

**CITY OF BILOXI
AGENDA ITEM
FACT SHEET**

Item No.: 4E

Council Meeting Date: May 5, 2026

ITEM TITLE: **RESOLUTION**
 INTRODUCED BY: **Council President Kenny Glavan**
 CONTACT PERSON:

SUMMARY EXPLANATION:

Resolution granting Conditional Use Approval, to authorize an existing single-family residence, to be utilized as a Short-Term Rental, for property identified by municipal address 115 Saint John Avenue. Case No. 25-029, James George.

Resolution Ordinance Public Hearing Routine Agenda

Exhibits for Review

Contract Minutes Plans/Maps Deed Lease

Other (Specify):

Submittal Authorization: Council President Mayor

STAFF RECOMMENDATION:

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:

KG/kc 050526acou

Resolution No.

RESOLUTION GRANTING CONDITIONAL USE APPROVAL, TO AUTHORIZE
AN EXISTING SINGLE-FAMILY RESIDENCE, TO BE UTILIZED AS A SHORT-TERM
RENTAL, FOR PROPERTY IDENTIFIED BY MUNICIPAL ADDRESS
115 SAINT JOHN AVENUE

WHEREAS, on Thursday, July 3, 2025, 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. 25-029-PC, James D. George (George) on behalf of Zydeco Properties of LA, a request for Conditional Use, for the property identified as 115 Saint John Avenue;

WHEREAS, the Planning Commission members were apprised of the particulars of the case, being made cognizant of the fact that the owner and applicant had submitted a request for Conditional Use, to authorize an existing Single-Family Residence to be utilized as a Short-Term Rental, for property situated within an RM-30 High-Density Multi-Family Residential zone, and identified by municipal address 115 Saint John Avenue (re: Tax Parcel No. 1310L-02-135.000);

WHEREAS, it was determined by the Planning Commission 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 July 3, 2025, the Biloxi Planning Commission, upon reflection of the information related by the owner at the public hearing, voted 13-1-0 to recommend approval of the requested Conditional Use, to authorize an existing Single Family Residence, situated upon a parcel of land approximately 73.5' x 91' (more or less), to be utilized as Short-Term Rental, for property located within an RM-30 High-Density Multi-Family zone, and identified by municipal address 115 Saint John Avenue (re: Tax Parcel No. 1310L-02-135.000), 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 RM-30 High-Density Multi-Family Residential zoning district;

WHEREAS, on July 29, 2025, the resolution came for consideration before the Members of the Council of the City of Biloxi, Mississippi and was moved by Councilmember Glavan and failed for the lack of a second;

WHEREAS, after a Complaint for Mandamus filed by George, on April 13, 2026, Judge Lisa Dodson ordered the resolution to be placed back on the City Council’s Agenda for hearing and to make a decision reduced to writing either granting or denying same;

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 115 Saint John Avenue.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF BILOXI, MISSISSIPPI, THAT the requested Conditional Use, to authorize an existing Single Family Residence to be utilized as a Short–Term Rental, for property situated within an RM-30 High-Density Multi-Family Residential zone, and identified by municipal address 115 Saint John Avenue (re: Tax Parcel No. 1310L-02-135.000), as addressed within Case No. 25-029-PC, James D. George on behalf of Zydeco Properties of LA, 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 TO DENY CONDITIONAL USE APPROVAL, TO AUTHORIZE AN EXISTING SINGLE-FAMILY RESIDENCE, TO BE UTILIZED AS A SHORT-TERM RENTAL, FOR PROPERTY IDENTIFIED BY MUNICIPAL ADDRESS 115 SAINT JOHN AVENUE

WHEREAS, on Thursday, July 3, 2025, 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. 25-029-PC, James D. George on behalf of Zydeco Properties of LA, a request for Conditional Use, for the property identified as 115 Saint John Avenue;

WHEREAS, the Planning Commission members were apprised of the particulars of the case, being made cognizant of the fact that the owner and applicant had submitted a request for Conditional Use, to authorize an existing Single-Family Residence to be utilized as a Short-Term Rental, for property situated within an RM-30 High-Density Multi-Family Residential zone, and identified by municipal address 115 Saint John Avenue (re: Tax Parcel No. 1310L-02-135.000);

WHEREAS, it was determined by the Planning Commission 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 July 3, 2025, the Biloxi Planning Commission, upon reflection of the information related by the owner at the public hearing, voted 13-1-0 to recommend approval of the requested Conditional Use, to authorize an existing Single Family Residence, situated upon a parcel of land approximately 73.5' x 91' (more or less), to be utilized as Short-Term Rental, for property located within an RM-30 High-Density Multi-Family zone, and identified by municipal address 115 Saint John Avenue (re: Tax Parcel No. 1310L-02-135.000), 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 RM-30 High-Density Multi-Family Residential zoning district;

WHEREAS, on July 29, 2025, the resolution came for consideration before the Members of the Council of the City of Biloxi, Mississippi and was moved by Councilmember Glavan and failed for the lack of a second;

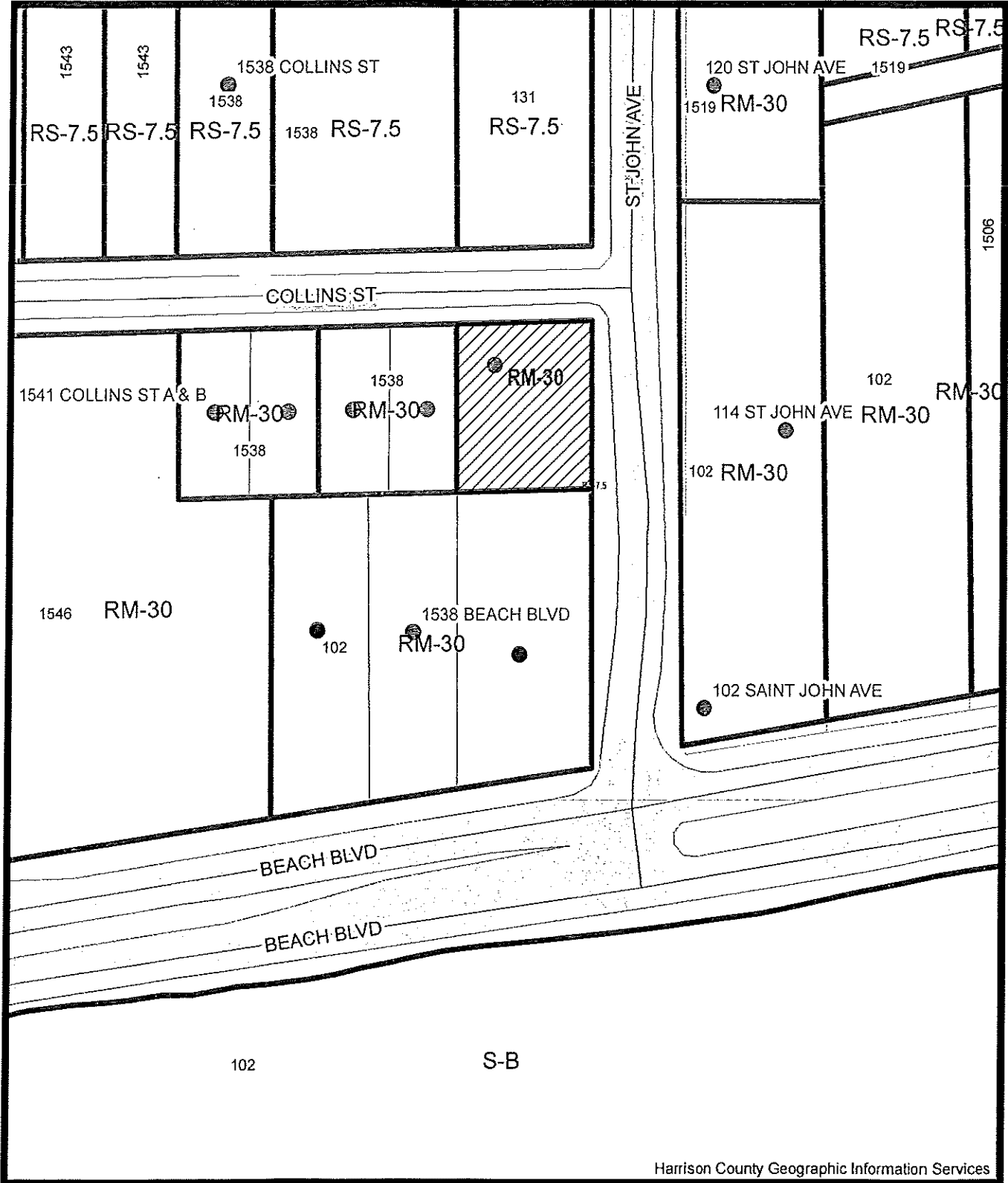
WHEREAS, after a Complaint for Mandamus filed by George, on April 13, 2026, Judge Lisa Dodson ordered the resolution to be placed back on the City Council’s Agenda for hearing and to make a decision reduced to writing either granting or denying same;

