

**CITY OF BILOXI  
AGENDA ITEM  
FACT SHEET**

Item No.:

4 C

Council Meeting Date:

July 29, 2025

**ITEM TITLE:** ORDINANCE (2nd Reading)

**INTRODUCED BY:** Mayor Andrew "FoFo" Gilich

**CONTACT PERSON:** Jerry Creel, Director of Community Development

**SUMMARY EXPLANATION:**

Ordinance to approve a Zoning Map Amendment to grant a PD-R: Planned Development Residential District Master Plan, to construct a 213 lot Single-Family Residential subdivision, submitted under the working title: Beauvoir Villas, for property presently identified as 2003 Lawrence Street.  
Ward 3, Case No. 25-011, Elliott Homes

Resolution ✓ Ordinance \_\_\_\_\_ Public Hearing \_\_\_\_\_ Routine Agenda \_\_\_\_\_

**Exhibits for Review**

Contract \_\_\_\_\_ Minutes ✓ Plans/Maps \_\_\_\_\_ Deed \_\_\_\_\_ Lease \_\_\_\_\_

Other (Specify): application, case fact sheet and site plan

Submittal Authorization: Council President \_\_\_\_\_ Mayor ✓

**STAFF RECOMMENDATION:** Staff recommends approval

**COUNCIL ACTION:** Motion By: Newman Second By: Gines

| Vote: | Councilmember | Yes   | No    | AFR   | ABST  | Councilmember | Yes   | No    | AFR   | ABST  |
|-------|---------------|-------|-------|-------|-------|---------------|-------|-------|-------|-------|
|       | Gray          | _____ | _____ | _____ | _____ | Tisdale       | _____ | _____ | _____ | _____ |
|       | Marshall      | _____ | _____ | _____ | _____ | Glavan        | _____ | _____ | _____ | _____ |
|       | Nail          | _____ | _____ | _____ | _____ | Shoemaker     | _____ | _____ | _____ | _____ |
|       | Creel         | _____ | _____ | _____ | _____ |               |       |       |       |       |

**ACTION TAKEN:** First reading on April 22, 2025 and Tabled on May 6, 2025

ORDINANCE NO. \_\_\_\_\_

ORDINANCE TO APPROVE A **ZONING MAP AMENDMENT** TO GRANT A PD-R: PLANNED DEVELOPMENT RESIDENTIAL DISTRICT MASTER PLAN, TO CONSTRUCT A 213 LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION, SUBMITTED UNDER THE WORKING TITLE: **BEAUVOIR VILLAS**, FOR PROPERTY IDENTIFIED AS 2003 LAWRENCE STREET

WHEREAS, the Biloxi Planning Commission conducted a public hearing April 3, 2025, to hear the application of Elliott Homes, LLC (owner) and Heinrich and Associates (applicant), Case No. 25-011-PC, to consider an application for a **Zoning Map Amendment**, the approval of which would provide for the establishment of a **PD-R: Planned Development - Residential District Master Plan**, under the working title: Beauvoir Villas, presently zoned **RS-10 Single-Family Low-Density Residential**, and identified as 2003 Lawrence Street; and

WHEREAS, the Planning Commission members were apprised of the particulars of this case, being made cognizant of the fact that Elliott Homes, LLC (owner) and Heinrich and Associates (applicant) had submitted an application for a **PD-R: Planned Development – Residential District Master Plan** upon land approximately sixteen and seven-tenths (16.7) acres in size, currently zoned RS-10 Single-Family Low-Density Residential. The proposed development, to be known as **Beauvoir Villas Subdivision** will allow for the construction of two hundred fifty-one (251) single-family residential lots, each averaging approximately 1,250 square feet in size (with a minimum lot size of 25 feet by 45 feet), featuring 0-foot front yard setbacks, 10-foot rear yard setbacks, and 2.5-foot side yard setbacks. The proposed impervious surface coverage shall not exceed 65%, and the maximum building height shall remain within the RS-10 zoning guideline of 35 feet. The subject property is located at 2003 Lawrence Street (Tax

Parcel No. 1210F-03-012.000); and

WHEREAS, it was noted that the Development Review Committee (DRC) had reviewed this request for a **Zoning Map Amendment**, to authorize the establishment of a **PD-R: Planned Development – Residential District Master Plan** and had found it to be in conformance with the rules and regulations of the City of Biloxi, and authorized the applicant to proceed to the Planning Commission and City Council for this **PD-R: Planned Development – Residential District Master Plan** approval, as herein requested; and

WHEREAS, on April 3, 2025, the Biloxi Planning Commission, upon much discussion and careful reflection on the particulars of this case, voted (13-1) to recommend approval for this **Zoning Map Amendment**, subject to the condition that the side yard setbacks shall be five feet (5') in lieu of the originally requested two and one-half feet (2.5'), thereby ensuring a minimum separation of ten feet (10') between residential structures upon construction; and

WHEREAS, on May 2, 2025, after the City Council held a first reading on this case (April 22, 2025), the applicant submitted a revised site plan, which includes the following changes: a reduction in the total number of lots from 251 to 213; a modification of the side yard setback from 2.5' to 5'; an increase in the minimum lot dimensions from 25' x 45' to 30' x 50'; and an increase in the minimum lot area from 1,125 sq. ft. to 1,500 sq. ft.; and

WHEREAS, the Biloxi City Council, after consideration of all facts presented, hereby adopts the report and findings of the Biloxi Planning Commission, and in so doing, determines that approval of this **PD-R: Planned Development – Residential District Master Plan**, including the updated plat, is appropriate for the property presently

identified as 2003 Lawrence Street, having concurred that an established community need for this PD-R Master Plan and the use proposed are appropriate for this location.

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

SECTION 1. That the boundaries of the Geographical Information System Format Zoning District Map of the City of Biloxi, Mississippi, as amended, are hereby further amended by adding the overlay **PD-R: Planned Development - Residential District Master Plan**, identified as 2003 Lawrence Street (Tax Parcel No. 1210F-03-012.000); and described as follows:

*Lots 1 through 10, block 29 less present right-of-way for iris street; lots 1 Through 10 block 30 less portion quitclaimed to Broadwater Beach Hotel, inc. In book 229 on page 265 and the vacated road lying between said blocks 29 and 30, all in Beauvoir Truck Farms Subdivision, city of Biloxi, Second Judicial District of Harrison County, Mississippi and being more particularly described as follows with the bearings being based on state plane grid north (MS east zone):*

*Beginning at a 1/2" iron rod set at the intersection of the south margin of Lawrence Street with the present west margin of iris street; thence along said present west margin of iris street, s00°51'28"w 610.11' to a 1/2" iron rod set on the south line of said block 29; thence along the south line of said block 29 and said block 30, s89°46'22"w 1125.98' to a 1/2" iron rod set on the east line of that property quitclaimed to Broadwater Beach Hotel, Inc.; thence along said east line, n15°22'14"w 312.93' to a 1/2" iron rod set; thence further along said east line, n00°08'20"w 307.94' to a 1/2" iron rod set on the south margin of Lawrence Street; thence along said south margin, n89°46'22"e 1218.81' to the point of beginning, containing 16.708 acres. Herein described property being designated as county parcel number 1210f-03-012.000.*

and further described as land situated to the North of the CSX Right-of-Way; to the South of and fronting to Lawrence Street; to the East of Beauvoir Road; and West of

and adjacent to Iris Street.

SECTION 2. 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.

.....A

RESOLUTION NO. \_\_\_\_\_

RESOLUTION CALLING FOR A PUBLIC HEARING WITH RESPECT TO A **ZONING MAP AMENDMENT TO GRANT A PD-R: PLANNED DEVELOPMENT RESIDENTIAL DISTRICT MASTER PLAN**, TO CONSTRUCT A 213 LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION, SUBMITTED UNDER THE WORKING TITLE: **BEAUVOIR VILLAS**, FOR PROPERTY IDENTIFIED AS 2003 LAWRENCE STREET

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WHEREAS, the Planning Commission members were apprised of the particulars of this case, being made cognizant of the fact that Elliott Homes, LLC (owner) and Heinrich and Associates (applicant) had submitted an application for a **PD-R: Planned Development – Residential District Master Plan** upon land approximately sixteen and seven-tenths (16.7) acres in size, currently zoned RS-10 Single-Family Low-Density Residential. The proposed development, to be known as **Beauvoir Villas Subdivision** will allow for the construction of two hundred fifty-one (251) single-family residential lots, each averaging approximately 1,250 square feet in size (with a minimum lot size of 25 feet by 45 feet), featuring 0-foot front yard setbacks, 10-foot rear yard setbacks, and 2.5-foot side yard setbacks. The proposed impervious surface coverage shall not exceed 65%, and the maximum building height shall remain within the RS-10 zoning

guideline of 35 feet. The subject property is located at 2003 Lawrence Street (Tax Parcel No. 1210F-03-012.000); and

WHEREAS, it was noted that the Development Review Committee (DRC) had reviewed this request for a **Zoning Map Amendment**, to authorize the establishment of a **PD-R: Planned Development – Residential District Master Plan** and had found it to be in conformance with the rules and regulations of the City of Biloxi, and authorized the applicant to proceed to the Planning Commission and City Council for this **PD-R: Planned Development – Residential District Master Plan** approval, as herein requested; and

WHEREAS, on April 3, 2025, the Biloxi Planning Commission, upon much discussion and careful reflection on the particulars of this case, voted (13-1) to recommend approval for this **Zoning Map Amendment**, subject to the condition that the side yard setbacks shall be five feet (5') in lieu of the originally requested two and one-half feet (2.5'), thereby ensuring a minimum separation of ten feet (10') between residential structures upon construction; and

WHEREAS, on May 2, 2025, after the City Council held a first reading on this case (April 22, 2025), the applicant submitted a revised site plan, which includes the following changes: a reduction in the total number of lots from 251 to 213; a modification of the side yard setback from 2.5' to 5'; an increase in the minimum lot dimensions from 25' x 45' to 30' x 50'; and an increase in the minimum lot area from 1,125 sq. ft. to 1,500 sq. ft.; 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 general 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 BY THE MAYOR AND CITY COUNCIL OF THE CITY OF BILOXI, MISSISSIPPI, will conduct a public hearing in reference to Case No. 25-011-PC, Elliott Homes, LLC (applicant) and Heinrich and Associates (owner), relative to a **Zoning Map Amendment** to authorize the establishment of a **PD-R: Planned Development – Residential District Master Plan** overlay – for the property site presently identified as 2003 Lawrence Street, 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.

