



**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
April 7, 2022 @ 2:00 p.m.

I. ROLL CALL

II. MINUTES: Approval of Minutes for the Planning Commission Meeting of March 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 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. 22-029-PC – City of Biloxi – an application for Text Amendment to the Land Development Ordinance (LDO) involving minor modifications to Section 23-6-3(H)(3)a – Stormwater Pond Landscaping – as follows:

Section 23-6-3(H)

a. Fencing

1. Stormwater retention or detention ponds shall be surrounded by a green or black vinyl coated chain-link fence at least four feet high. All fences shall provide a securable entrance gate.
2. Fences around stormwater ponds shall not be required when the site containing the pond is entirely surrounded by a fence at least six feet high.
3. Fences around stormwater ponds shall not be required when the depth of the pond is less than three feet, and the pond maintains a slope of 3:1 or less.

Case No. 22-030-PC – John Felsher on behalf of M. J. Kane, LLC – a request for **Zoning Map Amendment**, to authorize a change in zoning district classification for two parcels of land collectively measuring six and nine one-tenths (6.9) acres (more or less) in size, from their present zoning district classification of **NB Neighborhood Business** to **RB Regional Business**, for two parcels of land collectively identified as 13193 Husley Road (re: Tax Parcel Nos. 1207M-01-014.000 & 1207M-01-015.000)

Case No. 22-031-PC – Huoung Dao and Nguyet Le (owners) and Susan Jones (applicant) – a request for **Conditional Use** approval **with Variances**, to authorize the establishment of a **Tattoo Parlor (i.e., a Tattoo or Body Piercing Establishment)** within the same block as property zoned residential for the new business to be situated within an existing commercial building situated upon a parcel of land 75.25' x 116.2' (More or Less) in size and located within an **NB Neighborhood Business** zoning district, for property identified as 271 Iberville Drive (re: Tax Parcel No. 1210H-02-016.000).

Case No. 22-032-PC Maria Angela Picolo – 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** zone, identified by municipal address 350 Howard Avenue (re: Tax Parcel No. 1410I-05-074.000).

VI. TREE HEARING: None

VII. CITY COUNCIL ACTION:

Case No. 22-015-PC – Millcrick Holdings, LLC (owner) James Kidd (applicant) – 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 244 Reynoir Street (re: Tax Parcel No. 1410F-06-078.000 [Note: The Planning Commission recommended approval of this Conditional Use, by a vote of 11-1, on February 17, 2022]. **The City Council approved this Conditional Use on March 22, 2022, as per the Planning Commission's recommendation.**

Case No. 22-017-PC – Sundance Capital Investments, LLC (owners) Elliott Homes, LLC (applicant), – a request for Preliminary Subdivision 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 a thirty-nine (39) lot Single-Family Residential Subdivision, 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. 1110O-01-020.000). [Note: The Planning Commission recommended approval of this **Preliminary Subdivision/Zoning Map Amendment**, by a vote of 10-1, on March 3, 2022). The City Council approved this **PDR: Planned Development – Residential District Master Plan on March 22, 2022, as per the Planning Commission’s recommendation.**

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 21, 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
April 7, 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 17, 2022.

III. PLANNING STAFF/LEGAL COUNSEL/COMMITTEE REPORTS

IV. CONTINUED PUBLIC HEARINGS: None

V. NEW PUBLIC HEARING:

Case No. 22-033-BZA - Matthew Jason & Whitney Sumrall – a request for a **Driveway Variance**, to authorize the construction of a second driveway to a Single Family Residence currently under construction, for property situated within an **RS-7.5 Medium-Density Single-Family Residential** zoning district, and identified as 399 Fly Away Court (re: Tax Parcel No. 1110D-01-113.000).

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, April 21, 2022, in the Auditorium of the Dr. Martin Luther King, Jr., Municipal Building, located at 676 Dr. Martin Luther King, Jr. Boulevard.

IX. ADJOURNMENT