



**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
May 5, 2022 @ 2:00 p.m.

- I. **ROLL CALL**
- II. **MINUTES:** Approval of Minutes for the Planning Commission Meeting of April 21, 2022.
- III. **PLANNING STAFF/LEGAL COUNSEL/COMMITTEE REPORTS**
- IV. **CONTINUED PUBLIC HEARINGS: None**
- V. **NEW PUBLIC HEARINGS:**

Case No. 22-037-PC – City of Biloxi – for the introduction of Cannabis related uses to the **Biloxi Land Development Ordinance**, to include the definitions of specific uses, identification of the zoning district where these uses will be authorized as **Permitted** and **Conditional Uses**, and Use Specific Standards required for each use category. The sections of ordinance to include the following **Text Amendments** to the **Biloxi Land Development Ordinance**: specifically, to provide – **Article 23-10-2: Terms and Uses Defined – Section 23-4-3(D)(8)n – 23-4-3(D)(8)o – Article 23-4 Use Standards –Section 23-4-1: Use Standards – Section 23-4-1 (B): Use Table-Residential Districts – Section 23-4-1 (C) Use Table: Nonresidential and Planned Development Districts.**

Case No. 22-038-PC – Heidi & Dan Hoye Case – an application for **Zoning Map Amendment**, to authorize a change in zoning district classification for a parcel of land measuring eighty-seven one-hundredths (.87) of an acre (more or less) in size, from its present zoning district classification of **RS-7.5 Medium-Density Single-Family Residential** to **RM-10 Low-Density Multi-Family Residential**, for a parcel of land identified as 1611 Glenn Swetman Street (re: Tax Parcel No. 1310L-04-154.006).

Case No. 22-039-PC – Heidi & Dan Hoye Case – an application for **Conditional Use** approval, to authorize an existing Single Family Residence to be utilized as a **Bed and Breakfast**, for property presently situated within an **RS-7.5 Medium-Density Single-Family Residential zone** – [which property has been submitted for **Zoning**

Map Amendment to RM-10 Low-Density Multi-Family Residential (re: Case No. 22-038-PC)], and identified by municipal address 1611 Glenn Swetman Street (re: Tax Parcel No. 1310L-04-154.006).

Case No. 22-040-PC – Matthew & Jennifer McDonald – 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** zone and identified by municipal address 119 Saint George Avenue (formerly 1501 Avalon Street) (re: Tax Parcel No. 1310L-02-042.001).

Case No. 22-041-PC – Jason & Kim Johnson – an application for **Conditional Use** approval, to authorize four existing Single-Family Residences to be utilized as **Short-Term Rental**, for properties situated within an **NB Neighborhood Business** zone, and identified by municipal addresses 1683 A & B, 1685, and 1687 Irish Hill Drive (re: Tax Parcel Nos. 1210I-02-065.000, 1210I-02-066.000 & 1210I-02-067.000).

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 conduct a Public Hearing to discuss this case on June 7, 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 approved this case on April 26, 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 approved this case on April 26, 2022.***

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.**

[Note: The Planning Commission recommended approval of this **Text Amendment**, by a vote of 13-0, on April 7, 2022] ***The City Council held a first reading for this case on April 26, 2022.***

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 together identified as 13193 Husley Road (re: Tax Parcel Nos. 1207M-01-014.000 & 1207M-01-015.000). [Note: The Planning Commission recommended approval of this **Map Amendment** by a vote of 14-0, on April 7, 2022] *The City Council held a first reading of this case on April 26, 2022.*

Case No. 22-031-PC – Huong 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** within a commercial building situated within an **NB Neighborhood Business** zoning district, for property identified as 271 Iberville Drive (re: Tax Parcel No. 1210H-02-016.000). [Note: The Planning Commission recommended approval of this **Conditional Use** by a vote of 14-0, on April 7, 2022] *The City Council approved this case on April 26, 2022.*

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, and identified by municipal address 350 Howard Avenue (re: Tax Parcel No. 1410I-05-074.000). [Note: The Planning Commission recommended approval of this **Conditional Use** by a vote of 14-0, on April 7, 2022] *The City Council approved this case on April 26, 2022.*

VIII. OLD BUSINESS:

Case No. 21-057 – Toxey Gerald Collins – an application requesting **Conditional Use Approval**, to authorize the re-establishment of a **Self-Storage Facility** within an existing building, located upon a parcel of land identified as 13041 Lorraine Road (re: Tax Parcel No. 1107 -33-044.000). To address modification to the original site plan.

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 19, 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
May 5, 2022

To Commence Immediately Following the 2:00 p.m.
Biloxi Planning Commission Meeting

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- II. MINUTES:** Approval of Minutes for the Board of Zoning Adjustments (BZA) Meeting of April 21, 2022.
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- IV. CONTINUED PUBLIC HEARINGS: None**
- V. NEW PUBLIC HEARING: None**
- VI. OLD BUSINESS:**
- VII. NEW BUSINESS:**
- VIII. COMMUNICATIONS:**

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- IX. ADJOURNMENT**