WHEREAS, the City Council, having reviewed the Biloxi Planning Commission’s recommendation and discussed the matter, has determined that this Conditional Use, as presented, is not appropriate as submitted for the property site suggested for reasons stated during the Council Meeting.

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 115 Saint John Avenue, Case No. 25-029-PC, James D. George on behalf of Zydeco Properties of LA, based upon a determination that the request does not meet the requirements of the Conditional Use for reasons discussed during the meeting.

..... B

Case No. 25-029-PC
James George
115 St. John Ave
STR in RM-30



Scheduled for
July 3, 2025
PC Meeting

James D. George on behalf of Zydeco Properties of LA
Case No. 25-029-PC
Conditional Use
Request for **Short-Term Rental**



**Planning Commission
Case Fact Sheet**

Case No.:	25-029-PC
Name of Owner:	James D. George on behalf of Zydeco Properties of LA
Address of Property:	115 Saint John Avenue
Tax Parcel/Ward:	1310L-02-135.000/Ward 1

Request:	Conditional Use
Purpose of Request:	To consider an application requesting Conditional Use Approval , to authorize an existing Single-Family Residence, to be utilized as a Short-Term Rental , for property identified by municipal address 115 Saint John Avenue.
Present Zoning:	RM-30 High-Density Multi-Family Residential
Size of Property:	73.5' x 91' (more or less)
Flood Zone:	VE-20
Present Use:	Single-Family Residence
Most Nearly Bounded By (streets):	To the North of Beach Boulevard, South of and adjacent to Collins Street, West and fronting Saint John Avenue, and East of Saint Charles 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 residence 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 June 26, 2025.
Comments/ Recommendations:	James D. George on behalf of Zydeco Properties of LA, has submitted an application requesting Conditional Use Approval , to authorize an existing Single-Family Residence, situated upon a

parcel of land approximately 73.5' x 91' (more or less), to be utilized as a **Short-Term Rental**, for property located within an **RM-30 High-Density Multi-Family** zone, and identified by municipal address 115 Saint John Avenue (re: Tax Parcel No. 1310L-02-135.000)

The applicant is requesting Conditional Use approval to allow an existing two-bedroom, two-bath single-family residence to operate as a Short-Term Rental. The applicants assert that the proposed Short-Term Rental use is intended to support and promote tourism in Biloxi and along the Mississippi Gulf Coast.

It should be noted that the property owner previously submitted a request for Conditional Use approval to allow Short-Term Rentals at this location on July 21, 2022. While the request was approved by the Planning Commission, it ultimately failed to receive the necessary majority vote by the City Council and therefore was not approved.

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 residence be recommended for approval as a **Short-Term Rental**, all city regulations involved must be fully addressed.

As part of any Conditional Use application review, the Planning Commission must determine that the Conditional Use, as proposed, 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 located.
2. Recommend denial of this request for **Conditional Use**, as requested, 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. 25-029-PC

To Be Completed by Owner/Applicant Date: 05/22/2025

Name of Rightful Owner(s): James De'L George Name of Applicant: (if different than Owner)

Property Address: 115 Saint John Avenue, Biloxi, MS 39530 Ward Number
1 - Unger Sub/Lot 8

Tax Parcel Identification Number(s):	
13101-02-135.000	

Mailing Address of Property Owner: P.O. Box 2749 Mailing Address of Applicant (if different than Owner):

City: Hammond City:

State: Louisiana State:

Zip: 70404 Zip:

County Tangipahoa County:

Telephone: (983) Telephone: ()

Property Size (please give in acres or by dimension): 73.5 by 91.0

Present Zoning Classification: Rm-30

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: VE-20 - A-19 North South East West

Property is most nearly bounded by what streets?	Collins	Beach Blvd	Saint John Avenue	Saint Charles Avenue
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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.

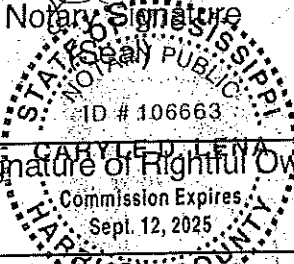
The Planning Commission (PC) is a recommendation board, all cases will go to the Biloxi City Council for a final determination. If any case is denied by the Biloxi City Council, you will have ten (10) days to appeal their decision.

[Handwritten Signature]

 Signature of Rightful Owner

[Handwritten Signature] *[Handwritten Date: 5/22/25]*

 Notary Signature Date



 Signature of Rightful Owner

 Notary Signature Date

(Seal)

[Handwritten Signature]

 Signature of Rightful Owner

 Notary Signature Date

 Signature of Applicant

 Notary Signature Date

(Seal)

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

NOTES:

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



PLANNING COMMISSION SUPPLEMENT

Conditional Use

City of Biloxi, Planning Division
 Mailing Address: P.O. Box 508, 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:

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: <i>As it is an investment property we prefer STR over rent. It attract better clients and forces a stricter up keep of property.</i>	✓	
2. Is the use designed, located, and proposed to be operated so that the public health, safety, and welfare will be protected? Please explain: <i>The property meets and excels all codes and regulations regarding health, safety.</i>	✓	
3. Will the use cause substantial injury to other property in the Neighborhood in which it is located? Please explain: <i>NO... the use requires ongoing maintenance and improvement to remain operational.</i>		✓
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: <i>the property meets all zoning requirements.</i>	✓	

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? <i>The drive/entrance is adequate for parking, on the property.</i>		✓	
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? <i>are safe areas for emergency parking or deliveries, all clients will park on the property.</i>		✓	
3. Refuse and service areas? <i>As Assigned by city.</i>		✓	
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:			

Short-Term Rental Narrative

Rev. J. De'l George

Following Hurricane Katrina, my wife Rhonda and I began visiting the Mississippi Gulf Coast, drawn to its 20 miles of scenic, uninterrupted beach. Having lived throughout Louisiana, we found coastal Mississippi to feel like home, and soon decided to invest in property there.

