoning Map Amendment** to sections of East Biloxi, to encourage development since Hurricane Katrina.
Size of Property:	N/A
Present Zoning:	RS-5, RS-7.5, RM-10, RM-20, RM-30, LB, I & NB
Present Use:	N/A
Most Nearly Bounded By (streets):	Ward 1
Adverse Influences:	None apparent
Positive Influences:	This rezoning should significantly promote development in this area of the City of Biloxi.
Letters or Concerns stated:	The Planning Division Office has not received any communication related to this case as of July 30, 2026.
Comments/ Recommendations:	The City of Biloxi Administration has requested a **Comprehensive Zoning Map Amendment** to encourage development in this section of East Biloxi. These 594 parcels are currently zoned **RS-5, RS-7.5, RM-10,**

RM-20, RM-30, LB, NB, CB, and **I,** and they will be changing to **RM-30, CB-Community Business & WF-Waterfront.** 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 proposed change will not affect the amount of property taxes owed. Property taxes are assessed based on the actual use of the property rather than its zoning designation. Additionally, affected property owners will have the opportunity to opt out of the rezoning by submitting written notification to the City if they choose not to participate.

Options:

1. Recommend approval of this **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. 26-040-PC

To Be Completed by Owner/Applicant	**Date:**
Name of Rightful Owner(s): City of Biloxi	Name of Applicant: (if different than Owner)
Property Address: Ward 1 Comprehensive Rezoning	Ward Number 1
Tax Parcel Identification Number(s): ☐☐☐☐☐-☐☐-☐☐☐.☐☐☐ ☐☐☐☐☐-☐☐-☐☐☐.☐☐☐ ☐☐☐☐☐-☐☐-☐☐☐.☐☐☐ ☐☐☐☐☐-☐☐-☐☐☐.☐☐☐ ☐☐☐☐☐-☐☐-☐☐☐.☐☐☐ ☐☐☐☐☐-☐☐-☐☐☐.☐☐☐	
Mailing Address of Property Owner: 140 Lameuse St	Mailing Address of Applicant (if different than Owner):
City: Biloxi	City:
State: MS	State:
Zip: 39530	Zip:
County	County
Telephone:( )	Telephone:( )
Property Size (please give in acres or by dimension):	
Present Zoning Classification: RM-30, RS-5, LB, NB	
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
Property is most nearly bounded by what streets?				
If property directly fronts or is adjacent one of the streets above, please indicate with a ✓.				

REQUESTED ACTION BY THE PLANNING COMMISSION (A separate supplement form is required for each): ✓

	Text Amendment
X	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

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.

Community Development Department

Planning Division
676 Dr. Martin Luther King Jr.
Biloxi, MS 39530-3975
Post Office Box 508
Biloxi, MS 39533-0508

Felicia Serpas, Senior Planner
Telephone: 228-435-6266
Facsimile: 228-435-6188

July 23, 2026

TO WHOM IT MAY CONCERN:

The Biloxi Planning Commission will conduct a public hearing on Thursday, August 6, 2026, at 2:00 p.m. in the Auditorium of the Dr. Martin Luther King, Jr., Municipal Building located at 676 Dr. Martin Luther King, Jr. Boulevard, Biloxi, Mississippi, to hear the application of the City of Biloxi (applicant), Case No. **26-040-PC**.

The purpose of this hearing is to consider an application for a **Comprehensive Zoning Map Amendment**, to authorize a change in the zoning classifications of 593 parcels of land in East Biloxi from their present zoning district classifications of **RS-5 Single Family High Density** to **RM-30 Multi Family High Density** & **CB Community Business**, and also certain **RM-30 Multi Family High Density**; **LB Limited Business**; **NB Neighborhood Business;** & **I Industrial** to **CB-Community Business** & **WF-Waterfront.** These specific parcels are located throughout Ward 1. To view the maps of these specific parcels, please come to the Community Development Municipal Building at the above-listed address. The affected properties' parcel numbers are as follows:

1210G-02-020.000	1410A-01-023.000	1410G-02-022.001	1410G-02-049.000	1410H-01-039.000
1210G-02-021.000	1410A-01-024.000	1410G-02-023.000	1410G-02-050.000	1410H-01-039.001
1210G-02-022.000	1410A-01-050.000	1410G-02-024.000	1410G-02-051.000	1410H-01-040.000
1210G-02-024.000	1410A-01-050.001	1410G-02-025.000	1410G-02-052.000	1410H-01-041.000
1210G-02-024.001	1410A-01-051.000	1410G-02-026.000	1410G-02-053.000	1410H-01-042.000
1210G-02-027.000	1410A-01-052.000	1410G-02-027.000	1410G-02-053.001	1410H-01-043.000
1210G-02-028.000	1410A-01-053.000	1410G-02-028.000	1410G-02-054.000	1410H-01-044.000
1210G-02-029.000	1410A-01-054.000	1410G-02-029.000	1410G-02-055.000	1410H-01-045.000
1210G-02-030.000	1410G-02-001.000	1410G-02-030.000	1410G-02-056.000	1410H-01-047.000
1210G-02-031.000	1410G-02-002.000	1410G-02-031.000	1410G-02-057.000	1410H-01-048.000
1210G-02-032.000	1410G-02-003.000	1410G-02-032.000	1410G-02-058.000	1410H-01-049.000
1210G-02-033.000	1410G-02-004.000	1410G-02-033.000	1410G-02-059.000	1410H-01-050.000
1210G-02-034.000	1410G-02-005.000	1410G-02-034.000	1410G-02-060.000	1410H-01-056.000
1210G-02-035.000	1410G-02-006.000	1410G-02-034.001	1410G-02-061.000	1410H-01-057.000
1210G-02-036.000	1410G-02-007.000	1410G-02-035.000	1410G-02-062.000	1410H-01-059.000
1210G-02-037.000	1410G-02-008.000	1410G-02-036.000	1410G-02-063.000	1410H-01-060.000
1210J-01-004.000	1410G-02-009.000	1410G-02-037.000	1410G-02-064.000	1410H-01-061.000
1210J-01-006.000	1410G-02-009.001	1410G-02-037.001	1410G-02-065.000	1410H-01-063.000
1210J-01-007.000	1410G-02-010.000	1410G-02-038.000	1410G-02-066.000	1410H-01-064.000
1210J-01-007.001	1410G-02-011.000	1410G-02-039.001	1410G-02-075.001	1410H-01-065.000
1310I-01-023.000	1410G-02-012.000	1410G-02-040.000	1410H-01-001.000	1410H-01-067.000
1310I-01-030.000	1410G-02-013.000	1410G-02-041.000	1410H-01-002.000	1410H-02-002.000
1310I-01-032.000	1410G-02-015.000	1410G-02-042.000	1410H-01-003.000	1410H-02-002.001
1310I-01-035.002	1410G-02-016.000	1410G-02-043.000	1410H-01-004.000	1410H-02-004.000
1310I-03-017.000	1410G-02-017.000	1410G-02-044.000	1410H-01-005.000	1410H-02-005.000
1310I-03-018.000	1410G-02-018.000	1410G-02-045.000	1410H-01-006.000	1410H-02-006.000
1310I-03-019.000	1410G-02-019.000	1410G-02-046.000	1410H-01-007.000	1410H-02-007.000
1410A-01-021.000	1410G-02-020.000	1410G-02-047.000	1410H-01-008.000	1410H-02-008.000
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If your parcel is affected and you would like to be excluded from this zoning change, please submit a written request to the planning department located within the Community Development building. All individuals having any potential interest in this request are encouraged to attend the public hearing to ensure a complete understanding of the proposal. At this public hearing, any person is invited to comment on the particular matters and requests presented by the application. Written comments can be mailed to the address above, faxed to the facsimile number above, or emailed to planning@biloxi.ms.us any time before the scheduled hearing.

Sincerely,

Felicia Serpas

Felicia Serpas
Senior Planner – fds: cdl

I Angela Despota wanted to
Keep my properties Heavy Industry.

Parcel # 1510E-01-040.000
317 Pine ST Biloxi ms. 39530

Parcel # 1510E-01-035.000
williams ST. Biloxi ms. 39530

Parcel # 1510E.01-036.000
306 williams ST. Biloxi MS 39530

Parcel # 1510E-01-041.000
315 Pine ST. Biloxi ms. 39530

Parcel # 1510E-01-037.000
308 williams ST. Biloxi ms. 39530

Thank you.
Angela Despota
228-215-9460
8-18-2026

RECEIVED
AUG 18 2026
BY: C Long

Remove Parcels From REZONING Case 21-040-PC

Caryle Lena

From: Felicia Serpas
Sent: Friday, August 14, 2026 9:13 AM
To: Caryle Lena
Subject: FW: Zoning exclusions

Take out these properties and print this please

Biloxi
established 1699

Felicia Serpas
Senior Planner
911 Address Coordinator
Ph: 228-435-6266
Fax: 228-435-6188
fserpas@biloxi.ms.us

From: Russell Evans <evanscompany@bellsouth.net>
Sent: Friday, August 14, 2026 9:12 AM
To: Planning <planning@biloxi.ms.us>
Cc: Steve Luben <steveluben@yahoo.com>; Durrett <durrettevans@gmail.com>; samantha revansrealty. com <samantha@revansrealty.com>
Subject: Zoning exclusions

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

Dear Biloxi Planning Commission

As stated in the letter delivered to the planning commission office previously, we would like to be excluded from the proposed zoning change.

