



**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 20, 2021 @ 2:00 p.m.

- I. **ROLL CALL**
- II. **MINUTES:** Approval of Minutes for the Planning Commission Meeting of May 6, 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. 21-031-PC – Jason O. Rosetti – an application request for Zoning Map Amendment, to authorize a change in zoning district classification for a parcel of land measuring two and twelve one-hundredths (2.12) acres (more or less) in overall size, from its present zoning district classification of **RS-10 Low-Density Single-Family Residential** to **LB Limited Business**, for land currently identified as 13160 Old Woolmarket Road (re: Tax Parcel No.1007O-01-009.000).

Case No. 21-032-PC – Jason O. Rosetti – an application request for Conditional Use Approval, to authorize an existing Single Family Residence to be utilized as a **Short-Term Rental**, for property presently located within an **RS-10 Low-Density Multi-Family Residential** – but proposed to be situated within an **LB Limited Business** zone (pending approval of companion Case No. 21-031-PC) and identified by municipal address 13160 Old Woolmarket Road (re: Tax Parcel No. 1007O-01-009.000).

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. 21-019-PC – City of Biloxi – 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 approved this Text Amendment request on May 4, 2021.***

Case No. 21-021-PC – Long T. & Phoung T Nguyen (owners) and Wayne O’Neal (applicant) – a request for **Zoning Map Amendment**, to authorize a change in zoning district classification for two contiguous parcels of land, collectively measuring five-thousand, four-hundred and seventy-four (5,474) square feet (more or less) in overall size, from their present zoning district classification of **LB Limited Business** to **NB Neighborhood Business**, for land currently identified as 334 Howard Avenue and located adjacent to Hoxie Street (re: Tax Parcel Nos. 1410I-05-071.000 & 1410I-05-071.001). ***The City Council is scheduled to conduct a second reading for this Zoning Map Amendment request on May 18, 2021***

Case No. 21-022-PC – Long T. & Phoung T Nguyen (owners) and Wayne O’Neal (applicant) – a request for **Conditional Use Approval**, to authorize the establishment of a **Storage Facility** – serving as an extension of an existing business (Southern Supply Company) presently operating at 326 Howard Avenue – which proposed **Conditional Use** will be located upon two unaddressed parcels fronting upon Howard Avenue west of Hoxie Street (i.e., Tax Parcel Nos. 1410I-05-071.000 & 1410I-05-071.001). ***The City Council will hear this Conditional Use request on May 18, 2021.***

Case No. 21-023-PC – Joseph Simon (owner) and Stieffel & Associates (applicant) – a request for **Zoning Map Amendment**, to authorize a change in Zoning District classification from **A-Agricultural** to **PD-R: Planned Development – Residential Master Plan** – which zoning change will allow for the submission of a separate application to accomplish a new single-family residential development to be known as **Simon Subdivision** – inclusive of one hundred forty-nine (149) single-family lots and ninety-four (94) townhome sites for a total of two hundred forty-three (243) residential units, to be constructed in three

phases upon a seventy-five (75+/-) acre parcel of land, presently identified as 4049 Lickskillet Road (i.e., Tax Parcel No. 1308A-02-006.000). ***The City Council will consider this PD-R Zoning Map Amendment request on May 18, 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, June 3, 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 20, 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 May 6, 2021.
- III. **PLANNING STAFF/LEGAL COUNSEL/COMMITTEE REPORTS**
- IV. **CONTINUED PUBLIC HEARINGS: None**
- V. **NEW PUBLIC HEARINGS:**

Case No. 21-034-BZA – Wayne Hengen on behalf of Mississippi Drug and Alcohol Treatment Center, LLC – to consider an application for a two foot (2') **Fence Height Variance**, to authorize the construction of a six foot (6') tall aluminum fence proposed for erection within the front yard setback, which fence will be positioned alongside Reece Bergeron Road at an overall height of six feet (6'), instead of at the four foot (4') height normally allowed by ordinance within the front yard setback, for property situated in a **CB Community Business** zone and identified as 13251 Reece Bergeron Road (re: Tax Parcel No. 1307O-01-016.001).

Case No. 21-035-BZA – Jean Fauchaux – to consider an application for a five thousand (5,000) square foot **Lot Size Variance**, and also a twelve (12) square foot **Structure Size Variance**, to authorize an existing twenty-four foot by twelve foot (24' x 12') accessory structure (i.e., a workshop), measuring two-hundred and eighty-eight (288) square feet in size, to be converted into a **Guest Cottage**, upon a parcel of land approximately fifteen thousand (15,000) square feet in overall size, instead of upon a twenty thousand (20,000) square foot minimum property site, as required by ordinance, and further noting that said Guest Cottage also falls short of satisfying the minimum structure size of three-hundred (300) square feet in size, as required by ordinance for property identified as 322 Rich Avenue (re: Tax Parcel No. 1110G-01-070.000).
- 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, June 3, 2021, in the Auditorium of the Dr. Martin Luther King, Jr., Municipal Building, located at 676 Dr. Martin Luther King, Jr. Boulevard.
- IX. **ADJOURNMENT**