

**CITY OF BILOXI
AGENDA ITEM
FACT SHEET**

Item No.: 4I

Council Meeting Date: April 21, 2026

ITEM TITLE: RESOLUTION

INTRODUCED BY: Mayor Andrew "FoFo" Gilich

CONTACT PERSON: Rick Weaver, CAO

Jerry Creel *JC* Director of Community Development

SUMMARY EXPLANATION:

Resolution granting Conditional Use approval to authorize an existing duplex to be utilized as Short - Term Rentals upon a property site situated in a LB Limited Business zone, and identified by municipal address 242 Rodenberg Avenue A & B.

Case No. 26-020-PC, Ward 1, Brett Payne

Resolution Ordinance _____ Public Hearing _____ Routine Agenda _____

Exhibits for Review

Contract _____ Minutes Plans/Maps _____ Deed _____ Lease _____

Other (Specify): application, case fact sheet

Submittal Authorization: Council President _____ Mayor

STAFF RECOMMENDATION: Staff recommends approval

COUNCIL ACTION: Motion By: _____ Second By: _____

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

ACTION TAKEN:

RESOLUTION NO. _____

RESOLUTION GRANTING **CONDITIONAL USE** APPROVAL TO AUTHORIZE AN EXISTING DUPLEX TO BE UTILIZED AS **SHORT-TERM RENTALS** UPON A PROPERTY SITUATED IN A **LB LIMITED BUSINESS ZONE**, AND IDENTIFIED BY MUNICIPAL ADDRESS 242 RODENBERG AVENUE A & B

WHEREAS, on Thursday, April 2, 2026, the Biloxi Planning Commission held a public hearing in the Auditorium of the Dr. Martin Luther King, Jr., Municipal Building, 676 Dr. Martin Luther King, Jr. Boulevard, Biloxi, Mississippi, to hear Case No. 26-020-PC, Brett Payne on behalf of Hagos Investment 242, LLC, for property identified as 242 Rodenberg Avenue A & B; and

WHEREAS, the Planning Commission members were apprised of the particulars of this case, being made cognizant of the fact that the owner/applicant had submitted a request for **Conditional Use**, to authorize an existing duplex to be utilized as **Short-Term Rentals**, for property situated within an **LB Limited Business** zone, and identified as 242 Rodenberg Avenue A & B (re: Tax Parcel No. 1210H-02-076.010); and

WHEREAS, it was determined that this **Conditional Use** request meets all of the standards, as follows:

- a. The **Conditional Use** complies with all applicable zoning district standards;
- b. The **Conditional Use** complies with all Use-Specific Standards;
- c. The **Conditional Use** is compatible with the character of surrounding lands and the uses permitted in the zoning district(s) of surrounding lands;
- d. The **Conditional Use** avoids significant adverse odor, noise, glare, and vibration impacts on surrounding lands regarding refuse collection, service delivery, parking and loading, signs, lighting, and other site elements;
- e. The **Conditional Use** is configured and designed to screen, buffer, or otherwise minimize adverse visual impacts on adjacent lands;
- f. The **Conditional Use** avoids significant deterioration of water and air resources, wildlife habitat, scenic resources, and other natural resources;

- g. The **Conditional Use** maintains safe and convenient ingress and egress and traffic flow onto and through the site by vehicles and pedestrians, and safe road conditions around the site;
- h. The **Conditional Use** allows for the protection of property values and the ability of neighboring lands to develop uses permitted in the zoning district; and
- i. The **Conditional Use** complies with all other relevant city, state and federal laws and regulations; and

WHEREAS, on April 2, 2026, the Biloxi Planning Commission, upon reflection of the information related by the applicant at the public hearing, voted (12-0-0) to recommend approval of the requested **Conditional Use** approval, to authorize an existing duplex, situated upon a parcel of land measuring 71' X 97.02', to be utilized as Short-Term Rentals, for property located within a **Limited Business** zone, and identified by municipal addresses 242 Rodenberg Avenue A & B (Tax Parcel No.1210H-02-076.010), having determined that the proposed **Conditional Use** had been found to be in compliance with the Land Development Ordinance, and finding also that the use promotes the public interest at this location; that the use has been designed, located and proposed to be operated so that the public health, safety and welfare will be protected; that said use will not cause substantial injury to other properties in the neighborhood in which located; and that the use proposed conforms to all zoning district regulations of the **LB Limited Business** zoning district; and

WHEREAS, the Biloxi City Council, after consideration of all facts presented, hereby adopts the report and findings of the Biloxi Planning Commission, and in so doing, determines that approval of the requested **Conditional Use** is appropriate for the property identified as 242 Rodenberg Avenue A & B.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF BILOXI, MISSISSIPPI, THAT this requested **Conditional Use**, to authorize an existing duplex, situated upon a parcel of land measuring 71' X 97.02', to be utilized as Short-

Term Rentals, for property located within a **Limited Business** zone, and identified by municipal addresses 242 Rodenberg Avenue A & B (Tax Parcel No.1210H-02-076.010), as addressed within Case No. 26-020-PC, Brett Payne on behalf of Hagos Investment 242, LLC, is appropriate, having determined that the proposed use has been found to be in compliance with the Land Development Ordinance, and finding also that the **Short-Term Rental**, as presented, promotes the public interest at this location; that the use has been designed, located and proposed to be operated so that the public health, safety and welfare will be protected; that said use will not cause substantial injury to other properties in the neighborhood in which located; and that this **Conditional Use** conforms to all zoning regulations, as required to proceed with the establishment of this use at this location.

.....A

RESOLUTION NO. _____

RESOLUTION CALLING FOR A PUBLIC HEARING WITH RESPECT TO A REQUEST FOR A **CONDITIONAL USE** APPROVAL TO AUTHORIZE AN EXISTING DUPLEX TO BE UTILIZED AS **SHORT-TERM RENTALS** UPON A PROPERTY SITUATED IN A **LB LIMITED BUSINESS ZONE**, AND IDENTIFIED BY MUNICIPAL ADDRESS 242 RODENBERG AVENUE A & B

WHEREAS, on Thursday, April 2, 2026, the Biloxi Planning Commission held a public hearing in the Auditorium of the Dr. Martin Luther King, Jr., Municipal Building, 676 Dr. Martin Luther King, Jr. Boulevard, Biloxi, Mississippi, to hear Case No. 26-020-PC, Brett Payne on behalf of Hagos Investment 242, LLC, for property identified as 242 Rodenberg Avenue A & B; and

WHEREAS, the Planning Commission members were apprised of the particulars of this case, being made cognizant of the fact that the owner/applicant had submitted a request for **Conditional Use**, to authorize an existing duplex to be utilized as **Short-Term Rentals**, for property situated within an **LB Limited Business** zone, and identified as 242 Rodenberg Avenue A & B (re: Tax Parcel No. 1210H-02-076.010); and

WHEREAS, it was determined that this **Conditional Use** request meets all of the standards, as follows:

- a. The **Conditional Use** complies with all applicable zoning district standards;
- b. The **Conditional Use** complies with all Use-Specific Standards;
- c. The **Conditional Use** is compatible with the character of surrounding lands and the uses permitted in the zoning district(s) of surrounding lands;
- d. The **Conditional Use** avoids significant adverse odor, noise, glare, and vibration impacts on surrounding lands regarding refuse collection, service delivery, parking and loading, signs, lighting, and other site elements;
- e. The **Conditional Use** is configured and designed to screen, buffer, or otherwise minimize adverse visual impacts on adjacent lands;

