CITY OF BILOXI
AGENDA ITEM
FACT SHEET

Item No.: 4A

Council Meeting Date: December 1, 2026

ITEM TITLE: ORDINANCE (2nd Reading)

INTRODUCED BY: Mayor Andrew "FoFo" Gilich

CONTACT PERSON: Rick Weaver, CAO

Jerry Creel, Director of Community Development

SUMMARY EXPLANATION:

Ordinance to approve a Zoning Map Amendment to authorize a change in zoning district classification for a parcel of land from its present zoning district of RS-7.5 Medium-Density Single-Family Residential to RS-5 High-Density Single-Family Residential for property identified as Falcon Glen Subdivision and fronting upon Belle La Vie Parkway.

Resolution _____ **Ordinance** ✓ **Public Hearing** _____ **Routine Agenda** _____

Exhibits for Review

Contract _____ **Minutes** ✓ **Plans/Maps** _____ **Deed** _____ **Lease** _____

Other (Specify): application, case fact sheet

Submittal Authorization: **Council President** _____ **Mayor** ✓

STAFF RECOMMENDATION: Staff recommends approval

COUNCIL ACTION: **Motion By:** Shoemaker **Second By:** Glavan

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

ACTION TAKEN: First reading on November 24, 2026

cdl/112426apc

ORDINANCE NO. _____

ORDINANCE TO APPROVE A **ZONING MAP AMENDMENT** TO AUTHORIZE A CHANGE IN ZONING DISTRICT CLASSIFICATION FOR A PARCEL OF LAND FROM ITS PRESENT ZONING DISTRICT OF **RS-7.5 MEDIUM-DENSITY SINGLE-FAMILY RESIDENTIAL** TO **RS-5 HIGH-DENSITY SINGLE-FAMILY RESIDENTIAL** FOR FALCON GLEN SUBDIVISION WHICH FRONTS UPON BELLE LA VIE PARKWAY

WHEREAS, the Biloxi Planning Commission conducted a public hearing on November 5, 2026, to hear the application of Dennis Stieffel & Associates on behalf of 68V Hidden Springs, Case No. 26-058-PC, to consider an application for a **Zoning Map Amendment** for property identified as Falcon Glen Subdivision; and

WHEREAS, the Planning Commission members were apprised of the particulars of this case, being made cognizant of the fact that Dennis Stieffel & Associates on behalf of 68V Hidden Springs had submitted an application for a **Zoning Map Amendment** to authorize a change in zoning district classification for an existing subdivision measuring approximately thirty-three and one-tenth (33.1) (more or less) acres in size, from its present zoning district classification of **RS-7.5 Medium-Density Single-Family Residential** to **RS-5 High-Density Single-Family Residential**, currently identified as Falcon Glen Subdivision fronting Belle La Vie Parkway (re: Tax Parcel No. 1107 -28-005.031); and

WHEREAS, on November 5, 2026, the Biloxi Planning Commission, upon much discussion and careful reflection on the particulars of this case, voted (15-0) to recommend approval for this **Zoning Map Amendment**, to authorize a change in zoning district classification for a parcel of land measuring approximately thirty-three and one-tenth (33.1) (more or less) acres in size, from its present zoning district classification of **RS-7.5 Medium-Density Single-Family Residential** to **RS-5 High-Density Single-Family Residential**. The subject property, identified as Falcon Glen Subdivision and fronting Belle La Vie Parkway, is

located within an area of the City of Biloxi where changed conditions and development needs warrant consideration of the proposed zoning change, including the construction of larger homes that require reduced setback requirements; and

WHEREAS, the Biloxi City Council, after consideration of all facts presented, hereby adopts the report and findings of the Biloxi Planning Commission, and in so doing, determines that approval of the **Zoning Map Amendment** is appropriate for the property as related in Case No. 26-058-PC and identified as Falcon Glen Subdivision and fronting upon Belle La Vie Parkway.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BILOXI, MISSISSIPPI, THAT AS PER THE FINDINGS OF THE PLANNING COMMISSION, AND BASED UPON THOSE DETERMINATIONS, THAT THE FOLLOWING SHALL BE AUTHORIZED:

Section 1. That the boundaries of the Geographical Information System Format Zoning District Map of the City of Biloxi, Mississippi, be hereby further amended by a change in zoning district classification from **RS-7.5 Medium-Density Single-Family Residential** to **RS-5 High-Density Single-Family Residential**, identified as Falcon Glen Subdivision and fronting upon Belle La Vie Parkway (Tax Parcel No. 1107 -28-005.031), more fully described as follows:

A parcel of land being situated within the southwest 1/4 and also the southwest 1/4 of the northwest 1/4 of section 28, township 6 south, range 10 west, city of biloxi, Harrison County, Mississippi, as shown on the plat of survey prepared by Patrick Martino pls inc. Dated august 8, 2022 (reference meridian for bearings based on geodetic north by gps observation (nad83; cors96), all lines relative to) and being more particularly described as follows:
Commencing at a 4"x4" at a concrete found at the northwest corner of the southwest 1/4 of section 28, township 6 south, range 10 west, Harrison County, Mississippi; thence n00°06'25"w 73.45 feet to a iron rod found lying on the north margin of woodlands hills drive; thence along the north margin of woodland hills drive, s86°22'42"e 6.25 feet to a 1/2" iron rod found at the southeast corner of lot 42, of the woodlands subdivision, part 2, lots 36 through 76, being recorded in plat book 37, page 32 as per the official map or plat on file and of record in the office of the chancery clerk of the second judicial district

of Harrison County, Mississippi, said rod also lying on the north margin of the proposed 72 foot right-of-way; thence along the north margin of the proposed 72 foot right-of-way, n89°49'36"e 290.89 feet to a 1/2" iron rod set; thence continue along said north margin, along a curve to the right, having a radius of 914.09 feet, an arc length of 309.54 feet, and a chord bearing and distance of s80°20'04"e 308.06 feet to a 1/2" iron rod set; thence continue along said north margin, along a curve to the left, having a radius of 480.62 feet, an arc length of 100.54 feet and a chord bearing and distance of s72°36'29"e 100.36 feet to a 1/2" iron rod set; thence s11°23'55"w 72.00 feet to a 1/2" iron rod set lying on the south margin of said proposed 72 foot right-of-way; thence along the south margin of said 72 foot right-of-way, along a curve to the left, having a radius of 552.62 feet, an arc length of 434.02 feet and a chord bearing and distance of n78°53'56"e 422.95 feet to a 1/2" iron rod set at the point of beginning; thence continue along said south margin, along a curve to the left, having a radius of 552.62 feet, an arc length of 377.81 feet, and a chord bearing and distance of n36°48'47"e 370.50 feet to 1/2" iron rod set; thence continue along said south margin, n17°55'02"e 629.24 feet to a 1/2" iron rod set; thence continue along said south margin, along a curve to the right, having a radius of 553.00 feet, an arc length of 250.01 feet and a chord bearing and distance of n30°53'25"e 247.89 feet to a 1/2" iron rod set; thence continue along said south margin, along a curve to the right, having a radius of 1064.50 feet, an arc length of 309.12 feet and a chord bearing and distance of n52°09'40"e 308.03 feet to a 1/2" iron rod set; thence continue along said south margin, n62°42'53"e 143.03 feet to a 1/2" iron rod set at the intersection of the south margin of a proposed 72 foot right-of-way and the west margin of a proposed 72 foot right-of-way; thence along the west margin of said 72 foot right-of-way, s27°17'07"e 105.72 feet to a 1/2" iron rod set; thence along said west margin, along a curve to the left, having a radius of 1236.00 feet, an arc length of 662.18 feet and a chord bearing and distance of s42°37'59"e 654.29 feet to a 1/2" iron rod set; thence continue along said west margin, along a curve to the right, having a radius of 764.00 feet, an arc length of 750.43 feet, and a chord bearing and distance of s29°50'32"e 720.62 feet to a 1/2" iron rod set lying on the north margin of belle la vie parkway, being a existing 72 foot dedicated public right-of-way; thence along the west margin of belle la view parkway, along a curve to the right, having a radius of 764.00 feet, an arc length of 41.91 feet and a chord bearing and distance of s00°12'29"w 41.90 feet to a 1/2" iron rod set; thence continue along said west margin, along a curve to the left, having a radius of 60.00 feet, an arc length of 109.08 feet, and a chord bearing of s05°19'54"w 94.66 feet to a 1/2" iron rod set; thence continue along said west margin, along a curve to the right, having a radius of 764.00 feet, an arc length of 21.48 feet and a chord bearing and distance of s09°38'26"w 21.48 feet to a 1/2" iron rod set; thence s89°50'24"w 1750.89 feet to the point of beginning; said parcel contains 33.10 acres. All 1/2" iron rods set are capped and stamped "Martino pls 02838"

and further described as land situated to the North of Belle La Vie Parkway, South of The City of

