

**CITY OF BILOXI
AGENDA ITEM
FACT SHEET**

Item No.:

4C

Council Meeting Date:

November 3, 2026

ITEM TITLE: RESOLUTION

INTRODUCED BY: Mayor Andrew "FoFo" Gilich

CONTACT PERSON: Rick Weaver, CAO

Jerry Creech, *Jerry Creech* Director of Community Development

SUMMARY EXPLANATION:

Resolution to grant Conditional Use approval to authorize construction of 2 Mausoleums within the DT-Downtown zoning district on a site located behind the existing Sacred Heart Catholic Cathedral at 870 Nativity Drive and 871 Esters Boulevard.

Case No. 26-054-PC, Ward 2, Charles Collins

Resolution ☒

Ordinance ☐

Public Hearing ☐

Routine Agenda ☐

Exhibits for Review

Contract ☐

Minutes ☒

Plans/Maps ☐

Deed ☐

Lease ☐

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

Submittal Authorization:

Council President ☐

Mayor ☒

STAFF RECOMMENDATION: Staff recommends approval

COUNCIL ACTION: Motion By: _____ Second By: _____

<u>Vote:</u>	<u>Councilmember</u>	<u>Yes</u>	<u>No</u>	<u>AFR</u>	<u>ABST</u>	<u>Councilmember</u>	<u>Yes</u>	<u>No</u>	<u>AFR</u>	<u>ABST</u>
	Gray	_____	_____	_____	_____	Tisdale	_____	_____	_____	_____
	Marshall	_____	_____	_____	_____	Glavan	_____	_____	_____	_____
	Nail	_____	_____	_____	_____	Shoemaker	_____	_____	_____	_____
	Creel	_____	_____	_____	_____					

ACTION TAKEN:

cdl/11032bpc

RESOLUTION NO. _____

RESOLUTION TO GRANT **CONDITIONAL USE** APPROVAL TO AUTHORIZE
CONSTRUCTION OF TWO **MAUSOLEUMS** WITHIN THE **DT-DOWNTOWN** ZONING
DISTRICT ON A SITE LOCATED BEHIND SACRED HEART CATHOLIC CATHEDRAL
AT 870 NATIVITY DRIVE AND 871 ESTERS BOULEVARD

WHEREAS, on Thursday, October 15, 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. 26-054-PC, Catholic Diocese of Biloxi (owner) and Charles Collins (applicant), a request for **Conditional Use** approval; and

WHEREAS, the Planning Commission members were apprised of the particulars of the case, being made cognizant of the fact that Catholic Diocese of Biloxi (owner) and Charles Collins (applicant) have requested **Conditional Use** approval to authorize the construction of two Mausoleum Structures within the **DT-Downtown** zoning district on a site located behind the existing Sacred Heart Catholic Cathedral at 870 Nativity Drive and 871 Esters Boulevard (re: Tax Parcel Nos. 1410K-03-035.000, 1410K-03-029.000); and

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

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

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

WHEREAS, after some discussion, the Planning Commission voted (15-0) to recommend approval of this request for **Conditional Use** to authorize the construction of two Mausoleum Structures within the **DT-Downtown** zoning district on a site located behind the existing Sacred Heart Catholic Cathedral at 870 Nativity Drive and 871 Esters Boulevard; and

WHEREAS, the Biloxi City Council, after consideration of all information presented, hereby adopts the report and findings of the Biloxi Planning Commission, and in so doing, determines that approval of this **Conditional Use** to authorize the construction of two Mausoleum Structures within the **DT-Downtown** zoning district on a site located behind the existing Sacred Heart Catholic Cathedral at 870 Nativity Drive and 871 Esters Boulevard (re: Tax Parcel Nos. 1410K-03-035.000, 1410K-03-029.000) is appropriate.

NOW, THEREFORE, BE IT RESOLVED, THAT THE CITY COUNCIL OF THE CITY OF BILOXI, MISSISSIPPI, THAT hereby approves the requested **Conditional Use** to authorize the construction of two Mausoleum Structures within the **DT-Downtown** zoning district on a site located behind the existing Sacred Heart Catholic Cathedral at 870 Nativity Drive and 871 Esters Boulevard (re: Tax Parcel Nos 1410K-03-035.000, 1410K-03-029.000) having determined that said use complies with all requirements of the Land Development Ordinance.