- f. The **Conditional Use** avoids significant deterioration of water and air resources, wildlife habitat, scenic resources, and other natural resources;
- g. The **Conditional Use** maintains safe and convenient ingress and egress and traffic flow onto and through the site by vehicles and pedestrians, and safe road conditions around the site;
- h. The **Conditional Use** allows for the protection of property values and the ability of neighboring lands to develop uses permitted in the zoning district; and
- i. The **Conditional Use** complies with all other relevant city, state and federal laws and regulations; and

WHEREAS, on April 2, 2026, the Biloxi Planning Commission, upon reflection of the information related by the applicant at the public hearing, voted (12-0-0) to recommend approval of the requested **Conditional Use** approval, to authorize an existing duplex, situated upon a parcel of land measuring 71' X 97.02', to be utilized as Short-Term Rentals, for property located within a **Limited Business** zone, and identified by municipal addresses 242 Rodenberg Avenue A & B (Tax Parcel No.1210H-02-076.010), having determined that the proposed **Conditional Use** had been found to be in compliance with the Land Development Ordinance, and finding also that the use promotes the public interest at this location; that the use has been designed, located and proposed to be operated so that the public health, safety and welfare will be protected; that said use will not cause substantial injury to other properties in the neighborhood in which located; and that the use proposed conforms to all zoning district regulations of the **LB Limited Business** zoning district; 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 that a second public hearing be conducted on this matter before the City Council.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF

THE CITY OF BILOXI, MISSISSIPPI, THAT an additional public hearing will be conducted by the City Council in reference to Case No. 26-020-PC, Brett Payne on behalf of Hagos Investment 242, LLC, on a date to be set and in accordance with all requirements of Section 23-2-3 (F) of the City of Biloxi Land Development Ordinance governing the conduct of public hearings.

..... B

RESOLUTION NO. _____

RESOLUTION TO DENY **CONDITIONAL USE** APPROVAL TO AUTHORIZE AN EXISTING DUPLEX TO BE UTILIZED AS **SHORT-TERM RENTALS** UPON A PROPERTY SITUATED IN A **LB LIMITED BUSINESS ZONE**, AND IDENTIFIED BY MUNICIPAL ADDRESS 242 RODENBERG AVENUE A & B

WHEREAS, on Thursday, April 2, 2026, the Biloxi Planning Commission held a public hearing in the Auditorium of the Dr. Martin Luther King, Jr., Municipal Building, 676 Dr. Martin Luther King, Jr. Boulevard, Biloxi, Mississippi, to hear Case No. 26-020-PC, Brett Payne on behalf of Hagos Investment 242, LLC, for property identified as 242 Rodenberg Avenue A & B; and

WHEREAS, the Planning Commission members were apprised of the particulars of this case, being made cognizant of the fact that the owner/applicant had submitted a request for **Conditional Use**, to authorize an existing duplex to be utilized as **Short-Term Rentals**, for property situated within an **LB Limited Business** zone, and identified as 242 Rodenberg Avenue A & B (re: Tax Parcel No. 1210H-02-076.010); and

WHEREAS, it was determined that this **Conditional Use** request meets all of the standards, as follows:

- a. The **Conditional Use** complies with all applicable zoning district standards;
- b. The **Conditional Use** complies with all Use-Specific Standards;
- c. The **Conditional Use** is compatible with the character of surrounding lands and the uses permitted in the zoning district(s) of surrounding lands;
- d. The **Conditional Use** avoids significant adverse odor, noise, glare, and vibration impacts on surrounding lands regarding refuse collection, service delivery, parking and loading, signs, lighting, and other site elements;
- e. The **Conditional Use** is configured and designed to screen, buffer, or otherwise minimize adverse visual impacts on adjacent lands;
- f. The **Conditional Use** avoids significant deterioration of water and air resources, wildlife habitat, scenic resources, and other natural resources;

- g. The **Conditional Use** maintains safe and convenient ingress and egress and traffic flow onto and through the site by vehicles and pedestrians, and safe road conditions around the site;
- h. The **Conditional Use** allows for the protection of property values and the ability of neighboring lands to develop uses permitted in the zoning district; and
- i. The **Conditional Use** complies with all other relevant city, state and federal laws and regulations; and

WHEREAS, on April 2, 2026, the Biloxi Planning Commission, upon reflection of the information related by the applicant at the public hearing, voted (12-0-0) to recommend approval of the requested **Conditional Use** approval, to authorize an existing duplex, situated upon a parcel of land measuring 71' X 97.02', to be utilized as Short-Term Rentals, for property located within a **Limited Business** zone, and identified by municipal addresses 242 Rodenberg Avenue A & B (Tax Parcel No.1210H-02-076.010), having determined that the proposed **Conditional Use** had been found to be in compliance with the Land Development Ordinance, and finding also that the use promotes the public interest at this location; that the use has been designed, located and proposed to be operated so that the public health, safety and welfare will be protected; that said use will not cause substantial injury to other properties in the neighborhood in which located; and that the use proposed conforms to all zoning district regulations of the **LB Limited Business** zoning district; and

WHEREAS, the City Council, having given the Biloxi Planning Commission's recommendation serious thought, has determined that this **Conditional Use**, as presented, is not appropriate as submitted for the property site suggested.

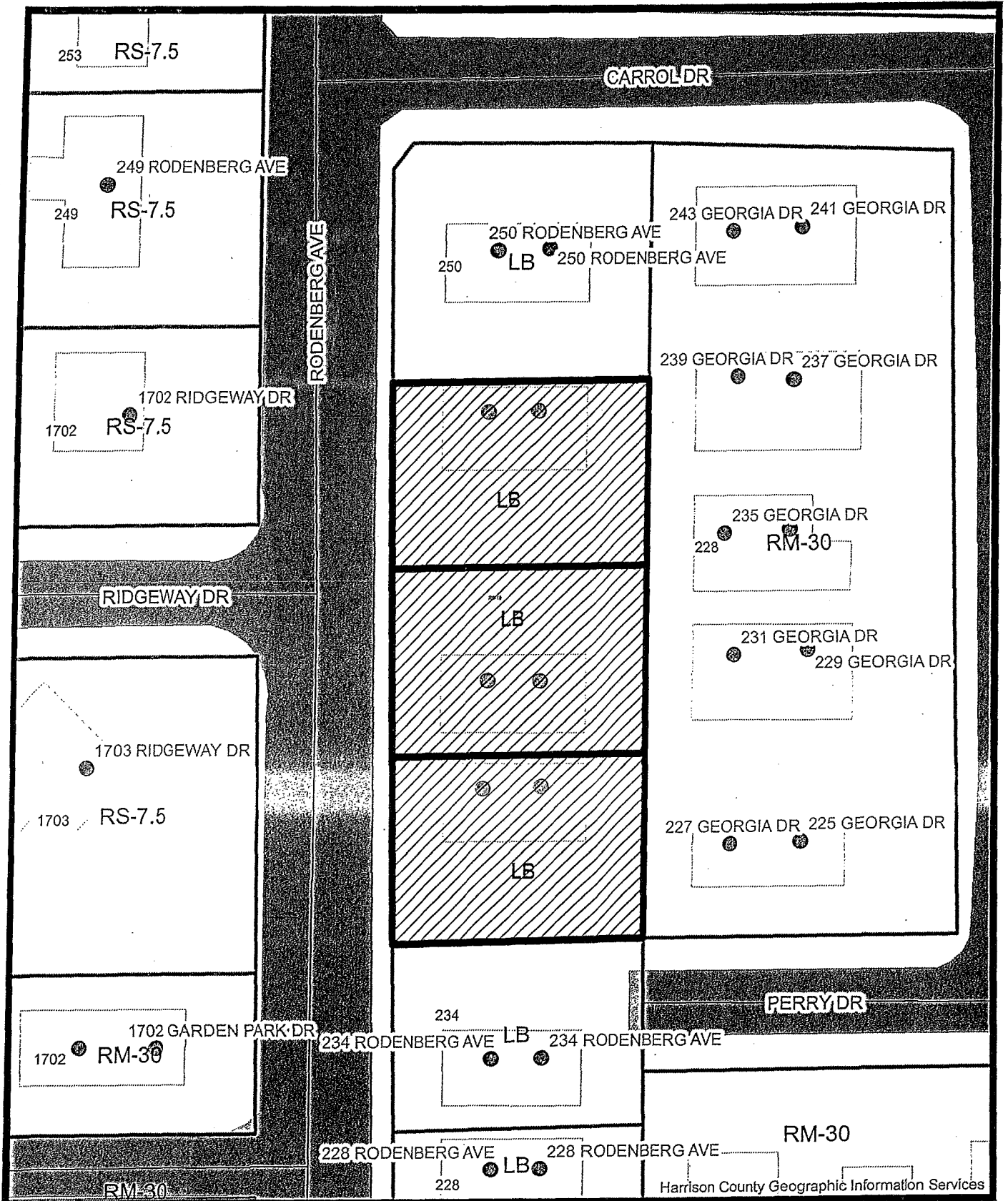
NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF BILOXI, MISSISSIPPI, THAT having given the Planning Commission's recommendation full consideration, hereby rejects said recommendation and hereby denies the requested **Conditional Use** for the property identified as 242 Rodenberg Avenue A & B, Case

