

**CITY OF BILOXI  
AGENDA ITEM  
FACT SHEET**

Item No.: 4C

Council Meeting Date: May 19 2026

ITEM TITLE: ORDINANCE (2<sup>nd</sup> Reading)

INTRODUCED BY: Mayor Andrew "FoFo" Gilich

CONTACT PERSON: Rick Weaver, CAO

Jerry Creel Director of Community Development

**SUMMARY EXPLANATION:**

An ordinance to approve a Zoning Map Amendment to authorize a change in zoning district classification for four parcels of land from their present zoning district classification of LB Limited Business, NB Neighborhood Business and RB Regional Business to RS-5 High-Density Single-Family Residential, identified as four unaddressed parcels fronting Woolmarket Road.

Case No. 26-025-PC, Ward 7, Robert Heinrich

Resolution  Ordinance  Public Hearing  Routine Agenda

Exhibits for Review

Contract  Minutes  Plans/Maps  Deed  Lease

Other (Specify): Case Fact Sheet

Submittal Authorization: Council President  Mayor

STAFF RECOMMENDATION: Staff recommends approval

COUNCIL ACTION: Motion By: Shoemaker - Second By: Gray

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

ACTION TAKEN: First reading on May 5, 2026

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

AN ORDINANCE TO APPROVE A **ZONING MAP AMENDMENT** TO AUTHORIZE A CHANGE IN ZONING DISTRICT CLASSIFICATION FOR FOUR PARCELS OF LAND FROM THEIR PRESENT ZONING DISTRICTS OF **LB LIMITED BUSINESS, NB NEIGHBORHOOD BUSINESS** AND **RB REGIONAL BUSINESS** TO **RS-5 HIGH-DENSITY SINGLE-FAMILY RESIDENTIAL**, IDENTIFIED AS FOUR UNADDRESSED PARCELS FRONTING WOOLMARKET ROAD

WHEREAS, on Thursday, April 16, 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. 26-025-PC, Morgan D. Hoda & Michael V. Speranzo (owners) and Robert Heinrich (applicant), a request for a **Zoning Map Amendment**; and

WHEREAS, the Planning Commission members were apprised of the particulars of this case, being made cognizant of the fact that Morgan D. Hoda & Michael V. Speranzo (owners) and Robert Heinrich (applicant) had submitted the request for a **Zoning Map Amendment**, to authorize a change in zoning district classification for four parcels of land measuring approximately one-hundred three and five tenths (103.5) acres (more or less) in size, from their present zoning district classifications of **LB Limited Business, NB Neighborhood Business** and **RB Regional Business** to **RS-5 High-Density Single-Family Residential**, identified as four unaddressed parcels fronting to Woolmarket Road (re: Tax Parcel Nos. 1207O-01-005.003, 1208B-01-011.000, 1208G-01-008.000 & 1208B-01-015.000); and

WHEREAS, April 16, 2026, the Biloxi Planning Commission, after some discussion, voted 12-0-0, to recommend approval for this **Zoning Map Amendment**, to authorize a change in zoning district classification for four parcels of land measuring approximately one-hundred three and five tenths (103.5) acres (more or less) in size, from their present zoning district classifications of **LB Limited Business, NB Neighborhood Business** and **RB Regional**

**Business to RS-5 High-Density Single-Family Residential**, identified as four unaddressed parcels fronting to Woolmarket Road, having determined that a Change in the Character of the Neighborhood is of notice in this area of the City of Biloxi; 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 **Zoning Map Amendment**, is appropriate for the four properties as related in Case No. 26-025-PC, and identified as four unaddressed parcels fronting to Woolmarket Road (re: Tax Parcel Nos. 1207O-01-005.003, 1208B-01-011.000, 1208G-01-008.000 & 1208B-01-015.000).

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF BILOXI, MISSISSIPPI THAT AS PER THE FINDINGS OF THE PLANNING COMMISSION, BASED UPON A DETERMINATION THAT A CHANGE IN THE CHARACTER OF THE NEIGHBORHOOD IN THIS AREA OF THE CITY OF BILOXI IS OF NOTICE, THAT THE FOLLOWING SHALL BE AUTHORIZED:

Section 1. That the boundaries of the Geographical Information System Format Zoning District Map of the City of Biloxi, Mississippi, be hereby further amended by a change in zoning district classifications from **LB Limited Business**, **NB Neighborhood Business** and **RB Regional Business** to **RS-5 High-Density Single-Family Residential**, for property identified as four unaddressed parcels fronting to Woolmarket Road (re: Tax Parcel Nos. 1207O-01-005.003, 1208B-01-011.000, 1208G-01-008.000 & 1208B-01-015.000), more fully described as follows:

Parcel 1 & 2

*The South Two Thousand Four Hundred Fifty feet (2,450'), more or less, of the following described parcel of real property:*

*The West Half (W 1/2) of the East Half (E 1/2) of the West Half (W 1/2) of the West Half (W 1/2), and the East One-Fourth (E 1/4) of the West Half (W 1/2) of the West Half (W 1/2) of the West Half (W 1/2) of Section One (1), Township Seven (7) South, Range Ten (10) West, subject to the rights-of-way of Mississippi Power Company, United Gas Pipeline Company, and Interstate*

*Highway Number Ten (10), all as of this date, being more fully described as a piece or strip of land, beginning at a point approximately Four Hundred and Ninety Five Feet (495') East of the Northwest Corner of Section One (1), Township Seven (7) South, Range Ten (10) West, thence running South the entire length of Section One (1) about Five Thousand Two Hundred and Eighty Feet (5280') to the South Section line of Section One (1) thence East along said Section line about Four Hundred and Ninety Five Feet (495') thence running North about Five Thousand Two Hundred and Eighty Feet (5280') back to the North Section Line of Section One (1) thence running West about Four Hundred and Ninety Five Feet (495') to the place of beginning, containing about Sixty Acres (60) more or less. Being the East Half of the land deeded to Lena Annie Krohn Scarborough by Louis Henry Krohn on the 8th day of June, A.D. 1942. The West Half of said Land is this day being deeded to our son Sidney Mize Scarborough.*

Parcel 3

*The West 3/4 of the West 1/2 of the West 1/2 of the West 1/2; Less right-of-way to MISS POWER CO. & I-10 Highway; & Less 420 ft. x 1050 ft. to Teoda Husley in Section 1, Township 7 South, Range 10 West.*

Parcel 4

*The West 24 acres of the Southwest 1/4 and north of I-10 Highway in Section 1, Township 7 South, Range 10 West.*

Further described as land most nearly bounded by the following streets: situated North of Interstate 10, South of and fronting to Woolmarket Road, West of Cedar Lake Road, and East of Shriners Blvd.

Section 2. Upon unanimous vote of the members of the City Council, this ordinance shall be in full force and effect from and after passage, because it serves the public peace, health and safety of the citizens of Biloxi, and good cause exists for same. If not a unanimous vote this Ordinance shall become effective as soon thereafter as is signed, certified, and as is otherwise provided by law.

.....A

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

RESOLUTION CALLING FOR A PUBLIC HEARING WITH RESPECT TO AN APPLICATION FOR **ZONING MAP AMENDMENT** TO AUTHORIZE A CHANGE IN ZONING DISTRICT CLASSIFICATION FOR FOUR PARCELS OF LAND FROM THEIR PRESENT ZONING DISTRICTS OF **LB LIMITED BUSINESS, NB NEIGHBORHOOD BUSINESS AND RB REGIONAL BUSINESS TO RS-5 HIGH-DENSITY SINGLE-FAMILY RESIDENTIAL**, IDENTIFIED AS FOUR UNADDRESSED PARCELS FRONTING WOOLMARKET ROAD

WHEREAS, on Thursday, April 16, 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. 26-025-PC, Morgan D. Hoda & Michael V. Speranzo (owners) and Robert Heinrich (applicant), a request for a **Zoning Map Amendment**; and

WHEREAS, the Planning Commission members were apprised of the particulars of this case, being made cognizant of the fact that Morgan D. Hoda & Michael V. Speranzo (owners) and Robert Heinrich (applicant) had submitted the request for a **Zoning Map Amendment**, to authorize a change in zoning district classification for four parcels of land measuring approximately one-hundred three and five tenths (103.5) acres (more or less) in size, from their present zoning district classifications of **LB Limited Business, NB Neighborhood Business and RB Regional Business** to **RS-5 High-Density Single-Family Residential**, identified as four unaddressed parcels fronting to Woolmarket Road (re: Tax Parcel Nos. 1207O-01-005.003, 1208B-01-011.000, 1208G-01-008.000 & 1208B-01-015.000); and

WHEREAS, April 16, 2026, the Biloxi Planning Commission, after some discussion, voted 12-0-0, to recommend approval for this **Zoning Map Amendment**, to authorize a change in zoning district classification for four parcels of land measuring approximately one-hundred three and five tenths (103.5) acres (more or less) in size, from their present zoning district classifications of **LB Limited Business, NB Neighborhood Business and RB Regional**

**Business to RS-5 High-Density Single-Family Residential**, identified as four unaddressed parcels fronting to Woolmarket Road, having determined that a Change in the Character of the Neighborhood is of notice in this area of the City of Biloxi; and

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

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF BILOXI, MISSISSIPPI, will conduct a public hearing in reference to Case No. 26-025-PC, Morgan D. Hoda & Michael V. Speranzo (owners) and Robert Heinrich (applicant), on a date to be set and in accordance with all requirements, as prescribed by the City of Biloxi Land Development Ordinance governing the conduct of public hearings.