.....A

RESOLUTION NO. _____

RESOLUTION CALLING FOR A PUBLIC HEARING WITH RESPECT TO A REQUEST
FOR **CONDITIONAL USE** APPROVAL TO AUTHORIZE CONSTRUCTION OF TWO
MAUSOLEUMS WITHIN THE **DT-DOWNTOWN** ZONING DISTRICT ON A SITE
LOCATED BEHIND SACRED HEART CATHOLIC CATHEDRAL AT 870 NATIVITY
DRIVE AND 871 ESTERS BOULEVARD

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WHEREAS, the Planning Commission members were apprised of the particulars of the case, being made cognizant of the fact that Catholic Diocese of Biloxi (owner) and Charles Collins (applicant) have requested **Conditional Use** approval to authorize the construction of two Mausoleum Structures within the **DT-Downtown** zoning district on a site located behind the existing Sacred Heart Catholic Cathedral at 870 Nativity Drive and 871 Esters Boulevard (re: Tax Parcel Nos. 1410K-03-035.000, 1410K-03-029.000); and

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

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

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

WHEREAS, after some discussion, the Planning Commission voted (15-0) to recommend approval of this request for **Conditional Use** to authorize the construction of two Mausoleum Structures within the **DT-Downtown** zoning district on a site located behind the existing Sacred Heart Catholic Cathedral at 870 Nativity Drive and 871 Esters Boulevard; and

WHEREAS, the City Council of the City of Biloxi, Mississippi, having given the Planning Commission's recommendation full consideration, has decided 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, THAT THE CITY COUNCIL OF THE CITY OF BILOXI, MISSISSIPPI, will conduct a public hearing in reference to Case No. 26-054-PC, Catholic Diocese of Biloxi (owner) and Charles Collins (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.

..... B

RESOLUTION NO. _____

RESOLUTION TO DENY **CONDITIONAL USE** APPROVAL TO AUTHORIZE
CONSTRUCTION OF TWO **MAUSOLEUMS** WITHIN THE **DT-DOWNTOWN** ZONING
DISTRICT ON A SITE LOCATED BEHIND SACRED HEART CATHOLIC CATHEDRAL
AT 870 NATIVITY DRIVE AND 871 ESTERS BOULEVARD

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WHEREAS, the Planning Commission members were apprised of the particulars of the case, being made cognizant of the fact that Catholic Diocese of Biloxi (owner) and Charles Collins (applicant) have requested **Conditional Use** approval to authorize the construction of two Mausoleum Structures within the **DT-Downtown** zoning district on a site located behind the existing Sacred Heart Catholic Cathedral at 870 Nativity Drive and 871 Esters Boulevard (re: Tax Parcel Nos. 1410K-03-035.000, 1410K-03-029.000); and

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

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

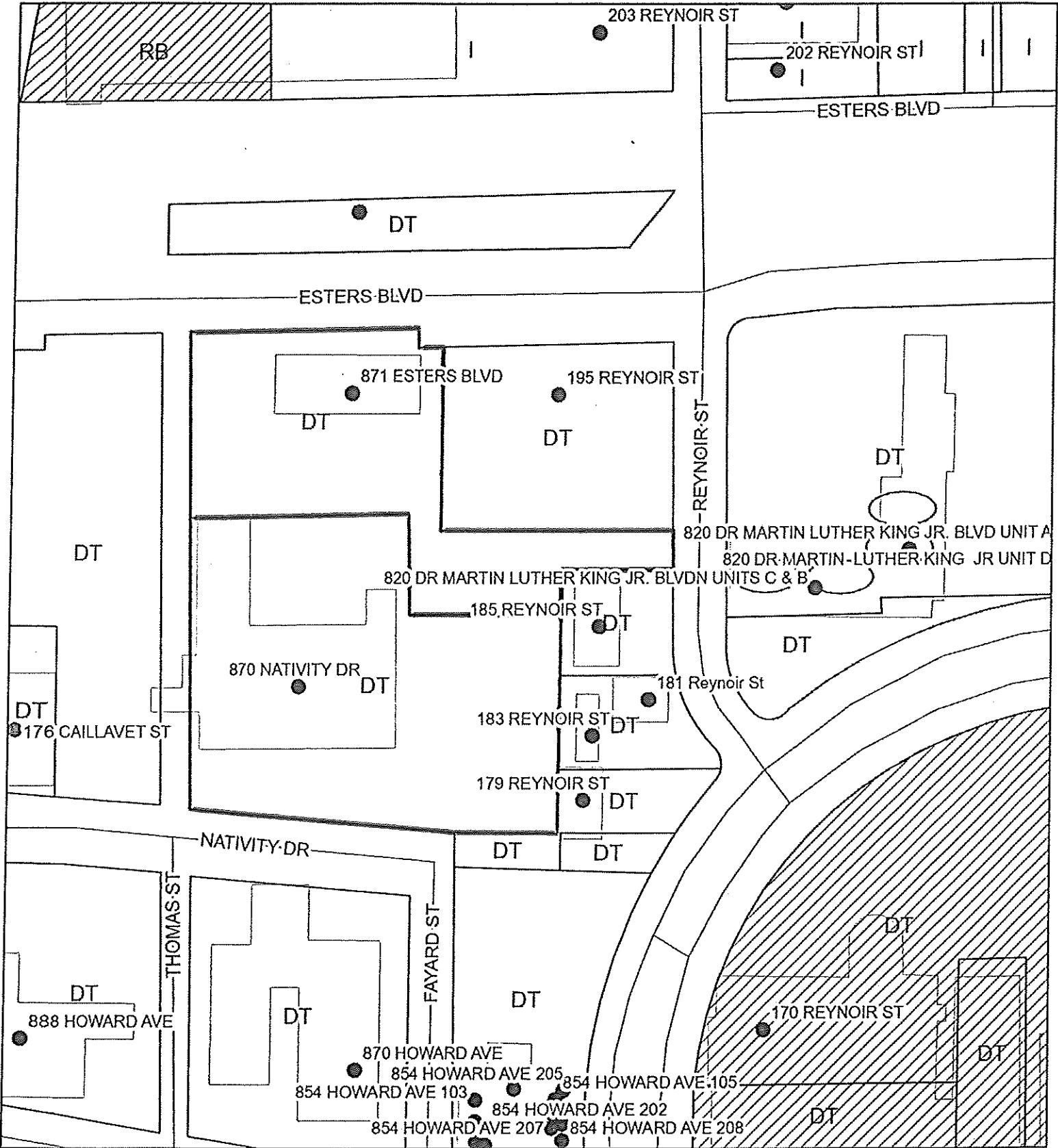
- f. The **Conditional Use** avoids significant deterioration of water and air resources, wildlife habitat, scenic resources, and other natural resources;
- g. The **Conditional Use** maintains safe and convenient ingress and egress and traffic flow onto and through the site by vehicles and pedestrians,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

