

**CITY OF BILOXI  
AGENDA ITEM  
FACT SHEET**

Item No.: 4A

Council Meeting Date: June 23, 2026

ITEM TITLE: RESOLUTION

INTRODUCED BY: Mayor Andrew "FoFo" Gilich

CONTACT PERSON: Rick Weaver, CAO

Jerry Creel *Jerry* Director of Community Development

**SUMMARY EXPLANATION:**

Resolution granting Conditional Use approval to add an Auto Sales/Rental use to an existing auto repair shop located within the NB Neighborhood Business zoning on property identified 1899 Pass Road.

Ward 3, Case No. 26-032-PC, Fahmi Kassim

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

Exhibits for Review

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

Other (Specify): applications, case fact sheet

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

**STAFF RECOMMENDATION:** Staff recommends approval

**COUNCIL ACTION:** Motion By: \_\_\_\_\_ Second By: \_\_\_\_\_

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

**ACTION TAKEN:**

cdl/062326apc

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

RESOLUTION GRANTING **CONDITIONAL USE** APPROVAL TO ADD AN **AUTO SALES/RENTAL** USE TO AN EXISTING AUTO REPAIR SHOP TO BE LOCATED WITHIN **NB NEIGHBORHOOD BUSINESS** ZONING ON PROPERTY IDENTIFIED 1899 PASS ROAD

WHEREAS, on Thursday, June 4, 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. 26-032-PC, WCCP, LLC (owner) and Fahmi Kassim (applicant), a request for **Conditional Use** approval for the property identified as 1899 Pass Road; and

WHEREAS, the Planning Commission members were apprised of the particulars of this case, being made cognizant of the fact that WCCP, LLC (owner) and Fahmi Kassim (applicant) have submitted this request to add an **Auto Sales/Rental** use to an existing auto repair shop upon a parcel of land measuring approximately .76 acres (more or less) in overall size, presently situated within a **NB Neighborhood Business** zone and identified as 1899 Pass Road (re: Tax Parcel No. 1210F-03-001.000); and

WHEREAS, on June 4, 2026, the Biloxi Planning Commission, after some discussion, voted 12-1-0, to recommend approval of this **Conditional Use** request to add an **Auto Sales/Rental** use to an existing auto repair shop upon a parcel of land measuring approximately .76 acres (more or less) in overall size, presently situated within a **NB Neighborhood Business** zone, and identified as 1899 Pass Road (re: a portion of Tax Parcel No. 1210F-03-001.000), with the proviso that the rental trailer be relocated to the west side of the canopy and that all tires be removed from the front of the property to improve site appearance, having determined that said project, as presented, has been found to promote the public interest at this location, that said use

have been designed, located, and proposed to be operated so that the public health, safety, and welfare will be protected, that said uses will not cause substantial injury to other property in the neighborhood in which located, and that the use conforms to all regulations of the **NB Neighborhood Business** zoning district with this approval, for the property identified as 1899 Pass Road; 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 **Auto Sales/Rental** use is appropriate for the property site identified as 1899 Pass Road.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF BILOXI, MISSISSIPPI, hereby approves the requested **Conditional Use** request to add an **Auto Sales/Rental** use to an existing auto repair shop upon a parcel of land measuring approximately .76 acres (more or less) in overall size, presently situated within **NB Neighborhood Business** zone and identified as 1899 Pass Road (re: Tax Parcel No. 1210F-03-001.000), with the proviso that the trailer be relocated to the west side of the canopy and that all tires be removed from the front of the property to improve site appearance, in Case No. 26-032-PC, WCCP, LLC (owner) and Fahmi Kassim (applicant), having determined that said project, as presented, has been found to promote the public interest at this location, that said 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(ies) to other property(ies) in the neighborhood in which it is located, and conforms to all regulations for the **NB Neighborhood Business** zoning district.

.....A

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

RESOLUTION CALLING FOR A PUBLIC HEARING WITH RESPECT TO A REQUEST FOR **CONDITIONAL USE** APPROVAL TO ADD AN **AUTO SALES/RENTAL** USE TO AN EXISTING AUTO REPAIR SHOP TO BE LOCATED WITHIN **NB NEIGHBORHOOD BUSINESS ZONING** ON PROPERTY IDENTIFIED 1899 PASS ROAD

WHEREAS, on Thursday, June 4, 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. 26-032-PC, WCCP, LLC (owner) and Fahmi Kassim (applicant), a request for **Conditional Use** approval for the property identified as 1899 Pass Road; and

WHEREAS, the Planning Commission members were apprised of the particulars of this case, being made cognizant of the fact that WCCP, LLC (owner) and Fahmi Kassim (applicant) have submitted this request to add an **Auto Sales/Rental** use to an existing auto repair shop upon a parcel of land measuring approximately .76 acres (more or less) in overall size, presently situated within a **NB Neighborhood Business** zone and identified as 1899 Pass Road (re: Tax Parcel No. 1210F-03-001.000); and

WHEREAS, on June 4, 2026, the Biloxi Planning Commission, after some discussion, voted 12-1-0, to recommend approval of this **Conditional Use** request to add an **Auto Sales/Rental** use to an existing auto repair shop upon a parcel of land measuring approximately .76 acres (more or less) in overall size, presently situated within a **NB Neighborhood Business** zone, and identified as 1899 Pass Road (re: a portion of Tax Parcel No. 1210F-03-001.000), with the proviso that the rental trailer be relocated to the west side of the canopy and that all tires be removed from the front of the property to improve site appearance, having determined that said

project, as presented, has been found to promote the public interest at this location, that said use have been designed, located, and proposed to be operated so that the public health, safety, and welfare will be protected, that said uses will not cause substantial injury to other property in the neighborhood in which located, and that the use conforms to all regulations of the **NB Neighborhood Business** zoning district with this approval, for the property identified as 1899 Pass Road; and

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

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF BILOXI, MISSISSIPPI, will conduct a public hearing in reference to Case No. 26-032-PC, WCCP, LLC (owner) and Fahmi Kassim (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 CONDITIONAL USE APPROVAL TO ADD AN AUTO SALES/RENTAL USE TO AN EXISTING AUTO REPAIR SHOP TO BE LOCATED WITHIN NB NEIGHBORHOOD BUSINESS ZONING ON PROPERTY IDENTIFIED 1899 PASS ROAD**

WHEREAS, on Thursday, June 4, 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. 26-032-PC, WCCP, LLC (owner) and Fahmi Kassim (applicant), a request for **Conditional Use** approval for the property identified as 1899 Pass Road; and

WHEREAS, the Planning Commission members were apprised of the particulars of this case, being made cognizant of the fact that WCCP, LLC (owner) and Fahmi Kassim (applicant) have submitted this request to add an **Auto Sales/Rental** use to an existing auto repair shop upon a parcel of land measuring approximately .76 acres (more or less) in overall size, presently situated within a **NB Neighborhood Business** zone and identified as 1899 Pass Road (re: Tax Parcel No. 1210F-03-001.000); and

WHEREAS, on June 4, 2026, the Biloxi Planning Commission, after some discussion, voted 12-1-0, to recommend approval of this **Conditional Use** request to add an **Auto Sales/Rental** use to an existing auto repair shop upon a parcel of land measuring approximately .76 acres (more or less) in overall size, presently situated within a **NB Neighborhood Business** zone, and identified as 1899 Pass Road (re: a portion of Tax Parcel No. 1210F-03-001.000), with the proviso that the rental trailer be relocated to the west side of the canopy and that all tires be removed from the front of the property to improve site appearance, having determined that said project, as presented, has been found to promote the public interest at this location, that said use

