

**CITY OF BILOXI
AGENDA ITEM
FACT SHEET**

Item No.: 4B

Council Meeting Date: October 22, 2019

ITEM TITLE: RESOLUTION

INTRODUCED BY: Mayor Andrew "FoFo" Gilich

CONTACT PERSON: E. Michael Leonard, CAO

Jerry Creech, Director of Community Development

SUMMARY EXPLANATION:

An Ordinance to approve a Zoning Map Amendment, to authorize a change in zoning district classification for a parcel of land approximately one and forty-one-hundredths (1.41) acres (more or less) in size, from its present zoning district classification of RS-5 High-Density Single-Family Residential to RM-30 High-Density Multi-Family Residential, for a property site identified as 366 Main Street.

Resolution _____ Ordinance Public Hearing _____ Routine Agenda _____

Exhibits for Review

Contract _____ Minutes Plans/Maps _____ Deed _____ Lease _____

Other (Specify): Application and Case Fact Sheet

Submittal Authorization: Council President _____ Mayor

STAFF RECOMMENDATION: Staff recommends approval

COUNCIL ACTION: Motion By: _____ Second By: _____

Vote:	<u>Councilmember</u>	<u>Yes</u>	<u>No</u>	<u>Other</u>	<u>Councilmember</u>	<u>Yes</u>	<u>No</u>	<u>Other</u>
	Lawrence	___	___	___	Tisdale	___	___	___
	Gines	___	___	___	Glavan	___	___	___
	Newman	___	___	___	Barrett	___	___	___
	Deming	___	___	___				

ACTION TAKEN:

ORDINANCE NO. _____

AN ORDINANCE TO APPROVE A **ZONING MAP AMENDMENT**, TO AUTHORIZE A CHANGE IN ZONING DISTRICT CLASSIFICATION FOR A PARCEL OF LAND APPROXIMATELY ONE AND FORTY-ONE-HUNDREDTHS (1.41) ACRES (MORE OR LESS) IN SIZE, FROM ITS PRESENT ZONING DISTRICT CLASSIFICATION OF **RS-5 HIGH-DENSITY SINGLE-FAMILY RESIDENTIAL** TO **RM-30 HIGH-DENSITY MULTI-FAMILY RESIDENTIAL**, FOR A PROPERTY SITE IDENTIFIED AS 366 MAIN STREET

WHEREAS, on Thursday, September 19, 2019 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. 19-051-PC, Elizabeth Corkren (owner) and Donna Moak on behalf of Moak Investment Properties, LLC (applicant), a request for a **Zoning Map Amendment**; and

WHEREAS, the Planning Commission members were apprised of the particulars of the case, being made cognizant of the fact that the Elizabeth Corkren (owner) and Donna Moak on behalf of Moak Investment Properties, LLC (applicant) have submitted this application for **Zoning Map Amendment**, to authorize a change in zoning district classification for a parcel of land approximately one and forty-one-hundredths (1.41) acres (more or less) in size, from its present zoning district classification of **RS-5 High-Density Single-Family Residential** to **RM-30 High-Density Multi-Family Residential**; and

WHEREAS, it was explained to the Commission members that this parcel of land submitted for rezoning has been vacant since Hurricane Katrina and that the applicant would like to extend the existing and abutting multi-family zoning that presently exists south of the property herein under consideration for rezoning, which zoning change has been proposed to allow for consideration of a potential future apartment project; and

WHEREAS, The Biloxi Planning Commission, after limited discussion, made a recommendation to accept the request for Zoning Map Amendment, as proposed; 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 **Zoning Map Amendment**, to authorize a change in zoning district classification for a parcel of land approximately one and four–one tenths (1.41) acres (more or less) in size, from its present zoning district classification of **RS-5 High-Density Single-Family Residential** to **RM-30 High-Density Multi-Family Residential**, having concurred with the Planning Commission's determination that a Change in the Character of the Neighborhood is apparent, and that a Community Need exists for the expansion of uses allowed within the RM-30 High-Density Multi-Family Residential district classification.

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

SECTION 1. 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 expansion of the DT Downtown zoning district as, more fully described as follows:

Lots 1-7 inclusive, Block 6, Gorenflo Subdivision, as per map or plat thereof on file and of record in Plat Book 1 at Page 22 (original Plat Book 6, at Page 16) of the records in the office of the Chancery Clerk of Harrison County, Second Judicial District, Mississippi,

SECTION 2. This ordinance shall become effective thirty days from and after its passage and publication with law.

.....A

RESOLUTION NO. _____

RESOLUTION CALLING FOR A PUBLIC HEARING WITH RESPECT TO AN INVESTIGATION OF THE ESTABLISHMENT OF A **ZONING MAP AMENDMENT**, TO AUTHORIZE A CHANGE IN ZONING DISTRICT CLASSIFICATION FOR A PARCEL OF LAND APPROXIMATELY ONE AND FORTY-ONE-HUNDREDTHS (1.41) ACRES (MORE OR LESS) IN SIZE, FROM ITS PRESENT ZONING DISTRICT CLASSIFICATION OF **RS-5 HIGH-DENSITY SINGLE-FAMILY RESIDENTIAL** TO **RM-30 HIGH-DENSITY MULTI-FAMILY RESIDENTIAL**, FOR A PROPERTY SITE IDENTIFIED AS 366 MAIN STREET

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WHEREAS, the Planning Commission members were apprised of the particulars of the case, being made cognizant of the fact that the Elizabeth Corkren (owner) and Donna Moak on behalf of Moak Investment Properties, LLC (applicant) have submitted this application for **Zoning Map Amendment**, to authorize a change in zoning district classification for a parcel of land approximately one and forty-one-hundredths (1.41) acres (more or less) in size, from its present zoning district classification of **RS-5 High-Density Single-Family Residential** to **RM-30 High-Density Multi-Family Residential**; and

WHEREAS, it was explained to the Commission members that this parcel of land submitted for rezoning has been vacant since Hurricane Katrina and that the applicant would like to extend the existing and abutting multi-family zoning that presently exists south of the property herein under consideration for rezoning, which zoning change has been proposed to allow for consideration of a potential future apartment project; and

WHEREAS, The Biloxi Planning Commission, after limited discussion, made a recommendation to accept the request for Zoning Map Amendment, as proposed; and

WHEREAS, the City Council of the City of Biloxi, Mississippi, having given the Planning Commission's recommendation full consideration, has determined that this is a matter of public concern, and being so, it is in the best interest of the community to hold a public hearing on this matter before the City Council.

NOW, THEREFORE, BE IT RESOLVED, THAT THE CITY COUNCIL OF THE CITY OF BILOXI, MISSISSIPPI, will conduct a public hearing in reference to Case No. 19-051-PC, City of Biloxi, on a date to be set and in accordance with all requirements as prescribed by the City of Biloxi Land Development Ordinance governing the conduct of public hearings.