WHEREAS, after some discussion, the Planning Commission voted (15-0) to recommend approval of this request for **Conditional Use** to authorize the construction of two Mausoleum Structures within the **DT-Downtown** zoning district on a site located behind the existing Sacred Heart Catholic Cathedral at 870 Nativity Drive and 871 Esters Boulevard; 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 approval of the **Conditional Use** is not appropriate for properties presently identified as 870 Nativity Drive and 871 Esters Boulevard.

NOW, THEREFORE, BE IT RESOLVED, BY THE CITY COUNCIL OF THE CITY OF BILOXI, MISSISSIPPI, that having given the Planning Commission's recommendation full consideration, hereby rejects said recommendation and hereby denies the requested **Conditional Use** for properties presently identified as 870 Nativity Drive and 871 Esters Boulevard, Case No. 26-054-PC, Catholic Diocese of Biloxi (owner) and Charles Collins (applicant), based upon a determination that _____

26-054-PC
Catholic Diocese of Biloxi/Chuck Collins
868 Nativity Dr. & 871 Esters Blvd
Conditional Use-Mausoleum DT zone



Scheduled for
October 15, 2026
Meeting

Catholic Diocese of Biloxi (owner)
Charles Collins (applicant)
Case No. 26-054-PC
Conditional Use



**Planning Commission
Case Fact Sheet**

Case No.:	26-054-PC
Name of Owner:	Catholic Diocese of Biloxi
Applicants:	Charles Collins
Address of Properties:	870 Nativity Drive & 871 Esters Blvd.
Tax Parcels/Ward:	1410K-03-035.000, 1410K-03-029.000/Ward 2

Request:	Conditional Use
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Purpose of Request:	To consider an application requesting Conditional Use approval to authorize construction of 2 Mausoleums within the DT-Downtown zoning district on a site located behind the existing cathedral at 870 Nativity Drive and 871 Esters Blvd.
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Size of Property:	6.75 acres (More or Less)
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Present Zoning:	DT-Downtown
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Present Use:	Sacred Heart Cathedral, Life Center and School
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Most Nearly Bounded By (streets):	situated to the North and fronting Nativity Drive; South of and adjacent to Esters Blvd.; East of Caillavet Street; and to the West of Dr. MLK Jr. Blvd.
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Adverse Influences:	Care must be exercised before granting any Conditional Use approval, to ensure that the objectives of City regulations are fully followed and that adjoining neighborhood properties are appropriately protected.
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Positive Influences:	The requested Conditional Use would allow Sacred Heart the right to construct two mausoleums, including parking behind the current cathedral.
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Letters or

Concerns stated:

The Planning Division Office has not received any letters or other written communications relative to this case, as of October 9, 2026.

