



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

- I. **ROLL CALL**
- II. **MINUTES:** Approval of Minutes for the Planning Commission Meeting of November 18, 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. 21-066-PC – Matthew & Jennifer McDonald** – an application for **Conditional Use** approval, 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** zone and identified by municipal address 1501 Avalon Street (re: Tax Parcel No. 1310L-02-042.001).

**VI. TREE HEARING: None**

**VII. CITY COUNCIL ACTION:**

**Case No. 21-058-PC – City of Biloxi** – a request for **Text Amendments** to the **Biloxi Land Development Ordinance** for **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** areas of regulation.

*The City Council conducted a First Reading for this Text Amendment on November 23, 2021.*

**Case No. 21-059-PC – Maenza Property Management, LLC & Jolene Weill (owners) and Freddie Fountain on behalf of Fountain & Associates (applicant),** – a request 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 rezoning to **PH-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).

*The City Council conducted a First Reading for this PD-HB Planned Development-Hospitality Business Mater Plan and Preliminary plat for Beach Side Subdivision on November 23, 2021.*

**Case No. 21-060-PC – BHL, LLC (owner) and Dennis Stieffel (applicant)**  
– a request 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).

*The City Council conducted a First Reading for this Text Amendment on November 23, 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, December 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  
December 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 November 18, 2021.

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

**IV. CONTINUED PUBLIC HEARINGS: None**

**V. NEW PUBLIC HEARINGS: 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, December 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**