..... B

RESOLUTION NO. _____

RESOLUTION DENYING A **ZONING MAP AMENDMENT**, REQUESTING A CHANGE IN ZONING DISTRICT CLASSIFICATION FOR A PARCEL OF LAND APPROXIMATELY ONE AND FORTY-ONE-HUNDREDTHS (1.41) ACRES (MORE OR LESS) IN SIZE, FROM ITS PRESENT ZONING DISTRICT CLASSIFICATION OF **RS-5 HIGH-DENSITY SINGLE-FAMILY RESIDENTIAL** TO **RM-30 HIGH-DENSITY MULTI-FAMILY RESIDENTIAL**, FOR A PROPERTY SITE IDENTIFIED AS 366 MAIN STREET

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WHEREAS, the Planning Commission members were apprised of the particulars of the case, being made cognizant of the fact that the Elizabeth Corkren (owner) and Donna Moak on behalf of Moak Investment Properties, LLC (applicant) have submitted this application for **Zoning Map Amendment**, to authorize a change in zoning district classification for a parcel of land approximately one and forty-one-hundredths (1.41) acres (more or less) in size, from its present zoning district classification of **RS-5 High-Density Single-Family Residential** to **RM-30 High-Density Multi-Family Residential**; and

WHEREAS, it was explained to the Commission members that this parcel of land submitted for rezoning has been vacant since Hurricane Katrina and that the applicant would like to extend the existing and abutting multi-family zoning that presently exists south of the property herein under consideration for rezoning, which zoning change has been proposed to allow for consideration of a potential future apartment project; and

WHEREAS, The Biloxi Planning Commission, after limited discussion, made a recommendation to accept the request for Zoning Map Amendment, as proposed; and

NOW, THEREFORE, BE IT RESOLVED, BY THE CITY COUNCIL OF THE CITY OF BILOXI, MISSISSIPPI, that having given the Planning Commission's recommendation full consideration, hereby rejects said recommendation and hereby denies the requested **Zoning Map Amendment**, to rezone a parcel of land approximately one and forty-one-hundredths (1.41) acres (more or less) in size and identified as 366 Main Street, **RM-30 High-Density Multi-Family Residential**, Case No.19-051-PC, City of Biloxi, based upon a determination that no change in the Character of The Neighborhood has been determined, coupled with a further determination that no establishment of Community Need to expand uses that this zoning change may provide has been documented.

.....C

Scheduled for:
September 19, 2019
Meeting

Elizabeth Corkren (owner) and Donna Moak on behalf
of Moak Investment Properties, LLC (applicant)
Zoning Map Amendment
RS-5 to RM-30



Planning Commission
Case Fact Sheet

Case No.:	19-051-PC
Name of Applicant:	Elizabeth Corkren (owner) and Donna Moak on behalf of Moak Investment Properties, LLC (applicant)
Address of Property:	366 Main Street
Tax Parcels/Ward:	1410C-02-087.000/Ward 2

Request:	Zoning Map Amendment
Purpose of Request:	An application requesting Zoning Map Amendment , to authorize a change in zoning district classification for a parcel of land approximately one and forty-one-hundredths (1.41) acres (more or less) in size, from its present zoning district classification of RS-5 High-Density Single-Family Residential to RM-30 High-Density Multi-Family Residential , for a property site identified as 366 Main Street.
Size of Property:	1.41 acres (more or less)
Present Zoning:	RS-5 High-Density Single-Family Residential
Present Use:	Vacant
Most Nearly Bounded By (streets):	To the North by and adjacent to Carquote Street; to the South by and adjacent to Bradford Street; to the East by Braun Street; and to the West by and fronting upon Main Street.
Adverse Influences:	A Zoning Map Amendment should only be authorized when conditions clearly suggest that a change in zoning is warranted, and that the change proposed is consistent with uses found upon adjacent or nearby properties.

Elizabeth Corkren (owner) and Donna Moak on behalf
of Moak Investment Properties, LLC (applicant)
Zoning Map Amendment
RS-5 to RM-30

Page 2 of 3

Positive Influences: This rezoning, if approved, would allow the applicant the opportunity, in the future, to submit for a Multi-Family Residential Use, to be constructed on this property site.

Letters or Concerns stated: The Planning Division Office has not received any letters or other written communications relative to this case, as of September 12, 2019.

Comments/ Recommendations: Elizabeth Corkren (owner), and Donna Moak on behalf of Moak Investment Properties, LLC (applicant), have requested a **Zoning Map Amendment**, to authorize a change in zoning district classification for a parcel of land approximately one and four-one-hundredths (1.41) acres (more or less) in size, from its present zoning district classification of **RS-5 High-Density Single-Family Residential** to **RM-30 High-Density Multi-Family Residential**, which change in zoning would allow the owner and applicant the ability to pursue future development of Multi-Family Residential uses.

It should be further explained that this request for re-zoning is for Zoning Map Amendment only, and as such, discussion points should be focused upon the merits or demerits of this Zoning Change, as follows:

- 1) Consistency (or lack thereof) with the Comprehensive Plan;
- 2) Compatibility with the present zoning and conforming uses of nearby property and with 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;

Elizabeth Corkren (owner) and Donna Moak on behalf
of Moak Investment Properties, LLC (applicant)
Zoning Map Amendment
RS-5 to RM-30

Page 3 of 3

- 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 the request for a **Zoning Map Amendment**, to authorize a change in zoning district classification for a parcel of land approximately one and four-one-hundredths (1.41) acres (more or less) in size, from its present zoning district classification of **RS-5 High-Density Single-Family Residential** to **RM-30 High-Density Multi-Family Residential**, which change in zoning would permit the applicant the opportunity to apply separately for construction of multi-family residential uses, having determined that the Character of the Neighborhood is more aligned with Multi-Family Residential and that an established community need for additional multifamily residences in this area of Biloxi is of notice.
2. Recommend denial of the requested **Zoning Map Amendment**, as proposed, having determined that insufficient evidence has been provided to grant the zoning change, as requested.