Parcel # 1410L-05-054.000

The physical address is 1002 Beach Blvd.

My residence is at 119 Suter Place and joins this lot, owned by Stephen Luben, Raymon Evans, and myself.

Thank you, Edward Russell Evans Jr.

RECEIVED
AUG 14 2026
BY: Clena

Felicia Serpas

From: Robert Gonzalez <RGonzalez@wmcarey.edu>
Sent: Wednesday, August 12, 2026 12:16 PM
To: Wayne Gray; Planning
Subject: RS-7.5 Zoned to CB Zone | Morrison Ave.

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

Wayne and Jerry, et al.

I am emailing regarding the proposed zoning change. I was at the meeting last week and listened to the voices. However, inside that chamber was not full of people against the proposal. I live at 123 Morrison Ave. in the historical neighborhood. It is absolutely not a consensus of us against this change - I myself am 100% supportive of the initiative and would like to share why with some context of where I am coming from. I am not asking for discussion or an email thread, but I would appreciate a simple "email received" response to assure it made it to the right people.

1. My family moved to Columbus, MS when I was three years old in 1990. At that time, it was per capita the wealthiest city in the state and had per capita the most millionaires of any city in the US. They have and still have some of the most majestic antebellum and historical homes in the country. However, these amazing homes hold little value. The city blocked development in the 1980s around them. What happened? Most homeowners are happy for the moment thinking this will help property values. It failed. The lack of city development destroyed the community, and it is a shell of itself from what it once was. And due lack of development, there is no desire now to purchase the homes in the first place that they were trying to protect.
2. Prior to moving to the coast, I lived in Oxford. This town also has many great historical homes. Curiously, many of them are right in a thriving business downtown area or just off the UM campus. There is absolutely no reason that with appropriate planning you cannot maintain the historical feel while developing around it. Oxford has boomed over the past 30 years. I have had multiple properties of mine double in value in just the past several years.
3. Fundamentally, there is no reason for this not to push forward. It is nonsense to suggest this will hurt anything or anyone. I believe the homeowners who voiced out against last week are an unfair representation of the population. Because meetings occur during the workday, the attendees were much older than the general population and not representative as a whole. If left unchanged, what happened to Columbus in the 1980s-1990s, leading to what it is now will occur to some extent. While the casino revenue allows the city of Biloxi to skirt against major disaster, it can still be better. I don't like the fact that I have to go to Ocean Springs to do a lot of things like nice shopping, dining, etc. downtown: I want that here. When I was a kid, coming to Biloxi was the crown jewel of the coast. I had never heard of Ocean Springs and now see it has surpassed Biloxi in a lot of ways - this proposal can change that, and I urge the committee to vote YES to rezoning.

Robert P. Gonzalez

Head Men's & Women's Swim Coach
SUN Conference 2025 Men's Coach of the Year
Phone: 662-574-9010 | Office: Gym Annex
William Carey University | 710 William Carey Pkwy, Hattiesburg, MS 39401

RECEIVED
AUG 12 2026
BY: F Serpas

in favor of

Felicia Serpas

From: Perkes, David <dperkes@gccds.msstate.edu>
Sent: Wednesday, August 5, 2026 5:50 PM
To: Planning
Subject: zoning change Case No. 26-040-PC

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

To Biloxi City Planning,

This is David Perkes. I live at 133 Morrison Ave in Biloxi. It is not clear to me whether or not my property is included in the proposed zoning change Case No. 26-040-PC. My parcel number is 1310J-02-039.000.

If my lot is included in the proposed zoning change, I would like my lot to be excluded from the zoning change.

Thank you,
David Perkes

Exclude From Zoning change

RECEIVED
AUG 0 5 2026
BY: F Serpas

Felicia Serpas

From: Donna Stokes <donwarsto@gmail.com>
Sent: Wednesday, August 5, 2026 8:05 AM
To: Planning
Subject: Rezoning

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

Stop with the rezoning of Biloxi Ward1 !!
Think about something besides more tax dollars to throw away with all that's been thrown away already. Let Biloxi be beautiful Biloxi without money hungry investors who could care LESS about the residents. We need to preserve!!!

Donna Ward
1327 Father Ryan Avenue.
Sent from my iPhone

OPPOSITION

RECEIVED
AUG 05 2026
BY:

RECEIVED
AUG 06 2026
BY: F Serpas

Felicia Serpas

Subject: FW: Request for Review Prior to Planning Commission Hearing – Case No. 26-040-PC

From: Tom Jones <Tom.Jones@busopsconsulting.com>
Sent: Wednesday, August 5, 2026 5:09 PM
To: Jerry Creel <jcreel@biloxi.ms.us>; Wayne Gray <wgray@biloxi.ms.us>; planning@biloxi.ms.us <IMCEAMAILTO-planning+40biloxi+2Ems+2Eus@namprd11.prod.outlook.com>; jgill@biloxi.ms.us <IMCEAMAILTO-jgill+40biloxi+2Ems+2Eus@namprd11.prod.outlook.com>; clena@biloxi.ms.us <IMCEAMAILTO-clena+40biloxi+2Ems+2Eus@namprd11.prod.outlook.com>
Cc: burke49dj@gmail.com; Ph.D. <mary.graham@mgccc.edu>; Wayne Graham <wayne.graham@mgccc.edu>; dsunderwood63@gmail.com; Rhonda jones <blessedyogi63@gmail.com>; dukesutherland@startmail.com; betty.obrian@gmail.com; sarahprider25@gmail.com; linda.welter135@yahoo.com; misscoastrealator@gmail.com; tomharperrealty@gmail.com
Subject: Request for Review Prior to Planning Commission Hearing – Case No. 26-040-PC

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

Good afternoon,

Attached is a formal position paper submitted by concerned residents and property owners of the West Central Historic District regarding **Case No. 26-040-PC**, the proposed Comprehensive Zoning Map Amendment currently before the Biloxi Planning Commission.

This document is respectfully submitted for your review before the Planning Commission hearing and for inclusion in the official record.

Our request is both specific and limited.

We are not asking the City to reject the Comprehensive Zoning Map Amendment. We respectfully request only that the West Central Historic District be excluded from the proposed zoning changes before the recommendation is forwarded to the Biloxi City Council.

For decades, the City of Biloxi has encouraged the preservation and restoration of the West Central Historic District. Following Hurricane Katrina, residents accepted historic preservation requirements and invested substantial private resources to rebuild homes, restore neighborhood character, and help fulfill the City's vision of preserving Historic Biloxi.

Today, the West Central Historic District stands as one of the City's most successful examples of neighborhood revitalization, historic preservation, and private investment. We believe that success should be protected through thoughtful planning and that the district deserves consideration separate from the broader 593-parcel Comprehensive Zoning Map Amendment.

The attached position paper presents our planning concerns and explains why excluding the Historic District is consistent with sound land-use planning, historic preservation, neighborhood stability, and the long-term public interest of the City of Biloxi.

Felicia Serpas, Sr. Planner
Planning Division, City of Biloxi
676 Dr. Martin Luther King Blvd.
Biloxi, MS 39530-3975

TO BE HAND DELIVERED
TO:
PLANNING DEPT. in the
COMMUNITY DEVLPMNT BLDG.

July 30, 2026

Dear Ms. Serpas and/or Planning Division / Planning Commission:

This letter serves as official notice that **we wish to be EXCLUDED from the zoning change** as proposed in your July 23, 2026 letter, in reference to City of Biloxi's case #26-040-PC.

The property we own is **1410L-05-054.000, located at 117 Suter Place.**

Sincerely,

Stephen C. Luben

Raymon S. Durrett Evans

Edward Rusell Evans

RECEIVED
AUG 03 2026
BY:

Vita G. Christophe
176 Dorries Street
228-860-3725 | vgchristop@gmail.com

August 4, 2026

City of Biloxi Planning Division
676 Dr. Martin Luther King Jr. (P.O.Box 508)
Biloxi, MS 39530-3975

RE: Formal Objection/Request for Exclusion from Proposed Zoning Change, Case No. 26-040-PC

Dear Planning Commissioners and Planning Staff,

I am the owner of record for the property located at 176 Dorries Street, parcel number 1410I-06-150.000. I am writing to formally express my strong opposition to the proposed zoning changes currently under consideration for the area affected in East Biloxi Ward 1 residential zones, as outlined in Case No. 26-040-PC.

Specifically, I request that my property be excluded from this rezoning action, or the proposed amendment be denied due to the following impacts: The new zoning rules will cause severe traffic congestion, loss of privacy, inadequate parking, or storm-water/drainage burdens that negatively affect my parcel and immediate neighbors. My property has been a single-family residence, coexisting successfully in this area for many years, for me about 30 years now.