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RESOLUTION NO. \_\_\_\_\_

RESOLUTION TO DENY THE REQUEST FOR A **ZONING MAP AMENDMENT ZONING MAP AMENDMENT TO GRANT A PD-R: PLANNED DEVELOPMENT RESIDENTIAL DISTRICT MASTER PLAN**, TO CONSTRUCT A 213 LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION, SUBMITTED UNDER THE WORKING TITLE: **BEAUVOIR VILLAS**, FOR PROPERTY IDENTIFIED AS 2003 LAWRENCE STREET

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WHEREAS, the Planning Commission members were apprised of the particulars of this case, being made cognizant of the fact that Elliott Homes, LLC (owner) and Heinrich and Associates (applicant) had submitted an application for a **PD-R: Planned Development – Residential District Master Plan** upon land approximately sixteen and seven-tenths (16.7) acres in size, currently zoned RS-10 Single-Family Low-Density Residential. The proposed development, to be known as **Beauvoir Villas Subdivision** will allow for the construction of two hundred fifty-one (251) single-family residential lots, each averaging approximately 1,250 square feet in size (with a minimum lot size of 25 feet by 45 feet), featuring 0-foot front yard setbacks, 10-foot rear yard setbacks, and 2.5-foot side yard setbacks. The proposed impervious surface coverage shall not

exceed 65%, and the maximum building height shall remain within the RS-10 zoning guideline of 35 feet. The subject property is located at 2003 Lawrence Street (Tax Parcel No. 1210F-03-012.000); and

WHEREAS, it was noted that the Development Review Committee (DRC) had reviewed this request for a **Zoning Map Amendment**, to authorize the establishment of a **PD-R: Planned Development – Residential District Master Plan** and had found it to be in conformance with the rules and regulations of the City of Biloxi, and authorized the applicant to proceed to the Planning Commission and City Council for this **PD-R: Planned Development – Residential District Master Plan** approval, as herein requested; and

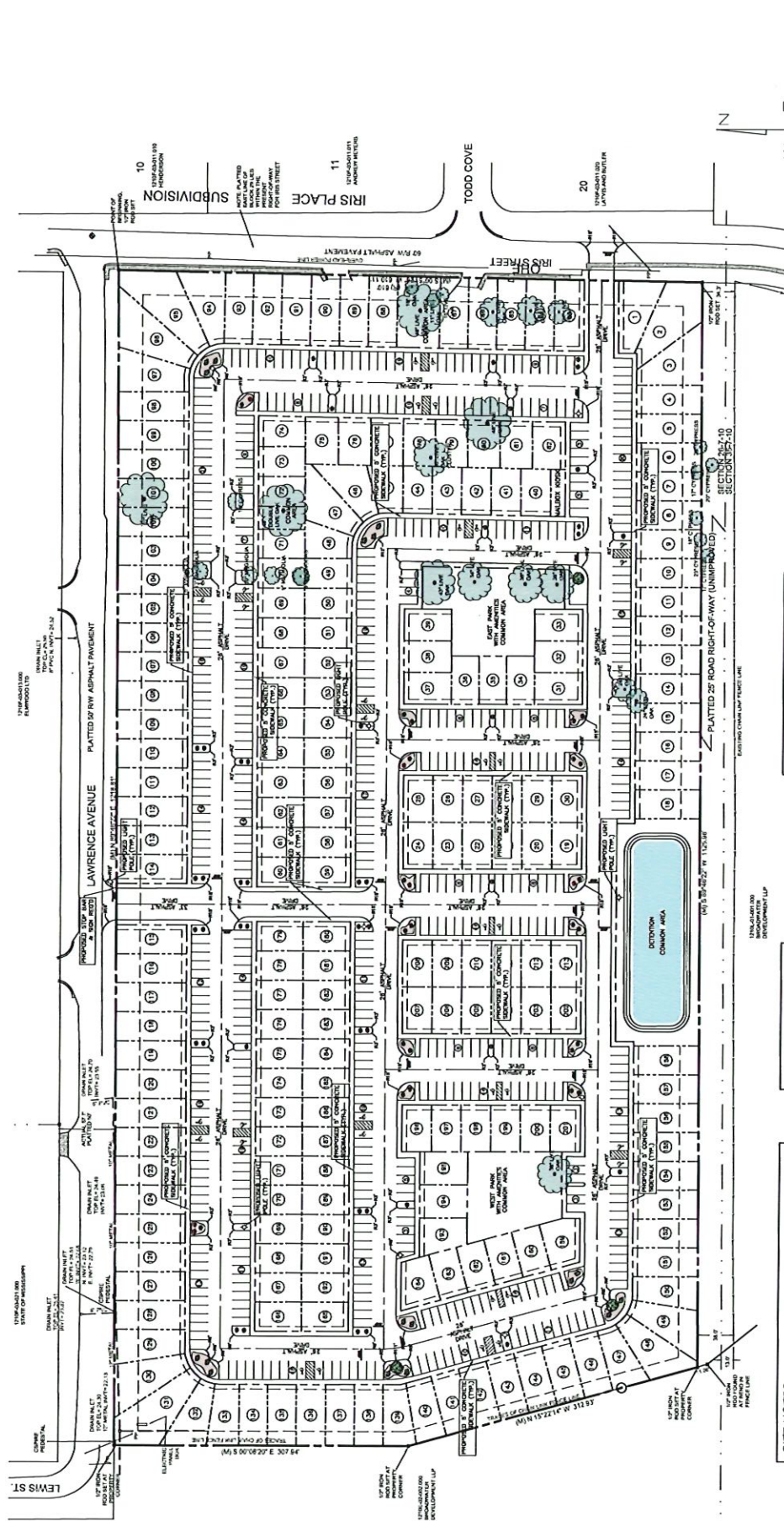
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NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF BILOXI, MISSISSIPPI, that having given the Planning Commission's

recommendation full consideration, the Biloxi City Council hereby rejects said recommendation and hereby denies the requested **Zoning Map Amendment**, to authorize the establishment of a **PD-R: Planned Development - Residential District Master Plan** overlay for the property site identified as 2003 Lawrence Street as related in Case No. 25-011-PC, Elliott Homes, LLC (owner) and Heinrich and Associates (applicant), based upon a determination that that\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
.....C



## SITE NOTES:

1. ALL DIMENSIONS ARE FROM BACK OF CURB TO BACK OF CURB.
2. ALL ROADWAY RADIUS DIMENSIONS ARE 20' UNLESS NOTED.
3. CONTRACTOR TO ENSURE ALL CURB RAMPS AND SIDEWALKS MEET ADA REQUIREMENTS.
4. STREET LIGHT LOCATIONS AND TYPES TO BE DESIGNED AND SUBMITTED BY MS POWER.
5. SHOULD CONTRACTOR FIND ANY DISCREPANCIES IN DIMENSIONS, PROJECT ENGINEER SHALL BE NOTIFIED IMMEDIATELY.

### SITE LEGEND

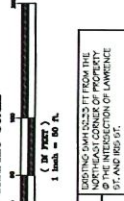
- |                                                                                       |                  |
|---------------------------------------------------------------------------------------|------------------|
|  | TYPICAL SIGN     |
|  | TYPICAL STOP BAR |
|  | HEADER CURB      |
|  | CURB & CUTTER    |
|  | STREET LIGHT     |

## SITE DATA TABLE

|                                                 |                                     |
|-------------------------------------------------|-------------------------------------|
| PROPOSED ZONING                                 | PD-2                                |
| ACREAGE                                         | 18.2723 AC                          |
| MIN. LOT SIZE                                   | 30,000'                             |
| MIN. LOT AREA                                   | 1,000 SF                            |
| TOTAL LOTS                                      | 225                                 |
| SETBACKS                                        | 0 FT                                |
| STORYS                                          | 5 TO 10 FT (UNLESS OTHERWISE SHOWN) |
| MAX. BUILDING HEIGHT                            | 65 FT                               |
| MAX. UNIMPLED HEIGHT NOT TO EXCEED 55 FT        |                                     |
| MAX. UNIMPLED BUILDING AREA 20,000 SF FOOTPRINT |                                     |
| PROPOSED PROTECTED                              |                                     |
| PROPOSED PARKING                                | 1800 SPACES                         |
| HANDICAPPED PARKING                             | 34 SPACES                           |
| TOTAL PARKING PROVIDED                          | 1834 SPACES                         |

BOUNDARY AND TOPOGRAPHIC INFORMATION  
BASED ON SURVEY BY GEORGE SURVEYING.

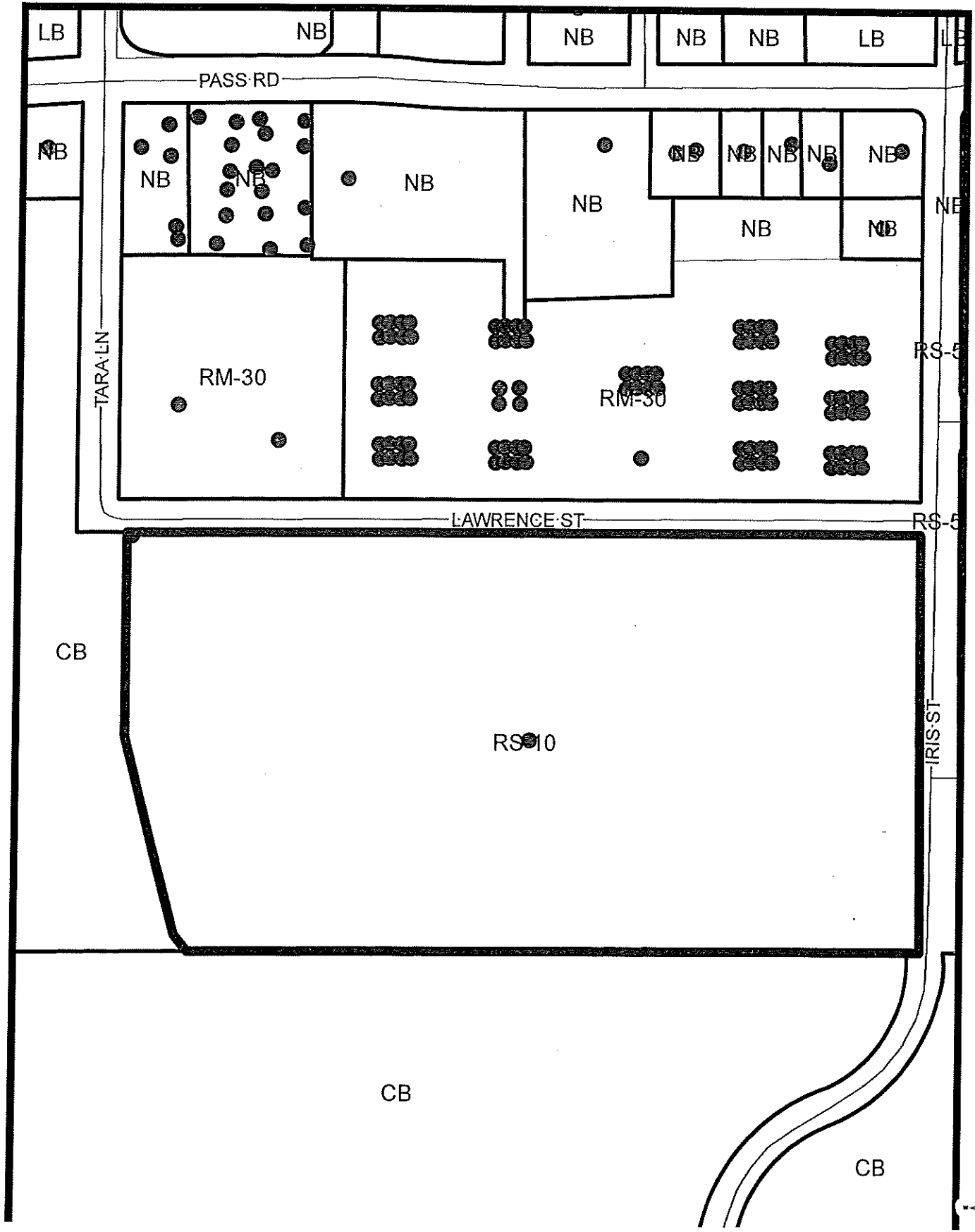
GRAPHIC SCALE

[illegible]

## LOT & STREET LAYOUT

SCALE: 1" = 50'-0"

Case No. 25-011-PC  
Elliott Homes/Amanda Crose  
2003 Lawrence St  
PD-R



Scheduled for  
April 3, 2025  
PC Meeting

Elliott Homes, LLC (owners)  
Heinrich & Associates (applicant)  
Case No. 25-011-PC  
**PD-R: Planned Development –  
Residential District Master Plan**



**Planning Commission  
Case Fact Sheet**

|                                              |                                                                                                                                                                                                                                                                                            |
|----------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Case No.:</b>                             | 25-011-PC                                                                                                                                                                                                                                                                                  |
| <b>Name of Owner/<br/>Applicant:</b>         | Elliott Homes, LLC<br>Heinrich and Associates                                                                                                                                                                                                                                              |
| <b>Address of Property:</b>                  | 2003 Lawrence Street                                                                                                                                                                                                                                                                       |
| <b>Tax Parcel/Ward:</b>                      | 1210F-03-012.000/Ward 3                                                                                                                                                                                                                                                                    |
| <b>Request:</b>                              | <b>PD-R: Planned Development – Residential District<br/>Master Plan</b>                                                                                                                                                                                                                    |
| <b>Purpose of Request:</b>                   | To consider an application for a <b>PD-R: Planned<br/>Development – Residential District Master Plan</b> , to<br>customize the subdivision design standards to construct<br>251 lots to be known as Beauvoir Villas.                                                                       |
| <b>Size of Property:</b>                     | 16.7 Acres (More or Less)                                                                                                                                                                                                                                                                  |
| <b>Present Zoning:</b>                       | <b>RS-10-Single-Family Low-Density Residential</b>                                                                                                                                                                                                                                         |
| <b>Present Use:</b>                          | Vacant Land (former Beauvoir Elementary)                                                                                                                                                                                                                                                   |
| <b>Most Nearly<br/>Bounded By (streets):</b> | To the North of the CSX Right-of-Way; to the South of and<br>fronting to Lawrence Street; to the East of Beauvoir Road;<br>and West of and adjacent to Iris Street.                                                                                                                        |
| <b>Adverse Influences:</b>                   | While high-density subdivisions like this proposed <b>Beauvoir<br/>Villas</b> offer benefits such as affordability and efficient land<br>use, they also could pose adverse influences such as traffic<br>congestion, infrastructure strain, drainage issues, and<br>environmental impacts. |
| <b>Positive Influences:</b>                  | This <b>PD-R: Planned Development – Residential District<br/>Master Plan</b> , will allow the applicant to construct homes                                                                                                                                                                 |

with a 0' front yard setback, 2.5' side yard setback, and a 10' rear yard setback.