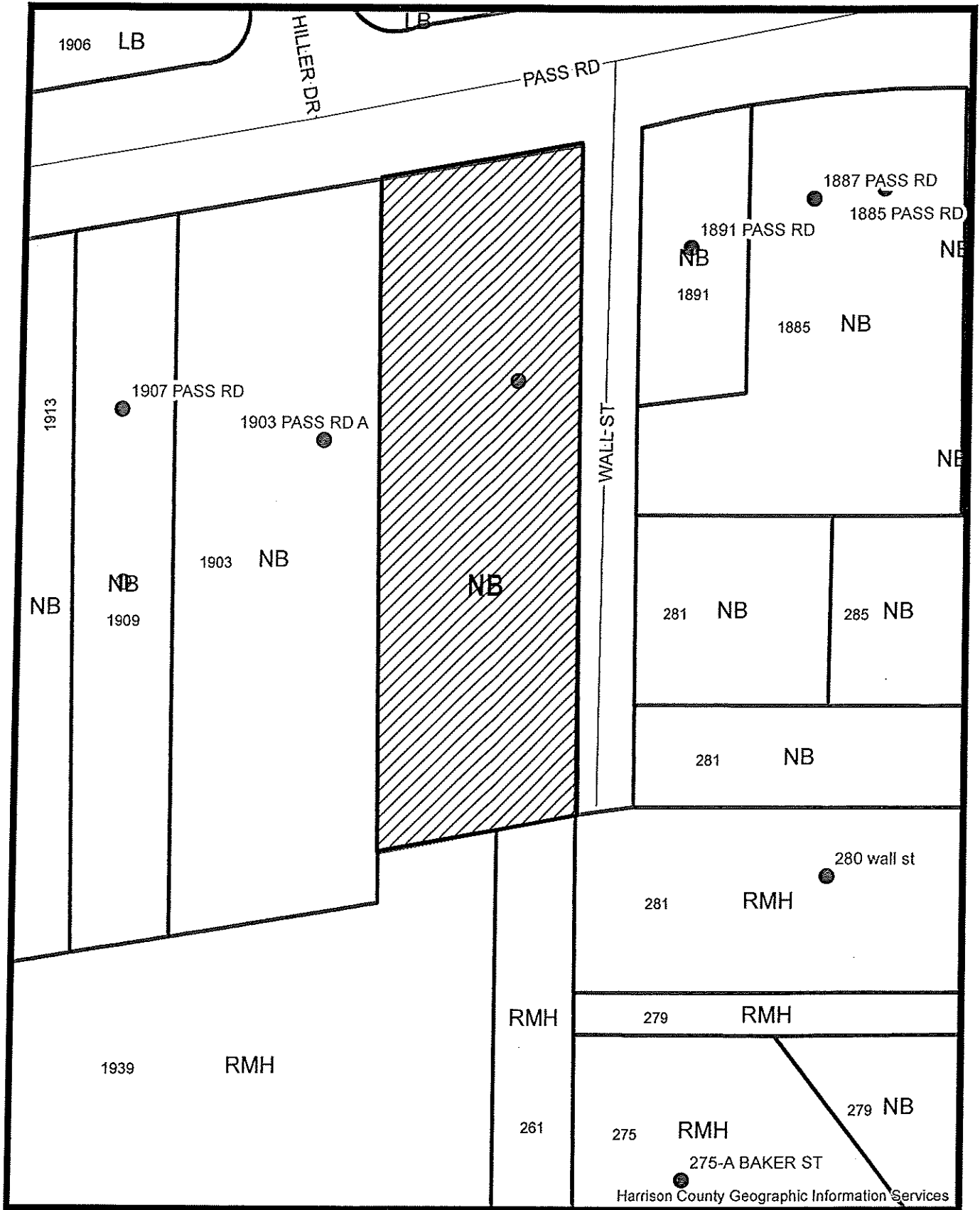
have been designed, located, and proposed to be operated so that the public health, safety, and welfare will be protected, that said uses will not cause substantial injury to other property in the neighborhood in which located, and that the use conforms to all regulations of the **NB Neighborhood Business** zoning district with this approval, for the property identified as 1899 Pass Road; and

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

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF BILOXI, MISSISSIPPI, that having given the Planning Commission's recommendation full consideration, hereby rejects said recommendation and hereby denies the requested **Conditional Use** to add an **Auto Sales/Rental** use to an existing auto repair shop, for property identified as 1899 Pass Road, Case No. 26-032-PC, for WCCP, LLC (owner) and Fahmi Kassim (applicant) based upon a determination that

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Case Nos. 26-032-PC  
WCCP,LLC/Fahmi Kassim  
1899 Pass Road  
Conditional Use-Auto Sales/Rental in NB



Scheduled for  
June 4, 2026  
PC Meeting

WCCP, LLC (owner)  
Fahmi Kassim (applicant)  
Case No. 26-032-PC  
**Conditional Use**



**Planning Commission  
Case Fact Sheet**

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<b>Case No.:</b>	25-032-PC
<b>Name of Owner/ Applicant:</b>	WCCP, LLC Fahmi Kassim
<b>Address of Property:</b>	1899 Pass Road
<b>Tax Parcel/Ward:</b>	1210F-03-001.000/Ward 3

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**Request:** **Conditional Use**

**Purpose of Request:** To consider an application requesting **Conditional Use** approval, to add **Auto Sales/Rental** use to an existing auto repair shop upon a parcel of land measuring approximately .76 acres (more or less) in overall size, presently situated within **NB Neighborhood Business** zone, and identified as 1899 Pass Road (re: Tax Parcel No.1210F-03-001.000).

**Size of Property:** 0.76 acres (more or less)

**Present Zoning:** **NB Neighborhood Business**

**Present Use:** Commercial Building (old Classy Chassis carwash)

**Most Nearly Bounded By (streets):** To the North of the CSX Right-of-Way; to the South of and fronting to Pass Road; to the East of Iris Street; and to the West of and adjacent to Wall Street.

**Adverse Influences:** Care should be exercised before granting any Conditional Use approval to ensure that the objectives of City regulations are fully followed.

**Positive Influences:** The requested **Conditional Use**, if granted, would permit the applicant to add **Auto Sales/Rental** to his existing business.

**Concerns stated:** The Planning Division Office has not received any letters or other written communications relative to this case, as of May 28, 2026.

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**Comments/**

**Recommendations:**

WCCP, LLC (owner) and Fahmi Kassim (applicant) have submitted a request for **Conditional Use** approval, to add **Auto Sales/Rental** use to an existing auto repair shop upon a parcel of land measuring approximately .76 acres (more or less) in overall size, presently situated within **NB Neighborhood Business** zone, and identified as 1899 Pass Road (re: Tax Parcel No. 1210F-03-001.000).

The Development Review Committee (DRC), it should be noted, reviewed this proposed project and authorized the owner/applicant to apply to the Planning Commission for consideration of this Conditional Use.

**Options:**

1. Recommend approval of this request for **Conditional Use**, to add **Auto Sales/Rental** use to an existing auto repair shop, having determined that approval of this **Conditional Use**, as requested, promotes and protects the public health, safety, and welfare of the City, that said uses will have no significant negative impact upon the surrounding area, and that said **Conditional Use** meets or exceeds all **Conditional Use** Standards, as prescribed by the Land Development Ordinance.
2. Recommend denial of the requested **Conditional Use**, having determined that the specific use requested will not protect the public health, safety, and welfare of the neighborhood, and that said uses do not satisfy all of the Conditional Use Standards, as required by the Land Development Ordinance.