Planning Commission Application
 City of Biloxi Planning Division
 676 Martin Luther King Jr., Boulevard Biloxi, MS 39530
 (228)435-6266 Fax (228)435-6188

Case No. Assigned: **19-051-PC**

TO BE COMPLETED BY APPLICANT Date:

Name of Rightful Owner(s): Elizabeth V Corkren
 Name of Applicant: (if different than Owner) Moak Investments Properties, LLC

Property Address: 366 Main St, Biloxi, MS 39530
 Ward Number

Tax Parcel Identification Number(s):
 1410C-02-087.000

Mailing Address of Property Owner (if different than property address): <u>4015 WASHINGTON AVENUE</u>	Mailing Address of Applicant (if different than Owner): PO Box 5308
City: <u>Gulfport MS</u>	City: Brandon
State: <u>MS</u>	State: MS
Zip: <u>39507</u>	Zip: 39047
County: <u>HARRISON</u>	County Rankin
Telephone: <u>1228 5472890</u>	Telephone: (601-506-3166)

Property Size (please give in acres or by dimension): 1.41 acres (246' x 277' x 203' x 274')

Present Zoning Classification: ~~One-Family Unit~~ **RS-5 SF Res, High Dens. 4u**

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

Flood Zone(s) of Property:
 AE

	North	South	East	West
Property is most nearly bounded by what streets?	<u>Car quote St</u>	Bradford street	<u>Braung</u>	Main Street
If property directly fronts or is adjacent one of the streets above please indicate with a ✓.	<input checked="" type="checkbox"/>	+		<input checked="" type="checkbox"/>

- REQUESTED ACTION BY THE PLANNING COMMISSION (A separate supplement form is required for each):**
- Preliminary Subdivision Review
 - Map Amendment – must include zone classification change in narrative
 - Conditional Use
 - Master Plan
 - Gaming
 - Hospitality
 - Text Amendment
 - Planned Unit Development
 - Tree Removal
 - Public ROW Vacation
 - Administrative Appeal
 - Variance
 - Appeal
 - Street Name Change

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.

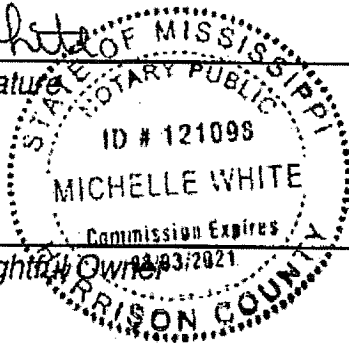
[Handwritten Signature]

Signature of Rightful Owner

Signature of Rightful Owner

[Handwritten Signature]
Notary Signature

(Seal)



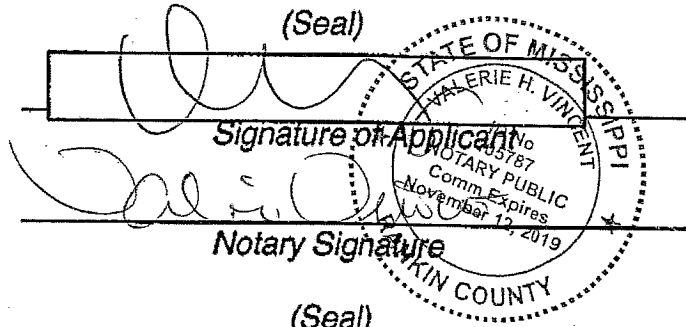
Signature of Rightful Owner

Notary Signature

(Seal)

Notary Signature

(Seal)



Signature of Applicant

Notary Signature

(Seal)

If someone other than the applicant needs to be notified concerning this case, please note name(s) and address (es) below:

NOTES:

NOTE: Please see attached instructions for details on documents required for a complete application.

Zoning district in which the property is situated. The placement or size of any structure or infrastructure which triggers a Variance or Waiver must be clearly identified upon the Site Plan. All site plans for commercial projects must be submitted through the development review committee (DRC).



PLANNING COMMISSION SUPPLEMENT Map Amendment

City of Biloxi Planning Division
676 Martin Luther King Jr., Boulevard
Biloxi, MS 39530 (228)435-6266 Fax(228)435-6188

TO BE COMPLETED BY APPLICANT	DATE:
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Shaded Areas for Staff Only	
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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-5	RM-30

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

Criteria:	✓	
	Yes	No
1. Is the proposed map amendment consistent with the Comprehensive Plan?	✓	

Please explain: Much of the land surrounding this property is RM-30 and the City of Biloxi Public Housing is directly across the street.

2. Is the proposed map amendment compatible with present zoning and conforming uses of nearby property and with the character of the neighborhood?	✓	
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Please explain: This land is adjacent to RM30 land.



PLANNING COMMISSION SUPPLEMENT

Map Amendment

City of Biloxi Planning Division
 676 Martin Luther King Jr., Boulevard Biloxi, MS 39530
 (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: Suitable on a much more limited scale given the size of this section of land and its surroundings.			
4. Is the property suitable for uses permitted in the proposed zoning district?	✓		
Please explain: This property fronts two roads and is in an affordable housing area, adjacent to RM30 land and across the street from Biloxi Public Housing.			
5. Has there been a change in the character of the neighborhood?			✓
Please explain: There has been no new construction nor renovation in any of the areas surrounding this property for some time.			
6. Is there an established community need for uses permitted in the proposed zoning district?	✓		
Please explain: There appears to be a need for affordable housing in this area. The more units we could build, the more affordable they would become.			
7. Was there a mistake in the original zoning of the property?			✓
Please explain: Not that we know.			
8. Are utilities and infrastructure sufficient to address the impacts associated with allowed uses in the proposed district?	✓		
Please explain: This property fronts two newly refurbished streets and is in a high density area.			
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"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
No			

Attn: City of Biloxi Planning Commission

RE: 366 Main Street Map Amendment Application

366 Main Street is currently comprised of 7 lots zoned RS-5, which limits the number of units that could be built on this section of land. This is a 1.4 acre property that has potential to better suit the community. This land is adjacent to RM-30 zoning and surrounded by affordable housing including the City of Biloxi Public Housing District which is located directly on the South side of this lot on Bradford Street. Additional RM-30 zoning developments are a block away on the West side off Braun Street and the East side off Lameuse Street. The reason we request rezoning to RM-30 is so that we would be able to build more units per square foot of the available land which would provide more affordable homes for the community.

Sincerely,



Donna Moak
Moak Investment Properties LLC
Moak Real Estate Inc
MS License B-17160
PO Box 5308
Brandon MS 39047
Office 601.829.9774
Cell 601.291.2281

Community Development Director
Jerry Creel



676 Dr. Martin Luther King Jr. Blvd.
P.O. Box 508
Biloxi, Mississippi 39533
Office: 228.435.6280
Fax: 228.435.6188
www.biloxi.ms.us

To: Biloxi Planning Commission

From: Eric Nolan, Development Review Committee Chair

Date: September 11, 2019

Re: Elizabeth Corkren (Owner) and Donna Moak (applicant)
366 Main Street
1410C-02-087.000/Ward 2

The Development Review Committee (DRC) has reviewed the above-referenced project and has authorized the applicant to apply to Planning Commission and Biloxi City Council for a Zoning Map Amendment.

The DRC **will not** require further review and approval prior to permitting because of the nature of this project. Building Permits shall be issued when construction documents are approved by the Building Division.