Therefore, I respectfully request that the Planning Department remove my property from the scope of this amendment or recommend denial of the proposed change during the upcoming public meeting on August 6, 2026.

Sincerely,

Vita G. Christophe

Vita G.Christophe
Property Owner, 176 Dorries Street Biloxi, MS39530

Remove Parcel

RECEIVED
AUG 04 2026
BY:

Hand delivery

Felicia Serpas Parcels not Part of Rezoning

From: Robert Clisby <gcpmms@gmail.com>
Sent: Friday, August 7, 2026 11:30 AM
To: Planning
Cc: krause@law-dog.com; Mary Ann Clisby
Subject: Request to have properties removed from new projected zoning change

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

To the members of the Biloxi Planning commission.

Good morning, my name is Robert Clisby / Live Oak Holdings LLC and I own the below properties which seem to have been singled out in the new zoning map for this neighborhood. I am not sure why this was done to change only my properties located in a R30/LB neighborhood to the CB zoning. This would be a detriment to the values to the properties as there would be no reason to come to a business in this neighborhood so deep into the subdivision.

PPIN	Parcell #	Address	
6712	1210H-03-026.000	298 Dewey Circle	Biloxi
6728	1210G-02-096.000	1756, 1758,1760 Garden. Pk.	Biloxi

I am sure this must have been a mistake, at the meeting yesterday Mr. Creal stated that I just needed to email in a request to be removed from the new map and it would be taken care of, so I am now requesting that the above listed properties be removed from the new zoning map and that they continue to remain at the current zoning designation of R30/LB as all of the other properties in the neighborhood where these properties reside.

Thank you for your help with this and if you have any questions please contact me.

Sincerely,

Robert Clisby

Live Oak Holdings LLC

228-860-9696



Felicia Serpas

From: Perkes, David <dperkes@gccds.msstate.edu>
Sent: Wednesday, August 5, 2026 5:50 PM
To: Planning
Subject: zoning change Case No. 26-040-PC

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

To Biloxi City Planning,

This is David Perkes. I live at 133 Morrison Ave in Biloxi. It is not clear to me whether or not my property is included in the proposed zoning change Case No. 26-040-PC. My parcel number is 1310J-02-039.000.

If my lot is included in the proposed zoning change, I would like my lot to be excluded from the zoning change.

Thank you,
David Perkes

RECEIVED
AUG 06 2026
BY: Email

Anita T. Ferrill
268 Strangi Ave.
Biloxi, MS 39530
Date: July 29, 2026

City of Biloxi Planning Commission
676 Dr. Martin Luther King, Jr.
Biloxi, MS 39530-3975

Attention: Felicia Serpas

Re: Case No. 26-040-PC

Dear Ms. Serpas:

Reference is made to your "To Whom It May Concern" letter dated July 23, 2026 regarding Case No. 26-040-PC and Parcel No. 1410-06-089.000.

This is to advise the members of the Biloxi Planning Commission, Mayor Andrew "FoFo" Gilich and Ward 1 Councilman Wayne Gray, that I am totally against the re-zoning of my property.

I am an eighty-five year-old widow who has lived on my property for sixty-five years. I am unable to attend the Planning Commission meeting scheduled for August 6, 2026 because of my physical medical condition.

Thank you for your attention in this matter.

Sincerely,

Anita T. Ferrill

ANITA T. FERRILL

Exclude Parcel from Rezoning

RECEIVED
JUL 30 2026
BY: JGill

hand delivered

Caryle Lena

From: Janet Strangi <jstrangimd@yahoo.com>
Sent: Wednesday, August 12, 2026 9:41 AM
To: Planning
Cc: Caryle Lena
Subject: Request to Remove Parcel #1410L-05-020.000 from the Comprehensive Zoning Map Amendment.

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

Good Morning, I am requesting that my property at 996 Beach Blvd. in Biloxi, MS be removed from the proposed Comprehensive Zoning Map Amendment authorizing a change in the zoning classifications. Parcel #1410L-05-020.000 is located in the West Central Historic District of Biloxi. I thank you in advance for this consideration of removal from the list of the 593 properties, letter dated July 23, 2026, and following advisement to request removal via the Planning Commission at the August 6, 2026 meeting. Respectfully submitted, Janet Strangi MD

Remove Parcel from Rezoning

RECEIVED
AUG 12 2026
BY: C Long

Felicia Serpas

From: Robert Gonzalez <RGonzalez@wmcarey.edu>
Sent: Wednesday, August 12, 2026 12:16 PM
To: Wayne Gray; Planning
Subject: RS-7.5 Zoned to CB Zone | Morrison Ave.

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

Wayne and Jerry, et al.

I am emailing regarding the proposed zoning change. I was at the meeting last week and listened to the voices. However, inside that chamber was not full of people against the proposal. I live at 123 Morrison Ave. in the historical neighborhood. It is absolutely not a consensus of us against this change - I myself am 100% supportive of the initiative and would like to share why with some context of where I am coming from. I am not asking for discussion or an email thread, but I would appreciate a simple "email received" response to assure it made it to the right people.

1. My family moved to Columbus, MS when I was three years old in 1990. At that time, it was per capita the wealthiest city in the state and had per capita the most millionaires of any city in the US. They have and still have some of the most majestic antebellum and historical homes in the country. However, these amazing homes hold little value. The city blocked development in the 1980s around them. What happened? Most homeowners are happy for the moment thinking this will help property values. It failed. The lack of city development destroyed the community, and it is a shell of itself from what it once was. And due lack of development, there is no desire now to purchase the homes in the first place that they were trying to protect.
2. Prior to moving to the coast, I lived in Oxford. This town also has many great historical homes. Curiously, many of them are right in a thriving business downtown area or just off the UM campus. There is absolutely no reason that with appropriate planning you cannot maintain the historical feel while developing around it. Oxford has boomed over the past 30 years. I have had multiple properties of mine double in value in just the past several years.
3. Fundamentally, there is no reason for this not to push forward. It is nonsense to suggest this will hurt anything or anyone. I believe the homeowners who voiced out against last week are an unfair representation of the population. Because meetings occur during the workday, the attendees were much older than the general population and not representative as a whole. If left unchanged, what happened to Columbus in the 1980s-1990s, leading to what it is now will occur to some extent. While the casino revenue allows the city of Biloxi to skirt against major disaster, it can still be better. I don't like the fact that I have to go to Ocean Springs to do a lot of things like nice shopping, dining, etc. downtown: I want that here. When I was a kid, coming to Biloxi was the crown jewel of the coast. I had never heard of Ocean Springs and now see it has surpassed Biloxi in a lot of ways - this proposal can change that, and I urge the committee to vote YES to rezoning.

Robert P. Gonzalez

Head Men's & Women's Swim Coach
SUN Conference 2025 Men's Coach of the Year
Phone: 662-574-9010 | Office: Gym Annex
William Carey University | 710 William Carey Pkwy, Hattiesburg, MS 39401

RECEIVED
AUG 12 2026
BY: F Serpas

in favor of

RECEIVED
SEP 14 2026
BY: Email

Felicia Serpas

From: Anh Campbell <anhng17@earthlink.net>
Sent: Monday, September 14, 2026 8:44 AM
To: Planning
Subject: RE: Request to Exclude Property from Proposed Zoning Change

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

Anh Campbell
2803 Garcitas Creek
Richmond, TX 77406
Email: anhng17@earthlink.net
Mobile: 832-646-4419

September 14, 2026

Biloxi Zoning Department
Community Development Building. 676 Dr Martin Luther King Jr. Biloxi, MS 39530

RE: Request to Exclude Property from Proposed Zoning Change

Property Address: 304 Oak Street, Biloxi, MS 39530
Parcel Number: 1410H-01-057.000

Dear Zoning Department,

I am the property owner of the parcel located at **304 Oak Street, Biloxi, MS 39530**, Parcel Number **1410H-01-057.000**.

I am writing to formally request that my property be **excluded from the proposed zoning change** affecting this area. I do not wish for the zoning designation of my parcel to be changed as part of the proposed rezoning.

Please consider this letter my written request to opt out of the proposed zoning change and to maintain the current zoning designation for my property.

I respectfully ask that you confirm receipt of this request and that my property will be excluded from the zoning change. Please contact me by email or phone if any additional information or documentation is required.

Thank you for your time and consideration.

Sincerely,

Anh Campbell
Property Owner
304 Oak Street
Biloxi, MS 39530

Felicia Serpas

RECEIVED
AUG
F. Serpas
Opposition

From: Dewey Mason <dbmason0@gmail.com>
Sent: Thursday, August 13, 2026 3:32 PM
To: Planning
Cc: Wayne Gray; Jerry Creel
Subject: Fwd: Opposition to Proposed Rezoning to Community Business Case No. 26-040-PC

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

During today's workshop a statement was made that the city has not heard from resident's whose properties are impacted by the rezoning. Please see my email below addressing opposition and concerns.
Sent from my iPhone

Begin forwarded message:

From: Dewey Mason <dbmason0@gmail.com>
Date: August 4, 2026 at 3:35:51 PM CDT
To: jcreel@biloxi.ms.us, wgray@biloxi.ms.us
Subject: Opposition to Proposed Rezoning to Community Business Case No. 26-040-PC

I am writing to oppose the proposed rezoning of residential properties in Ward One from RS-5 and RM-10 to CB Community Business.