**Planning Commission Application**  
 City of Biloxi Planning Division  
Mailing Address: P.O. Box 508, Biloxi, MS 39533

Office Location: 676 Dr. MLK Blvd.,  
 Building (228) 435-6270 Planning (228) 435-6266 Fax (228) 435-6188  
 Case No. 26-032-PC

To Be Completed by Owner/Applicant Date:

Name of Rightful Owner(s): WCEP, LLC Name of Applicant: (if different than Owner) Fahmi Kassim

Property Address: 1899 Pass Rd Biloxi ms 39531 Ward Number 3

Tax Parcel Identification Number(s):  

12107-03-001.000	

Mailing Address of Property Owner: 1903 Pass Rd St A Mailing Address of Applicant (if different than Owner): 1899 Pass Rd

City: Biloxi City: Biloxi

State: MS State: MS

Zip: 39531 Zip: 39531

County: Harrison County: Harrison

Telephone: 810 0022 Telephone: (228) 829-4824

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

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>Greater Ave</u>	<u>Pass Rd</u>	<u>Wall St</u>	<u>Irish St</u>
If property directly fronts or is adjacent one of the streets above, please indicate with a <input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>


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

- Text Amendment
- Zoning Map Amendment – must include zone classification change in narrative
- Planned Development
- Master Plan/Update
- Preliminary Subdivision Review
- Conditional Use
- Public ROW Vacation
- Street Name Change
- Variance
- Appeal
- Tree Removal

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

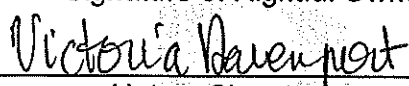
**The Planning Commission (PC) is a recommendation board, all cases will go to the Biloxi City Council for a final determination. If any case is denied by the Biloxi City Council, you will have ten (10) days to appeal their decision.**

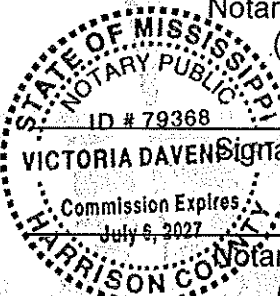
  
 \_\_\_\_\_  
 Signature of Rightful Owner


  
 \_\_\_\_\_  
 Signature of Rightful Owner

\_\_\_\_\_  
 Notary Signature (Seal)      17 Apr 2026  
 Date

\_\_\_\_\_  
 Notary Signature (Seal)      5/5/24  
 Date

\_\_\_\_\_  
 Signature of Rightful Owner  
      4/17/2026  
 Notary Signature (Seal)      Date

  
 \_\_\_\_\_  
 Notary Signature (Seal)

  
 \_\_\_\_\_  
 Notary Signature (Seal)

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

**NOTES:**

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**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 39533

Office Location: 676 Dr. MLK Blvd.,

Building (228) 435-6270 Planning (228) 435-6266 Fax (228)

TO BE COMPLETED BY APPLICANT | DATE:

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.

SEPARATE STATEMENT OF SUPPORT MUST BE ATTACHED - 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: Please respond to all yes answers.

1. Is the use necessary to promote the public interest at that location? Yes [X] No [ ]

Please explain: U-haul Truck and Trailer

2. Is the use designed, located, and proposed to be operated so that the public health, safety, and welfare will be protected? Yes [X] No [ ]

Please explain:

3. Will the use cause substantial injury to other property in the Neighborhood in which it is located? Yes [ ] No [X]

Please explain:

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? Yes [X] No [ ]

Please explain:

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?	X		
2. Off-street parking and loading areas, where required, with particular attention to the economic, noise, glare or odor effects of the Conditional Use on adjoining properties and properties generally in the zoning district?		✓	
3. Refuse and service areas?			X
4. Utilities, with reference to location, availability, and compatibility?		X	X
5. Screening and buffering, with reference to type, dimensions, and character?			X
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:			
Note: If approved by City Council, a Conditional Use Permit will be issued, if no action is taken within one-year, the Conditional Use Permit will expire.			

## **Project Summary Narrative – U-Haul Dealer / Agent (One-Page Submission)**

This proposal outlines the establishment of a limited-scale U-Haul dealer/agent operation to be located on-site, designed as a low-impact commercial use that integrates seamlessly within the existing property while supporting both community demand and operational revenue growth.

The initial scope of the project will include **one (1) U-Haul box truck** stationed on the property. This single-unit deployment is intentional and serves as a controlled pilot model, allowing for strict operational oversight, minimal site impact, and full compliance with local planning and zoning requirements. The truck will be parked in a designated, non-intrusive location that does not interfere with resident parking, traffic circulation, or emergency access.

The primary objective of this initiative is to establish the property as an **authorized U-Haul dealer/agent location**, providing rental services such as reservation fulfillment, customer check-in/check-out, and vehicle management in accordance with U-Haul corporate standards. All activities will be administrative and logistical in nature, with **no on-site mechanical work, fueling, or repair operations** conducted.

In addition to providing immediate service to the surrounding community—particularly within a high-mobility residential market—this project is structured to function as a **performance-based pilot program**. Successful execution of this single-truck operation will demonstrate operational capability, demand consistency, and compliance adherence, positioning the site for consideration in a broader **service agreement supporting additional U-Haul fleet operations** in the future.

Operational controls will be enforced to ensure consistency and compliance, including clear documentation procedures, vehicle condition tracking, and adherence to established brand standards for cleanliness, safety, and customer service. Traffic impact is expected to be minimal due to the limited scale, and no structural modifications or redevelopment of the site will be required.

From a planning and development perspective, this proposal represents a **low-risk, scalable use** that enhances service availability within the community while maintaining the integrity, safety, and functionality of the property. The phased, single-unit approach ensures that performance can be measured and validated prior to any future expansion.

Approval of this request will allow for the introduction of a nationally recognized service in a controlled and compliant manner, with clear accountability, minimal disruption, and a defined pathway for potential growth based on proven operational success.

maps/@30.4028734,-88.9509665,118m/data=!3m1!1e3?entry=!ttu&q\_ep=EgYMDjM2MDcwOCAtMjkwMDU5MjA5MCAwMDk3OD%3D

- America's Internet
- UHaul University
- U-Haul - Rent of S...
- SchoolGate - My A...
- Student and Parent
- U-Haul Federal Co...
- McAfee Security
- Dal

Elkoxi Auto Tires, LLC and U-Triad Dealer  
1899 Pass Rd Elkoxi, MS



Wheel Park.  
1-15' long  
Box Truck



Community Development Director  
Jerry Creel



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

To: Biloxi Planning Commission  
From: Jerry Creel, Development Review Committee Chair  
Date: May 28, 2026  
Re: WCCP, LLC (owner)  
Fahmi Kassim (applicant)  
1899 Pass Road / Ward 3

The Development Review Committee (DRC) has reviewed the above-referenced project and has authorized the applicant to apply to Planning Commission and Biloxi City Council for a Conditional Use to allow the rental of U-Haul trucks within the NB – Neighborhood Business Zoning.

The DRC will require further review and approval prior to permitting because of the nature of this project. Building Permits shall be issued when construction documents are approved by the Building Division.

Yours truly,

*Jerry Creel*

Jerry Creel, Chair

cc: file

BILOXI PLANNING COMMISSION MEETING  
 JUNE 4, 2026  
 COMMUNITY DEVELOPMENT,  
 DR. MARTIN LUTHER KING JR. MUNICIPAL BUILDING,  
 676 DR. MARTIN LUTHER KING JR. BOULEVARD,  
 BILOXI, MISSISSIPPI,  
 BEGINNING AT 2:00 P.M.

