



**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
February 3, 2022 @ 2:00 p.m.

- I. **ROLL CALL**
- II. **MINUTES:** Approval of Minutes for the Planning Commission Meeting of January 20, 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 HEARINGS:**

Case No. 22-011-PC – City of Biloxi – Text Amendments to the **Land Development Ordinance**, involving typographical corrections to **Table 23-4-1(C) Use Table – Non-Residential and Planned Development Districts**, as it relates to scrivener errors discovered within the Use-Specific Standards.

Case No. 22-012-PC – Sundance Capital Investments, LLC (owner) and Elliott Homes, LLC (applicant) – 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 zoning district classifications of **CB Community Business, RM-30 High–Density Multi–Family Residential**, and **RS-10 Low-Density Single-Family Residential** to **RS-5 High-Density Single-Family Residential**, for a parcel of land presently identified as 2506 Beach Boulevard (re: Tax Parcel No. 1110O-01-020.000).

Case No. 22-013-PC – Sundance Capital Investments, LLC (owner) and Elliott Homes, LLC (applicant) – application for Preliminary Subdivision approval for a thirty-nine (39) lot Single-family residential subdivision, submitted under the working title: **Grande View Green Subdivision**, to authorize construction upon a parcel of land measuring six and four-tenths (6.4) acres (more or less) in size, for property presently identified as 2506 Beach Boulevard (re: Tax Parcel No. 1110O-01-020.000).

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 Sections 23-2-2(G), 23-2-4 (I) and 23-6-4, as it relates specifically to the Tree Committee, Tree Permit, and Tree Protection. ***The City Council tabled this Text Change request until February 1, 2022.***

Case No. 21-068-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 approved this Zoning Map Amendment on January 25, 2022.***

Case No. 22-001-PC – City of Biloxi – a request for **Text Amendments to the Biloxi Land Development Ordinance**, 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**. *The City Council conducted a first reading of this Text Change request on January 25, 2022.*

Case No. 22-003-PC – Michael Schmitt IV – a request for **Conditional Use** 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). *The City Council approved this Conditional Use on January 25, 2022.*

Case No. 22-004-PC – Patrick Davis – a request for **Conditional Use** 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). *The City Council approved this Conditional Use on January 25, 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 17, 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
February 3, 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 20, 2022.
- 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, February 17, 2022, in the Auditorium of the Dr. Martin Luther King, Jr., Municipal Building, located at 676 Dr. Martin Luther King, Jr. Boulevard.
- IX. **ADJOURNMENT**