



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

- I. ROLL CALL
- II. **MINUTES:** Approval of Minutes for the Planning Commission Meeting of August 19, 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 will case will be heard on September 16, 2021.**

## V. NEW PUBLIC HEARINGS:

**Case No. 21-048-PC – Gregory E. Bertucci (owner) and Dennis Stieffel (applicant)** – an application for **Preliminary Subdivision Re-Plat/Master Plan/Zoning Map Amendment Update for Bertucci Subdivision** (as was originally filed and considered via Case No. 19-020-PC), the approval of which will result in the re-subdivision of this residential subdivision, noting that a number of modifications to this proposed development – specifically, the reduction in the number of lots from one-hundred and eleven (111) single-family residential lots to thirteen (13) single-family residential lots in Phase 1 (to include the depiction of a 14<sup>th</sup> lot to be designated as a “Future Subdivision Phase”) for this overall Planned Development – Residential (PD-R) Master Plan for Bertucci Park Subdivision, as offered for land comprising forty-three (43) acres (more or less) of land, currently identified as Tax Parcel Nos. 1109P-02-007.000, 1109P-02-007.001, 1110A-01-051.000, 1110A-01-051.003 & 1110A-01-051.005.

**Case No. 21-050-PC – City of Biloxi** – an application for **Text Amendment** to the Land Development Ordinance requesting to Amend **Section 23-3-2(G) – RS-5 High-Density Single-Family Residential District** to remove two-family and three to four family dwellings as specific uses to be authorized within the **RS-5** Zoning district classification and also, **TABLE 23-4-1(C): USE TABLE – NONRESIDENTIAL AND PLANNED DEVELOPMENT DISTRICTS** – to allow a Salvage Yard (formerly referred to as a Junkyard) as a **Conditional Use** exclusively within the **RB Regional Business** and **I Industrial** zoning districts, and further, **Section 23-10-2: Terms and Uses Defined**, to introduce and define the specific use **Salvage Yard**.

## VI. TREE HEARINGS:

**TR-21-004 – Gregory E. Bertucci (owner) and Dennis Stieffel (applicant)** an application request to remove one-hundred twenty-two (122) trees, to include fifty-four (54) Live Oaks, fifty-five (55) Water Oaks, ten (10) Magnolias, and two (2) Sycamores, to allow for the construction of a New Single-Family Residential Subdivision to be known as **Bertucci Park Subdivision**.

## VII. CITY COUNCIL ACTION:

**Case No. 21-045-PC – Chris Rains on behalf of Gulf Coast Jeeps, LLC** – a request for **Conditional Use**, to authorize a fully enclosed **Auto Sales Facility**, proposed to be constructed upon a parcel of land measuring 141.15’ x 215.85’ (more or less) in size and situated within an **NB Neighborhood Business** zoning district, for property identified as 2015 Popp’s Ferry Road (re: Tax Parcel No. 1209C-02-029.000). *The City Council approved this Conditional Use request on August 24, 2021.*

**Case No. 21-046-PC – Greg Mitchell – a request for Conditional Use, to authorize an existing Single Family Residence to be utilized as a Short-Term Rental, for property situated within an RM-30 High-Density Multi-Family Residential zoning district, and identified by municipal address 229 Fayard Street (re: Tax Parcel No. 1410F-06-141.000). *The City Council approved this Conditional Use request on August 24, 2021.***

**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 16, 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  
September 2, 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 19, 2021.

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

**IV. CONTINUED PUBLIC HEARINGS:**

**Case No. 21-049-BZA – Marco Ruiz and Oriana Hernandez** – an application requesting a four foot (4') tall and a partial eight foot (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 identified as 224 Baker Street (re: Tax Parcel No. 1210G-03-015.000). *The owners have requested that this case be continued until the September 16, 2021 meeting.*

**V. NEW PUBLIC HEARING: 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, September 16, 2021, in the Auditorium of the Dr. Martin Luther King, Jr., Municipal Building, located at 676 Dr. Martin Luther King, Jr. Boulevard.

**IX. ADJOURNMENT**