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

RESOLUTION DENYING A REQUEST FOR **ZONING MAP AMENDMENT** TO AUTHORIZE A CHANGE IN ZONING DISTRICT CLASSIFICATION FOR FOUR PARCELS OF LAND FROM THEIR PRESENT ZONING DISTRICTS OF **LB LIMITED BUSINESS, NB NEIGHBORHOOD BUSINESS AND RB REGIONAL BUSINESS TO RS-5 HIGH-DENSITY SINGLE-FAMILY RESIDENTIAL**, IDENTIFIED AS FOUR UNADDRESSED PARCELS FRONTING WOOLMARKET ROAD

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WHEREAS, the Planning Commission members were apprised of the particulars of this case, being made cognizant of the fact that Morgan D. Hoda & Michael V. Speranzo (owners) and Robert Heinrich (applicant) had submitted the request for a **Zoning Map Amendment**, to authorize a change in zoning district classification for four parcels of land measuring approximately one-hundred three and five tenths (103.5) acres (more or less) in size, from their present zoning district classifications of **LB Limited Business, NB Neighborhood Business and RB Regional Business to RS-5 High-Density Single-Family Residential**, identified as four unaddressed parcels fronting to Woolmarket Road (re: Tax Parcel Nos. 1207O-01-005.003, 1208B-01-011.000, 1208G-01-008.000 & 1208B-01-015.000); and

WHEREAS, April 16, 2026, the Biloxi Planning Commission, after some discussion, voted 12-0-0, to recommend approval for this **Zoning Map Amendment**, to authorize a change in zoning district classification for four parcels of land measuring approximately one-hundred three and five tenths (103.5) acres (more or less) in size, from their present zoning district classifications of **LB Limited Business, NB Neighborhood Business and RB Regional Business to RS-5 High-Density Single-Family Residential**, identified as four unaddressed

parcels fronting to Woolmarket Road, having determined that a Change in the Character of the Neighborhood is of notice in this area of the City of Biloxi; and

WHEREAS, the Biloxi City Council, after consideration of all facts presented, hereby rejects the report and findings of the Biloxi Planning Commission and, in so doing, determines that denial of this **Zoning Map Amendment** is appropriate; said amendment seeks to authorize a change in zoning district classification for four parcels of land measuring approximately one-hundred three and five tenths (103.5) acres (more or less) in total, from their present zoning classification of **LB Limited Business, NB Neighborhood Business** and **RB Regional Business** to **RS-5 High-Density Single-Family Residential**, identified as four unaddressed parcels fronting to Woolmarket Road (re: Tax Parcel Nos. 1207O-01-005.003, 1208B-01-011.000, 1208G-01-008.000 & 1208B-01-015.000).

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 **Zoning Map Amendment** seeking to change the zoning district classification for four parcels of land measuring approximately one-hundred three and five tenths (103.5) acres (more or less) in total, from their present zoning classification of **LB Limited Business, NB Neighborhood Business** and **RB Regional Business** to **RS-5 High-Density Single-Family Residential**, identified as four unaddressed parcels fronting to Woolmarket Road (re: Tax Parcel Nos. 1207O-01-005.003, 1208B-01-011.000, 1208G-01-008.000 & 1208B-01-015.000), as related in Case No. 26-025-PC, Morgan D. Hoda & Michael V. Speranzo (owners) and Robert Heinrich (applicant), based upon a determination that the rezoning requested is not warranted, as submitted, due to a finding that no Mistake in Original Zoning is apparent, and that no Change in the Character of the Neighborhood with an established community need is of notice at this location.

Case No. 26-025-PC  
Morgan Hoda/Michael Speranzo and Robert Heinrich  
Map Amendment - LB; NB; & RB to RS-5



Scheduled for  
April 16, 2026  
PC Meeting

Morgan D. Hoda & Michael V. Speranzo (owner) and  
Robert Heinrich (applicant)  
Case No. 26-025-PC  
Zoning Map Amendment  
**LB, NB & RB to RS-5**



**Planning Commission  
Case Fact Sheet**

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<b>Case No.:</b>	26-025-PC
<b>Name of Owners:</b>	Morgan D. Hoda & Michael V. Speranzo
<b>Applicant:</b>	Robert Heinrich
<b>Address of Properties:</b>	four unaddressed parcels fronting Woolmarket Road
<b>Tax Parcel/Ward:</b>	1207O-01-005.003, 1208B-01-011.000, 1208G-01-008.000 & 1208B-01-015.000/Ward 7

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<b>Request:</b>	<b>Zoning Map Amendment</b>
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<b>Purpose of Request:</b>	To consider an application for a <b>Zoning Map Amendment</b> , to authorize a change in zoning district classification for four parcels of land measuring approximately one-hundred three and five tenths (103.5) acres (more or less) in size, from their present zoning district classifications of <b>LB Limited Business, NB Neighborhood Business</b> and <b>RB Regional Business</b> to <b>RS-5 High-Density Single-Family Residential</b> .
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<b>Size of Property:</b>	103.5 acres (More or Less)
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<b>Present Zoning:</b>	<b>LB Limited Business, NB Neighborhood Business and RB Regional Business</b>
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<b>Flood Zone:</b>	AE-15 & SX
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<b>Present Use:</b>	Vacant land
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<b>Most Nearly Bounded By (streets):</b>	To the North of Interstate 10, South of and fronting to Woolmarket Road, West of Cedar Lake Road, and East of Shriners Blvd.
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<b>Adverse Influences:</b>	A <b>Zoning Map Amendment</b> should only be authorized when conditions clearly suggest that a change in zoning is warranted, that a change in the character of the neighborhood is evident, coupled with a community need to
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address this change, and that the change proposed is consistent with uses found upon adjacent or nearby properties.

**Positive Influences:** This rezoning, if approved, would allow the applicant to file an application for a 227-lot Single-Family Residential Subdivision.

**Concerns stated:** The Planning Division Office has not received any letters or other written communications relative to this case, as of April 9, 2026.

**Comments/  
Recommendations:** Morgan D. Hoda & Michael V. Speranzo (owners) and Robert Heinrich (applicant) have submitted a **Zoning Map Amendment**, to authorize a change in zoning district classification for four parcels of land measuring approximately one-hundred three and five tenths (103.5) acres (more or less) in size, from their present zoning district classifications of **LB Limited Business, NB Neighborhood Business** and **RB Regional Business** to **RS-5 High-Density Single-Family Residential**, identified as four unaddressed parcels fronting to Woolmarket Road (re: Tax Parcel Nos. 1207O-01-005.003, 1208B-01-011.000, 1208G-01-008.000 & 1208B-01-015.000).

The applicant explained that they would like to rezone the property to construct a single-family subdivision, named Cedar Springs Subdivision, consisting of 227 lots. Noting that development has steadily expanded northward as growth continues in this section of the city.

As with all requests for **Zoning Map Amendment**, discussion points should focus on the merits or demerits of the Zoning Map change proposed, considering the following criteria:

- 1) Consistency (or lack thereof) with the Comprehensive Plan;
- 2) Compatibility with the present zoning and conforming uses of nearby property and to the character of the neighborhood;
- 3) Suitability of the property affected by the amendment for uses permitted by the present district;
- 4) Suitability of the property affected by the amendment for uses permitted by the proposed amendment;

- 5) Change in the character of the neighborhood and established community need for uses permitted by the district applicable to the property at the time of the proposed amendment;
- 6) Availability of utilities and infrastructure sufficient to address the impacts associated with the allowed uses in the proposed district; and
- 7) Mistake in the original zoning

**Options:**

1. Recommend approval of this request for **Zoning Map Amendment**, for 4 parcels of land from their present zoning district classifications of **LB Limited Business, NB Neighborhood Business, and RB Regional Business** to **RS-5 High-Density Single-Family Residential**, having determined that a Change in the Character of the Neighborhood is of evidence and that this zoning change will authorize a consistent development pattern.
2. Recommend denial of this ~~**Zoning Map Amendment**~~, having determined that insufficient evidence has been provided to establish that a mistake in original zoning is of evidence, or a Change in the Character of the Neighborhood, coupled with no valid Community need to warrant the level of zoning change, as proposed for the parcels of land under consideration for zoning change.