No. 26-020-PC, Brett Payne on behalf of Hagos Investment 242, LLC, based upon a

determination that _____

..... C

Case Nos. 26-019-PC, 26-020-PC & 26-021-PC
Robel Tedros Hagos/Brett Payne
238, 242, & 246 Rodenberg Ave A & B
Conditional Use-STR in LB zone



Scheduled for
April 2, 2026
PC Meeting

Brett Payne on behalf of Robel Tedros Hagos
Case No. 26-020-PC
Conditional Use
Short-Term Rentals



Planning Commission
Case Fact Sheet

Case No.: 26-020-PC
Name of Owner: Hagos Investment 242, LLC
Applicant: Brett Payne
Address of Property: 242 Rodenberg Avenue A & B
Tax Parcel/Ward: 1210H-02-076.010/Ward 1

Request: **Conditional Use**

Purpose of Request: To consider an application requesting **Conditional Use** approval, to authorize an existing duplex, situated upon a parcel of land measuring 71' X 97.02', to be utilized as **Short-Term Rentals**, for property located within a **Limited Business** zone, and identified by municipal addresses 242 Rodenberg Avenue A & B (Tax Parcel No.1210H-02-076.010).

Present Zoning: **LB - Limited Business**

Size of Property: 71' X 97.02' (more or less)

Flood Zone: X

Present Use: Duplex

Most Nearly Bounded By (streets): To the North of Irish Hill Drive; to the South of Carrol Drive; to the West of Georgia Drive; and to the East of and fronting Rodenberg Avenue.

Adverse Influences: Care must be exercised before granting **Conditional Use** approval, to ensure that the objectives of City regulations are fully followed and that adjoining residential properties are protected.

Positive Influences: The requested **Conditional Use** would allow the applicants the right to offer an existing duplex for rental periods of less

than 30 days in duration.

**Letters or
Concerns stated:**

The Planning Division Office has not received any written communication relative to this case, as of March 26, 2026.

**Comments/
Recommendations:**

Brett Payne on behalf of Robel Tedros Hagos, have submitted an application requesting **Conditional Use** approval, to authorize an existing duplex, situated upon a parcel of land measuring 71' X 97.02', to be utilized as **Short-Term Rentals**, for property located within a **Limited Business** zone, and identified by municipal addresses 242 Rodenberg Avenue A & B (Tax Parcel No.1210H-02-076.010).

It should be noted that all **Short-Term Rentals** in the City of Biloxi are subject to specific regulations, as provided by City Ordinance. Should this duplex be recommended for approval as **Short-Term Rentals**, all city regulations involved must be fully addressed.

As part of any Conditional Use application review, the Planning Commission must determine that the use will provide for the public interest at this location, will be designed, located, and proposed to be operated so that the public health, safety, and welfare will be protected; that the use will not cause substantial injury to other property (ies); and that the use will conform to all district regulations in which located.

Options:

1. Recommend approval of this request for **Conditional Use**, finding that the use promotes the public interest at this location, that the use has been designed, located, and proposed to be operated so that the public health, safety and welfare will be protected, and that said use should not cause substantial injury to other properties in the neighborhood in which it is located.
2. Recommend denial of this request for **Conditional Use**, having determined that said use does not promote the public interest at this location, and has not been found to meet all Zoning District Regulations, as outlined in the Land Development Ordinance.



Planning Commission Application
 City of Biloxi Planning Division
 Mailing Address: P.O. Box 508, Biloxi, MS 39533
 Office Location: 676 Dr. MLK Blvd.,
 Building (228) 435-6270 Planning (228) 435-6266 Fax (228) 435-6188
 Case No. 26-020-PC

To Be Completed by Owner/Applicant Date: 02/16/26

Name of Rightful Owner(s): Robel Tedros Hagos Name of Applicant: (if different than Owner) Brett Payne

Property Address: 242 Rodenberg Ave A+B Biloxi MS Ward Number 1

Tax Parcel Identification Number(s):

12104-07-076.010		

Mailing Address of Property Owner: 1300 N. Johnson Ave #103 Mailing Address of Applicant (if different than Owner): 828 Oakleigh Ave #7

City: El Cajon City: Gulfport

State: CA State: MS

Zip: 92026 Zip: 39507

County: San Diego County:

Telephone: (619) 270 6142 Telephone: (910) 879 3161

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

Present Zoning Classification: Limited Business (LB) Zone

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

Is this property a Historic Landmark? Yes No

Flood Zone(s) of Property	North	South	East	West
<u>X</u>	<u>Carol Dr</u>	<u> </u>	<u>Georgia Dr</u>	<u>Rodenberg Ave</u>

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

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

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

GENERAL INFORMATION, READ BEFORE EXECUTING. Attendance by the applicant(s) at the public hearing is mandatory; however, the applicant may designate a representative to attend the public hearing on his/her behalf, provided said representative has been properly designated to speak on the applicant's behalf either by written permission or oral designation by the applicant at the Public Hearing. If a continuance is to be granted, the applicant must request same in writing a minimum of seven (7) days in advance of the scheduled public hearing. The applicant acknowledges that, in signing this application, all conditions and requirements inherent in the application process have been fully explained and understood, including the timetable for processing of the application; the applicant has further received the following appropriate handouts: Application Processing Timetable; Instructions for Application Completion, Procedures for a Conditional Use or Community Unit Plan; and Variance Procedures. The completed application must be returned to the Planning Office not later than the first or third Thursday of any month in order that a public hearing may be held on the first or third Thursday of the following month. Receipt of fee(s) does not constitute receipt of a completed application.

