



**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 21, 2022 @ 2:00 p.m.

- I. **ROLL CALL**
- II. **MINUTES:** Approval of Minutes for the Planning Commission Meeting of April 7, 2022.
- III. **PLANNING STAFF/LEGAL COUNSEL/COMMITTEE REPORTS**
- IV. **CONTINUED PUBLIC HEARINGS: None**
- V. **NEW PUBLIC HEARINGS:**

Case No. 22-034-PC – Shannon Becker (owner) and Kevin Cutill on behalf of Crusaders for Veterans, Inc. (applicant) – an application for a Zoning Map Amendment, to authorize a change in zoning district classification for a parcel of land measuring 100' x 210' in size, from its present zoning district classification of RE Residential Estate to CB Community Business, for a parcel of land presently identified as 13133 Reece Bergeron Road (re: Tax Parcel No. 13070-01-013.000).

Case No. 22-035-PC – San Luis Investments, LLC (owner) and Machado/Patano, PLLC (applicant) – an application for Preliminary Subdivision Replat with a Cul-de-sac Street Length Variance to create a nine (9) lot Single-Family Residential subdivision with an eight hundred foot (800') long cul-de-sac street, submitted under the working title: The Reserve at Marsh Island, to be constructed upon a parcel of land measuring eleven (11+/-) acres (more or less) in size, presently identified as 745 Barrett Road (re: Tax Parcel No. 1109J-01-005.000).

VI. **TREE HEARING: None**

VII. **CITY COUNCIL ACTION:**

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).). [Note: The Planning Commission recommended approval of this PD-HB by a vote of 11-2, on March 17, 2022] ***The City Council will consider this case on April 19, 2022.***

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). [Note: The Planning Commission recommended approval of this Map Amendment by a vote of 13-0, on March 17, 2022] ***The City Council will consider this case on April 19, 2022.***

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). [Note: The Planning Commission recommended approval of this Preliminary Subdivision, by a vote of 13-0, on March 17, 2022] ***The City Council will consider this case on April 19, 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, May 5, 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 21, 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 April 7, 2022.

III. PLANNING STAFF/LEGAL COUNSEL/COMMITTEE REPORTS

IV. CONTINUED PUBLIC HEARINGS: None

V. NEW PUBLIC HEARING:

Case No. 22-036-BZA - Donna Moak on behalf of Moak Investments Properties, LLC – a request for a sixteen foot (16') **Rear Yard Setback Variance**, to authorize the construction of four (4) new residences to be built four feet (4') from the rear property line, and a fourteen foot (14') **Front Yard Setback Variance** to authorize the residences to be situated eleven foot (11') from the front property line, upon a property site situated within an **RM-20 Medium-Density Multi-Family Residential District Zone**, for property identified as 546, 548, 554, and 556 Comfort Place (formerly 124 Lee Street) (re: Tax Parcel No. 1410J-04-049.000).

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, May 5, 2022, in the Auditorium of the Dr. Martin Luther King, Jr., Municipal Building, located at 676 Dr. Martin Luther King, Jr. Boulevard.

IX. ADJOURNMENT