Biloxi City Limits, East of Woodlands Hills Drive, and West of South Mill Creek Road.

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

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RESOLUTION NO. _____

RESOLUTION CALLING FOR A PUBLIC HEARING WITH RESPECT TO **ZONING MAP AMENDMENT** TO AUTHORIZE A CHANGE IN ZONING DISTRICT CLASSIFICATION FOR A PARCEL OF LAND FROM ITS PRESENT ZONING DISTRICT OF **RS-7.5 MEDIUM-DENSITY SINGLE-FAMILY RESIDENTIAL** TO **RS-5 HIGH-DENSITY SINGLE-FAMILY RESIDENTIAL** FOR FALCON GLEN SUBDIVISION WHICH FRONTS UPON BELLE LA VIE PARKWAY

WHEREAS, the Biloxi Planning Commission conducted a public hearing on November 5, 2026, to hear the application of Dennis Stieffel & Associates on behalf of 68V Hidden Springs, Case No. 26-058-PC, to consider an application for a **Zoning Map Amendment** for property identified as Falcon Glen Subdivision; and

WHEREAS, the Planning Commission members were apprised of the particulars of this case, being made cognizant of the fact that Dennis Stieffel & Associates on behalf of 68V Hidden Springs had submitted an application for a **Zoning Map Amendment** to authorize a change in zoning district classification for an existing subdivision measuring approximately thirty-three and one-tenth (33.1) (more or less) acres in size, from its present zoning district classification of **RS-7.5 Medium-Density Single-Family Residential** to **RS-5 High-Density Single-Family Residential**, currently identified as Falcon Glen Subdivision fronting Belle La Vie Parkway (re: Tax Parcel No. 1107 -28-005.031); and

WHEREAS, on November 5, 2026, the Biloxi Planning Commission, upon much discussion and careful reflection on the particulars of this case, voted (15-0) to recommend approval for this **Zoning Map Amendment**, to authorize a change in zoning district classification for a parcel of land measuring approximately thirty-three and one-tenth (33.1) (more or less) acres in size, from its present zoning district classification of **RS-7.5 Medium-Density Single-Family Residential** to **RS-5 High-Density Single-Family Residential**. The

subject property, identified as Falcon Glen Subdivision and fronting Belle La Vie Parkway, is located within an area of the City of Biloxi where changed conditions and development needs warrant consideration of the proposed zoning change, including the construction of larger homes that require reduced setback requirements; 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. 26-058-PC, Dennis Stieffel & Associates on behalf of 68V Hidden Springs, relative to a **Zoning Map Amendment** for the property site presently identified as Falcon Glen Subdivision and fronting upon Belle La Vie Parkway, 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.

RESOLUTION NO. _____

RESOLUTION TO DENY THE REQUEST FOR A **ZONING MAP AMENDMENT** TO AUTHORIZE A CHANGE IN ZONING DISTRICT CLASSIFICATION FOR A PARCEL OF LAND FROM ITS PRESENT ZONING DISTRICT OF **RS-7.5 MEDIUM-DENSITY SINGLE-FAMILY RESIDENTIAL** TO **RS-5 HIGH-DENSITY SINGLE-FAMILY RESIDENTIAL** FOR FALCON GLEN SUBDIVISION WHICH FRONTS UPON BELLE LA VIE PARKWAY

WHEREAS, the Biloxi Planning Commission conducted a public hearing on November 5, 2026, to hear the application of Dennis Stieffel & Associates on behalf of 68V Hidden Springs, Case No. 26-058-PC, to consider an application for a **Zoning Map Amendment** for property identified as Falcon Glen Subdivision; and

WHEREAS, the Planning Commission members were apprised of the particulars of this case, being made cognizant of the fact that Dennis Stieffel & Associates on behalf of 68V Hidden Springs had submitted an application for a **Zoning Map Amendment** to authorize a change in zoning district classification for an existing subdivision measuring approximately thirty-three and one-tenth (33.1) (more or less) acres in size, from its present zoning district classification of **RS-7.5 Medium-Density Single-Family Residential** to **RS-5 High-Density Single-Family Residential**, currently identified as Falcon Glen Subdivision fronting Belle La Vie Parkway (re: Tax Parcel No. 1107 -28-005.031); and

WHEREAS, on November 5, 2026, the Biloxi Planning Commission, upon much discussion and careful reflection on the particulars of this case, voted (15-0) to recommend approval for this **Zoning Map Amendment**, to authorize a change in zoning district classification for a parcel of land measuring approximately thirty-three and one-tenth (33.1) (more or less) acres in size, from its present zoning district classification of **RS-7.5 Medium-Density Single-Family Residential** to **RS-5 High-Density Single-Family Residential**. The

subject property, identified as Falcon Glen Subdivision and fronting Belle La Vie Parkway, is located within an area of the City of Biloxi where changed conditions and development needs warrant consideration of the proposed zoning change, including the construction of larger homes that require reduced setback requirements; and

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, the Biloxi City Council hereby rejects said recommendation and hereby denies the requested **Zoning Map Amendment**, for the property site identified as Falcon Glen Subdivision and fronting upon Belle La Vie Parkway as related in Case No. 26-058-PC, Dennis Stieffel & Associates on behalf of 68V Hidden Springs, based upon a determination that