Comments/

Recommendations:

Catholic Diocese of Biloxi (owner) and Charles Collins (applicant) have submitted an application requesting **Conditional Use** approval to authorize the construction of two **Mausoleum** Structures within the **DT-Downtown** zoning district on a site located behind the existing cathedral at 870 Nativity Drive and 871 Esters Blvd.

The proposed project will be constructed in two phases and will include two (2) mausoleums, providing burial space for up to 288 individuals, as well as visitor parking.

It should be noted that a **Conditional Use** can only be approved upon finding that all of the following standards are met:

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

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

The Development Review Committee reviewed this request and authorized the owner and applicant to submit this request for **Conditional Use** approval.

Options:

1. Recommend approval of this request for **Conditional Use** to authorize the proposed development of two **Mausoleums** within a **DT** zoning district, having determined that said use 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 to other property(ies) in the neighborhood in which it is located; and that this use will conform to all district regulations of the **DT** zoning district.
2. Recommend denial of the **Conditional Use** to authorize the proposed development of two Mausoleums within a **DT** zoning district, having determined that the establishment of this **Conditional Use** at this location would not be in harmony with the neighborhood, and not in conformance with the list of standards mandated for Conditional Uses, as required by 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. 26054-PC

To Be Completed by Owner/Applicant Date: 28 April 2026

Name of Rightful Owner(s): Catholic Diocese of Biloxi Name of Applicant: (if different than Owner)
Charles Collins

Property Address: 870 Nativity Drive + 871 Estero Blvd Ward Number
2

Tax Parcel Identification Number(s):
 1410K-03-035.0000
 1410K-03-029.0000

Mailing Address of Property Owner: 1790 Poppo's Ferry Road	Mailing Address of Applicant (if different than Owner): Charles Collins
City: Biloxi	City: 124 Saint Paul St., Biloxi
State: MS	State: MS
Zip: 39532	Zip: 39530
County Harrison	County Harrison
Telephone: (228) 702-2011	Telephone: (228) 547-2256

Property Size (please give in acres or by dimension): 6.75 acres

Present Zoning Classification: Downtown

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?	Esters	Nativity Drive	Reynoir	Caillavet
If property directly fronts or is adjacent one of the streets above, please indicate with a ✓.		X		

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
X	Conditional Use
	Public ROW Vacation
	Street Name Change
	Variance
	Appeal
	Tree Removal

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.

Date _____

Notary Signature _____
(Seal) _____

Revised March 2025



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: 4/28/2024

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 ☒ No ☐

Please explain: THIS WILL PROVIDE BURIAL SPACES FOR 288 PEOPLE. THERE IS A NEED FOR ADDITIONAL BURIAL SPACES WITHIN THE CITY.

2. Is the use designed, located, and proposed to be operated so that the public health, safety, and welfare will be protected?

Yes ☒ No ☐

Please explain: THE DESIGN, LOCATION, AND OPERATION OF THIS FACILITY SHOULD NOT IMPACT PUBLIC HEALTH, SAFETY OR WELFARE IN ANY MANNER.

3. Will the use cause substantial injury to other property in the Neighborhood in which it is located?

Yes ☐ No ☒

Please explain: THE AREA IS NOT HEAVILY TRAFFICED AND THERE SHOULD NOT BE ANY INJURY TO THE NEIGHBORHOOD AT ALL.

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 ☒ No ☐

Please explain: THE USE CONFORMS TO THE INTENDED USE OF THE DOWNTOWN DISTRICT DESIGNATION.