Yours truly,

Eric Nolan

Eric Nolan, Chair

cc: file

BILOXI PLANNING COMMISSION
SEPTEMBER 19TH, 2019
Dr. Martin Luther King, Jr. Municipal Bldg.
676 Dr. Martin Luther King, Jr. Boulevard
Biloxi, Mississippi

COMMISSION MEMBERS PRESENT:

- Mr. David Washer, President
- Mr. Jimmy Poulos
- Mr. August Parker
- Mr. Gary Lechner
- Ms. Kaye Rankston
- Mr. Charles Dellenger
- Mr. Kyle Carron
- Mr. David Stanovich
- Mr. Joe King
- Ms. Johnny Smith
- Ms. Cheryl Thompson

OTHERS PRESENT:

- Mr. Jerry Creel,
Director of Community Development
- Mr. Ed Shambra,
Executive Planner
- Ms. Caryle Lena,
Planning Technician
- Mr. Tim Cipolla,
Code Enforcement

REPORTED BY:

CRYSTAL LYNN MORRIS, CSR

CRYSTAL LYNN MORRIS, CSR
(228) 424-2047 E-MAIL ICAPTION4U@AOL.COM

(2:00 p.m.)

PROCEEDINGS

MR. WASHER:

Let's call the Planning Commission Meeting to order, please. We'll record the members present.

Mr. Harrison; Ms. Smith; Ms. Thompson; Mr. Stanovich; Mr. Carron; Mr. Dellenger; Ms. Humphries; Mr. Lechner; Mr. Parker; Mr. Snow; Mr. Poulos; myself, David Washer; Ed Shambra, Executive Planner; Jerry Creel, Director of Community Development; Caryle Lena, Planning Technician; Tim Cipolla, Code Enforcement; and our court reporter is Crystal Morris. We also recognize Dr. Paul Tisdale, Councilman Ward 5.

Mr. Parker, would you please lead us in a moment of prayer?

(Moment of prayer.)

MR. WASHER:

Thank you. If we would all stand for the Pledge.

CRYSTAL LYNN MORRIS, CSR
(228) 424-2047 E-MAIL ICAPTION4U@AOL.COM

INDEX

CASE HEARINGS:	PAGE
CASE NO. 19-050-PC	4
CASE NO. 19-051-PC	8
CASE VOTES:	
CASE NO. 19-050-PC	8
CASE NO. 19-051-PC	24

REPORTER'S CERTIFICATE 70

CRYSTAL LYNN MORRIS, CSR
(228) 424-2047 E-MAIL ICAPTION4U@AOL.COM

(PLEDGE OF ALLEGIANCE.)

We would ask that anyone desiring to speak today please come to the podium and give us your name and address and sign in at the pad provided. Please mute or turn off your cellphones.

Ask if all members received a copy of the minutes of the last meeting? Any additions or corrections?

Motion to approve the minutes.

MR. POULOS:

So moved.

MR. SNOW:

Second.

MR. WASHER:

Motion for approval by Mr. Poulos and seconded by Mr. Snow. All those in favor say "Aye". Any opposed? Thank you.

No continued public hearings today.

New hearing is Case No. 19-050-PC City of Biloxi a request for Zoning Map Amendment, to authorize a change in zoning for a single parcel of land from

CRYSTAL LYNN MORRIS, CSR
(228) 424-2047 E-MAIL ICAPTION4U@AOL.COM

1 its present zoning district
 2 classification of AR Agricultural
 3 Restricted to RS-10 Low-Density
 4 Single-Family Residential, for property
 5 identified as an unaddressed parcel
 6 fronting upon Campbell Drive (i.e., a
 7 single property site) situated north of
 8 and adjacent to a property currently
 9 addressed as 1011 Campbell Drive. (Re:
 10 Tax Parcel No. 1208N-01-001.002). This
 11 case was advertised on August 29th,
 12 September 5th, and September 12th. Video
 13 on that, please, Mr. Cipolla.

14 02 46
 14 02 48
 14 02 54
 14 02 58
 14 03 01
 14 03 07
 14 03 11
 14 03 15
 14 03 19
 14 03 21
 14 03 26
 14 03 29
 14 03 32
 14 03 33
 14 03 35
 14 03 38

14 MR. CIPOLLA:
 15 This is Campbell Drive going to
 16 the north. This is out looking towards
 17 Back Bay. This is the Lauren Falls and
 18 Taylor Oaks subdivision.

19 The property starts right here
 20 and there is right there a pole and I
 21 believe that is where they are going to
 22 split it. Not sure.

23 This property line goes right
 24 down to the back of the boat right here
 25 and I will get to that on the second

CRYSTAL LYNN MORRIS, CSR
 (228) 424-2047 E-MAIL ICAPTION4U@AOL.COM

14 05 36 1 mistake. This property has been and
 14 05 38 2 always was zoned single-family
 14 05 42 3 residential for many, many years. In
 14 05 44 4 2012 when we came up with the new
 14 05 46 5 classification AR and it was basically to
 14 05 50 6 address those parcels that are wetlands
 14 05 53 7 and basically situations where they would
 14 05 55 8 have very little chance of real
 14 05 58 9 development.

14 06 00 10 For whatever reason that lot was
 14 06 00 11 triggered as an AR lot and put on the map
 14 06 05 12 at that time. It is unquestionably a
 14 06 08 13 mistake. This it is a very easy
 14 06 11 14 argument. It was a transposition of the
 14 06 11 15 lot to the appropriate zoning
 14 06 14 16 classification and it should be changed
 14 06 18 17 back to the classification of RS-10
 14 06 19 18 single-family residential.

14 06 22 19 MR. WASHER:

14 06 23 20 Any discussion on that?

14 06 24 21 We will ask is there anyone in
 14 06 32 22 the audience speaking in favor of the
 23 applicant's request? Anyone speaking in
 24 favor? No one speaking in favor, anyone
 25 speaking in opposition? No one speaking

CRYSTAL LYNN MORRIS, CSR
 (228) 424-2047 E-MAIL ICAPTION4U@AOL.COM

14 03 40 1 part.

14 03 47 2 I am down looking back towards
 14 04 10 3 this area here. Right at the property
 14 04 14 4 line. Right down where that sign is.
 14 04 18 5 And I walk up there is some sort of a
 14 04 31 6 marker there with a pole and an orange
 14 04 38 7 flag on the top. Not sure what it is
 14 04 39 8 for.

14 04 40 9 Property line right there. Just
 14 04 47 10 showing this. There is an inlet that
 14 04 52 11 goes in there. Property line goes back
 14 04 54 12 to the pole. There is a mark down there.
 14 04 58 13 I wanted to show you it goes back in
 14 05 00 14 right there. There is a dump truck and I
 14 05 04 15 think an 18-wheeler bed in there. It is
 14 05 07 16 not just all wetland.

