



**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
October 7, 2021 @ 2:00 p.m.

I. ROLL CALL

II. MINUTES: Approval of Minutes for the Planning Commission Meeting of September 16, 2021.

III. PLANNING STAFF/LEGAL COUNSEL/COMMITTEE REPORTS

IV. CONTINUED PUBLIC HEARING:

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 HEARING:

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 HEARING: None

VII. CITY COUNCIL ACTION:

Case No. 21-048-PC – Gregory E. Bertucci (owner) and Dennis Stieffel (applicant) – an application for a **Preliminary Subdivision Re-Plat** and **Master Plan Zoning Map Amendment Update with Variances 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 14th 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) in size, and 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.

The City Council approved this case on September 28, 2021.

Case No. 21-050-PC – City of Biloxi – a request for **Text Amendments** to the Biloxi Land Development Ordinance, specifically 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 within the **RS-5 Zoning district classification**; and **Table 23-4-1(C): Use Table – Nonresidential And Planned Development Districts** – to allow the newly proposed use Salvage Yard (formerly referred to as a Junkyard) as a Conditional Use exclusively within the **RB Regional Business and I**

Industrial zoning districts; and also, to Amend Section 23-10-2: Terms and Uses Defined – to introduce and define the specific use Salvage Yard.

The City Council approved this case on September 28, 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 21, 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

October 7, 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 16, 2021.

III. PLANNING STAFF/LEGAL COUNSEL/COMMITTEE REPORTS

IV. CONTINUED PUBLIC HEARINGS: None

V. NEW PUBLIC HEARING:

Case No. 21-055-BZA – William P. Meyer (owner) and Gerald Hopkins (applicant) – an application requesting several variances, as follows:

1. A forty-one-foot, nine inch (41' 9") **Side-Yard Setback Variance**, to allow a proposed open animal run to be constructed as part of a Kennel to be situated thirty-three feet, three inches (33' 3") from the side property line, instead of at the seventy-five foot (75') side yard setback required by the Use Standards articulated in Section 23-4-(D)(8)a3 of the Land Development Ordinance; and also
2. A Parking Lot **Paving Material Variance**, to authorize the use of limestone instead of asphalt, concrete, brick, stone, pavers, aligned concrete strips, or an equivalent material, as the paving material of choice, for the paving of required customer parking, as provided by Section 23-6-2(C)(3) of the Land Development Ordinance,

all for a property site situated within an **NB Neighborhood Business Zone**, and identified as 8456 Woolmarket Road (re: Tax Parcel No.1107O-01-067.000).

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, October 21, 2021, in the Auditorium of the Dr. Martin Luther King, Jr., Municipal Building, located at 676 Dr. Martin Luther King, Jr. Boulevard.

IX. ADJOURNMENT