



**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  
September 15, 2022 @ 2:00 p.m.

- I. **ROLL CALL**
- II. **MINUTES:** Approval of Minutes for the Planning Commission Meeting of September 1, 2022.
- III. **PLANNING STAFF/LEGAL COUNSEL/COMMITTEE REPORTS**
- IV. **CONTINUED PUBLIC HEARING: None**
- V. **NEW PUBLIC HEARINGS:**

**Case No. 22-076-PC – City of Biloxi –** to consider a **Text Amendment** to the Land Development Ordinance to add **Section 23-3-5(C)(6)g: Short-Term Rentals, Phase 1 Overlay District** to authorize the establishment of a New Overlay District.

**Case No. 22-077-PC – D&T Development LLC (owner) and Bryant Hensleigh (applicant) –** to consider an application requesting **Conditional Use Approval**, to authorize construction of a new car wash, upon a parcel of land measuring approximately one and six-tenths (1.6) of an acre (more or less) in overall size, for property presently situated within an NB Neighborhood Business zone, and identified as 2188 Pass Road.

**Case No. 22-080-PC – Boardwalk Investments, LLC (owners) and Doug Deluca (applicant) –** to consider an application requesting **Conditional Use Approval**, to authorize construction of a new RV/Boat Storage Facility, upon a parcel of land measuring approximately six-tenths (0.6) of an acre (more or less) in overall size, for property presently situated within an NB Neighborhood Business zone, and identified as 276 Iberville Drive.

**VI. TREE HEARING:**

**Case No. TR-22-007 – D&T Development LLC (owner) and Bryant Hensleigh (applicant) –** a request to remove twenty-seven (27) protected trees to construct a proposed car wash, upon a parcel of land measuring approximately one and six-tenths (1.6) of an acre (more or less) in overall size, for property presently situated within an NB Neighborhood Business zone, and identified as 2188 Pass Road.

## VII. CITY COUNCIL ACTION:

**Case No. 22-063-PC – City of Biloxi – a Text Amendment to the Land Development Ordinance (LDO) to establish an Overlay District zone. (i.e., Biloxi Commerce Park CRO District).** [Note: The Planning Commission recommended approval of this **Text Amendment** by a vote of 9-0, on August 18, 2022]. ***The City Council will consider this matter on September 13, 2022.***

**Case No. 22-062-PC – Darrell Meyer and Kelly R. Meyer, Terrence M. Young and Shonlada Young, and Marques Thomas on behalf of United Majestic RV Resorts, LLC (owners), and Tanya Darrow (applicant) – a Zoning Map Amendment,** to authorize a change in zoning district classification for several parcels of land measuring three and nine-tenths 3.9 acres (more or less), from their present zoning district classification of **RS-10 Low-Density Single-Family Residential** to **RM-30 High-Density Multi-Family Residential**, for parcels presently identified as 131, 139 Brady Drive and 15 unaddressed parcels fronting Brady Drive. [Note: The Planning Commission recommended approval of this **Map Amendment** by a vote of 11-1, on August 4, 2022]. ***The City Council approved this matter on September 6, 2022.***

**Case No. 22-060-PC – City of Biloxi – to consider a Text Amendment to the Land Development Ordinance,** related to **Table 23-4-3(D)(11)**, clarifying the “protected use type” on the Required Minimum Spacing Use Table. [Note: The Planning Commission recommended approval of this **Text Amendment** by a vote of 12-0, on July 21, 2022]. ***The City Council approved this matter on September 6, 2022.***

**Case No. 22-058-PC – J.N. Caillavet, LLC, (owner) and Donovan Scruggs (applicant) – a Conditional Use approval,** to authorize the establishment of a Medical Cannabis Dispensary upon two parcels of land collectively measuring forty-one hundredths of an acres (.41) (more or less) in overall size, and currently situated within an **DT-Downtown District zone** and located at 100 Caillavet Street (re: Tax Parcel Nos. 1410L-01-015.001 & 1410L-01-016.000). [Note: The Planning Commission recommended approval of this **Conditional Use** by a vote of 8-0-1, on August 18, 2022]. ***The City Council denied this matter on September 6, 2022.***

