



**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 19, 2022 @ 2:00 p.m.

I. ROLL CALL

II. MINUTES: Approval of Minutes for the Planning Commission Meeting of May 5, 2022.

III. PLANNING STAFF/LEGAL COUNSEL/COMMITTEE REPORTS

IV. CONTINUED PUBLIC HEARINGS:

Case No. 22-042-PC – Sims Metal Management Gulf Coast, LLC (owner) and SA Recycling, LLC (applicant) – an application for a Zoning Map Amendment, to authorize a change in zoning district classification for a parcel of land collectively measuring three (3) acres (more or less) in size, from its present zoning district classification of A Agricultural to I Industrial for a parcel of land presently identified as 11415 Old Highway 67 (re: Tax Parcel No. 1308C-02-001.002). This case has been continued to allow the applicant to submit additional information to DRC.

Case No. 22-043-PC – Sims Metal Management Gulf Coast, LLC (owner) and SA Recycling, LLC (applicant) – an application requesting Conditional Use Approval, to authorize an existing Commercial Building to be utilized as an Other Industrial Production & Manufacturing facility (i.e., a Recycling Center), upon a parcel of land 3.1 acres (More or Less) in size, and located within an A Agricultural zoning district, [which property has been submitted for Zoning Map Amendment to I Industrial (re: Case No. 22-042-PC)], for property presently identified as 11415 Old Highway 67 (re: Tax Parcel No. 1308C-02-001.002). This case has been continued to allow the applicant to submit additional information to DRC.

V. NEW PUBLIC HEARINGS:

Case No. 22-044-PC – BBH, LLC (owner) and Machado Patano, PLLC (applicant) – an application for Preliminary Subdivision Replat, coupled with a Zoning Map Amendment, to authorize eighteen properties presently zoned RB Regional Business, to be considered for re-zoning to PD-I – Planned Development Infill as part of a Preliminary Subdivision Replat/Master Plan, as

submitted, to authorize the creation of nine (9) Single-Family Residential lots, for properties presently identified as eighteen (18) unaddressed parcels fronting to Caillavet Street (re: Tax Parcel Nos. 1410E-02-019.026, 1410E-02-019.025, 1410E-02-019.024, 1410E-02-019.023, 1410E-02-019.022, 1410E-02-019.021, 1410E-02-019.020, 1410E-02-019.019, 1410E-02-019.018, 1410E-02-019.017, 1410E-02-019.016, 1410E-02-019.015, 1410E-02-019.014, 1410E-02-019.013, 1410E-02-019.012, 1410E-02-019.011, 1410E-02-019.010, and 1410E-02-019.009).

Case No. 22-045-PC – Tangi East, LLC – an application for **Preliminary Subdivision Re-plat** of Lot 2A of Cedar Poppa II Subdivision, resulting in the establishment of Lot 2A-1, measuring four (4) acres (more or less) in size, and Lot 2A-2, measuring two and seventy-seven one-hundredths (2.77) acres (more or less) in size, both lots of which will remain part of Cedar Poppa II Subdivision, presently identified as 921 Cedar Lake Road (re: Tax Parcel No. 1208P-01-005.004).

Case No. 22-046-PC – Gulf Coast Development & Design, LLC – an application for **Preliminary Subdivision** approval for a twelve (12) lot Single-family residential subdivision, submitted under the working title: **Eula Cove Townhomes, Phase II** to be constructed upon a parcel of land measuring ninety-three one-hundredths (0.93) of an acre (more or less) in size, presently identified as an unaddressed parcel fronting upon Eula Street (re: Tax Parcel No. 1110E-01-103.000).

VI. TREE HEARING:

TR-22-004 – Gulf Coast Development & Design, LLC – a request to remove three (3) Live Oak trees upon a parcel of land identified as an unaddressed parcel situated upon Eula Street (i.e., Tax Parcel No. 1110E-01-103.000).