**Concerns stated:** The Planning Division Office has not received any letters or other written communications relative to this case, as of March 27, 2025.

**Comments/  
Recommendations:** Elliott Homes, LLC (owner) and Heinrich and Associates (applicant), have submitted an application for a **PD-R: Planned Development – Residential District Master Plan**, upon sixteen and seven-tenths acres (16.7) (more or less) in size, presently zoned **RS-10-Single-Family Low-Density Residential**, said application should comply with Section 23-3-4(C) of the Land Development Ordinance.

The **PD-R: Planned Development – Residential District Master Plan**, as submitted, proposes the creation of two-hundred fifty-one (251) single-family residential lots, which lots will average 1250 square feet (plus or minus) in overall size for each lot, and will be sold for the express purpose of accommodating new single-family residences.

The Dimensional Standards proposed for this Master plan are as follows:

|                                     |                                        |
|-------------------------------------|----------------------------------------|
| Total area                          | 16.7 Acres                             |
| Dwelling Units per Acre             | 15.03                                  |
| Lot Area, Min                       | 1250 SF                                |
| Lot Width, Min                      | 25'                                    |
| Impervious Surfaces Coverage,( Max) | 65%                                    |
| Individual Building Size, ( Max)    | 20' x 30.5'                            |
| Building Height, (Max)              | 35'                                    |
| Setbacks, (Min)                     | Front=0'<br>Rear = 10'<br>Sides = 2.5' |

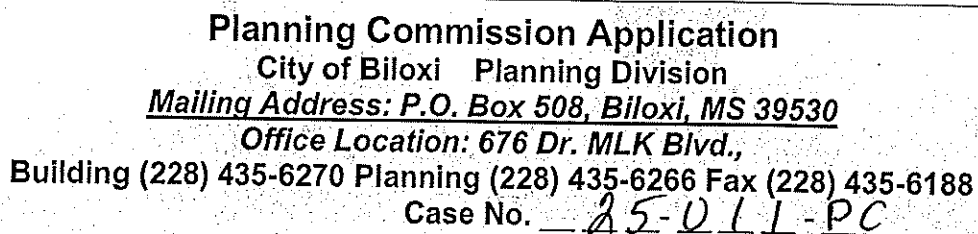
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The Development Review Committee (DRC), it should be noted, extended an initial review of this project and authorized the owner and applicant to submit this **Master Plan** for discussion, review and recommendation by the Planning Commission.

**Options:**

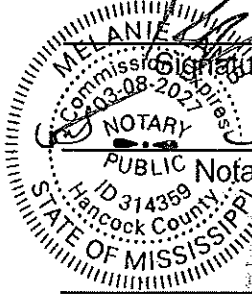
1. Recommend approval of this request for a **Zoning Map Amendment** classification for a parcel of land measuring approximately sixteen and seven-tenths acre (16.7) (more or less) in size, from its present zoning district classification of **RS-10-Single-Family Low-Density Residential** to **PD-R: Planned Development – Residential District**, having determined that a Change in the Character of the Neighborhood is of evidence and that this zoning change will permit this proposed high-density project.
2. Recommend denial of this request for a **Zoning Map Amendment**, having determined that said project has not been found to promote the public interest at this location; that said project has not been proposed or designed to be operated so that the public health, safety, and welfare will be protected; and that said project does not conform to all district regulations of the City of Biloxi.



Revised November 2024

**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  
\_\_\_\_\_  
Notary Signature (Seal)      Date 2/5/25

\_\_\_\_\_  
Signature of Rightful Owner  
\_\_\_\_\_  
Notary Signature (Seal)      Date

\_\_\_\_\_  
Signature of Rightful Owner  
\_\_\_\_\_  
Notary Signature (Seal)      Date

\_\_\_\_\_  
Signature of Applicant  
\_\_\_\_\_  
Notary Signature (Seal)      Date 2/5/25

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

NOTES: HEINRICH ASSOCIATES - 228-89678

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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



## PLANNING COMMISSION SUPPLEMENT Planned Development – Master Plan

City of Biloxi Planning Division  
**Mailing Address: P.O. Box 508, Biloxi, MS 39530**  
*Office Location: 676 Dr. MLK Blvd.,*  
 Planning (228) 435-6266 Fax (228) 435-6188

TO BE COMPLETED BY APPLICANT | DATE: 2/06/25

**Planned Development** – The Planned Development (PD) districts are established and intended to encourage innovative land planning and site design concepts that support a high quality of life and achieve a high quality of development, environmental sensitivity, energy efficiency, and other city goals and objectives by:

- a. Reducing or diminishing the inflexibility or uniform design that sometimes results from strict application of zoning and development standards designed primarily for individual lots;
- b. Allowing greater freedom in selecting the means of providing access, open space, and design amenities;
- c. Allowing greater freedom in providing a well-integrated mix of residential and nonresidential land uses in the same development, including a mix of housing types, lot sizes, and densities;
- d. Providing for efficient use of land resulting in smaller networks of utilities and streets and thereby lowering development and housing costs; and
- e. Promoting quality design and environmentally sensitive development that respects surrounding established land use character and respects and takes advantage of a site's natural and man-made features, such as trees, streams, hillsides, floodplains, and historic features.

**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 Zone**

**Proposed New-PD**

RS-10 \_\_\_\_\_

PD-R \_\_\_\_\_

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

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

**Criteria:**

Include a statement of planning objectives for the district.

1 Identify the general location of individual development areas, identified by land use(s) and/or development density or intensity.

2. Identify for the entire PD district and each development area the acreage, types and mix of land uses, number of residential units (by use type), nonresidential floor area (by use type), residential density, and nonresidential intensity.



## PLANNING COMMISSION SUPPLEMENT Planned Development – Master Plan

City of Biloxi Planning Division  
**Mailing Address: P.O. Box 508, Blvd., Biloxi, MS 39530**  
Office Location: 676 Dr. MLK Blvd.,  
Planning (228) 435-6266 Fax (228) 435-6188

3. Identify the general location, amount, and type (whether designated for active or passive recreation) of open space.
4. Identify the location of environmentally sensitive lands, wildlife habitat, and stream corridors.
5. Identify the on-site transportation circulation system, including the general location of all public and private streets, existing or projected transit corridors, and pedestrian and bicycle pathways, and how they will connect with existing and planned city systems
6. Identify the general location of on-site potable water and wastewater facilities, and how they will connect to city systems
7. Identify the general location of on-site stormwater management facilities, and how they will connect to city systems.
8. Identify the general location of all other on-site public facilities serving the development, including but not limited to parks, schools, and facilities for fire protection, police protection, EMS, stormwater management, and solid waste management.

**PLEASE INCLUDE A DIMENSIONAL STANDARDS TABLE FOR THE PROPOSED PD**  
**SEE SECTION 23-3-4 PD ZONING DISTRICTS**

The dimensional standards applicable in each development area of a PD district shall be as established in the PD Master Plan, and shall be consistent with the purpose of the particular type of PD district. The PD Master Plan shall include at least the following types of dimensional standards, unless the PD Master Plan expressly states otherwise:

- a. Maximum dwelling units per acre and/or maximum floor area ratio;
- b. Minimum lot area;
- c. Minimum lot width;
- d. Maximum impervious surface area;
- e. Maximum building height;
- f. Maximum individual building size;
- g. Minimum and maximum setbacks; and
- h. Minimum setbacks from adjoining residential development or residential zoning districts.

All development in a PD district shall comply with the development standards of Article 23-6: Development Standards, or any modifications of those standards established in the PD Master Plan as consistent with city plans, the objective of the particular type of development standard, the purpose of the particular PD district, and any additional limitations or requirements set forth in Sections 23-3-4(C)—23-3-4(H) for the particular type of PD district.

# **Planning Commission Supplement Planned Development – Master Plan**

**Tax Parcel No: 1210F-12-012.000**

## **Introduction:**

The subject property is 16.708 acres and is located on the corner of Lawrence Street and Iris Street. This site was also known as Beauvoir Elementary School and Ball Park. It was recently demolished and sold by the Biloxi Public School system. Since the school has been vacated, the property has been overwhelmed by the homeless community and this project will eliminate this problem. The current zoning is RS-10 (Single-Family Residential, Low Density). This property borders Iris Street to the East and Lawrence Street to the North. The nearest street to the West is Beauvoir Road and to the South is Greater Avenue. The Elmwood apartments are located directly to the North of the property and townhomes are located directly East of this property. The adjoining properties are zoned as B-3 (Limited Business) to the South and West, RM 30 (High-Density Multifamily Residential District) to the North, and RS-5 (High-Density Residential) to the East.

The request is to rezone the subject property from RS-10 to PD-R and develop a 252 lot single-family residential subdivision to serve the community. Each lot will be sold individually to empty nesters or first-time homebuyers. The covenants will not allow VRBO opportunities. The development will include ample parking, green space, protection of the existing live oak trees, 2 community parks with amenities and pet area, required landscaping, and gated entry. All water and sewer utilities will meet the City of Biloxi subdivision regulations. The sub-surface storm drainage and detention area will meet the current City of Biloxi stormwater ordinance. Traffic flow is designed so that residences can exit in and out of 2 entrances. All infrastructure will be owned and maintained by the home owners association or HOA.

The attached preliminary site plan shows 251 detached residential villas with approximately 623 parking spaces, which includes the required handicapped spaces, a mailbox kiosk, sidewalks, and entryway monumentation.

## **Criteria:**

1. *Identify the general location of individual development areas, identified by land use(s) and/or development density or intensity.*  
See attached zoning map.
2. *Identify for the entire PD district and each development area the acreage, types and mix of land uses, number of residential units (by use type), non-residential floor area (by use type), residential density, and non-residential.*  
The entire 252 lot development will be a single-family residential subdivision sold to individuals.

3. *Identify the general location, amount, and type (whether designated for active or passive recreation) or open space.*

The park areas and green space that is shown on the site plan will be owned and maintained by the HOA and will be active recreation.

4. *Identify the location of environmentally sensitive lands, wildlife habitat, and stream corridors.*

The property is mostly clear. It has been determined that it does not include jurisdictional wetland, endangered species, or streams.

5. *Identify the on-site transportation circulation system, including the general location of all public and private streets, existing or projected transit corridors, and pedestrian and bicycle pathways, and how they will connect with the existing and planned city systems.*

As shown on the site plan, there is traffic circulation throughout the development. All streets within the development will be privately owned by the HOA. The site plan shows a 5' wide concrete sidewalk the pedestrian and bicycle pathways that will lead to the 2 parks. The development will be gated and will not have access to the adjacent streets. Knox boxes will be provided at both entrances.

6. *Identify the general location of on-site potable water and wastewater facilities, and how they will connect to the city systems.*

Water and sewer services will be provided to each individual lot. The water will be looped for fire protection tying into the city's water mains on Iris St. and Lawrence St. It is planned that the sewer will tie into an existing lift station at the northwest corner of the property. If needed, the developer will provide a second lift station.

7. *Identify the general location of the on-site stormwater management facilities, and how they will connect to the city systems.*

The development will be designed to drain into a detention pond on the south side of the property. The pond will be designed to collect all of the drainage run-off and discharge out of the back of the pond into an existing ditch.