After exploring several areas, we discovered 1531 Collins Street in Biloxi, later relocating to 115 St. John Avenue. We believe we were divinely led to this property and named the home The Marilyn House in memory of my wife's late sister.

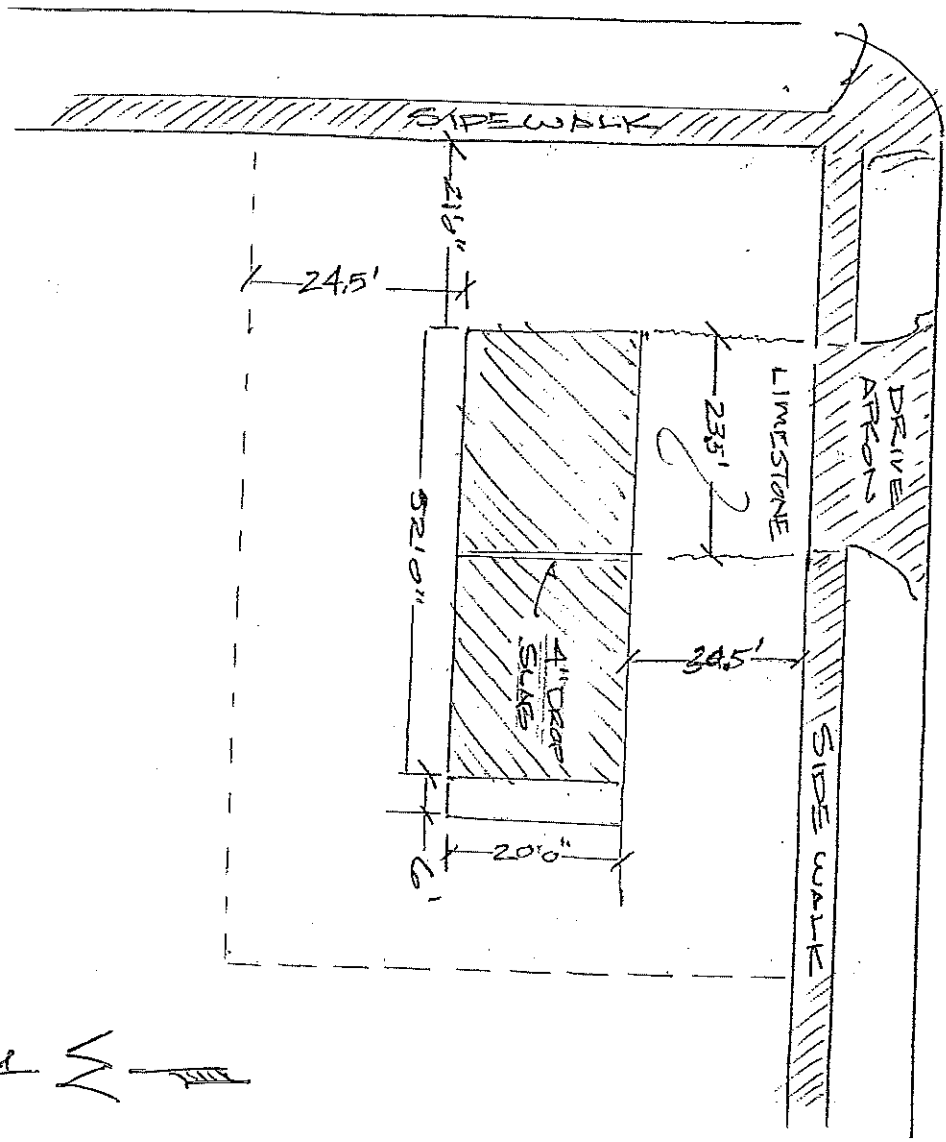
Our initial goal was to build an investment property and a family getaway. Despite COVID-era building costs, we remained within budget. However, due to maintenance and tax considerations, we shifted our focus to short-term rentals. With experience using Airbnb, we recognized the benefits of offering affordable, comfortable accommodations to both vacationers and business travelers.

Our properties are managed under our ministerial LLC, Zydeco Properties. A portion of all profits—currently 50%—supports missionary families returning to the U.S. from overseas ministry. We view this business as both a service and a calling.

Biloxi's continued growth, led by efforts to restore its natural beauty and expand attractions, makes it an ideal destination. Located near beaches, restaurants, museums, and shops, our property offers visitors both convenience and relaxation.

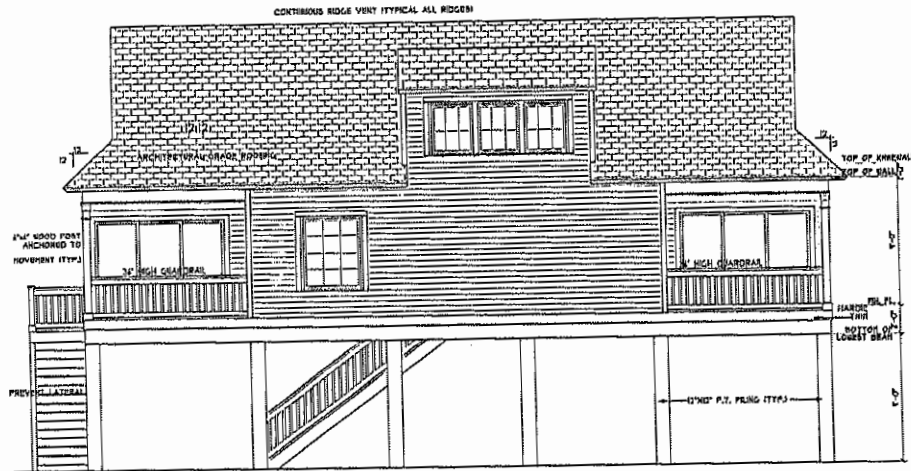
Slogan: "Come make our place, your place. Visit Biloxi!"

- COLLINS ST -

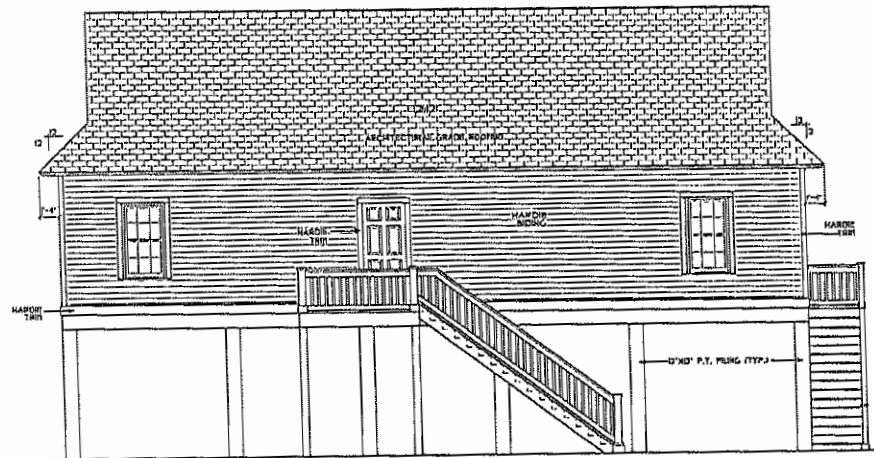


- 5TH DOWN AVE -

BEACH AVE TO SOUTH



RIGHT SIDE ELEVATION
SCALE 1/4"=1'-0"