VII. CITY COUNCIL ACTION:

Case No. 22-034-PC – Shannon Becker (owner) and Kevin Cutill on behalf of Crusaders for Veterans, Inc. (applicant) – a request for **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 **NB Neighbor Business**, for a parcel of land presently identified as 13133 Reece Bergeron Road (re: Tax Parcel No. 1307O-01-013.000). [Note: The Planning Commission recommended approval of this modified **Map Amendment** by a vote of 12-0, on April 21, 2022]. *The City Council will hold a first reading regarding this request on May 17, 2022.*

Case No. 22-035-PC – San Luis Investments, LLC (owners) and Machado/Patano, PLLC (applicant) – a request for **Preliminary**

Subdivision Re-plat 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 Subdivision, to be constructed upon a parcel of land measuring eleven (11+/-) acres (more or less) in size, for land presently identified as 745 Barrett Road (re: Tax Parcel No. 1109J-01-005.000). [Note: The Planning Commission recommended approval of this **Preliminary Subdivision** by a vote of 12-0 on April 21, 2022]. **The City Council will consider this Preliminary subdivision case on May 17, 2022.**

Case No. 22-037-PC – City of Biloxi – a Text Amendments for the introduction of Cannabis related use to the **Biloxi Land Development Ordinance**, to include the definitions of specific uses, identification of the zoning districts where these uses will be authorized as Permitted and Conditional Uses, and Use Specific Standards required for each use category. The sections of the land Development Ordinance to be amended include the following: specifically, to modify – **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.** [Note: The Planning Commission recommended approval of these modified **Text Amendments** by a vote of 11-0, on May 5, 2022]. ***The City Council will conduct a first reading for this Text Amendment case on May 17, 2022.***

Case No. 22-038-PC – Heidi & Dan Hoye – a request 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). [Note: The Planning Commission recommended denial of this **Zoning Map Amendment** by a vote of 10-0-1, on May 5, 2022]. ***The City Council will consider this Zoning Map Amendment case on May 17, 2022.***

Case No. 22-040-PC – Matthew & Jennifer McDonald – 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 **RM-30 High-Density Multi-Family Residential** district zone and identified by municipal address 119 Saint George Avenue (formerly 1501 Avalon Street) (re: Tax Parcel No. 1310L-02-042.001). [Note: The Planning Commission recommended approval of this **Conditional Use** by a vote of 8-3, on May 5, 2022]. ***The City Council will consider this Conditional Use case on May 17, 2022.***

Case No. 22-041-PC – Jason & Kim Johnson – a request for **Conditional Use** approval, to authorize four existing Single-Family Residences to be utilized as **Short-Term Rentals**, upon three contiguous properties situated within an **NB Neighborhood Business** district 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). [Note: The Planning Commission recommended approval of this **Conditional Use** by a vote of 11-0 on May 5, 2022]. *The City Council will consider this Conditional Use case on May 17, 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, June 2, 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 19, 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 May 5, 2022.
- III. **PLANNING STAFF/LEGAL COUNSEL/COMMITTEE REPORTS**
- IV. **CONTINUED PUBLIC HEARINGS: None**
- V. **NEW PUBLIC HEARING:**

Case No. 22-047-BZA – Don & Mina Smith – an application requesting a ten thousand, two-hundred (10,200) square foot **Lot Size Variance**, to authorize an existing twenty-eight foot by sixteen foot (28' x 16') accessory structure (i.e., a workshop), measuring four-hundred and forty-eight (448) square feet in size, to be converted into a **Guest Cottage**, upon a parcel of land approximately nine thousand, eight-hundred (9,800) square feet in overall size, instead of upon a parcel of land measuring twenty thousand (20,000) square feet in size or larger as required by ordinance to accommodate this **Guest Cottage** use, as prescribed by Table 23-11-13-A and Section 23-11-15(a)(1) of the Land Development Ordinance, for property identified as 1648 Wiltshire Boulevard (re: Tax Parcel No. 1210A-01-110.000).

- 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, June 2, 2022, in the Auditorium of the Dr. Martin Luther King, Jr., Municipal Building, located at 676 Dr. Martin Luther King, Jr. Boulevard.

- IX. **ADJOURNMENT**