



**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 16, 2023 @ 2:00 p.m.

I. ROLL CALL

II. MINUTES: Approval of Minutes for the Planning Commission Meeting of February 2, 2023.

III. PLANNING STAFF/LEGAL COUNSEL/COMMITTEE REPORTS

IV. CONTINUED PUBLIC HEARING: None

V. NEW PUBLIC HEARINGS:

Case No. 23-016-PC – Roger Adam Bullion on behalf of MissTenn, 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 two (2) acres (more or less) in size, from its present zoning district classification of NB Neighborhood Business to RB Regional Business, in order to construct an RV & Boat Self-Storage Facility, for a parcel of land presently identified as 13100 Hudson Krohn Road (re: Tax Parcel No. 1207P-01-006.001).

Case No. 23-017-PC – City of Biloxi – to consider an application for a Text Amendment within the Land Development Ordinance, specifically to modify Table 23-4-1(C) Use Table – Non-Residential and Planned Development Districts, to authorize a Cannabis Processing Facility to be permitted with Conditional Use approval within the NB Neighborhood Business zoning district classification.

Case No. 23-018-PC – Katherine Husley (Owner) and Billy Anderson (Applicant) – to consider an application for Conditional Use approval, to authorize the establishment of a Self-Storage Facility upon a parcel of land measuring approximately four acres and six-tenths (4.6) in overall size, situated within an NB Neighborhood Business zoning district, and identified as 12011 Old Highway 67 (re: Tax Parcel No. 1208A-02-001.004).

VI. TREE HEARING: None

VII. CITY COUNCIL ACTION:

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 held a first reading on 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 held a first reading on 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 14, 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). *This case failed for lack of a majority 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, March 2, 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 16, 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 February 2, 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, March 2, 2023 in the Auditorium of the Dr. Martin Luther King, Jr., Municipal Building, located at 676 Dr. Martin Luther King, Jr. Boulevard.
- IX. **ADJOURNMENT**