



**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
November 03, 2022 @ 2:00 p.m.

- I. **ROLL CALL**
- II. **MINUTES:** Approval of Minutes for the Planning Commission Meeting of October 20, 2022.
- III. **PLANNING STAFF/LEGAL COUNSEL/COMMITTEE REPORTS**
- IV. **CONTINUED PUBLIC HEARING: None**
- V. **NEW PUBLIC HEARINGS:**

Case No. 22-090-PC – Loree Fountain, Glen Dartez, Kristie Murphy (owners) and Gerald Hopkins (applicant) – to consider an application requesting Conditional Use Approval, to authorize construction of a three-story, Two-Family Residential Dwelling (Duplex), upon a parcel of land measuring approximately 80’X80’ (more or less) in overall size, for property presently situated within an NB Neighborhood Business zone, and identified as 197 1st Street.

Case No. 22-091-PC – Loree Fountain, Glen Dartez, Kristie Murphy (owners) and Gerald Hopkins (applicant) – to consider an application requesting Conditional Use Approval, to authorize a proposed three-story, Two-Family Residential Dwelling (Duplex), upon a parcel of land measuring approximately 80’X80’ (more or less) in overall size, to be utilized as Short-Term Rental Units, for property presently situated within a NB-Neighborhood Business zone, and identified as 197 1st Street.

Case No. 22-092-PC – Alterna Mortgage Income Fund, LLC (owner) and Elliott Homes, LLC (applicant) – to consider an application requesting Conditional Use Approval, to authorize the construction of 40 Townhome Units (more or less) upon a parcel of land measuring approximately 2.9 acres in overall size, for property presently situated within an CB Community Business zone, and identified as 1654 Beach Boulevard.

VI. TREE HEARING: None

VII. CITY COUNCIL ACTION:

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 postponed this case until November 1, 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 denied this case on October 4, 2022.*

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. *The City Council approved this case on October 25, 2022 with a 6-0 vote and with the proviso pavement/driveway must be place from the front all the way to the east side of the property and a wall façade must be constructed facing North, South, and West.*

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. *The City Council approved this case on October 25, 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, November 17, 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
November 03, 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 October 20, 2022.

III. PLANNING STAFF/LEGAL COUNSEL/COMMITTEE REPORTS

IV. CONTINUED PUBLIC HEARING: None

V. NEW PUBLIC HEARINGS: None

VI. OLD BUSINESS: None

VII. NEW BUSINESS:

Case No. 22-093-BZA – Starks Investment Properties, LLC (applicant) – To consider a Paving Material Variance to authorize the use of **limestone parking material** for the proposed establishment of a commercial warehouse, upon a parcel of land measuring approximately 3.48 acres (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 1550 Poppo Ferry Road.

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, November 17, 2022, in the Auditorium of the Dr. Martin Luther King, Jr., Municipal Building, located at 676 Dr. Martin Luther King, Jr. Boulevard.

IX. ADJOURNMENT