



**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
December 1, 2022 @ 2:00 p.m.

- I. **ROLL CALL**
- II. **MINUTES:** Approval of Minutes for the Planning Commission Meeting of November 17, 2022.
- III. **PLANNING STAFF/LEGAL COUNSEL/COMMITTEE REPORTS**
- IV. **CONTINUED PUBLIC HEARING: None**
- V. **NEW PUBLIC HEARINGS:**

Case No. 22-097-PC – Jered Cleveland – to consider an application requesting **Zoning Map Amendment**, to authorize a change in zoning district classification for a parcel of land measuring approximately fifteen (15) acres (more or less) in size, from its present zoning district classification of **RS-10 Low-Density Single-Family Residential** to **RB Regional Business** for a parcel of land presently identified as 12409 Lorraine Road.

Case No. 22-098-PC – Steven & Dianna Gallagher – to consider an application requesting **Zoning Map Amendment**, to authorize a change in zoning district classification for two parcels of land measuring three (3) acres (more or less), from their present zoning district classification of **A Agricultural** to **NB Neighborhood Business**, for land presently identified as 4267 Ray Wise Drive and an unaddressed parcel fronting Ray Wise Drive.

Case No. 22-099-PC – Jered Cleveland – to consider an application requesting **Conditional Use Approval**, to authorize establishment of a 2,500 square feet metal building to include outdoor storage, upon a parcel of land measuring approximately 15.074 acres (more or less) in overall size, for property presently situated within a proposed **RB Regional Business** zone, and identified as 12409 Lorraine Road.

Case No. 22-100-PC – Kenneth Finnegan – to consider a request for **Vacation** of a portion of an un-improved **Public Right-of-Way** approximately 70' feet in length and 24' feet (More or Less) in width, identified as an un-improved section of Tullier Court presently situated immediately adjacent to two properties identified as 163 Joachim Place, and 152 Benachi Avenue.

VI. TREE HEARING: None

VII. CITY COUNCIL ACTION:

Case No. 22-089-PC – Mississippi Green Spa, LLC (owner) and Donovan Scruggs (applicant) – a request for Conditional Use Approval, to authorize the establishment of a Medical Cannabis Dispensary upon a parcel of land measuring .09 of an acre (more or less) in overall size, and currently situated within an DT-Downtown District zone, located at 771 Water Street. [Note: The Planning Commission recommended denying this matter by a vote of 4-7-1, on October 20, 2022] *The City Council denied this case on November 22, 2022.*

Case No. 22-090-PC – Loree Fountain, Glen Dartez, & Kristie Murphy (owners) and Gerald Hopkins (applicant) – a request for 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 (re: Tax Parcel No.1510L-02-142.000). [Note: The Planning Commission recommended approval of this case by a vote of 11-1, on November 3, 2022] *The City Council approved this case on November 22, 2022.*

Case No. 22-091-PC – Loree Fountain, Glen Dartez, & Kristie Murphy (owners) and Gerald Hopkins (applicant) – a request for 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 two Short-Term Rental units, for property presently situated within a NB-Neighborhood Business zone, and identified as 197 1st Street (re: Tax Parcel No.1510L-02-142.000). [Note: The Planning Commission recommended approval of this case by a vote of 11-1, on November 3, 2022] *The City Council approved this case on November 22, 2022.*

Case No. 22-092-PC – Alterna Mortgage Income Fund, LLC (owner) and Elliott Homes, LLC (applicant) – a request for 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 two Short-Term Rental units, for property presently situated within a NB-Neighborhood Business zone, and identified as 197 1st Street (re: Tax Parcel No.1510L-02-142.000). [Note: The Planning Commission recommended approval of this case by a vote of 11-1, on November 3, 2022] *The City Council approved this case on November 22, 2022.*

Case No. 22-046-PC – Gulf Coast Development & Design, LLC – a request for Final Subdivision Plat for this twelve (12) lot single-family residential subdivision submitted as Eula Cove Townhomes, Subdivision–Phase II, for land comprising ninety-three one-hundredths of an acre (0.93) (more or less) in size, for a property site presently identified as an unaddressed parcel situated south of Eula Street (re: Tax Parcel No. 1110E-01-103.000). *The City Council approved this case on November 22, 2022.*

VIII. OLD BUSINESS:

IX. NEW BUSINESS:

Workshop to discuss Short-Term Rental Overlay District on January 26, 2023 at 2:00 P.M.

X. CITIZEN COMMENTS:

XI. COMMUNICATIONS:

The next regularly scheduled Biloxi Planning Commission meeting will be held at 2:00 p.m. on Thursday, December 15, 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
December 1, 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 November 17, 2022.

III. PLANNING STAFF/LEGAL COUNSEL/COMMITTEE REPORTS

IV. CONTINUED PUBLIC HEARING: None

V. NEW PUBLIC HEARINGS:

Case No. 22-101-BZA – Robert and Susie Sapp – to consider an application for a **Rear-Yard Setback Variance**, to authorize a screened-in ramp enclosure to be attached to the existing residence and situated twelve feet, two inches (12.2') from the rear property line, instead of the twenty feet (20') required by ordinance in **RS-7.5 Single Family Zoning**, for the property presently identified as 12026 Dunal Cove.

VI. OLD BUSINESS: None

VII. NEW BUSINESS: None

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, December 15, 2022, in the Auditorium of the Dr. Martin Luther King, Jr., Municipal Building, located at 676 Dr. Martin Luther King, Jr. Boulevard.

IX. ADJOURNMENT