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

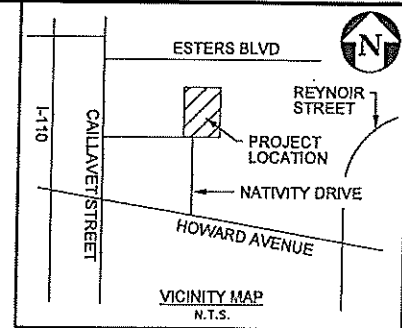
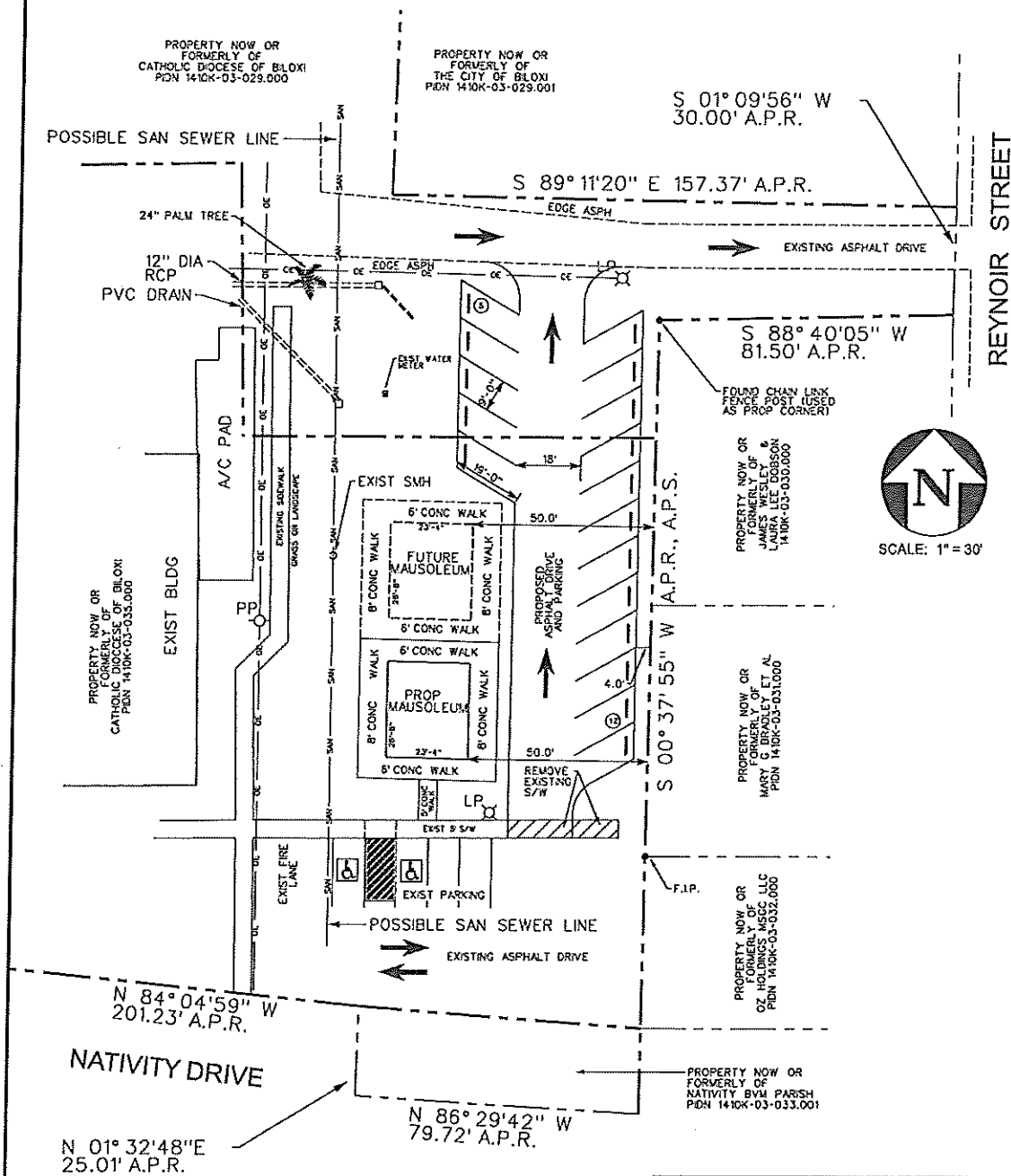
Conditional Use Supplement	N/A	Yes	No
1. Ingress and egress?	X		
2. Off-street parking and loading areas, where required, with particular attention to the economic, noise, glare or odor effects of the Conditional Use on adjoining properties and properties generally in the zoning district?	X		
3. Refuse and service areas?	X		
4. Utilities, with reference to location, availability, and compatibility?	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?	X		
7. Required yards and other open spaces?	X		
8. General compatibility with adjacent properties and other property in the Zoning district?		X	
Comments:			
<p>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.</p>			

PROPOSED CATHOLIC DIOCESE OF BILOXI (NATIVITY) MAUSOLEUM SITE

DEVELOPMENT DATA

Flood Zone
Part of Tax Parcel Number
Owner
Street address
New Parking Surface:
New Drive Surface:

Zone "X" - Map Number 28047C0294G
1410K-03-035.000
CATHOLIC DIOCESE OF BILOXI
Nativity Drive
Existing Asphalt
Existing Asphalt



Rumsey Consulting Engineering, Inc.
Planning, Surveying, Design
910 Howard Avenue
Biloxi, Mississippi 39530
(228) 432-9344

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

To: Biloxi Planning Commission

From: Jerry Creel, Development Review Committee Chair

Date: October 6, 2026

Re: Catholic Diocese of Biloxi Anderson (Owners)
Charles Collins (Applicant)
870 Nativity Drive
Parcel Nos: 1410K-03-035.000 & 1410K-03-029.000
DRC 2025-093

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 a Mausoleum / Columbarium in DT 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
OCTOBER 15, 2026
COMMUNITY DEVELOPMENT,
DR. MARTIN LUTHER KING JR. MUNICIPAL BUILDING,
676 DR. MARTIN LUTHER KING JR. BOULEVARD,
BILOXI, MISSISSIPPI,
BEGINNING AT 2:02 P.M.