4/12/26



**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. 26-025-PC

To Be Completed by Owner/Applicant Date: 3/5/2026

Name of Rightful Owner(s): Morgan D. Hoda & Michael V. Speranzo Name of Applicant: (if different than Owner) Robert Heinrich with Heinrich & Associates

Property Address: Woolmarket Road, Biloxi, MS, 39532 Range: 10 Township: 7 Section 1 Ward Number 7

Tax Parcel Identification Number(s):  

1	2	0	7	0	-	0	1	-	0	0	5	.	0	0	3	1	2	0	8	B	-	0	1	-	0	1	5	.	0	0	0
1	2	0	8	B	-	0	1	-	0	1	1	.	0	0	0																
1	2	0	8	G	-	0	1	-	0	0	8	.	0	0	0																

Mailing Address of Property Owner: 14244 Longwood Circle Mailing Address of Applicant (if different than Owner): 1806 23rd Avenue, Suite B

City: D'Iberville City: Gulfport

State: Mississippi State: Mississippi

Zip: 39540 Zip: 39507

County Harrison County Harrison

Telephone: (850) 255-5173 Telephone: (228) 896-6768

Property Size (please give in acres or by dimension): 103.5 +/- AC

Present Zoning Classification: LB, UB, RB

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

Is this property a Historic Landmark? Yes  No

Flood Zone(s) of Property:

	North	South	East	West
Property is most nearly bounded by what streets?	<u>Woolmarket Rd</u>	<u>I-10</u>	<u>Cedar Lake Rd</u>	<u>Shriners Blvd.</u>
If property directly fronts or is adjacent one of the streets above, please indicate with a ✓	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

<input type="checkbox"/>	Text Amendment
<input checked="" 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 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.**

<p>_____ Signature of Rightful Owner</p> <p>_____ Notary Signature (Seal)      Date</p> <p>_____ Signature of Rightful Owner</p> <p>_____ Notary Signature (Seal)      Date</p>	<p>_____ Signature of Rightful Owner</p> <p>_____ Notary Signature (Seal)      Date</p> <p>_____ Signature of Applicant</p> <p>_____ Notary Signature (Seal)      Date</p>
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If someone other than the applicant needs to be notified concerning this case, please note name(s) and address(es) below:

**NOTES:**

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



**PLANNING COMMISSION SUPPLEMENT**

**Map Amendment  
(Master Plan update)**

City of Biloxi Planning Division  
**Mailing Address: P.O. Box 508, Biloxi, MS 39533**  
 Office Location: 676 Dr. MLK Blvd.,  
 Planning (228) 435-6266 Fax (228) 435-6188

TO BE COMPLETED BY APPLICANT | DATE: 3/4/2026

**Shaded Areas for Staff Only**

**MAP AMENDMENT** – When the public necessity, convenience, general welfare or appropriate land use practices justify such action, and after the required review, public notice and report by the Planning Commission, the City Council may undertake the necessary steps to amend the Zoning District Map.

*Please note that no application for the same parcel(s) requesting the same change may be made more often than once every 24 months.*

**PLEASE ATTACH A SEPARATE STATEMENT OF SUPPORT** - This *narrative* must set forth proposed use and justification for the change, utilizing criteria set forth in Section 23-2-4(B)(3) of the Biloxi Code of Ordinances and including all proposed and existing structures as well as the uses planned for the site in question. Be specific as to development proposals, sale of property, or other transactions/plans proposed or scheduled for preparation subject to this rezoning request being granted approval.

I am requesting a zoning change from this zone to this zone: 

<b>Existing</b>	<b>New</b>
LB, NB, RB	RS-5

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

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

**Criteria:**

	Yes	No
1. Is the proposed map amendment consistent with the Comprehensive Plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Please explain: The proposed subdivision is consistent with the City of Biloxi Comprehensive Plan's goals of promoting sustainable residential growth and encouraging the redevelopment of underutilized land

2. Is the proposed map amendment compatible with present zoning and conforming uses of nearby property and with the character of the neighborhood?	Yes	No
	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Please explain: Yes, the proposed is compatible with the present zoning because the parcels are currently surrounded by RS-5 zoning with one of the parcels currently zoned half RS-5 and half NB. We are requesting consistency in the mulitized area.



## PLANNING COMMISSION SUPPLEMENT

# Map Amendment

City of Biloxi Planning Division  
**Mailing Address: P.O. Box 508, Blvd., Biloxi, MS 39533**  
 Office Location: 676 Dr. MLK Blvd,  
 Planning (228) 435-6266 Fax (228) 435-6188

Criteria (continued)	✓	
	Yes	No
3. Is the property suitable for uses permitted in the present zoning district?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Please explain:		
No, under the present multi zone parcels, the area is suitable for the applicant to construct the proposed subdivision.		
	Yes	No
4. Is the property suitable for uses permitted in the proposed zoning district?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Please explain:		
Yes, the rezoning of the multizoned area to one consistent zoning classification of RS-5 the area would be suitable for the applicant to construct a proposed subdivision.		
	Yes	No
5. Has there been a change in the character of the neighborhood?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Please explain:		
In recent years, development has steadily expanded northward as residential and commercial growth continues in this corridor of the city. This can be seen in similar subdivisions in the area, please see narrative for more information.		
	Yes	No
6. Is there an established community need for uses permitted in the proposed zoning district?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Please explain:		
Yes, there is a need in the community for housing.		
	Yes	No
7. Was there a mistake in the original zoning of the property?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Please explain:		
The current zoning classification appears to be inconsistent with the established development pattern in the area and the City's growth trends, which suggests that the original zoning classification may have been an error.		
	Yes	No
8. Are utilities and infrastructure sufficient to address the impacts associated with allowed uses in the proposed district?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Please explain:		
Yes, the applicant has confirmed that public utilities are available in the area and that existing infrastructure including water and sewer can support the proposed development, see the attached conditional will serve.		
Site Plan attached: (please circle):	Yes	Case No. <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> - <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> - <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
No		

## **NARRATIVE**

**For 103.5+/- Acre Parcel located on  
Woolmarket Road, Biloxi, Mississippi**

**PIDN No.:**

**1207O-01-005.003, 1208B-01-015.000, 1208B-01-011.000, 1208G-01-008.000**

The official name and address of the applicant for this application is as follows:

**Morgan D Hoda Spreanzo & Micheal V  
14244 Longwood Circle  
D'Iberville, MS, 39540**

The official name and address of the applicant's agent for this application is as follows:

**Robert Heinrich, Heinrich & Associates, LLC  
1806 23rd Ave., Ste B  
Gulfport, MS 39501  
228-896-6768**

The subject property is generally located on the southern side of Woolmarket Road, near Old Hwy 57. The property is boarded by I-10 to the south, and Teodia Husley Road to the west, and vacant properties to the east of the property. The subject parcel consists of six subject parcels in a multizone area. These six parcels are currently zoned as RS-5 (High Density Residential), NB (Neighborhood Business), RB (Regional Business), and LB (Limited Business) per the Official Zoning Map of the City of Biloxi. The applicant is requesting a approval from the City to submit a rezone application to the Planning Commission to make this multizone area consistent zoning of RS-5.

### **1. Narrative:**

The request involves the following parcels and how they are currently zoned based on the City of Biloxi Official Zoning Map:

**1208B-01-015.000 – LB  
1208B-01-011.000 – RS-5 & NB  
1208G-01-007.000 – RS-5  
1208G-01-008.000 – RB  
1207O-01-005.003 – NB  
1208G-01-009.000 – RS-5**

The applicant owns all six parcels above, and of the six parcels would like to respectfully request the City's approval to rezone four of the parcels to RS-5 zoning due to the evolving character of the surrounding neighborhood and the inconsistency in the original zoning designation. Please see the attached zoning map. The current zoning classification appears to be inconsistent with the established development pattern in the area and the City's growth trends, which suggests that the original zoning classification may have been an error. There is also a need in the community for housing. This rezone request would be to change all the parcels to RS-5 zoning, which will align with the existing zoning pattern and surrounding residential land uses. The RS-5 zoning would allow for the applicant to construct a proposed private single-family subdivision, named Cedar Springs Subdivision, consisting of 227 single-family lots on the 103.5 +/- acre subject project.

In recent years, development has steadily expanded northward as residential and commercial growth continues in this corridor of the city. This shift in population and investment has influenced the character of the area, transitioning it into a predominantly high-density residential community with similar lot sizes and development standards for the proposed subdivision the applicant intends to develop.

This trend is clearly reflected in the surrounding subdivisions, including the Estates at Timber Creek, the Gates of Biloxi, and Eastland Subdivision. The proposed amendment would therefore align the subject property with the prevailing zoning pattern in the surrounding vicinity. Additionally, the nearby Eastland Subdivision, while zoned Neighborhood Business due to a board-approved exception, was developed in accordance with RS-7.5 standards, further demonstrating the area's consistent residential character despite technical zoning distinctions. It is also to note that the apartment complex named The Gates of Biloxi has been constructed on LB zoning, for medium density residential purposes. There is also a strong need for housing in the area, as first-time homeowners, and retired communities continue to look for homes on the Gulf coast. There are also four major developers in the surrounding area that are looking for lots to build on, that these residents could benefit from. For these reasons, the requested zoning amendment would not introduce a new or incompatible use but would instead correct an inconsistency and bring the property into conformity with the established development pattern of the neighborhood.

The applicant intends to construct a high density, single family residential subdivision consisting of approximately 227 lots on 58.56 +/- acres of the 103.5 +/- acre parcels. The lot size will be a minimum of 60' wide x 115' deep min., or 6,900 sq. ft. min. The proposed subdivision has been designed to comply with the City of Biloxi's RS-5 Land Development Ordinance, including minimum lot size, setbacks, impervious surface limitations, and building height requirements. The applicant has confirmed that public utilities are available in the area and that existing infrastructure including water and sewer can support the proposed development, see the attached conditional will serve. The water and sewer will be designed in compliance with the City of Biloxi and HCUA codes and regulations. In addition to Land Development Ordinances, the proposed project will also conform to all applicable local and state requirements, including stormwater management, MS4, drainage, and permitting, to ensure that development does not have any negative impact on the surrounding environment or existing infrastructure.

The proposed development is compatible with the surrounding residential zoning and development pattern. The applicant expects the proposed subdivision to complement the character of existing nearby neighborhoods & subdivisions. The development of the vacant land will contribute to neighborhood continuity and stability while providing additional housing options for future Biloxi residents. The addition of new housing supports long-term economic development objectives and helps maintain a balanced housing market. The proposed subdivision is consistent with the City of Biloxi Comprehensive Plan's goals of promoting sustainable residential growth and encouraging the redevelopment of underutilized land

The change in character of the area, the zoning inconsistencies and the growth trends of both the population and city populations described above, the proposed development satisfies the criteria for Rezone approval within to a RS-5 zoning district. Based on this information, the applicant respectfully requests the Planning Commission for Conditional Use.