The Planning Commission (PC) is a recommendation board, all cases will go to the Biloxi City Council for a final determination. If any case is denied by the Biloxi City Council, you will have ten (10) days to appeal their decision.



Signature of Rightful Owner

Signature of Rightful Owner

See the attachment C. Miller 2-16-26

Notary Signature
(Seal)

Date

Notary Signature
(Seal)

Date

Signature of Rightful Owner

Signature of Applicant

Notary Signature
(Seal)

Date

Notary Signature
(Seal)

Date

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

NOTES:	

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



PLANNING COMMISSION SUPPLEMENT

Conditional Use

City of Biloxi, Planning Division
 Mailing Address: P.O. Box 508, Blvd., Biloxi, MS 39530
 Office Location: 676 Dr. MLK Blvd.,
 Building (228) 435-6270 Planning (228) 435-6266 Fax (228)

TO BE COMPLETED BY APPLICANT	DATE: 2/10/2020
Shaded Areas for Staff Only	

Conditional Use – The purpose of the Conditional Use is to provide for certain uses that, because of their unique characteristics, can be allowed with special consideration in each case of the impact of those uses upon neighboring land and of the public need for the particular use at the particular location. Because of their unique characteristics, however, each of these requires the exercise of planning judgment on a case-by-case basis.

PLEASE ATTACH A SEPARATE STATEMENT OF SUPPORT - The *narrative* must set forth proposed use and justification for the change, utilizing criteria set forth in Section 23-6-1(e) 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.

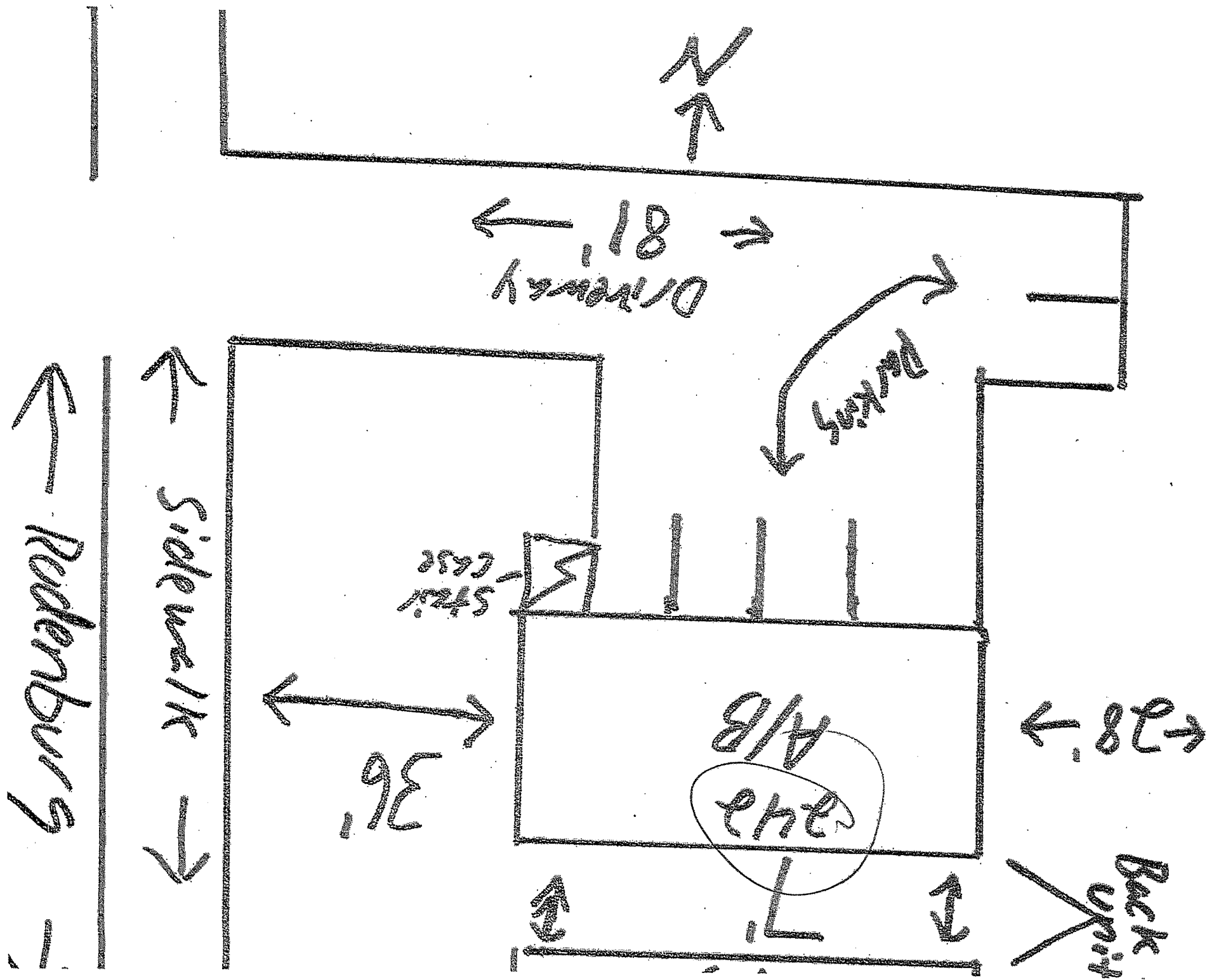
Detailed Site Plan Attached (If no site plan is attached, this application is considered incomplete and will not be accepted.)

Criteria:	✓	
	Yes	No
1. Is the use necessary to promote the public interest at that location? Please explain: Radon Dwell Needed Spcrt Support + We wanted to request to better the area	✓	
2. Is the use designed, located, and proposed to be operated so that the public health, safety, and welfare will be protected? Please explain: We have decor + Manufacture for furniture w/ decorations, Signpost Cameras for safety occasions	✓	
3. Will the use cause substantial injury to other property in the Neighborhood in which it is located? Please explain: This is actually to benefit the area & NOT decrease it		✓
4. Does the use conform to all district regulations of the applicable zoning district in which it is to be located, unless other provisions are specifically set forth in the requirements governing specific Conditional Uses? Please explain: Curvet zone is suitable LB + we are seeking a short term verbal Permit	✓	

