



**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 18, 2021 @ 2:00 p.m.

- I. **ROLL CALL**
- II. **MINUTES:** Approval of Minutes for the Planning Commission Meeting of November 4, 2021.
- III. **PLANNING STAFF/LEGAL COUNSEL/COMMITTEE REPORTS**
- IV. **CONTINUED 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) 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 continue to be held in abeyance until the owner and applicant resolve some easement issues.

V. NEW PUBLIC HEARING:

Case No. 21-063 – Capital Investments, LLC (owner) and Bradley Thompson (applicant) – an application for Zoning Map Amendment, to authorize a change in zoning district classification for a parcel of land measuring six and four-tenths (6.4) acres (more or less) in size, from its present (split-zone) zoning district classifications of RS-10 Low-Density Single-Family Residential and RM-30 High-Density Multi-Family Residential to CB Community Business, for a parcel of land presently identified as 2506 Beach Boulevard (re: Tax Parcel No. 11100-01-020.000).

VI. TREE HEARING: 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, December 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
November 18, 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 November 4, 2021.

III. PLANNING STAFF/LEGAL COUNSEL/COMMITTEE REPORTS

IV. CONTINUED PUBLIC HEARING:

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).

V. NEW PUBLIC HEARING:

Case No. 21-064-BZA – Capital Investments, LLC (owner) and Bradley Thompson (applicant) – an application to consider several **Variances** necessary to construct a Recreational Vehicle (RV) Park, which variances needed are as follows:

1. An eight-foot (8') **Side-Yard Setback Variance**, to authorize over twenty pads of the p RV park to be situated twelve-feet (12') from a side property line along Grande View Drive, instead of at the twenty foot (20') side yard setback required by ordinance for a corner lot;

2. An eight and three-tenths percent (8.3%) **Impervious Surface Coverage Variance**, to allow this RV Park to cover over sixty-eight percent (68.39%) of the property, instead of the sixty (60%) percent maximum impervious coverage allowed by ordinance; and
3. A **Landscape Buffer Variance**, to allow for the exclusion of a Landscape Buffer along the Northern sixty-nine and nine-tenths linear feet (69.9'), and the Western two-hundred forty-four and one-tenths linear feet (244.1') of the northern and western portions of the property site, as required by ordinance,

all for the property situated within a **CB–Community Business** Zone and currently identified as 2506 Beach Boulevard (i.e., Tax Parcel No.1110O-01-020.000).

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, December 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