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_____

_____

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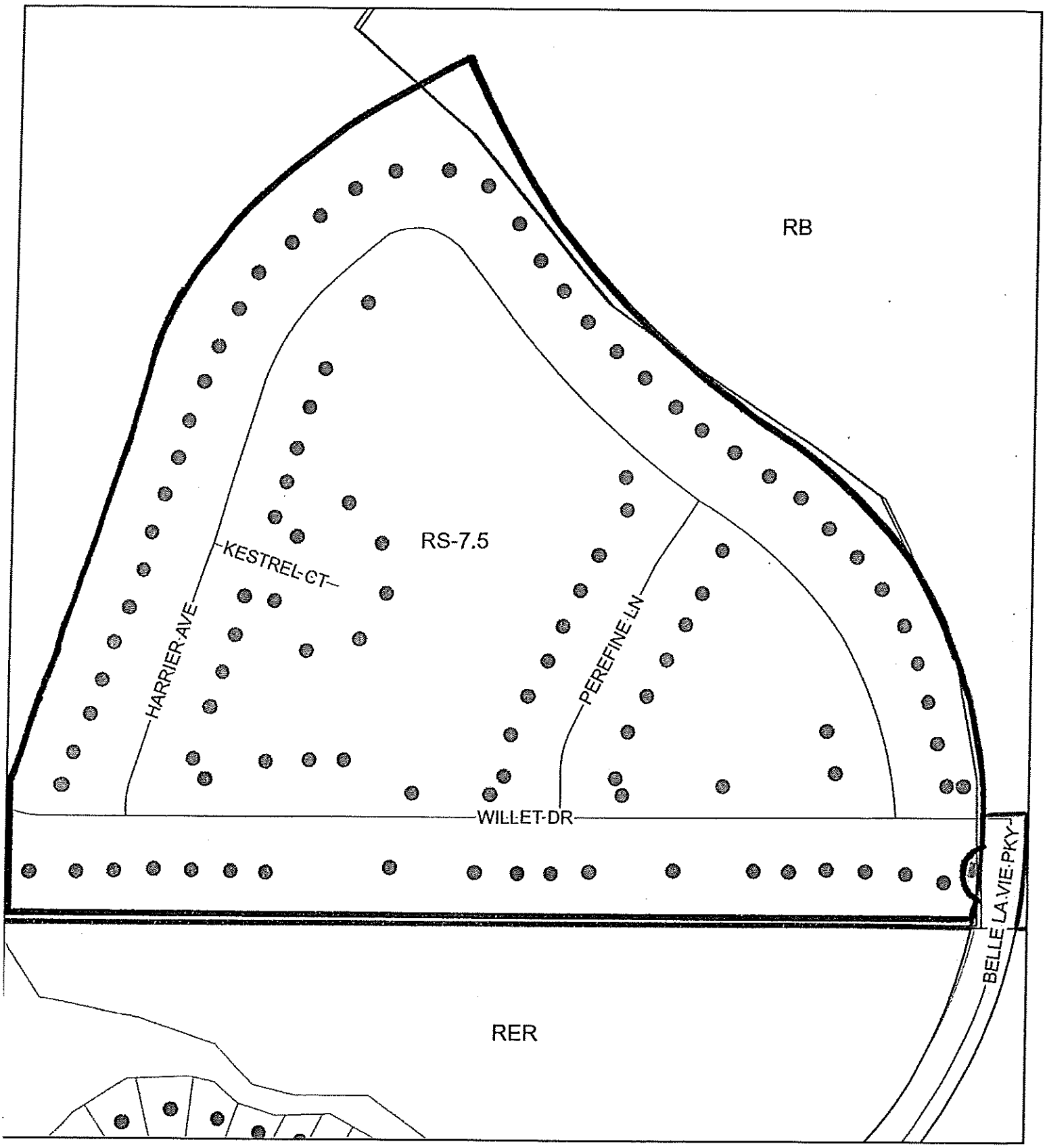
26-058-PC
68V Hidden Springs (MS), LLC/Dennis Stieffel
Falcon Glen Subdivision
Map Amendment RS-7.5 to RS-5



Biloxi

Scheduled for
November 5, 2026
PC Meeting

Hidden Springs (MS), 2024, LLC (owner)
Dennis Stieffel & Associates (applicant)
Case No. 26-058-PC
Zoning Map Amendment
RS-7.5 to **RS-5**

Biloxi
established 1699

Planning Commission
Case Fact Sheet

Case No.:	26-058-PC
Name of Owner:	68V Hidden Springs (MS), 2024, LLC
Name of Applicant:	Dennis Stieffel & Associates
Address of Property:	Falcon Glen Subdivision and fronting upon Belle La Vie Parkway
Tax Parcel/Ward:	1107 -28-005.031/Ward 7
Request:	**Zoning Map Amendment**
Purpose of Request:	To consider an application for a **Zoning Map Amendment** to authorize a change in zoning district classification for a parcel of land measuring approximately thirty-three and one-tenth (33.1) acres (more or less) in size, from its present zoning district classification of **RS-7.5 Medium-Density Single-Family Residential** to **RS-5 High-Density Single-Family Residential**, as identified as Falcon Glen Subdivision and fronting upon Belle La Vie Parkway (Tax Parcel No. 1107 -28-005.031).
Size of Property:	33.1 acres (More or Less)
Present Zoning:	**RS-7.5 Medium-Density Single-Family Residential**
Flood Zone:	X
Present Use:	Vacant
Most Nearly Bounded By (streets):	To the North of Belle La Vie Parkway, South of The City of Biloxi City Limits, East of Woodlands Hills Drive, and West of South Mill Creek Road.
Adverse Influences:	A **Zoning Map Amendment** should only be authorized when conditions clearly suggest that a change in zoning is warranted, that a change of the character of the neighborhood

is of evidence, coupled with a community need to address this change and that the change proposed is consistent with uses found upon adjacent or nearby properties.

Positive Influences: This rezoning, if approved, would allow the applicant to reduce the setback requirements for a recently platted Subdivision.

Concerns stated: The Planning Division Office has not received any letters or other written communications relative to this case, as of October 29, 2026.

Comments/ Recommendations: Dennis Stieffel & Associates on behalf of 68V Hidden Springs, has submitted a **Zoning Map Amendment** to authorize a change in zoning district classification for a parcel of land measuring approximately thirty-three and one-tenth (33.1) acres (more or less) in size, from its present zoning district classification of **RS-7.5 Medium-Density Single-Family Residential** to **RS-5 High-Density Single-Family Residential**, as identified as Falcon Glen Subdivision and fronting upon Belle La Vie Parkway (Tax Parcel No. 1107 - 28-005.031).

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

1) Consistency (or lack thereof) with the Comprehensive Plan;
2) Compatibility with the present zoning and conforming uses of nearby property and to the character of the neighborhood;
3) Suitability of the property affected by the amendment for uses permitted by the present district;
4) Suitability of the property affected by the amendment for uses permitted by the proposed amendment;
5) Change in the character of the neighborhood and established community need for uses permitted by the district applicable to the property at the time of the proposed amendment;
6) Availability of utilities and infrastructure sufficient to address the impacts associated with the allowed uses in the proposed district; and
7) Mistake in the original zoning

The applicant has stated this property is quite encumbered by wetland and having the more dense zoning is needed in order to fit the larger homes on the lots.

Options:

1. Recommend approval of this request for **Zoning Map Amendment**, for parcel of land from its present zoning district classification of **RS-7.5 Medium-Density Single-Family Residential** to **RS-5 High-Density Single-Family Residential**, having determined that this zoning change will authorize a consistent development pattern.

2. Recommend denial of this **Zoning Map Amendment**, having determined that insufficient evidence has been provided to establish that a mistake in original zoning is of evidence, or a Change in the Character of the Neighborhood, coupled with no valid Community need to warrant the level of zoning change, herein proposed for the parcels of land under consideration for zoning change.

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. 26-058-PC

To Be Completed by Owner/Applicant	**Date:** 9/24/26
Name of Rightful Owner(s): 68V Hidden Springs (MS) 2024, LLC	Name of Applicant: (if different than Owner) Dennis Stieffel & Assoc (Agent)
Property Address: West of Woodland Hills Drive & north of Wash Fayard Rd	Ward Number 7

Tax Parcel Identification Number(s):

1107-28-005.031

Mailing Address of Property Owner:	15039 Lorraine Rd	Mailing Address of Applicant (if different than Owner):	13061 Shriners Blvd, Suite D
City:	Biloxi	City:	Biloxi
State:	MS	State:	MS
Zip:	39532	Zip:	39532
County	Harrison	County	Harrison
Telephone:	(228) 297-0567 (cell)	Telephone:	(228) 860-8161 (cell)

Property Size (please give in acres or by dimension): 33.10 acres

Present Zoning Classification: RS-7.5 (PDR Overlay District)

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

Is this property a Historic Landmark? Yes __ No X

Flood Zone(s) of Property: X	North	South	East	West
Property is most nearly bounded by what streets?	Old Woolmarket Rd	Belle La Vie Pkwy	Lorraine Rd	Woodland Hills Dr
If property directly fronts or is adjacent one of the streets above, please indicate with a ✓.		✓		

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

	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
9/28/26	
Notary Signature (Seal) CATHERINE HOLLADAY NOTARY PUBLIC, ADAMS STATE AT LARGE MY COMMISSION EXPIRES MAY. 08, 2027 Date	Notary Signature (Seal) Date
Signature of Rightful Owner	Signature of Applicant
Notary Signature (Seal) Date	Notary Signature (Seal) 9/28/2026 Date

STATE OF MISSISSIPPI NOTARY PUBLIC ID# 116109 TYSSA C. GOINGS Commission Expires May 6, 2028 HARRISON COUNTY

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

NOTES:

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

Biloxi
established 1699

PLANNING COMMISSION SUPPLEMENT

Map Amendment

(Master Plan update)

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

TO BE COMPLETED BY APPLICANT	DATE: 9/24/2026
Shaded Areas for Staff Only	

MAP AMENDMENT – When the public necessity, convenience, general welfare or appropriate land use practices justify such action, and after the required review, public notice and report by the Planning Commission, the City Council may undertake the necessary steps to amend the Zoning District Map.
Please note that no application for the same parcel(s) requesting the same change may be made more often than once every 24 months.