5. Have satisfactory provisions and arrangements been made concerning the following, where applicable:
Please explain

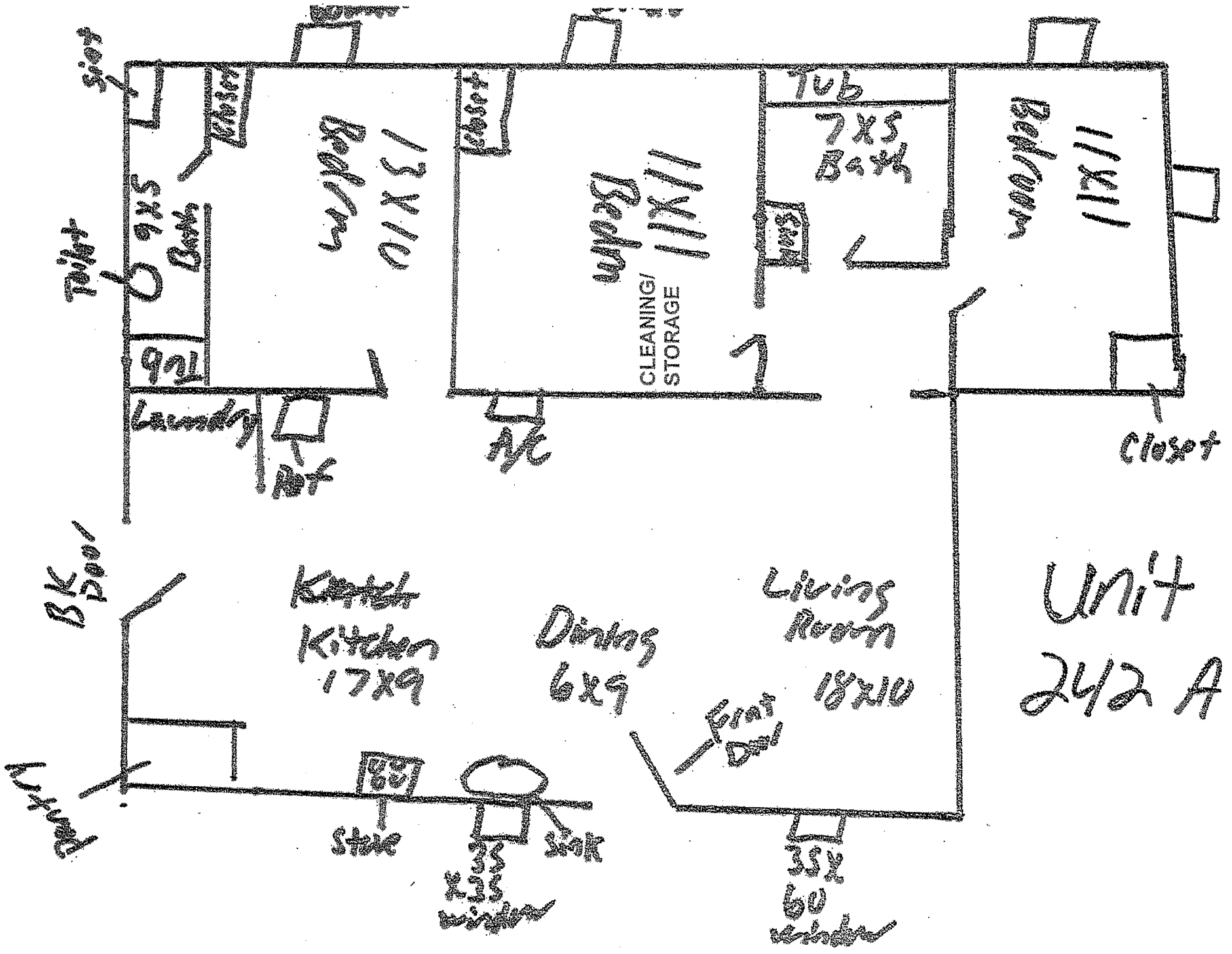
Conditional Use Supplement	N/A	Yes	No
1. Ingress and egress?	✓		
2. Off-street parking and loading areas, where required, with particular attention to the economic, noise, glare or odor effects of the Conditional Use on adjoining properties and properties generally in the zoning district?		✓	
3. Refuse and service areas?	✓		
4. Utilities, with reference to location, availability, and compatibility?		✓	
5. Screening and buffering, with reference to type, dimensions, and character?	✓		
6. Signs, if any, and proposed exterior lighting, with reference to glare, traffic safety, economic effect and compatibility and harmony with properties in the zoning district?	✓		
7. Required yards and other open spaces?		✓	
8. General compatibility with adjacent properties and other property in the Zoning district?		✓	
Comments:			

One can only seeking short term Rental Permit + plan to provide short term Rental to family on Rodenbrug

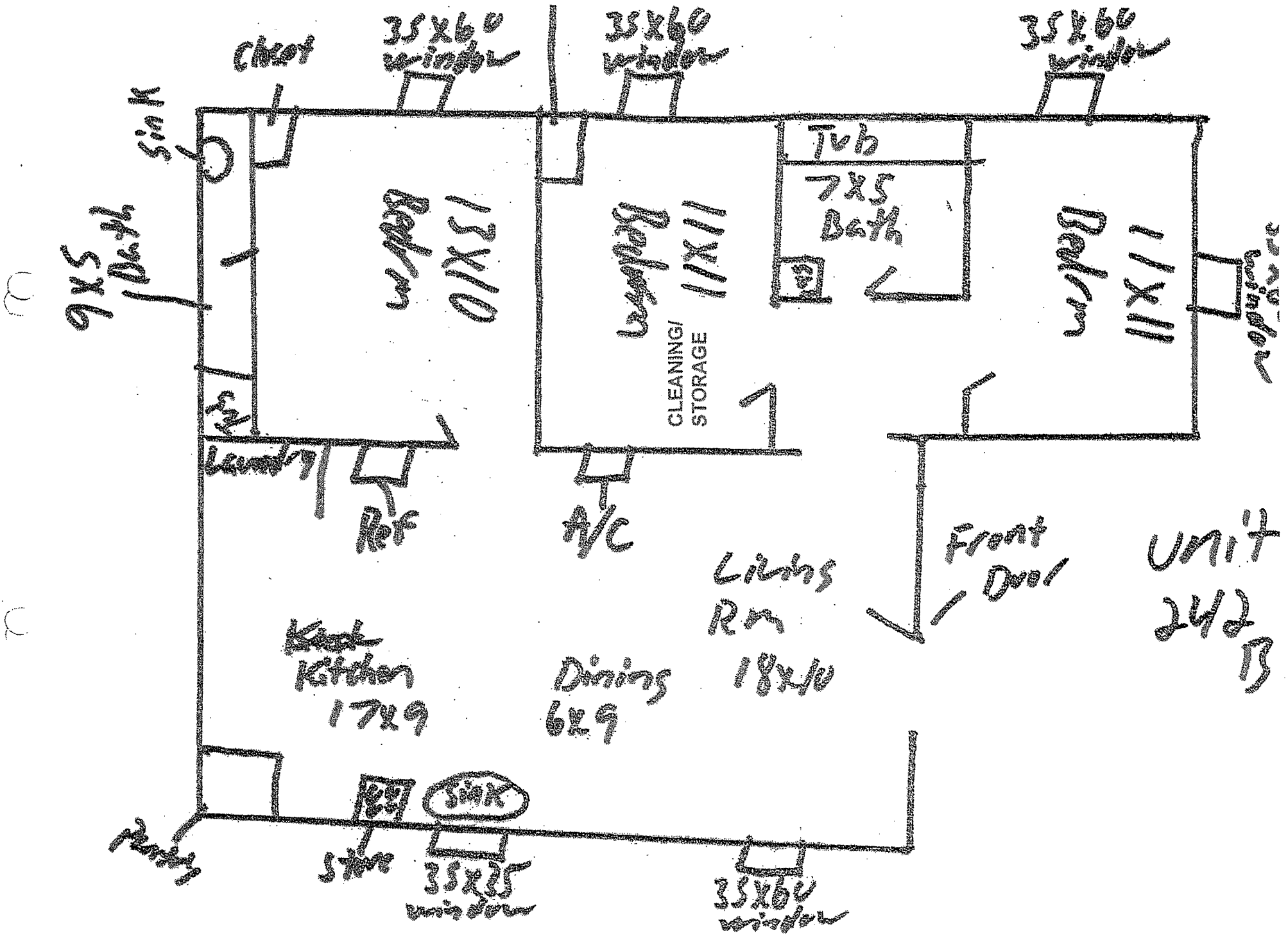


15000

Back Street



Unit
242 A



Unit
242
B

Property Description - 246 Rodenberg Avenue

246 Rodenberg Ave, Biloxi is a duplex with two levels. Level one is Unit A and level two is Unit B. The floor plans are almost identical except for the placement of the front door and Unit A has a back door on the west side of the building. Only two bedrooms are utilized for living quarters as bedrooms. The third bedroom is turned into a storage and cleaning closet for both Units A and B. The distance from the back side of the building on the north side is 7 feet from the back side of the adjacent building (250 Rodenberg Ave, Biloxi) which we are planning to purchase and renovate next. The parking lot has 6 parking spaces. 4 parking spaces are facing the North (front side) of the building. The additional spaces are in an L shaped concrete space on the East side of the parking lot. This provides 6 parking spaces total for the duplex.