**PLANNING COMMISSION MEMBERS PRESENT:**

Charlie Dellenger, Chairman  
 Ronnie Bogard  
 Kyle Carron  
 Robert Collier  
 Steve Delahousey  
 Gary Lechner  
 Debora Magee  
 August Parker  
 Jimmy Poulos  
 Shante' Shaw  
 John Snow  
 David Stanovich  
 Michael Todaro

**ALSO PRESENT:**

Jerry Creel, Director of Community Development  
 Felicia Serpas, Senior Planner  
 Caryle Lena, Planner I

**REPORTED BY**

Melissa Burdine-Rodolfich  
 Simpson Burdine & Migues

CHAIRMAN DELLENGER:  
 We're going to call the Planning  
 Commission meeting to order.  
 If we can record the members present:  
 Mr. Lechner, Mr. Parker, Mr. Todaro, Ms. Magee,  
 Ms. Shaw, Mr. Stanovich, Mr. Bogard, Mr. Collier,  
 Mr. Delahousey, Mr. Carron, Mr. Snow, Mr. Poulos;  
 and myself, Mr. Dellenger.  
 We have Felicia Serpas, Senior Planner;  
 Jerry Creel, Director of Community Development;  
 and Caryle Lena, Planner; Melissa Rodolfich, court  
 reporter, and I don't see Paul today, so that's  
 all.  
 Steve, if you would, please lead us in a  
 moment of prayer.  
 MR. DELAHOUSEY:  
 Sure.  
 (Moment of prayer.)  
 CHAIRMAN DELLENGER:  
 Will you please stand for Mr. Carron to  
 lead us in the Pledge?  
 (Pledge of Allegiance.)  
 CHAIRMAN DELLENGER:  
 We would like to welcome everybody to  
 the June 4th Planning Commission meeting. Just a

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

<b>CONTINUED PUBLIC HEARING(S) :</b>	<b>PAGE:</b>
(None)	--
<b>NEW PUBLIC HEARING(S)</b>	
26-032-PC	5
<b>TREE HEARINGS:</b>	
(None)	--

reminder, if you come to speak at the podium,  
 please state your name and address for the record  
 and sign in on the sheet there.  
 And please silence all your cell phones  
 if you have those on you.  
 CHAIRMAN DELLENGER:  
 Has everyone had a chance to review the  
 Planning Commission minutes from the last meeting?  
 MR. DELAHOUSEY:  
 Move to approve.  
 MR. CARRON:  
 Second.  
 CHAIRMAN DELLENGER:  
 Motion by Mr. Delahousey; second by  
 Mr. Carron.  
 All those in favor, please state by  
 raising your hand.  
 (Unanimous vote.)  
 CHAIRMAN DELLENGER:  
 Any opposed?  
 (None opposed.)  
 CHAIRMAN DELLENGER:  
 Motion carries.  
 Jerry, do we have any committee reports?  
 MR. CREEL:

1 We do. Mr. Chairman and members of the  
2 Commission, over the past two weeks, the  
3 department has issued 105 building permits, with a  
4 total construction valuation of a little over  
5 \$6 million. We've collected right at \$26,000 in  
6 permit fees. Issued licenses for 13 new  
7 businesses; four of those were for peddlers.  
8 There were no renewals, but we also issued seven  
9 certificates of occupancy.

10 Of the permits that were issued, one was  
11 for some renovations to Fat Tuesday at 870 Beach  
12 Boulevard, one was for the foundation for the  
13 first -- this would be for the entire building,  
14 but only the foundation was released, the first  
15 building in the new medical complex on North  
16 Oaklawn Road. This is that Tomaston medical  
17 facility and six new single-family houses.

18 CHAIRMAN DELLENGER:

19 We don't have any continued public  
20 hearings.

21 We have one new public hearing. Case  
22 Number 26-032-PC WCCP, LLC, owner, and Fahmi  
23 Kassim, applicant, which is a request for a  
24 conditional use approval to add auto sales/rental  
25 use to an existing auto repair shop upon a parcel

Simpson Burdine & Migues 228.388.3130

1 because, you know, one of the major moves is  
2 Keesler Air Force and they always come and ask me  
3 for it, so that's what brought me to call U-Haul.  
4 And I don't know if I needed a permit for it or  
5 not.

6 CHAIRMAN DELLENGER:

7 Okay. So you're wanting to just rent  
8 U-Hauls out of the -- from that property?

9 MR. KASSIM:

10 Yes.

11 CHAIRMAN DELLENGER:

12 Okay. Are you planning on doing any  
13 sales of anything there, auto sales or just  
14 rentals?

15 MR. KASSIM:

16 Rentals.

17 CHAIRMAN DELLENGER:

18 Okay.

19 MR. DELAHOUSEY:

20 Question. When you came before us last  
21 time -- I guess it was you that we gave the  
22 original permission.

23 MR. KASSIM:

24 Yes.

25 MR. DELAHOUSEY:

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1 of land measuring approximately .76 acres in  
2 overall size, presently situated within NB,  
3 Neighborhood Business, and identified as 1899 Pass  
4 Road, Tax Parcel Number 1210F-03-001.000. This  
5 was advertised on May 22nd and May 29th.

6 Can we please have the video?

7 MS. SERPAS:

8 Uh-huh.

9 (Video played.)

10 Okay.

11 CHAIRMAN DELLENGER:

12 Are there any representatives from WCCP  
13 or Mr. Kassim?

14 If you would, please tell us what you  
15 are wanting to do there and how you're planning on  
16 doing that.

17 MR. KASSIM:

18 Okay. Well, I was -- I was trying to  
19 get a contract with U-Haul as a provider, service  
20 provider, and they asked me to do a -- first to  
21 get to be an agent, a dealer for me to get that  
22 services -- to provide for the service.

23 And I just add there a couple, which is  
24 a trailer and a truck, 10 -- you know, 10-foot  
25 truck to do this for local. The reason, that --

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1 I was in favor of it. I think I even  
2 made a motion and there was a lot of the  
3 discussion at that time about we were concerned  
4 how that building was going to look. I mean, as  
5 long as the car wash had been there, there were a  
6 lot of cars, but it looked professional. It was  
7 always clean, and we were concerned that it might  
8 get too congested.

9 And I go by there multiple times a day  
10 and I'm really concerned now. This is just a  
11 matter of opinion in taste, I guess, you know, but  
12 with the tires out in front, I understand it's  
13 probably for advertisement, but it looks more to  
14 me like a junk yard with the tires being out  
15 front. And I'm concerned about more vehicles  
16 coming in there it's going to even look more like  
17 a junk yard.

18 We're really trying our last couple of  
19 years to try and clean up Pass Road and to make it  
20 look decent, down on that end especially. And,  
21 you know, I'm just concerned whether the efforts  
22 that you're wanting to do now, whether that's  
23 going to improve or detract from the way the  
24 property looks. I'm very concerned about that.