**Case No. 22-064-PC – DPG Holdings, LLC (owner) and Bob Wall (applicant) – to consider an application for a Conditional Use approval,** to authorize construction of a new car wash, upon a parcel of land measuring approximately two and one-tenth (2.1) of an acre (more or less) in overall size, for property presently situated within an **NB Neighborhood Business zone**, and identified as 2758 Pass Road (re: Tax Parcel No. 1110E-01-092.003). ). [Note: The Planning Commission recommended approval of this **Conditional Use** by a vote of 9-0, on August 18, 2022]. ***The City Council approved this matter on September 6, 2022.***

**Case No. 22-069-PC – Wayne Carr on behalf of Blessed Investments Team, LLC (owner) and Robert K. Riemann (applicant) – a Preliminary Subdivision approval for a sixty-six (66) lot single-family residential subdivision submitted under the working title: Anchors Landing Subdivision, to be constructed upon a parcel of land measuring nineteen and thirty-four hundredths (19.34) acres (more or less) in size, and identified as 820 Camp Wilkes Road (re: Tax Parcel No.1209F-03-024.000). [Note: The Planning Commission recommended approval of this Preliminary Subdivision by a vote of 9-0, on August 18, 2022]. *The City Council approved this matter on September 6, 2022***

**Case No. 22-070-PC – Kevin Morrissey – a Conditional Use approval, to authorize an existing duplex, situated upon a parcel of land approximately 0.37 of an acre (more or less), to be utilized as a Short-Term Rental, for property located within an RM-30 High-Density Multi-Family zone, and identified by municipal address 283 Porter Avenue unit A&B (re: Tax Parcel No. 1310H-02-080.000). [Note: The Planning Commission recommended approval of this Conditional Use by a vote of 9-0, on August 18, 2022]. *The City Council approved this matter on September 6, 2022***

**Case No. 22-071-PC – Sharon Hebert – a Conditional Use approval, to authorize an existing condominium to be utilized as a Short-Term Rental, for property located within an LB Limited Business zone, and identified by municipal address 2510 Pass Road Suite 108 (re: Tax Parcel No. 1110G-03-156.005). [Note: The Planning Commission recommended approval of this Conditional Use by a vote of 9-0, on August 18, 2022]. *The City Council approved this matter on September 6, 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, October 06, 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

September 15, 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 September 1, 2022.

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

**IV. CONTINUED PUBLIC HEARING: None**

**V. NEW PUBLIC HEARINGS:**

**Case No. 22-078-BZA – Wayne O’Neal (applicant) on behalf of Stella-Gray Investments, LLC (owner) –** an application for a seven-foot, five-inch (7.5’) **Side Yard Setback Variance**, to authorize an existing open carport to be converted into an enclosed office space and situated two feet, five inches (2.5’) from the South (side) property line, instead of the ten-foot (10’) side yard setback required by ordinance, for the property presently identified as 979 Tommy Munro Drive.

**Case No. 22-079-BZA – Jonathan David and Kathy Kinsey Dunkin (owners) –** an application for a four hundred twelve (412) square foot **Structure Size Variance**, to authorize the construction of a Guest Cottage, which accessory structure has been proposed to be one-thousand, one hundred sixty-two (1,162) square feet in total, instead of the maximum seven hundred and fifty (750) square feet in size allowed for a Guest Cottage by Ordinance, upon a parcel of land approximately three (3) acres in size and presently identified as 13612 Shriners Boulevard.

**Case No. 22-081-BZA – Boardwalk Investments, LLC (owners) and Doug Deluca (applicant) –** an application to consider a **Paving Material Variance**, to authorize the use of crushed limestone to be utilized as the paving material for a proposed **Boat/RV Storage Facility**, upon a parcel of land measuring approximately six-tenths (0.6) of an acre (more or less), instead of asphalt, concrete, brick, stone, pavers, aligned concrete strips, or an equivalent material, as required by **Section 23-6-2(C)(3)** of the Land Development Ordinance, for property identified as 276 Iberville Drive.

**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, October 06, 2022, in the Auditorium of the Dr. Martin Luther King, Jr., Municipal Building, located at 676 Dr. Martin Luther King, Jr. Boulevard.

**IX. ADJOURNMENT**