Each Unit has 2 bedrooms and two bathrooms. Each unit also has it's own washer and dryer as well.

Property Description - 242 Rodenberg Avenue

242 Rodenberg Ave, Biloxi is a duplex with two levels. Level one is Unit A and level two is Unit B. The floor plans are almost identical except for the placement of the front door and Unit A has a back door on the west side of the building. Only two bedrooms are utilized for living quarters as bedrooms. The third bedroom is turned into a storage and cleaning closet for both Units A and B. The distance from the back side of the building on the south side is 7 feet from the back side of the adjacent building (238 Rodenberg Ave, Biloxi) which we have purchased and renovated already. The parking lot has 6 parking spaces. 4 parking spaces are facing the North (front side) of the building and are noted with signs. The additional spaces are in an L shaped concrete space on the East side of the parking lot. This provides 6 parking spaces total for the duplex.

Each Unit has 2 bedrooms and two bathrooms. Each unit also has it's own washer and dryer as well.

Property Description - 238 Rodenberg Avenue

238 Rodenberg Ave, Biloxi is a duplex with two levels. Level one is Unit A and level two is Unit B. The floor plans are almost identical except for the placement of the front door and Unit A has a back door on the west side of the building. Only two bedrooms are utilized for living quarters as bedrooms. The third bedroom is turned into a storage and cleaning closet for both Units A and B. The distance from the back side of the building on the north side is 7 feet from the back side of the adjacent building (242 Rodenberg Ave, Biloxi) which we have already purchased and renovated. The parking lot has 6 parking spaces. 4 parking spaces are facing the North (front side) of the building. The additional spaces are in an L shaped concrete space on the East side of the parking lot. This provides 6 parking spaces total for the duplex.

Each Unit has 2 bedrooms and two bathrooms. Each unit also has it's own washer and dryer as well.

2/9/2026

To the Planning and Zoning and the City Council of Biloxi,

We are Hagos Investments 242 LLC and we thank you for your time.

Our company has purchased 242 Rodenberg Avenue (A and B) and 238 Rodenberg Avenue (A and B) in Biloxi, MS and 246 Rodenberg Avenue (A and B)

Our goal has always been to uplift the environment of Rodenberg Avenue by placing short term/mid term family friendly rentals in the Duplexes lining this section of the city.

Since we have starting purchasing repair and running family friendly rentals in the area up to code the area has become much more presentable. Far less trash and transient activity on the drag. This makes the area more family friendly, resembling the subdivisions and areas around it.

Already we have improved the particularly poor reputation which has lead the surrounding property owners to be frustrated with the amount of legal activity and drug issues along Rodenberg from these duplexes.

That is not the case anymore.

Rodenberg is a wonderful part and area of Biloxi with rich history as a drag. Help to support us in revitalizing it please.

Thank you again for your time,

Robel Hagos,

Hagos Investments 242 LLC

2/9/2026

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BILOXI PLANNING COMMISSION MEETING
 APRIL 2ND, 2026
 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:

Charlie Dellenger, Chairman
 Ronnie Bogard
 Kyle Carron
 Robert Collier
 Steve Delahousey
 Dr. Larry Drawdy
 Joe King
 Debora Magee
 Jimmy Poulos
 John Snow
 David Stanovich
 Michael Todaro

ALSO PRESENT:

Jerry Creel, Director of Community Development
 Felicia Serpas, Senior Planner
 Caryle Lena, Planner I
 Wayne Gray, Councilman Ward 1
 Mike Nail Councilman Ward 3
 Jamie Creel, Councilman Ward 4
 Dr. Paul Tisdale, Councilman Ward 5
 David Shoemaker, Councilman Ward 7

REPORTED BY:

Melissa Burdine-Rodolfich
 Simpson Burdine & Miguez

3

CHAIRMAN DELLENGER:
 We're going to call the Planning Commission meeting to order.
 We'll record the members present: Mr. Todaro, Ms. Magee, Mr. Stanovich, Mr. Bogard, Mr. Collier, Mr. Delahousey, Dr. Drawdy, Mr. Carron, Mr. King, Mr. Snow, Mr. Poulos; and myself, Mr. Dellenger.
 We also have Councilman Nail, Councilman Tisdale, Councilman Creel and Councilman Shoemaker in the audience, as well as Felicia Serpas, Senior Planner; Jerry Creel, Director of Community Development; Caryle Lena, Planner; and Melissa Rodolfich, our court reporter. Theresa Shelton is here from Keesler as well.

MS. LENA:
 She's right here.

CHAIRMAN DELLENGER:
 Mr. Delahousey, would you lead us in a moment of prayer, please?
 (Moment of prayer.)

CHAIRMAN DELLENGER:
 Please stand for the Pledge.
 Mr. Poulos, if you'd lead us in the Pledge.

2

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

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(Pledge of Allegiance.)

CHAIRMAN DELLENGER:
 I would like to welcome everybody here to the Planning Commission meeting. It looks like we have a full house, so, you know, if we can, please turn the cell phones off, put them on silent. And when you come to the podium, you will have four minutes to speak. And please state your name and address for the record when you come up to the podium and sign in to the podium when you come up.

Has everyone had a chance to review the Planning Commission minutes from the last meeting?

MR. DELAHOUSEY:
 Motion to approve.

MR. BOGARD:
 Second.

CHAIRMAN DELLENGER:
 Motion by Mr. Delahousey to approve; second by Mr. Bogard.
 All those in favor, please state by saying "aye."
 (Unanimous vote.)

CHAIRMAN DELLENGER:
 Motion carries.