25 MR. KASSIM:

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1 Okay. I was going to do automotive also  
 2 there, but since I --  
 3 MR. DELAHOUSEY:  
 4 Can you pull the microphone up?  
 5 MR. KASSIM:  
 6 I was going to do automotive also in  
 7 there.  
 8 MR. DELAHOUSEY:  
 9 Right. We talked about that.  
 10 MR. KASSIM:  
 11 But I changed that and I just leased 246  
 12 Iberville, the tire shop right there. I just got  
 13 it a few days ago, so all of that -- probably I'll  
 14 put the tires there and I'll leave it there.  
 15 And I can take -- those in the front, I  
 16 can take it out. Just for the time being for  
 17 people to know -- because everybody thinks that  
 18 that's still a car wash, so just to let them know  
 19 it's a tire shop, just to get them --  
 20 MR. DELAHOUSEY:  
 21 I get it.  
 22 MR. KASSIM:  
 23 Yeah. Because some of them, I need to  
 24 detail and thinks it's a car wash. I mean, it  
 25 says there Biloxi Tires. Oh, I'm sorry. It looks

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1 MR. KASSIM:  
 2 Yeah. I can have them not to park it  
 3 there. See, some customers drop -- park it there,  
 4 but I will tell my guys to park --  
 5 MR. STANOVICH:  
 6 Steve, what cars are you talking about?  
 7 I didn't see any cars.  
 8 MR. DELAHOUSEY:  
 9 Huh?  
 10 MR. STANOVICH:  
 11 What cars are you talking about?  
 12 MR. DELAHOUSEY:  
 13 The U-Haul on side of the street that's  
 14 parked.  
 15 MR. KASSIM:  
 16 That's on my property. It's not in the  
 17 street.  
 18 MR. DELAHOUSEY:  
 19 It was not parked in the street?  
 20 MR. KASSIM:  
 21 That's not in the street. That's the  
 22 side of the building in the back.  
 23 But if you want me to move it, I can  
 24 move the --  
 25 MR. DELAHOUSEY:

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1 like car wash, so I did it just for time being.  
 2 But since now I got the auto place and  
 3 both of them, I'm just going to move it up and I  
 4 can get it more clean.  
 5 MR. DELAHOUSEY:  
 6 Where are you going to be keeping --  
 7 MR. KASSIM:  
 8 See, I got the space there. And now I'm  
 9 not going to do my automotive, just tires and that  
 10 U-Haul, the automotive.  
 11 MR. DELAHOUSEY:  
 12 So there were neighbors that came up and  
 13 they were very much concerned and I think we  
 14 convinced them or you convinced them that there  
 15 was not -- that road -- is it Wall Street? Is  
 16 that the name of the little road there? They were  
 17 concerned that there were going to be cars parked  
 18 along there or trucks parked along there and you  
 19 assured us, I believe, at the time that there  
 20 weren't. And as the picture shows there, there  
 21 are vehicles there.  
 22 So, you know, I feel that we've kind of  
 23 let the neighborhood down because you tell us one  
 24 thing and now today we're seeing something totally  
 25 different.

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1 No, no. If it's your property. It  
 2 just, to me, looks like it was parked in the  
 3 street.  
 4 MS. MAGEE:  
 5 No, it's not.  
 6 MR. DELAHOUSEY:  
 7 But you just asked -- I mean, I  
 8 understand --  
 9 MR. KASSIM:  
 10 Anything that's going to help serve this  
 11 community and keep it clean, I will do it.  
 12 MR. DELAHOUSEY:  
 13 I'm not saying this as a member of the  
 14 Planning Commission. I'm just telling you as a  
 15 citizen. I think it would look better with the  
 16 tires gone.  
 17 MR. KASSIM:  
 18 Yes, sir.  
 19 CHAIRMAN BELLENGER:  
 20 How much inventory are you going to plan  
 21 on keeping or will that change with like people  
 22 that come and drop off or take?  
 23 MR. KASSIM:  
 24 Not much. I did tell them not to bring  
 25 a lot, just one because the conditional use and

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1 they understand, but keep one. Just one signed up  
 2 to us.  
 3 CHAIRMAN DELLENGER:  
 4 You do own the property behind there as  
 5 well, don't you?  
 6 MR. KASSIM:  
 7 I don't own it, but I lease it, yeah.  
 8 CHAIRMAN DELLENGER:  
 9 Okay. So you have access to that?  
 10 MR. KASSIM:  
 11 Yes.  
 12 CHAIRMAN DELLENGER:  
 13 I mean, is there any way to park any  
 14 excess U-Haul trailers back in the back to where  
 15 it's not just like all congested up front maybe?  
 16 MR. KASSIM:  
 17 Yes. That's where I'm planning, in the  
 18 back.  
 19 MR. BOGARD:  
 20 You put in there for this conditional  
 21 use here, on your application, you said you're  
 22 going to do U-Hauls there. Now, I have been by  
 23 there like Steve. There's been three there.  
 24 Are you already renting them out before  
 25 you get approval for this? I've seen the truck

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1 there where neighborhood, but --  
 2 MR. DELAHOUSEY:  
 3 There is a need in the community --  
 4 MR. KASSIM:  
 5 There is a need.  
 6 MR. DELAHOUSEY:  
 7 -- but like Mr. Bogard said, I think we  
 8 made it plenty clear to you because you wanted to  
 9 do more initially with the vehicle repairs and  
 10 stuff. And we said maybe later, but for now, you  
 11 know, just that.  
 12 So I think we made it pretty clear when  
 13 you came before us last time that we were  
 14 concerned about the aesthetics of how it's going  
 15 to look in that area.  
 16 MR. KASSIM:  
 17 Yeah. I mean, I don't know. I thought  
 18 I was going to bring a company to keep me in  
 19 business, you know, me being new. And this is car  
 20 wash. I've got to have the rent at the end of the  
 21 month and I thought it was going to bring another  
 22 business from being -- serving the trucks and, you  
 23 know, the tires. That's all.  
 24 MR. BOGARD:  
 25 Isn't there a U-Haul rental on

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1 and the trailer. I saw the trailer, but I've seen  
 2 a couple of vans parked on the west side, along  
 3 with the big truck out in the front sometimes on  
 4 the west side. I've never seen them parked on the  
 5 east side there. I mean, are you renting them out  
 6 already before we approve it?  
 7 MR. KASSIM:  
 8 Well, I didn't know it was -- that you  
 9 have to approve it, and that's why when I go ahead  
 10 and sign it and then I asked. I called and they  
 11 said, no, you have to, but I didn't know that.  
 12 MR. BOGARD:  
 13 So if we turn you down, you have to tear  
 14 your contract up with U-Haul?  
 15 MR. KASSIM:  
 16 What is that again?  
 17 MR. BOGARD:  
 18 If we don't approve this conditional  
 19 use, you have -- have you already signed the  
 20 contract?  
 21 MR. KASSIM:  
 22 Already signed it. Whatever it is, but  
 23 I didn't know. Promise to God. I didn't know  
 24 enough. I was under automotive and I thought I  
 25 was going to, you know, serve the community being

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1 I'berville already?  
 2 MR. KASSIM:  
 3 Huh?  
 4 MR. BOGARD:  
 5 Isn't there a U-Haul rental on Iberville  
 6 Drive next to the Food Mart?  
 7 MR. KASSIM:  
 8 No. Used to be. Used to be. The Food  
 9 Mart used to have U-Haul.  
 10 CHAIRMAN DELLENGER:  
 11 Yeah.  
 12 MR. BOGARD:  
 13 Okay.  
 14 MR. KASSIM:  
 15 That's why I got out of tire shop, so I  
 16 can have both space and not be congested here.  
 17 So you're going to see all that, I'll  
 18 move it to our other shop, 246. I just got a  
 19 permit today.  
 20 CHAIRMAN DELLENGER:  
 21 Does anybody have any other questions?  
 22 MR. CARRON:  
 23 I just am a little confused also because  
 24 in your narrative you state that you're only going  
 25 to have one truck there and to see if that would