**Attachments:**

Current Zoning Map

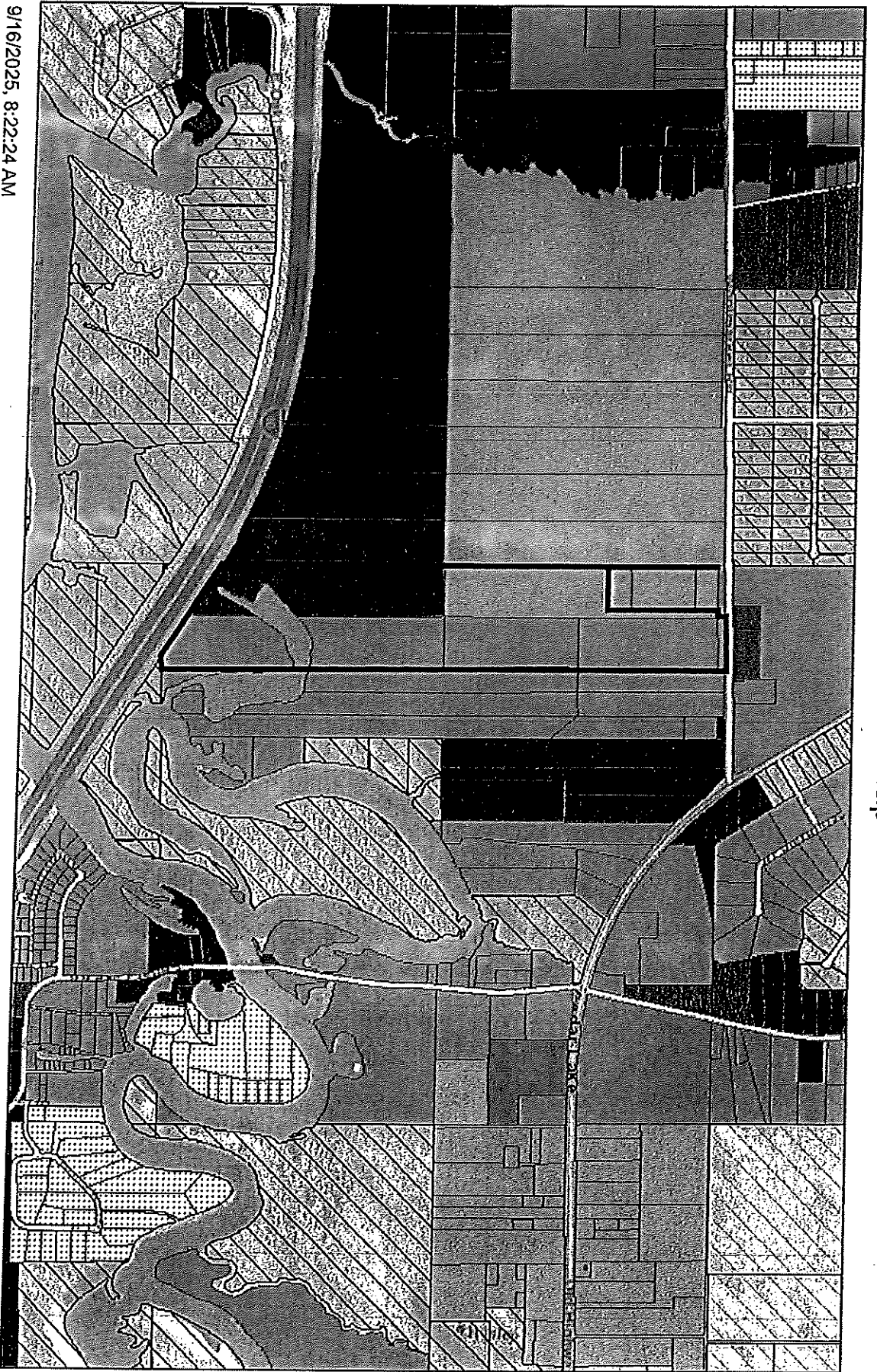
Property Survey

Conditional Will Serve

Arial Photo of Project Area and Surrounding Subdivisions

Current Site Photos from Woolmarket Road

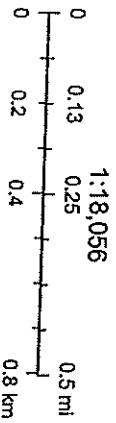
# ArcGIS Web Map



9/16/2025, 8:22:24 AM

## Zoning

- LB Limited Business
- NB Neighborhood Business
- CB Community Business
- RB Regional Business
- RS-5 SF Res, High Density
- RS-7.5 SF Res, Medium Density
- RS-10 SF Res, Low Density
- RM-20 Multifamily Res, Medium Density
- RE Residential Estate
- RER Residential Estated Restricted
- RMH Res Manufactured/Mobile Home
- A Agriculture
- AR
- Subject Property

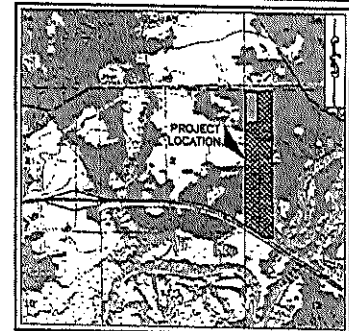


RECORD LEGAL DESCRIPTIONS

Tax Parcel #12070-01-005.097
DEED BOOK 22, PAGE 501
All that part of the West 1/4 of the East 1/4 of the SW 1/4 of Section 29, Township 8 South, Range 10 West...

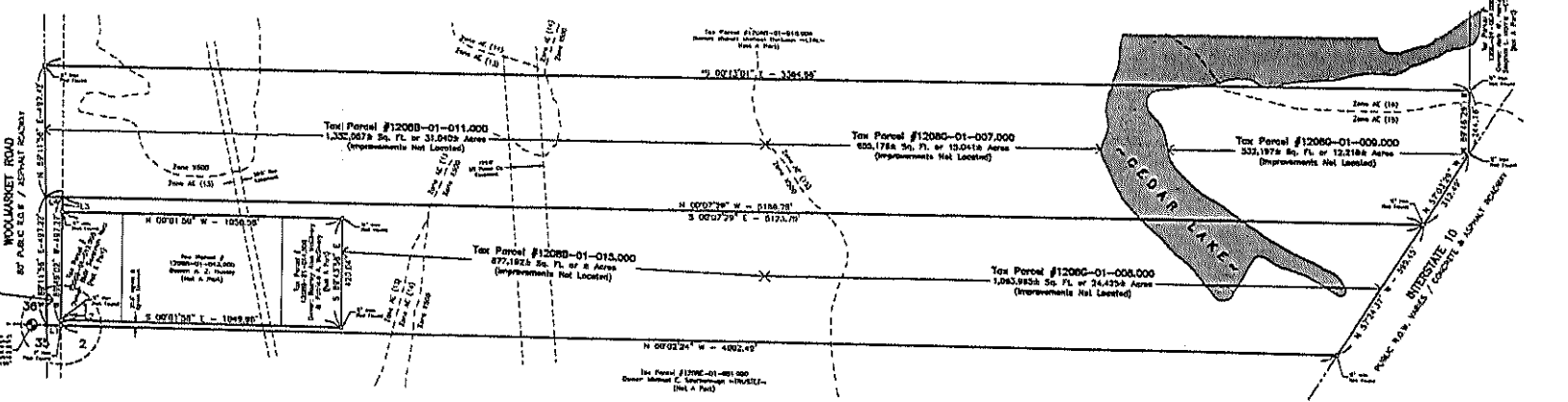
RECORD LEGAL DESCRIPTIONS (CONTINUED)

Tax Parcel #12080-01-011.000
DEED BOOK 21, PAGE 251
The West 3/4 of the West 1/2 of the West 1/2 of the West 1/2 of Section 10, Township 7 South, Range 10 West...



