



**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 17, 2022 @ 2:00 p.m.

**I. ROLL CALL**

**II. MINUTES:** Approval of Minutes for the Planning Commission Meeting of February 3, 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 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. 22-014-PC – James B. & Naomi A. Foster – 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 107 Jefferson Davis Avenue (re: Tax Parcel No. 1310L-04-051.001).**

**Case No. 22-015-PC – Millcrick Holdings, LLC (owner) James Kidd (applicant)** – 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 244 Reynoir Street (re: Tax Parcel No. 1410F-06-078.000).

**VI. TREE HEARING: None**

**VII. CITY COUNCIL ACTION:**

**Case No. 22-009-PC – Thom Newman II** – a request 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). *The City Council will hear this Conditional Use on February 15, 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, March 3, 2022 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 17, 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 February 3, 2022.

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

**IV. CONTINUED PUBLIC HEARINGS: None**

**V. NEW PUBLIC HEARING:**

**Case No. 22-016-BZA – Ellen Kempner and Lee Sucherman – an application to consider two **Variations** necessary to construct a new Single-Family residence, which variations needed are as follows:**

1. A six foot, six inch (6'6") **Front–Yard Setback Variation**, to allow a proposed single-family residence to be constructed twenty-three feet, six inches (23'6") from the front property line, instead of at the thirty foot (30') foot front yard setback required by ordinance; and
2. A seven foot, eight inch (7'8") **Rear–Yard Setback Variation**, to allow this proposed residence to be situated twelve feet, four inches (12'4") from the rear property line, instead of at the twenty foot (20') rear yard setback required by ordinance;

all for a vacant property situated within an **RS-10 Low–Density Single–Family Residential Zone**, currently identified as 10179 South River Drive (re: Tax Parcel No.1009H-01-029.000).

**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, March 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**