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1 work, but it appears that you have already started  
 2 the business like Mr. Bogard said.  
 3 MR. KASSIM:  
 4 Unfortunately, I didn't know. Like I  
 5 said, I didn't know it was -- I have to do that.  
 6 But I thought I -- under auto, I thought it -- but  
 7 I called the City --  
 8 MR. CARRON:  
 9 Even if it's approved, you know, then  
 10 you would have to move in more to have -- do you  
 11 have room?  
 12 MR. KASSIM:  
 13 That's why I got that 246 and I'm going  
 14 to put it at 246 Iberville. Got more space there  
 15 and got more in the back, fenced.  
 16 MR. CARRON:  
 17 I don't quite understand you, but I'm  
 18 trying to figure out are you planning on having  
 19 more U-Hauls there and do you have room to have  
 20 more U-Haul trucks?  
 21 MR. KASSIM:  
 22 Not at that location.  
 23 MR. CARRON:  
 24 Not at that location.  
 25 So wouldn't he have to get permission to

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1 But you see, the U-Haul told me -- when  
 2 they told me, they said, you didn't need that. I  
 3 said, I have to have the -- you know, I have to  
 4 ask the City. They said, no, don't worry about  
 5 it, and that's -- I thought they knew better than  
 6 me. It was my mistake.  
 7 CHAIRMAN DELLENGER:  
 8 Well, before you do it on Iberville, you  
 9 need to make sure, just see if you need a  
 10 conditional use for it as well before you go sign  
 11 a contract for it.  
 12 MR. KASSIM:  
 13 Well, you know, like they said, you see  
 14 the one in Caillavet and Division, it has a U-Haul  
 15 there, and that's what the lady, Dana, told me.  
 16 She said, always we had it with the tire shop and  
 17 didn't have no problem. That's what, you know,  
 18 she convinced me, and I said, I need to tell them,  
 19 you know. I need to get it approved. She said,  
 20 no, you don't need it. She needed somebody to be  
 21 there in that area.  
 22 CHAIRMAN DELLENGER:  
 23 Simon's has been there for 100 years.  
 24 MR. CREEL:  
 25 The property at Caillavet and Division

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1 do it at the other location too?  
 2 MR. CREEL:  
 3 He has to get another application, yeah.  
 4 But a conditional use is tied specifically to the  
 5 property.  
 6 MR. CARRON:  
 7 Yeah.  
 8 CHAIRMAN DELLENGER:  
 9 So are you going to be renting them out  
 10 of this facility or out of the Iberville Drive  
 11 facility?  
 12 MR. KASSIM:  
 13 The Iberville. I just got it like last  
 14 week and -- you know, the permit and things. And  
 15 I haven't signed the contract, but I did told them  
 16 that I'm going to have to be the Iberville. Just  
 17 that one would just be one.  
 18 CHAIRMAN DELLENGER:  
 19 So are you doing both or just one?  
 20 MR. KASSIM:  
 21 Both.  
 22 CHAIRMAN DELLENGER:  
 23 Both locations?  
 24 MR. KASSIM:  
 25 Yes, but different contract.

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1 is zoned RB, which allows -- it's not a  
 2 conditional use there. It's a use by right.  
 3 That's the difference between the properties.  
 4 MR. KASSIM:  
 5 Right. Right. That's what I was clear  
 6 with her. It's conditional use and I don't know  
 7 if they're going to allow me. Just don't worry  
 8 about it. If not, we going to take care of it.  
 9 So everybody is trying to get it.  
 10 MR. STANOVICH:  
 11 Have you been a U-Haul dealer before?  
 12 MR. KASSIM:  
 13 No, this is the first time.  
 14 MR. STANOVICH:  
 15 Are you dealing with Herman from U-Haul?  
 16 Is that name familiar?  
 17 MR. KASSIM:  
 18 Yes.  
 19 MR. STANOVICH:  
 20 Okay. How many trucks has he authorized  
 21 you to have? Has he said set a number on it?  
 22 MR. KASSIM:  
 23 No.  
 24 MR. STANOVICH:  
 25 No. How many trucks do you think you'll

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1 have there?  
 2 MR. KASSIM:  
 3 To work on?  
 4 MR. STANOVICH:  
 5 No. U-Hauls to rent.  
 6 MR. KASSIM:  
 7 I wanted one. I mean, I told them I  
 8 want one just for local, but that's why I went and  
 9 got the other space in case. If not, he is going  
 10 to put everything there.  
 11 MR. STANOVICH:  
 12 Well, folks, everybody wants Pass Road  
 13 to look good. I've been on Pass Road for  
 14 50 years. There are car dealers on Pass Road that  
 15 some of them can't get another car on their  
 16 property and they're just loaded.  
 17 I think we might be coming down on this  
 18 guy a little bit too strenuous. I don't know.  
 19 That's just my thought.  
 20 You keep -- I mean, you've got one  
 21 trailer out there. You've got a couple of signs.  
 22 Other than that, I don't see anything out of line.  
 23 MR. KASSIM:  
 24 I can move everything from the front  
 25 right there. Nothing, I will never show that,

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1 MR. DELAHOUSEY:  
 2 Well, you rent that out, too, though,  
 3 don't you? I mean, it doesn't have an engine in  
 4 it, but you rent that out and there is a truck on  
 5 the side.  
 6 MR. KASSIM:  
 7 I mean, I can move that. I can never  
 8 put it there. You want me to put it in the back,  
 9 I can. You want me to not show any vehicles in  
 10 front, I can.  
 11 But, you know, like I said, I'm new.  
 12 I'm trying to get a business, trying to get people  
 13 to know that I'm there. You see my tires. Do  
 14 mechanic, you know, light mechanic. I'm trying to  
 15 live.  
 16 MR. DELAHOUSEY:  
 17 Sure.  
 18 MR. KASSIM:  
 19 I'm trying to make an honest living.  
 20 I'm not -- trying to have anything I can do to  
 21 help or not do anything to hurt. I will promise  
 22 to God I will never do.  
 23 MR. DELAHOUSEY:  
 24 I get that. You have a nice-looking  
 25 sign out front advertising.

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1 even the tires.  
 2 MR. STANOVICH:  
 3 Pass Road has had numerous U-Haul  
 4 rentals. Probably have fewer now than I can  
 5 remember. You had Penske dealers, at least three,  
 6 four U-Hauls. He might be doing this end of Pass  
 7 Road a favor by doing this because it's not an  
 8 easy business to run.  
 9 CHAIRMAN DELLENGER:  
 10 The one on Iberville, closed.  
 11 MR. DELAHOUSEY:  
 12 So just to make sure. You have said it  
 13 a couple of times, but you only plan on renting  
 14 one vehicle out of that location?  
 15 MR. KASSIM:  
 16 Out of that location, yes.  
 17 MR. DELAHOUSEY:  
 18 You have two vehicles now and it's not  
 19 even permitted for that.  
 20 MS. SHAW:  
 21 That's not a vehicle. That's a trailer.  
 22 MR. KASSIM:  
 23 That's a trailer.  
 24 MR. STANOVICH:  
 25 It's a trailer.

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1 MR. KASSIM:  
 2 I will do my best to keep it clean. And  
 3 my guys -- I go clean it myself every day, so --  
 4 but my guys, I know who working there, keep that  
 5 clean. Do not put any vehicles there in the back.  
 6 CHAIRMAN DELLENGER:  
 7 Do we have any other questions? Any  
 8 other questions from the Planning Commission?  
 9 (No response.)  
 10 CHAIRMAN DELLENGER:  
 11 Okay. Thank you.  
 12 MR. KASSIM:  
 13 Thank you.  
 14 CHAIRMAN DELLENGER:  
 15 Is there anyone that would like to speak  
 16 in favor? Anyone to speak in favor of the  
 17 applicant's request?  
 18 (No response.)  
 19 CHAIRMAN DELLENGER:  
 20 Anyone to speak against? Anyone to  
 21 speak in opposition of the applicant's request?  
 22 Okay. There being no one else, we will  
 23 consider that hearing closed.  
 24 MR. CREEL:  
 25 Okay. This is a location on Pass Road

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1 that's already operating under a conditional use  
2 permit for the tire sales that are going in. The  
3 work's done. We certainly want to help the man  
4 succeed.