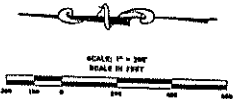
VICINITY MAP
SCALE 1" = 1000'

LINE TABLE
LINE BEARING LENGTH
L1 N 89°52'30" W 104.27'



PLAT SHOWING BOUNDARY SURVEY
OF
TAX PARCELS #12070-01-005.097,
#12080-01-011.000, #12080-01-015.000,
#12080-01-007.000, #12080-01-008.000, &
#12080-01-009.000
LOCATED IN SECTION 1,
TOWNSHIP 7 SOUTH, RANGE 10 WEST,
& SECTION 36,
TOWNSHIP 8 SOUTH, RANGE 10 WEST,
CITY OF BILOXI,
SECOND JUDICIAL DISTRICT OF
HARRISON COUNTY, MISSISSIPPI

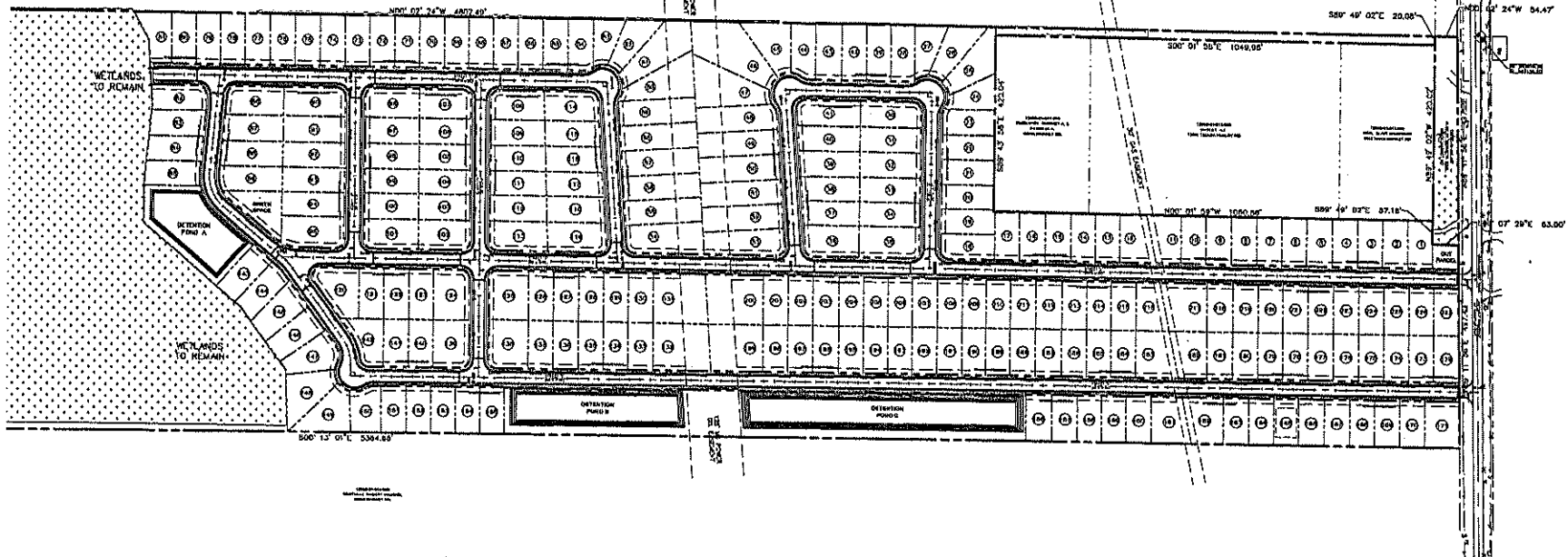
LEGEND
Shaded area indicates wetlands
1/2" WAVE LINE WITH DASHES INDICATES BOUNDARY



NOTES
1) No attempt has been made by Cassady-Acadia Land Surveying, LLC, to verify the actual legal description, deed recordings, affidavits, easements, etc.

CERTIFICATION
This is to certify that I, MICHAEL J. CASADY, have been duly sworn and qualified as a Professional Land Surveyor in the State of Mississippi...

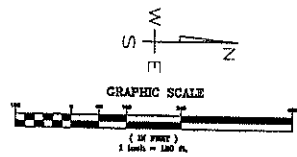
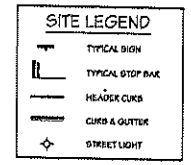
CASSADY-ACADIA LAND SURVEYING, LLC
Louisiana • Mississippi • Texas • Alabama
1714 22nd Avenue, Gulfport, Mississippi 39501
Phone • (228)898-7155 Fax • (228)888-8405
Email • Survey@Cassady-Acadia.com



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

**SITE DATA TABLE**

ZONING	R3-B
ACREAGE	105.6 AC
MIN. LOT SIZE	60' X 110'
SETBACKS (SEE LOT 160)	
FTSD - 20 FT (CORNER CODE 10)	
SYSD - 0 FT	
RYSD - 20 FT	



EQUAL ASPHALT, NEAR THE NORTHWEST CORNER OF PROPERTY ALONG THE SOUTHWEST CORNER OF WOODMARKET ROAD.

BOUNDARY AND TOPOGRAPHIC INFORMATION BASED ON SURVEY BY CABADY-AGAPIA LAND SURVEYING, LLC.

SUBJECT PROPERTY LIES WITHIN "A" & "AE" FLOOD ZONES SHOWN HEREON PER FEMA PANEL 250474C2770 & 250474C2780 DATED DECEMBER 21, 2017.

**NOTES:**  
NO ON SITE SUPERVISION OR INSPECTIONS ARE PROVIDED WITH THE USE OF THESE PLANS BY THE DESIGNER. BUILDER/CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS, CONDITIONS, AND SETS OF COMPONENTS AGAINST THE SITE CONDITIONS BEFORE STARTING CONSTRUCTION. BUILDER/CONTRACTOR SHALL SEE THAT CONSTRUCTION IS IN CONFORMANCE WITH THE LATEST EDITION OF THE INTERNATIONAL BUILDING CODE (IBC) AND WITH THE COUNTY/CITY BUILDING INSPECTOR. THE USE OF THESE PLANS FOR CONSTRUCTION SHALL BE EVIDENCE THAT THE REQUIREMENTS STATED ARE ACCEPTED BY THE BUILDER/CONTRACTOR.

BEFORE UNDERTAKING EACH PART OF THE WORK, THE CONTRACTOR SHALL CAREFULLY STUDY AND COMPARE THE PLANS & SPECIFICATIONS AND CHECK AND VERIFY PERTINENT FIGURES SHOWN THEREON AND ALL APPLICABLE FIELD MEASUREMENTS. IF ANY COMPLETE, ERRORS, DISCREPANCIES, OR OTHER UNSATISFACTORY CONDITIONS ARE DISCOVERED EITHER ON THE CONSTRUCTION DOCUMENTS OR IN THE FIELD, THE CONTRACTOR SHALL PROMPTLY REPORT IN WRITING TO THE ENGINEER OR HIS REPRESENTATIVE BEFORE PROCEEDING WITH ANY WORK AFFECTED THEREBY.

**OVERALL LOT & STREET LAYOUT**

SCALE: 1" = 120'-0"



Terry Moran & Associates, PLLC  
Tarrill J. Moran, P.E., P.L.S.  
1800 23rd Ave., Suite B  
Gulfport, MS 39501  
PH 228.808.4733  
FAX 228.808.4738



**HEINRICH & ASSOCIATES**  
RESIDENTIAL & COMMERCIAL DESIGN  
1302 SOUTH MAIN, SUITE 1-1000, GULFPORT, MS 39501  
PH 228.834.1100  
FAX 228.834.1101

Sheet: **OVERALL LOT & STREET LAYOUT**  
Project: **CEDAR SPRINGS SUBDIVISION**  
**WOODMARKET ROAD**  
**BILBOXT, MS**

Date: 2-12-25  
Drawn By: S.G.C.  
Checked By: J.R.H.  
Title: **Sheet**

Scale: **1" = 120'-0"**  
Project No: **23-058**

Engineering Department  
Christy LeBatard, P.E.  
Director of Engineering



214-A Delauney Street  
P. O. Box 429  
Biloxi, Mississippi 39533  
Office: 228.435.6269  
Fax: 228.435.6179  
[www.biloxi.ms.us](http://www.biloxi.ms.us)

February 13, 2026

Audra Sawyer  
Heinrich & Associates  
1806 23<sup>rd</sup> Ave, Suite B  
Gulfport, MS 39501

Re: Cedar Springs Subdivision  
Woolmarket Rd, Biloxi MS

Dear Ms. Audra,

The existing water and sewer system on Woolmarket Rd has the capacity to meet the demands of the proposed Cedar Springs Subdivision (227 new connections). Upon construction of improvements in accordance with the approved construction plans and specifications, the City of Biloxi will provide water and sewer to the project.

Please feel free to contact me if you should have any questions or concerns.

Sincerely,

A handwritten signature in black ink that reads "Robert E. Smith III". The signature is written in a cursive style with a large, stylized "R" and "S".

Robert E. Smith, P.E.  
Engineer, City of Biloxi

BILOXI PLANNING COMMISSION MEETING  
 APRIL 16, 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:

Ronnie Bogard  
 Kyle Carron  
 Robert Collier  
 Steve Dalahousey  
 Joe King  
 Gary Lechner  
 Debora Magee  
 August Parker  
 Shante' Shaw  
 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  
 Dr. Paul Tisdale, Councilman Ward 5  
 Kenny Glavan, Councilman Ward 6

REPORTED BY

Melissa Burdine-Rodolfich  
 Simpson Burdine & Miguez

MR. DELAHOUSEY:

Call the meeting to order.

This is the meeting of the Biloxi  
 Planning Commission being held on April 16th, 2026  
 at 2:00 p.m.

We have a rather unusual situation  
 today. First order of business is that the chair  
 could not make it today and the vice chair could  
 not make it today, so Mr. Creel has asked me if I  
 would sit in.

And just to make sure that we do things  
 appropriately, I'm going to ask the Commission  
 members to please vote on the authority for me to  
 chair the meeting.

MR. TODARO:

So moved.

MR. PARKER:

Second.

MR. DELAHOUSEY:

We have a motion made by Mr. Todaro, a  
 second by Mr. Parker.

Any discussion?

(No response.)

MR. DELAHOUSEY:

All in favor?

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

CONTINUED PUBLIC HEARING(S) :	PAGE:
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(None)	--
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NEW PUBLIC HEARING(S) :	
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26-024-PC	9
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26-025-PC	34
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TREE HEARING(S) :	
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(None)	--
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(Unanimous vote.)

MR. DELAHOUSEY:

May?

(None opposed.)

MR. DELAHOUSEY:

Okay. Y'all are in for a rough ride.

