



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

**I. ROLL CALL**

**II. MINUTES:** Approval of Minutes for the Planning Commission Meeting of May 19, 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 and one-tenth (3.1) 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).**

**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 a Salvage Yard (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** (re: Case No. 22-042-PC) to obtain a higher zoning district classification to authorize consideration of a **Salvage Yard Conditional Use** request], for property presently identified as 11415 Old Highway 67 (re: Tax Parcel No. 1308C-02-001.002).**

**V. NEW PUBLIC HEARINGS:**

**Case No. 22-048-PC – Yuri Petrini, on behalf of Megalopolis MS-one, LLC – an application for **Conditional Use** approval, to authorize five existing Single-Family units, situated within three structures, upon two parcels of land, to be utilized as **Short-Term Rentals**, for properties located within an **RM-30 High-Density Multi-Family Residential** zone, and identified by municipal addresses 264 A, B, C & D and 270 McDonnell Avenue (re: Tax Parcel Nos. 1210G-02-033.000 & 1210G-02-034.000).**

**Case No. 22-049-PC – Life Storage, Inc. (owner) and Brown, Mitchell, & Alexander, Inc. (applicant) –** an application for **Conditional Use Approval**, to authorize the expansion of an existing Self-Storage Facility upon two parcels of land collectively measuring approximately seven and nine–tenths (7.9) acres (more or less) in overall size, and currently situated within an **NB-Neighborhood Business District** zone, which new Self-Storage (2-story) Building would serve as an addition to the existing Life Storage Business presently in operation at 1932 Popp’s Ferry Road (re: Tax Parcel Nos. 1209C-01-003.000 & 1209C-01-004.000).

**Case No. 22-050-PC – J & B Properties of Biloxi, LLC (owners) and Demarcus Pheal (applicant), –** an application for **Conditional Use Approval with Variance**, to authorize the establishment of a **Tattoo Parlor** within the same block as property zoned residential, to be situated within a commercial building upon a parcel of land 162.1’ x 107.1’ (More or Less) in size, and located within an **NB Neighborhood Business** zoning district, for property identified as 1698 Pass Road, Suite E (re: Tax Parcel No. 1210H-01-096.000).

**VI. TREE HEARING: None**

**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 tabled this Zoning Map Amendment request until June 7, 2022.*

**Case No. 22-037-PC – City of Biloxi –Text Amendments** for the introduction of Cannabis – related uses 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:– **Article 23-10-2: Terms and Uses Defined – Sections 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; and 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 tabled this Text Amendment case until June 7, 2022.*

**Case No. 22-052-PC – The People’s Bank –** a request for **Minor Subdivision Final Re-Plat** approval, for property presently identified as Lot 5, North Bay Professional Park Subdivision, Phase 2, for property zoned **CB Community Business** and presently identified as 941 Iron Horse Road (re: Tax Parcel No. 1208P-01-005.019). *The City Council tabled this Minor Subdivision Re-Plat case on May 24, 2022, subject to call.*

**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 16, 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  
June 2, 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 16, 2022.
- III. PLANNING STAFF/LEGAL COUNSEL/COMMITTEE REPORTS**
- IV. CONTINUED PUBLIC HEARING: 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, June 16, 2022, in the Auditorium of the Dr. Martin Luther King, Jr., Municipal Building, located at 676 Dr. Martin Luther King, Jr. Boulevard.
- IX. ADJOURNMENT**