8. *Identify the general location of all other on-site public facilities serving the development, including but not limited to parks, schools, and facilities for fire protection, police protection, EMS, stormwater, management, and solid waste management.*

As stated above, there will be 2 parks. One for with playground equipment and the other will be a pet park. There will be no school planned for this development. Students will attend the Biloxi School system or private schools of their choice. There will be fire protection by way of fire hydrants and all homes will be designed with a firewall. Police and EMS will be able to enter the development by way of the "knoxbox". Stormwater will be designed per the Local and State regulations. The solid waste will be maintained by HCUA.

The following Dimensional Standards Table is shown on the site plan:

Minimum lot area: 1,250 S.F.

Minimum lot width: 25'

Maximum impervious surface area: 65%

Maximum building height: Not to exceed 35'

Maximum individual building size: 20'x30.5' Footprint

Minimum setbacks:

Min. Front: 0'

Min Rear: 10' (unless otherwise shown)

Min. Side: 2.5'

Minimum setbacks from adjoining residential development or residential zoning districts:

RS-10:

Min. Front: 30'

Min Rear: 20'

Min. Side: 10'

RM-30:

Min. Front: 20'

Min Rear: 20'

Min. Side: 10'

RS-5:

Min. Front: 20'

Min Rear: 20'

Min. Side: 5'

B-3:

Min. Front: 40'

Min Rear: n/a

Min. Side: 10'

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](http://www.biloxi.ms.us)

To: Biloxi Planning Commission

From: Jerry Creel, Development Review Committee Chair

Date: March 24, 2025

Re: Elliott Homes, LLC (Owner)  
Heinrich and Associates (applicant)  
Beauvoir Villas  
Parcel: 1210F-03-012.000  
DRC Case No. 2025-009

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 Preliminary Subdivision Plat.

The DRC **will** 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,

*Jerry Creel*

Jerry Creel, Chair

cc: file



## BILOXI PLANNING COMMISSION MEETING

APRIL 3, 2025

COMMUNITY DEVELOPMENT,

DR. MARTIN LUTHER KING JR. MUNICIPAL BUILDING,

676 DR. MARTIN LUTHER KING JR. BOULEVARD,

BILOXI, MISSISSIPPI,

BEGINNING AT 2:00 P.M.

## PLANNING COMMISSION MEMBERS PRESENT:

David Washer, Chairman  
 Ronnie Bogard  
 Kyle Carron  
 Steve Delahousey  
 Charlie Dellenger  
 Dr. Larry Drawdy  
 Joe King  
 Gary Lechner  
 Debora Magee  
 August Parker  
 Jimmy Poulos  
 John Snow  
 David Stanovich  
 Michael Todaro

## ALSO PRESENT:

Jerry Creel, Director of Community Development  
 Felicia Serpas, Senior Planner  
 Caryle Lena, Planner  
 Dr. Paul Tisdale, Councilman Ward 5  
 David Shoemaker, Councilman Ward 7

## REPORTED BY

Melissa Burdine-Rodolfich  
 Simpson Burdine & Miguez

## CHAIRMAN WASHER:

Let us call the Planning Commission  
 meeting to order, please.

We'll record the members present.

Mr. Lechner, Mr. Parker, Mr. Todaro, Ms. Magee,

Mr. Stanovich, Mr. Bogard, Mr. Dellenger,

Mr. Poulos, Dr. Drawdy, Mr. Carron, Mr. King,

Mr. Snow, Mr. Delahousey; myself, David Washer.

To my right is Jerry Creel, Director of  
 Community Development; Caryle Lena, Planner.

On the table in the front there, Felicia  
 Serpas, Senior Planner, and next to her is Melissa  
 Rodolfich, our court reporter today.

I'd like to recognize Dr. Paul Tisdale in  
 the audience, Councilman Ward 5, and David  
 Shoemaker, Councilman Ward 7.

I'll ask Mr. Delahousey, if he would,  
 please, open the meeting with a moment of prayer.

(Moment of prayer.)

## CHAIRMAN WASHER:

Mr. Bogard, would you lead us in the  
 Pledge?

(Pledge of Allegiance.)

## CHAIRMAN WASHER:

I'd like to welcome everyone here with

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

## CONTINUED PUBLIC HEARING(S):

PAGE:

(None)

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## NEW PUBLIC HEARING(S):

25-010-PC

6

25-011-PC

64

25-012-PC

117

25-013-PC

120

## TREE HEARING(S):

TR-25-002 (Tabled)

--

us today. We would ask that anyone that desires

to speak, please come to the podium when your case

is called. If you would, sign in at the pad

provided and give us your name and address for the  
 record.

We're going to restrict -- after the  
 opening comments from the applicant, we're going  
 to restrict the comments to four minutes max. If  
 you have something that you want to add to any of  
 the other comments that were made before you, you  
 know, please do so. If not, if you will just, out  
 of respect of everybody's time, say that you agree  
 with the comments that they made.

We're going to ask if all members of the  
 Commission received a copy of the minutes from the  
 last meeting, if there's any additions or  
 corrections.

MR. DELAHOUSEY:

Move to approve.

MR. SNOW:

Second.

CHAIRMAN WASHER:

Motion to approve the minutes as  
 presented; seconded by Mr. Snow.

All those in favor, say "aye."

1 Yeah, we can do that. That's not a  
 2 problem.  
 3 CHAIRMAN WASHER:  
 4 You will be able to do that that quick?  
 5 MR. CREEL:  
 6 Yes, sir.  
 7 MR. DELLENGER:  
 8 So it will have opt in or they want it  
 9 to be zoned AR and we'll have an answer from every  
 10 property owner up there?  
 11 MR. CREEL:  
 12 We're going to take the letters and the  
 13 comments that have been made today. Again, we  
 14 notified everybody so --  
 15 MR. DELLENGER:  
 16 Right. But, I mean, not everybody can  
 17 show up and not everybody can -- I mean --  
 18 MR. CREEL:  
 19 But a lot of these came through e-mail  
 20 where they were in opposition to it.  
 21 MR. DELLENGER:  
 22 I mean, unless we get an answer from  
 23 every single property owner, I mean, we don't know  
 24 if they're in or out.  
 25 MR. CREEL:

1 each one of those?  
 2 MR. CREEL:  
 3 It's different amounts. There are some  
 4 properties on there that are very small and there  
 5 are some on there that are very large.  
 6 Are you talking about the overall  
 7 acreage that's involved?  
 8 MR. CARRON:  
 9 No. I'm just curious if each individual  
 10 number is a certain size, if they cover a certain  
 11 area or if they're just individual properties?  
 12 MR. CREEL:  
 13 Those are individual properties. That's  
 14 the way that we had to do it.  
 15 CHAIRMAN WASHER:  
 16 All right. We're going to go ahead and  
 17 ask that everyone that's in favor of tabling this  
 18 till the next meeting, raise your hand, please.  
 19 Mr. Lechner, Mr. Parker, Ms. Magee,  
 20 Mr. Stanovich, Mr. Bogard, Mr. Dellenger,  
 21 Mr. Poulos, Dr. Drawdy, Mr. Carron, Mr. King,  
 22 Mr. Snow, Mr. Delahousey; myself, David Washer.  
 23 Mr. Todaro, you abstain?  
 24 MR. TODARO:  
 25 Yes.

1 That's the way most cases proceed. If  
 2 there is not any opposition to it, then the  
 3 assumption is that they don't have a problem with  
 4 it.  
 5 MR. CARRON:  
 6 They will still have the option to come  
 7 back at a later time.  
 8 MR. CREEL:  
 9 Yes.  
 10 CHAIRMAN WASHER:  
 11 So we have got a motion and second on  
 12 the floor recommending that we go ahead and table  
 13 this until we get further information from the  
 14 staff as far as identifying the property in and  
 15 out.  
 16 MR. DELAHOUSEY:  
 17 I would ask Mr. Lechner if he's willing  
 18 to amend his motion to request that Mr. Creel's  
 19 office attempt to have that information available  
 20 to us by the next meeting.  
 21 MR. LECHNER:  
 22 I will agree to that. That's fine.  
 23 MR. CARRON:  
 24 One quick question for Jerry. When we  
 25 look at these numbers on here, how much land is

1 CHAIRMAN WASHER:  
 2 And there are no objections.  
 3 Motion carries to table until the next  
 4 meeting.  
 5 Our next hearing today is Case Number  
 6 25-011-PC, Elliott Homes, LLC, owner, and Heinrich  
 7 and Associates, applicant. This is a request for  
 8 a PD-R, Planned Development-Residential District  
 9 Master Plan upon property measuring 16.7 acres,  
 10 more or less, in size presently zoned RS-10,  
 11 single-family, low-density residential and  
 12 identified as 2003 Lawrence Street, being  
 13 Municipal Tax Parcel Number 1210F-03-012.000.  
 14 This case was advertised on March 21st,  
 15 March 28th.  
 16 View the video on that, please, Felicia.  
 17 MS. SERPAS:  
 18 Yes, sir. One second.  
 19 This is on Iris and Lawrence.  
 20 CHAIRMAN WASHER:  
 21 All right.  
 22 Mr. Heinrich.  
 23 MR. HEINRICH:  
 24 Good afternoon. My name is Bobby  
 25 Heinrich, 1806 23rd Avenue in Gulfport. I'm here

1 to represent Elliott Homes on this development.  
2 Just wanted to be here to answer any  
3 questions and just to kind of give you a little  
4 bit of information on the property.

5 It's right at 17 acres. Rather than  
6 asking for a rezone, we're asking for an overlay  
7 to do a master plan development for residential.

8 So if anyone is familiar with Coral  
9 Breeze, it's along those lines there, where you're  
10 able to have a home and -- on a smaller lot and be  
11 able to purchase it, rather than rent.

12 So this property could be very easily, I  
13 think, rezoned to like R-30, which -- and rather  
14 than doing 480 apartments, we're asking for a  
15 251-lot subdivision.

16 So we've laid it out. We've gone  
17 through DRC and got comments back and we addressed  
18 those with water and sewer. Of course, there's  
19 water and sewer on Lawrence and on Iris Street, so  
20 plenty capacity for that. We'll meet all the City  
21 of Biloxi's drainage requirements, stormwater  
22 requirements.

23 I just want to go down a few things  
24 here, so I've just -- I got this information from  
25 a marketing study, but in the United States,

1 had it -- there's no wetlands on the property.  
2 All the oak trees that you saw in that video are  
3 going to remain. We're not cutting one tree. I  
4 went and looked at every one of them, so none of  
5 them are diseased or impaired or anything like  
6 that. I have got it shown on the site plan, all  
7 the trees, and you may have that in your packet.  
8 It's kind of hard to see on that packet, there.  
9 But anyway, if you want to look at this drawing  
10 here, it shows all these big live oak trees that  
11 are on the property.

12 So the development would be close in  
13 proximity to the beach. I mean, I don't know if I  
14 would walk from there to the beach, but, I mean,  
15 it's close proximity to the casino down there and  
16 the beach.

17 We'll meet all the City of Gulfport  
18 requirements, avoiding the trees.

19 The homes are about 1,000 square foot.  
20 They're two-story. I've got some examples here.  
21 I can kind of pass those around if anybody would  
22 like to see what the type home looks like, but --  
23 and there's different exterior things that -- I  
24 mean, I've got several of these if y'all want to  
25 look at them, but they're three-bedroom, two-bath.

1 there's probably around 10,000 people a day  
2 retiring. They want to either -- relocate. They  
3 either want to live in different climate of  
4 weather or just, you know, want to live on the  
5 Mississippi Gulf Coast.

6 And I feel like on -- the Mississippi  
7 Gulf Coast is a mecca. I mean, people are moving  
8 here left and right. I think y'all are aware of  
9 that, and so this gives somebody that wants to  
10 retire a home, a nice home and they're able to  
11 purchase it. So, you know, yards are -- you know,  
12 smaller, so they don't have to maintain a big yard  
13 or anything like that. So that's what this  
14 development is all about.

15 One of the places, as you know, is  
16 Keesler. People get stationed here and they end  
17 up staying here. They need a place to live, so  
18 this is an opportunity for folks that are retired  
19 from Keesler.