1 Next case would be Case Number
 2 26-019-PC, Brett Payne on behalf of Robel Tedros
 3 Hagos, a request for a conditional use approval to
 4 authorize an existing duplex situated upon a
 5 parcel of land measuring approximately 71 by 96.47
 6 feet to be utilized as short-term rentals for
 7 property located within an LB, Limited Business,
 8 zone and identified as 238 Rodenberg Avenue
 9 A and B, Tax Parcel Number 1210H-02-076.011. This
 10 was advertised on 3/20 and 3/27. If we could see
 11 the video, please.
 12 MS. SERPAS:
 13 Uh-huh.
 14 (Video played.)
 15 Okay.
 16 CHAIRMAN DELLENGER:
 17 Please state your name and address and
 18 what you're planning to do here on the property.
 19 MR. PAYNE:
 20 Brett Payne. I'm at 828 Oakleigh
 21 Avenue, Unit 7 in Gulfport, Mississippi.
 22 And I know that it's on the agenda three
 23 times because there's three different properties.
 24 Do you want me to address them all or do you
 25 want -- because they're all the same other than

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1 the location?
 2 MR. CREEL:
 3 You can go ahead and consolidate all
 4 three of the structures in your presentation.
 5 MR. PAYNE:
 6 Okay. So I represent the company that
 7 has purchased these three individual duplexes that
 8 have been cleaned up and turned into short-term
 9 rentals that are not operated as a short-term
 10 rental currently because we don't have a permit.
 11 They are operated at 30-day or more rentals for
 12 military families that are part of the Air Force
 13 base that come here for training.
 14 And they are advertised as
 15 family-friendly. We have decorated them with all
 16 kinds of different themes. Like, one is a Pokemon
 17 theme. One is a Super Mario theme. One is a
 18 Teenage Mutant Ninja Turtles theme, things like
 19 this to attract families.
 20 Since we've purchased the duplexes in
 21 this row, Rodenberg Avenue has been cleaned up
 22 significantly, and we plan on purchasing more
 23 because it's a wonderful piece of drive down there
 24 that used to be the talk of the town until, sounds
 25 like, around Katrina. Investors had been buying

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1 the duplexes and turning them into Section 8. No
 2 judgment on Section 8. However, it's created a
 3 bit of a stir in the neighborhood and that area.
 4 And we were looking forward to cleaning that up
 5 and have already done so with these three
 6 properties.
 7 We had been here two years when we first
 8 purchased the first one with our plan on
 9 purchasing two more. Since then, we have done
 10 that.
 11 And it was brought to City Council and
 12 it was voted no contest because there was only
 13 four council members that attended and it was a
 14 two and two vote, so it wasn't even by a majority
 15 that it was cast down.
 16 Anyway, that's what we're planning on,
 17 continuing that effort and getting a conditional
 18 use permit for short-term rental for these three
 19 buildings. At the time we were in here last time,
 20 it was only two. Now it's increased to three.
 21 CHAIRMAN DELLENGER:
 22 Let's let the record reflect that since
 23 we're going to hear these three cases as one,
 24 we're going to include those as the 238 Rodenberg
 25 address, 242 Rodenberg and 246 Rodenberg Avenue.

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1 All of those being A and B properties on that.
 2 Are all these three parcels continuous
 3 in order --
 4 MR. PAYNE:
 5 Yes.
 6 CHAIRMAN DELLENGER:
 7 -- or is there anything in between them?
 8 MR. PAYNE:
 9 Yes, they're continuous in order. We
 10 tried to keep it that way so that there is no --
 11 you know, that we can continue expanding the
 12 beautification of the area.
 13 MR. DELAHOUSEY:
 14 If we approved this request, who would
 15 manage the property?
 16 MR. PAYNE:
 17 So I'm actually the manager.
 18 MR. DELAHOUSEY:
 19 And where do you live?
 20 MR. PAYNE:
 21 I live in Gulfport.
 22 MR. DELAHOUSEY:
 23 Aren't we supposed to -- isn't there
 24 some time --
 25 MR. CREEL:

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1 Within the 30 minutes.
 2 MR. DELAHOUSEY:
 3 Within 30 minutes.
 4 MR. PAYNE:
 5 I'm 10 minutes away.
 6 MR. STANOVICH:
 7 Did you say you plan on buying the rest
 8 of them?
 9 MR. PAYNE:
 10 Yes, that's our goal, is to complete the
 11 whole stream of duplexes as family-friendly
 12 rentals specifically for --
 13 MR. STANOVICH:
 14 Well, buddy, you're the best thing to
 15 happen to Rodenberg Avenue.
 16 MR. PAYNE:
 17 Well, I don't mean to pull on my own
 18 chain, but I know. I have seen the difference.
 19 You know, when we first were going down there,
 20 there was trash everywhere and now people are
 21 happy with what we have done so far.
 22 MR. STANOVICH:
 23 And we approved your last one, what, a
 24 year or two ago?
 25 MR. PAYNE:

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1 There is 10 more. So, you know, we've
 2 got a chip in it, but it would help us if we were
 3 able to get these permits because, you know, our
 4 investors would see we're moving forward and we
 5 don't have a block to keep our plans going. You
 6 know, they're kind of dipping their toes in the
 7 water a little bit right now and I need to keep
 8 showing them that you guys are willing to work
 9 with us too.
 10 DR. DRAWDY:
 11 Do you have plans to try to get the
 12 additional 10?
 13 MR. PAYNE:
 14 Yes. We've already spoken on
 15 conditionally purchasing two more.
 16 MR. CARRON:
 17 And it's actually two units per
 18 building?
 19 MR. PAYNE:
 20 Two units per building, A and B,
 21 upstairs and downstairs, yes, sir.
 22 And they all have wonderful themes, like
 23 I said, Teenage Mutant Ninja Turtles, DreamWorks
 24 Pictures, you know, Super Mario. We didn't obtain
 25 the trademarks to those.

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1 It was about two years ago.
 2 MR. STANOVICH:
 3 City Council turned it down. Well,
 4 you've got City Council here today.
 5 MR. PAYNE:
 6 I hope that they take it serious. This
 7 man is a gift for Biloxi.
 8 MR. CREEL:
 9 Don't comment. We don't want y'all to
 10 have to recuse yourself.
 11 MR. PAYNE:
 12 I do hope that you guys approve. I
 13 mean, we've done what we said we were going to do.
 14 I think the two objections that we
 15 received and comments that we received from the
 16 City Council last time we were there was that,
 17 well, are you going to actually do what you say
 18 that you're going to do if this is the only two
 19 you're going to be purchasing? Well, since then,
 20 we've actually purchased another one and they're
 21 all renovated and operating correctly.
 22 CHAIRMAN DELLENGER:
 23 How many more are there to purchase?
 24 How many more are there besides these three?
 25 MR. PAYNE:

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1 MR. CARTER:
 2 I travel that road frequently and I've
 3 seen a significant change in the way things look
 4 there.
 5 MR. PAYNE:
 6 Yes, sir. And we -- that's our aim.
 7 That was our whole entire goal in the first place,
 8 and we benefit from that too. I'm not saying that
 9 we're selfish and some sort of activists. I mean,
 10 we're looking forward to owning that drag and
 11 being a wonderful -- it's a great location. It
 12 goes right to the beach and it goes right into
 13 Pass and you have Sharkheads souvenirs right at
 14 the end of that and -- as well as a seafood
 15 restaurant right at the end of that.
 16 It's a wonderful location. It's just
 17 been poorly managed for the last few years.
 18 MR. CARRON:
 19 I have another question. Are you still
 20 going to target like the Keesler personnel staying
 21 there?
 22 MR. PAYNE:
 23 They're only for Keesler personnel
 24 currently, yes, sir, and we're going to continue
 25 doing that.

