



**AGENDAS FOR THE BILOXI PLANNING COMMISSION AND
THE BILOXI BOARD OF ZONING ADJUSTMENTS (BZA)**

BILOXI PLANNING COMMISSION REGULAR MEETING

Community Development Auditorium
676 Dr. Martin Luther King, Jr. Boulevard
January 7, 2021
2:00 p.m.

I. ROLL CALL

II. MINUTES: Approval of Minutes for the Planning Commission Meeting of December 17, 2020.

III. PLANNING STAFF/LEGAL COUNSEL/COMMITTEE REPORTS

IV. CONTINUED PUBLIC HEARING:

Case No. 20-055-PC – John Mikovich – a request for **Conditional Use** Approval, to authorize an **RV Park**, proposed to be constructed upon three parcels of land situated within an **NB Neighborhood Business** zoning district, for three contiguous, un-addressed parcels collectively measuring two and thirty-thirty-six one-hundredths (2.63) acres (more or less) in size, located along or near Debuys Road (re: Tax Parcel Nos. 1110M-03-009.000, 1110M-03-009.001 & 1110M-03-007.000).

V. NEW PUBLIC HEARING:

Case No. 21-001-PC – City of Biloxi – a request for a **Text Amendment** to the Land Development Ordinance, to revisit the Section of the Land Development Ordinance, which authorizes and regulates the operation of **Short-Term Rentals** in the City of Biloxi, to consider **adding Short-Term- Rentals** as **Conditional Uses** within the **A Agricultural** and **LB Limited Business** zones.

VI. TREE HEARINGS: None

VII. CITY COUNCIL ACTION:

Case No. 20-047-PC – BHL, LLC (owner) and Dennis Stieffel (applicant) – a request for **Conditional Use**, to authorize the construction of one-hundred and seventy-four (174) Apartments upon a site approximately nineteen (19) acres in overall size, (more or less), for a property site situated within an **NB Neighborhood Business** zoning district and currently identified as twenty-five lots (to eventually become two separate parcels), for properties presently identified as lots 3-B, 5 through 26, lots 29 and 30, contained within a Replat of a Replat of Lot 3-B of a Replat of Lot 3 of Ellzey Place Subdivision, for properties located along Ellzey Drive (i.e., Tax Parcel Nos. 1208O-01-001.007, 1208O-01-001.008, 1208O-01-001.009, 1208O-01-001.010, 1208O-01-001.011, 1208O-01-001.012, 1208O-01-001.013, 1208O-01-001.014, 1208O-01-001.015, 1208O-01-001.016, 1208O-01-001.017, 1208O-01-001.020, 1208O-01-001.021, 1208O-01-001.022, 1208O-01-001.023, 1208O-01-001.024, 1208O-01-001.025, 1208O-01-001.026, 1208O-01-001.027, 1208O-01-001.028, 1208O-01-001.029, 1208O-01-001.030, 1208O-01-001.033, 1208O-01-001.034 & 1208O-01-001.035).

The City Council considered this Conditional Use request on December 29, 2020.

Case No. 20-048-PC – Scratch Golf, LLC (owner) and Elliott Land Development, LLC (applicant) – a request for Zoning Map Amendment, to authorize a change in zoning district classification for several parcels of land collectively measuring one hundred and eighty (180) total acres (more or less) in overall size, from their present split-zoning district classifications of **A Agricultural** and **NB Neighborhood Business** to be zoned as follows: 135 acres to be rezoned from **A Agricultural** to **RS-7.5 Medium Density Single Family Residential**, with the areas of said parcels presently zoned **NB Neighborhood Business** (approximately 45 acres in size) remaining within the **NB Neighborhood Business** zone.

The City Council considered this Zoning Map Amendment request on January 5, 2021.

Case No. 20-050-PC – City of Biloxi –proposed Text Amendments to the Code of Ordinances to address proposed modifications of text found within **Sections 13-1-12- Fireworks**, and **23-4-3(D)(8)(m) – Seasonal Fireworks Sales**.

The City Council heard these Text Amendment requests on December 29, 2020.

VIII. OLD BUSINESS:

IX. NEW BUSINESS:

X. CITIZENS COMMENTS:

XI. COMMUNICATIONS:

The next regularly scheduled Biloxi Planning Commission meeting will be held at 2:00 p.m. on Thursday, January 21, 2021, in the Auditorium of the Dr. Martin Luther King, Jr., Municipal Building located at 676 Dr. Martin Luther King, Jr. Boulevard.

XII. ADJOURNMENT



BILOXI BOARD OF ZONING ADJUSTMENTS (BZA)
REGULAR MEETING

Community Development Auditorium
676 Dr. Martin Luther King, Jr. Boulevard
January 7, 2021

To Commence Immediately Following the 2:00 p.m. Biloxi Planning Commission Meeting

I. ROLL CALL

II. MINUTES: Approval of Minutes for the Board of Zoning Adjustments (BZA) Meeting of December 17, 2020.

III. PLANNING STAFF/LEGAL COUNSEL/COMMITTEE REPORTS

IV. CONTINUED PUBLIC HEARING:

Case No. 20-056-BZA – John Mikovich – an application for a **Parking Lot Paving Material Variance**, to authorize the use of limestone instead of asphalt, concrete, brick, stone, pavers, aligned concrete strips, or an equivalent material as the paving material of choice, as required by **Section 23-6-2(C)(3)** of the Land Development Ordinance, which alternate material will be utilized to construct driveways associated with an **RV Park**, proposed to be constructed upon three parcels of land, collectively measuring two and thirty-six one-hundredths (2.36) acres (more or less), and situated within an **NB Neighborhood Business** zoning district, for three contiguous, un-addressed parcels located along or near Debuys Road (re: Tax Parcel Nos. 1110M-03-009.000, 1110M-03-009.001 & 1110M-03-007.000).

V. NEW PUBLIC HEARING:

Case No. 21-002-BZA – Ronald and Wendy Lassabe – an application for a ten foot (10') **Accessory Structure Length Variance**, to allow a proposed Accessory Use (i.e., a shed) to be constructed at a length of fifty (50'), instead of at the forty foot (40') maximum length allowed by ordinance, and also a ten foot (10') **Accessory Structure Height Variance**, to allow this proposed Accessory to be constructed at a height of twenty-six feet (26'), instead of at the sixteen foot (16') maximum height allowed by ordinance, for property identified as 10661 Shorecrest Road (re: Tax Parcel No. 1009A-03-001.000).

VI. OLD BUSINESS

VII. NEW BUSINESS

VIII. COMMUNICATIONS:

The next regularly scheduled Biloxi Board of Zoning Adjustments (BZA) meeting will be held immediately following the 2:00 p.m. Biloxi Planning Commission Meeting on Thursday, January 21, 2021, in the Auditorium of the Dr. Martin Luther King, Jr., Municipal Building located at 676 Dr. Martin Luther King, Jr. Boulevard.

IX. ADJOURNMENT