



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

- I. **ROLL CALL**
- II. **MINUTES:** Approval of Minutes for the Planning Commission Meeting of March 2, 2023.
- III. **PLANNING STAFF/LEGAL COUNSEL/COMMITTEE REPORTS**
- IV. **CONTINUED PUBLIC HEARING: None**
- V. **NEW PUBLIC HEARINGS:**

**Case No. 23-020-PC – Greg Knapp & Deborah Bolin** – to consider an application requesting **Conditional Use** approval, to authorize an existing Single-Family Residence, situated upon a parcel of land measuring approximately 60' X 53' (more or less), to be utilized as a Short-Term Rental, for property located within a **NB Neighborhood Business** zone, and identified by municipal address 143 Keller Avenue (i.e., Tax Parcel No. 1410J-04-028.000)

**Case No. 23-024-PC – City of Biloxi** – to consider an application requesting **Map/Text Amendment to the Land Development Ordinance**, to establish a Short-Term Rental (STR) Overlay District-Phase 1, South of Howard Avenue, from Cadet Street to Myrtle Street (Block 1), and properties fronting Beach Boulevard South of 1st Street, from Myrtle Street to Cedar Street (Block 2).

**Case No. 23-025-PC – Chesten Lee Felsher (owner) and Gulf Coast Development & Design, LLC (applicant)** – to consider an application requesting a **Zoning Map Amendment**, to authorize a change in zoning district classification for two parcels of land collectively measuring forty (40) acres (more or less) in size, from their present zoning district classification of **RS-10 Low-Density Single-Family Residential** to **RS-7.5 Medium-Density Single-Family Residential**, and presently identified as two unaddressed parcels fronting to Jim Byrd Road (re: Tax Parcel Nos. 1107H-02-010.000 & 1107I-01-027.002).

**Case No. 23-026-PC – Floyd & Janet Phillips, Debbie & Kurt Kelner, Charles Shows, Telly Luke, Sharon Sumners, Wilburn & Margaret Maddox, Phoung T, Trinh, Robert D. Feathers, Judene C. Cook & Tara C. Morgan, William & Ann Parysz, Hung Nguyen &**

**Dao T. Hanh, (owners/applicants)** – to consider an application requesting **Zoning Map Amendment**, to authorize a change in zoning district classification for several parcels of land to allow the affected properties to be available for possible (but unspecified) commercial uses, from their present zoning district classification of **RS-10 Low-Density Single Family Residential** to **CB-Community Business**, for parcels presently identified as 129, 130, 131, 134, 135, 136, 137, 140, 141, 142, 145, 148, 149, 150, 153, 154, 157, 160, 161, 170, 173, 174 & 175 Oakmont Place (i.e., Tax Parcel Nos. 1110J-02-002.000, 1110J-02-003.000, 1110J-02-033.000, 1110J-02-014.000, 1110J-02-018.000, 1110J-02-013.000, 1110J-02-019.000, 1110J-02-012.000, 1110J-02-020.000, 1110J-02-011.000, 1110J-02-021.000, 1110J-02-010.000, 1110J-02-022.000, 1110J-02-009.000, 1110J-02-023.000, 1110J-02-008.000, 1110J-02-024.000, 1110J-02-007.000, 1110J-02-025.000, 1110J-02-006.000, 1110J-02-026.000, 1110J-02-029.000, and 1110J-02-030.000

**VI. TREE HEARING: None**

**VII. CITY COUNCIL ACTION:**

**Case No. 23-016-PC – Roger Adam Bullion on behalf of MissTenn, LLC** – 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). *The City Council held a first reading for this case on March 7, 2023.*

**Case No. 23-017-PC – City of Biloxi** – 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. *The City Council held a first reading for this case on March 7, 2023.*

**Case No. 23-014-PC – W.C. Fore, LLC (owner), and Keesler Federal Credit Union (applicant)** – 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). *The Planning Commission recommended approval by a vote of 12-1-1, for*

*this case on February 2, 2023. **The City Council approved this case on March 7, 2023.***

**Case No. 23-018-PC – Katherine Husley (Owner) and Billy Anderson (Applicant) – an application for a 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). *The Planning Commission recommended approval by a vote of 13-0, for this case on February 16, 2023. **The City Council tabled this case, subject to call on March 7, 2023.*****

**VIII. OLD BUSINESS: None**

**IX. NEW BUSINESS:**

**X. CITIZEN COMMENTS:**

**XI. COMMUNICATIONS:**

The next regularly scheduled Biloxi Planning Commission meeting will be held at 2:00 p.m. on Thursday, April 6, 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  
March 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 March 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, April 6, 2023 in the Auditorium of the Dr. Martin Luther King, Jr., Municipal Building, located at 676 Dr. Martin Luther King, Jr. Boulevard.

**IX. ADJOURNMENT**