



**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  
September 3, 2020  
2:00 p.m.

- I. **ROLL CALL**
- II. **MINUTES:** Approval of Minutes for the Planning Commission Meeting of August 20, 2020.
- III. **PLANNING STAFF/LEGAL COUNSEL/COMMITTEE REPORTS**
- IV. **CONTINUED PUBLIC HEARINGS: None**
- V. **NEW PUBLIC HEARINGS:**

**Case No. 20-033-PC — Frank Zhang, DBA 133 Briarfield LLC —** an application to a **Zoning Map Amendment**, to authorize a change in zoning district classification for two non-contiguous parcels of land measuring approximately one and one-half acre and one-half acre, respectively in overall size, from their present zoning district classifications of **RM-30 High-Density Multi-Family Residential** to **CB Community Business**, for properties identified as 133 Briarfield Avenue and also an unaddressed parcel situated directly behind 145 Briarfield Avenue, for properties further identified as Tax Parcel Nos. 1110J-02-118.000 & 1110J-02-123.000.

**Case No. 20-034-PC — Reverend Thang Pham on behalf of the Catholic Diocese of Biloxi; Dennis J. & Nanette A. Burke; Tanya Kennedy on behalf of the Vietnamese Buddhist Congregation of MS; Olin B. Parker; Vu Anh Pham; Paul Kovacevich Jr.; Noah J. Saunders; Cathy Ta; Elizabeth Ta; Maria Ta; Morris Arguelles III; and Charlie Chinh Nguyen (owners), and Andre Huu (applicant) —** an application to consider a **Zoning Map Amendment**, to authorize a change in zoning district classification for twenty-two (22) individual parcels of land collectively measuring approximately six (6) acres (more or less) in overall size, from their present zoning district classifications of **RS-5 High-Density Single-Family Residential** to **NB Neighborhood Business**, for properties identified as 171, 175, 179, 181, 183, 187, 187-A, 191, 193, 195, 197, 199, 203, 205, 209, 213 & 217 Oak Street and 306, 310, 311, 314 & 315 4<sup>th</sup> Street, also identified as Tax Parcel Nos. 1410H-03-007.000, 1410H-03-008.000, 1410H-03-009.000, 1410H-03-010.000, 1410H-03-011.000, 1410H-03-012.000, 1410H-03-013.000, 1410H-03-014.000, 1410I-05-001.000, 1410I-05-001.001, 1410I-05-002.000, 1410I-05-003.000, 1410I-05-004.000, 1410I-05-005.000, 1410I-05-006.000, 1410I-05-007.000, 1410I-05-008.000, 1410I-05-009.001, 1410I-05-010.000, 1410I-05-011.000, 1410I-05-048.000, and 1410I-05-049.000.

**VI. TREE HEARINGS: None**

**VII. CITY COUNCIL ACTION:**

**Case No. 20-016-PC — City of Biloxi —** a revised version of a **Zoning Text Amendment**, to modify the Land Development Ordinance, specifically to amend Section 23-4-3(d) and section 23-10-2 with respect to regulations pertaining to **Short-Term Rental** and **Timeshare Uses**. But not including the original text which would have removed Conditional Use for properties zoned **RM-20** and **RM-30 Multi-Family Residential**

**The City Council tabled this revised Zoning Text Amendment on August 18, 2020, subject to call.**

**Case No. 20-035 (Tracking only) – Jennifer L. Glover and Jewett M. Gary** — a Resolution submitting to Council to abandon a fifteen foot drainage easement situated between lots 192 and 193 of North Haven Subdivision, to allow construction of a new Single Family Residence across said drainage easement.

**The City Council approved this request on August 25, 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, September 17, 2020, 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

September 3, 2020

*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 August 20, 2020.

**III. PLANNING STAFF/LEGAL COUNSEL/COMMITTEE REPORTS**

**IV. CONTINUED PUBLIC HEARINGS:** *None*

**V. NEW PUBLIC HEARINGS:**

**Case No. 20-036-BZA — George Waggoner** — to consider an application for a four foot (4') Fence **Height Variance**, to authorize construction of an eight foot (8') tall privacy fence proposed for erection upon the rear property line, which fence will be positioned alongside Fayard Street at an overall height of eight feet (8'), instead of at the four foot (4') height normally allowed by ordinance within the rear yard area of a through lot, for property situated in an **RM-30 High-Density Multi-Family Residential** Zoning District and presently identified as 223 Reynoir Street (re: Tax Parcel No. 1410F-06-105.000).

**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, September 17, 2020, in the Auditorium of the Dr. Martin Luther King, Jr., Municipal Building located at 676 Dr. Martin Luther King, Jr. Boulevard.

**IX. ADJOURNMENT**