If I could ask you to please silence any  
 telephones that you may have with you.

We're going to recognize the members  
 present. We have Mr. Lechner, Mr. Parker,  
 Mr. Todaro, Ms. Magee, Ms. Shaw, Mr. Stanovich,  
 Mr. Bogard, Mr. Collier, Mr. Carron, Mr. King,  
 Mr. Snow; and myself, Steve Delahousey.

Let the record reflect that we have  
 established a quorum.

Also here present today at this table,  
 we have Mr. Creel, Director of Community  
 Development; Ms. Caryle Lena, Planner. At the  
 table in front here, we have Ms. Felicia Serpas,  
 Senior Planner and Ms. Melissa Rodolfich, Court  
 Reporter.

I would also like to recognize Dr. Paul  
 Tisdale, Ward 5; Mr. Kenny Glavan, Ward 6;  
 Mr. Wayne Gary, Ward 1.

MR. CREEL:

1 sidewalks are required by ordinance, so there's no  
2 question about that. As far as fences go, just  
3 about all of these developers that we deal with  
4 now put fences around the perimeter of the  
5 property to -- as a selling point. I mean, that's  
6 just part of their marketing strategy.

7 And we do require -- and we do put this  
8 on the preliminary plat that there has to be a  
9 homeowners association tied to it. If, for  
10 whatever reason, the residents don't create a  
11 homeowners association, then the entire  
12 development becomes a homeowners association. But  
13 that's put on the preliminary plat to be  
14 considered when it goes through.

15 Looking at everything here, the staff  
16 has reviewed it. We have no objection and would  
17 recommend approval.

18 MR. PARKER:

19 So moved.

20 MS. MAGEE:

21 Second.

22 MR. DELAHOUSEY:

23 We have a motion made by Mr. Parker;  
24 second by Ms. Magee for approval.

25 Do we have -- motion made and second.

Simpson Burdine & Miguez 228.388.3130

1 MR. HEINRICH:

2 Yes. Thank you.

3 MS. SERPAS:

4 Video.

5 MR. DELAHOUSEY:

6 Video.

7 MR. HEINRICH:

8 Oh, she needs to do the film?

9 MR. DELAHOUSEY:

10 YEAH.

11 MR. HEINRICH:

12 Sorry.

13 MS. SERPAS:

14 (Video played.)

15 Okay.

16 MR. DELAHOUSEY:

17 Mr. Heinrich, give us your name and  
18 address, please.

19 MR. HEINRICH:

20 Bobby Heinrich, 1806 23rd Avenue in  
21 Gulfport. I'm here to represent the owners of the  
22 property.

23 So as you can see, this parcel of land,  
24 it's about 103 acres total and we're developing  
25 about half of that.

Simpson Burdine & Miguez 228.388.3130

1 Any discussion on the motion on the  
2 floor? No discussion.

3 All in favor, please raise your hand.

4 Mr. Lechner, Mr. Parker, Mr. Todaro, Ms. Magee,  
5 Ms. Shaw, Mr. Stanovich, Mr. Bogard, Mr. Collier,  
6 Mr. Carron, Mr. King, Mr. Snow; myself,  
7 Mr. Delahousey. Let the record reflect that is  
8 unanimous. Thank you.

9 The next case we have before us is case  
10 Number 26-025-PC Morgan Hoda and Michael Speranzo,  
11 owners, and Robert Heinrich, applicant. This  
12 request is for a zoning map amendment to authorize  
13 a change in the zoning district classification for  
14 four parcels of land measuring approximately 103  
15 and five-tenths acres in size from their present  
16 zoning classification of a LB, Limited Business,  
17 to NB, Neighborhood Business, and RB, Regional  
18 Business, to RS-5, which is high-density family  
19 residential. Identified as four parcels --  
20 unaddressed parcels fronting Woolmarket Road and  
21 we have the -- Melissa, we have the tax numbers  
22 there, if you'll record those. This case was  
23 advertised on March 27th and April 3rd and April  
24 10th.

25 Mr. Heinrich, welcome back. Yeah?

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1 It's next to the river, as you can see  
2 there. It has three -- let's see. I thought it  
3 had four, but it's three different zoning  
4 classifications. And so what we'd like to request  
5 is to keep it consistent with the RS-5, even  
6 though we're going to be doing larger lots than  
7 what's allowed in the RS-5, but I didn't want to  
8 do anything different that would cause any spot  
9 zoning because I've been before that before. So  
10 we're taking that -- basically, the yellow and  
11 making all of it yellow instead of business. This  
12 is -- LB would allow some type of residential, but  
13 that's not what we want to do.

14 I think it's more towards townhomes.  
15 The NB is business and we just don't feel like  
16 this is the place for business because if you go  
17 north of here -- and I don't know if you went out  
18 any farther in here with this, but if you go  
19 north, you have several developments that have  
20 been done in this area. You have Glen Eagle  
21 subdivision, Estates at Timber Creek. You've got  
22 Eastland subdivision, so things are obviously  
23 moving north. There is not a whole lot of land to  
24 the south of I-10 to do something like this. I  
25 feel like this needs to be residential, and we

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1 feel like there is a need for affordable homes for  
2 people to buy.

3 Y'all probably remember I was involved  
4 in this and I probably will be involved with the  
5 previous project again. Not sure about that yet,  
6 but, you know, when we did get approved by the  
7 Planning Commission, it didn't pass through  
8 Council. It wasn't even brought up. But anyway,  
9 that's a whole other story, but there is a need  
10 for this type of housing.

11 Ms. Morgan Hoda is a homebuilder. She  
12 has a company. I do a lot of her designs for her.  
13 These homes will be somewhere 250- and 275-. I  
14 remember going out of that meeting -- the reason I  
15 brought it up is because I had people asking me  
16 what happened because this is something we can  
17 afford, so people are looking for that price  
18 range. They can't afford a 400- to \$500,000  
19 house, so that's why I feel like we have a need  
20 here.

21 I don't really want to say there is a  
22 mistake in the original zoning. I called that out  
23 because you know, like I said, we have three  
24 different zoning classifications here. We want to  
25 turn it into one to do residential homes and

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1 consistent, you know, with that growth area out  
2 there in this -- this part of Woolmarket.

3 So anyway, I'm here to answer any  
4 questions. I'll be happy to.

5 As far as trees, this thing is -- that's  
6 pine trees. It's not going to be -- but if there  
7 is an oak sitting out there somewhere, we'll take  
8 care of it.

9 MR. DELAHOUSEY:

10 Mr. Carron, you have a question?

11 MR. CARRON:

12 Yeah, Felicia, could you go back  
13 through the video and I'll get you to stop at the  
14 spot. I really like what you've got going on  
15 here.

16 One of the big concerns out in that area  
17 has always been flooding.

18 MS. SERPAS:

19 (Video played.)

20 MR. HEINRICH:

21 Yes.

22 MR. CARRON:

23 Let me turn this on. Can you hear me a  
24 little better?

25 MR. HEINRICH:

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1 because of the -- what's going on with the area  
2 out there, residential is what we feel like needs  
3 to be in this area.

4 I've got a will serve, conditional will  
5 serve letter from the engineering department.  
6 There's plenty of capacity for water and sewer out  
7 there.

8 There is -- we have two ways in. I've  
9 got a preliminary site plan to show here. Again,  
10 till we get in -- past the zoning, if we are  
11 granted this rezona, then we'll go into the next  
12 step for providing everything that's needed for a  
13 subdivision. But this shows about 227 lots.  
14 They're 60-by-115s which are more than what's  
15 called for in a RS-5.

16 But anyway, this is our plan that we  
17 would like to do. I have two entrances in and out  
18 for -- to meet, you know, that requirement. We  
19 will have our fire safety in here.

20 It is in a flood zone, so we'll meet the  
21 flood zone recommendations, you know, those  
22 elevations. It's only a couple of feet.

23 So I explained these other zonings, what  
24 they allow. It's not really a business area. I  
25 think it's more residential. I think it's

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1 Yeah. Now, yeah.

2 MR. CARRON:

3 And we'll be able to see what I want to  
4 address here in a second.

5 Stop it right there. You can see that  
6 that manhole has been elevated to a point where  
7 when it floods, it doesn't flood the sewer system  
8 out.

9 MR. HEINRICH:

10 Right. That infiltration going in.

11 MR. CARRON:

12 I just want you to address that just so  
13 everybody here can understand what's going to be  
14 done to -- you know, that kind of shows you how  
15 high the water gets in that area.

16 MR. HEINRICH:

17 Okay. So we're going to follow DEQ's  
18 recommendations or their requirements and the  
19 City's, you know, for stormwater. We've got  
20 detention ponds located on site. We will meet the  
21 flood zone requirement.

22 I don't -- I'm not saying there is not  
23 flooding out there. Obviously, there is. We'll  
24 address that when we get into the construction  
25 plans.

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1 MR. CARRON:

2 Do you think you're going to actually  
3 have to fill all that area to get that --

4 MR. HEINRICH:

5 We're not intending on filling -- you  
6 know, we'll make sure that we don't have any  
7 infiltration going into these manholes. I don't  
8 know the reason why -- if that was the only  
9 reason, because water is filling that up. I don't  
10 know that would be a lot of water to reach up that  
11 high to that manhole or maybe it did.