20 This site has been vacant. It was the  
21 old Beauvoir Elementary School, plus, I think,  
22 it's called Cavalier -- is that right -- Baseball  
23 Park, so that's where this project is. Oh, there  
24 it is right there, Cavalier Baseball Park.

25 Okay. We've had it surveyed. We have

1 We plan to have a gated -- this will be  
2 a gated community at both entrances there, the one  
3 going out on Iris and out to Lawrence. It will be  
4 gated. We agreed with the fire department that  
5 we'd put a Knox Box there so that if there is any  
6 emergencies, they would be able to get into the  
7 development.

8 All the utilities, the drives,  
9 everything within the development would be owned  
10 and maintained by the HOA, so the City of  
11 Gulfport (sic) -- we'll put a master meter out  
12 where we tie into the water, so that will be taken  
13 care of. But anyway, it will be -- it will not be  
14 dedicated to the City of Biloxi.

15 MR. PARKER:

16 Excuse me. You keep referring to  
17 Gulfport. This is Biloxi.

18 MR. HEINRICH:

19 I'm sorry?

20 MR. PARKER:

21 You keep referring to Gulfport. This is  
22 Biloxi.

23 MR. HEINRICH:

24 Did I say Gulfport? I'm sorry. Let me  
25 retract all that. If I said anything about

1 Gulfport, I'm sorry.  
 2 So the development would be gated, and  
 3 then the utilities will be owned and maintained by  
 4 the homeowners association.  
 5 And, again, this development, it will be  
 6 giving an opportunity for a person to own the  
 7 house and the land rather than rent.  
 8 So I'm here to answer any questions you  
 9 might have on this development.  
 10 Yes, sir.  
 11 MR. CARRON:  
 12 Yes, sir. I've got quite a few.  
 13 Are these -- I noticed that it said  
 14 there won't be any short-term rentals.  
 15 MR. HEINRICH:  
 16 No, no short-term rentals. These will  
 17 all be fee-simple.  
 18 MR. CREEL:  
 19 With a PD-R, if this is approved, PD-R  
 20 does not allow short-term rental.  
 21 MR. CARRON:  
 22 Okay. But long-term rentals only?  
 23 MR. CREEL:  
 24 Long-term rentals only, yeah.  
 25 MR. CARRON:

1 I have where you did that on several of  
 2 them.  
 3 MR. HEINRICH:  
 4 Yes, sir. Some of those larger parcels  
 5 are parks, so they will be able to have two little  
 6 communities there for a playground or whatever he  
 7 decides to put in there.  
 8 MR. CARRON:  
 9 Yeah. I think Lots 103 and 4, you made  
 10 that a common area, too, because of a tree. And  
 11 some of the other lots, though, between 93 and 94,  
 12 you made that, it looks like, a common area.  
 13 MR. HEINRICH:  
 14 Yes, sir.  
 15 MR. CARRON:  
 16 Like I said, it's very hard to see.  
 17 But I did have some questions about some  
 18 of the other lots. I know that the setbacks, side  
 19 setback is only two and a half feet, correct?  
 20 MR. HEINRICH:  
 21 Yes, sir. Will that help you a little  
 22 bit?  
 23 MR. CARRON:  
 24 Yeah. I've got a diagram.  
 25 And with two and a half feet, I notice

1 Okay. And are all these units going to  
 2 be built and sold as a unit or are they going to  
 3 be -- the owners going to build it?  
 4 MR. HEINRICH:  
 5 They will all be by owners. They will  
 6 be built by the builder and sold to an individual.  
 7 MR. CARRON:  
 8 What I'm getting at is, you're going to  
 9 sell the lot to somebody and then they will build  
 10 them?  
 11 MR. HEINRICH:  
 12 No. One builder will build all of them  
 13 and sold as they come along with the marketing  
 14 that they do.  
 15 MR. CARRON:  
 16 And, you know, as you say, that's very  
 17 hard to see and I've got a larger diagram. I kind  
 18 of looked at it very closely, and I have noticed  
 19 that you made some of the lots a little larger due  
 20 to making a common space to accommodate some of  
 21 the trees, correct?  
 22 MR. HEINRICH:  
 23 Yeah. Yes, sir. I avoided -- we have a  
 24 couple of parks.  
 25 MR. CARRON:

1 that quite a few of the trees that you say you are  
 2 saving are on property lines or very near property  
 3 lines. So if we've only got two-and-a-half-foot  
 4 side setbacks, we're talking about these houses  
 5 only being five feet apart, correct?  
 6 MR. HEINRICH:  
 7 Yes, sir. They're five feet apart.  
 8 MR. CARRON:  
 9 And I notice in the design there is no  
 10 soffits on the side, which is good, so we don't  
 11 have any overhangs that could create a problem.  
 12 But if -- some of these trees are  
 13 24 inches in diameter that are on the property  
 14 lines, so that could be an issue when it comes  
 15 time to build, you know, damage to root structure,  
 16 damage to the canopy.  
 17 How are y'all going to handle that? Is  
 18 that tree going to have to come down?  
 19 MR. HEINRICH:  
 20 I would say that -- so we're asking for  
 21 this layout to be approved and when we get into  
 22 the final engineering drawings and I see that  
 23 that's going to be an issue, then we will just  
 24 make that lot bigger. I mean, that's the only way  
 25 we can handle that. We're not going to build on

1 top of tree roots.  
 2 MR. CARRON:  
 3 Okay. And, you know, I see that there  
 4 is two lots -- 83 and 84 actually have four trees  
 5 directly on them.  
 6 MR. HEINRICH:  
 7 Yeah.  
 8 MR. CARRON:  
 9 And those tend to be smaller trees, but  
 10 some of these ones on -- the other ones that I had  
 11 mentioned are fairly large trees and I'm very well  
 12 pleased that you say you're going to save those  
 13 trees, even if it means making the lots --  
 14 MR. HEINRICH:  
 15 Yes. We won't be coming back to ask for  
 16 tree removal. We're not going to do that. I will  
 17 make the lot bigger if that's the case.  
 18 MR. CARRON:  
 19 Thank you.  
 20 And on that diagram, it also says  
 21 proposed sidewalks. I mean, that is strictly a  
 22 requirement?  
 23 MR. HEINRICH:  
 24 Yes. Yeah, we'll provide sidewalks.  
 25 MR. CARRON:

1 three trees between Lots 99, 100 and 101 and 102?  
 2 MR. CARRON:  
 3 Yes. That's going to be one where  
 4 they're going to have to make a decision, but,  
 5 basically, those trees, they may have to double up  
 6 a couple lots to save them. That's one of the  
 7 questions.  
 8 MR. HEINRICH:  
 9 Yeah. We have laid it out right now the  
 10 best -- you know, getting away from the tree roots  
 11 and canopy and things like that. But, again, if  
 12 it becomes an issue, we'll just have less lots.  
 13 MR. CARRON:  
 14 Thank you.  
 15 MR. KING:  
 16 On your zero front setback, that means  
 17 the house will be right up to the sidewalk?  
 18 MR. HEINRICH:  
 19 Yes, sir. It will come -- you will have  
 20 the parking lot -- or parking space, sidewalk and  
 21 then the house.  
 22 MR. CARRON:  
 23 There's 251 houses and, I think, 600  
 24 parking places or something like that.  
 25 MR. HEINRICH:

1 Again, I want to commend you on saving  
 2 as many trees as you can.  
 3 MR. HEINRICH:  
 4 Yes, sir.  
 5 MR. CARRON:  
 6 And I also like the idea of it being a  
 7 gated community. I know right now we have an  
 8 issue with homeless people in that area.  
 9 MR. HEINRICH:  
 10 Yes, sir.  
 11 MR. CARRON:  
 12 And I think it will be an asset to the  
 13 area.  
 14 MR. HEINRICH:  
 15 I haven't touched on that yet, but since  
 16 you brought it up, I will say that there's been  
 17 people ran off the property already. They're  
 18 trying to move over onto the property and we would  
 19 like to, you know, put some folks in here and  
 20 eliminate that problem in that area. I know it's  
 21 a big issue right there.  
 22 MR. CARRON:  
 23 All right. Thank you.  
 24 MR. DELAHOUSEY:  
 25 Mr. Carron, are you referring to the

1 We may be a little over, you know, on  
 2 the parking. There is only -- there is two spaces  
 3 per unit is what's required, so we just want to  
 4 make sure that people have plenty of parking for  
 5 visitors and, you know, family and stuff like  
 6 that.  
 7 MR. CARRON:  
 8 So will that parking be designated?  
 9 MR. HEINRICH:  
 10 I haven't -- I mean, I can certainly do  
 11 that. I haven't done the covenants. I don't do  
 12 the covenants, but that's an option.  
 13 MR. CARRON:  
 14 I'm just curious, you know. The lots  
 15 are very narrow, big enough for two cars. You'd  
 16 almost have to designate one for that unit.  
 17 MR. HEINRICH:  
 18 I mean, that's a good point. I haven't  
 19 heard that from the owner, if there will be  
 20 designated parking, but I think that's probably a  
 21 good idea.  
 22 MR. CARRON:  
 23 And how many bedrooms can -- up to will  
 24 it be?  
 25 MR. HEINRICH:

1 It will be three bedrooms.  
 2 MR. CARRON:  
 3 Three bedrooms?  
 4 MR. HEINRICH:  
 5 Yes, sir.  
 6 MR. CARRON:  
 7 So, again, you probably need more than  
 8 two parking spots per unit.  
 9 MR. HEINRICH:  
 10 Yeah.  
 11 MR. DELAHOUSEY:  
 12 Mr. Heinrich, on the two photographs  
 13 that you gave us, they're exactly the same.  
 14 MR. HEINRICH:  
 15 Well, I just handed a whole pack.  
 16 MR. DELAHOUSEY:  
 17 These three, the homes are exactly the  
 18 same.  
 19 MR. HEINRICH:  
 20 I can't answer that.  
 21 MR. DELLENGER:  
 22 Probably different prices, though.  
 23 MR. HEINRICH:  
 24 Yeah. Is that what it is? I printed  
 25 those from another development, like Coral Ridge

1 DR. DRAWDY:  
 2 But they're all ownership first?  
 3 MR. HEINRICH:  
 4 Ownership first, yes, sir. Fee-simple.  
 5 It's a fee-simple subdivision.  
 6 DR. DRAWDY:  
 7 Thank you.  
 8 MR. STANOVICH:  
 9 Bobby, is this going to be done in  
 10 phases or all at one time?  
 11 MR. HEINRICH:  
 12 They're going to build them all at one  
 13 time, one phase.  
 14 MR. STANOVICH:  
 15 And they're all three bedrooms?  
 16 MR. HEINRICH:  
 17 Yes, sir.  
 18 MR. STANOVICH:  
 19 You're talking about retirement people.  
 20 It sounds like it's more for families, right?  
 21 MR. HEINRICH:  
 22 Well, I mean, you could put an office in  
 23 one. I mean, it just -- I don't design the homes,  
 24 but three bedrooms seems to be the seller.  
 25 CHAIRMAN WASHER:

1 and then there's another in -- I don't have the  
 2 name in front of me, but those are just -- it's  
 3 the same exact home that they are going to build  
 4 out here. They have been very successful with it.  
 5 They will sell really good and --  
 6 DR. DRAWDY:  
 7 How wide will your streets be once you  
 8 get --  
 9 MR. HEINRICH:  
 10 The streets -- all the main drives are  
 11 26 feet wide. That's what's required by the fire  
 12 department. All the parking spaces will be nine  
 13 by 19. There is ample -- I've got plenty of  
 14 handicapped spaces in there. It's -- you know,  
 15 it's got circulation, two entrances, two parks,  
 16 you know, for the families to go and visit.  
 17 DR. DRAWDY:  
 18 One other question.  
 19 All these units will either be for sale  
 20 or for rent?  
 21 MR. HEINRICH:  
 22 They're going to be for sale.  
 23 Now, I understand you can do long-term  
 24 rental, but that would be an individual owning it  
 25 and then he would rent it.

