



**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
January 05, 2023 @ 2:00 p.m.

- I. **ROLL CALL**
- II. **MINUTES:** Approval of Minutes for the Planning Commission Meeting of December 15, 2022.
- III. **PLANNING STAFF/LEGAL COUNSEL/COMMITTEE REPORTS**
- IV. **CONTINUED PUBLIC HEARING: None**
- V. **NEW PUBLIC HEARINGS:**

Case No. 23-001-PC – City of Biloxi (owner) and Tullis Gardens Hotel LLC (applicant) – to consider an application for a **Zoning Map Amendment** to authorize a change in zoning district classification for six parcels of land measuring approximately eleven and fifteen one-hundredths (11.15) acres (more or less) in size, from their present zoning district classification of **NB Neighborhood Business** and **Sand Beach** to **WF Waterfront** for a parcel of land presently identified as 360 Beach Boulevard, four unaddressed parcels fronting upon Beach Boulevard, and two unaddressed parcels fronting upon Howard Avenue.

Case No. 23-002-PC – Coastal Development Group, LLC (owners) and Jason Stearman (applicant) – to consider an application for a **Zoning Map Amendment** to authorize a change in zoning district classification for two parcels of land: 156 Camellia Street (.73 acres +/-) and 1918 Southern Avenue (.44 acres +/-), from their present zoning district classification of **RS-5 Residential Single-Family High Density** to **CB Community Business** (156 Camellia) and **NB Neighborhood Business** (1918 Southern Avenue) to allow an existing building to be modified into a mixed-use development with parking.

Case No. 23-003-PC – Pitcher Point Investments, LLC (owner) and Dennis Stieffel (applicant) – To consider a request for **Preliminary Subdivision** approval for a eighty-six (86) lot Single-Family Residential Subdivision submitted under the working title: **Hidden Springs Subdivision, Phase 2**, to be constructed upon a parcel of

land measuring thirty-six and sixty-nine one-hundredths (36.69) acre (more or less) in size, and identified as an unaddressed parcel of land West of South Mill Creek Drive and East of Woodlands Hills Drive.

Case No. 23-004-PC – Pitcher Point Investments, LLC (owner) and Dennis Stieffel (applicant) – To consider a request for Preliminary Subdivision approval for an eighty-nine (89) lot Single-Family Residential Subdivision submitted under the working title: Belle La Vie Subdivision, Phase 2, to be constructed upon a parcel of land measuring thirty-three and ten one-hundredths (36.10) acre (more or less) in size, and identified as an unaddressed parcel of land West of the City of Biloxi City Limits and East of Woodlands Hills Drive.

VI. TREE HEARING:

Case No. TR-23-001 – Sonny Bhakta (owner) and Jason Polite, P.E. – Machado Patano Design Group (applicant) – a request to remove eleven (11) protected trees to construct a proposed 7-story hotel, presently situated within a WF Waterfront zone, and identified as 570 Beach Boulevard.

VII. CITY COUNCIL ACTION:

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 approved this case on December 27, 2022.*

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.

The City Council approved this case on December 27, 2022.

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.

The City Council approved this case on December 27, 2022.

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.

The City Council approved this case on December 27, 2022.

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.

The City Council approved this case on December 20, 2022.

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.

City Council will hear this case on January 3, 2023.

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.

City Council will hear this case on January 17, 2023.

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 feet 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.

City Council will hear this case on January 3, 2023.

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. ***City Council will hear this case on January 3, 2023.***

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 19, 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
January 05, 2023

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 15, 2022.
- III. **PLANNING STAFF/LEGAL COUNSEL/COMMITTEE REPORTS**
- IV. **CONTINUED PUBLIC HEARING:** None
- V. **NEW PUBLIC HEARINGS:**

Case No. 23-005-BZA – The City of Biloxi (owners) and Tullis Gardens Hotel, LLC (applicants) – to consider an application for a nine-foot six-inch (9’6”) **Front Yard Setback Variance**, to authorize construction of an 11-story hotel to be situated fifteen feet, six inches (15’6”) from the front property line, instead of at the twenty-five feet (25’) required by ordinance; a two-foot six-inch (2’6”) **Fence Height Variance** to allow a six-foot six-inch (6’6”) metal and brick fence to be constructed along the front and rear property lines, and a **Rear Yard Setback Variance**, to construct two (2) retail buildings to include a colonnade within the rear-yard setback upon Howard Avenue, for the properties identified as 360 Beach Boulevard.

Case No. 23-006-BZA – Mississippi Coast Supply Co, Inc (Owners) and Beth Moore – Loaves and Fishes (Applicant) – to consider a **Parking Lot Paving Material Variance**, to authorize the use of limestone gravel parking material to allow more parking for an existing commercial property, upon a parcel of land measuring .57 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 1157 Judge Sekul Avenue.

- 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 19, 2023 in the Auditorium of the Dr. Martin Luther King, Jr., Municipal Building, located at 676 Dr. Martin Luther King, Jr. Boulevard.

IX. ADJOURNMENT