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

	Existing	New
I am requesting a zoning change from this *zone* to this *zone*:	RS-7.5	RS-5

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

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

Criteria:

	Yes	No
1. Is the proposed map amendment consistent with the Comprehensive Plan?	[X]	[ ]

Please explain: The proposed map amendment is consistent with the Comprehensive Plan in that while the proposed amendment changes the current med-density zoning RS-7.5 to high-density RS-5, all of the lots exceed the RS-7.5 minimum size requirements.

	Yes	No
2. Is the proposed map amendment compatible with present zoning and conforming uses of nearby property and with the character of the neighborhood?	[X]	[ ]

Please explain: The proposed 'RS-5 zoning allows for high-density single-family homes which is what exists on the adjacent properties. Under the proposed RS-5 zoning,

PLANNING COMMISSION SUPPLEMENT

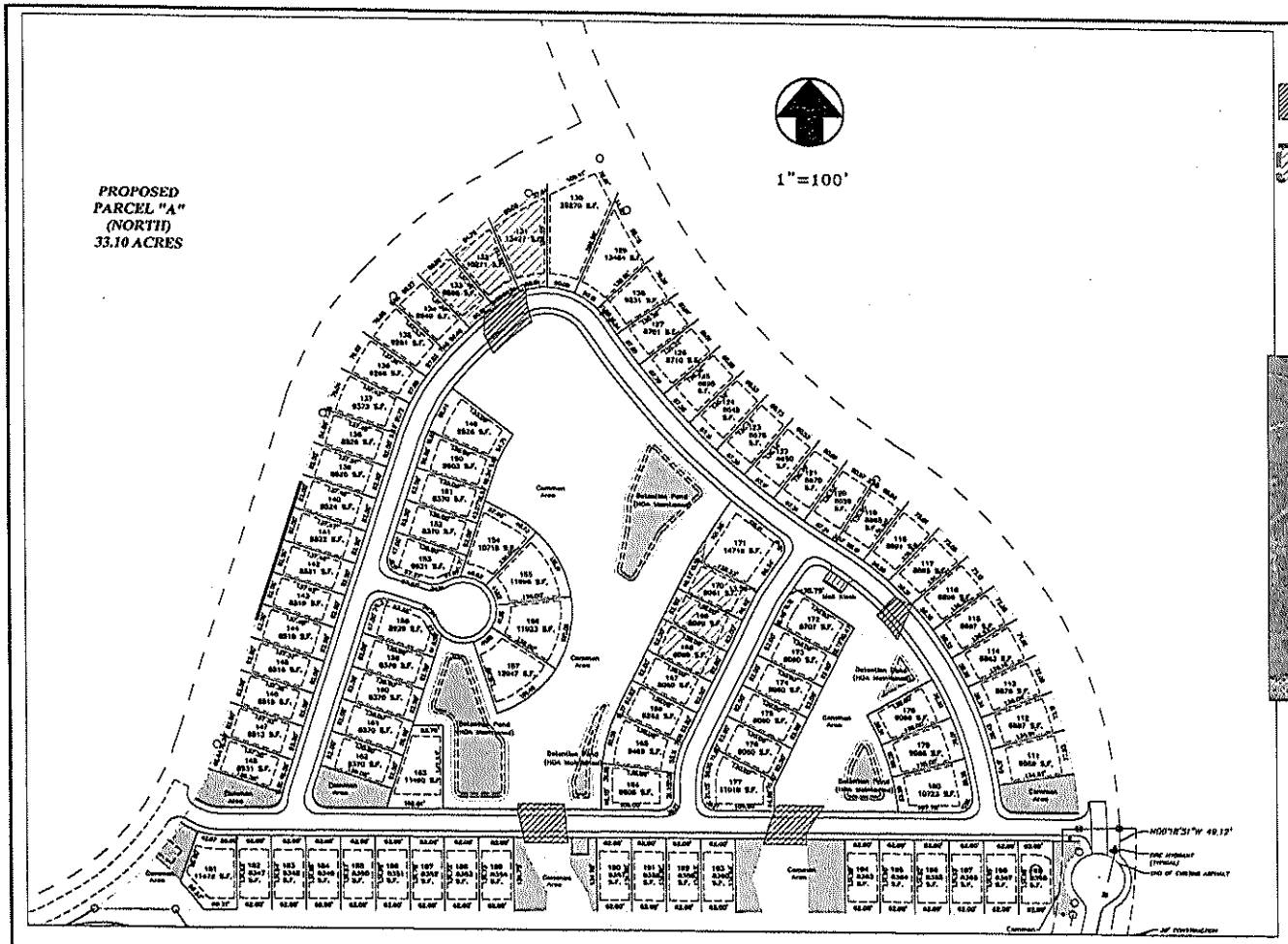
Map Amendment

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

Criteria (continued) the total property yield will be similar to RS-7.5 in providing approximately 2.6 homes per acre.	✓	
	Yes	**No**
3. Is the property suitable for uses permitted in the present zoning district?	☐	☒
Please explain: The property is quite encumbered by wetlands and the RS-5 zoning 5' sysb are needed in order to fit the larger homes planned for this community as the larger homes will not fit withing the RS-7.5 zoning 7' sysb's.		
	Yes	**No**
4. Is the property suitable for uses permitted in the proposed zoning district?	☒	☐
Please explain: Changing the zoning from RS-7.5 to RS-5 provides the exact same yield with the exact same number of lots and lot sizes while allowing additional space for larger homes.		
5. Has there been a change in the character of the neighborhood?	**Yes**	**No**
Please explain: Since this property was originally zoned, new utilities, roadways, and many new residences have been constructed changing the character of the neighborhood. This change is being further exploited with the on-going extension of utilities and major collector roads.	☒	☐
6. Is there an established community need for uses permitted in the proposed zoning district?	**Yes** ☒	**No** ☐
Please explain: Very few lots are available in the City north of Interstate 10 for purposes of building homes. There is a severe lack of needed housing north of Interstate 10, especially due to the increased insurance rates south of Interstate 10.		
7. Was there a mistake in the original zoning of the property?	Yes	**No**
Please explain:	☐	☒
8. Are utilities and infrastructure sufficient to address the impacts associated with allowed uses in the proposed district?	Yes ☒	No ☐
Please explain: The existing utilities are more than adequate for the proposed development, however, upgrades to the existing utilities and collector roadways are also being planned for the near future.		
Site Plan attached: (please circle): Yes No	Case No. ☐☐-☐☐☐-☐☐☐	