14 05 15 17 MR. WASHER:

14 05 15 18 Do you want to say why we are
 14 05 18 19 hearing this Mr. Creel?

14 05 19 20 MR. SHAMBRA:

14 05 21 21 This is one of those unusual
 14 05 23 22 cases we get every now and then. More
 14 05 27 23 often we are look at the change in the
 14 05 32 24 Neighborhood and the established need.
 14 05 33 25 This is not that situation. This was a

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14 06 37 3 in opposition, we will consider that
 14 06 40 4 hearing closed.

14 06 43 5 So your recommendation is to
 14 06 44 6 change it back to RS-10.

14 06 43 5 MR. DELLENGER:

14 06 44 6 So moved.

14 06 44 7 MR. CARRON:

14 06 47 8 Second.

14 06 48 9 MR. WASHER:

14 06 48 10 All in favor raise your hand
 14 06 50 11 please.

12 Mr. Harrison; Ms. Smith; Ms.
 13 Thompson; Mr. Stanovich; Mr. Carron; Mr.
 14 Dellenger; Ms. Humphries; Mr. Lechner;
 15 Mr. Parker; Mr. Snow; Mr. Poules; myself,
 16 David Washer.

14 07 00 17 We will let the record reflect
 14 07 00 18 that is unanimous.

14 07 00 19 Next is Case No. 19-051-PC

20 Elizabeth Corkren (owner) and Donna Moak
 21 on behalf of Moak Investment Properties,
 22 LLC (applicant) a request for Zoning Map
 23 Amendment, to authorize a change in
 24 zoning district classification for a
 25 parcel of land approximately one and

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1 fortyone-hundredths 1.41 size, from its
 2 present zoning district classification of
 3 RS-5 High-Density Single-Family
 4 Residential to RM-30 High-Density
 5 Multi-Family Residential, for a property
 6 site identified as 366 Main Street (re:
 14:07:39 7 Tax Parcel No. 1410-C-087.000) this case
 14:07:39 8 was advertise ed on August 29th,
 14:07:42 9 September 5th and September 12th. Mr.
 14:07:44 10 Cipolla.
 14:07:44 11 MR. CIPOLLA:
 14:07:46 12 I am on the corner of Car Quote
 14:07:50 13 and Main Street looking back towards
 14:07:54 14 Bradford. This is looking up to the
 14:07:57 15 north. Walker comes across here. You
 14:08:04 16 have the church property right down
 14:08:07 17 behind that house.
 14:08:09 18 I am walking down to show you
 14:08:15 19 this location down from the bottom corner
 14:08:18 20 it goes from 12 feet to 6 feet. So it
 14:08:24 21 does drop off 6-foot on the property. I
 14:08:28 22 was looking down towards Walker. This is
 14:08:39 23 the church property here and the church
 14:08:42 24 is directly behind that. That's it.
 14:08:57 25 MR. WASHER:

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14:10:21 1 and we are downsizing to 28 units.
 14:10:23 2 This property does drop from an
 14:10:26 3 elevation of 12 down to 6 in that
 14:10:30 4 southern southeast corner there it drops
 14:10:33 5 six feet. Obviously the buildings would
 14:10:35 6 have to be elevated and we want to do 10
 14:10:39 7 feet so we can park underneath and stay
 14:10:42 8 on the existing roads and pull off under
 14:10:45 9 the home.
 14:10:46 10 So with that and the utilities
 14:10:49 11 are already there. We are requesting to
 14:10:52 12 ask it for the rezone. We were asked if
 14:10:56 13 we would come in and ask for the rezone
 14:11:00 14 and easier to do the 4-plexes with that
 14:11:04 15 being said. So coverage in that zoning
 14:11:08 16 coverage is 60 percent maximum. If we
 14:11:12 17 are allowed to do the 4-plex it maybe
 14:11:17 18 half of that. So we won't even come
 14:11:19 19 close to the maximum coverage of this
 14:11:22 20 parcel. I am here to answer any
 14:11:24 21 questions you may have.
 14:11:27 22 MR. WASHER:
 14:11:27 23 So you thought seven 4-plexes
 14:11:30 24 fronting on Bradford and nothing on the
 14:11:34 25 high side of the property?

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14:08:57 1 We'll ask if the applicant or a
 14:09:01 2 representative to come forward.
 14:09:01 3 MR. HEINRICH:
 14:09:06 4 Good afternoon. Bobby Heinrick,
 14:09:08 5 370 Courthouse Road in Gulfport, here to
 14:09:10 6 speak for the applicant.
 14:09:12 7 This property is currently zoned
 14:09:16 8 RS-5. I request this to go to RM-30
 14:09:22 9 which would allow apartments. So when
 14:09:24 10 you look at at zoning for the RS-5 it has
 14:09:28 11 statements in there about duplexes and
 14:09:31 12 triplexes and quads, so we thought we had
 14:09:36 13 it done. But I think there is some -- it
 14:09:39 14 was explained to us that really we need
 14:09:41 15 to have this rezoned to do apartments.
 14:09:43 16 So -- if that is what we are going to do.
 14:09:46 17 I wanted to see that it is adjacent to
 14:09:51 18 existing zoning of RM-30, so we are right
 14:09:55 19 across the road there. So it is not a
 14:09:59 20 set alone piece of zoning. It is
 14:10:02 21 adjacent to existing zoning.
 14:10:07 22 Anyway, so our goal is to do
 14:10:12 23 4-plexes. We want to do seven, 4-plexes
 14:10:14 24 to get 28 units. RM-30 allows 30 units
 14:10:14 25 per acre which would be about 40 units

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14:11:34 1 MR. HEINRICH:
 14:11:34 2 I am reluctant to show this, this
 14:11:37 3 is strictly conceptual but it would be
 14:11:44 4 two here one in between the oak tree and
 14:11:47 5 then four along this stretch of road
 14:11:50 6 here. They would be right off the road
 14:11:53 7 and leave all this like a green area or
 14:11:56 8 park or we will go through DRC to see if
 14:12:00 9 we need to do detention or anything like
 14:12:04 10 that. We would be willing to do that.
 14:12:05 11 So, like I said, this property is
 14:12:08 12 draining all the way down to this corner.
 14:12:13 13 Right hear you can see one of the
 14:12:14 14 buildings for the Biloxi Housing
 14:12:16 15 Authority. We are adjacent. Actually
 14:12:18 16 this piece right there is RM-30, so we
 14:12:21 17 are asking to extend that RM-30 zoning to
 14:12:24 18 allow this. Don't look at the single
 14:12:28 19 units there. I'm sorry. We would have
 14:12:31 20 four units facing -- that's another
 14:12:37 21 thing. Davis Street -- something --
 14:12:39 22 there is like three names to that road.
 14:12:43 23 And then three facing Main Street.
 14:12:44 24 MR. WASHER:
 14:12:44 25 But all of the proposed 4-plexes