PLANNING COMMISSION MEMBERS PRESENT:

Charlie Dellenger, Chairman
Ronnie Bogard
Kyle Carron
Robert Collier
Dr. Larry Drawdy
Harry Joachim
Joe King
Gary Lechner
Debra 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
Dr. Paul Tisdale, Councilman Ward 5
David Shoemaker, Councilman Ward 7

Simpson Burdine & Miques

Simpson Burdine & Miques 228.388.3130

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

CONTINUED PUBLIC HEARING(S) :	PAGE:
(None)	--
NEW PUBLIC HEARING(S) :	
26-053-PC	6
26-054-PC	17
26-055-PC	27
26-056-PC	66
TREE HEARINGS:	
(None)	--

Simpson Burdine & Miques 228.388.3130

CHAIRMAN DELLENGER:

We'll go ahead and call the Planning
Commission meeting to order today.

We'll record the members present today:
Mr. Lechner, Mr. Parker, Mr. Todaro, Ms. Magee,
Mr. Stanovich, Mr. Bogard, Mr. Collier,
Mr. Joachim, Dr. Drawdy, Mr. Carron, Mr. King,
Mr. Snow, Mr. Poulos and myself, Mr. Dellenger.

We also have Felicia Serpas, Senior
Planner; Jerry Creel, Director of Community
Development; Caryle Lena, Planner; Melissa
Rodolfich, court reporter, and Paul Tisdale and
David Shoemaker in the audience, Councilmen.

Mr. Parker, if you would, please, lead
us in a prayer.

(Moment of prayer.)

CHAIRMAN DELLENGER:

Mr. Collier, if you would lead us in the
Pledge, please.

(Pledge of Allegiance.)

CHAIRMAN DELLENGER:

We'd like to welcome everybody today to
the Planning Commission meeting. Just to let you
know, if you're going to speak to go ahead and
sign the book. And when you come up to speak,

Simpson Burdine & Miques 228.388.3130

state your name and address for the record.

Also, if you would silence all of your
cell phones, that would be much appreciated.

If everyone has had a minute to
approve -- or to review the meeting minutes from
the last Planning Commission meeting, I will take
a motion to approve.

MR. JOACHIM:

So moved.

MR. BOGARD:

Second.

CHAIRMAN DELLENGER:

Moved by Mr. Joachim; second by
Mr. Bogard.

All those in favor, state by saying
"aye."

(Unanimous vote.)

CHAIRMAN DELLENGER:

Any opposed?

(None opposed.)

CHAIRMAN DELLENGER:

Motion carries.

Jerry, do we have any committee reports
today?

MR. CREEL:

Simpson Burdine & Miques 228.388.3130

1 Mr. Collier.

2 Is there any discussion?

3 Okay. There being no discussion, please
4 vote by raising your hand. Mr. Lechner,
5 Mr. Parker, Mr. Todaro, Ms. Magee, Mr. Stanovich,
6 Mr. Bogard, Mr. Collier, Mr. Joachim, Dr. Drawdy,
7 Mr. Carron, Mr. King, Mr. Snow, Mr. Poulos;
8 myself, Mr. Dellenger. Let the record show that's
9 unanimous.

10 Ms. Shaw, do you want to come in? Let
11 the record show that Ms. Shaw is here in
12 attendance.

13 The next case is Case Number 26-054-PC,
14 Catholic Diocese of Biloxi and Charles Collins,
15 applicant, a request for a conditional use
16 approval to authorize the construction of two
17 mausoleum structures within the Downtown zoning
18 district at a site located behind the existing
19 cathedral at 870 Nativity Drive and 871 Esters
20 Boulevard, Tax Parcel Numbers 1410K-03-035.000 and
21 1410K-03-029.000. These were advertised on
22 October 2nd and October 9th.

23 Felicia, could we see the video, please?

24 MS. SERPAS:

25 (Video played.)

Simpson Burdine & Migues 228.388.3130

1 Okay.

2 CHAIRMAN DELLENGER:

3 Mr. Collins, come up and tell us what
4 you're asking and what you want to do there.

5 MR. COLLINS:

6 What's that?

7 CHAIRMAN DELLENGER:

8 Let us know what the Diocese is trying
9 to do there.

10 MR. COLLINS:

11 Charles Collins. I live at 124 St. Paul
12 Street in Biloxi.

13 I'm here today representing Nativity
14 Parish and Catholic Diocese of Biloxi. We're an
15 older parish, both in terms of buildings and we've
16 been requested by some parishioners that we ought
17 to have a mausoleum. We have got vacant property
18 that we're not going to use for any other purpose,
19 and this would be a good use of it.

