



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

- I. **ROLL CALL**
- II. **MINUTES:** Approval of Minutes for the Planning Commission Meeting of November 19, 2020.
- III. **PLANNING STAFF/LEGAL COUNSEL/COMMITTEE REPORTS**
- IV. **CONTINUED PUBLIC HEARINGS: None**
- V. **NEW PUBLIC HEARINGS:**

Case No. 20-047-PC – BHL, LLC (owner) and Dennis Stieffel (applicant) – an application 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 the property site situated within an NB Neighborhood Business zoning district and identified as twenty-five lots to eventually become two separate parcels, for properties presently identified as lots 3-B, 5 through 26, and 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 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).

Case No. 20-048-PC – Scratch Golf, LLC (owner) and Elliott Land Development, LLC (applicant) – an application requesting 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 Commercial zone.

Case No. 20-050-PC – City of Biloxi – a charge from The Biloxi City Council to consider proposed **Text Amendments** to the **Code of Ordinances** to address proposed modification of text related to **Section 13-1-12- Fireworks** and **23-4-3(D)(8)(m) – Seasonal Fireworks Sales**.

VI. **TREE HEARINGS: None**

VII. **CITY COUNCIL ACTION:**

Case No. 20-041-PC – Mark Swetman (owner) and Gary Murphy (owner/applicant) – a request for **Vacation** of a portion of **Public Right-of-Way**, approximately 369’ feet in length and 20’ feet in width, identified as an unimproved section of Croesus Street presently situated immediately adjacent to two properties identified as 211 and 259 Magnolia Street.
The City Council will hear this Vacation request on December 1, 2020.

Case No. 20-042-PC – Marina Temnikova (owner) and Tanya Darrow (applicant) – an application requesting **Conditional Use Approval**, to authorize a recently constructed single-family residence to be utilized for **Short-Term Rentals**, for a property site situated in an **RM-30 High-Density Multi-Family Residential** zone and identified by municipal address 141 Briarfield Avenue (re: Tax Parcel No. 1110J-02-119.000).
The City Council will hear this Conditional Use request on December 1, 2020.

Case No. 20-043-PC – James O. & Patricia Little (owners) and Frankie L. Jackson (applicant) – an application requesting **Conditional Use Approval**, to authorize a **Tattoo Establishment** within an existing commercial building presently situated in an **NB Neighborhood Business** zoning district, for property identified as 2337 Pass Road–Suite C (re: Tax Parcel No. 1110H-04-002.000).
The City Council will hear this Conditional Use request on December 1, 2020.

Case No. 20-052-PC – Scott & Deborah Broussard – an application requesting **Minor Subdivision Final Plat** approval for certain described property currently identified as 13594 Schonewitz Road (re: Tax Parcel No. 1207I-01-002.000), for a property site which presently involves .82 of an acre (More or Less), and has been submitted for consideration of dividing same into two (2) distinct lots of record – “Parcel A” totaling approximately 18,009 square feet (More or Less), or .41 of an acre; and “Parcel B” totaling approximately 17,601 square feet (More or Less), or .40 of an acre.
The City Council will hear this Minor Subdivision Final Plat request on December 1, 2020.

Case No. 20-053-PC – Leon D, Mayo, Jr., and Linda Gayle Mayo – an application requesting **Minor Subdivision Final Plat** approval for certain defined property currently identified as 2024 Brasher Road (re: Tax Parcel No. 1209F-01-013.000), for a property site which presently involves 3.02

acres (More or Less), and has been submitted for consideration of dividing same into two (2) distinct lots of record – “Parcel One” totaling approximately 85,287 *square* feet (More or Less), or 1.95 acres; and “Parcel Two” totaling approximately 46,194 square feet (More or Less), or 1.06 acres.

The City Council will hear this Minor Subdivision Final Plat request on December 1, 2020.

VIII. OLD BUSINESS: Reminder about our Christmas lunch on December 17.

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, December 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
December 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 November 19, 2020.

III. PLANNING STAFF/LEGAL COUNSEL/COMMITTEE REPORTS

IV. CONTINUED PUBLIC HEARINGS: *None*

V. NEW PUBLIC HEARINGS:

Case No. 20-049-BZA – Ira Steve Herrington – an application requesting a twenty-four foot, six-inch (24'6") **Front Yard Setback Variance**, to authorize the construction of a new single family residence to be situated five feet, six inches (5'6") from the front property line, instead of at the thirty foot (30') front yard setback required by ordinance, for property located within an **RS-10 Low-Density Single-Family** Residential zoning district, and identified as 11075 Woolmarket Lake Road (re:Tax Parcel No. 1007N-01-030.000).

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, December 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