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14:12:47 1 will be elevated?
 14:12:47 2 MR. HEINRICH:
 14:12:48 3 Yes, sir. It would be about ten
 14:12:49 4 feet in the air.
 14:12:49 5 MR. CARRON:
 14:12:51 6 Is parking going to be
 14:12:51 7 underneath?
 14:12:51 8 MR. HEINRICH:
 14:12:53 9 Yes, sir. We would drive off the
 14:12:54 10 main road under the units there.
 14:12:54 11 MR. CARRON:
 14:12:59 12 Are you going to require any
 14:12:59 13 setbacks?
 14:12:59 14 MR. HEINRICH:
 14:13:02 15 There are setbacks.
 14:13:02 16 MR. CARRON:
 14:13:04 17 I mean variances, as far as any
 14:13:05 18 variances?
 14:13:05 19 MR. HEINRICH:
 14:13:06 20 No variances for setbacks. We
 14:13:09 21 have plenty of room for that.
 14:13:12 22 MR. WASHER:
 14:13:12 23 Working around the trees on site?
 14:13:12 24 MR. HEINRICH:
 14:13:15 25 Yes, sir. If we get this granted
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14:13:17 1 we'll do a full-blown survey and go
 14:13:21 2 through DRC and the whole nine yards to
 14:13:22 3 get this approved.
 14:13:24 4 MR. WASHER:
 14:13:24 5 Any other questions of members of
 14:13:26 6 the Commission?
 14:13:26 7 No other questions. Anything
 14:13:29 8 else Mr. Heinrich?
 14:13:29 9 MR. HEINRICH:
 14:13:32 10 That's it. Thank you.
 14:13:33 11 MR. WASHER:
 14:13:34 12 Anyone in the audience speak in
 14:13:35 13 favor of the applicant's request? Anyone
 14:13:37 14 speaking in favor? If you would please
 14:13:40 15 come forward.
 14:13:42 16 Give us your name, address and
 14:13:43 17 sign in for the record, please.
 14:13:43 18 MS. CORKREN:
 14:13:48 19 My name is Elizabeth Corkren,
 14:13:48 20 4015 Washington Avenue and I am the
 14:13:50 21 property owner.
 14:14:02 22 I just want to speak in favor of
 14:14:07 23 it. He did a good job explaining how the
 14:14:08 24 zoning is up against the RM-30 already.
 14:14:13 25 I think it would be a fabulous project
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14:14:17 1 for a piece of land that has been vacant
 14:14:20 2 a very long time.
 14:14:21 3 MR. WASHER:
 14:14:22 4 Thank you. Anyone else speaking
 14:14:24 5 in favor? No one speaking in favor.
 14:14:24 6 Anyone speaking in opposition?
 14:14:28 7 Anyone with any questions?
 14:14:28 8 MR. CARNEY:
 14:14:29 9 Good afternoon. My name is Leroy
 14:14:40 10 Carney, 309 Keller Avenue in Biloxi. I
 14:14:43 11 am here on behalf of Tim Johnson and the
 14:14:47 12 Carney family. We have property at 372
 14:14:50 13 Main Street.
 14:14:51 14 We are certainly opposed of it
 14:14:54 15 because we feel like there should be some
 14:14:57 16 concentration on single-family dwellings
 14:15:00 17 in this whole ward, Ward II.
 14:15:02 18 We lost a lot of people out the
 14:15:04 19 area because of the storm. And we have
 14:15:06 20 two apartments, more or less, the
 14:15:09 21 projects and Bayview. We have enough
 14:15:13 22 apartment complexes in that area and we
 14:15:15 23 would like to see some single-family home
 14:15:18 24 concentration. So we would be opposed of
 14:15:18 25 it.
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14:15:21 1 And the other thing is the
 14:15:23 2 elevation. I wish the City could have
 14:15:26 3 worked with FEMA to liken that -- you
 14:15:30 4 know, if you build all these houses on
 14:15:33 5 these pilings and talk about the kind of
 14:15:36 6 storm Katrina had they won't be there
 14:15:39 7 when the storm come through.
 14:15:41 8 You know, I think the
 14:15:42 9 concentration should be put in on a
 14:15:46 10 different type of structures. And the
 14:15:49 11 ground elevation, when I lived in Bayou
 14:15:53 12 Augusta after Camille all you had to do
 14:15:57 13 is get a hose pipe and in a couple days
 14:16:02 14 we were back in the house. We got six
 14:16:05 15 feet of water and because it was made out
 14:16:06 16 of blocks. They was very little damage.
 14:16:06 17 The appliances we had to replace, but
 14:16:09 18 other than that second floor you are
 14:16:11 19 safe.
 14:16:11 20 So I just -- we are opposed of it
 14:16:14 21 and there are others in the neighborhood
 14:16:16 22 who feel the same way and may not be here
 14:16:21 23 today.
 14:16:22 24 MR. WASHER:
 14:16:23 25 Thank you, Mr. Carney. Anyone
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14:16:25 1 else speaking in opposition?
 14:16:25 2 MR. GRIFFIN:
 14:16:38 3 Afternoon. My name is Michael
 14:16:42 4 Griffin. I lived at 379 Main Street for
 14:16:46 5 over 30 years. I still own property
 14:16:51 6 there and my daughter lives there. I
 14:16:54 7 currently live at 11827 River Estate
 14:16:58 8 Circle in Biloxi.
 14:17:02 9 I'm opposed to rezoning the
 14:17:05 10 property. As Mr. Carney stated, we have
 14:17:09 11 enough apartments, condos, whatever you
 14:17:16 12 want to call them concentrated in that
 14:17:19 13 area. And the City has been moving
 14:17:23 14 towards mixed neighborhoods. That would
 14:17:25 15 not work. Most of the people, probably
 14:17:28 16 90 percent own their property. There are
 14:17:31 17 not many rentals on that north side of
 14:17:35 18 Main Street of Bradford. It is already a
 14:17:44 19 high-density, single-family zone and that
 14:17:48 20 is where we'd like it to stay.
 14:17:49 21 When I bought my home over there
 14:17:51 22 it was designed for single family. And I
 14:17:54 23 am sure most of you people bought your
 14:17:57 24 homes if it was single family and that is
 14:18:00 25 what you wanted to live in is a
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14:18:02 1 single-family neighborhood.
 14:18:03 2 It appears that East Biloxi has
 14:18:07 3 to be the ground floor apartments,
 14:18:14 4 condos. We call them condos. Projects.
 14:18:18 5 Whatever you want to call them there is
 14:18:20 6 enough there. If it is zoned for that
 14:18:22 7 and there are houses being built
 14:18:27 8 single-family. So I would like to see it
 14:18:31 9 continue that way.
 14:18:32 10 Along with the high-density
 14:18:35 11 multifamily you got more foot traffic,
 14:18:38 12 more car traffic, more crime. Not saying
 14:18:42 13 people live in those type homes bring
 14:18:46 14 crime, but you do the ratio of people to
 14:18:50 15 crime and crime increases when people
 14:18:50 16 increase.
 14:18:55 17 It is a main thoroughfare from
 14:18:58 18 Highway 90 to Bayview. There is a lot of
 14:19:00 19 foot traffic already going to the casino,
 14:19:00 20 people going to work at the casinos. We
 14:19:03 21 don't need to increase foot traffic or
 14:19:08 22 cars.
 14:19:08 23 I am not against development. We
 14:19:10 24 would like it. We encourage it. We
 14:19:15 25 invite it. But we are not for any type
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14:19:19 1 of development and that being the
 14:19:21 2 multifamily high-density type.
 14:19:29 3 I think if we, as Mr. Carney
 14:19:32 4 stated, concentrate more on these vacant
 14:19:39 5 lots being developed into single-family
 14:19:42 6 homes it works better for everyone
 14:19:47 7 concerned, especially those people in
 14:19:49 8 those areas. So I am opposed to the
 14:19:52 9 multifamily, high-density rezone. Thank
 14:19:56 10 you.
 14:19:58 11 MR. WASHER:
 14:19:57 12 Anyone else speaking in
 14:19:58 13 opposition? No one else speaking in
 14:20:00 14 opposition, Mr. Heinrich anything else
 14:20:05 15 you want to add?
 14:20:07 16 MR. HEINRICH:
 14:20:08 17 The current elevation, as I
 14:20:10 18 stated, was 17, so we have to meet the
 14:20:10 19 elevation of 18 on this property. So
 14:20:19 20 they are going to be about 10 feet in the
 14:20:20 21 area. So anyone building in that zoning
 14:20:23 22 would have to build at that elevation.
 14:20:25 23 The other thing -- and I want to
 14:20:25 24 read this -- and the reason we are here
 14:20:28 25 it was asked of us to come do the
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14:20:30 1 rezoning because it would clean up what
 14:20:33 2 we read in the zoning book.
 14:20:37 3 RS-5 as it is described in the
 14:20:38 4 Ordinance the high-density single-family
 14:20:42 5 residential RS-5 district is established
 14:20:45 6 and intended to accommodate particularly
 14:20:47 7 or principally single-family dwellings,
 14:20:48 8 as well as relatively high urban density,
 14:20:53 9 as well as two family and three to four
 14:20:56 10 family dwellings designed to look like
 14:20:59 11 large, detached, single-family dwellings.
 14:21:02 12 That is what we are shooting for is
 14:21:04 13 4-plexes.
 14:21:05 14 So I don't know -- I can't
 14:21:07 15 explain why that does not apply the
 14:21:11 16 current zoning allows. I don't know
 14:21:13 17 that. So we were asked to go and request
 14:21:16 18 for the rezoning in order to do the
 14:21:19 19 4-plexes. And that is what they will
 14:21:21 20 look like. There would be seven larger
 14:21:24 21 looking residential establishments there
 14:21:27 22 or dwellings rather than a bunch of
 14:21:32 23 apartments.
 14:21:33 24 Do you have that area, please?
 14:21:35 25 To the left there on Main Street
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14:21:37 1 is an apartment complex. Right across
 14:21:39 2 the street is Biloxi Housing Authority.
 14:21:44 3 These 4-plexes are -- so the apartment
 14:21:45 4 feel is already there. And, again, we
 14:21:51 5 are adjacent to the RM-30. And we are
 14:21:55 6 just asking to allow us to do the same
 14:21:57 7 thing right there on that corner.
 14:22:00 8 So if there is any explanation
 14:22:03 9 about why this is not allowed I would
 14:22:07 10 like to have that explained to me and my
 14:22:10 11 clients. Anyway, so I just wanted to
 14:22:13 12 make that clear.
 14:22:14 13 MR. SHAMBRA:
 14:22:16 14 RS-5 traditionally is
 14:22:18 15 single-family zoning. There are
 14:22:21 16 exceptions for looking at duplexes, but
 14:22:23 17 it was not intended for apartments.
 14:22:26 18 I guess the question I have is we
 14:22:28 19 have not seen any really plan for this.
 14:22:32 20 Are you anticipating re-subdividing the
 14:22:36 21 property or all as one?
 14:22:36 22 MR. HEINRICH:
 14:22:37 23 One unit. It would be seven
 14:22:40 24 buildings, 28 units on one parcel of
 14:22:44 25 land.