5 There are some issues here that need to  
6 be addressed and I think they can easily be  
7 solved. If you look at the pictures, one of the  
8 things is sign pollution. He's got his regular  
9 sign there that says it's Biloxi Tires and then  
10 you have the U-Haul sign and then you have the  
11 flag signs there in the front. We know that --  
12 and the tires, also the trailer there. So let me  
13 address these one at a time.

14 His sign is very visible and it clearly  
15 shows that he's in the tire business. We don't  
16 have a problem with the U-Haul sign that he's got  
17 there. He would need to move it back a little  
18 bit, you know, to make sure that it's off the  
19 sidewalk, off the walkway.

20 The flag signs are allowed while a  
21 business is opening up. But with the tires, the  
22 tires really need to be removed from the front  
23 because, clearly, you can see that this is -- a  
24 tire shop is there.

25 Also, the trailer -- a vehicle cannot be

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1 We have discussion.

2 MR. TODARO:

3 Whenever a U-Haul dealer has their  
4 dealership, do they have any control over how many  
5 vehicles because when people want to deposit --  
6 like, say, they rented one somewhere else and just  
7 want to leave it there. Can they just -- I mean,  
8 does the dealership have control over how many?

9 CHAIRMAN DELLENGER:

10 They may -- and, David, you may know  
11 this better, but they may have a contract where  
12 they just do local or that they can accept one-way  
13 vehicles because, I mean, for him to have to  
14 accept one, it has to be somebody that's doing a  
15 one-way trip --

16 MR. TODARO:

17 Right. Coming from somewhere.

18 CHAIRMAN DELLENGER:

19 -- coming from somewhere else and  
20 dropping if off at just a U-Haul dealer.

21 MR. TODARO:

22 I just didn't know if you have control  
23 over how many vehicles could be there.

24 MR. CREEL:

25 I have no idea. David may know more

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1 used as an advertising vehicle and when you park a  
2 U-Haul vehicle out in front or any other kind out  
3 in front of there, it's doubling as a sign so you  
4 can't do that. What we recommend with the U-Haul  
5 trailer is it be moved to the west side of the  
6 property and at least be back behind the front of  
7 the canopy there so that it's clearly not being  
8 used as a sign right up on Pass Road.

9 We'd recommend that the tires be  
10 removed, allow him to leave the U-Haul sign there  
11 advertising the U-Haul business and for right now,  
12 we would allow him to keep his flag signs.

13 So if he would agree to those things, I  
14 think the staff can support his application and  
15 recommend approval.

16 MR. PARKER:

17 So moved.

18 MR. STANOVICH:

19 Second.

20 CHAIRMAN DELLENGER:

21 Motion by Mr. Parker; second by

22 Mr. Stanovich.

23 MR. TODARO:

24 I have a question.

25 CHAIRMAN DELLENGER:

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1 about that than me.

2 MR. STANOVICH:

3 I looked into it just one time and  
4 it's -- there may be different franchise  
5 operators. I'm not sure. But, generally, if  
6 you're a U-Haul distributor, you take them in, as  
7 well as you rent them out.

8 MR. TODARO:

9 Well, I notice like at Simon's on  
10 Caillavet and Division, sometimes he would have  
11 three. Sometimes he'd have six or eight, and I  
12 just don't know how much control he has over what  
13 comes in, is what I'm saying.

14 MR. STANOVICH:

15 It's not very much control.

16 MR. TODARO:

17 So there could be eight trucks there?

18 MR. STANOVICH:

19 I don't anticipate him having 100 trucks  
20 there.

21 MR. CARRON:

22 I know my brother-in-law used to do it  
23 and they actually work -- the U-Haul vendors work  
24 with other vendors to take -- they'll move them  
25 over to another location so they do swap them out.

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1 MR. KASSIM:

2 We work with the one in Gulfport, the  
3 big storage.

4 MR. STANOVICH:

5 But you said you have a place on  
6 Iberville, right?

7 MR. KASSIM:

8 Yes.

9 MR. STANOVICH:

10 And are you going to be keeping some  
11 trucks there?

12 MR. KASSIM:

13 If you guys allow it, I'm going to do  
14 it.

15 MR. STANOVICH:

16 He's got a location for keeping them.

17 MR. CARRON:

18 This is my belief. I'm thinking he  
19 wants -- reading his narrative more than anything,  
20 he's wanting to use it as advertising more than --  
21 so -- and as Jerry said, it cannot be in certain  
22 locations.

23 And this would be a question for Jerry  
24 since we have a motion, you know. Y'all would be  
25 policing it more than we would have any impact on

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1 sign.

2 You know, these other operations that  
3 y'all are talking about where they park them in  
4 their parking lot or whatever, certainly people  
5 drive up and down the road and see it.

6 But where it's parked strategically  
7 right, clearly, it was parked there to -- as a  
8 sign mechanism. And I think that that's a  
9 realistic solution to move it back. He's already  
10 got the U-Haul sign out in front to let people  
11 know he's got a dealership there.

12 So I just -- when you look at this, look  
13 at all the advertising vehicles, mechanisms that  
14 are there. The permanent sign, the trailer, the  
15 tires, the U-Haul sign and the flag signs all in  
16 that one condensed area there.

17 And, you know, the gentleman has the  
18 right to advertise, but it does affect the  
19 attractiveness of the business because the rest of  
20 the building looks good. I mean, you know, the  
21 new sign he put up, the paint he put on it,  
22 everything else looks good.

23 And the U-Haul sign would be on the  
24 other side and it would be visible from Pass Road,  
25 but it just wouldn't be parked strategically in a

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1 it.

2 MR. STANOVICH:

3 I mean, are we policing any U-Haul  
4 operators now? I kind of doubt it.

5 CHAIRMAN DELLENGER:

6 That's -- my thing is, you know, why are  
7 we going to hold this guy to a different standard  
8 if you drive up and down Pass Road or anywhere  
9 else that they have U-Hauls out in front of their  
10 buildings? That could be considered advertising.  
11 Just like he's got one parked out there, you know.  
12 If they're not going to tell those other guys to  
13 move them behind their buildings or behind fences  
14 and everything else, you know -- and I get it that  
15 you can't park it out there for advertising, but,  
16 you know, unless we're going around telling  
17 everybody to move them --

18 MR. CREEL:

19 If you look at the canopy that I was  
20 talking about, see the blue canopy there in the  
21 front? That's close to the front property line.  
22 What I suggested was move it over to the west  
23 side, park it over on that west side, at least  
24 behind the front building line of that canopy so  
25 it wouldn't be obvious that it's being used as a

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1 location where it's obvious that it was being used  
2 as a sign. That's the point I'm trying to make.

3 MR. DELAHOUSEY:

4 Since we're still under discussion,  
5 again, I think that we made it very clear when you  
6 were here last time about what the front was  
7 supposed to look like and you have ignored what  
8 our recommendations were then. I don't have any  
9 sense that if we allow you to expand that you're  
10 not going to make it even look worse than what it  
11 looks right now. And it's not like we're  
12 depriving you of something. You have an alternate  
13 site on Iberville and I guess we -- would we have  
14 to -- would he have to have a separate hearing for  
15 that one, Jerry?

