



**City of Pass Christian  
Planning Commission  
Meeting Minutes  
Tuesday January 27, 2026  
4:00 PM**

**Board members present:** Chairman Tom Phares, Commission Members Rebecca O'Dwyer, Amy Wood, Andrew Schatzle, Lisa Smith, Leah Watters, Margaret Jean Kalif, Peggy Johnson

**City Staff present:** Melodie Hayes, City Planner

**Audience present:** Jacques Gillian, Stephen Duvernay, Regina Broach, Wilson Martin, Elleleine Hatcher

**1. Call To Order**

Chairman Phares called the meeting to order at 4:00 PM. A quorum was determined with Planning Commission Members Rebecca O'Dwyer, Amy Wood, Andrew Schatzle, Lisa Smith, Leah Watters, Margaret Jean Kalif, Peggy Johnson in attendance.

**2. Approval of Agenda**

Commissioner O'Dwyer made a motion to accept the agenda. Commissioner Wood seconded the motion.

All in favor.

Motion passed unanimously.

**3. Approval of Minutes**

a. Commissioner O'Dwyer made a motion to approve the minutes from September 30, 2025. Commissioner Wood seconded the motion.

All in favor.

Motion passed unanimously.

**4. Declaration of Abstentions and Conflicts**

None.

**5. Variance- Public Hearings**

a. Public Hearing for consideration for recommendation of approval to the Board of Aldermen for a variance to allow front load parking in a T3R zone located at approximately 0 Clarence Ave, tax parcel number 0313F-02-037-.000. Thyrone Williams, owner and applicant.

Public Hearing was opened.

City Planner Melodie Hayes presented the application.

Public Hearing was closed.

Commissioner O'Dwyer made a motion to recommend approval to the Board of Aldermen to allow the front load parking in a T3R zone located at approximately 0 Clarence Ave, tax parcel number 0313F-02-037-.000. Commissioner Wood seconded the motion.

All in favor.

Motion passed unanimously.

## **6. Zone Change/Reclassification Public Hearings**

**a.** Public Hearing for consideration for recommendation of approval to the Board of Aldermen for a zoning reclassification of Tidewood Subdivision (formerly known as Henderson Shores) and neighboring parcels. Tax Parcel number 0213I-04-044.000 and surrounding parcels 0213I-04-043.000, 0213I-04-042.001, 0213I-04-042.000, 0213I-04-041.000, 0213I-04-039.000 from the Harrison County zoning designation of R-3 to T4L; City of Pass Christian zoning designation.

Public Hearing opened.

City Planner Melodie Hayes presented the application.

Chairman Tom Phares gave a narrative to explain the need for re-labeling the parcels addressed in the application.

Stephen Duvernay, with the Tidewood subdivision development, was invited to the podium to speak regarding the application.

Public Hearing closed.

Commissioner Wood made a motion to recommend approval to the Board of Aldermen for a zoning reclassification of Tidewood Subdivision (formerly known as Henderson Shores) and neighboring parcels. Tax Parcel number 0213I-04-044.000 and surrounding parcels 0213I-04-043.000, 0213I-04-042.001, 0213I-04-042.000, 0213I-04-041.000, 0213I-04-039.000 from the Harrison County zoning designation of R-3 to T4L; City of Pass Christian zoning designation. Commissioner O'Dwyer seconded the motion.

All in favor.

Motion passed unanimously.

**b.** Public Hearing for consideration for recommendation of approval to the Board of Aldermen for a zone change for the parcels mentioned to be re-zoned from Special High Hazard Commercial to T3R (residential/ single family). Tax Parcel numbers: 0313B-02-026.000, 0313B-02-006.000, 0313B-02-025.000, 0313B-02-026.000, 0312O-01-014.000, 0312O-016.000, 0312O-

01-004.000, 03120-01-003.000, 0313A-04-083.000, 0313A-04-068.000, 03120-01-012.000, 0313B-02-004.001, 03120-01-023.000, 03120-01-017.000, 03120-01-018.000

Public Hearing opened.

City Planner Melodie Hayes presented the application and explained that since Hurricane Katrina, the above-mentioned parcels are no longer considered high hazard commercial due to FEMA regulations and changes, The single-family homes need to be re-zoned to T3R to allow for developing or selling of single-family homes or properties. The remaining parcels will be addressed on a case-by-case basis or with the Comprehensive Plan update.

Public Hearing closed.

Commissioner O'Dwyer made a motion to recommend approval to the Board of Aldermen for a zoning reclassification of Tidewood Subdivision (formerly known as Henderson Shores) and neighboring parcels. Tax Parcel number 02131-04-044.000 and surrounding parcels 02131-04-043.000, 02131-04-042.001, 02131-04-042.000, 02131-04-041.000, 02131-04-039.000 from the Harrison County zoning designation of R-3 to T4L; City of Pass Christian zoning designation. Commissioner Smith seconded the motion.

All in favor.

Motion passed unanimously.

c. Public Hearing for consideration for recommendation of approval to the Board of Aldermen to reclassify the zoning for Tax Parcel numbers 0313D-01-027.000 and 0313D-01-015.000 to be corrected from T1 zoning in section to T4L zoning to be consistent with T4L zoning in the surrounding areas.

Public Hearing opened.

City Planner Melodie Hayes presented the application to state there was a small error that needed to be corrected in the zoning classification for the two parcels mentioned in the application.

Public Hearing closed.

Commissioner O'Dwyer made a motion to recommend approval to the Board of Aldermen to reclassify the zoning for Tax Parcel numbers 0313D-01-027.000 and 0313D-01-015.000 to be corrected from T1 zoning in section to T4L zoning to be consistent with T4L zoning in the surrounding areas. Commissioner Wood seconded the motion.

All in favor.

Motion passed unanimously.

## **6. Discussion**

None.

## **7. Adjournment**

Commissioner Watters made a motion to adjourn the meeting. Commissioner Wood seconded the motion.

All in favor.

Motion passed unanimously

Meeting adjourned at 4:19 P.M.

Posted this 24th Day of February 2026

Melodie Hayes, City Planner