12 MR. KING:

13 Are there any significant wetlands on  
14 that property?

15 MR. HEINRICH:

16 There are wetlands. We're going through  
17 that right now. I have done a wetland delineation  
18 and we're going through what they call a water  
19 quality certification because it's over a half  
20 acre so you've got to -- anything over a half  
21 acre, you've got to have a 404 individual permit.  
22 So we haven't had any real negative comments back  
23 from the Corps of Engineers, so we feel real  
24 comfortable that we will get that permit, but we  
25 won't do anything until we get that permit.

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1 Right here. There's the little  
2 gooseneck right there.

3 MR. HEINRICH:

4 Yes. So it's like right in here.

5 MS. SERPAS:

6 Yeah.

7 MR. HEINRICH:

8 There is that metal building. That  
9 metal building has been there since I was a kid.  
10 So you can see the residential, too, I wanted to  
11 show here.

12 But anyway, back up in here are upland  
13 and she -- like I said, she wants to build her own  
14 personal home there, but that's down the line.  
15 You know, we would like to get past this  
16 subdivision and move forward with that.

17 But anyway, detention, it collects the  
18 water and it's a DEQ, Department of Environmental  
19 Quality, requirement that you have to detain water  
20 for a certain amount of time to get pollutants  
21 that are off the street and rooftops and things  
22 like that. All her drainage flows into this, and  
23 then it just continues on and it's just going to  
24 flush out into the wetlands. It's slowly -- you  
25 design it to where no more water is going to

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1 Right -- today, I'm trying to change the  
2 coloring of the map, is what I'm trying to do.

3 MR. CARRON:

4 If you would for the people in the  
5 audience, explain to them about the detention  
6 ponds and show them on your diagram where they're  
7 doing and what they actually do.

8 MR. HEINRICH:

9 You know, I like walking up here and  
10 talking. I promise I won't touch the screen.

11 So all the water is flowing this way,  
12 and then we're going to take it -- you know, this  
13 is our detention ponds. We have three and the  
14 water is kind of flowing this way. It will just  
15 treck right out on down and go right into this  
16 wetland.

17 Now, we're to leave that alone. That's  
18 going to be left wetlands. We do have an access  
19 up here, but when you get back to the river,  
20 there's some upland back there. Well, she would  
21 like to build a nice house back there one day.  
22 That's what she wants to do on that river, is  
23 build her own personal house back there.

24 So we have that. Let's see. We are --  
25 MS. SERPAS:

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1 impede what's already there now, so that's why you  
2 have detention. It collects water. It slowly  
3 drains out and it works.

4 And it will be the dry detention. I  
5 don't like doing what they call retention. We do  
6 detention. So it won't be ponds or anything like  
7 that. It won't -- it will hold the water for a  
8 certain amount of time and then it will drain out  
9 dry. So if that answers your question.

10 MR. CARRON:

11 Thank you.

12 MR. HEINRICH:

13 Uh-huh.

14 MR. DELAHOUSEY:

15 Any other questions from members of the  
16 Commission? I would like to read -- I should have  
17 read this initially. I apologize.

18 I have a letter from the engineering  
19 department stating that the existing water and  
20 sewer system on Woolmarket Road has the capacity  
21 to meet the demands of the proposed Cedar Point  
22 subdivision, 227 connections. Upon construction  
23 of improvements in accordance with the approved  
24 construction plans and specifications, the City of  
25 Biloxi will provide water and sewer to the

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1 project. It was signed by the city engineer, so  
2 that assessment has been done.

3 Any other questions from the members of  
4 the Commission?

5 (No response.)

6 MR. DELAHOUSEY:

7 Okay. Do we have anyone in the audience  
8 that wishes to speak in favor of this request?

9 Anyone in the audience to speak in favor of the  
10 request?

11 (No response.)

12 MR. DELAHOUSEY:

13 Anyone to speak in opposition? Yes,  
14 sir.

15 Please state your name and your address  
16 and where you live in proximity to this.

17 MR. HUSLEY:

18 How you doing? My name is Albert  
19 Husley.

20 My father lives right there on 12970  
21 Teodia Husley Road, if she can pull that back up.

22 I have a video if you are -- if you  
23 would like to see it.

24 MR. HEINRICH:

25 I don't know -- is this --

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1 about, there is a lot of oak trees back there, a  
2 lot of them. What's going to happen to them?

3 What's going to happen to the wildlife?

4 There is a lot of wildlife. You know, my dad sits  
5 on his porch almost every day and watches two to  
6 three deers come to the yard and eat and go on  
7 about their business.

8 And since, shall I say, in my opinion,  
9 the Gates of Biloxi have been built, the crime  
10 rate there has zoomed up and this is backing right  
11 up into my father's backyard. And my dad is 83  
12 years old.

13 Now, my opinion, has the utility company  
14 been -- you know, said, hey, we've got to have a  
15 way going across the gas line? Has the utility  
16 companies been made aware of we're going to have  
17 to pave -- do some paving here on the power line?

18 And right before you get to the power  
19 line, there is an area right there that you're  
20 going to have to put 300 dump truck loads of dirt  
21 to fill it in.

22 And what happens to the natural drainage  
23 ditches that are out there? Are they going to be  
24 filled in? You know, I had pictures on my phone  
25 which I didn't know all this, you know, all this

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1 MR. DELAHOUSEY:

2 No.

3 Sorry, but if you would have provided it  
4 previously, we could have perhaps included it.

5 MR. HUSLEY:

6 All right. First of all, what are y'all  
7 going to do with the drainage issue because across  
8 from the Larkin Drive area all that water floods  
9 over onto where he's wanting to build out.

10 And Number 2, you know, what happened to  
11 the -- let get my glasses on here.

12 MR. DELAHOUSEY:

13 That's okay. Go ahead.

14 MR. HUSLEY:

15 For that property right there, as you  
16 can see, those ditches there is not going to  
17 handle the water. His retention ponds is not  
18 going to do the trick. I have lived there all my  
19 life. All that right back -- is a lot of wetland  
20 and you think you going to be able to put that  
21 little bit right there? No, it's not going to  
22 happen. Keep the sewer from overflowing is not  
23 going to happen. I have lived there all my life.

24 And now, y'all coming back, all the way  
25 back here toward that little curve she was talking

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1 legal stuff.

2 But I took pictures the other day and  
3 the drainage that goes along 67, whoever designed  
4 it is, I'm just -- excuse my language -- piss poor  
5 because when I go down towards Howard Creek  
6 Bridge, it's all -- you've got a little spot that  
7 big before the water drains. And I have been  
8 there when it's heavy duty rain.

9 The subdivisions he's talking about on  
10 the other side of the road, of Woolmarket Road,  
11 they flood drastically. It's been brought to A.J.  
12 Holloway's attention. It's been brought to Fofa's  
13 attention twice. I have shown pictures. I have  
14 gave them pictures up there flooding.

15 Now, to me, the only thing y'all are  
16 going to do is flood other people's property  
17 because y'all get to build it up so high, you  
18 know, but I'm not allowed -- there is a ditch  
19 going cross the back of that gas line. Now, they  
20 tell me if I fill it in -- which is going to be my  
21 property when my dad passes away. If I fill it  
22 in, I'm breaking the law, but y'all can do it and  
23 that's fine and dandy. I don't agree with that.

24 And are these houses going to be  
25 Section 8 houses?

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1 MR. DELAHOUSEY:

2 Address your questions to us. We're  
3 going to try and get all your questions answered.  
4 Please address them to us if you don't mind.

5 MR. HUSLEY:

6 You know, the crime rate, you know, is  
7 double since the Gates of Biloxi has been out  
8 there, so what makes you think that Biloxi is  
9 going to have the patrolmen to actually patrol  
10 this?

11 You know, you've got -- you've got  
12 utilities you've got to go across, the gas line.  
13 So that's two big ole hunks of -- you've got to do  
14 there. And from what I seen on the little  
15 photograph she had up, there is several --

16 MR. DELAHOUSEY:

17 Four minutes are up, sir.

18 MR. HUSLEY:

19 I'm sorry.

20 MR. DELAHOUSEY:

21 That's okay. I have one question for  
22 you and maybe some of the members might too. This  
23 doesn't go against your time.

24 Did you get a copy of the city  
25 engineer's report about the flooding?

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1 Just specifically.

2 MR. HUSLEY:

3 My dad lives, like I said, right next  
4 door to that.

5 MR. DELAHOUSEY:

6 Sure. But specifically you mentioned  
7 some numbers about the crime rate has increased,  
8 and I was just curious as to what is the source of  
9 your research on the crime rate.

10 MR. HUSLEY:

11 Just, shall I say, knowing the people at  
12 the Gates of Biloxi, knowing the type people they  
13 have there and talking to a lot of people that  
14 gets evicted from there and why. That's my  
15 source.

16 MR. DELAHOUSEY:

17 Thank you. All right.

18 MR. HUSLEY:

19 Any other questions?

20 MR. DELAHOUSEY:

21 Any other questions of this witness?

22 (No response.)

23 MR. DELAHOUSEY:

24 Anyone else to speak in opposition?

25 Anyone else to speak in opposition?

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1 MR. HUSLEY:

2 No.

3 MR. DELAHOUSEY:

4 It's in the packet. It's the last page  
5 of the packet from City Engineer Robert Smith.

6 MR. HUSLEY:

7 All right.

8 MR. DELAHOUSEY:

9 It specifically addresses some of the  
10 issues, I think, that you were concerned about  
11 with water and sewer there.