My family lives in this historic residential area. We have two small children, ages 3 and 5, and the proposed rezoning is located near our Catholic elementary school. We support responsible economic development, but this particular rezoning is too broad and too incompatible with the existing neighborhood.

Community Business zoning could allow uses such as convenience stores with gas pumps, liquor stores, tattoo shops, auto sales, auto parts, auto repair, check cashing or title loan businesses, and other commercial uses that do not belong next to homes and/or near an elementary school. These uses would bring increased traffic, noise, fumes, lighting, late-hour activity, pedestrian safety risks, and environmental impacts into one of the few remaining historic residential neighborhoods in this area.

Even if some property owners can exempt their own property, they cannot protect their families from incompatible uses on neighboring parcels. A homeowner could still end up living next to a gas station, liquor store, auto-related business, or other high-intensity commercial use. That is not compatible with a stable residential neighborhood or a school environment.

Finally, this proposal threatens the historic residential character of the area. Historic neighborhoods are difficult to rebuild once they are eroded. Rezoning residential

homes to a broad commercial category risks disinvestment in surrounding residential properties, encourages speculative acquisition, and sends the message that the city no longer intends to preserve this neighborhood as a place for families to live. That outcome is inconsistent with the purpose of protecting residential areas, preserving community character, and avoiding incompatible nonresidential development.

I respectfully ask the City to deny the proposed rezoning in Case No. 26-040-PC. Please preserve the residential zoning, protect nearby children and families, and maintain the historic character of this neighborhood

Dewey Mason

Email: anhng17@earthlink.net
Mobile: 832-646-4419

Sent from my iPhone

BILOXI PLANNING COMMISSION MEETING

AUGUST 20, 2026

COMMUNITY DEVELOPMENT,

DR. MARTIN LUTHER KING JR. MUNICIPAL BUILDING,

676 DR. MARTIN LUTHER KING JR. BOULEVARD,

BILOXI, MISSISSIPPI,

BEGINNING AT 2:05 P.M.

PLANNING COMMISSION MEMBERS PRESENT:

Charlie Dellenger, Chairman
Kyle Carron
Dr. Larry Drawdy
Harry Joachim
Joe King
Gary Lechner
Debora Magee
August Parker
Jimmy Poulos
John Snow
David Stanovich
Michael Todaro

ALSO PRESENT:

Jerry Creel, Director of Community Development
Caryle Lena, Planner I
Wayne Gray, Councilman Ward 1
Dr. Paul Tisdale, Councilman Ward 5

REPORTED BY

Melissa Burdine-Rodolfich
Simpson Burdine & Migues

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

CONTINUED PUBLIC HEARING(S):	**PAGE:**
26-040-PC	5
NEW PUBLIC HEARING(S):	
26-043-PC	96
TREE HEARINGS:	
(None)	--

CHAIRMAN DELLENGER:

It's a little bit after 2:00, so we'll go ahead and get the meeting started for the Planning Commission.

We'll record the members present: Mr. Lechner, Mr. Parker, Mr. Todaro, Ms. Magee, Mr. Stanovich, Mr. Joachim, Dr. Drawdy, Mr. Carron, Mr. King, Mr. Snow, Mr. Poulos and myself, Mr. Dellenger.

And we have Caryle Lena, Planner; Jerry Creel, Director of Community Development. We have Wayne Gray, Councilman for Ward 1, and Dr. Paul Tisdale, Councilman for Ward 5. And we have Melissa, court reporter today, Rodolfich.

Mr. Parker, would you mind leading us in a prayer today, please?

(Moment of prayer.)

CHAIRMAN DELLENGER:

Please stand for the Pledge. Mr. Poulos, would you lead us in the Pledge?

(Pledge of Allegiance.)

CHAIRMAN DELLENGER:

I'd like to welcome everyone here today to the Planning Commission. I'd like to note, if you could, please silence your cell phones. And

if you come to the podium to speak, please state your name and address for the record and sign in the book.

And if we could -- if everyone has had a moment to review the Planning Commission minutes from the last meeting, if we could have a motion to approve.

MR. POULOS:

So moved.

MS. MAGEE:

Second.

CHAIRMAN DELLENGER:

Moved by Mr. Poulos; second by Ms. Magee.

All those in favor, please state by saying "aye."

(Unanimous vote.)

CHAIRMAN DELLENGER:

Any opposed?

(None opposed.)

CHAIRMAN DELLENGER:

Motion carries.

Committee reports, do we have any committee reports, Jerry?

MR. CREEL:

Yes, sir. Mr. Chairman and members of the Commission, if it's all right with you all, I will hold the department report until the next meeting right after this one.

CHAIRMAN DELLENGER:

Okay.

We have one continued public hearing, which is Number 2026-40-PC, City of Biloxi, a comprehensive zoning map amendment charged by the City of Biloxi Administration to the Planning Commission to consider changing 594 parcels currently zoned RS-5, RS-7.5, RM-10, RM-20, RM-30 and LB, NB, CB and I.

If approved, these parcels will be rezoned to RM-30, CB, Community Business, and WF, Waterfront. These specific parcels are located throughout Ward 1. And there is a lot of parcels to be listed. I won't read them all, obviously, and we've actually broken those into 10 maps to go over today. These were advertised on July 17th, July 24th and July 31st.

I guess we don't have a video on this.

MR. JOACHIM:

Mr. Chairman, as we have this broken down by maps, in other words, sections of the

city, I will recuse myself from discussion and voting on Map 7.

CHAIRMAN DELLENGER:

Thank you.

MR. JOACHIM:

Thank you.

CHAIRMAN DELLENGER:

Since we've had this and have gone over these before the last meeting, this is a continued hearing, I would like to ask if there is anyone in the audience that wants to speak in favor of any of the maps that are in front of us to go over?

Anyone in favor of these zoning changes?

(No response.)

CHAIRMAN DELLENGER:

Okay. Is there anyone in opposition of any of the maps going before us today?

Please come up and state your name and address for the record.

MS. MASON:

All right. My name is Dewey Mason, and I live at 1022 Beach Boulevard between Hopkins Boulevard and Porter Avenue.

My family and I respectfully oppose the proposed rezoning from RM-10 to RM-20 or as

Community Business for Map 7.

When our family built our home, we made a significant investment based on the understanding that this area would remain primarily residential. RM-20 or Community Business could allow much greater density on nearby lots and fundamentally change the character of this neighborhood. The expectations of families who rebuilt and reinvested here should matter in the planning decision.

My greatest concern is the two-acre parcel beside our home and that's adjacent to the elementary school my children attend. Under Community Business or RM-20, that parcel could potentially support up to 40 units. What effect would that have on traffic and student safety? What protections have you provided for children? Has the City completed a safety assessment for high-density development next to an elementary school? Currently, the school closes their gates because pedestrians use that property as a cut-through.

Another point that I wanted to bring up is traffic is already difficult for drivers coming from the I-110 loop. Before increasing density,

has the City completed a traffic impact study? What controls, turn lanes, signals or pedestrian improvements would be required? Could an existing home or yard later be affected by a deceleration lane or road expansion? These questions should be answered before the zoning is changed.

Also, I would like to note removing one property is not a solution. I did not ask to remove only my property from the rezoning area because the issue is the neighborhood as a whole. Keeping one parcel RM-10 does not protect a family if the surrounding properties become high-density, multi-family developments or community business.

The traffic, noise, safety concerns and change in neighborhood character do not stop at a property line. If those impacts eventually make my family feel, well, we must sell, who would buy a single-family residential home in between that? This is why the decision should be evaluated from the perspective of the neighborhood as a whole, not on whether individual homeowners are willing to carve themselves out of the rezoning map.

Also, I would like to suggest a better alternative to this area for Map 7. I have heard the days of homes along Highway 90 is over, but if

you go to Gulfport -- but Gulfport has beachfront homes that have been rebuilt. Biloxi already considers incentives for commercial investment. I ask the City to consider similar incentives for single-family and residential redevelopment instead of assuming community business, higher density is the only path forward.

I respectfully ask the Planning Commission to consider not just the development potential of these properties but the families who already call this area home.

We rebuilt, reinvested and committed to Biloxi because we believed in this neighborhood and its future as a residential community.

Please deny the rezoning request for Map 7 or, at a minimum, delay it until comprehensive reviews of school safety, traffic, infrastructure and neighborhood compatibility are completed.

Once high-density development or community business occurs, the decision cannot easily be undone. Please protect the families who already live, invest and raise their children here.

CHAIRMAN DELLENGER:

Thank you, Ms. Mason.

Is there anyone else to speak in opposition?

MR. BRASHIER:

Good afternoon. My name is Jim Brashier. I own property at 1302 Beach Boulevard.

My property is not directly affected by the zoning change, but, regardless, to Map 7, I'm in opposition to the change to CB or RM-20.

I would ask the Commission to consider what the Comprehensive Plan for Biloxi states, is that the neighborhood, residential area is supposed to be a transition period -- between high-density and commercial property.

