



**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  
May 6, 2021 @ 2:00 p.m.

- I. **ROLL CALL**
- II. **MINUTES:** Approval of Minutes for the Planning Commission Meeting of April 15, 2021.
- III. **PLANNING STAFF/LEGAL COUNSEL/COMMITTEE REPORTS**
- IV. **CONTINUED PUBLIC HEARING:**

**Case No. 21-024-PC – Joseph Simon (owner) and Stieffel & Associates (applicant) – an application request for Preliminary Subdivision Plat approval** for a residential subdivision – inclusive of one hundred and forty-nine (149) single-family residential lots, and also, a separate section to accommodate a total of ninety-four (94) townhouses, for a total of two-hundred and forty-three (243) residential units, submitted under the working title: **Simon Subdivision**, to be constructed in three phases upon a seventy-five (75+/-) acre parcel of land, upon property presently identified as 4049 Lickskillet Road (re: Tax Parcel No. 1308A-02-006.000).

**Note: This case has been continued from the April 15, 2021 meeting, and will be held in abeyance until the owner and applicant provide additional information.**

- V. **NEW PUBLIC HEARINGS:**

**Case No. 21-029-PC – San Luis Investments, LLC and Chris Fore (owners) and Machado/Patano, PLLC (applicant) – an application request for Preliminary Subdivision Plat approval**, for a sixteen (16) lot Single-Family Residential Subdivision submitted under the working title: The Reserve at Marsh Island, to be constructed upon two parcels of land collectively measuring fourteen (14) acres (more or less) in size, and presently identified as 745 & 751 Barrett Road (re: Tax Parcel Nos. 1109J-01-005.000 & 1109J-01-005.001)

**The owner has requested a continuance of this case until the June 3, 2021 meeting.**

**VI. TREE HEARINGS:**

**Case No. TR-002 – San Luis Investments, LLC and Chris Fore (owners) and Machado/Patano, PLLC (applicant) – a request to remove nineteen (19) trees total, to include five (5) Live Oaks seven (7) Water Oaks, two (2) Magnolias, one (1) Sweet Gum, two (2) Hickory and two (2) Pines, to allow for the construction of a New Single-Family Subdivision to be known as **The Reserve at Marsh Island**.**

**The owner has requested a continuance of this case until the June 3, 2021 meeting.**

**VII. CITY COUNCIL ACTION:**

**Case No. 21-016-PC – Prisma Holdings, LLC (owner) and Freddie Fountain on behalf of Fountain & Associates, LLC (applicant) – a **Zoning Map Amendment**, to authorize a change in zoning district classification for a parcel of land measuring thirty-one and ninety-seven one-hundredths (31.97) acres (more or less) in overall size, from its present zoning district classification of **PDR Planned Development-Residential** to **RS-7.5 Medium-Density Single-Family Residential**, for a portion of property currently identified by municipal address 13539 Lorraine Road, and further identified as Tax Parcel No. 1107K-01-005.000 ***The City Council denied this Zoning Map Amendment request on April 20, 2021, as per the Planning Commission recommendation.*****

**Case No. 21-019-PC – City of Biloxi – to consider a **Text Amendment** to the Land Development Ordinance, to amend the Use Tables of the Land Development Ordinance to clarify where **Short-Term Rentals** and **Timeshares** are allowed, and also, to correct the Section of Ordinance which provides for the **Use - Specific Standards** which apply to both uses. ***The City Council is scheduled to conduct second reading of this Text Amendment request on May 4, 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, May 20, 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  
May 6, 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 April 15, 2021.

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

**IV. CONTINUED PUBLIC HEARINGS: None**

**V. NEW PUBLIC HEARINGS:**

**Case No. 21-030-BZA – Melvin J and Edwina J. Rowland –** to consider an application for a two-foot, nine inch (2'9') **Side–Yard Setback Variance**, to allow a deck associated with a proposed **Accessory Use** (i.e., a Pool) to be situated three inches (3") from the side property line, instead of at the three foot (3') side yard setback required by ordinance, for property located within an **RS-10 Low-Density Single-Family Residential** zoning district, and identified as 2011 Pointe Clear Drive (i.e., Tax Parcel No. 1210C-01-005.060)

**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, May 20, 2021, in the Auditorium of the Dr. Martin Luther King, Jr., Municipal Building, located at 676 Dr. Martin Luther King, Jr. Boulevard.

**IX. ADJOURNMENT**