



**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 16, 2021 @ 2:00 p.m.

I. ROLL CALL

II. MINUTES: Approval of Minutes for the Planning Commission Meeting of September 2, 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. 21-038-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** application provides for the addition of a 25,000 square foot storage building to the Treasure Bay Casino and Hotel Complex site, and also, a 25 Space RV Park to be constructed in support of the existing casino complex, upon land 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 and Hotel complex collectively identified as 1980 Beach Boulevard.

Case No. 21-051-PC – City of Biloxi (owner) and AT&T Southeast (applicant) – an application for **Conditional Use** approval, to authorize five small Cell Towers to be erected upon five individual locations within City of Biloxi Rights-of-Way, which locations will be addressed as follows: 883-CT Bayview Avenue, 647-CT Beach Boulevard, 710-CT Beach Boulevard, 808-CT Beach Boulevard and 157-CT Caillavet Street, and identified as sections of city Rights-of-Way situated adjacent to properties currently identified as Tax Parcel Nos: 1410D-01-123.000; 1410K-02-001.000; 1410K-03-070.000, 1410K-03-128.000, and 1410L-03-002.000.

Case No. 21-052-PC Alterna Mortgage Income Fund, LLC (owner) and Ken Jones on behalf of Gulf Coast Development & Design, LLC (applicant) – an application for **Preliminary Subdivision**, coupled with a **Zoning Map Amendment**, to authorize the establishment of a **PD-I: Planned Development – Infill District Master Plan**, for a residential development to be known as **Oak Landing Subdivision**, said application being submitted as a Planned Development – Infill District, as authorized within Section 23-3-4(H) of the Land Development Ordinance. The **Oak Landing PD-I: Planned Development – Infill Master Plan**, as submitted, proposes the creation of twenty-six (26) Single Family Residential Lots which lots will average 3000 square feet (plus or minus) in overall size and will be accessible via the construction of two private streets (easements) having smaller widths than normally authorized – which subdivision streets will require subdivision Street Width Variances to be accomplished, proposed private streets will share an existing entrance driveway currently in existence at U.S. Highway 90 (i.e., Beach Boulevard) – which will serve as the present entrance for both the existing Oak Shores Condominiums as well as the newly proposed Oak Landing Subdivision, for the property site presently identified as 1654 Beach Boulevard (re: Tax Parcel No.1210I-02-064.177).

VI. TREE HEARINGS:

TR-21-005 – Jeff Prusinowski on behalf of Treasure Bay, LLC an application request to remove one-hundred twenty-five (125) trees, to include sixty-eight (68) Live Oaks, fifty-six water oaks (56), and one (1) Bay tree to allow for the construction of a 25 space RV Park and a 25,000 square foot storage building, upon property identified as 1980 Beach Boulevard.

VII. CITY COUNCIL ACTION:

Case No. 21-047-PC – City of Biloxi – an application for a Text Amendments 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. *The City Council held its first reading for this Text Amendment on September 7, 2021.*

Case No. 21-054-PC – David Wheeler on behalf of Starks Investment Properties, LLC – a request for Minor Subdivision Final Plat approval for certain described property currently identified as 1641 Popp’s Ferry Road (re: Tax Parcel No. 1309D-01-002.001). *The City Council approved this Minor Subdivision request on September 7, 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, October 7, 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 16, 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 September 2, 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, and identified as 224 Baker Street (re: Tax Parcel No. 1210G-03-015.000).

V. NEW PUBLIC HEARING:

Case No. 21-053-BZA – William J. Hough, Jr – an application requesting a two foot (2') tall **Fence Height Variance**, to authorize the construction of a six foot (6') tall fence proposed for erection within the front yard setback of an existing single-family residence, which fence will be positioned eleven (11') feet back from N. Country Club Road at an overall height of six feet (6'), instead of at the four foot (4') fence height allowed by ordinance within the front yard setback area, for property situated within an **RS-10 Low-Density Single-Family Residential** zone and identified as 980 N. Country Club Road (re: Tax Parcel No. 1109A-01-016.005).

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, October 7, 2021, in the Auditorium of the Dr. Martin Luther King, Jr., Municipal Building, located at 676 Dr. Martin Luther King, Jr. Boulevard.

IX. ADJOURNMENT