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1 MR. CARRON:
 2 So all of those will continue being
 3 that?
 4 MR. PAYNE:
 5 Yes, sir.
 6 But right now, we do receive a hardship
 7 in some ways because we only are allowed to do
 8 30-day rentals, so there is spans in our calendar
 9 which we would like to fill with Keesler personnel
 10 to rent for less than 30 days, but we're unable to
 11 allow that to happen currently.
 12 MR. CARRON:
 13 Thank you.
 14 MR. PAYNE:
 15 Yep.
 16 CHAIRMAN DELLENGER:
 17 Adults don't mind renting places that
 18 are themed for apparently kids' stuff? I mean,
 19 that's just a question.
 20 MR. PAYNE:
 21 Yeah. No. It's a good question. Yes,
 22 we get that a lot. We ask them, you know, what
 23 made you want to purchase this, and they said,
 24 well, the kids said we had to get the Pokemon. So
 25 I guess they're scrolling and looking for places

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1 and then the kids are, sounds like, part of that
 2 discussion.
 3 So whatever makes the kid happy on a
 4 traveling trip, I think that anyone that has a
 5 family knows that that's going to win out. So if
 6 the kid is happy, everyone is happy.
 7 CHAIRMAN DELLENGER:
 8 Any other questions? Any other
 9 questions?
 10 (No response.)
 11 CHAIRMAN DELLENGER:
 12 Thank you.
 13 MR. PAYNE:
 14 Okay.
 15 CHAIRMAN DELLENGER:
 16 Is there anyone in the audience to speak
 17 in favor of the applicant's request? Anyone to
 18 speak in favor?
 19 (No response.)
 20 CHAIRMAN DELLENGER:
 21 Anyone to speak in opposition? Anyone
 22 to speak in opposition of the request?
 23 With no one speaking in opposition, we
 24 will consider that hearing closed.
 25 MR. CREEL:

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1 This is a request for these three units,
 2 which are duplexes, so it would be six units in
 3 total that are being considered. If you'll recall
 4 back when we were discussing short-term rental for
 5 the first time, there was some mixed opinions
 6 about whether or not short-term rental was a good
 7 thing or a bad thing.
 8 And we had some people in the audience
 9 who said that they had long-term rentals for a
 10 long time and that they would much rather have
 11 someone in there that was only in there for a
 12 shorter period of time where they could go back
 13 and check the condition rather than have somebody
 14 in there for a long time that left and only then
 15 did they realize that their property had been
 16 destroyed.
 17 Rodenberg is a major corridor through
 18 there. It's almost commercial because it goes
 19 from commercial to commercial.
 20 One of the things that I remember every
 21 time we discussed this is what Mr. Foster said.
 22 Barney Foster was the first one to apply for a
 23 short-term rental and there was some questions
 24 about, you know, the property is going to go down.
 25 They're not going to maintain it. They won't cut

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1 the grass, so on and so forth.
 2 And Mr. Foster said, I have done a lot
 3 of research into this and he said, I can tell you
 4 that when you're in the short-term rental
 5 business, all it takes is one bad review online
 6 and you're out of business, that you have to keep
 7 your standards up here on the short-term rental to
 8 keep people coming back and to make sure that
 9 you're not being discredited online.
 10 We think this is a great thing for this
 11 area and the staff has no objection and would
 12 recommend approval.
 13 MR. TODARO:
 14 I move we approve.
 15 DR. DRAWDY:
 16 I'll second.
 17 CHAIRMAN DELLENGER:
 18 Motion by Mr. Todaro for approval;
 19 second by Dr. Drawdy.
 20 Is there any discussion?
 21 MR. PAYNE:
 22 Any chance that his statement can get
 23 into the record so I can bring it to Council?
 24 MR. COLLIER:
 25 The Council is here.

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1 CHAIRMAN DELLENGER:

2 It's all on record.

3 Any discussion?

4 There being no discussion, please vote
5 by raising your hand.

6 Mr. Todaro, Ms. Magee, Mr. Stanovich,
7 Mr. Bogard, Mr. Collier, Mr. Delahousey,
8 Dr. Drawdy, Mr. Carron, Mr. King, Mr. Snow,
9 Mr. Parker; and myself, Mr. Dellenger. That
10 motion carries unanimously.

11 That is going to be for all three cases.
12 That's going to be for Case Number 26-019-PC, Case
13 Number 26-020-PC and Case Number 26-021-PC.

14 The next case on the agenda is Case
15 Number 26-022-PC, Ulhas Sawant, owner, and Bobby
16 Heinrich, applicant, a request for a conditional
17 use approval to authorize construction of a
18 6,700-square-foot plaza including a convenience
19 store with gas sales with two additional tenant
20 spaces upon a parcel of land measuring
21 approximately 1.31 acres, more or less, presently
22 situated within an LB, Limited Business, zone and
23 identified as 416 Popp's Ferry Road. Tax Parcel
24 1110A-01-051.001. And this case was advertised on
25 March 20th and March 27th.

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1 use from you guys to let us move forward.

2 So I have -- I was able to read some of
3 the stuff over here, some of the comments that
4 you've had on this project and I would like to
5 hold that back and listen and I would like to
6 address those afterwards, if that's okay.

7 But I've got a -- I'm sure y'all have
8 seen the site plan, but we've met. We've got
9 these driveways away from the intersection as far
10 as we can to make it possible for a truck to come
11 in from the north to come in early hours of the
12 day. They do this. This is not during the day.
13 This is -- no traffic is going to be held up by a
14 gas truck to put in fuel.

15 We were asked to put this drive out here
16 onto Bertucci Drive so the truck could go out this
17 way and come back around and have a smooth way of
18 coming in and out the property when they do their
19 delivery.

20 The building is back here in the corner.
21 We have two lease spaces that we would like to
22 provide for this. There is ample amount of
23 parking.

24 We -- all these dark trees right there,
25 these are all live oak trees, and I've already --

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1 Can we see the video, please?

2 MS. SERPAS:

3 (Video played.)

4 Okay.

5 CHAIRMAN DELLENGER:

6 Thank you.

7 Is Mr. Heinrich here?

8 MR. HEINRICH:

9 Yes.

10 CHAIRMAN DELLENGER:

11 Mr. Heinrich, if you could, please tell
12 us what your plans are.

13 MR. HEINRICH:

14 Okay. Thank y'all for being here today.

15 My name is Bobby Heinrich at 1806 23rd
16 Avenue in Gulfport.

17 I'm here to represent Mr. Sawant on this
18 project here. So we've gone through DRC. We
19 received comments. We went through DRC twice and
20 received comments. We've updated the plan to meet
21 all of the guidelines. We're not asking for
22 variances. We're not asking for tree cutting.
23 We're not asking for anything. Everything meets
24 the ordinance. This property is already zoned
25 correctly for this project. It needs conditional

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1 me and the tree ladies have already gotten along
2 with that and we're going to leave those trees
3 alone.

4 There's some water oaks up in this area
5 right there. A lot of them are rotten. And if
6 you know anything about a water oak, they die from
7 the inside out, so a lot of -- all of those will
8 be gone. I mean, some of them don't even have, I
9 mean, they're just stumps.

10 But anyway, all of this will meet
11 everything that the City of Biloxi requires for
12 detention. We have utilities there. We're
13 putting our grease trap and our dumpster back here
14 in the corner so it's easy access back here to
15 take care of that.

16 I was asked to do a rendering. This is
17 just a real quick rendering. This may not be the
18 final product on the outside, but it will be
19 either a stone or a brick feature. This is not a
20 Buc-ees. And this is not -- you know, a big, huge
21 convenience -- you know, it's a convenience store
22 with gas. That's what this is.

23 It's not -- I understand there is some
24 concerns about, you know, more traffic and all
25 that. This is a convenience for people going home

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