16 MR. CREEL:

17 Is that NB?

18 MS. SERPAS:

19 It's already approved.

20 MS. LENA:

21 Not U-Hauls.

22 MS. SERPAS:

23 The Iberville?

24 MS. LENA:

25 It's not U-Hauls. It's a tire place.

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1 He's taking over the existing tire place. He can  
2 do that.

3 MR. CREEL:  
4 It would be conditional use on Iberville  
5 to add the U-Haul dealership to the tire center  
6 there, yes.

7 MR. DELAHOUSEY:  
8 So you have another option that you can  
9 come and ask that the U-Haul sales be allowed.  
10 There again, it looks like just totally congested  
11 and I am not in favor of it.

12 CHAIRMAN DELLENGER:  
13 Is there any other discussion?

14 MR. CARRON:  
15 I would bring up the point again. I  
16 think he is using the Pass Road location more as  
17 an advertisement because Iberville does not have  
18 the traffic that Pass Road does. So he could  
19 fulfill customers' requests from them seeing it on  
20 Pass Road with a vehicle or truck off of  
21 Iberville, if you run both of them.

22 MR. STANOVICH:  
23 But Mr. Parker, does your motion include  
24 him moving the trailer per Jerry and also moving  
25 the tires?

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1 Just making you aware of that. Those  
2 signs can only be out there for one year.

3 MR. CREEL:  
4 And there is a provision on that that  
5 the flag sign has to be maintained. It can't be  
6 ragged. It can't be completely faded out or  
7 anything like that, so you have to make sure that  
8 you --

9 MR. PARKER:  
10 I would like to say something. Since  
11 it's conditional, we have code enforcement. I  
12 don't think that's going to be a problem.

13 MR. CREEL:  
14 No. I actually have somebody -- if the  
15 Planning Commission approves this, I will have  
16 somebody with code enforcement actually meet you  
17 out there and show you what we've talked about  
18 here today. Okay? We'll do that.

19 MR. TODARO:  
20 Sir, whenever you came before to get  
21 approval for the tire and repair service, I  
22 remember you said your goal was not to put  
23 congestion in that front area.

24 MR. KASSIM:  
25 Yes, sir.

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1 MR. PARKER:  
2 Yes.

3 MR. STANOVICH:  
4 Okay. I'll second that too.

5 MR. PARKER:  
6 What Jerry said earlier.

7 MR. CARRON:  
8 One more discussion question since he  
9 seconded. Jerry, you're calling that a flag sign.  
10 Is that the same as a feather sign?

11 MR. CREEL:  
12 Yes, it is.

13 MR. CARRON:  
14 I thought we have time restrictions on  
15 those.

16 MR. CREEL:  
17 We do. The last thing that the Council  
18 approved is that they can be there for a year.

19 MR. CARRON:  
20 A year?

21 MR. CREEL:  
22 Yeah. And they have never changed that.  
23 It's still -- if you get a permit, you can have it  
24 for a year.

25 MR. CARRON:

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1 MR. TODARO:  
2 That was your goal. You agreed with us.  
3 That's what we were all supportive of. We're  
4 apprehensive now because of the way it looks, so  
5 like they said, we're just going to trust that you  
6 have the same goal that we have.

7 You have a right to use your property,  
8 but we're trying to eliminate that congested look  
9 on Pass Road.

10 CHAIRMAN DELLENGER:  
11 Now, in all fairness, the two trucks --  
12 or the cars that are parked under that canopy may  
13 be customers' cars that are being worked on that  
14 are leaving. So, I mean, if you take those two  
15 cars away, there's really not that much congestion  
16 in front of this.

17 MR. TODARO:  
18 Yeah. But I mean, they're talking about  
19 the future with the U-Hauls. I can -- you know,  
20 you can picture a bunch of vehicles out there.

21 But in any case, I remember when you  
22 came before how that was the big concern and you  
23 agreed.

24 CHAIRMAN DELLENGER:  
25 So is there any other discussion? We

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1 have a motion to approve and a second. Any other  
 2 discussion?  
 3 (No response.)  
 4 MR. DELAHOUSEY:  
 5 I would just say that when it was a car  
 6 wash there were many, many more vehicles than what  
 7 you have there now and it never looked that  
 8 congested. They had a good traffic flow and they  
 9 had a good parking situation and it never was an  
 10 eyesore as it is now.  
 11 CHAIRMAN DELLENGER:  
 12 Okay.  
 13 Motion to approve; second.  
 14 All in those in favor, please state by  
 15 raising your hand. Mr. Lechner, Mr. Parker,  
 16 Mr. Todaro, Ms. Magee, Ms. Shaw, Mr. Stanovich,  
 17 Mr. Bogard, Mr. Collier, Mr. Carron, Mr. Snow,  
 18 Mr. Poulos; and myself, Mr. Dellenger.  
 19 Any against? One against,  
 20 Mr. Delahousey.  
 21 Motion carries.  
 22 Thank you, sir.  
 23 Moving on. We don't have any tree  
 24 hearings.  
 25 Jerry, was there any City Council



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1 That's always fun for me.  
 2 CHAIRMAN DELLENGER:  
 3 Is there any new business? Any new  
 4 business to bring?  
 5 (No response.)  
 6 CHAIRMAN DELLENGER:  
 7 Are there any citizens' comments?  
 8 There being no citizens' comments, we  
 9 will -- the next Planning Commission meeting will  
 10 be held here Thursday, June 18th at 2:00.  
 11 And there being no other business, we  
 12 will adjourn the Planning Commission meeting.  
 13 (Adjourned at 2:36 p.m.)  
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1 action?  
 2 MR. CREEL:  
 3 There was. At the meeting this past  
 4 Tuesday, the City Council voted seven to zero to  
 5 approve changing the property up on Old 67 from  
 6 R-E back to Agricultural, so that passed  
 7 unanimously.  
 8 Also, you will recall the Hawk Creek  
 9 subdivision, the Phase 2 of Hawk Creek, there was  
 10 an appeal filed about the 39 protected trees to be  
 11 removed, and the appeal was denied four to three,  
 12 so the subdivision can move forward now.  
 13 CHAIRMAN DELLENGER:  
 14 That's it?  
 15 MR. CREEL:  
 16 That's it.  
 17 CHAIRMAN DELLENGER:  
 18 Is there any old business to bring  
 19 forth? Any old business?  
 20 (No response.)  
 21 MR. COLLIER:  
 22 You said there's no tree business?  
 23 CHAIRMAN DELLENGER:  
 24 No. No tree hearings.  
 25 MR. COLLIER:

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1 **CERTIFICATE OF COURT REPORTER**  
 2 I, MELISSA BURDINE-RODOLFICH, Court Reporter  
 3 and Notary Public, in and for the County of  
 4 Harrison, State of Mississippi, hereby certify that  
 5 the foregoing pages, and including this page,  
 6 contain a true and correct copy of my stenotype  
 7 notes and/or electronic tape recording of the  
 8 public hearing(s), as taken by me at the time and  
 9 place heretofore stated, to the best of my skill  
 10 and ability.  
 11 I further certify that I am not in the employ  
 12 of, or related to, any counsel or party in this  
 13 matter, and have no interest, monetary or  
 14 otherwise, in the final outcome of the proceedings.  
 15 Witness my signature and seal, this the  
 16 11th day of June, 2026.  
 17  
 18   
 19  
 20   
 21 Melissa Burdine-Rodolfich  
 22 My Commission Expires 4/03/28  
 23  
 24  
 25

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