



**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  
June 17, 2021 @ 2:00 p.m.

**I. ROLL CALL**

**II. MINUTES:** Approval of Minutes for the Planning Commission Meeting of June 3, 2021.

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

**IV. CONTINUED PUBLIC HEARINGS:**

**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. 21-033-PC – Scratch Golf, LLC (owner) and Elliott Land Development, LLC (applicant) – an application request for Preliminary Subdivision Plat approval** for a residential subdivision – inclusive of two-hundred and eight (208) single-family residential lots, to be submitted under the working title: The Preserve at Parker Creek Subdivision, which subdivision has been proposed to be constructed in four phases upon several parcels of land collectively totaling one-hundred seventy-nine and nine-tenths (179.9) acres (more or less) in overall size, and is presently identified by municipal addresses 13486 and 13588 Shriners Boulevard; 13392 Jim Byrd Road; and 8031 & 8040 Frank Hudson Road – for properties further identified as Tax Parcel Nos. 1207L-01-011.000, 1207L-01-012.000, 1207 -26-059.000, 1107H-01-016.000 & 1107I-01-001.000.

**Case No. 21-038-PC – Jeff Prusinowski on behalf of Treasure Bay, LLC** – an application request for **Master Plan Update /Conditional Use**, which application has been submitted to provide specific amendments to an existing Master Plan currently in place (re: Case No. 14-031-PC) for the Treasure Bay Casino and Hotel. This **Master Plan Update/Conditional Use** proposal provides for the addition of a 25,000 square foot storage building to the existing Treasure Bay Casino and Hotel Complex, and also involves a 25 Space RV Park to be constructed in support of the Treasure Bay Casino complex, upon parcels identified as Tax Parcel Nos. 1210K-03-116.000, 1210K-03-117.000, 1210K-03-118.001, 1210K-03-119.000, 1210K-03-120.000, 1210K-03-120.001, 1210K-03-121.000, 1210K-03-122.000, 1210K-03-124.000, 1210K-04-004.000, 1210K-04-004.001, 1210K-04-005.000, 1210N-01-007.002, 1210N-01-008.000, 1210N-01-008.002, and 1210K-02-047.000, which parcels are part of the overall Treasure Bay Casino Property site, collectively identified as 1980 Beach Boulevard.

**Note: This case will be held in abeyance until the owner/applicant provide additional information.**

**Case No. 21-039-PC – Marcus Thomas on behalf of Majestic Oaks RV Resort** – an application request for **Conditional Use** Approval, to authorize the establishment of **Short-Term Rentals** within three (3) separate units located within the Majestic Oaks RV Resort property site, which property site is situated within an **NB Neighborhood Business** zone and is identified by the municipal address 1750 Pass Road, for three separate units, (i.e., Nos. 21, 100 & 101) for a property site collectively identified as Tax Parcel No. 1210H-04-020.001.

**Case No. 21-040-PC Marvin Hendrix** – an application 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 **NB Neighborhood Business** zone and identified by municipal address 515 Howard Avenue (re: Tax Parcel No. 1410J-04-03.000).

## **VI. TREE HEARINGS:**

**Case No. TR-21-003 – Scratch Golf, LLC (owner) and Elliott Land Development, LLC (applicant** – a request to remove a total of fifty-eight (58) trees, to include two (2) Live Oaks, fifty-five (55) Water Oaks, and one (1) Sweet Gum tree, to allow for the construction of a New Single-Family Residential Subdivision to be known as **The Preserve at Palmer Creek**.

**VII. CITY COUNCIL ACTION:**

**Case No. 21-031-PC – Jason O. Rosetti** –a request to deny a **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). ***The City Council will consider this Zoning Map Amendment request on July 6, 2021.***

**Case No. 21-032-PC – Jason O. Rosetti** – to deny a request for **Conditional Use**, 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) for property identified by municipal address 13160 Old Woolmarket Road (re: Tax Parcel No. 1007O-01-009.000). ***The City Council will consider this Conditional Use request on July 6, 2021.***

**VIII. OLD BUSINESS:**

**IX. NEW BUSINESS:** A Representative from the Mississippi Audubon Society will offer a brief presentation and will entertain discussion relative to protecting the environs of beach nesting birds and beach visitor along the Mississippi Gulf Coast.

**X. CITIZENS COMMENTS:**

**XI. COMMUNICATIONS:**

The next regularly scheduled Biloxi Planning Commission meeting will be held at 2:00 p.m. on Thursday, July 15, 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

June 17, 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 June 3, 2021.
- III. **PLANNING STAFF/LEGAL COUNSEL/COMMITTEE REPORTS**
- IV. **CONTINUED PUBLIC HEARINGS: None**
- V. **NEW PUBLIC HEARINGS: None**
- 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, July 15, 2021, in the Auditorium of the Dr. Martin Luther King, Jr., Municipal Building, located at 676 Dr. Martin Luther King, Jr. Boulevard.
- IX. **ADJOURNMENT**