20 And it's going in the -- it didn't
21 really show good there -- on the Nativity Drive
22 side, the cathedral side, looking back north.
23 It's vacant now, but there was a convent that we
24 tore down about four years ago. And we will do
25 this thing in phases. We've got room for two

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1 mausoleums. We're only building one now,
2 initially, and pre-selling them.

3 And it's, I think, a very desirable
4 project. Across the street, we've got the
5 bishop's cemetery, so we're not breaking precedent
6 in this block and neighborhood. There's two
7 bishops already buried over there. And it would
8 be convenient maybe for the City because when we
9 have a funeral, they will go directly from the
10 church to the mausoleums so there won't be a
11 procession through town.

12 It's a small -- the building is 10 feet
13 tall. It's approximately 29 or 25 -- it will hold
14 96 crypts, and 225 niches for cremations. And
15 it's going to be granite-faced, kind of a reddish
16 granite to make it look sort of like the Sacred
17 Heart Center in color.

18 And that's about all I've got, if y'all
19 got any other questions.

20 CHAIRMAN DELLENGER:

21 So it will be for mostly smaller urn
22 types, not full caskets?

23 MR. COLLINS:

24 There is room for 96 caskets. And you
25 have got doubles and singles. Across the thing,

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1 you can put three caskets, but the doubles are for
2 husband and wife. There is two of them on one
3 side -- it's divided -- and then a single casket
4 on the other side. And that rotates, so
5 that's why we get 64 showing, but there's actually
6 96 caskets there. End walls are where the niches
7 go and they're in small compartments 12-inch a
8 square -- 12 inches. Excuse me.

9 MR. JOACHIM:

10 Chuck, I say as a parishioner, I think
11 it's a great idea. I think it's a great use of
12 the land and it's a good project for the parish.

13 Only my -- my suggestion, however, has
14 always been that you make it look like the old
15 church graveyards in the horror movies, you know,
16 with the tombstones leaning over and the dead
17 trees in the middle.

18 MR. COLLINS:

19 It would be pretty hard.

20 MR. JOACHIM:

21 That's just a thought for your
22 consideration.

23 MR. COLLINS:

24 I will give it some thought. I thought
25 about it.

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MR. JOACHIM:

I appreciate you being involved with this. This is --

MR. COLLIER:

It's too close to Halloween.

MR. JOACHIM:

Too close to what?

MR. COLLIER:

Halloween.

CHAIRMAN DELLENGER:

Will y'all be installing fencing around the property?

MR. COLLINS:

No. The north and south, no. That's sort of enclosed anyway. The east side there is some old nasty fences, I guess, that belonged to the people -- I don't -- there was a Cajun restaurant there and maybe Erroll Bradley's place. We're going to have to clean that up and put a wooden fence down there just -- we don't want people looking at the back of those buildings and the air conditioners and all, so we're going to landscape that edge and put like a six-foot wood fence up there, but not on the north and south.

CHAIRMAN DELLENGER:

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Okay. Does anybody have any questions?

MR. JOACHIM:

I've got a question out of practicality. When you're transporting the casket itself from the church to a mausoleum, that's by hearse, I assume.

MR. COLLINS:

I would think so.

MR. JOACHIM:

Go in on the west side of Sacred Heart Center, come around the back?

MR. COLLINS:

Just go around, yeah.

MR. JOACHIM:

Okay. Then you get back on Nativity Drive. Thank you. I'm just curious about that.

MR. COLLINS:

Anybody else?

CHAIRMAN DELLENGER:

Anybody else have any questions?

MR. CARRON:

I'm just trying to look at it on this to see where the entrance is.

MR. COLLINS:

That one is probably -- we revised the

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site plan, so the single sheet, the one that's up here is the one we're going with.

MS. LENA:

They have the new one.

MR. CARRON:

Are you coming in off of Nativity Drive behind the school?

MR. COLLINS:

No. As you pass -- say, coming from the west, you pass Sacred Heart Center and then you come to the mausoleum. There is a driveway right -- we're going to put a driveway in with off-street parking there.

MR. CARRON:

I think I understand now. But then you exit on Reynoir Street?

MR. COLLINS:

What's that?

Towards Reynoir Street, it will be fenced, yeah.

MR. CARRON:

Well, thank you.

CHAIRMAN DELLENGER:

No. You'll exit towards Esters.

MR. COLLINS:

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Well, you really don't even need to go in there. Most people will probably park where they always park for a funeral, out on Nativity Drive or Sacred Heart Center parking lot.