LEFT SIDE ELEVATION
SCALE 1/4"=1'-0"

CLAY LAWRENCE
DESIGN STUDIO, LLC.
P.O. BOX 1340-200
P.O. BOX 1340-200
P.O. BOX 1340-200
P.O. BOX 1340-200
P.O. BOX 1340-200

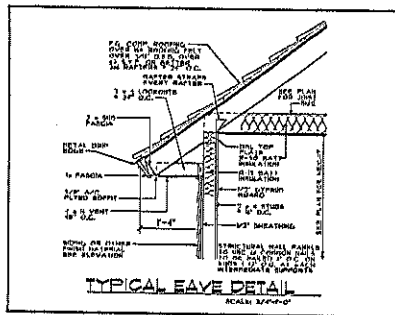
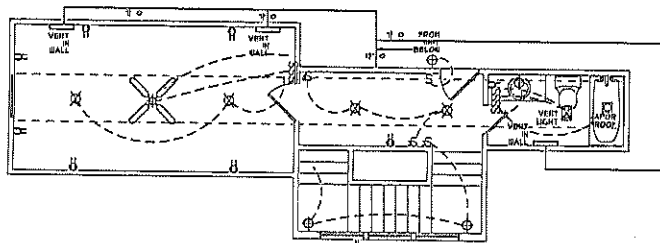


3440 MAGNALL SOURCE DRIVE SITE D
SAYLER FORGE, VA 22968
PROJECT NUMBER: 1340-200
SHEET NUMBER: A-3
DATE: 11-03-20

NAME: ZYDECO PROPERTIES
LOT:
COUNTY:

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DRAWING IS THE PROPERTY OF
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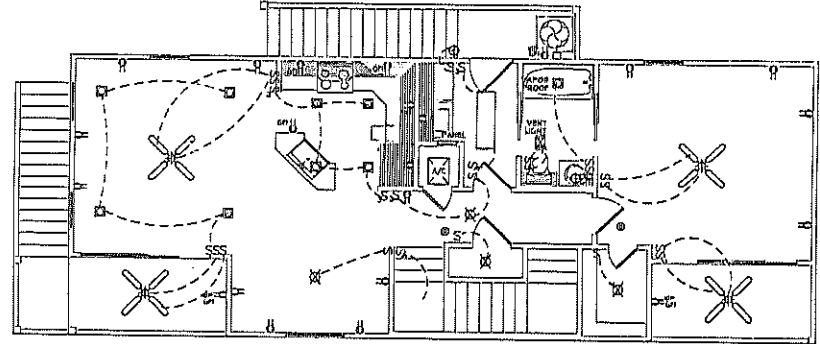
DRAWN BY:
C.E.L.
DATE:
11-03-20
PROJECT NUMBER:
1340-200
SHEET NUMBER:
A-3
3 OF 3



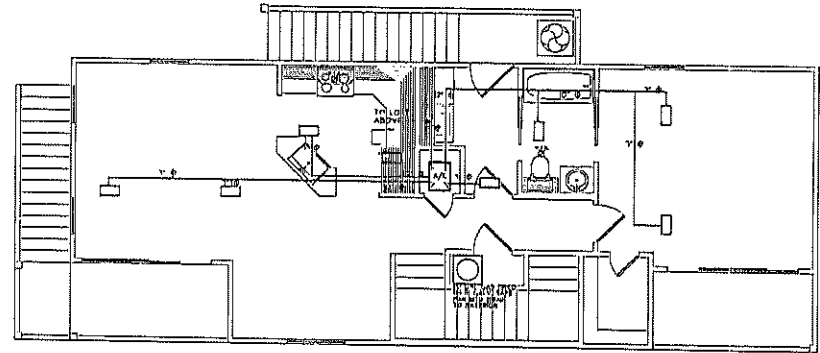
LEGEND	
⊕	DUPLEX RECEPTACLE, 120V, 3 WIRE GROUNDING
⊕	120V, 2 WIRE GROUNDING
⊕	RECEPTACLE IN CLOSET
⊕	FLOOR RECEPTACLE
⊕	CABLE TV JACK
⊕	TELEPHONE JACK
⊕	CILING-TIGHT LIGHT FIXTURE
⊕	SURFACE MOUNTED FLUORESCENT LIGHT FIXTURE
⊕	RECESSED CAN LIGHT
⊕	EXTERIOR LIGHT
⊕	PENDANT LIGHT
⊕	HALL SCENE
⊕	UNDER-CABINET FLUORESCENT LIGHT FIXTURE
⊕	REVERSE-VENT
⊕	OUTDOOR FLOOD LIGHT
⊕	SMOKE/CARBON MONOXIDE DETECTOR
⊕	DISCONNECT SWITCH
⊕	WELCH
⊕	JAMB SWITCH
⊕	THREE-WAY SWITCH
⊕	FOUR-WAY SWITCH
⊕	REVERSE-WAY RECEPTACLES
⊕	GROUND FAULT INTERRUPTER
⊕	DRIPER
⊕	ARC FAULT INTERRUPTER
⊕	DOOR BELL
⊕	FAN & LIGHT

ELECTRICAL NOTES

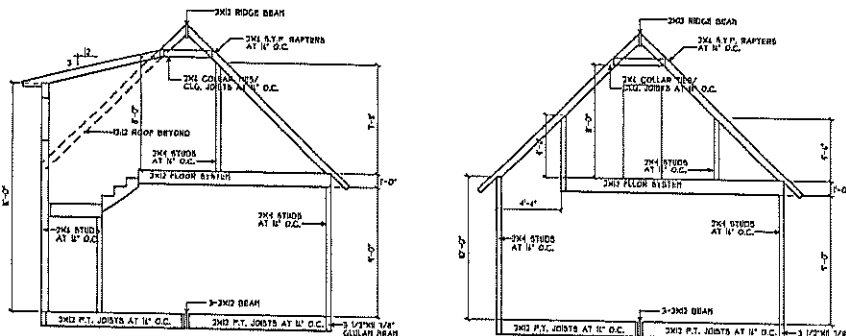
1. ELECTRICAL SERVICE, 200 AMP MLO, 32 CIRCUITS
2. VERIFY BY LOCAL CODE
3. ALL RECEPTACLES TO BE ARC FAULT INTERRUPTERS EXCEPT IN DESIGNATED AREAS
4. ALL SITCHING, BATH, & EXTERIOR OUTLETS ARE TO BE GFI OUTLETS
5. ALL OUTLETS IN STORAGE ROOM ATTACHED TO RESIDENCE TO BE GFI OUTLETS
6. INTERIOR & EXTERIOR GFI OUTLETS ARE TO BE ON SEPARATE CIRCUIT
7. HEAT VENT LIGHTS ARE TO BE ON A SEPARATE CIRCUIT
8. ALL SMOKE DETECTORS ARE TO BE ELECTIC POWERED WITH BATTERY BACKUP
9. WIRE SMOKE DETECTORS TO SOUND ALARM TOGETHER
10. ELECTRICAL PANEL CANNOT BE LOCATED IN A CLOTHES CLOSET
11. PROVIDE FOR SURROUND SOUND AND SECURITY SYSTEM.



