



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

- I. **ROLL CALL**
- II. **MINUTES:** Approval of Minutes for the Planning Commission Meeting of January 19, 2023.
- III. **PLANNING STAFF/LEGAL COUNSEL/COMMITTEE REPORTS**
- IV. **CONTINUED PUBLIC HEARING: None**
- V. **NEW PUBLIC HEARINGS:**

**Case No. 23-014-PC – W.C. Fore, LLC (owner), and Keesler Federal Credit Union (applicant), – to consider an application for a Zoning Map Amendment, to authorize a change in zoning district classification for a portion of a parcel measuring nineteen and forty-seven one-hundredth (19.47) acres (more or less) in size, from its present zoning district classification of **RS-5 High-Density Single-Family Residential** to **LB Limited Business** identified as an unaddressed parcel fronting to Pass Road (re: Tax Parcel No. 1110F-03-042.000).**

VI. **TREE HEARING: None**

VII. **CITY COUNCIL ACTION:**

**Case No. 23-001-PC – City of Biloxi (owner) and Tullis Gardens Hotel LLC (applicant) – a request 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. [Note: The Planning Commission approved (15-0) this case on January 5, 2023]. *City Council approved this case on January 24, 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. [Note: The Planning Commission approved (11-0) this case on December 15, 2022]. ***City Council tabled this case subject to call on January 24, 2023.***

**Case No. 23-002-PC – Coastal Development Group, LLC (owners) and Jason Stearman (applicant)** – a request 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. ***The City Council held a first reading concerning this case on January 24, 2023.***

**Case No. 23-003-PC – Pitcher Point Investments, LLC (owner) and Dennis Stieffel (applicant)** – a request for **Preliminary Subdivision** approval for an eighty-four (84) 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 (re: Tax Parcel No. 1107 -28-005.001). [Note: The Planning Commission approved (15-0) this case on January 5, 2023]. ***The City Council approved this case on January 24, 2023.***

**Case No. 23-004-PC – Pitcher Point Investments, LLC (owner) and Dennis Stieffel (applicant)** – 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 (33.10) 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 (re: Tax Parcel No. 1107 -28-005.000). [Note: The Planning Commission approved (15-0) this case on January 5, 2023]. ***The City Council approved this case on January 24, 2023.***

**Case No. 23-007-PC – Lou-Mac, LLC (owner) and Sidney Lloyd Jr. (applicant)** – a request 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. ***The City Council will hear this case on February 7, 2023.***

**Case No. 23-008-PC – Elliott Rentals QOZB, LLC (owners) and Josh Fleming (applicant)** – a request 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. ***The City Council will hear this case on February 7, 2023.***

**Case No. 23-009-PC – Lou-Mac, LLC (owner) and Sidney Lloyd Jr. (applicant)** – a request 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. ***The City Council will hear this case on February 7, 2023.***

**Case No. 23-010-PC – Chris and Dixie Bellman (owners) and Joseph Pepe (applicant)** – a request 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). ***The City Council will hear this case on February 7, 2023.***

**VIII. OLD BUSINESS: None**

**IX. NEW BUSINESS:**

**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 16, 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

February 2, 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 19, 2023.

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

**IV. CONTINUED PUBLIC HEARING:** None

**V. NEW PUBLIC HEARINGS:** None

**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 16, 2023 in the Auditorium of the Dr. Martin Luther King, Jr., Municipal Building, located at 676 Dr. Martin Luther King, Jr. Boulevard.

**IX. ADJOURNMENT**