



**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
October 06, 2022 @ 2:00 p.m.

I. ROLL CALL

II. MINUTES: Approval of Minutes for the Planning Commission Meeting of September 15, 2022.

III. PLANNING STAFF/LEGAL COUNSEL/COMMITTEE REPORTS

IV. CONTINUED PUBLIC HEARING:

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.

V. NEW PUBLIC HEARINGS:

Case No. 22-084-PC – Moak Investment Properties, LLC (owner)– to consider an application requesting **Conditional Use Approval**, to authorize a four-unit apartment building, situated upon a parcel of land approximately 0.25 acres (more or less), to be utilized as four separate **Short-Term Rental Units**, for property located within an **RM-20 Medium-Density Multi-Family** zone, and identified by municipal address 124 Lee Street Units A, B, C, & D.

VI. TREE HEARING: None

VII. CITY COUNCIL ACTION:

Case No. 22-072-PC – City of Biloxi – a Text Amendment to the **Land Development Ordinance (LDO)** to specifically address the addition and modification of text which will provide standards and requirements related to **Section 23-4-3(D)(10)e: Short-Term Rentals**. [Note: The Planning Commission recommended approval of this **Text Amendment** by a vote of 12-0, on September 1, 2022]. ***The City Council will vote on this matter on October 4, 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, 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 by a vote of 9-4, on June 2, 2022]. *The City Council will vote on this matter on October 4, 2022.*

Case No. 22-077-PC – D&T Development LLC (owner) and Bryant Hensleigh (applicant) – a request for 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. [Note: The Planning Commission recommended denial of this Conditional Use by a vote of 6-4-2 on September 15, 2022]. *The City Council will vote on this matter on October 4, 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 20, 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
October 06, 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 15, 2022.

III. PLANNING STAFF/LEGAL COUNSEL/COMMITTEE REPORTS

IV. CONTINUED PUBLIC HEARING:

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.

V. NEW PUBLIC HEARINGS:

Case No. 22-085-BZA – Redstone Properties, LLC (owners) and John Anderson, AIA (applicant) – an application to consider a **Paving Material Variance**, to authorize the use of gravel parking material for an existing commercial property, upon a parcel of land measuring approximately eight-tenths (0.8) 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 1885 Pass Road.

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 20, 2022, in the Auditorium of the Dr. Martin Luther King, Jr., Municipal Building, located at 676 Dr. Martin Luther King, Jr. Boulevard.

IX. ADJOURNMENT