



**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 20, 2022 @ 2:00 p.m.

I. ROLL CALL

II. MINUTES: Approval of Minutes for the Planning Commission Meeting of January 6, 2022.

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 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. 22-009-PC – Thom Newman II – an application for **Conditional Use Approval**, to authorize the establishment of an **Outdoor Storage Facility** [i.e., a 58 – stall covered but unenclosed storage facility, inclusive of a building for maintenance and administration tasks – for the express purpose of storing Recreational Vehicle (RV) units], located upon two parcels of land collectively comprising 2.18 acres of land, identified as 939 Tommy Munro Drive (re: Tax Parcel Nos. 1208P-01-003.020 & 1208P-01-003.021).

VI. TREE HEARING:

Case No. TR-22-002 – Thom Newman II – an application to remove a total of twenty-one (21) trees, to include seventeen (17) Live Oaks, and four (4) Magnolias, to allow for the construction of a proposed new **Outdoor Storage Facility**, upon two parcels of land collectively identified as 939 Tommy Munro Drive (re:, Tax Parcel Nos. 1208P-01-003.020 & 1208P-01-003.021).

VII. CITY COUNCIL ACTION:

Case No. 22-058-PC – City of Biloxi – a request 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. ***The City Council tabled this Text Change until January 18, 2022.***

Case No. 22-066-PC – Matthew & Jennifer McDonald – a request 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). ***The City Council denied this Conditional Use request on January 4, 2022.***

Case No. 22-068-PC – Jinan MS, LLC – a request 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). ***The City Council held a first reading for this Zoning Map Amendment on January 4, 2022.***

Case No. 22-069-PC – Barry & Jennifer Mullinax – a request 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). *The City Council approved this Conditional Use on January 4, 2022*

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, February 3, 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 20, 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 January 6, 2022.
- III. **PLANNING STAFF/LEGAL COUNSEL/COMMITTEE REPORTS**
- IV. **CONTINUED PUBLIC HEARINGS: None**
- V. **NEW PUBLIC HEARINGS:**

Case No. 22-010-BZA – Thom Newman II – an application for several **Variances** necessary to construct an **Outdoor Storage Facility** [i.e., a 58 – stall covered but unenclosed storage facility), inclusive of a building for maintenance and administration task – for the express purpose of storing Recreational Vehicle (RV) units], which variances needed are as follows:

1. A ten-foot (10') **Front–Yard Setback Variance**, to authorize several RV units to be situated thirty-feet (30') from the front property line along Tommy Munro Drive, instead of at the forty (40') foot front yard setback required by ordinance;
2. A two-feet seven inches (2.7') **Side–Yard Setback Variance**, to authorize several RV units to be situated seven and one-half foot (7.5') from the North side property line, instead of at the ten (10') foot side yard setback required by ordinance; and
3. A five foot (5') **Side–Yard Setback Variance**, to authorize several RV units to be situated five (5') feet from the South side property line, instead of at the ten (10') foot side yard setback required by ordinance;

all for a property site currently identified as 939 Tommy Munro Drive (re: Tax Parcel Nos. 1208P-01-003.020 & 1208P-01-003.021).

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, February 3, 2022, in the Auditorium of the Dr. Martin Luther King, Jr., Municipal Building, located at 676 Dr. Martin Luther King, Jr. Boulevard.

IX. ADJOURNMENT