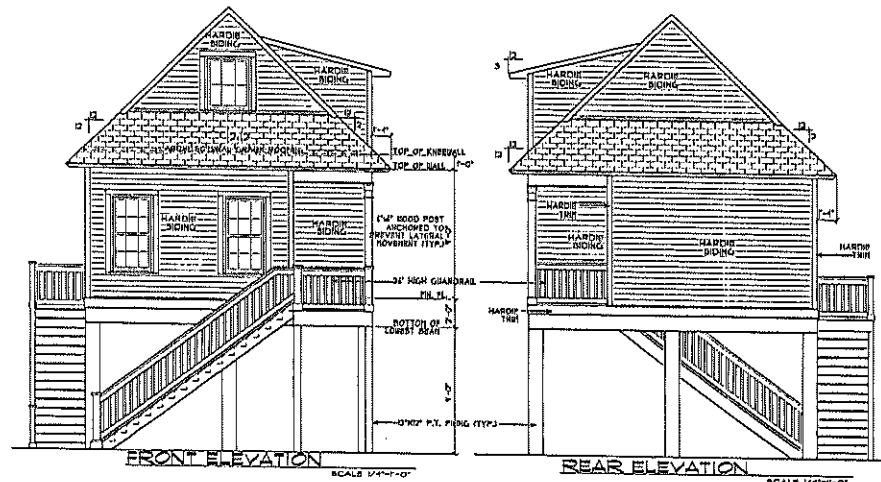
ELECTRICAL PLAN
SCALE 1/4"=1'-0"



HVAC PLAN
SCALE 1/4"=1'-0"



CROSS SECTIONS
SCALE 1/4"=1'-0"



FRONT ELEVATION
SCALE 1/4"=1'-0"

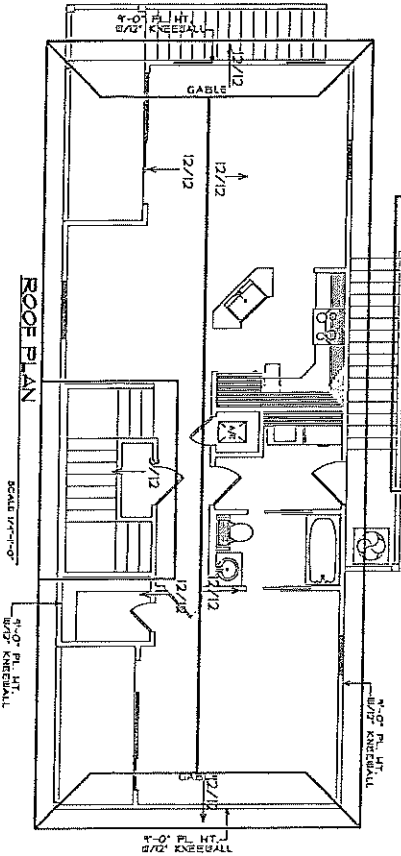
REAR ELEVATION
SCALE 1/4"=1'-0"

CLAY LAURENCE DESIGN STUDIO, LLC.
PHONE: 321-483-0028
FAX: 321-483-0028
SAFETY: 321-483-0028
E-MAIL: CLAY@CLAYDESIGNSTUDIO.COM

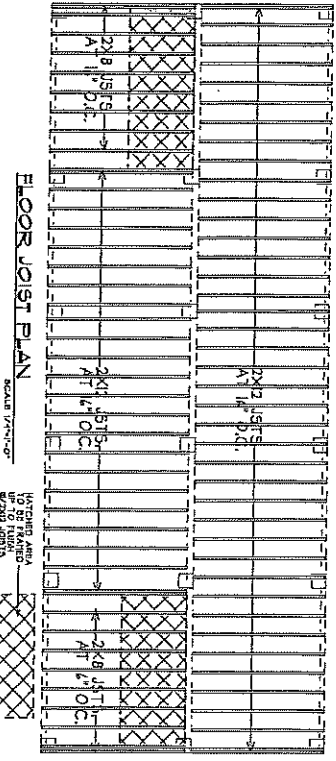
NAME: ZYDECO PROPERTIES
LOT:
COUNTY:

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2 OF 3

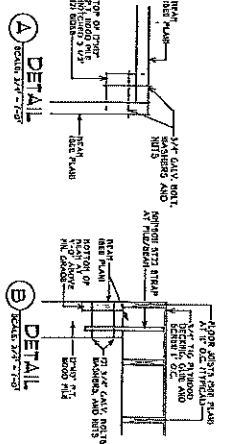


NOTE:
 ALL PLATE HTS. TAKEN FROM
 FIN. FL. OF HOUSE
 ALL RAFTERS TO BE 2X4 @ 12 S.T.P.
 AT 1/2" O.C.
 PROVIDE HURRICANE CLIPS AT
 EACH RAFTER.

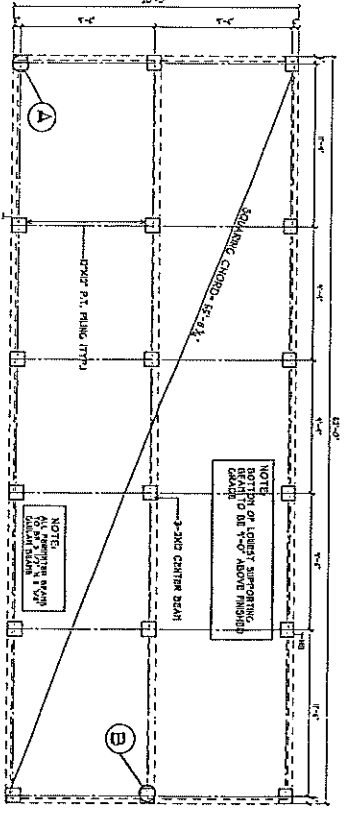


FLOOR JOIST PLAN
 SCALE 1/4" = 1'-0"

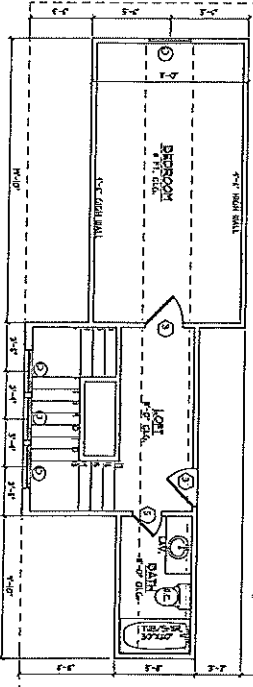
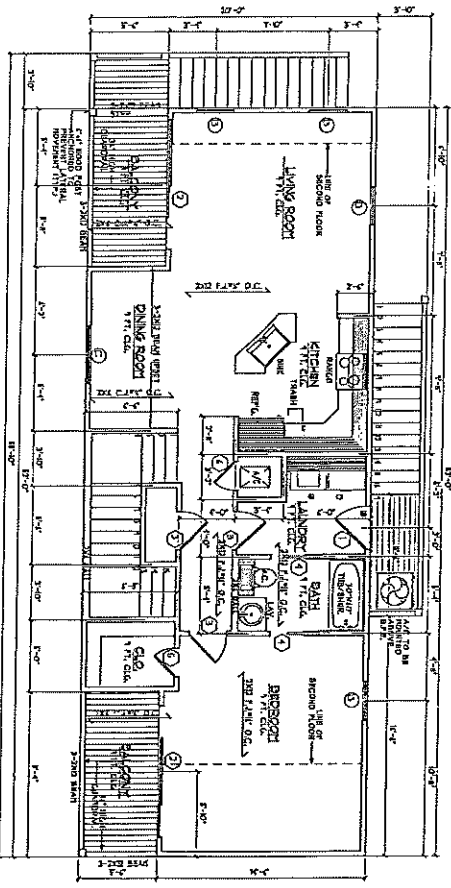
HATCHING AREA
 TO BE RAISED
 TO 2ND JOIST