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14:23:26 1 MR. HEINRICH:
 14:23:28 2 Yeah, all that would be handled
 14:23:28 3 through engineering.
 14:23:29 4 MR. SHAMBRA:
 14:23:30 5 And normally speaking, from my
 14:23:32 6 experience, if that is something you
 14:23:35 7 would have brought to us before you asked
 14:23:37 8 for the zoning because that way you could
 14:23:40 9 justify what the DRC is in concert with
 14:23:45 10 what you are trying to do.
 14:23:45 11 MR. HEINRICH:
 14:23:46 12 I understand that. I know. But
 14:23:46 13 you are asking my clients to spent a
 14:23:46 14 bunch of money on engineering.
 14:23:46 15 MR. SHAMBRA:
 14:23:51 16 NO. I was not asking for
 14:23:51 17 engineering. I was just asking for some
 14:23:52 18 type of a reasonable footprint that would
 14:23:55 19 work. That is what I was looking for.
 14:23:58 20 That's okay.
 14:23:58 21 MR. HEINRICH:
 14:23:58 22 Well, I brought that site plan
 14:24:00 23 out, but I know that is totally
 14:24:02 24 preliminary. But I will answer any other
 14:24:05 25 questions you might have.

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14:22:45 1 MR. SHAMBRA:
 14:22:45 2 So all under one single
 14:22:46 3 ownership. All the driveways are private
 14:22:50 4 driveways?
 14:22:50 5 MR. HEINRICH:
 14:22:50 6 Yes, sir.
 14:22:50 7 MR. SHAMBRA:
 14:22:52 8 That puts a burden on you as far
 14:22:55 9 as draining and doing all the other
 14:22:58 10 things you would normally expect in a
 14:23:02 11 development being put together where it
 14:23:04 12 would be on city streets where the
 14:23:06 13 maintenance is taken care of by the City.
 14:23:09 14 So you are saying the apartment group
 14:23:11 15 will be maintaining it.
 14:23:11 16 MR. HEINRICH:
 14:23:13 17 Like I said, we are going to go
 14:23:15 18 through DRC. There will be a drainage
 14:23:18 19 plan. We are not just going to build
 14:23:18 20 seven units. There will be a drainage
 14:23:19 21 plan to make sure all that is taken care
 14:23:22 22 of. I assume we will have to do
 14:23:22 23 detentions and --
 14:23:22 24 MR. SHAMBRA:
 14:23:26 25 Yes, you will.

