



**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
August 19, 2021 @ 2:00 p.m.

- I. **ROLL CALL**
- II. **MINUTES:** Approval of Minutes for the Planning Commission Meeting of August 5, 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 provides additional information.

V. NEW PUBLIC HEARING:

Case No. 21-047-PC – City of Biloxi – an application for Text Amendment to the Land Development Ordinance requesting to Amend–Section 23-43(A)(2)a and Table 23-4-1(B) – USE TABLE - RESIDENTIAL DISTRICTS to modify the standards for the use “Animal Husbandry,” and also, to add “Animal Husbandry,” as a Conditional Use within the RE Residential Estate and RER Residential Estate Restricted zoning district classifications

VI. TREE HEARINGS: None

VII. CITY COUNCIL ACTION:

VIII. OLD BUSINESS:

IX. NEW BUSINESS:

X. CITIZEN COMMENTS:

XI. COMMUNICATIONS:

The next regularly scheduled Biloxi Planning Commission meeting will be held at 2:00 p.m. on Thursday, September 2, 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
August 19, 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 August 5, 2021.

III. PLANNING STAFF/LEGAL COUNSEL/COMMITTEE REPORTS

IV. CONTINUED PUBLIC HEARINGS: None

V. NEW PUBLIC HEARING:

Case No. 21-049-BZA – Marco Ruiz and Oriana Hernandez – an application requesting a four foot (4') tall and a partial eight (8') tall **Fence Height Variance**, to authorize the construction of an eight foot (8') tall fence, inclusive of a twelve foot (12') tall decorative wrought iron gate, proposed for erection within the front yard setback of an existing single-family residence, which fence and gate will be positioned alongside Baker Street at an overall height of eight feet (8') for the fence and twelve feet (12') for the gate, instead of at the four foot (4') height normally allowed by ordinance within the front yard setback, for property situated within an **RMH Residential Manufactured/Mobile Home** zone for property identified as 224 Baker Street (re: Tax Parcel No. 1210G-03-015.000).

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, September 2, 2021, in the Auditorium of the Dr. Martin Luther King, Jr., Municipal Building, located at 676 Dr. Martin Luther King, Jr. Boulevard.

IX. ADJOURNMENT