



**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 19, 2023 @ 2:00 p.m.

- I. **ROLL CALL**
- II. **MINUTES:** Approval of Minutes for the Planning Commission Meeting of January 05, 2023.
- III. **PLANNING STAFF/LEGAL COUNSEL/COMMITTEE REPORTS**
- IV. **CONTINUED PUBLIC HEARING: None**
- V. **NEW PUBLIC HEARINGS:**

**Case No. 23-007-PC – Lou-Mac, LLC (owner) and Sidney Lloyd Jr. (applicant) –** to consider an application for a **Zoning Map Amendment** to authorize a change in zoning district classification for three parcels of land measuring approximately 2.25 acres (more or less) in size, from their present zoning district classification of **NB Neighborhood Business** to **CB Community Business** and identified as 226 Tuxedo Street.

**Case No. 23-008-PC – Elliott Rentals QOZB, LLC (owners) and Josh Fleming (applicant) –** to consider an application for a **Zoning Map Amendment** to authorize a change in zoning district classification for a parcel of land measuring approximately two and six-tenths (2.6) acres (more or less) in size, from its present zoning district classification of **RM-30 Multifamily High Density** to **PD-R: Planned Development – Residential District** for an unaddressed parcel of land fronting upon Maple Street.

**Case No. 23-009-PC – Lou-Mac, LLC (owner) and Sidney Lloyd Jr. (applicant) –** To consider a request for **Conditional Use** approval to authorize the establishment of a Cannabis Cultivation Facility in an existing warehouse upon a parcel of land measuring approximately 1.7 acres (more or less) in overall size, situated within a proposed **CB Community Business** Zoning District, and identified as 226 Tuxedo Street.

**Case No. 23-010-PC – Chris and Dixie Bellman (owners) and Joseph Pepe (applicant) –** To consider a request for **Conditional Use** to authorize the establishment of a Medical Cannabis Dispensary upon a parcel of land measuring 0.21 of an acre (more or less) in overall size, and currently situated within a **WF- Waterfront** zoning district, located at 941 Diaz Avenue (formally 941 Bayview Ave).

**VI. TREE HEARING: None**

**VII. CITY COUNCIL ACTION:**

**Case No. 22-102-PC – Country Living Community, LLC –** a request 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 held a first reading concerning this case on January 3, 2023, and will hold the second reading on January 17, 2023.***

**Case No. 22-103-PC – Country Living Community, LLC –** a request for **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) –** a request for **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** zone, and identified as 1951 Popp's Ferry Road. [Note: The Planning Commission recommended 9-0 to approve this Case on December 15, 2022]. ***The City Council approved this case on January 3, 2023.***

**Case No. 22-105-PC – Mark and Cindy Ray –** a request for **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. [Note: The Planning Commission recommended 9-0 to approve this Case on December 15, 2022]. ***The City Council approved this case on January 3, 2023.***

**Case No. 22-044-PC** – BBH, LLC (owner) and Machado/Patano, PLLC (applicant) – a request for **Final Subdivision Plat** for this nine (9) lots single-family residential subdivision submitted as **Caillavet Cottages Subdivision** (a replat of lots 9-26, inclusive, Caillavet Business Park Subdivision, Phase 2), for land comprising of one and fifty-five one-hundredths (1.55 Acres) acres in overall size (more or less), presently identified as Lots 9-26 of Caillavet Business Park Subdivision. [Note: The Planning Commission recommended 9-0 to approve this Case on March 19, 2022]. ***The City Council approved this case on January 3, 2023.***

**Case No. 21-041-PC** – Savannah Mississippi, LLC – a request for **Final Subdivision Plat** for the **replat of Lot 32 of Savannah Estates Subdivision**, now including eleven (11) lots with two common areas. [Note: The Planning Commission recommended 13-0 to approve this Case on July 15, 2021]. ***The City Council approved this case on January 3, 2023.***

**VIII. OLD BUSINESS: None**

**IX. NEW BUSINESS:**

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

*Note: Although this meeting is open to the public, this is not a Public Hearing, comments from citizens are not allowed during this workshop, except to provide answers to specific questions from Committee members.*

**X. CITIZEN COMMENTS: None**

**XI. COMMUNICATIONS:**

The next regularly scheduled Biloxi Planning Commission meeting will be held at 2:00 p.m. on Thursday, February 02, 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 19, 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 January 05, 2023.
- III. **PLANNING STAFF/LEGAL COUNSEL/COMMITTEE REPORTS**
- IV. **CONTINUED PUBLIC HEARING:** None
- V. **NEW PUBLIC HEARINGS:**

**Case No. 23-011-BZA – Elliott Rentals QOZB, LLC (owners) and Josh Fleming (applicant) –** to consider a request for a **Variance** to allow the establishment of a **PD-R: Planned Development Residential** District upon a parcel of land measuring approximately 2.6 acres in overall size, instead of the five (5) acre minimum required as prescribed by Ordinance - Table 23-3-5(C)(1), for an unaddressed parcel of land fronting Maple Street

**Case No. 23-012-BZA – Watercourse Acquisition Group, LLC (Owners) and Josh Fleming – Elliott Homes (Applicant) –** to consider a **Paving Material Variance**, to authorize the use of crushed limestone secured by pavers for a proposed Tiny Home Development consisting of twenty-five units, upon a parcel of land measuring approximately 1.5 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 the North West corner of Popps Ferry Road and Motsie Road.

- 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, February 02, 2023 in the Auditorium of the Dr. Martin Luther King, Jr., Municipal Building, located at 676 Dr. Martin Luther King, Jr. Boulevard.

**IX. ADJOURNMENT**