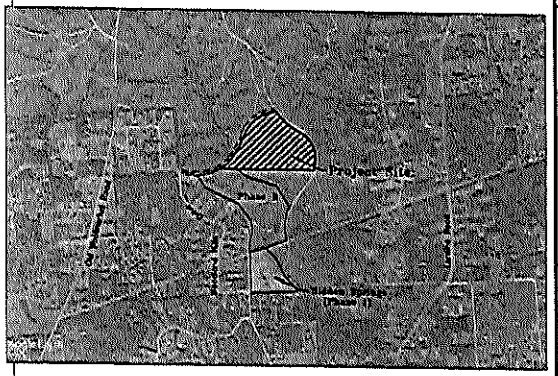
PROPOSED
PARCEL "A"
(NORTH)
33.10 ACRES

1"=100'



Impacted Wetlands 0.46 Acres (Phase 1)

Phase 2 Lots (Required Impact 0.10 Acres)



Vicinity Map
NTS

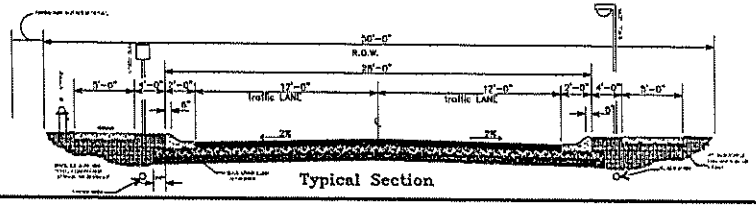
33.1 Acres
Min Lot = 62'x130' (8,060 s.f.)
Total Lots = 89
Flood Zone "X" Panel 28047C0260H
28047C0270H

Existing Property Zoned:
PDR Overlay District

General Notes:

1.) There shall be no wetlands sold as part of any platted lots.

2.) Lots 131-133 and 168-170 to be platted only after obtaining the required wetlands permit.



Typical Section

DESIGNED
DRAWN
CHECKED
DATE

SHEET TITLE
Lot and Street Layout

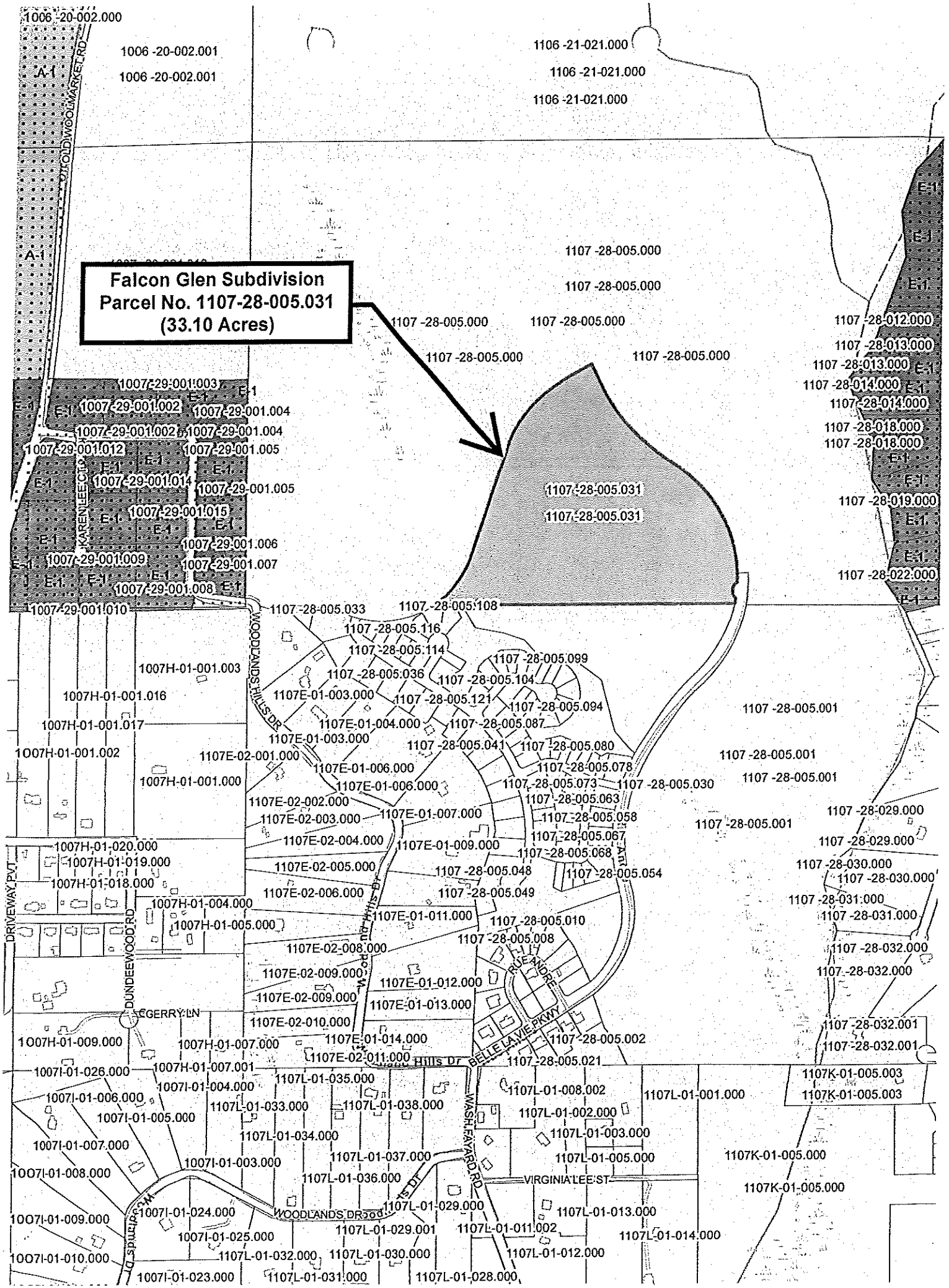
PROJECT NAME
Bella La Vie, Phase 2
CITY OF Biloxi, MISSISSIPPI

13061 Shriners Blvd. SUITE C
Biloxi, Mississippi 39532
Office (228) 392-1138 Fax (228) 392-1679

Dennis Stiefel and Associates, Inc.
Consulting Engineers

SHEET
X

PROJECT NO.
924


Falcon Glen Subdivision
Parcel No. 1107-28-005.031
(33.10 Acres)
1107-28-005.031
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1006-20-002.000
1006-20-002.001
1006-20-002.001
1106-21-021.000
1106-21-021.000
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1107-28-005.000
1107-28-005.000
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1107L-01-028.000
WOODLANDS HILLS DR
KAREN LEE CT
DRIVEWAY PVT
DUNDEEWOOD RD
GERRY LN
BELLE LA VIE PKWY
RUE ANDRE
WASH FAYARD RD
VIRGINIA LEE ST
WOODLANDS DR
A-1
E-1

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STATEMENT OF SUPPORT – NARRATIVE

for

Falcon Glen Subdivision

Biloxi, Mississippi
September 26, 2026

Lot and Street Layout The proposed Falcon Glen Subdivision fronts Belle La Vie Pkwy to the east, single-family residences to the west and south and undeveloped land to the north. The surrounding adjacent properties are single-family residential in character. The proposed development contains 33.10 acres with approximately 89 single-family residential lots and is situated in the City of Biloxi, Mississippi.

The property is currently zoned RS-7.5 (PDR Overlay District) and the proposed layout meets all of the minimum requirements for RS-7.5 zoning for medium-density conventional market rate single-family residential housing. The reason for the proposed RS-5 zoning is simply to allow for larger homes with the same exact number of lots and same exact lot size but with the 5' sysb allowed in RS-5 zoning.

The existing development with the proposed RS-5 zoning is consistent with the Comprehensive Plan in that the proposed layout fully complies with the existing and proposed zoning districts.

The existing development is compatible with the proposed zoning and conforming uses of nearby properties and with the character of the neighborhood. The average lot size in the proposed layout is 0.44 acres, which is significantly larger than the minimum 7,500 sf. Additionally, the proposed development abuts the existing similarly designed Hidden Springs, Phase 1, Subdivision in the same PDR Overlay District zoning district with similar size lots.