GENERAL NOTES
 ALL DIMENSIONS UNLESS OTHERWISE NOTED TO BE IN FEET AND INCHES.
 ALL FINISHES TO BE AS SHOWN ON THE DRAWINGS.
 ALL MATERIALS TO BE APPROVED BY THE ARCHITECT.
 ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND ALL APPLICABLE REGULATIONS.
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PLING LAYOUT PLAN
 SCALE 1/4" = 1'-0"



ZONE	AREA	PERCENTAGE	PERMITS
1	1,200	100%	100%
2	1,200	100%	100%
3	1,200	100%	100%
4	1,200	100%	100%
5	1,200	100%	100%
6	1,200	100%	100%
7	1,200	100%	100%
8	1,200	100%	100%
9	1,200	100%	100%
10	1,200	100%	100%
11	1,200	100%	100%
12	1,200	100%	100%
13	1,200	100%	100%
14	1,200	100%	100%
15	1,200	100%	100%
16	1,200	100%	100%
17	1,200	100%	100%
18	1,200	100%	100%
19	1,200	100%	100%
20	1,200	100%	100%
21	1,200	100%	100%
22	1,200	100%	100%
23	1,200	100%	100%
24	1,200	100%	100%
25	1,200	100%	100%
26	1,200	100%	100%
27	1,200	100%	100%
28	1,200	100%	100%
29	1,200	100%	100%
30	1,200	100%	100%
31	1,200	100%	100%
32	1,200	100%	100%
33	1,200	100%	100%
34	1,200	100%	100%
35	1,200	100%	100%
36	1,200	100%	100%
37	1,200	100%	100%
38	1,200	100%	100%
39	1,200	100%	100%
40	1,200	100%	100%
41	1,200	100%	100%
42	1,200	100%	100%
43	1,200	100%	100%
44	1,200	100%	100%
45	1,200	100%	100%
46	1,200	100%	100%
47	1,200	100%	100%
48	1,200	100%	100%
49	1,200	100%	100%
50	1,200	100%	100%

NAME: ZYDECO PROPERTIES
 LOT:
 COUNTY:

CLAY LAWRENCE DESIGN STUDIO, L.L.C.
 3140 MAGNOLIA SQUARE DRIVE SUITE D
 BATON ROUGE LA 70818
 PHONE: 504-781-1234
 FAX: 504-781-1234
 WWW: CLAYLAWRENCEDESIGNSTUDIO.COM

DATE: 10/15/2023
 DRAWN BY: J. SMITH
 CHECKED BY: M. JONES
 PROJECT NUMBER: 15234
 SHEET NUMBER: A-1
 OF 2

1 BILOXI PLANNING COMMISSION MEETING
 2 JULY 3, 2025
 3 COMMUNITY DEVELOPMENT,
 4 DR. MARTIN LUTHER KING JR. MUNICIPAL BUILDING,
 5 676 DR. MARTIN LUTHER KING JR. BOULEVARD,
 6 BILOXI, MISSISSIPPI,
 7 BEGINNING AT 2:00 P.M.

8
 9 PLANNING COMMISSION MEMBERS PRESENT:

10 David Washer, Chairman
 11 Ronnie Bogard
 12 Kyle Carron
 13 Steve Delahousey
 14 Charlie Dellenger
 15 Dr. Larry Drawdy
 16 Joe King
 17 Gary Lechner
 18 Debora Magee
 19 August Parker
 20 Shante' Shaw
 21 John Snow
 22 David Stanovich
 23 Michael Todaro

24 ALSO PRESENT:

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

REPORTED BY:

Melissa Burdine-Rodolfich

25

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

1		
2	CONTINUED PUBLIC HEARING(S):	PAGE
3	TR-25-002	--
4	NEW PUBLIC HEARING(S):	
5	25-027-PC	7
6	25-028-PC	19
7	25-029-PC	25
8	TREE HEARINGS:	
9	(None)	--

10
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1 CHAIRMAN WASHER:

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

4 We'll record the members present.

5 Mr. Lechner, Mr. Parker, Mr. Todaro, Ms. Magee,
 6 Ms. Shaw, Mr. Stanovich, Mr. Dellenger, Mr. Bogard,
 7 Dr. Drawdy, Mr. Carron, Mr. King, Mr. Snow, Mr.
 8 Delahousey; myself, David Washer.

9 Next to me, Jerry Creel, Director of
 10 Community Development; Caryle Lena, Planner.

11 At the table in the front there, Felicia
 12 Serpas, Senior Planner. Next to her is our court
 13 reporter for today, Melissa Rodolfich.

14 Mr. Delahousey.

15 If he'll quit playing on his phone, I'll
 16 recognize Dr. Paul Tisdale.

17 DR. TISDALE:

18 I was just arranging for your reception.

19 Let me cancel that.

20 CHAIRMAN WASHER:

21 I can be canceled.

22 I'll call on Dr. Delahousey to open the
 23 meeting with a moment of prayer.

24 (Moment of prayer.)

25 CHAIRMAN WASHER:

25

1 Mr. King, the pledge.
 2 (Pledge of Allegiance.)

3 CHAIRMAN WASHER:

4 We welcome everyone here with us today.
 5 We would ask that anyone that desires to speak,
 6 please come to the podium when your case is
 7 called, sign in at the pad provided and give us
 8 your name and address for the record, please.

9 Ask if all members of the Commission
 10 received a copy of the minutes from the last
 11 meeting and if there is any additions or
 12 corrections.

13 MR. DELAHOUSEY:

14 Move to approve.

15 MR. SNOW:

16 (Indicating second.)

17 CHAIRMAN WASHER:

18 Motion by Mr. Delahousey to approve;
 19 seconded by Mr. Snow.

20 All those in favor, say "aye."

21 (Unanimous vote.)

22 CHAIRMAN WASHER:

23 Any opposed?

24 (None opposed.)

