



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

- I. **ROLL CALL**
- II. **MINUTES:** Approval of Minutes for the Planning Commission Meeting of March 3, 2022.
- III. **PLANNING STAFF/LEGAL COUNSEL/COMMITTEE REPORTS**
- IV. **CONTINUED PUBLIC HEARINGS:**

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 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.

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.**

V. NEW PUBLIC HEARINGS:

Case No. 22-019-PC – Jeffrey and Tientse Reisch – an application for **Conditional Use**, to authorize three (3) Single-Family Residences to be constructed upon a single lot of record, upon a property site .50 of an acre (More or Less) in size, and located within an **RB Regional Business** zoning district, for property identified as 647 Howard Avenue (re: Tax Parcel No. 1410K-01-049.000).

Case No. 22-022-PC – Harrison County Lodging Development, LLC (owner) and Neil Polen on behalf of Dale Partners Architects (applicant) – a request for **Zoning Map Amendment** to authorize the establishment of a **PD-HB: Planned Development – Hospitality Business District Master Plan**, said application being submitted as a Planned Development – Hospitality Business District as authorized within Section 23-3-4(G) of the Land Development Ordinance, for three properties presently split zoned **RM-20 Medium-Density Multi-Family Residential** (south parcels) and **RS-7.5 Medium-Density Single-Family Residential** (north parcel) – which parcels have been submitted as a single property site for re-zoning to **PS-HB – Hospitality Business District Zone**.

The **PD-HB: Planned Development – Hospitality Business Master Plan**, as submitted, proposes the creation of two new Hotels, for the single property site collectively identified as 1252 & 1254 Beach Boulevard and 1257 Father Ryan Avenue (re: Tax Parcel Nos. 1310J-04-121.000, 1310J-04-122.000 & 1310J-04-122.002).

Case No. 22-024-PC – G.M.R.I. Inc. (owner) and Felix Bertucci on behalf of Audubon Realty, II (applicant) – a request **Conditional Use Approval**, to authorize the construction of a new **Convenience Store with Gas** facility, upon a parcel of land 2.8 acres (More or Less) in size, and located within an **NB Neighborhood Business** zoning district, for property presently identified as 2790 Beach Boulevard (re: Tax Parcel No. 1110M-03-008.000).

Case No. 22-025-PC – Chesten Lee Felsher (owner) and Dennis Stieffel (applicant) – a request for **Zoning Map Amendment**, to authorize a change in zoning district classification for two parcels of land collectively measuring forty (40) acres (more or less) in size, from their present zoning district classifications of **A Agricultural** and **RE-Residential Estate** to **RS-10 Low-Density Single-Family Residential**, for two parcels fronting to Jim Byrd Road (re: Tax Parcel Nos. 1107H-02-010.000 & 1107I-01-027.002).

Case No. 22-026-PC – Chesten Lee Felsher (owner) and Dennis Stieffel (applicant) – a request for **Preliminary Subdivision** approval for a fifty-nine (59) lot Single-family residential subdivision, submitted under the working title: **Jim Byrd Road Subdivision**, to be constructed upon land collectively measuring forty (40) acres (more or less) in size, presently identified as two unaddressed parcels

fronting upon Jim Byrd Road (re: Tax Parcel Nos. 1107H-02-010.000 & 1107I-01-027.002).

VI. TREE HEARING:

Case No. 22-003 – Harrison County Lodging Development, LLC (owner) and Neil Polen on behalf of Dale Partners Architects (applicant) – an application to remove a total of nine (9) trees to allow for the creation of two new Hotels, for properties presently identified as 1252 & 1270 Beach Boulevard and 1257 Father Ryan Avenue (re: Tax Parcel Nos. 1310J-04-121.000, 1310J-04-122.000 & 1310J-04-122.002).

VII. CITY COUNCIL ACTION:

Case No. 20-033-PC – Frank Zhang, DBA 133 Briarfield LLC – a Zoning Map Amendment, a request for a change in zoning district classification for two non-contiguous parcels of land measuring approximately one and one-half acre and one-half acre, respectively in overall size, from their present zoning district classifications of **RM-30 High-Density Multi-Family Residential to CB Community Business**, for properties identified as 133 Briarfield Avenue and also an unaddressed parcel situated directly behind 145 Briarfield Avenue, for properties further identified as Tax Parcel Nos. 1110J-02-118.000 & 1110J-02-123.000. (The Planning Commission recommended denying this Zoning Map Amendment on September 3, 2020.) ***The City Council recalled this case and tabled it on January 25, 2022 at the request of applicant's attorney.***

The City Council approved this Zoning Map Amendment on March 8, 2022, subject to specific conditions.

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 for that table. ***The Planning Commission recommended approval of this Text Amendment, by a vote of 12-0, on February 3, 2022.***

The City Council approved these Text Amendments on March 8, 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, April 7, 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
March 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 *March 3, 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, April 7, 2022, in the Auditorium of the Dr. Martin Luther King, Jr., Municipal Building, located at 676 Dr. Martin Luther King, Jr. Boulevard.

IX. ADJOURNMENT