



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

**I. ROLL CALL**

**II. MINUTES:** Approval of Minutes for the Planning Commission Meeting of June 16, 2022.

**III. PLANNING STAFF/LEGAL COUNSEL/COMMITTEE REPORTS**

**IV. CONTINUED PUBLIC HEARING:**

**Case No. TR-22-005 – Lawrence M. Rouse, II and Amelia A. R. Murphy (owners) and Greg Williams (applicant) –** a request to remove two (2) trees, upon land identified as five unaddressed parcels fronting upon Shorecrest Road (i.e., Tax Parcel Nos. 1108E-02-007.000, 1108E-02.007.001, 1108E-01-019.000, 1008H-01-004.001 & 1008H-01-005.000). Note: this project was reviewed by DRC on 6/29/2022, and the number of trees to be removed was reduced from four (4) to two (2).

**V. NEW PUBLIC HEARINGS:**

**Case No. 22-051-PC – City of Biloxi –** an application for a **Text Amendment** to the Section of the Land Development Ordinance related to **Solar energy Equipment**, and to correct a scrivener's error in **Section 23-2-4(C): Planned Development**.

**Case No. 22-056-PC – Rebecca Center on behalf of 1908 Bed and Breakfast, Inc. –** an application for **Conditional Use** Approval, to authorize an existing single-family residence to be utilized as a Bed and Breakfast, upon a parcel of land measuring approximately thirty-nine one-hundredths (.39) of an acre (more or less) in overall size, for property presently situated within an **RM-10 Low-Density Multi-Family Residential** zone and identified as 1012 Beach Boulevard (re: Tax Parcel No. 1410L-05-057.000).

**VI. TREE HEARING: None**

**VII. CITY COUNCIL ACTION:**

**Case No. 22-042-PC – Sims Metal Management Gulf Coast, LLC (owner) and SA Recycling, LLC (applicant) –** a request for **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). [Note: The Planning Commission denied this **Map Amendment** by a vote of 11-0, on June 2, 2022]. ***This case was denied by the City Council on June 21, 2022.***

**Case No. 22-048-PC – Yuri Petrini, on behalf of Megalopolis MS-One, LLC** – a request for **Conditional Use**, 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). [Note: The Planning Commission recommended approval of this **Conditional Use** by a vote of 11-0, on June 2, 2022]. ***The City Council approved this matter by a vote of 5-1 on June 21, 2022.***

**Case No. 22-049-PC – Life Storage, Inc., (owner) and Brown, Mitchell, & Alexander, Inc. (applicant)** – a request for **Conditional Use**, to authorize the expansion of an existing Self-Storage Facility upon two parcels of land collectively measuring approximately ten and seven-tenths (10.7) 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). [Note: The Planning Commission recommended approval of this **Conditional Use** by a vote of 11-0, on June 2, 2022]. ***The City Council approved this matter by a vote of 6-0 on June 21, 2022.***

**Case No. 22-050-PC – J & B Properties of Biloxi, LLC (owners) and Demarcus Pheal (applicant)** – a request for **Conditional Use** with **Variance**, to authorize the establishment of a Tattoo Parlor within the same block as property zoned residential, to be situated within an existing 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). [Note: The Planning Commission recommended approval of this **Conditional Use** by a vote of 9-2, on June 2, 2022]. ***The City Council approved this matter by a vote of 6-0 on June 21, 2022.***

**Case No. 22-052 – The People’s Bank** – a request for **Minor Subdivision Final Re-Plat** approval, for certain 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 approved this matter by a vote of 6-0 on June 21, 2022.***

**Case No. 22-057 – Kavin Le** – a request for **Minor Subdivision Replat** approval, for property zoned **RE Residential Estate** and presently identified as 13187 Old Highway 67 (re: Tax Parcel No. 1207O-01-004.005). **The City council approved this matter by a vote of 6-0 on June 21, 2022.**

**Case No. 22-005 – Gulf Coast Development & Design, LLC** – a request for **Final Subdivision** Plat for this thirty-nine (39) lot single-family residential subdivision submitted as **Eula Cove Townhomes, Subdivision–Phase 1**, for land comprising of seven and twenty-four one-hundredths (7.24) acres (more or less) in size (more or less), for a property site presently identified as two unaddressed parcels fronting north and south upon Eula Street (re: Tax Parcel Nos. 1110D-01-038.001 & 1110E-01-103.000). **The City council approved this matter by a vote of 6-0 on June 21, 2022.**

**Case No. 22-053-PC – Lawrence M. Rouse, II and Amelia A. R. Murphy (owners) and Greg Williams (applicant)** – a request for **Preliminary Subdivision** plat with **Variances**, to obtain approval for a fifty-two (52) lot single-family residential subdivision submitted under the working title: Southern Magnolia Place Subdivision, to be constructed upon five parcels of land collectively measuring 40.85 acres (more or less) in size, for five unaddressed parcels fronting upon Shorecrest Road (re: Tax Parcel Nos. 1108E-02-007.000, 1108E-02.007.001, 1108E-01-019.000, 1008H-01-004.001 & 1008H-01-005.000). [Note: The Planning Commission recommended approval of this **Preliminary Subdivision** with **variances** by a vote of 9-4, on June 2, 2022]. ***The City Council will hear this matter on July 5, 2022.***

**Case No. 22-054-PC – Mississippi Drug and Alcohol Treatment Center, LLC** – a request for **Zoning Map Amendment**, to authorize a change in zoning district classification for a parcel of land measuring two and seven-tenth (2.7) acres (more or less), from its present zoning district classification of **RE Residential Estate** to **NB Neighborhood Business**, for a parcel of land presently identified as 13181 Reece Bergeron Road (re: Tax Parcel No. 1307O-01-015.000).. [Note: The Planning Commission recommended approval of this **Map Amendment** by a vote of 13-0, on June 16, 2022]. ***The City Council will hear this matter on July 5, 2022.***

**Case No. 22-017-PC – Elliott Homes, LLC – a request for Final Subdivision Plat** for this twenty-two (22) lot residential subdivision known as **Pointe Breeze Subdivision, Phase I**, for land comprising of three and nine-tenths (3.9) acres (more or less), for property presently identified as 2506 Beach Boulevard (re: Tax Parcel No. 11100-01-020.000). **The City Council will hear this matter on July 05, 2022.**

**VIII. OLD BUSINESS:**

**Case No. 22-053-PC – Lawrence M. Rouse, II and Amelia A. R. Murphy (owners) and Greg Williams (applicant) – an application for a Preliminary Subdivision plat with Variances**, for a fifty-two (52) lot Single-Family Residential Subdivision, submitted under the working title: **Southern Magnolia Place Subdivision**, to be constructed upon five parcels of land collectively measuring 40.85 acres (more or less) in size, for five unaddressed parcels fronting upon Shorecrest Road (re: Tax Parcel Nos. 1108E-02-007.000, 1108E-02.007.001, 1108E-01-019.000, 1008H-01-004.001 & 1008H-01-005.000).

**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, July 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

July 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 June 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, July 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**