25 CHAIRMAN WASHER:

25

1 Thank you.
 2 Committee reports, Mr. Creel?
 3 MR. CREEL:
 4 Yes, sir. Mr. Chairman and members of
 5 the Commission, this report will be for one month
 6 since we didn't have a meeting two weeks ago, so
 7 we'll run from June 5th through July 3rd. During
 8 that period, we issued a total of 321 building
 9 permits. We had a total construction valuation of
 10 a little over \$44 million. We have collected
 11 \$44,500 in permit fees.
 12 We issued licenses for 47 new
 13 businesses; 15 of those were for peddlers. Also,
 14 we had 51 renewals of business licenses.
 15 Certificates of occupancy, 19.
 16 Of the new projects issued, one was for
 17 a new office for Starks Construction at 1633 Popp's
 18 Ferry Road. Also, we issued a permit for the new
 19 cyber technology center to be built at 236 White
 20 Avenue, a new build-out for Five Below in the
 21 Rouses shopping center and the Beau Rivage, two
 22 remodels for the Beau Rivage.
 23 Also, today, we received the site and
 24 landscape plans -- the completed site and
 25 landscape plans for the new Chick-fil-A, and the

1 behalf of Elliott Homes, LLC. This is regarding
 2 that property out in Woolmarket where we can't get
 3 to it to see what kind of trees are back there.
 4 Rather than this thing just being on
 5 every week's agenda, every meeting's agenda, we
 6 would ask that we take and table that subject to
 7 call in the future once we get the information
 8 that we need instead of having to put it back on
 9 the agenda and go from there.
 10 MR. DELLENGER:
 11 So moved.
 12 MS. SHAW:
 13 I second.
 14 CHAIRMAN WASHER:
 15 Motion by Mr. Dellenger; second by
 16 Ms. Shaw.
 17 All those in favor, say "aye."
 18 (Unanimous vote.)
 19 CHAIRMAN WASHER:
 20 Any opposed?
 21 (None opposed.)
 22 CHAIRMAN WASHER:
 23 Thank you.
 24 Our new public hearings today, Case
 25 Number 25-027-PC Seashore United Methodist

1 Chick-fil-A went way overboard with their
 2 landscaping. You'll really be impressed when they
 3 get through with this. We're waiting on the
 4 actual building plans now. We expect those any
 5 day.
 6 Just a question -- this is just
 7 something that I'm going to bring up. You know,
 8 there have been some comments about our economic
 9 development in the city.
 10 This last week, I got reappointed. The
 11 other directors got reappointed. Thank you,
 12 Dr. Tisdale, for supporting on that.
 13 But I started here in 2003, about
 14 mid-2003, and since then -- I had the ladies at
 15 the desk add up -- we have had over \$3 billion
 16 worth of new development. Not renovations, not
 17 remodeling or anything like that, but over
 18 3 billion, so I thought y'all would want to know
 19 more about that. Anyway, that's it.
 20 CHAIRMAN WASHER:
 21 That's a pretty good record there.
 22 MR. CREEL:
 23 Thank you.
 24 All right. Continued public hearings,
 25 we've got Case Number TR-25-002, Amanda Crose on

1 Assembly, owner, and Kami Levern, applicant. This
 2 is a request for conditional use approval to
 3 authorize a portion of an existing commercial
 4 building to be utilized as a restaurant, being a
 5 coffee shop, within a RM-30, high-density
 6 multi-family zone, and identified as 1400 Leggett
 7 Drive, Municipal Tax Parcel Number
 8 1310K-03-021.000. This case was advertised on
 9 June 20th and June 27th.
 10 View the video, please.
 11 MS. SERPAS:
 12 (Video played.)
 13 CHAIRMAN WASHER:
 14 Okay. Is the applicant or their
 15 representative here, please?
 16 MS. LEVERN:
 17 Do you want both of us or just him?
 18 What would you --
 19 CHAIRMAN WASHER:
 20 Sign in.
 21 MS. LEVERN:
 22 I have.
 23 CHAIRMAN WASHER:
 24 Name and address for the record, please.
 25 MS. LEVERN:

1 So moved.

2 MS. SHAW:

3 Second.

4 CHAIRMAN WASHER:

5 Motion by Mr. Parker recommending

6 approval; seconded by Ms. Shaw.

7 If there's no discussion, we'll ask that

8 all those in favor of approval, raise your hand.

9 Mr. Lechner, Mr. Parker, Mr. Todaro,

10 Ms. Magee, Ms. Shaw, Mr. Stanovich, Mr. Dellenger,

11 Mr. Bogard, Dr. Drawdy, Mr. Carron, Mr. King,

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

13 We'll let the record show that's unanimous.

14 MR. DELLENGER:

15 Where are we with the number?

16 MR. CREEL:

17 Right now, we have -- out of 75 that are

18 allowed as conditional use, we have 62 that have

19 been approved. If this one gets approved, it

20 would be Number 63.

21 CHAIRMAN WASHER:

22 Our next case today is 25-029-PC, James

23 D. George on behalf of Zydeco Properties of

24 Louisiana, LLC. This is a request for conditional

25 use approval to authorize an existing

1 single-family residence situated upon a parcel of

2 land approximately 73.5 feet by 91 feet, more or

3 less, to be utilized as a short-term rental for

4 property located within an RM-30, high density

5 multi-family zone and identified as municipal

6 address 115 St. John Avenue, being Municipal Tax

7 Parcel Number 1310L-02-135.000. This case was

8 also advertised on June 20th and June 27th.

9 Video on that, please.

10 MS. LENA:

11 I'm trying. Sorry. Felicia had to step

12 out, so there we go.

13 CHAIRMAN WASHER:

14 Mr. George.

15 MR. GEORGE:

16 James George, 115 St. John Avenue.

17 As well, if you might have noticed, the

18 house to the front of that one is also a property

19 that belongs to us. We have a couple of lots

20 along the front and one of those, we hope soon,

21 along the corner there, to become our permanent

22 residence. We'll try to build there. We're

23 vested in the area, and I certainly appreciate the

24 opportunity to be here and just be a part of the

25 community.

1 My daughter is with me. We just helped

2 her purchase a house about two blocks behind us,

3 which has slowed some of my other projects down,

4 but, nonetheless, we really are vested. We love

5 the area and excited to be a part. And by the

6 way, Happy Fourth of July.

7 CHAIRMAN WASHER:

8 Thank you.

9 MR. CARRON:

10 How many bedrooms do you have?

11 MR. GEORGE:

12 This unit is a two-bed, two-bath. It's

13 a one-and-a-half story with a large loft that

14 currently we have two twin beds, but would easy

15 accommodate four if we needed to.

16 MR. CARRON:

17 Thank you.

18 CHAIRMAN WASHER:

19 Any other questions, members of the

20 Commission, of Mr. George? No other questions.

21 Anything else, sir?

22 MR. GEORGE:

23 Nope. I'm good.

24 CHAIRMAN WASHER:

25 Good enough. Thank you.

1 MR. GEORGE:

2 Thank you.

3 CHAIRMAN WASHER:

4 We'll ask if there is anyone in the

5 audience that wants to speak in favor of the

6 applicant's request? No one speaking in favor.

7 Anyone speaking in opposition? No one

8 speaking in opposition.

9 We'll consider that hearing closed.

10 Mr. Creel.

11 MR. CREEL:

12 Pastor George came before us over a year

13 ago to request approval on this one, and at the

14 time, it was -- there were concerns about it.

15 It's not even a block from the beach. You can

16 actually see it's walking distance from the beach,

17 which is where we thought that short-term rentals

18 are most appropriate.

19 He already operates another short-term

20 rental right to the west on the beach there. He's

21 done a good job. We've had no complaints about

22 it. We believe that this location is very

23 appropriate for a short-term rental, and staff has

24 no objection and would recommend approval.