1 What are you proposing that the  
 2 homeowners association is going to do?  
 3 MR. HEINRICH:  
 4 Well, like I said, if it has to do with  
 5 water or sewer service, then they won't be calling  
 6 the City of Biloxi to come out and repair a water  
 7 leak or, you know, somebody hitting a fire hydrant  
 8 or something like that. It will be the homeowners  
 9 association that would take that over. We're not  
 10 going to dedicate the utilities to the City.  
 11 CHAIRMAN WASHER:  
 12 Nor the streets?  
 13 MR. HEINRICH:  
 14 Nor the streets. Potholes, you know,  
 15 anything like that, street lights or whatever,  
 16 that would all be within the development.  
 17 CHAIRMAN WASHER:  
 18 The maintenance of the grassy areas,  
 19 which there is very few grassy areas, who is going  
 20 to do that?  
 21 MR. HEINRICH:  
 22 The homeowner will take care of their  
 23 own --  
 24 MR. CREEL:  
 25 Talking about the common area?

1 MR. DELAHOUSEY:  
2 Common area.  
3 MR. HEINRICH:  
4 Common area, HOA.  
5 CHAIRMAN WASHER:  
6 I'm talking about the grassy area. I've  
7 got two feet down each side and, what, maybe 20,  
8 30 feet in the back? I don't have much in a  
9 1,250-square-foot lot. I've got to take care of  
10 all my grass.  
11 MR. HEINRICH:  
12 That homeowner is going to take care of  
13 the yard. The common area will be taken care of  
14 by the HOA.  
15 CHAIRMAN WASHER:  
16 Where are these lawnmowers going to go?  
17 MR. HEINRICH:  
18 I can't answer that. I mean, they have  
19 a yard. There is a yard behind the house there,  
20 so --  
21 CHAIRMAN WASHER:  
22 And they're going to be responsible for  
23 bringing in 251 trash cans every week?  
24 MR. HEINRICH:  
25 We're going to have trash pick up just

1 Hotel. Right there to the east of Jubilee.  
2 CHAIRMAN WASHER:  
3 In front of the old Oak Shores, huh?  
4 MR. CREEL:  
5 Oak Shores, yeah.  
6 CHAIRMAN WASHER:  
7 So that's Coral Breeze.  
8 MR. HEINRICH:  
9 Yes.  
10 CHAIRMAN WASHER:  
11 What is the -- this is more like the  
12 project over on Popps Ferry Road and Motsie Road.  
13 MR. HEINRICH:  
14 I'm not familiar with that.  
15 MR. CREEL:  
16 Monarch Villas, that's what it's called.  
17 CHAIRMAN WASHER:  
18 Yeah. This looks more like that and  
19 that's only 25 units over there. Originally, when  
20 that one was proposed, it was going to be owned by  
21 Elliott and rented. It wasn't going to be sold  
22 and, of course, that got changed as we went along.  
23 You're looking at doing that same thing for 250?  
24 MR. HEINRICH:  
25 Yes, sir.

1 like any other subdivision. We're not going to  
2 have dumpsters.  
3 MR. CARRON:  
4 Would like the Harrison County Utility  
5 Authority have -- be able to come in through the  
6 Knox Box with their --  
7 MR. HEINRICH:  
8 Yes. Yeah, I mean, it's -- I keep  
9 referring to Coral Breeze. I mean, it's a new  
10 development right down, you know, close to  
11 Iberville down there and it's the same exact  
12 development.  
13 MR. BOGARD:  
14 Have they done a soil sample out there  
15 for debris under the ground?  
16 MR. HEINRICH:  
17 I have not done that yet.  
18 MR. BOGARD:  
19 You would be surprised.  
20 CHAIRMAN WASHER:  
21 Coral Breeze is down -- the one in front  
22 of the old Oak Shores?  
23 MR. CREEL:  
24 It's down next to the White Pillars down  
25 there, the units that they put in next to Jubilee

1 CHAIRMAN WASHER:  
2 That's way too much property -- too many  
3 houses on that property with two-and-a-half-foot  
4 side yard setbacks.  
5 MR. HEINRICH:  
6 Again, we've done this development, you  
7 know, in other locations and that's what he would  
8 like to do.  
9 CHAIRMAN WASHER:  
10 You've got the right to ask for what you  
11 want, and I've have got the right to oppose it.  
12 MR. HEINRICH:  
13 Yes, sir. That's right.  
14 Again, there's apartments right across  
15 the street. You know, again, if somebody wanted  
16 to put apartments there, that would be the prime  
17 location for apartments; but rather than doing 500  
18 units, we're going to do -- you know, we're  
19 looking at 250, so half of what -- you know, if we  
20 got it rezoned for apartments, which I -- we're  
21 not planning -- intending on doing that, but I  
22 think a fee-simple, single-family home development  
23 would be a lot more appealing than an apartment  
24 complex.  
25 CHAIRMAN WASHER:

1 But the apartment complex would be  
 2 managed by one company instead of 251 individuals.  
 3 MR. HEINRICH:  
 4 Okay.  
 5 CHAIRMAN WASHER:  
 6 All right. Anything else you want to  
 7 add?  
 8 MR. HEINRICH:  
 9 I'm here to answer any questions.  
 10 CHAIRMAN WASHER:  
 11 Okay. Thank you.  
 12 MR. DELAHOUSEY:  
 13 Mr. Creel, the two-and-a-half-foot  
 14 minimum setback, does that require a variance?  
 15 MR. CREEL:  
 16 Not in a PD-R. PD-R you, essentially,  
 17 write your master plan for how you want to develop  
 18 it. The two-and-a-half-foot setback can be  
 19 requested. The only issue there is the closer to  
 20 the property line you get, the more fire resistant  
 21 that wall has to be.  
 22 These houses have no windows on that  
 23 side and no penetrations on that side. And like  
 24 Mr. Carron said -- he went and looked at them --  
 25 these houses don't have an overhang. They go

1 Greater. Since that time, I realize the nightmare  
 2 that somebody has left at the Broadwater property  
 3 of homeless.  
 4 Since I've started this mission, I have  
 5 made every single City Council meeting. I have  
 6 got -- friends with Jerry. And long story short,  
 7 we found homes for about 80 people back there.  
 8 I'm working with Ms. Fore and  
 9 Mr. Anderson to clean up the property and that --  
 10 we are moving forward to do things. I have not --  
 11 I would love to have that area developed, but to  
 12 be honest with you, anything that's come in  
 13 there -- we brought all our old neighbors together  
 14 in that Broadwater community. Mandy and the  
 15 people of the City are moving to make it a  
 16 historical district right behind Treasure Bay, lot  
 17 of obstacles, but we're going to do it.  
 18 And I have found that since I and my  
 19 neighbors fought the Board of Ed to clean that  
 20 area up and gone back and forth with the school  
 21 board, had all this fight, it was cleaned up.  
 22 Since that time, it was bought. I have  
 23 asked whoever bought it to clean it. I have gone  
 24 and got a no trespassing sign from the new owners.  
 25 There are people out there right now. There's

1 straight up all the way from the top to the  
 2 bottom.  
 3 CHAIRMAN WASHER:  
 4 Okay. Any other questions, members of  
 5 the Commission, of Mr. Heinrich? No questions.  
 6 Thank you.  
 7 MR. HEINRICH:  
 8 All right. Thank you.  
 9 CHAIRMAN WASHER:  
 10 We'll ask if there is anyone in the  
 11 audience that wants to speak in favor of the  
 12 applicant's request? Anyone speaking in favor?  
 13 No one speaking in favor.  
 14 Is there anyone speaking in opposition  
 15 or with any questions?  
 16 MR. SILVESTRO:  
 17 Hi, I'm Bob, 181 Iris Street right in  
 18 the subdivision right behind him.  
 19 If I go off base, just let me know.  
 20 I moved here about two years ago.  
 21 CHAIRMAN WASHER:  
 22 Just watch the clock. That way, you get  
 23 in everything you want to say.  
 24 MR. SILVESTRO:  
 25 I moved on the corner of Iris and

1 issues, and I would love for it to be built.  
 2 But if you're not going to respond to  
 3 the neighbors' phone calls -- you bought the  
 4 property. Why aren't you cutting the grass now?  
 5 What's going to be down the road? I would love  
 6 Elliott Homes to come, but we are no longer in  
 7 that neighborhood -- I represent -- we had a  
 8 petition about something last week. We got 171  
 9 signatures within three days, so I feel as if I'm  
 10 voicing for the people who don't feel like they  
 11 have a voice.  
 12 We are working towards rebuilding  
 13 people's homes that can't afford it and we want --  
 14 anything that comes in that area is going to be a  
 15 benefit to that neighborhood, so we welcome them  
 16 to come. But I just wonder -- like, he got the  
 17 property. I called. Can't you cut the grass?  
 18 Can't you maintain it? Go by there now there's  
 19 four cars, three homeless people.  
 20 I've met Chief Miller. All the time,  
 21 it's not his job. If you're going to own the  
 22 property and maintain it, don't say, well, if we  
 23 don't build there, you're going to have homeless  
 24 people. It's a new subdivision. We're going to  
 25 have a new neighborhood. We represent it.



1 Everything is going to be done the right way and  
2 we're going to help people no matter what color  
3 you are, how much money you have and what you want  
4 to do.

5 So I'm Bob. I appreciate everything.  
6 Everyone knows who I am. We welcome a builder,  
7 but you have to be more receptive. And as Jerry  
8 knows, I fought to get it cleaned up, cut the  
9 grass. Thank you.

10 MR. DELAHOUSEY:

11 Sir, let me ask you a question. Are you  
12 in favor or in opposition?

13 MR. SILVESTRO:

14 Well, I'm not in opposition, but what  
15 I'm saying is it seems like a lot of homes. And  
16 as -- I started to go there. If you have 500  
17 cars, they're all going to go to the street light  
18 at Tara Lane? I don't understand. There is some  
19 questions I have. It's not their fault.

20 I also wonder -- if you're putting your  
21 building across certain areas that are kind of  
22 rough or whatever it is right now, I want to make  
23 sure we're benefiting the community, you know,  
24 since it's for empty nesters. Well, we moved here  
25 to help people and every empty-nest house we ever

1 built, we made sure there was no stairs.

2 So I'm just worried about what it can  
3 become. And I think it's a great opportunity to  
4 build there. We just want everyone to know that  
5 we should make sure it's going to be a help to the  
6 people in the neighborhoods.

7 No. I'm not against it. I'm just  
8 against someone coming in and saying, we're here.

9 MR. DELAHOUSEY:

10 Just to be clear --

11 MR. SILVESTRO:

12 Yes, sir. I ramble.

13 MR. DELAHOUSEY:

14 -- you're in favor of development, but  
15 not necessarily this particular development as  
16 submitted?

17 MR. SILVESTRO:

18 I'm in favor of this development as long  
19 as you guys have got the best interest of us --  
20 which I'm sure you do, and the builder realizes  
21 that you have to follow the rules. And that's all  
22 I want to say, but I appreciate everyone being  
23 here and Mandy to make it a historical district in  
24 our neighborhood. Thank you. And Jerry, thank  
25 you, Jerry.

1 CHAIRMAN WASHER:

2 All right. The gentleman in the back.

3 MR. KAVANAUGH:

4 Mike Kavanaugh, 134 St. Jude.

5 I am speaking in opposition primarily --  
6 I'm not opposed to development right here, but I'm  
7 opposed to the method that's being used to develop  
8 the land. I think it's kind of end-around on the  
9 planning process to use the PD-R to just basically  
10 get a higher number of units per acre than  
11 required -- than what was actually part of the  
12 original zoning. It's RS-10 now, I think. So  
13 you're looking at 15 units per acre,  
14 1,250-square-foot lots. And RS-10, is what,  
15 10,000-square-foot lots. So you're essentially --  
16 it's -- I know a PD-R is not a rezoning, but  
17 essentially that's what you're doing, is you're  
18 doing a rezoning through the back door.

19 252 homes in this area -- you know,  
20 nobody has talked about the schools and the effect  
21 on the schools. If it's two-story and  
22 three-bedroom, you're going to have kids in that  
23 neighborhood. You're going to going have at least  
24 one. Let's just say one per house. That's 250  
25 kids. Jeff Davis Elementary -- well, now, Bayview

1 (sic) has 500 total, so you will be adding 250  
2 kids to the school that has 500. So that's a  
3 massive increase that, you know, the City of  
4 Biloxi probably has not planned for.