I think zoning to RM-20 would allow too high of a density and apartment complexes in a residential neighborhood. And I would ask y'all to reconsider this proposal or put it back to do the proper studies before y'all make the decision. And I'll leave it at that. Thank you.

CHAIRMAN DELLENGER:

Thank you, Mr. Brashier.

Is there anyone else to speak in opposition?

MR. BURKE:

My name is Dennis Burke, and I live on Seal -- 139 Seal Avenue.

And last Thursday, y'all were schooled on all of the reasons why that property should stay or should not be commercialized from -- specifically, he said, between Porter and Hopkins.

The -- right, we don't own the beachfront properties, and we don't ever claim that we've owned the beachfront, but there are residents that do. There are residents that are opposed to it and you're going to have -- you have housing, housing, whatever, housing, you know.

To keep -- what I don't understand is even though you might look at the interstate that's coming off on the beach, that is the front porch of the City of Biloxi. And if we keep -- and people like to ride down that beach to see the homes that would be developed.

And like Dewey was saying, I don't understand why we don't give some incentives to the beachfront properties to create housing to -- individual housing.

Again, referencing Gulfport, there is lots of new housing going up on the beach in Gulfport. You say, well, the property is higher.

Maybe not in every spot.

So -- and as far as the neighborhoods, we can't keep -- the speed limit on Seal Avenue is 15 miles an hour, and the cars fly constantly. And then when you have something on -- you know, they'll turn up Benachi and Seal thinking they can get to wherever, and so traffic is an issue.

The school in the neighborhood, all those things need to be considered, I think, before you just carte blanche cover the beachfront with commercial and/or RM-20. It's entirely too many -- those lots might be -- they're narrow, so what are you going to have? Where are they going to park? They're going to have to be up.

Then you've got the oak trees. Then you've got the Historical Architectural Committee.

I just hope y'all do the right thing and leave it alone actually. Thank you.

CHAIRMAN DELLENGER:

Thank you, Mr. Burke.

Is there anyone else to speak in opposition?

MR. GRAHAM:

My name is Wayne Graham. I also own property on Seal Avenue.

Ms. Magee, Mr. Stanovich, Mr. Joachim, Dr. Drawdy, Mr. Carron, Mr. King, Mr. Snow, Mr. Poulos and myself, Mr. Dellenger.

It passes.

Map 3.

MR. CREEL:

Lots of action here. Just a general overview is that what we're trying to do is along Division Street, a lot of those changing over to CB zoning because, clearly, Division Street is commercial in nature. Okay?

And then some of the other properties, Oak Street, we've got some NB. We've got some NB here. I'm sorry. At the corner of Oak and Division that would go to CB. These properties that are NB would go to CB. Some RS-5 along here. Again, all of these are along Division Street right here.

Then, you've got this large area up in there and we actually have got some developers that are interested in that property that are working on it. There's already some RM-30 there, and what we're asking to do is this undeveloped piece of property here, that we would change that. And here's the boundary line that runs over here

to Penny Avenue.

This RS-5 and this RS-5 and this RS-5, the recommendation is change that to RM-30 as well, again, which is residential multi-family 30 units per acre.

As you come down further south -- I think I covered everything on the north side.

As you come down further south, you've got some property here. You have property here and this is along Fowler and Kuhn Street. You've got some properties here and here that are all zoned RS-5, again, single-family residential. Haven't built out the way that they should have by now, and what we're recommending on those is that those goes to RM-30 as well. It would open the door for multi-family to go in.

Now, again, the question, what about the houses that are already there, is this going to affect them at all? No, it won't affect them at all because your taxes, which is usually what we get the questions about. Will my taxes go up if the zoning changes? No. Taxes are based on the use of the property, not on the zoning of the property.

So if it's zoned multi-family

residential and you've got a single-family house on there, it's going to be taxed as a single-family house, not as multi-family unless that house is torn down and it changes. Then the tax would go up.

Also along Howard Avenue, we had some property in here that was zoned single-family residential. And if you'll recall, we had already had a comprehensive zoning change for the properties south of Howard Avenue and just those properties on the north side that faced Howard Avenue to change those to CB. So, basically, what we're doing is just extending that district a little further here on Howard Avenue to the west to go to CB.

And I think, Caryle, I covered everything here.

MR. CARRON:

Jerry, on one place that you -- yeah. That one right there, Kuhn Street, I had some initial concerns about that due to the number of houses that are in that area, and I don't see where we had any letters of opposition from anyone in that area.

MR. CREEL:

No. This one right here was blacked out.

MR. CARRON:

As far as that general area, there is like 50 lots there, about 40 occupied houses and apparently, they're not concerned about change.

MR. CREEL:

Yeah. And, too, one thing that we need to remember, this opens up an opportunity for property owners to create a land bank. Let's say that a lot of those people in this Industrial zone or in the RM-30 area decide to come together and to market their property for apartments, they would have the ability to do that. I mean, that would be up to the property owners to get together and make that plan out, but it offers them another opportunity without putting the burden on them right now.

The Laurel Court area that you had concerns about will remain single-family houses as long as those land owners want it to remain single-family houses. The only thing that would change is just the zoning.

MR. STANOVICH:

Caryle, can you go -- blow up Laurel

Court?
MR. CREEL:
Didn't we have a bigger map?
MS. LENA:
I don't remember if this is -- is the one that I had? You just want me to do that? Is that what you're looking for, David?
MR. STANOVICH:
Yeah.
MR. CREEL:
This is Laurel Court right here. This is the area we're talking -- and see, you already have RM-30 on the side of it, so it's just an extension of the zoning that already exists.
MR. STANOVICH:
Can you blow it up any bigger than that, Caryle?
MS. LENA:
Let me see. If the mouse wants to work, I will. There we go. If I know how to work the mouse, we will be fine.
MR. CARRON:
And the other issue was the park that was right next to it, but like I say, any opposition --

MR. STANOVICH:
That's good enough.
MS. LENA:
Yeah. I mean, if I blow it up, I'm going to end up --
MR. STANOVICH:
I counted about 30 houses in Laurel Court.
MS. LENA:
I just did it. Sorry.
MR. STANOVICH:
And if I'm not wrong, you might have two vacant lots that are side by side, so my question is: If we rezone this to RM-30 and an individual comes in and buys two vacant lots, how many units could he put on two vacant lots?
MR. CREEL:
It would depend. I mean, the fraction of an acre is what's going to determine the number of units that could be put on there individually.
MR. STANOVICH:
My concern is, do we really want to allow an individual to do that and disrupt a neighborhood that already has 30 single-family? I'm not sure that's such a great idea.

MR. CARRON:
I kind of see where David is going with this. I think if the character of the neighborhood changed where a lot of those lots start getting sold as time goes by and people are buying up several parcels of them, it may be advantageous to go to RM-20 or RM-30, but right now, it seems to be a viable little neighborhood. They are paying taxes. Let's leave them alone and see what happens.
MR. CREEL:
That's up to the Planning Commission.
That is a point, you know. Opening the door with RM-20 or RM-30 -- RM-30 is what we're talking about here right now -- would allow someone who wanted to come in and ask for short-term rental as a conditional use. So that would open up an opportunity for them, you know, but, again, as you said, we've had no opposition from any of the neighbors. We haven't received a letter, an e-mail or anything from anyone opposing what's being asked for, so --
CHAIRMAN DELLENGER:
So Mr. Carron, Mr. Stanovich --
MR. CREEL:

Public comment period is over, ma'am.
CHAIRMAN DELLENGER:
-- do y'all motion to approve minus that section to be rezoned RM-30?
MR. JOACHIM:
Mr. Chairman, I move we accept the proposed changes on Map 3 as presented.
MR. CARRON:
Can we pick out one area?
MR. CREEL:
Sure.
MR. CARRON:
I mean, I thought we were going to try to address all this separately.
MR. CREEL:
If the Planning Commission tells us a boundary line for what they want to have removed, that will come out and we'll go from there.
CHAIRMAN DELLENGER:
Okay. We have a motion on the floor to approve the map as presented by Mr. Joachim.
MR. PARKER:
Second.
THE COURT:
We have a second by Mr. Parker.

Any discussion?
MR. CARRON:
Wait. I'm not sure. Do we have -- is the motion that let -- opt out that area?
CHAIRMAN DELLENGER:
No. The motion is as presented.
MR. JOACHIM:
No. But you can put up a second motion or move to amend my motion to exclude that part.
MR. STANOVICH:
My feeling is just because we've had no opposition, we've got a lot of people that they get this letter, they don't even have a clue what it's about, you know. If they knew they would have an opportunity to have multi-family next to their single-family homes, I think you would get a lot more outcry.
DR. DRAWDY:
If there are that many residents living in that area, I mean, that's an awful lot of folks to be affected if we were to do it carte blanche.
MR. CARRON:
I actually counted the blue dots and supposedly those are occupied properties. There's 46.