25 MR. LECHNER:

1 I make a motion to approve.
 2 MS. MAGEE:
 3 Second.
 4 CHAIRMAN WASHER:
 5 Motion by Mr. Lechner recommending
 6 approval; seconded by Ms. Magee.
 7 If there's no discussion, all those in
 8 favor --
 9 MR. TODARO:
 10 I've got a comment.
 11 Jerry, isn't there a concern that if
 12 we -- I agree that the beach is just made for bed
 13 and breakfasts, but the fact that we're going
 14 into -- like on Collins, can we expect that the
 15 neighboring properties are going to also ask for
 16 the same?
 17 MR. CREEL:
 18 They can always ask for it. There is
 19 some to the north of here that are not zoned -- I
 20 don't think those properties to the north are
 21 zoned multi-family residential.
 22 MR. TODARO:
 23 But none that are short-term?
 24 MR. CREEL:
 25 Yeah. So if you'll recall, this used to

1 MR. STANOVICH:
 2 It was turned down then, correct?
 3 MR. CREEL:
 4 It was approved by the Planning
 5 Commission, but it was turned down by the City
 6 Council.
 7 MR. GEORGE:
 8 Jerry, I'm sorry. It was actually a
 9 tied vote. It was --
 10 MR. CREEL:
 11 Failed for a lack of a majority.
 12 MR. GEORGE:
 13 Yeah.
 14 MR. CREEL:
 15 Okay.
 16 MR. LECHNER:
 17 Well, I'll just say this. I live right
 18 down the street from this house and I do not have
 19 a problem at all. I would rather have a
 20 short-term rental than long-term rental, to be
 21 quite honest.
 22 MS. LEVERN:
 23 I live around there, too, and no
 24 problem.
 25 CHAIRMAN WASHER:

1 be occupied by the apartments that were there
 2 before the storm, and so we feel like this is no
 3 more intensive than what was there.
 4 When you pass by there -- and I live in
 5 the neighborhood. I go by there all the time.
 6 What I have witnessed, these short-term rentals
 7 have not caused any problems for the neighbors
 8 there other than it may be blocking their view.
 9 You know, this house is existing.
 10 Anywhere in this particular block south
 11 of Collins, we could have other people come in and
 12 ask for short-term rental and they'd have to go
 13 through the same process and make their arguments
 14 to the Planning Commission and to the City
 15 Council.
 16 Again, on the north side of Collins,
 17 it's not zoned for it. It's not allowed, even as
 18 a conditional use.
 19 So we think it's appropriate because of
 20 the location and, again, we recommend approval.
 21 MR. STANOVICH:
 22 Jerry, didn't we look at this, you said,
 23 a year ago?
 24 MR. CREEL:
 25 Over a year ago, yes, sir.

1 Any other --
 2 MR. CARRON:
 3 Yeah. I would like to add it's got
 4 sufficient parking and you wouldn't have to park
 5 Collins Street.
 6 MR. CREEL:
 7 And he does have the two independent
 8 stairs on this one.
 9 Pastor George has been very good to work
 10 with. The other house that he built that is
 11 actually right up against or facing Highway 90,
 12 when he came in to go for short-term rental there,
 13 we told him he would have to have another
 14 stairwell and he came off the front and built
 15 another one. He didn't argue about it. He just
 16 did it, so he's been very good to work with.
 17 MR. STANOVICH:
 18 Reverend, you've got -- your neighbors
 19 across the street, they're in single-family. Do
 20 they have a problem with this at all?
 21 MR. GEORGE:
 22 To either side of me, my neighbors are
 23 fine with it. We have a new neighbor that's out
 24 of Missouri. He's even voiced that he kind of
 25 wished -- he just built a big fabulous house that

1 you saw in this video.
 2 MR. STANOVICH:
 3 What about the neighbors to the north of
 4 you?
 5 MR. GEORGE:
 6 We had one family that was to the north
 7 of us that did oppose in the previous application,
 8 but they have since sold -- put their house up for
 9 sale. They moved back to Atlanta.
 10 And now -- as of now, I don't -- I don't
 11 know of anybody, you know, in the immediate
 12 vicinity that -- we know most of the neighbors,
 13 have good relationships with them.
 14 MR. CREEL:
 15 And the case was advertised and signs
 16 were placed on the property and we have no one
 17 here to object.
 18 MR. STANOVICH:
 19 Are you going to manage the property
 20 yourself?
 21 MR. GEORGE:
 22 I'm going to self-manage for now.
 23 CHAIRMAN WASHER:
 24 All right. We've got a motion by
 25 Mr. Lechner recommending approval and that was

1 leave it as is.
 2 We also had the granting of the
 3 conditional use -- the request to grant the
 4 conditional use approval for the Express Oil
 5 Change facility to be located on Popp's Ferry Road,
 6 1673 Popp's Ferry Road. This would be next to the
 7 new Dollar Tree that's under construction right
 8 now. That was approved 5-0.
 9 Also, the application for the
 10 conditional use approval for the urgent care
 11 center to be at built at 1886 Popp's Ferry Road,
 12 that was approved 5-0.
 13 And the resolution to grant final
 14 subdivision plat approval for Mallard Creek
 15 Subdivision, formerly Hidden Springs, Phase 2,
 16 which is another 84 lots in the Hidden Springs
 17 development that was approved 5-0.
 18 At the meeting on July 1st, which was
 19 the day before yesterday, we did not have any
 20 zoning cases on there, so that brings you up to
 21 date.
 22 MR. DELAHOUSEY:
 23 Mr. Creel, question on the methadone
 24 clinic. The last time we met, there was some
 25 question about whether or not there should be a

1 seconded by Ms. Magee.
 2 We'll ask that all those in favor of
 3 approval, raise your hand.
 4 Mr. Lechner, Mr. Parker, Ms. Magee,
 5 Mr. Shaw, Mr. Stanovich, Mr. Dellenger,
 6 Mr. Bogard, Dr. Drawdy, Mr. Carron, Mr. King,
 7 Mr. Snow, Mr. Delahousey; myself, David washer.
 8 Any opposed? Mr. Todaro opposes.
 9 Any abstentions? No abstentions.
 10 Motion carries.
 11 No tree hearings today.
 12 City Council action, Mr. Creel?
 13 MR. CREEL:
 14 Yes, sir.
 15 At the meeting held on June 10th, we
 16 didn't have any zoning cases. We did adopt the
 17 new buildings codes for 2024. Those are the most
 18 recent that were out.
 19 On the meeting -- at the Council meeting
 20 on June 17th, that was the case where we heard
 21 argument about the New Seasons Methadone clinic,
 22 but the decision was tabled until the next
 23 meeting, which was held on June 24th. And at that
 24 meeting, the City Council voted to take no action,
 25 to recommend no action on it and to basically

1 fence put around that. The fact that City Council
 2 took no action on it, where does that stand?
 3 MR. CREEL:
 4 Well, the approval was with the
 5 understanding that they would consider putting a
 6 fence around it. The Council recommended that
 7 they put a fence around it, so the attorney said
 8 they are willing to talk to us about it, but they
 9 didn't make it mandatory that there would be a
 10 fence around it, the building, so --
 11 MR. DELAHOUSEY:
 12 Thank you.
 13 CHAIRMAN WASHER:
 14 Any old business to come before us
 15 today?
 16 MR. CARRON:
 17 Yeah. I have got a couple of things.
 18 Got any updates on the parking at
 19 Imperial?
 20 MR. CREEL:
 21 They're working on it right now. They
 22 have -- if you go out there and look, you will see
 23 all the piping in that area where they're going to
 24 be putting in those hundred-plus parking spaces,
 25 also landscaping. They're going to landscape