The property, as it currently exists, is suitable for uses permitted in the present zoning district and the entire 33.10-acre parcel is in Flood Zone X, hence, no flood zones encroach on any of the proposed lots.

The character of the neighborhood will not change as a result of the proposed development.

There continues to be a significant need in the community for single-family housing. Virtually no lots are available in this area of the City for purposes of building a home. There is a severe lack of housing north of the Interstate 10 corridor, partly due to wetlands, increased insurance rates south of I-10, etc.

The lot and street layout for the proposed Falcon Glen Subdivision is configured to generally meet the minimum requirements for RS-7.5 (interior lots) and RE (perimeter lots) zoning district subdivision. No variances should be needed.

Mill Creek is situated just east of the proposed development with an area of Flood Zone A which straddles the creek. All lots in the proposed development allow for houses to be constructed outside of the designated Flood Zone A area. Several of the lots are somewhat larger in size with unusual geometrics in order to allow for portions of the lots which back up to the existing residences. The

proposed subdivision contains several areas of wetlands which will remain mostly undisturbed, protected and preserved.

The geometrics of the property severely limit flexibility of the configuration of the layout. However, the proposed development incorporates, to the maximum extent practicable, unique heavily landscaped geometric features along with elaborate beautiful natural landscaping in an effort to significantly enhance the beauty and aesthetics of the entire neighborhood. Additionally, the development provides a practical transition from existing adjacent residences to the proposed low to medium density residences.

Drainage The terrain is such that the elevations range from approximately 70 ft to 20 ft thereby providing ample grade for proper drainage. The proposed layout contains approximately 3.8 acres of designated wetlands in the form of woods at an average grade of approximately 2.0%. The entire parcel gradually slopes from the west to the east towards a tributary of Mill Creek with the surface drainage finding its way into several large natural sloughs eventually discharging into the Mill Creek (see attached drawing). The existing drainage system functions very well in its natural state and could easily handle additional flow. This project will have no measurable effect on the existing drainage ways upstream or downstream of the development.

The proposed drainage plan consists of providing detention for City purposes to ensure that post-development run-off does not exceed the pre-development run-off for the entire development. The drainage will be discharged from the south portion of the subdivision directly into the existing natural drainage sloughs. The effect on adjacent properties will be that any drainage which currently flows from this property will be largely diverted into the new large on-site culverted outfalls, thereby eliminating the potential of erosion and run-off occurring from this project onto adjacent properties.

The drainage plan consists of dividing the development into a number of smaller areas, each with its own discharge into the subsurface drainage system. The subsurface drainage system is collected into detention areas and subsequently released via new on-site outfall culverts directly into existing natural sloughs. This plan provides ample filtration of potential pollutants while enhancing downstream water quality and wetland areas. The proposed development should have no adverse effects on the environment or adjacent properties.

Additionally, the construction plans will require that silt screens be constructed at all points of discharge into existing drainage systems and the silt screens are to be left in place and maintained for the duration of the project. Upon acceptance and approval of the project, the silt screens shall be removed along with any and all silt build-up. The silt screens should eliminate any sedimentation onto downstream properties thereby preventing the silt from inflicting any damage to Mill Creek and associated wetland areas and minimizing the amount of pollutants and sedimentation reaching any wetland areas. Best management practices (BMPs) will be utilized throughout the duration of the construction of the project. Also to be implemented are construction entrance/exits consisting of stone-stabilized site entrances (6" thick and 50' long) to minimize sediment tracted onto public roads with tires being washed on an as-needed basis.

An individual lot protection plan which will be implemented during the construction of the houses in the subdivision, consists of the installation of silt fencing, hay bales or other erosion/siltation control measures in a continuous band across the downhill side of disturbed areas of all lots including areas adjacent to streets. Under no circumstances will silt laden run-off be allowed to escape the lot.

Any and all drainage detention areas will incorporate drainage easements giving the City the right to access and maintain these drainage systems if the City deems it necessary.

Water The Falcon Glen Subdivision will receive potable water by connecting to the existing 8 inch water on the east side of Belle La Vie Pkwy. The design of the proposed water system is more than

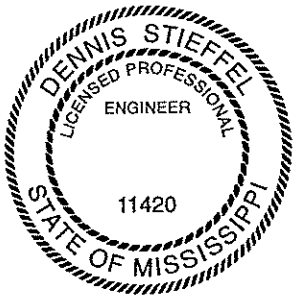
adequate to maintain fire flows and normal operating pressure for the proposed development even without 'looping' the system. The water system will connect to Phase 2 to the west to establish a 'looped' system to enhance fire flows and operating pressures. Any off-site improvements required to tie the proposed development into the existing City system will be at the developer's expense. The water system infrastructure for the proposed development will consist of 8 inch mains with the appropriate valves along with adequate fire hydrants for fire protection.

Sewer The Falcon Glen Subdivision sewer system will consist of conventional 8" gravity mains and manholes. The wastewater will be collected into the new 8 inch gravity system which flows into a proposed pump station at the west end of the development which discharges into the north-most manhole in Hidden Springs, Phase 2, Subdivision via a 6 inch force main. The wastewater then flows through Hidden Springs, Phase 2, Subdivision into the existing City system on the east side of Belle La Vie Pkwy opposite the south entrance of Hidden Springs, Phase 2, Subdivision which then flows to an existing adjacent pump station owned and operated by the City of Biloxi. Any off-site improvements required to tie the proposed development into the existing City sewer system will be at the developer's expense. The sewer system infrastructure for the proposed development will be a conventional gravity system with 8 inch mains with the associated manholes constructed in strict accordance with the City's standard specifications.

Traffic Traffic will access the Falcon Glen Subdivision via Belle La Vie Pkwy and Woodland Hills Dr. While Belle La Vie Pkwy is an existing road, the connection to Woodland Hills Dr will be constructed by the Developer in conjunction with the construction of the development with the City reimbursing the Developer for this cost. The proposed development will include the construction of approximately 4,400 feet of new streets. Any off-site improvements required to tie the proposed development into the existing City infrastructure will be at the developer's expense.

Common Areas A Property Owner's Association will be created within the development for purposes of maintaining drainage detention, landscape and entry monumentation areas. While these areas will be privately owned and maintained, they will contain easements giving the City the right to access these areas for purposes of maintaining drainage, etc., if the City deems it necessary.

Construction Phasing The proposed development will not be constructed in phases. Hence, all of the proposed 89 lots will be constructed at one time.



324N Rezone Narrative.wpd

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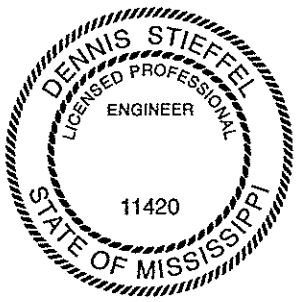
Variances

for

Falcon Glen Subdivision

Biloxi, Mississippi
September 26, 2026

1. No variances required for the proposed Falcon Glen Subdivision development.





























BILOXI PLANNING COMMISSION MEETING

NOVEMBER 5, 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
Dr. Larry Drawdy
Harry Joachim
Joe King
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
Dr. Paul Tisdale, Councilman Ward 5
David Shoemaker, Councilman Ward 7
Zachary Cruthirds, City Attorney
Michael Whitehead, City Attorney

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

CONTINUED PUBLIC HEARING(S):	**PAGE:**
26-055-PC	5
NEW PUBLIC HEARING(S):	
26-058-PC	34
TREE HEARINGS:	
(None)	

CHAIRMAN DELLENGER:

We'll 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.

Felicia Serpas, Senior Planner; Jerry Creel, Director of Community Development; Caryle Lena, Planner; Melissa Rodolfich, court reporter; Mr. Tisdale, Councilman; Mr. Gray, Councilman. I don't see any other councilmen.