MR. CREEL:
Yes. The ones without a blue dot are vacant.
MR. CARRON:
So right at 50 lots and right at 40 occupied lots there.
So I would like to amend your motion to go ahead and leave this area, opt out, remove it, leave the zoning as it is.
MS. LENA:
Can you be specific on the streets so I can write that down? That's something I'll have to make sure I have.
MR. CREEL:
Well, you've got a motion and a second here. You have to deal with the motion and the second.
MR. JOACHIM:
Well, he is moving to amend my motion, is what Kyle is doing.
MR. CREEL:
Okay. Did we have a second, though?
MS. LENA:
Yes.
MR. CREEL:

Didn't we have a second? So if you've got a motion and a second, you're going to have to deal with the motion and the second.
CHAIRMAN DELLENGER:
We're going to have to vote on the motion as presented.
MR. JOACHIM:
You have to vote on that one first.
MR. CREEL:
Unless one of you change your motion.
CHAIRMAN DELLENGER:
You have got to change your motion.
MR. JOACHIM:
My point is this: We have heard a lot of what ifs, what if someone does this, what if someone does that. That's not important. What's important is what's happening there right now, and what's happening right now is this little zoning change actually gives them a little bump in their property value. That type of zoning is going to bump the property value a little bit.
MR. STANOVICH:
I would respectfully disagree with that.
MR. JOACHIM:
Well, what it does --

MR. CARRON:
I agree with you because they already are not building down there because they can't afford to build down there. They can't afford what it costs to elevate a structure and put a house there, and that's what I'm getting at.
Let's let that subdivision make its own decision. If they come before you and say, hey, we want to change this, the majority of the people in the subdivision want to change it, then that's something that we can look at. Changing it right now is just speculating that it's going to make it better.
MR. JOACHIM:
Okay. Have we heard anything, Jerry, from anybody in this neighborhood? Has anyone --
MR. CREEL:
We haven't received anything, no.
MS. LENA:
Like I said, the only letter is the one on Strangi.
MR. CREEL:
Yeah. Just that one and we took it off from here.
MR. JOACHIM:

Okay.

CHAIRMAN DELLENGER:

All right. We have a motion on the floor to approve the map as presented and we have a second and we need to vote on that. And then we can go back and have another motion if the first one doesn't pass.

MR. CREEL:

That's correct. An amended motion if this one doesn't pass.

CHAIRMAN DELLENGER:

Well, it will be a whole new motion because, I mean, the other motion would fail.

So we need to vote on the motion as presented. So all those in favor, please show a raise of hands. Mr. Lechner --

MR. TODARO:

So how about the amended?

MS. LENA:

Not yet.

CHAIRMAN DELLENGER:

This is to approve as presented, as it sits right there.

MR. TODARO:

But this one has to fail?

MR. CARRON:

First and then we'll go back and amend it.

CHAIRMAN DELLENGER:

I mean, the motion on the floor --

MS. LENA:

Did you just take your hand down?

MR. TODARO:

I'm going to vote against.

MS. LENA:

You took your hand down?

MR. TODARO:

Yes.

MS. LENA:

Okay. I'm having to write those. I apologize. It's different than normal.

MR. TODARO:

I wasn't sure exactly how -- I thought we were going to vote on the amendment first.

CHAIRMAN DELLENGER:

No.

MR. CREEL:

No. The first motion was to approve the map as presented.

MR. TODARO:

Okay.

MR. CREEL:

And because there was a second, we have to deal with that. Okay. If that fails, then we can do the amended motion.

MR. TODARO:

Okay.

CHAIRMAN DELLENGER:

So all those in favor of the map as it stands? Mr. Lechner, Mr. Parker, Ms. Magee, Mr. Joachim, Mr. Poulos, Mr. Snow.

All those against? Mr. Todaro, Mr. Stanovich, Dr. Drawdy, Mr. Carron, Mr. King, and myself, Mr. Dellenger.

MS. LENA:

Hang on. I don't have everybody. Would y'all please raise your hand one more time?

MR. TODARO:

Against?

MS. LENA:

Against. Yes, against the vote. Todaro, Drawdy, Carron, King, and Dellenger.

CHAIRMAN DELLENGER:

Stanovich.

MS. LENA:

Oh, Stanovich. I think it passed. Hold on.

Oh, excuse me. We're at a tie. Failed. That failed for lack of a majority.

MR. CREEL:

That failed for lack of a majority.

MR. JOACHIM:

That's right.

MS. LENA:

I apologize. I'm so sorry.

MR. CREEL:

Now we can entertain the amended motion.

MR. TODARO:

Define what we're talking about so she can write it down.

MR. CARRON:

From Kuhn Street south of Division to, I guess, that's the railroad tracks --

MR. CREEL:

It is.

MR. CARRON:

-- for lack of better term.

MR. CREEL:

That railroad.

MS. LENA:

That's Esters and the railroad.

To railroad. Okay.

MR. CARRON:

Going east to all of the houses that are on Laurel Court, on the east side.

MR. CREEL:

All right. So up to the property that's already zoned RM-30?

MR. CARRON:

Correct.

MR. CREEL:

Okay. So from the RM-30 property going this direction to Kuhn Street, do you want to include the Kuhn Street properties that are on the west side of Kuhn?

MR. CARRON:

Correct.

MS. LENA:

So we're not including any of these, none of these. Just at Kuhn Street.

MR. CREEL:

The properties on the east and west side of Kuhn Street, coming over to the RM-30 ending up here at Division Street and ending at the railroad tracks.

MR. CARRON:

If I'm looking at the map correctly, the property is on the west side of Joseph -- I can't remember the name of the park there. Those are not in blue. They're not being -- they're not included in the original zoning change.

MS. LENA:

Which ones are you asking? I'm sorry.

MR. CARRON:

See the park right in the center, the big vacant area?

MR. JOACHIM:

The big area.

MS. LENA:

The big parcel? Jerry, show him where it ends on Strangi. All of that is included in the property?

MR. CREEL:

I'm talking about the properties -- all of this is included in the RM-30. So what -- this is what we're taking out right here, what y'all are proposing to take out is the properties facing Kuhn Street, all the properties facing Laurel Court from the railroad tracks up to Division Street.

MR. CARRON:

Okay. It's just hard looking at the highlighted area, the boundary area is what I'm getting at. It looks like the park is included in the boundary area.

MS. LENA:

Correct. It stops at Strangi Avenue, is where that block stops.

MR. CREEL:

Here's Strangi over here.

MS. LENA:

That's where it stops.

MR. CARRON:

Okay. That's what I'm saying. Those properties are not included.

MS. LENA:

They are.

MR. CARRON:

They are?

MS. LENA:

That's all included. If you look, it's outlined in black, Kyle.

MR. CARRON:

Okay. Well, that's even better because there's just about somebody living in every one of

those also.

MS. LENA:

So are you wanting to go all the way to Strangi or are you just including --

MR. CARRON:

If it's part of that highlighted area, yes.

MR. CREEL:

Okay. So what's being proposed now is that from Strangi -- and I'm assuming that you're wanting the properties on the west side of Strangi too, from Strangi on both sides, coming all the way over to the property that's zoned RM-30 already and from Division Street down to the railroad tracks?

MR. CARRON:

That's what I think it needs to be because I didn't realize that was in what you had highlighted.

MS. LENA:

Yes, it is.

MR. CREEL:

Is everybody clear about the boundary, what we're talking about?

MS. LENA:

So that entire block is what he's talking about from Strangi.

CHAIRMAN DELLENGER:

Okay. So we have a motion on the floor to exclude the part from Strangi east to where it starts RM-30 from Division to the railroad tracks.

Do we have a second?

MR. STANOVICH:

I'll second.

CHAIRMAN DELLENGER:

Second by Mr. Stanovich.

Any discussion?

(No response.)

MR. PARKER:

I've got a question. I don't really understand why we're excluding it. Nobody objected to it, and it's an opportunity for them. Those are small lots. If we do one or two lots and not any --

CHAIRMAN DELLENGER:

I think Mr. Stanovich's point was just because somebody doesn't object to it doesn't mean that they're for it. You know, they could get this letter in the mail and have no idea what it means or have no idea that they need to come up

here to present it or they may not be able to get up here to present it.

MR. PARKER:

Well, who are we to say what they can and cannot do?

CHAIRMAN DELLENGER:

I think that's why we're here, for everything we do. I mean, we do that for a lot of people. I mean, we're doing that with 10 maps today.

MR. CREEL:

Everybody is clear about the boundaries, right?

CHAIRMAN DELLENGER:

Yes.

MR. JOACHIM:

Yes.

MS. LENA:

So with the exception of that?

MR. CREEL:

Yes.

MS. LENA:

Okay. So we have a motion and a second to approve it excluding that block?

CHAIRMAN DELLENGER:

Correct.

MS. LENA:

Okay. I've got my notes.

CHAIRMAN DELLENGER:

Is there any discussion?

MR. POULOS:

How many of those lots, do we have any idea, are empty without houses on them, nothing?

CHAIRMAN DELLENGER:

Not many.

MR. CARRON:

That's what I told you. On the east side of it, there's 50 lots. Forty of them are occupied. Back off Strangi --

CHAIRMAN DELLENGER:

Forty-six of them.

MR. POULOS:

Yeah, Strangi.

