



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

- I. **ROLL CALL**
- II. **MINUTES:** Approval of Minutes for the Planning Commission Meeting of February 17, 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. 22-017-PC – Sundance Capital Investments, LLC (owners) Elliott Homes, LLC (applicant) – a request for Preliminary Subdivision approval coupled with a Zoning Map Amendment, to authorize the establishment of a PD-R: Planned Development – Residential District Master Plan, for an application submitted to request the establishment of a Planned Development – Residential District, as authorized within Section 23-3-4(C) of the Land Development Ordinance, for a property site presently split zoned CB Community Business, RM-30 High-Density Multi-Family Residential, and RS-10 Low-Density Single-Family Residential.**

The **Pointe Breeze Subdivision PD-R: Planned Development – Residential District Master Plan**, as submitted, proposes the creation of thirty-nine (39) Single-Family residential lots, to be constructed in two Phases upon a site 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. 11100-01-020.000).

**Case No. 22-018-PC – Edwin R. & Jennifer G. Miles (owners) and Craig & Natalie Balius, II (owners/applicants) – an application for Vacation of a portion of an un-improved Public Right-of-Way, approximately 285’ feet in length and 12.83’ feet (More or Less) in width, identified as an un-improved section of South Hill Drive (formerly Brasher Road) R.O.W. situated immediately adjacent to three properties identified as 700 Live Oak Drive, 721 Highland Drive, and an unaddressed parcel situated adjacent to this section of Right-of-Way.**

VI. **TREE HEARING: None**

VII. **CITY COUNCIL ACTION:**

**Case No. 20-050-PC – City of Biloxi – a charge from The Biloxi City Council to consider proposed Text Amendments to the Code of Ordinances to address proposed modification of text related to Section 13-1-12- Fireworks and 23-4-3(D)(8)(m) – Seasonal Fireworks Sales.** *(The Planning Commission recommended approval of these Text Amendments, by a vote of 11-0, on December 3, 2020).*  
**The City Council approved these Text Amendments, as amended, on February 22, 2022.**

**Case No. 22-011-PC – City of Biloxi – Text Amendments to the Land Development Ordinance, involving 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.** *(The Planning Commission recommended approval of these Text Amendment, by a vote of 12-0, on February 3, 2022).*  
**The City Council held a first reading on these Text Amendments on February 22, 2022.**

**Case No. 22-027– Michael T Williams, D.M.D., LLC – Minor Subdivision Final Plat** approval for a property site currently identified as 1980 Popp’s Ferry Road (re: tax parcel no. 1209C-01-028.000).  
*The City Council approved this Minor Subdivision plat (for two lots) on February 22, 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 17, 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  
March 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 February 17, 2022.
- III. **PLANNING STAFF/LEGAL COUNSEL/COMMITTEE REPORTS**
- IV. **CONTINUED PUBLIC HEARINGS: None**
- V. **NEW PUBLIC HEARINGS:**

**Case No. 22-020-BZA – Kathleen Mangnitz on behalf of Orange Public Storage, LLC** – a request for a fourteen (14') **Front Yard Setback Variance**, to authorize the construction of a single-family residence eleven feet (11') from the front property line, instead of at the twenty-five foot (25') setback required by ordinance, for a property situated within the **WF-Waterfront District Zone**, and identified as 107 Keller Avenue (re: Tax Parcel No. 1410J-04-042.002).

**Case No. 22-021-BZA Mike and Vickie Foley** – a request for a four foot (4') **Fence Height Variance**, to authorize construction of an eight foot (8') tall privacy fence proposed for erection within the rear yard setback, which fence will be positioned alongside Big Lake Road at an overall height of eight feet (8'), instead of at the four foot (4') height normally allowed by ordinance within the rear yard area of a through lot, for property situated in an **RS-10 Low-Density Single-Family Residential Zone** and identified as 2594 Andover Court (re: Tax Parcel No. 1110C-01-059.016).

- 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 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**