



**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
March 18, 2021 @ 2:00 p.m.

- I. **ROLL CALL**
- II. **MINUTES:** Approval of Minutes for the Planning Commission Meeting of March 4, 2021.
- III. **PLANNING STAFF/LEGAL COUNSEL/COMMITTEE REPORTS**
- IV. **CONTINUED PUBLIC HEARINGS: None**
- V. **NEW PUBLIC HEARINGS:**

Case No. 21-013-PC – John Obano on behalf of the Biloxi Shores Apartments – an application to consider **Conditional Use Approval**, to authorize the establishment of a **Short-Term Rental** within an existing apartment unit located within the Biloxi Shores Apartments property site, which property site is situated within an **RM-30 High-Density Multi-Family Residential** zone and identified by municipal address 263 Eisenhower Drive, Unit 61 (contained within Tax Parcel No. 1110L-01-001.000).

Case No. 21-014-PC – John Obano on behalf of the Biloxi Shores Apartments – an application to consider **Conditional Use Approval**, to authorize the establishment of a **Short-Term Rental** within an existing apartment unit located within the Biloxi Shores Apartments property site, which property site is situated within an **RM-30 High-Density Multi-Family Residential** zone and identified by municipal address 263 Eisenhower Drive, Unit 67 (contained within Tax Parcel No. 1110L-01-001.000).

- VI. **TREE HEARINGS: None**
- VII. **CITY COUNCIL ACTION:**

Case No. 21-003-PC – John Demetrakopoulos (owner) and Angel Scarbrough and Joseph Catlett (applicants) – an application to consider a **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).

The City Council will consider this Conditional Use request on March 16, 2021.

Case No. 21-008-PC– City of Biloxi – a application to consider a Text Amendment, specifically to discuss a proposed text change to the Land Development Ordinance (LDO), which **Text Amendment** involves potential modifications to **Table 23-4-1(C) Use Table – Non-Residential and Planned Development Districts**, as it relates to the allowance of Multi-Family Dwelling as Permitted uses within the **WF Waterfront District Zone**.

The City Council will conduct the first reading of this Text Change on March 16, 2021.

Case No. 21-009-PC– Joshua Picou, on behalf of 2462 Beacon LLC – a request to consider a **Zoning Map Amendment**, to authorize a change in zoning district classification for a parcel of land measuring 89.8’ x 64.2’ (more or less) in overall size, from its present zoning district classification of **RS-10 Low-Density Single-Family Residential** to **RM-30 High–Density Multi-Family Residential**, (modified by the Planning Commission’s recommendation to **RM-10 Low-Density Multi-Family Residential**) for land currently identified as 2462 Beacon Place (re: Tax Parcel No. 1110J -02-096.001).

The City Council will conduct the first reading of this Map Amendment on March 16, 2021.

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, April 1, 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
March 18, 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 March 4, 2021.

III. PLANNING STAFF/LEGAL COUNSEL/COMMITTEE REPORTS

IV. CONTINUED PUBLIC HEARINGS: None

V. NEW PUBLIC HEARING:

Case No. 21-015-BZA – Derek Shepard on behalf of GR Real Estate, LLC – an application to consider a **Driveway Paving Material Variance**, to authorize the use of limestone for a commercial driveway, 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 paving material will be utilized to construct a proposed driveway associated with a Landscaping Business, to be constructed upon a parcel of land measuring two and forty-nine one-hundredths (2.49) acres (more or less) in size, and situated within an **RB Regional Business** zoning district, upon a parcel of land identified as 7381 Woolmarket Road (re: Tax Parcel No. 1208D-01-002.006).

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, April 1, 2021, in the Auditorium of the Dr. Martin Luther King, Jr., Municipal Building located at 676 Dr. Martin Luther King, Jr. Boulevard.

IX. ADJOURNMENT