MR. CARRON:

Strangi, we looked at it. One, two, three, four, five, six, seven, eight, nine, ten -- there's about 15 on that side.

MR. JOACHIM:

And like almost everything on the Point, it's either 50 by a 100 or 60 by 120. I appraise

too many houses down there to tell you.

MR. CARRON:

The ones we can see on the map, there is probably 20 houses there --

MR. POULOS:

How about Kuhn Street?

MR. CARRON:

-- and there's more than half of those occupied.

MR. POULOS:

More than half?

MR. CARRON:

More than half.

CHAIRMAN DELLENGER:

I counted 46 from Kuhn Street to east of Laurel Court. I counted 46 houses. I may be off one.

MR. CREEL:

It looks like maybe 10 on Kuhn Street are vacant lots.

MR. POULOS:

About 10 are vacant?

MR. CARRON:

Yeah. There is 10 vacant in that one area, the big area. The ones off of Strangi --

there is more than half of those occupied from what I can see on that map.

CHAIRMAN DELLENGER:

Okay. Is there any other discussion?

MR. POULOS:

Those streets haven't seen any development at all --

THE COURT REPORTER:

Mr. Poulos --

MR. CREEL:

Speak up. She can't hear you.

MR. POULOS:

What I was saying is if they haven't developed them now with the zoning, it's not going to be in the future either.

MR. CARRON:

And it may never happen.

MR. POULOS:

That's exactly right, and that's what we're here on. Speculating. If we change it, it might happen.

MR. CARRON:

That's exactly what I'm saying, Jimmy. We're speculating.

MR. POULOS:

That's what we're supposed to do.

MR. CARRON:

Why put that on those people that they, if they want to stay there, that -- they're under the thought that they may have these big ole buildings put up next to them?

MR. POULOS:

That's what I'm trying to tell you. They're not. They don't want to build.

MR. CARRON:

They're not speculating.

MR. POULOS:

But why are people not building down there now is the key. Why?

MR. CARRON:

Because, apparently, right there, they don't need to. They're going to stay that.

MR. POULOS:

I understand that. I'm saying the majority of the Point down there is not occupied. There's no building there. There is nothing built down there.

MR. CARRON:

Would you want your neighborhood destroyed because it sat idle? I mean, those

people are paying taxes.

MR. POULOS:

I understand that.

MR. CARRON:

That's not going --

MR. POULOS:

They are paying taxes.

MR. CARRON:

By not building there, you're not changing what's going to happen elsewhere.

MR. POULOS:

They should have an option, though, to be able to upgrade their property. That's what the rezoning is for.

MR. CARRON:

How can we -- somebody is going to have to buy the property before it can be upgraded.

MR. POULOS:

I'm not going to -- I disagree with you.

CHAIRMAN DELLENGER:

Okay. Let's -- all right. Let's go ahead and take a vote. All those in favor of the second motion to approve with the exclusions, please vote by raising your hand.

Mr. Stanovich, Dr. Drawdy, Mr. Carron,

Mr. King, myself, Mr. Dellenger, and Mr. Todaro.

All those opposed?

Mr. Lechner, Mr. Parker, Ms. Magee, Mr. Joachim, Mr. Poulos, and Mr. Snow.

MS. LENA:

It's tied. It died for a lack a majority.

CHAIRMAN DELLENGER:

All right. So it's tied again.

MR. PARKER:

I just say we listen to the people that don't want it. Okay? And we're saying we're going to speculate about the people that don't show up and open their mouth?

MR. JOACHIM:

That's what we're doing.

MR. PARKER:

And that's not -- I understand if people don't want it, we vote not to do it. But the people that don't show any interest in getting it killed, we're going to make our decision. We're going to kill it because they didn't come here because we think that they can't understand it? I don't agree with that.

MR. CARRON:

Same could be said for me.
CHAIRMAN DELLENGER:
So, Jerry, does this map just not get approved by lack of a motion?
MR. CREEL:
That's right. The whole map fails for lack of a majority unless somebody offers another amendment that the group agrees on, then this map --
CHAIRMAN DELLENGER:
Fails for lack of a motion.
MR. CREEL:
Yeah. And you could table it. You know, we've got some members that are out today. You could table it till the next meeting and until those other people came in.
MR. PARKER:
I move to table it.
MS. MAGEE:
Second.
CHAIRMAN DELLENGER:
Okay. We have a motion to table Map 3. Do we have a second?
MS. MAGEE:
I did.

CHAIRMAN DELLENGER:
Second by Ms. Magee.
MR. CARRON:
Discussion. Are we going to have to re-advertise?
MS. LENA:
Not if we table it, right?
MR. CREEL:
Not if we table it. So we'll make sure that people are aware of it, that that map got tabled.
MR. CARRON:
All right. Thank you.
CHAIRMAN DELLENGER:
Any other discussion on the motion to table Map 3?
(No response.)
CHAIRMAN DELLENGER:
Okay. All those in favor, please raise your hands.
Mr. Iechner, Mr. Parker, Mr. Todaro, Ms. Magee, Mr. Stanovich, Mr. Joachim, Dr. Drawdy, Mr. Carron, Mr. King, Mr. Snow, Mr. Poulos and myself, Mr. Dellenger.
Map 3, we've tabled.

MS. LENA:
That was unanimous to table?
CHAIRMAN DELLENGER:
Yes.
MS. LENA:
Okay. Thank you.
CHAIRMAN DELLENGER:
Now if we could go to Map 4.
MR. CREEL:
Actually, Map -- that last map was a blow-up of the other. So we're on Map 5 now.
CHAIRMAN DELLENGER:
Okay. So that was Map 4 that we tabled?
MR. CREEL:
Yeah.
MS. LENA:
This is -- see, we had to blow it up because a lot of people were complaining they couldn't see it, so we ended up with two maps identical.
CHAIRMAN DELLENGER:
Okay. So that was Map 4 that we tabled that had Laurel Court?
MS. LENA:
Correct.

CHAIRMAN DELLENGER:
Let the record reflect that was Map 4.
Now we're on to Map 5.
MR. CREEL:
Where we're talking about now, this is Pine Street here. This is Pine. This is Howard Avenue, and, I think, basically what we did in here is just come in and square off some areas here. You know, as we said before, at the comprehensive plan, we have taken everything south of Howard Avenue in this area. And the ones that weren't already zoned CB or Waterfront, they were changed to CB. This area here.
This is probably one of the most intensive flood zones that we have in the city, is down here, because the topo is so low and the requirement to elevate is so high.
We also, in that previous meeting, any of the lots that were north of Howard Avenue through here, just the ones facing Howard Avenue have already been changed to Community Business, CB.
So what's being proposed here now is we took the lots that -- you could see that you've got a lot of very deep lots here already that are

BILOXI PLANNING COMMISSION MEETING

SEPTEMBER 3, 2026

COMMUNITY DEVELOPMENT,

DR. MARTIN LUTHER KING JR. MUNICIPAL BUILDING,

676 DR. MARTIN LUTHER KING JR. BOULEVARD,

BILOXI, MISSISSIPPI,

BEGINNING AT 2:04 P.M.

PLANNING COMMISSION MEMBERS PRESENT:

Ronnie Bogard
Kyle Carron
Robert Collier
Dr. Larry Drawdy
Harry Joachim
Joe King
Gary Lechner
Debora Magee
August Parker
Shante' Shaw
John Snow
Michael Todaro

ALSO PRESENT:

Jerry Creel, Director of Community Development
Felicia Serpas, Senior Planner
Caryle Lena, Planner I
Anthony Marshall, Councilman Ward 2
Dr. Paul Tisdale, Councilman Ward 5
David Shoemaker, Councilman Ward 7
Teresa Shelton, Keesler
Christina Castleberry, Keesler

REPORTED BY

Melissa Burdine-Rodolfich
Simpson Burdine & Migues

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

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MR. TODARO:

We're going to call the Planning Commission meeting to order. I'd like to welcome everyone this afternoon.

The chairman and co-chairman are both sick today, so I'm Mike Todaro, a member, sitting in, so thank you for being here and being patient.

We'll begin with a word of prayer. I'll ask Jerry to lead us in a word of prayer.

(Moment of prayer.)

MR. TODARO:

We'll stand for the Pledge of Allegiance. We'll ask Ronnie Bogard to lead us.

(Pledge of Allegiance.)

MR. TODARO:

So we'll do a roll call for the meeting.

We'll ask everyone to please be quiet because we have a court reporter who needs to have quiet so she can record everything. And when there is a murmuring and chatter, she has to miss -- she's not able to properly record, so please. Thank you.

So the members present would be Mr. Lechner, August Parker, Debora Magee, Ms. Shante' Shaw, Ronnie Bogard, Mr. Collier,

Larry Drawdy, Mr. Carron, Joe King, John Snow, and I think that's all.

MS. LENA:

Harry Joachim.

MR. TODARO:

Oh, I'm sorry. Harry Joachim.

We have Jerry Creel and Caryle Lena here representing the City. And we have our court reporter, who is Melissa Rodolfich, and Felicia Serpas.

