



**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
July 15, 2021 @ 2:00 p.m.

- I. ROLL CALL
- II. **MINUTES:** Approval of Minutes for the Planning Commission Meeting of June 17, 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.

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.

V. NEW PUBLIC HEARINGS:

Case No. 21-041-PC – Savannah Mississippi, LLC – an application request for **Preliminary Re-Subdivision** and Re-Plat of Lot 32 of Savannah Estates Subdivision, the approval of which would result in the establishment of eleven (11) new lots of record, to constitute a second phase to this existing single-family residential subdivision, for land comprising six and eight–tenths (6.8) acres (more or less) of land, currently identified as Tax Parcel No. 1209I-01-008.032.

VI. TREE HEARINGS:

VII. CITY COUNCIL ACTION:

Case No. 21-029-PC – San Luis Investments, LLC and Chris Fore (owners), and Machado/Patano, PLLC (applicant) – to grant a 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 in size, and presently identified as 745 & 751 Barrett Road (re: Tax Parcel Nos. 1109J-01-005.000 & 1109J-01-005.001).

The City Council approved this Preliminary Subdivision Plat request, on July 6, 2021.

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 amended this Zoning Map Amendment request from RS-10 to RM-20 Medium-Density Multi-Family Residential, and approved it 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 **RM-20 Medium-Density Multi-Family Residential** 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 approved this Conditional Use request, on July 6, 2021.

Case No. 21-033-PC – Scratch Golf, LLC (owner) and Elliott Land Development, LLC (applicant) – to grant a 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 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.

The City Council approved this request for Preliminary Subdivision Plat, on July 6, 2021.

Case No. 21-037-PC – San Luis Investments, LLC and Chris Fore, and Machado/Patano, PLLC – to grant a request for **Vacation of an improved Public Right-of-Way**, approximately 1180' feet in length and 40' feet in width, presently identified as Barrett Road and situated immediately adjacent to twelve properties identified as 2333, 2337, 2341 & 2345 Edwards Circle, 2314, 2317 & 2325 Theresa Court, 2309 & 2312 Merry Lane, 759 Causeway Drive, and 745 & 751 Barrett Road (re: Tax Parcel Nos. 1109G-02-043.000, 1109G-02-044.000, 1109G-02-045.000, 1109G-02-047.000, 1109G-02-048.000, 1109G-02-049.000, 1109G-02-047.000, 1109J-01-002.000, 1109J-01-003.000, 1109J-01-004.000, 1109J-01-005.000& 1109J-01-005.001).

The City Council approved this Vacation of an improved Public Right-of-Way, on July 6, 2021.

Case No. 21-039-PC – Marcus Thomas on behalf of Majestic Oaks RV Resort – to grant a request for **Conditional Use Approval**, to authorize the establishment of **Short-Term Rentals** for three (3) 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, Nos. 48, 49 & 50 – for a property site collectively identified as Tax Parcel No. 1210H-04-020.001.

The City Council called for a public with respect to this Conditional Use request, on July 6, 2021.

Case No. 21-040-PC – Marvin Hendrix – to grant 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 **NB Neighborhood Business** zone and identified by municipal address 515 Howard Avenue (re: Tax Parcel No. 1410J-04-03.000). ***The City Council approved this Conditional Use request. on July 6, 2021.***

Case No. 21-044-PC – Les Barnett Jr.– to grant a request for Minor Subdivision Final Plat Approval, to allow the creation of three (3) Single-Family Residential lots, for a property site currently identified as 1070 Campbell Drive (re: Tax Parcel No. 1210J-04-006.000).

The City Council approved this Minor Subdivision Final Plat, on July 6, 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, August 5, 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

July 15, 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 17, 2021.
- III. **PLANNING STAFF/LEGAL COUNSEL/COMMITTEE REPORTS**
- IV. **CONTINUED PUBLIC HEARINGS: None**
- V. **NEW PUBLIC HEARINGS:**

Case No. 21-042-BZA – Buddy’s Home Furnishing (owner) and Marques Thomas (applicant) – an application request for a **six-foot (6’) Side-Yard Setback Variance**, to allow a proposed Accessory Use (i.e., a Carport) to be constructed within fourteen feet (14’) of the corner side property line situated alongside Dukate Street, instead of the twenty foot (20’) side-yard setback required by ordinance, for property located within an **RB Regional Business** zone, and identified as 663 Howard Avenue (i.e., Tax Parcel No. 1410K-01-074.000).

Case No. 21-043-BZA – Michael J. & Dean M. Haggerty – an application request for an **Appeal of the Director of Community Development Decision**, pursuant to Section 23-2-4(S)(2)(b) of the Biloxi Land Development Ordinance, seeking reversal of a determination of denial rendered by the Biloxi Building Official/Director of Community Development with respect to an application submitted denial to build an accessory use (i.e., a Boat Dock) upon a lot which does not presently have a primary structure, said request having been denied due to a City regulation [re: Section 23-4-4(B)(2)(g) of the Biloxi Land Development Ordinance] which prohibits the construction or establishment of an accessory use or structure prior to the establishment of a principal use or structure upon the lot or parcel in question, for property identified as 597 Wetzell Drive (re: Tax Parcel No. 1209J-01-056.016).

- 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, August 5, 2021, in the Auditorium of the Dr. Martin Luther King, Jr., Municipal Building, located at 676 Dr. Martin Luther King, Jr. Boulevard.

IX. ADJOURNMENT