



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

- I. **ROLL CALL**
- II. **MINUTES:** Approval of Minutes for the Planning Commission Meeting of December 16, 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 HEARINGS:**

Case No. 21-068-PC – Jinan MS, LLC – an application for Zoning Map Amendment, to authorize a change in zoning district classification for land collectively measuring seventy-eight one-hundredths (.78) of an acre (more or less) in size, from their present

zoning district classifications of **RS-10 Low-Density Single-Family Residential** to **RM-30 High-Density Multi-Family Residential**, for three parcels of land currently identified as 153 & 161 Pine Grove Avenue and 2465 Deming Place (re: Tax Parcel Nos. 1110J-02-091.000, 1110J-02-091.001, & 1110J-02-092.000).

Case No. 21-069-PC – Barry & Jennifer Mullinax – 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 **LB Limited Business** zoning district, and identified by municipal address 2504 Pass Road (re: Tax Parcel No. 1110G-03-155.000).

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 tabled this Text Amendment until the January 4, 2022.

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 re-zoning 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 approved this PH-HB Master Plan on December 7, 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 approved this Zoning Map Amendment on December 7, 2021.

Case No. 21-063-PC – Sundance Capital Investments, LLC (owner) and Bradley Thompson (applicant) – a request for a 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, CB Community Business** and **RM-30 High-Density Multi-Family Residential** to **CB Community Business**, for a property site presently collectively identified as 2506 Beach Boulevard (re: Tax Parcel No. 1110O-01-020.000)

The City Council agreed with Planning Commission recommendation to deny this Zoning Map Amendment on December 7, 2021.

Case No. 21-072 – Barbara Delano on behalf of Gulf States Properties. Inc. – a request for Minor Subdivision Final Plat Approval for a Property site currently contained within and identified as 921 Cedar Lake Road (re: Tax Parcel No. 1308M-02-008.000).

The City Council approved this Minor Subdivision on December 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, January 6, 2022, 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 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 December 2, 2021.

III. PLANNING STAFF/LEGAL COUNSEL/COMMITTEE REPORTS

IV. CONTINUED PUBLIC HEARINGS: None

V. NEW PUBLIC HEARINGS:

Case No. 21-070-BZA – Theodore Garner – an application for a seventeen foot eight inch (17' 8") **Rear Yard Setback Variance**, to allow an existing attached Carport to be enclosed and situated to within two feet four inches (2' 4") of the rear property line, instead of at the twenty foot (20') Rear-Yard Setback required by ordinance, for property situated with an **RS-7.5 Medium-Density Single-Family Residential** zone, and identified as 149 Miramar Avenue (i.e., Tax Parcel No. 1310L-04-128.000)

Case No. 21-071-BZA – Joe & Melissa Toothman – an application for a fifteen foot (15') adjacent property **Setback Variance**, to allow a proposed Accessory Use (i.e., a Chicken Coop) to be constructed to within five feet (5') of the rear property line, instead of at the twenty foot (20') setback to any property line, as required by ordinance, for property situated with an **RE Residential Estate** zone, and identified as 13051 Marvin Street (i.e., Tax Parcel No. 1107O-01-062.000).

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, January 6, 2022, in the Auditorium of the Dr. Martin Luther King, Jr., Municipal Building, located at 676 Dr. Martin Luther King, Jr. Boulevard.

IX. ADJOURNMENT