We have -- let's see -- City Councilperson Marshall, City Councilperson Tisdale and City Councilperson Shoemaker and two representatives from Keesler. We have Ms. Castleberry and Ms. Shelton. So that's all the introductions.

For those of you that haven't been to a Planning Commission meeting, we're going to have an open discussion. The public hearing will be the time to speak in favor and a time to speak against. And when the person is speaking, please respect their time and, hopefully, they'll respect your time as well.

So with that being said, Jerry, your report?

MS. LENA:

Minutes.

MR. TODARO:

Oh, I'm sorry.

Has everyone received their minutes from last meeting? Is there a motion to accept the minutes?

MR. SNOW:

(Indicating motion.)

MR. JOACHIM:

Second.

MR. TODARO:

Mr. Snow motion. Mr. Joachim second.

All in favor say "aye."

(Unanimous vote.)

MR. TODARO:

All opposed?

(None opposed.)

MR. TODARO:

Okay. So the minutes were approved.

And now, Jerry, a report on the City -- or the action for the past two weeks?

MR. CREEL:

Yes, sir. Mr. Chairman and members of the Commission, over the past two weeks, the

department has issued 178 building permits, with a total construction valuation of $1.8 million. We have collected a little over $28,000 in permit fees, issued licenses for 13 new businesses; four of those were for peddlers.

We've also issued 14 certificates of occupancy; four of those were for short-term rental. And of the permits issued, one was for an RPM Pizza operation at 1831 Popp's Ferry Road. The other one was for Coastal Realty at 473 Jordan, and two new single-family houses.

MR. TODARO:

Thank you, Jerry.

So we have a continued public hearing, it looks like, Case Number 26-040-PC; is that correct?

MR. CREEL:

Yes, sir.

This is a continuation of a previous presentation where we were looking at a comprehensive zoning change, and the reason that this one was continued was this is for the area around Laurel Court. You should have a map in front of you that shows you the area that we're talking about.

You'll recall at the last meeting when this was being considered that there was some concern that changing the single-family zoning around Laurel Court to multi-family zoning, that some of the neighbors might not be aware of that or might not be in favor of that and they might not know that that would allow the opportunity for short-term rental to be considered as a conditional use.

There were two proposals made at the last meeting. One was to approve it as presented. That failed for lack of a majority with a six-to-six tie. And then an amended version of it was proposed and that one failed six to six for lack of a majority.

So it was continued. The Planning Commission voted to continue it until today hoping that we would have some of the members that were absent. Today, we have 12 members here, so this is up for consideration again and it's before you so we're --

MR. TODARO:

Okay. Do we go through the process of the public hearing as well, in favor and against?

MR. CREEL:

Yes, sir. You can accept comments on this.

MR. TODARO:

So we'll continue -- the Case Number is 26-040-PC, the comprehensive zoning map amendment, as Jerry described. So we're going to ask if anyone is here -- oh, it was advertised on 7/17, 7/24 and 7/31. So we met all the obligations for advertisement.

So we will have a time for public hearing as we did in our last meeting, so we'll -- Jerry gave the presentation.

Is there anyone here to speak in favor of the comprehensive zoning amendment change? No one in support.

Anyone to speak against this comprehensive zoning map? And this is strictly on Map Number 3; is that correct?

MR. CREEL:

That's correct, yes, sir.

MR. TODARO:

Map Number 3, and it's there on the board.

Anyone to speak against or any questions?

UNIDENTIFIED SPEAKER:

Why are they going from --

MR. TODARO:

Please go to the microphone, identify yourself, and please sign in and say your name and where you're from, please.

MR. MCCALEB:

I'm Marty McCaleb. I live in the Woolmarket community.

MR. TODARO:

Okay. Thank you.

MR. MCCALEB:

And my question is: Why are they going from family use to industrial and that's a family area?

MR. CREEL:

Okay. Sir, this is not the case that's going to industrial. That will come later in the meeting.

MR. MCCALEB:

Well, is that area going to change?

MR. CREEL:

In Woolmarket?

MR. MCCALEB:

No, no. I'm talking about this right

here on the --

MR. CREEL:

Yes, sir. Well, that's being presented today and there is going to be discussion about it and then the Planning Commission would vote.

MR. MCCALEB:

I got ya. All right. Thank you.

MR. TODARO:

So your -- you didn't have as much opposition as question; is that correct?

MR. MCCALEB:

(Nodding head affirmatively.)

MR. TODARO:

Okay. Thank you.

Anyone else to speak against?

(No response.)

MR. TODARO:

All right.

MR. CARRON:

With that being said, I would like to make a motion.

MR. TODARO:

Let me close the hearing.

Okay. That hearing is closed.

Okay. Now, Mr. Carron.

MR. CARRON:

Yes. That being said, I would like to make a motion that we accept the majority of Map 3, with the exception of an isolated area. And I kind of wrote this down. I probably didn't get my point across at the last meeting too much.

So one of the things we have to do, we have to decide if there has been a change of character in that neighborhood.

Well, we've had, in the past 26 years, a couple significant changes there. 2005 was very significant. Katrina devastated that area. The people that lived there rebounded and built back. I'm calling this a survivor neighborhood. I came from a survivor neighborhood after Katrina. These people stayed in Biloxi. This area returned to be a viable area that has a park in the center.

Presently, there is 53 homes in that area, 42 of them -- 42 of them in that Laurel Court area, Kuhn Street area and 11 on the east side of Strangi Street. It has been this way now for many years, so how can we say there has been a change in the character of that neighborhood? It's probably been that way now for pushing 15 years.

This area is not a blighted area. This area, I don't see why it should have even been considered to be rezoned. If things change in the future, the area may require a change. If the owners petition the City with the majority of property owners wanting the change, then that would be a proper time for this Commission to address that issue. As it stands now, this area is a viable area and we would be speculating by changing the zoning.

And that being said, I would like to say I deny the request for a change for that area, from an area starting on Division Street, going south to Railroad Street, starting on the east side of the properties on Strangi Street, going east to the properties on the east side of Laurel Court.

MR. TODARO:

So your motion is to approve the amended changes with the exception of this isolated area --

MR. CARRON:

That isolated area.

MR. TODARO:

-- as that is a healthy neighborhood and

we want to support healthy growth and continued health of that neighborhood?

MR. CARRON:

That's correct.

DR. DRAWDY:

I will second it.

MR. TODARO:

Is everyone clear about the area that he's talking about? Could you go ahead and point it out?

MS. SERPAS:

You want to come point it out?

MR. CARRON:

Yeah.

MR. TODARO:

Mr. Carron has been by this neighborhood and many of us and we know that it's just a healthy, vital neighborhood.

MR. CARRON:

Okay. On the east side, this is the Division Street and, basically, this is Railroad Street that runs along this area.

But on the east side of Laurel Court, you've got -- all these blue dots signify a house with somebody in it. If you see a black spot,

that's a vacant lot. So each one of those blue dots is a home. And you've got the Joseph -- I can't remember the full name of -- Joseph O'Reilly Park in the center and there's actually two homes located there. And then going west on Strangi Avenue, the houses on the east side of Strangi, there's 11 of them there.

This black dot signifies somebody that opted out. They want to stay with the same zoning. So that's basically what I'm saying. We should leave this area zoned as it is.

MR. TODARO:

So a motion is on the floor with the adjustment or with the caveat to its approval. Is that correct?

MR. CREEL:

Uh-huh.

MR. TODARO:

Any other questions from the Planning Commission?

MR. JOACHIM:

Point of order. Are you asking to amend the original motion?

MR. CARRON:

The original motion is to either accept

everything --

MR. JOACHIM:

Right.

MR. TODARO:

There was no original motion.

MR. JOACHIM:

No motion. I'm sorry. I understand.

MR. TODARO:

He made the motion that we approve the amendment with changes.

MR. JOACHIM:

Okay. So you've got a primary motion?

MR. TODARO:

That is correct.

MR. JOACHIM:

Thank you.

MR. TODARO:

And that motion includes the separation of that isolated area.

MR. JOACHIM:

Got ya. Thank you.

MR. TODARO:

All right. Any other questions?

(No response.)

MR. TODARO:

All right. So we'll ask for a vote. All in favor of the approval of the amendment change with the exclusion of that area?

We've got Mr. Lechner, Mr. Parker, Ms. Magee, Ms. Shaw, Mr. Bogard, Mr. Collier, Mr. Joachim, Dr. Drawdy, Mr. Carron, Mr. King, Mr. Snow and me. I will vote in favor as well. So that's unanimous.

That's passed.

So the next order of business is current public hearings, and it looks like we have two. The first is Case Number 26-044-PC, RW Development, LLC, owner, and John Stewart, applicant, a request for the following: An application requesting approval of a master plan for a gaming project, which outlines the proposed development and operation of a 43,800-square-foot gaming facility, together with 119,000 square feet of support, hotel, food and retail services; and a zoning map amendment to rezone three parcels from the RM-30 Multi-family residential, to Waterfront, WF, and to establish a PD-GE, Planned Development-Gaming Establishment, overlay district encompassing seven parcels, all for land presently identified as 1816 Beach Boulevard, two