



**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
February 4, 2021
2:00 p.m.

I. ROLL CALL

II. MINUTES: Approval of Minutes for the Planning Commission Meeting of January 7, 2020.

III. PLANNING STAFF/LEGAL COUNSEL/COMMITTEE REPORTS

IV. CONTINUED 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.

V. NEW PUBLIC HEARING:

Case No. 21-003-PC – John Demetrakopoulos (owner) and Angel Scarbrough and Joseph Catlett (applicants) – a request for **Conditional Use**, to authorize an **Other Recreational/Entertainment Indoor** use (i.e., a health and fitness center) within an existing commercial building, presently situated in an **NB Neighborhood Business** zoning district, for property identified as 185 Porter Avenue (re: Tax Parcel No. 1310I-01-067.000).

VI. TREE HEARINGS:

TR-21-001 – Arbor Properties/Dennis Steiffel – a request to remove fourteen (14) trees total, to include, twelve (12) Live Oaks and two (2) Cypress, to allow Construction of Phase II of an Apartment Complex (i.e., Arbor Landing by the River Apartments).

VII. CITY COUNCIL ACTION:

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) to remain within the **NB Neighborhood Business** zone.

The City Council approved this Zoning Map Amendment request on January 19, 2021.

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**.

The City Council tabled this Text Amendment request, subject to call, on January 26, 2021.

Case No. 20-054-PC James B. & Naomi A. Foster – a request for **Conditional Use** Approval, to authorize an existing Single-Family Residence to be utilized as a **Short-Term Rental**, for property situated within an **RM-30 High-Density Multi-Family Residential** zone and identified by municipal address 1502 Beach Boulevard (formerly addressed as 107 Saint George Avenue) (re: Tax Parcel No. 1310L-02-042.000).

The City Council approved this Conditional Use request on January 19, 2021.

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-three-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).

The City Council approved this Conditional Use request on January 26, 2021.

VIII. OLD BUSINESS:

IX. NEW BUSINESS:

Jill Mastrototaro to offer a power point presentation describing the operation of Audubon Mississippi along the Gulf Coast region.

X. CITIZENS COMMENTS:

XI. COMMUNICATIONS:

The next regularly scheduled Biloxi Planning Commission meeting will be held at 2:00 p.m. on Thursday, February 18, 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

February 4, 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 January 7, 2021.
- III. **PLANNING STAFF/LEGAL COUNSEL/COMMITTEE REPORTS**
- IV. **CONTINUED PUBLIC HEARING:**
- V. **NEW PUBLIC HEARING:**

Case No. 21-004-BZA – Gregory J. Kozlowski and Eirinn E. Erny – an application to consider two **Variations** necessary to construct a New Single-Family Residence, which variations needed are as follows:

1. A ten-foot (10') **Front–Yard Setback Variance**, to allow a proposed residence to be situated twenty feet (20') from the front property line, instead of at the thirty-foot (30') foot front yard setback required by ordinance; and
2. A nineteen-foot (19') **Rear–Yard Setback Variance**, to allow said proposed residence to be situated one-foot (1') from the rear property line, instead of at the twenty-foot (20') foot rear yard setback required by ordinance,

for property identified as 10217 South River Drive (re: Tax Parcel No.1009H-01-034.000).

Case No. 21-005-BZA – Lan Nguyen (owner) and Lynda Nguyen (applicant) – an application to consider an application for a **Driveway Variance**, to authorize the construction of a second driveway to an existing Single Family Residence, for property situated within an **RS-7.5 Medium–Density Single–Family Residential** zoning district, and identified as 1558 Applewood Drive (re: Tax Parcel No. 1309C-01-005.001).

Case No. 21-006-BZA – Ayesha & Tabari Lott – an application for a two foot (2') **Fence Height Variance**, to authorize construction of a six foot (6') tall privacy fence proposed for erection within the side yard setback, which fence will be positioned alongside Rock Creek Drive at an overall height of six feet (6'), instead of at the four foot (4') height allowed by ordinance within the side yard area of a corner lot, for property situated in an **RS-10 Low-Density Single-Family Residential Zoning District** and identified as 9122 River Birch Drive (re: Tax Parcel No. 1107 -33-034.050)..

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, February 18, 2021, in the Auditorium of the Dr. Martin Luther King, Jr., Municipal Building located at 676 Dr. Martin Luther King, Jr. Boulevard.

IX. ADJOURNMENT