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

(Moment of prayer.)

CHAIRMAN DELLENGER:

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

(Pledge of Allegiance.)

CHAIRMAN DELLENGER:

I would like to welcome everybody to the Planning Commission meeting today. For those of you that are going to come up and speak, if you would, please state your name and address for the

record and sign the book when you come up to speak. And please try to speak in the mic so the court reporter can clearly hear you. And please silence all cell phones when you get a chance.

If everyone has had a minute to review the meeting minutes from the last Planning Commission meeting, if we could have a motion to approve those.

MR. POULOS:

So moved.

MR. JOACHIM:

Second.

CHAIRMAN DELLENGER:

Moved by Mr. Poulos; second by Mr. Joachim.

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

(Unanimous vote.)

CHAIRMAN DELLENGER:

Any opposed?

(None opposed.)

CHAIRMAN DELLENGER:

Motion carries.

All right. Jerry, do we have any committee reports today?

MR. CARRON:

We do. Mr. Chairman and members of the Commission, over the past three weeks, the department has issued 264 building permits, with a construction valuation of a little over $2 million. We've collected $30,600 in permit fees, issued licenses for 25 new businesses. One of those was for a peddler. Also 65 renewals.

We've also issued 58 new certificates of occupancy. One of those was for a cannabis operation, and four were for short-term rentals.

Out of the permits issued, one was for a mechanical permit for 1735 Tribe Drive. One was for Gollott's Seafood for a new metal building at 598 Bayview. One was for Artist Capital for a new office building at 13080 Shriners Boulevard, and one was for a new coffee shop at 2015 Popp's Ferry Road. We also issued permits for one new single-family house.

CHAIRMAN DELLENGER:

Thank you, Mr. Creel.

We have one continued public hearing, which is Case Number 26-055-PC, Morgan Hoda, Michael Speranzo, and Robert Heinrich, which is a request for a preliminary subdivision approval for

a 227-lot single-family residential subdivision submitted under the working title, Cedar Springs Subdivision, to be constructed upon six parcels of land in two phases, measuring 103 and a half acres more or less and identified as six unaddressed parcels fronting to Woolmarket Road and I-10. Can we please see the video on that?

MS. SERPAS:

Yep.

(Video played.)

Okay.

CHAIRMAN DELLENGER:

Thank you.

Is Mr. Heinrich here? Please come up.

MR. HEINRICH:

Good afternoon. Bobby Heinrich, 1806 23rd Avenue in Gulfport, and I'm here to speak for the owners of the property.

We were here last meeting and had to come back to provide some information about, you know, protecting any homes because of the depth of the property, and we have got a letter that he submitted.

There was also a question about having a crossover. We've got a little drawing there in

that same package showing a temporary road for Phase 1 that we'll be accessing in and out of the property with that road, you know, until Phase 2 is done.

So I can answer any more questions or if y'all need to go over anything else or have anything to ask me about the project, we're -- the lots are larger than what's required in that zoning and things like that. But, anyway, I'm here to answer any more questions you might have for me.

CHAIRMAN DELLENGER:

Thank you.

Does anyone have any questions of Mr. Heinrich? Anyone have any questions?

(No response.)

CHAIRMAN DELLENGER:

Okay. Thank you.

MR. HEINRICH:

Thank you.

CHAIRMAN DELLENGER:

Is there anyone in the audience that would like to speak in favor of the applicants' request? Anyone speaking in favor?

(No response.)

CHAIRMAN DELLENGER:

Is there anyone to speak in opposition? Please come up.

MR. HUSLEY:

Albert Husley. My question again, you know --

CHAIRMAN DELLENGER:

Sir, state your name and address for the record.

MR. HUSLEY:

Albert Husley, 880 Cedar Lake Road, Lot 167.

My main question here -- you know, I'm seeing on that piece of paper you've got the extra road, so you ain't got to sprinkler the first half. And am I correct? I'm assuming that.

CHAIRMAN DELLENGER:

I'm sorry.

MR. HUSLEY:

He's got the emergency road listed down there, so he ain't got to sprinkler the first half. Am I correct?

CHAIRMAN DELLENGER:

He's going to have to sprinkle all the houses.

Second.
CHAIRMAN DELLENGER:
Second by Mr. Poulos.
MR. TODARO:
Can we hear Jerry's report?
MR. CREEL:
Well, from the staff's standpoint, all the lots have been designed to comply with RS-5 standards. You've heard from the city engineer. You've heard from the fire marshal. Those were the main questions last time. From a design standpoint and concern standpoint, we believe the questions have been answered, so the staff has no objection and would recommend approval.
CHAIRMAN DELLENGER:
Okay. So we have a motion by Mr. Parker to approve; second by Mr. Poulos.
Any other discussion? Okay. There being no further discussion, please vote by raising your hand. Mr. Lechner, Mr. Parker, Mr. Todaro, Mr. Stanovich, Mr. Bogard, Mr. Collier, Mr. Joachim, Mr. Carron, Mr. King, Mr. Snow, Mr. Poulos and myself, Mr. Dellenger.
Against? Ms. Magee, Ms. Shaw, Dr. Drawdy are against. Motion carries.

MS. LENA:
Yes, motion carries.
CHAIRMAN DELLENGER:
Motion carries on that one.
New public hearing, Case Number 26-058-PC 68V Hidden Springs 2024, LLC, Dennis Stieffel and Associates. This is a request for a zoning map amendment to authorize a change in zoning district classification for a parcel of land measuring approximately 33 and one-tenth acres more or less in size from its present zoning district classification of RS-7.5, medium density single-family residential to RS-5, high-density single-family residential, identified as Falcon Glen Subdivision fronting top Belle La Vie Parkway Tax Parcel Number 1107-28-005.031. This was advertised on October 16th, October 23rd and October 30th.
Please see the video.
MS. SERPAS:
(Video played.)
Okay.
CHAIRMAN DELLENGER:
Thank you. Mr. Stieffel, if you would like to come up.

MR. STIEFFEL:
Good afternoon. My name is Dennis Stieffel, 13061 Shriners Boulevard, Suite D, Biloxi.
This is a bit of a unique situation here. As you can tell from the video, this subdivision is already built. We're not talking about building a subdivision. It's already been built.
And the request here -- I'm here on behalf of the owner, 68 Ventures and D.R. Horton, the builder, and the request here is simply to rezone the property from RS-7.5 to RS-5.
The number of lots in the current subdivision, as built, as approved by the City is 89. That will not change. We will continue to have only 89 lots. The lot sizes will not change. Nothing in the subdivision will change other than the zoning.
The reason for this request for the zoning is to simply allow for bigger, more expensive homes. I know that sounds kind of silly, but Horton has -- they've got this down to an art and they know what sells and they know what will sell in this area. We had designed this

subdivision basically to be done the same way as Mallard Creek, which is just below this subdivision.
Can we switch to the other slide, please, Felicia?
MS. SERPAS:
Uh-huh.
MR. STIEFFEL:
So you can see Falcon Glen is kind of in the middle of the whole development there. And to the southwest down to the left is Mallard Creek. We designed both subdivisions essentially for the same project.
What happens is there is a horizontal line between the two, between Mallard Creek and Falcon Glen there that separates the planning and development on the south side from the -- from the zoned property on the north side of that land. We were not aware of that differentiation when we went through the approval process, and we actually -- in the applications for both subdivisions, we requested five-foot side yard setbacks.
Well, on the south side that was done, taken care of in the Mallard Creek Subdivision,

and that's the way it's been built out. They're almost finished building out Mallard Creek now.

On the north side, that was different. It was zoned by a zoning overlay. And it actually -- the setbacks coincided with the RS-7.5, which is a seven-and-a-half-foot side yard setback. Well, we didn't realize that at the time.

