



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

- I. **ROLL CALL**
- II. **MINUTES:** Approval of Minutes for the Planning Commission Meeting of December 01, 2022.
- III. **PLANNING STAFF/LEGAL COUNSEL/COMMITTEE REPORTS**
- IV. **CONTINUED PUBLIC HEARING: None**
- V. **NEW PUBLIC HEARINGS:**

**Case No. 22-102-PC – Country Living Community, LLC –** to consider an application for a **Zoning Map Amendment**, to authorize a change in zoning district classification for a parcel of land measuring approximately 19.01 acres (more or less) in size, from its present multi-zoning classification of **RMH Residential Manufactured Homes** and **RB Regional Business** to **NB Neighborhood Business** for a parcel of land presently identified as 12200 Old Highway 67.

**Case No. 22-103-PC – Country Living Community, LLC –** to consider an application requesting **Conditional Use Approval** to authorize Short-Term Rental as a permitted use, and add (10) Recreational Vehicle Sites within an existing Mobile Home Park measuring approximately 19.01 acres (more or less), situated within a proposed **NB Neighborhood Business** zone, and identified as 12200 Old Highway 67.

**Case No. 22-104-PC – Kelsey Partners, LLC (owner) and Kenny Patel (applicant) –** to consider an application requesting **Conditional Use Approval**, to authorize construction of an 8,500 square foot Plaza to include a Convenience Store, with Gas Sales, upon a parcel of land measuring approximately 1.9 acres in overall size, presently situated within **NB Neighborhood Business** and **RM-20 Medium Density Multi-Family** zone, and identified as 1951 Popp's Ferry Road.

**Case No. 22-105-PC – Mark and Cindy Ray** – to consider an application requesting **Conditional Use** approval, to authorize a Single-Family Residence, situated upon a parcel of land measuring approximately 34' X 95' (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 269 Fayard Street.

#### **VI. TREE HEARING:**

**Case No. TR-22-011 – Frank Zhang (owner) and Don Parker (applicant)** – a request to remove thirteen (13) protected trees to construct a proposed apartment building, upon a parcel of land measuring approximately 2.009 acres (more or less) in overall size, presently situated within an RM-30 Multi-Family High Density zone, and identified as 133 Briarfield Avenue.

#### **VII. CITY COUNCIL ACTION:**

**Case No. 22-094-PC – Mississippi Green Spa, LLC (owner) and Donavan Scruggs (applicant)** – a request for **Conditional Use** to authorize establishment of an Auto Repair and Servicing Facility without Painting/Bodywork, within an existing commercial building, upon a parcel of land measuring approximately 9.73 acres in overall size, presently situated within **NB Neighborhood Business** zone, and identified as 2381 Pass Road (re: Tax Parcel No.1110H-03-010.000). [Note: The Planning Commission recommended 11-0 to approve this Case on November 17, 2022] **The City Council approve this Conditional Use Case on December 6, 2022.**

**Case No. 22-095-PC – Reef Express, LLC (owner) and Fountain and Associates, LLC (applicant)** – a request for **Conditional Use** to authorize construction of a **Convenience Store with Gas Sales**, upon a parcel of land measuring approximately 2.86 acres in overall size, presently situated within **NB Neighborhood Business** zone, and identified as 2790 Beach Boulevard (re: Tax Parcel No.1110M-03-008.000). [Note: The Planning Commission recommended 8-2 to approve this Case on November 17, 2022] **The City Council tabled this Conditional Use Case until December 20, 2022.**

#### **VIII. OLD BUSINESS:**

#### **IX. NEW BUSINESS:**

Workshop to discuss Short-Term Rental Overlay District will be held 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, January 05, 2023, 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 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 December 01, 2022.

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

**IV. CONTINUED PUBLIC HEARING:** None

**V. NEW PUBLIC HEARINGS:**

**Case No. 22-106-BZA – Michael and Kathleen Marcellus –** to consider an application for a **Side-Yard Setback Variance**, to authorize construction of an attached garage to be situated three-foot (3') from the side property line, instead of at the ten-foot (10') side yard setback required by ordinance, presently situated in **RS-10 Single-Family Low-Density** zone, and identified as 960 N. Country Club Lane.

**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, January 05, 2023 in the Auditorium of the Dr. Martin Luther King, Jr., Municipal Building, located at 676 Dr. Martin Luther King, Jr. Boulevard.

**IX. ADJOURNMENT**