12 MR. CREEL:

13 This is just a will serve letter. This  
14 says the City agrees to service the --

15 MR. DELAHOUSEY:

16 All right.

17 And when you were speaking about the  
18 crime rate, are you -- where do you get your  
19 statistics? Are they coming from overall city  
20 crime rates or in that ward or --

21 MR. HUSLEY:

22 I have lived on that road all my life  
23 and used to be able to leave your house and just  
24 leave it open. Not anymore.

25 MR. DELAHOUSEY:

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1 (No response.)

2 MR. DELAHOUSEY:

3 Anyone have any questions?

4 (No response.)

5 MR. HEINRICH:

6 Mr. Heinrich, if you want to address  
7 some of the issues that were brought up.

8 MR. HEINRICH:

9 Yes. I'd be happy to.

10 Bobby Heinrich, 1806 23rd Avenue in  
11 Gulfport.

12 You know, I understand that all of these  
13 are pretty much standard questions any time you do  
14 a development.

15 I would like to start off by saying  
16 there is two municipalities that I know of that  
17 require this and city of Biloxi is one of them.  
18 They require a 100-year storm, which means  
19 detention is about -- at least double, sometimes  
20 three times bigger than what a lot of these  
21 developments that were done back in the day. They  
22 were 25-year storm. Well, Biloxi has adopted  
23 100-year storm, and so that's what we would be  
24 following. So detention is going to be massive on  
25 this project.

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1 And, you know, I'm doing some other  
2 things in Biloxi and we have to do a 100-year  
3 storm design, so that takes care of the drainage.  
4 I mean, if there is any -- it takes a lot of water  
5 to fill up these ponds by doing a 100-year storm.  
6 It just does. So Biloxi has adopted that, and  
7 Long Beach is the other city that I was talking  
8 about. They're the only two municipalities that I  
9 know of locally that require a 100-year storm.

10 I didn't know where you're talking about  
11 the oak trees. Where were the oak trees?

12 MR. DELAHOUSEY:

13 Sir, would you mind showing --

14 MR. HEINRICH:

15 Yeah. I'm sorry. I'm asking a  
16 question, but --

17 MS. SERPAS:

18 You can touch the screen or zoom in or  
19 zoom out.

20 MR. DELAHOUSEY:

21 Just don't touch the screen.

22 MS. SERPAS:

23 Well, you can touch it to move it. Are  
24 we down?

25 MR. HEINRICH:

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1 is -- Ms. Hoda has a very reputable home  
2 construction company and she builds very nice,  
3 high-end homes. So it will be fee simple, which  
4 means they would have to go get a loan from the  
5 bank to buy this home.

6 I will get a tree survey just because we  
7 need to -- when we get to that point and we'll  
8 definitely get a tree survey. If there is any  
9 live oaks in that -- in this area that is on my  
10 site plan there, we will work around those trees.  
11 We don't intend to cut any. From what I've seen  
12 and when I've been on the property, it's all pine  
13 trees to -- in the front part that we're  
14 developing.

15 So other than that, I think I have  
16 answered them.

17 MR. DELAHOUSEY:

18 And, Mr. Creel, if I'm correct, if there  
19 are any protected trees that need to be removed,  
20 there will be a tree hearing?

21 MR. CREEL:

22 Yes, sir, that's correct.

23 MR. HEINRICH:

24 Exactly. I will follow the rules of the  
25 tree hearing. I do not want to get in trouble

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1 Down by the river.

2 MR. HUSLEY:

3 Yes.

4 MR. HEINRICH:

5 Okay.

6 MR. HUSLEY:

7 Back in here.

8 MR. HEINRICH:

9 So I addressed that. That's going to be  
10 a private homestead down there. We're not going  
11 to cut any trees down there. If there is any --  
12 and we're in the zoning phase. I'm trying to  
13 change the zoning of this so that we can move  
14 forward with -- all the engineering and all of  
15 that will be done at the next public hearing that  
16 I have to come through if we get the zoning  
17 changed.

18 So there is a lot of permitting. I  
19 mean, I not only have to get Biloxi's approvals, I  
20 have to go through the State of Mississippi and  
21 get their approvals with water, sewer, drainage.  
22 So those -- a lot of this was engineering  
23 concerns, and those will be addressed when we get  
24 to that point.

25 This will not be Section 8 homes. This

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1 with the tree people.

2 MR. DELAHOUSEY:

3 Anyone on the Commission have any more  
4 questions for Mr. Heinrich?

5 (No response.)

6 MR. DELAHOUSEY:

7 Okay.

8 MR. CREEL:

9 Okay. Can you put the zoning map back  
10 up, Felicia?

11 MS. SERPAS:

12 I can. The request before you today is  
13 just for the zoning change and that's all. And if  
14 you'll look, the yellow there is already RS-5, so  
15 a majority of the property we're talking about is  
16 already zoned RS-5 or it is right next to RS-5  
17 zoning, so this would just be a continuation of  
18 current zoning that's already there.

19 There are several housing developments  
20 in the area that have been built over the past few  
21 years like Eastland and like Glen Eagle up there.

22 The issue came up about the manholes  
23 being elevated next to the ditch, but if you'll  
24 look at the top of that manhole, the topo for the  
25 ground was right at the top of that on the other

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1 side of that ditch, so that's where the drainage  
2 goes through.

3 Issues like flooding, wetlands, trees,  
4 drainage, ingress and egress will all be addressed  
5 as they come back through for the additional  
6 public appearing for the preliminary plat. This  
7 is -- again, this is just for the zoning.

8 We do have some issues that we'll work  
9 through with the engineers whenever they come back  
10 if this gets approved, but as far as the zoning  
11 change goes because there's already RS-5 in this  
12 area, the staff has no objection and would  
13 recommend approval.

14 MR. DELAHOUSEY:

15 Is there a motion?

16 MR. PARKER:

17 So moved.

18 MR. TODARO:

19 I'll second.

20 MR. DELAHOUSEY:

21 Mr. Parker moves to approve; Mr. Todaro  
22 seconds.

23 Any discussion?

24 I would just like to offer one thing in  
25 the form of discussion, sir, to address some of

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1 unanimous. Thank you.

2 MR. HEINRICH:

3 Thank you very much.

4 MR. DELAHOUSEY:

5 No more Planning Commission hearings  
6 today.

7 City Council action, Mr. Creel.

8 MR. CREEL:

9 We had some first readings of the text  
10 amendments and the other issues concerning  
11 short-term rental. The first reading was held, so  
12 there will be discussion and, hopefully, a vote at  
13 next Tuesday's meeting.

14 MR. DELAHOUSEY:

15 And has the issue with the halfway house  
16 at Debuys and Fernwood, has that been voted on by  
17 Council yet?

18 MR. CREEL:

19 That's one of the issues that's a text  
20 change that was proposed for the definition and  
21 that's one of the topics that are on the Council  
22 agenda for next Tuesday.

23 MR. DELAHOUSEY:

24 Okay. Any old business?

25 (No response.)

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1 your concerns. In the years that I've served on  
2 the Commission, there is always concern about when  
3 you have development in wooded areas like this,  
4 and Mr. Heinrich is correct. We have -- pretty  
5 proud of the land development ordinances that we  
6 have in the City of Biloxi and the safeguards that  
7 are built in. And more often than not, we find  
8 that the drainage usually improves with this  
9 development as opposed to the opposite occurring.

10 And I know you have no reason to believe  
11 me, but after years of listening to this and going  
12 back and checking on some of these developments,  
13 that is the case. And the City of Biloxi, I  
14 think, does a good job to ensure that we have  
15 standards that are high enough to address your  
16 concerns.

17 So we have a motion on the floor. Any  
18 further discussion?

19 (No response.)

20 MR. DELAHOUSEY:

21 All in favor, raise your hand.

22 Mr. Lechner, Mr. Parker, Mr. Todaro, Ms. Magee,  
23 Ms. Shaw, Mr. Stanovich, Mr. Bogard, Mr. Collier,  
24 Mr. Carron, Mr. King, Mr. Snow; myself, Steve  
25 Delahousey. Let the record reflect that that is

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1 MR. DELAHOUSEY:

2 Any new business?

3 (No response.)

4 MR. DELAHOUSEY:

5 Any citizens' comments?

6 (No response.)

7 MR. DELAHOUSEY:

8 The next meeting of the Planning  
9 Commission will be held Thursday, May 7th, at  
10 2:00 at the Martin Luther King, Jr. Municipal  
11 Building, Martin Luther King Boulevard in Biloxi.

12 Do we have a motion to adjourn the  
13 Planning Commission?

14 MR. TODARO:

15 So moved.

16 MR. SNOW:

17 Second.

18 MR. DELAHOUSEY:

19 All in favor?

20 (Unanimous vote.)

21 MR. DELAHOUSEY:

22 Motion carries.

23 And so that concludes this portion.

24 (Adjourned at 3:05 p.m.)  
25

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CERTIFICATE OF COURT REPORTER

I, MELISSA BURDINE-RODOLFICH, Court Reporter and Notary Public, in and for the County of Harrison, State of Mississippi, hereby certify that the foregoing pages, and including this page, contain a true and correct copy of my stenotype notes and/or electronic tape recording of the public hearing(s), as taken by me at the time and place heretofore stated, to the best of my skill and ability.

I further certify that I am not in the employ of, or related to, any counsel or party in this matter, and have no interest, monetary or otherwise, in the final outcome of the proceedings.

Witness my signature and seal, this the 29<sup>th</sup> day of April, 2026.



*Melissa Burdine-Rodolfich*

Melissa Burdine-Rodolfich  
My Commission Expires 4/03/28