And so we went through the whole process of getting everything approved. Now it's all constructed and the builder is ready to go and start building houses. And they realized at this time that there was a technicality, that we're kind of -- we're hung up for these seven-and-half-foot side yard setbacks instead of five-foot, which is the same setbacks in Mallard Creek next to the subdivision.

So in order to make both subdivisions similar and support the same larger homes, which is what we're after here -- the market is apparently very good for this particular home size that we're wanting to build, but it won't fit within the seven-and-a-half-foot side yard setbacks. It will fit comfortably within the five-foot side yard setbacks.

So just a brief explanation. Didn't want to confuse everybody, but that's the purpose of it.

Obviously, you can see what's going on here. Just in the last year or two, almost every one of these subdivisions that you're looking at there are now designed and approved and are either under construction or will be under construction shortly, so this whole neighborhood has not only received utilities going up through this north Woolmarket area here, north Biloxi, but it's also -- you know, there's literally hundreds and hundreds of homes being built as we speak and on the table. And this does not represent everything. This is just a snapshot. We have other projects that are forthcoming that don't show up on this.

So there is a lot of activity and a lot of change in the character of the neighborhood, is what I'm getting at that would justify the rezone. Obviously, there is a need. The homes are selling faster than Horton can build them, so there is a clear need.

And we'd just simply like to respectfully request that the Commission help the

builder and the owner -- the developer and the builder to fit the bigger homes by allowing a smaller setback, essentially, which would be accommodated by the RS-5 zoning.

And, again, the number of lots won't change. There's 89 lots. That will remain. All the infrastructure that's already constructed, nothing will change. It just will have a little slightly bigger homes, prettier homes that will be a little bit more expensive, and I think that's probably a good thing.

Just another sidebar -- I know Christy is gone now, but we are -- actually, the developers and we are working with the city designing -- in the design process and constructing these corridors for the city. You know, the City's responsibility is to extend these corridors of the major collector roads and we are actually working with the city now to get that accomplished. And it will -- we're not going to get it all done overnight, but we're taking one step at a time. And this project is materializing and coming to fruition as everybody originally thought years ago and planned.

So if you guys have any questions, I

will be happy to address anything you might have.

MR. CARRON:

Just on the sidebar, will they be paving that secondary means of ingress/egress going off of Willet Road? It's on the western side there.

MR. STIEFFEL:

You talking about to Woodland Hills Drive or Wash Fayard?

MR. CARRON:

Yeah, all that. There's a connector up there.

MR. STIEFFEL:

Yeah. The plan -- if I'm hearing your concern correctly, we've been working with Rick Weaver and Christy and that's the purpose of moving forward quickly with this design and construction of these corridors, the major collector corridor roads. We're trying to facilitate getting a temporary road that will eventually become permanent that goes north and then cuts east to connect to Lorraine Road. And the plan is to get that connection made soon so that we can basically eliminate the traffic going on Wash Fayard and Old Woolmarket Road, just divert it all out to Lorraine Road and new 67.

MR. CARRON:

Yeah. That's why I was asking about it right now, just because that one section going back to the west there has not been paved yet.

MR. STIEFFEL:

Yeah. We understand the issues there, and we're doing everything within our power, the developer and the builder, and the City has been very helpful in facilitating us, but that's the plan is to get that road designed.

And we're actually in the middle of the wetlands permitting process for that road, for the north/south and east/west roads there, the major collector roads. And we are just beginning the design process, which will take a few months, but we are hoping to see that road under construction within -- basically in conjunction with the next phase of construction of the subdivision, which doesn't have anything to do with this subdivision, you know. This is all built, but it will be for the next subdivisions that you see. There's several other subdivisions that are board, that are ready.

MR. CARRON:

Thank you, Mr. Stieffel.

MR. STIEFFEL:

Yes, sir.

CHAIRMAN DELLENGER:

Are all these subdivisions already approved?

MR. STIEFFEL:

Yes, sir.

CHAIRMAN DELLENGER:

Okay. There won't be any changes to those?

MR. STIEFFEL:

No. The Falcon Glen is the one we're talking about here and there's absolutely no changes that will take place. It's already platted. They're getting ready to start pulling building permits, so it's just strictly to accommodate the larger homes.

CHAIRMAN DELLENGER:

Okay. Because I know we've had several changes come to us for different things on this development.

MR. STIEFFEL:

Say that again.

CHAIRMAN DELLENGER:

I know we've had several changes come to

us for this development through the years.

MR. STIEFFEL:

Yeah.

CHAIRMAN DELLENGER:

And I'm just wondering how many more we're going to have come in front of us to get changed.

MR. STIEFFEL:

Yeah, that's right.

CHAIRMAN DELLENGER:

Does anyone have any other questions for Mr. Stieffel?

(No response.)

CHAIRMAN DELLENGER:

Thank you.

Is there anyone in the audience to speak in favor of the applicant's request?

(No response.)

CHAIRMAN DELLENGER:

Anyone to speak against? Anyone to speak against?

There being no one, we'll consider that hearing closed.

MR. CREEL:

Okay. Again, when Dennis said that the

subdivision had already been built, what he means is that the utilities are in. The roads are in. All the infrastructure has been placed in here. The lots are designed to meet RS-7.5, which means they're at least 7,500 square feet. The lot sizes are not changing as a part of this request.

The only change that will be made as part of this request is to allow them to have five-foot setbacks from the side property line as opposed to seven and a half feet from the side property line. That's it. That's why they're asking for the RS-5 zoning so that they can get those setbacks. Nothing else is changing on this site.

So, you know, considering that, the fact that they want to put in nicer, larger homes on the property because that's what the market demands, the staff has no objection and would recommend approval.

MR. POULOS:

So moved.

MR. CARRON:

Second.

CHAIRMAN DELLENGER:

Moved by Mr. Poulos; second by

Mr. Carron.

Any discussion?

Jerry, is the zoning requirement change necessary on this or could they have been given a variance?

MR. CREEL:

Well, they would have to get a variance on every lot. Dennis and I talked about that in the beginning. We had an opinion done several years ago that said that the director has the authority to adjust any numeric value by 10 percent, but a variance requires a hardship and this is the cleanest way to do this, you know. We would have to do a hardship case on every lot in there and it just didn't make sense when all you have to have is change the zoning, especially since he's not reducing the size of the lots or anything else. So this is the cleanest way to handle this.

CHAIRMAN DELLENGER:

Okay. Any other discussion?

Okay. There being no further discussion, please vote by raising your hand. Mr. Lechner, Mr. Parker, Mr. Todaro, Ms. Magee, Ms. Shaw, Mr. Stanovich, Mr. Bogard, Mr. Collier,

Mr. Joachim, Dr. Drawdy, Mr. Carron, Mr. King, Mr. Snow, Mr. Poulos, and myself, Mr. Dellenger. Let the record show that's unanimous.

We have no tree hearings today.

Jerry, did we have any City Council action?

MR. CREEL:

We did. At the November 3rd meeting held last week -- earlier this week, the City Council voted seven to zero to approve a short-term rental for the 160 Briarfield Avenue.

They also voted seven/zero to approve the conditional use for the two mausoleums to be built at Sacred Heart Catholic Cathedral on the Nativity property. That's it.

CHAIRMAN DELLENGER:

Thank you.

Is there any old business to bring before the Planning Commission? Any old business?

(No response.)

CHAIRMAN DELLENGER:

Is there any new business to bring before the Planning Commission?

(No response.)

CHAIRMAN DELLENGER:

Are there any citizens' comments?

There being no citizens' comments, the next regularly scheduled Planning Commission meeting will be on Thursday, November 19th at 2:00 here in the municipal building and with that, we are adjourned.

(Adjourned at 2:47 p.m.)

CERTIFICATE OF COURT REPORTER

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

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

Witness my signature and seal, this the 19th day of November, 2026.



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