CHAIRMAN DELLENGER:

Right.

DR. DRAWDY:

Maybe I missed it. Who did you say would be eligible to go in the mausoleum?

MR. COLLINS:

Initially, parishioners or people who have history with the parish. They may be at another parish. Maybe they were baptized there or something and they want to be buried there, and that's -- it's not open the public.

DR. DRAWDY:

It would not be open to the public?

MR. COLLINS:

Okay.

DR. DRAWDY:

Okay. I understand. Thank you.

CHAIRMAN DELLENGER:

Do we have any other questions for Mr. Collins?

There being no further questions, thank

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1 you.

2 UNIDENTIFIED SPEAKER:

3 Can I just ask one? So in other
4 words --

5 CHAIRMAN DELLENGER:

6 Wait, wait, wait. Ma'am, we will have
7 where you can come up if you're in -- is there
8 anyone in the audience that's in favor?

9 UNIDENTIFIED SPEAKER:

10 Favor of this? Yeah. Probably so.

11 I just want to be sure --

12 MS. SERPAS:

13 State your name and address, please,
14 ma'am.

15 MS. O'BARR:

16 Jennifer O'Barr, 632 North Haven Drive
17 in Biloxi.

18 I just want to make sure that I had this
19 right. So the one that's on the fact sheet is not
20 the correct proposed one? It's the one that's
21 on -- the proposed site is the one y'all are going
22 to use, right?

23 MR. CREEL:

24 That's correct.

25 MS. O'BARR:

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1 That's all I needed. Thank you.

2 CHAIRMAN DELLENGER:

3 Is there anyone in the audience to speak
4 in favor? Anyone to speak in favor?

5 (No response.)

6 CHAIRMAN DELLENGER:

7 Is there anyone to speak in opposition?
8 Anyone in opposition?

9 There being no one to speak in
10 opposition, we will consider that hearing closed.

11 MR. CREEL:

12 Cemeteries or mausoleums are allowed as
13 a conditional use in Downtown zoning.

14 The reason for the change from the
15 drawing that's in your packet to the drawing now
16 is that there is a specific use standard
17 concerning the cemeteries and mausoleums that they
18 have to be at least 50 feet from the nearest
19 property line. So in moving from that eastern
20 property line over to get 50 feet from the
21 property line, they also had to avoid a sewer line
22 that runs north and south on the east side. So
23 this is the reason it's being proposed for the
24 middle of the property.

25 Ingress and egress will come off of --

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1 or ingress will come off of Nativity Drive. It
2 will be one way and it will come out on their
3 property over to Reynoir Street just south of
4 where the water department office is right now.
5 So everything that's being done is being done on
6 their property that they own. The staff has
7 looked at this. They met the requirements of the
8 code and we would recommend approval.

9 MR. TODARO:

10 Move we approve.

11 MS. MAGEE:

12 Second.

13 CHAIRMAN DELLENGER:

14 Motion by Mr. Todaro and second by
15 Ms. Magee.

16 Is there any discussion? There being no
17 discussion, please vote by raising your hand.
18 Mr. Lechner, Mr. Parker, Mr. Todaro, Ms. Magee,
19 Ms. Shaw, Mr. Stanovich, Mr. Bogard, Mr. Collier,
20 Mr. Joachim, Dr. Drawdy, Mr. Carron, Mr. King,
21 Mr. Snow, Mr. Poulos and myself, Mr. Dellenger.
22 Let the record show that's unanimous.

23 Our next case will be Case Number
24 26-055-PC, Morgan Hoda and Michael Speranzo,
25 owners, and Robert Heinrich, applicant, which is a

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1 request for a preliminary subdivision approval for
2 a 227-lot single-family residential subdivision
3 submitted under the working title, Cedar Springs
4 Subdivision, to be constructed upon six parcels of
5 land in two phases, measuring 103 and five-tenths
6 acres more or less and identified as six
7 unaddressed parcels fronting to Woolmarket Road
8 and I-10. This was advertised on October 2nd and
9 October 9th.

10 See the video, please.

11 MS. SERPAS:

12 (Video played.)

13 Okay.

14 CHAIRMAN DELLENGER:

15 All right. Is Ms. Hoda or Mr. Speranzo
16 or Mr. Heinrich --

17 MR. HEINRICH:

18 Bobby Heinrich, 1806 23rd Avenue in
19 Gulfport. I'm here to speak for the applicant.

20 I came before y'all a month or so ago
21 and it was three or four zonings -- different
22 types of zoning. We blended it all and made it
23 all one zoning for this development, so the rezone
24 is there. We're requesting this subdivision.

25 We have gone through and we've presented

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