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14:24:08 1 MS. SMITH:
 14:24:11 2 Would you ever use those
 14:24:12 3 apartments for short-term rental or
 14:24:16 4 Section 8?
 14:24:16 5 MR. HEINRICH:
 14:24:17 6 No, ma'am.
 14:24:19 7 MR. CARRON:
 14:24:19 8 Do you have any problem with us
 14:24:21 9 putting that in our motion?
 14:24:21 10 MR. HEINRICH:
 14:24:30 11 No problem.
 14:24:32 12 MR. WASHER:
 14:24:33 13 Any other questions of Mr.
 14:24:35 14 Heinrich? Thank you sir.
 14:24:34 15 We will consider that hearing
 14:24:37 16 closed.
 14:24:37 17 MR. SHAMBRA:
 14:24:40 18 As we just heard this is a
 14:24:42 19 request for Zoning Map Amendments to
 14:24:45 20 authorize the change in zoning
 14:24:47 21 classifications for a parcel of land
 14:24:50 22 1.41 acres more or less in size from the
 14:24:53 23 present zone classification of RS-5
 14:24:55 24 high-density single-family residential to
 14:24:57 25 RM-30 high-density multifamily

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14:25:01 1 residential. And this is for property
 14:25:02 2 identified as 366 Main Street.
 14:25:04 3 As you can see, you know, it is
 14:25:07 4 basically RS-5 on the north side. There
 14:25:12 5 is some adjacent RM-30 which gives some
 14:25:17 6 credence to ask for expansion.
 14:25:19 7 When you get into the temperament
 14:25:22 8 of the neighborhood you have a dichotomy
 14:25:23 9 here. You have got things that happened
 14:25:25 10 to the south which are totally different
 14:25:27 11 from the things to the north. It is
 14:25:29 12 going to be a judgment call on your part.
 14:25:32 13 We don't have a strong feeling either
 14:25:36 14 way.
 14:25:36 15 I would like to see the site plan
 14:25:37 16 and have the benefit off having the DRC
 14:26:43 17 to explore the possibility of whether it
 14:25:46 18 would work. I would prefer to see
 14:25:49 19 streets extended into it more for
 14:25:50 20 accessibility. It is going to be a
 14:25:52 21 private drive with apartment complex. So
 14:25:55 22 with that information you can have an
 14:25:58 23 interesting conversation to tear out the
 14:26:00 24 points of pros and cons and make the
 14:26:02 25 appropriate decision.

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14:27:04 1 in some cases 10 feet above ground level
 14:27:06 2 with the lowest finished floor. That
 14:27:10 3 would be required to have hydro static
 14:27:15 4 opening in the bottom. So it would work
 14:27:17 5 with the drainage that is there. So we
 14:27:19 6 would recommend approval.
 14:27:21 7 MR. WASHER:
 14:27:21 8 So with the RM-30 that is already
 14:27:24 9 there that looks like that runs along the
 14:27:26 10 bayou there.
 14:27:26 11 MR. CREEL:
 14:27:30 12 Yes, sir.
 14:27:30 13 MR. WASHER:
 14:27:30 14 On that place we say everything
 14:27:34 15 over there is subject to rezoning in the
 14:27:36 16 future to RM-30.
 14:27:38 17 MR. CREEL:
 14:27:39 18 Well, that lot has an address
 14:27:41 19 assigned and you have RM-30 to the West
 14:27:45 20 of this property.
 14:27:49 21 MR. PARKER:
 14:27:50 22 I grew up in that neighborhood.
 14:27:54 23 And I can't see putting single-family in
 14:27:57 24 houses in there because you have to raise
 14:27:59 25 it 12 feet and it makes the cost of

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14:26:04 1 MR. WASHER:
 14:26:04 2 We will open the floor for
 14:26:06 3 discuss or entertain a motion.
 14:26:11 4 MR. CARRON:
 14:26:12 5 Question for Ed or Jerry. Could
 14:26:16 6 we table this and let them go back before
 14:26:18 7 the DRC?
 14:26:22 8 MR. CREEL:
 14:26:22 9 Well, they have not been to DRC
 14:26:24 10 yet other than to get the approval for
 14:26:26 11 the multifamily zoning. They would go
 14:26:29 12 back when they have their design.
 14:26:31 13 In this case you have already got
 14:26:33 14 RM-30 there, so this is just an extension
 14:26:36 15 of a zoning that already exists.
 14:26:40 16 Apartments are more the type of a
 14:26:42 17 development that can work in the flood
 14:26:43 18 zone. The structures will have to be
 14:26:47 19 elevated. If you look right across the
 14:26:51 20 street you have Bayou Augusta which is
 14:26:51 21 multifamily. They have been able to
 14:26:54 22 design those houses to work with the
 14:26:56 23 flood zones. These are not structures
 14:27:00 24 where they will have to go 20 feet in the
 14:27:01 25 area. They would only have to go 12 and

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14:28:08 1 single-family houses to prohibitive. I
 14:28:08 2 make a motion to recommend approval of
 14:28:12 3 the apartments.
 14:28:12 4 MR. POULOS:
 14:28:12 5 Second.
 14:28:13 6 MR. WASHER:
 14:28:13 7 Motion by Mr. Parker recommending
 14:28:14 8 approval and seconded by Mr. Poulos. Any
 14:28:14 9 discussion on that?
 14:28:15 10 All those in favor of approval
 14:28:19 11 raise your hands, please.
 14:28:19 12 Mr. Harrison; Mr. Stanovich; Mr.
 14:28:19 13 Carron; Mr. Dellenger; Ms. Humphries; Mr.
 14:28:19 14 Lechner; Mr. Parker; Mr. Snow; Mr.
 14:28:19 15 Poulos.
 14:28:21 16 Opposed?
 14:28:21 17 Ms. Smith; myself, David Washer.
 14:28:37 18 Abstentions?
 14:28:39 19 Ms. Thompson.
 14:28:40 20 Motion carries.
 14:28:42 21 No tree hearings today.
 14:28:48 22 City Council action, Mr. Shambra?
 14:28:51 23 MR. SHAMBRA:
 14:28:51 24 No Council action.
 14:28:53 25 MR. WASHER:
 14:28:53 25

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