5 The HOA, are -- they're going to allow  
6 rentals, obviously. Is there going to be a cap on  
7 the number of rentals because I can just see this  
8 becoming, you know, people buy them as investment  
9 properties and then there went the units, so  
10 you're going to have 250 rentals, you know,  
11 potentially.

12 Also, you know, I hate to call it a  
13 threat, but it's always the apartment complexes  
14 that are the bad things. You know, rezoning is  
15 difficult, so I don't think it's a slam-dunk to  
16 assume it's going to be 400 apartment units if  
17 this does not get approved. I think this area  
18 would do much better at a lower density.

19 I think it needs to be developed. I'm  
20 glad to see that they're, you know, a gated  
21 community. It's not going to solve the homeless  
22 problem. That's a much bigger issue with the  
23 Broadwater property that's sat, you know,  
24 basically vacant for a number of years now.

25 So -- and all these things, plus the

1 trees, it's not going to the Tree Committee, so  
 2 this is not -- I guess it's not being tracked.  
 3 You know, they say they're going to keep the  
 4 trees, but is there anything in writing? And who  
 5 is going to track that?  
 6 Since the Tree Committee is not involved  
 7 and no tree permits are involved, it kind of  
 8 concerns me, and that's all part of the PD-R  
 9 designation, which is technically -- if you look  
 10 at the PD-R designation in the LDO, this does not  
 11 really meet that designation. I mean, it's  
 12 supposed to be mixed use, live, work and play,  
 13 kind of thing. This is just live. There ain't no  
 14 work or play involved in this development.  
 15 So it's really not -- I think it's just  
 16 being used to get -- to, you know, squeeze a high  
 17 number of houses into a, you know, existing  
 18 location.  
 19 And I think that's -- I've covered  
 20 probably pretty much everything that I have and  
 21 within time. That's unusual, but I appreciate it.  
 22 Thank you.  
 23 CHAIRMAN WASHER:  
 24 All right. Thank, you Mr. Kavanaugh.  
 25 Anyone else to speak in opposition?

1 which is more than three times the recommendation  
 2 for low density.  
 3 High-density housing is supposed to  
 4 have, according to the zoning regulations, 5,000  
 5 square feet, so they're even extending the --  
 6 reducing that and moving it back to 1,250 square  
 7 feet. But I think this is way too much housing  
 8 for that area. A lot of issues with traffic and  
 9 the rest of it not being addressed.  
 10 And I think they're mistaken with the  
 11 fact of tree removal. I believe the south  
 12 boundary of that property is wooded, 50 to 75 feet  
 13 in depth, which is full of homeless at this point  
 14 still living on that property. All of that and  
 15 then we're saying we're not going to be cutting  
 16 trees, so I'm not quite sure how they're going to  
 17 put the houses up on top of the trees. That's all  
 18 I have. Thank you.  
 19 CHAIRMAN WASHER:  
 20 Okay. Thank you, sir.  
 21 Anyone else?  
 22 MS. LALLY:  
 23 Hello. Wendy Lally, 324 Fairview Drive.  
 24 I'm here to talk about trees and  
 25 landscaping. We do have landscaping and tree

1 Anyone else with any questions or concerns?  
 2 MR. ELDER:  
 3 Good afternoon. My name is George  
 4 Elder. I live on Jasmine Street. I'm also in  
 5 that area of this development.  
 6 I would like to make a few points and  
 7 speak in opposition. No one has considered the  
 8 traffic flow on the roads this is going to impact.  
 9 We have two narrow roads coming into Tara Lane and  
 10 Iris, which would be the entrance and exit points  
 11 for it. We're putting in, the potential, 1,200  
 12 cars a day in and out of this area, people coming  
 13 and going.  
 14 On three-bedrooms units, which I was  
 15 under the impression they were two, you're going  
 16 to have more than two vehicles per house. At the  
 17 very least, you will have two adults in there.  
 18 And if they start renting, there is no control  
 19 over that as to how many people they are going to  
 20 have in that area.  
 21 The point I would like to make is that  
 22 that the zoning for this property is low density  
 23 as it stands. Low density, you're allowed  
 24 approximately five houses per acre, but what  
 25 Elliott Homes is proposing is 15 houses per acre,

1 plans in our city, and the only time that those  
 2 standards are to be exempt is under certain  
 3 conditions. Trying to cram 251 units into  
 4 16 acres is not a reason to not follow our  
 5 landscaping and tree ordinances that we have as  
 6 they stand.  
 7 Obviously, y'all are concerned about  
 8 trees. You've mentioned that. Mr. Heinrich made  
 9 a great argument that if a tree is on a lot, he  
 10 would go ahead and extend the size of the lot to  
 11 protect that tree. That's not in the application  
 12 that's presented to you today. That's just a  
 13 promise that he's made.  
 14 You are here to look at the application.  
 15 If he wants to put that in the application, that  
 16 would be great. He can rewrite that and bring  
 17 that back to y'all. I think that would be a much  
 18 better way to make sure that's enforced.  
 19 That kind of happened with Moffett Road.  
 20 When the developer came in, he said he wasn't  
 21 going to cut down any trees and sure enough,  
 22 several months later, he did come back and indeed  
 23 asked for permits to cut down trees. So a promise  
 24 is words. If it's on paper, that's actually  
 25 something that we can enforce, and I'm sure y'all

1 would agree that's a much better way to do  
 2 business, to have it in writing, if that's indeed  
 3 what they want to do with the trees.  
 4 I believe probably he is not going to  
 5 ask for tree permits. He doesn't need to. It's  
 6 going to fall on those people. They're going to  
 7 ask for permits one by one for each lot. He knows  
 8 where the trees are. These trees are there.  
 9 They're not going anywhere. They've been there  
 10 for probably hundreds of years. If you know a  
 11 tree is on the lot, go ahead and double up that  
 12 lot, give that house a double lot and we can save  
 13 those trees.  
 14 I imagine that -- like I said, those  
 15 homeowners who are buying those lots are going to  
 16 come back one by one because if they want to  
 17 develop a lot and build on that lot, they're going  
 18 to need to cut down the tree.  
 19 So I am in opposition of this. I  
 20 think -- I just think there is better ways that we  
 21 can do this. I do agree -- I would like to have  
 22 some development in West Biloxi. That's a great  
 23 piece of property, but not at the expense of  
 24 trees, not at the expense of landscaping and,  
 25 certainly, not at the expense of not following

1 what we have, not following the rules that are in  
 2 the LDO, all the things that we -- makes Biloxi  
 3 what it is. So thank you for your time.  
 4 CHAIRMAN WASHER:  
 5 Thank you.  
 6 MR. DELLENGER:  
 7 He's not selling lots. He's selling  
 8 homes, correct?  
 9 CHAIRMAN WASHER:  
 10 Pardon me?  
 11 MR. DELLENGER:  
 12 He's not selling lots. He is selling  
 13 homes?  
 14 CHAIRMAN WASHER:  
 15 Correct.  
 16 MR. DELLENGER:  
 17 So nobody can go in there and buy a lot.  
 18 MS. LALLY:  
 19 Okay. Well, maybe I'm misunderstood,  
 20 then.  
 21 MR. DELLENGER:  
 22 They're selling just the homes.  
 23 CHAIRMAN WASHER:  
 24 Anyone else to speak in opposition? No  
 25 one to speak in opposition.

1 Mr. Heinrich, do you have anything else  
 2 you want to add, sir?  
 3 Wait. We have one more coming.  
 4 MS. THOMPSON:  
 5 I have got a couple of questions. I'm  
 6 Teresa Thompson. I live at 1506 Avalon.  
 7 And I live within a mile or two of the  
 8 Coral Breeze, and I listened to all of that. We  
 9 went through five different meetings on Coral  
 10 Breeze and three different PC numbers on that  
 11 because every time they turned out, they changed  
 12 their mind on they wanted to do. So by the time  
 13 we got through, I don't think anybody really knew  
 14 what we ended up with, except that they built  
 15 them.  
 16 So I have a problem with this because  
 17 this is overload. You should not be able to put  
 18 that many houses of any kind. It's like building  
 19 a slum to me.  
 20 You're looking at -- we started out this  
 21 process that said we were going to build high-end  
 22 on the peninsula because we were the visitor --  
 23 place to come and we were going to have high  
 24 built -- high-end everything so that we go could  
 25 attract anybody to come here.

1 I can't believe someone wants to come  
 2 and retire and live in one of these houses, not  
 3 next to all other 250 people that's sitting there.  
 4 And they're with -- I mean, if you think of two  
 5 and a half feet, I can do that -- and I'm almost  
 6 three feet from hand to hand. Okay? So that  
 7 means they've got like a foot, you know, on the  
 8 other sides. I mean, there is only five feet  
 9 between these houses.  
 10 And down on Coral Breeze, there is not  
 11 that many houses. At least it's not so much like  
 12 it's -- the whole territory is taken. This is  
 13 16 acres. You have now created 250 houses with  
 14 people trying to maneuver themselves around. The  
 15 streets don't look that big. You've got lots of  
 16 cars, lots of traffic and if they're three  
 17 bedrooms. I didn't think Coral Breeze was but two  
 18 bedroom. Are they three? I don't know.  
 19 MR. CREEL:  
 20 Three.  
 21 MS. THOMPSON:  
 22 Okay. The problem I have is they've got  
 23 a 10-foot clearance and they're sitting next to  
 24 each other. There is like two, four, six, eight  
 25 people or eight of them in a row. All those

1 people are coming out onto to their parking  
2 things, moving around and they're just every -- I  
3 mean, I don't see how it can function.

4 And I don't think it meets the  
5 requirement of us having higher-end anything. And  
6 this won't work here. I think it's a great  
7 opportunity to build something, but why aren't we  
8 just building a real subdivision for people to  
9 live in and something that people would want to  
10 come live in?

11 Yeah, maybe they want smaller houses,  
12 but we used to have RS-7.5s down on the Point,  
13 which was 5,000 square foot. Everybody said, we  
14 don't want RS-7.5 anymore because they were too  
15 small. Now, we're giving them 1,200 square feet  
16 and this is supposed to be okay?

17 We're just going totally against what we  
18 said after all the discussion about developing the  
19 Point, that RS-7.5s were too small. Nobody is  
20 going to want to live in there because they were  
21 such a problem before, and now we're halving that.  
22 And we're not even halving it. 5,000 square feet  
23 to 1,200-square-foot house, I mean, that's like  
24 going -- I mean, that's almost like being in an  
25 apartment and they just happen to be back to back.

1 No.

2 MR. HEINRICH:

3 I didn't think there is, so, again, I  
4 can go over what our plan is here. It's is to  
5 provide an affordable home for someone that's  
6 an -- it doesn't have to be an empty nester. It  
7 could be a small family. This is just what the  
8 developer has the experience in of selling to  
9 people that -- they want a -- they want to  
10 purchase a home and not have any maintenance with  
11 the yard and things like that.

12 Schools, I present a lot of projects to  
13 a lot of different municipalities, and if you call  
14 the school board, they say, don't worry about  
15 schools. We'll have plenty of room for kids, you  
16 know, when the time comes, and that's why they  
17 have money to set aside for building new schools  
18 and stuff.

19 So I don't -- I hear complaints about,  
20 what about the mail, what about traffic and this,  
21 that and the other. Well, we just have to deal  
22 with that.

23 I mean, you can't stop development.  
24 This property was for sale when Mr. Elliott bought  
25 it and so he would like to do this development

1 So you own it. I don't see people  
2 coming from the north coming down here to buy this  
3 to live in. They may come and buy it to rent, but  
4 I can't see them retiring and coming down here.  
5 They're in a high-end price already. They can  
6 come down and they want to pay something -- they  
7 want to buy something that's reasonable, but with  
8 the stuff that they want in the house. And I just  
9 can't see this being a retirement home.

10 CHAIRMAN WASHER:

11 Time is getting short. Hit the  
12 highlights.

13 MS. THOMPSON:

14 So I'm done.

15 CHAIRMAN WASHER:

16 Thank you.

17 Anyone else?

18 All right. Mr. Heinrich.

19 MR. HEINRICH:

20 Bobby Heinrich, 1806 23rd Avenue in  
21 Gulfport.

22 So I don't believe -- and Jerry might  
23 can answer this -- is there a density for a PD-R  
24 development?

25 MR. CREEL:

1 here. It's been done before. It's been very  
2 successful for him.

