



**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  
January 6, 2022 @ 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. 22-001-PC – City of Biloxi – an application for Text Amendment to the Land Development Ordinance, to revisit the Section of the Land Development Ordinance which authorizes and regulates the operation of Short-Term Rentals in the City of Biloxi. To consider a text change, specifically to consider an amendment to the regulations pertaining to Short-Term Rental uses, providing that Short-Term Rentals cannot be established within Recreational Vehicles (RVs) or Mobile/Manufactured Homes.**

**Case No. 22-002-PC – Biloxi, MHC, LLC** – an application for **Zoning Map Amendment**, to authorize a change in zoning district classification for a portion of a parcel of land measuring nine and forty-two one-hundredths (9.42) of an acre (more or less) in size, from its present zoning district classifications of **NB Neighborhood Business** and **RMH Residential Manufactured/Mobile Home**, to reclassify the entire parcel to the **RMH Residential Manufactured/Mobile Home** zone, for land currently identified as 1718 Pass Road (re: Tax Parcel No. 1210H-04-014.000).

**Case No. 22-003-PC – Michael Schmitt IV** – 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 zoning** district, and identified by municipal address 646 Water Street (re: Tax Parcel No. 1410K-01-057.000).

**Case No. 22-004-PC – Patrick Davis** – an application for **Conditional Use Approval**, to authorize the establishment of an **Auto Repair and Servicing facility without Painting/Bodywork**, within a vacant commercial building situated upon a parcel of land 60' x 176' (More or Less) in size, and located within an **NB Neighborhood Business** zoning district, for property identified as 234 Iberville Drive (re: Tax Parcel No. 1210H-02-008.000).

**Case No. 22-005-PC – Warr Properties II, LLC (owners) and Gulf Coast Development & Design, LLC (applicant)** – an application for **Preliminary Subdivision** approval for a forty (40) lot Single-Family residential subdivision, submitted under the working title: **Eula Cove Townhomes**, to be constructed upon two parcels of land collectively measuring seven and twenty-four one-hundredths (7.24) acres (more or less) in size, and presently identified as two unaddressed parcels fronting north and south upon Eula Street (re: Tax Parcel Nos. 1110D-01-038.001 & 1110E-01-103.000).

## **VI. TREE HEARING:**

**Case No. TR-22-001 – Ken Jones on behalf of Gulf Coast Development & Design, LLC** – an application to remove a total of thirteen (13) trees, to include two (2) White Oaks, one (1) Black Gum, and nine (9) Live Oaks, to allow for the construction of a proposed new Residential Subdivision: **Eula Cove Townhomes**, upon two unaddressed parcels fronting north and south of Eula Street (re:Tax Parcel Nos. 1110D-01-038.001 & 1110E-01-103.000).

## **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, January 20, 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  
January 6, 2022

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 16, 2021.

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

**IV. CONTINUED PUBLIC HEARINGS: None**

**V. NEW PUBLIC HEARINGS:**

**Case No. 22-006-BZA – Edwin Pagan (owner) and Solar Alternatives (applicant) –** an application for **Variance**, to allow Solar Panels to be placed upon the front section of a roof visible to Lynn Drive [and as such, not in conformance with Accessory Use Standards recited within Section 23-4:4(C)(21)a of the Land Development Ordinance, which states that “...solar equipment shall not be visible along the front street elevation,”] for property situated within an **RS-10 Low-Density Single Family Residential** zone, and identified by municipal address 330 Lynn Drive (re: Tax Parcel No. 1110H-01-012.000).

**Case No. 22-007-BZA – Robert L. Deming III –** an application for a twenty-seven foot (27’) **Rear Yard Setback Variance**, to authorize the construction of a pool three feet (3’) from the rear property line (due to the secondary front yard setback required by ordinance for a through lot, requiring the rear yard setback to be a thirty foot (30’ setback within an **RS-10 Low-Density Single Family Residential District Zone**), for property identified as 946 Caroline Drive (re: Tax Parcel No. 1208O-01-009.052).

**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 20, 2022, in the Auditorium of the Dr. Martin Luther King, Jr., Municipal Building, located at 676 Dr. Martin Luther King, Jr. Boulevard.

**IX. ADJOURNMENT**