



**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  
November 4, 2021 @ 2:00 p.m.

- I. **ROLL CALL**
- II. **MINUTES:** Approval of Minutes for the Planning Commission Meeting of October 21, 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. 21-052-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) 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).

**Note: This case has been continued from the September 23, 2021 meeting, and will be held in abeyance until the owner and applicant resolve some easement issues.**

## V. NEW PUBLIC HEARINGS:

**Case No. 21-058 – City of Biloxi – consideration for – Text Amendments to the Biloxi Land Development Ordinance Sections 23-2-2(G), 23-2-4(I) and 23-6-4, specifically as it relates to the Tree Committee, Tree Permit, and Tree Protection sections of the LDO.**

**Case No. 21-059 – Maenza Property Management, LLC & Jolene Weill (owners) and Freddie Fountain on behalf of Fountain & Associates (applicant) – an application for Preliminary Subdivision proposal coupled with a Zoning Map Amendment, to authorize the establishment of a PD-HB: Planned Development – Hospitality Business District Master Plan, for a development to be known as Beach Side Subdivision, said application being submitted as a Planned Development – Hospitality Business District, as authorized within Section 23-3-4(G) of the Land Development Ordinance, for a single property presently split zoned CB Community Business (north half) and SB Sand Beach (south half) – which north portion has been submitted for re-zoning to PD-HB – Hospitality Business Master Plan. The Beach Side Subdivision PD-HB: Planned Development – Hospitality Business Master Plan, as submitted, proposes the creation of sixteen (16) lots, which lots will be sold individually for a mixture of residential and visitor accommodation uses, will average 3800 square feet (plus or minus) in overall size for each lot, all for properties presently identified as 1845 & 1851 Beach Boulevard (re: Tax Parcel Nos.1210J-03-016.000 & 1210J-03-017.000).**

**Case No. 21-060-PC – BHL, LLC (owner) and Dennis Stieffel (applicant)– an application for Zoning Map Amendment, to authorize a change in zoning district classification for several parcels of land collectively measuring twenty-five and nineteen one–hundredths (25.19) acres (more or less) in size, from their present zoning district classification of NB Neighborhood Business to RM-20 Medium–Density Multi–Family Residential, for four parcels of land presently identified as 1850 Popp’s Ferry Road (re: Tax Parcel Nos. 1208O-01-001.007, 120O-01-001.008, 1208O-01-001.032 & 1208O-01-001.033).**

**VI. TREE HEARING:**

**Case No. TR-21-007 – Freddie Fountain** – A request to remove a total of five (5) trees, to include four (4) Water Oak, and one (1) Live Oaks, to allow for construction of an additional **Parking Lot** for overflow parking for an existing Medical Office Building, situated adjacent to 2781 C.T. Switzer Sr. Drive and 180 Debuys Road and 180 Debuys Road (i.e., Tax Parcel Nos. 1110L-02-008.000 &1110L-02-008.000).

**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, November 18, 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  
November 4, 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 October 7, 2021.
- III. **PLANNING STAFF/LEGAL COUNSEL/COMMITTEE REPORTS**
- IV. **CONTINUED PUBLIC HEARINGS: None**
- V. **NEW PUBLIC HEARINGS:**

**Case No. 21-061-BZA – Gulf Coast Physician Realty Group, LLC (owner) and Freddie Fountain (applicant** – an application for a twenty-three percent (23%) **Impervious Surface Coverage Area Variance**, to authorize the construction of an additional Parking Lot to provide overflow parking for an existing Medical Office Building situated at 2781 C.T. Switzer Sr. Drive, upon land approximately (3) acres (more or less) in size, which project will result in eighty-three percent (83%) coverage of the individual property site, instead of the sixty percent (60%) coverage permitted by ordinance within the **NB Neighborhood Business** zone, for property currently identified as a vacant site situated adjacent to 2781 C.T. Switzer Sr. Drive and 180 Debuys Road (re: Tax Parcel No. 1110L-02-008.000).

**21-062-BZA – Elizabeth Englebretson** – an application for a two foot (2') **Fence Height Variance**, to authorize the construction of a six foot (6') tall fence proposed for erection within the front yard along Gill Avenue, instead of at the four foot (4') height allowed by ordinance, and also, a four foot (4') **Fence Height Variance**, to authorize construction of an eight foot (8') tall privacy fence, proposed to be erected along Judge Sekul Avenue, instead of at the four foot (4') height allowed by ordinance, for a residential property situated within an **NB Neighborhood Business** zone and identified as 228 Gill Avenue (re: Tax Parcel No. 1310H-03-017.000).

**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, November 18, 2021, in the Auditorium of the Dr. Martin Luther King, Jr., Municipal Building, located at 676 Dr. Martin Luther King, Jr. Boulevard.

**IX. ADJOURNMENT**