3 This is not the final plan. This is a  
4 layout of what we would like to do here. I  
5 already addressed the trees. If I've got to move  
6 a lot over to save these trees, that's what's  
7 going to happen, you know. I don't want to get  
8 into the tree situation. I mean, when you have a  
9 dead tree sitting on a piece of property, I mean,  
10 you want to cut it. I mean, that's just what  
11 happened in that situation. Plus, we mitigated  
12 the trees. And whatever landscaping requirements  
13 we have to do out here, that's what we're going to  
14 do. We'll follow all of those. We're not asking  
15 for any variances to that nature to, you know,  
16 eliminate trees or landscaping or anything like  
17 that.

18 We're providing water and sewer for  
19 every lot. The City of Biloxi will benefit from  
20 that, so these homes are going to be north of  
21 200,000 a piece. That's just one picture of what  
22 one of them looks like. They'll have different  
23 facades. You know, some of them will have board  
24 and batten designs. Some of them, you know, are  
25 Hardie plank design. Just different elevations.

1 But anyway, this is a vacant piece of  
2 property. I have to say that, you know, you  
3 normally don't come across a piece of property  
4 that doesn't have a wetlands issue or elevation  
5 issue or anything like that. This will be a prime  
6 location for this development.

7 So I can answer any other questions.

8 MR. DELAHOUSEY:

9 Are you authorized to speak and make  
10 decisions on behalf of --

11 MR. HEINRICH:

12 I will try my best, yes, sir.

13 MR. DELAHOUSEY:

14 Okay. If -- just hypothetically, if you  
15 were to change the side setback from 2.5 to  
16 five feet, that would obviously decrease the  
17 density and would also address the issue of  
18 potentially damaging trees that may be too close  
19 to the property line.

20 Is that something that you think could  
21 be considered? I don't know how much it would  
22 decrease the number of units.

23 MR. HEINRICH:

24 Can you give me a few minutes to do a  
25 little calculation? Just one minute if y'all want

1 to ask me something else.

2 MR. CREEL:

3 I can address --

4 MR. DELAHOUSEY:

5 I just -- fellow Commission Members,  
6 what are your thoughts on that? I mean, it would  
7 seem that increasing the side setbacks would  
8 address most of the concerns that have been  
9 brought up here. The density of the property, the  
10 number of units would be decreased and the  
11 viability of the trees would be maintained because  
12 the homes would not be so close to do damage to  
13 the root structure.

14 MR. KING:

15 What are the side setbacks on the units  
16 on the beach?

17 MR. CREEL:

18 Coral Breeze?

19 MR. KING:

20 Yeah.

21 MR. CREEL:

22 The same.

23 CHAIRMAN WASHER:

24 And you've have got how many units down  
25 there?

1 MR. CREEL:

2 Thirty-eight.

3 MR. CARRON:

4 Did you say 38 at Coral Breeze?

5 MR. CREEL:

6 Thirty-eight, yes, sir.

7 MR. CARRON:

8 How much acreage was there?

9 MR. CREEL:

10 I can't recall right off the bat.

11 MR. HEINRICH:

12 Okay. I mean, it's roughly -- I want to  
13 say somewhere -- 15 to 20 houses, something like  
14 that. But again, the tree situation, I want to  
15 move those anyways. I'm not going to affect the  
16 trees, but I will agree to do the five-foot --  
17 rather than the two-and-a-half-feet, five-foot  
18 setback.

19 MR. TODARO:

20 What was your number again, you said,  
21 just your rough calculation?

22 MR. HEINRICH:

23 About 15 to 20 units.

24 MR. DELAHOUSEY:

25 Less.

1 MR. HEINRICH:

2 Less.

3 MR. TODARO:

4 So we go from 250 to about 230?

5 MR. HEINRICH:

6 Something like that, yes, sir.

7 MR. CARRON:

8 Mr. Heinrich, you know, a lot of these  
9 lots are a lot larger than the others, the ones in  
10 the corners and the ones that you made larger for  
11 the trees. Would you be asking a higher rate for  
12 those lots, for those houses?

13 MR. HEINRICH:

14 Probably not, nuh-uh. I know that  
15 that's probably an opportunity to do that, but  
16 these homes are going to be advertised for 219-  
17 and it will be that lot coming with that house or  
18 that price range. 219- is its minimum, so there  
19 may be some other features in that home that may  
20 make it more because of that.

21 Now, the land -- the lot is going to be  
22 the same price.

23 MR. CARRON:

24 Well, I just figured maybe the ones that  
25 have a tree on them may actually draw more value.

MR. HEINRICH:

I mean, sure. I mean, that's -- I'm not the marketer or the builder, but I would agree with that. I would certainly pick the house with the oak tree in it.

So -- but to answer your question, Mr. Delahousey, the five-foot side yard setback, we would agree with that rather than the two and a half. So they'll be 10 feet apart, rather than -- and that would eliminate a sprinkler for one thing, so I think that will help out with the cost.

CHAIRMAN WASHER:

All right. Anything else in closing arguments?

MR. HEINRICH:

That's it.

CHAIRMAN WASHER:

All right. We'll consider that hearing closed.

Mr. Creel.

MR. CREEL:

This is a request for PD-R with 16.7 acres involved. The PD-R is allowed by the LDO. There was a mention about -- that it's supposed to

be mixed use. What the description actually says is that it may allow certain commercial uses, like or a daycare, for example, or maybe a dry cleaners something that would service the community, but it's not required to have commercial uses in it.

Remember that the only thing that you're approving today is just the concept. This is not the plat. This is not the preliminary plat that y'all will be reviewing at a -- that will come later.

These are market-rate houses. They will be for sale. It's going to be a gated community. Again, this is single-family houses. This is not -- no short-term rental allowed in a PD-R. You have subsidized housing to the north of this and subsidized housing to the east of this and this would be market-rate housing going in.

They're far exceeding what the parking spaces require. In single-family detached dwellings, you're only required to have one parking space per unit. They're actually doing 2.5 for a unit -- right at 2.5. It's 2.48.

You know, concerns about traffic, we hear this about almost every subdivision that comes in. I know that we went through this with

the Woolmarket development before, that it's going to create a bottleneck, they're going to be bumper to bumper, everything else. I challenge you to go up there and sit there by one of those subdivisions and see how many cars actually come out of those subdivisions at any time.

There may be a little -- may be a few cars coming out in the morning when people are going to work and late in the afternoon when people are coming home from at work, but other than that, you're lucky if you see one or two cars come out at any one time out there.

Green spaces, they provided green spaces on the property. With the PD-R, they are allowed after this conceptual approval, if it goes through, to adjust property lines to accommodate things like trees or any other natural features on there.

And as far as the homeless problem and concerns about that, one of the things that I can tell you is the best thing you can do with a vacant piece of property to remove the homeless problem is to develop that piece of property, so -- and then the homeless will move to another location. Again, it's going to be a gated

community.

The Coral Breeze development, every one of those houses, you know, there was a concern, well, they're ugly, whatever. They're not going to sell, whatever. You know, every one of those units sold. Before they even completed the subdivision, they sold all 38. The Monarch Villas which is on Popps Ferry Road, all of those have not sold yet, but I would anticipate that they will.

One of the things to think about those two developments, too, is, if, for whatever reason, at some point, the housing market doesn't make it there, if you ride through and look at them, that would be perfect for professional offices to go into each one of those, real estate offices or attorney offices or something like that. Both of those developments are zoned for it.

This did go through DRC. The fire department approved all of the widths of the roads going through, the fire hydrants and everything else. And because it's a gated community, the staff has no objection and would recommend approval.

1 MR. DELAHOUSEY:  
 2 I have a motion.  
 3 MR. CARRON:  
 4 Before your motion, I have a question  
 5 for Jerry. It might clear things up. Can we  
 6 or can we not add to our motion that they said  
 7 they will not cut any of those trees down?  
 8 MR. CREEL:  
 9 What you can do with that is when it  
 10 comes back, when it comes back for the subdivision  
 11 plat, the preliminary plat, he can actually show  
 12 on that plat that he has moved the property lines  
 13 over to accommodate the trees that are on it. We  
 14 can require Bobby to do that when he comes back,  
 15 and if it's not moved over, you can deny it. If  
 16 they are moved over to accommodate the trees, you  
 17 can take that into consideration with your  
 18 recommendation. So, again, that flexibility is  
 19 there and he has agreed to just adjust the  
 20 property lines to accommodate the trees.  
 21 MR. DELAHOUSEY:  
 22 My motion is to approve the applicant's  
 23 request with the modification that Bobby agreed  
 24 to, that the side setback be increased to a  
 25 minimum of five feet instead of 2.5.

1 or the school board decided that they needed to  
 2 eliminate the school and absorb that student  
 3 population elsewhere. Obviously, that's worked.  
 4 The other thing I would like to say is  
 5 that this property has been vacant for so long and  
 6 development, in my opinion, would address some of  
 7 the homeless situation. I travel down this way  
 8 all the time. And if there were more development  
 9 there, I don't know where they would go to,  
 10 probably closer to my house, but I think it would  
 11 address some of the -- especially, if it's going  
 12 to be a gated community.  
 13 CHAIRMAN WASHER:  
 14 You had something else, Dr. Drawdy?  
 15 DR. DRAWDY:  
 16 One other thing to add to it and to what  
 17 Mr. Creel said, if you -- I'm keenly aware of the  
 18 homeless situation that is in this area because  
 19 they literally -- okay. Let me qualify this.  
 20 Someone literally destroyed old Beauvoir  
 21 school to a point that it would have cost us  
 22 millions of dollars to restore it, so that, I'm  
 23 well aware of, and -- but as Jerry said, if you  
 24 build something that's going to be nice in there,  
 25 it will tend to eliminate maybe some of the

1 MS. MAGEE:  
 2 I second.  
 3 CHAIRMAN WASHER:  
 4 Got a motion on the floor recommending  
 5 approval subject to the side yard setbacks of five  
 6 feet; seconded by Ms. Magee.  
 7 MR. STANOVICH:  
 8 Dr. Drawdy, you want to comment on the  
 9 school situation? Have you got concerns?  
 10 DR. DRAWDY:  
 11 Not particularly. He's right, but I  
 12 will correct him on one thing. Schools do not  
 13 automatically have the money to build the schools.  
 14 That, I can testify to with many, many years of  
 15 experience and -- but schools have a way of  
 16 accommodating for those situations when they do  
 17 come in and it's -- they can put up temporary  
 18 buildings and things like this if they have to.  
 19 Mr. Bogard can also attest to that  
 20 because he has been involved with me on them. But  
 21 I would correct him on that. We do not have  
 22 necessarily the money to build new schools.  
 23 MR. DELAHOUSEY:  
 24 I think it's interesting to note that  
 25 this property used to be a school, so the city --

1 problems that are in that particular area. So  
 2 that's what I'm keenly aware, how much those  
 3 buildings were destroyed by individuals.  
 4 CHAIRMAN WASHER:  
 5 Any other discussion?  
 6 (No response.)  
 7 All right. Motion and second on the  
 8 floor recommending approval subject to five-foot  
 9 setbacks.  
 10 All those in favor, raise your hand.  
 11 Mr. Lechner, Mr. Parker, Mr. Todaro,  
 12 Ms. Magee, Mr. Stanovich, Mr. Bogard,  
 13 Mr. Dellenger, Mr. Poulos, Dr. Drawdy, Mr. Carron,  
 14 Mr. King, Mr. Snow, Mr. Delahousey.  
 15 Opposed? I'm going to go on record as  
 16 opposed. Again, I just feel like it's too much in  
 17 one spot, even with the five-foot.  
 18 MR. KAVANAUGH:  
 19 Thank you. Not surprising it passed.  
 20 CHAIRMAN WASHER:  
 21 We're going to take a three-minute  
 22 break.  
 23 (Off the record.)  
 24 CHAIRMAN WASHER:  
 25 We appreciate y'all's patience with us