



**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
April 6, 2023 @ 2:00 p.m.

I. ROLL CALL

II. MINUTES: Approval of Minutes for the Planning Commission Meeting of March 16, 2023.

III. PLANNING STAFF/LEGAL COUNSEL/COMMITTEE REPORTS

IV. CONTINUED PUBLIC HEARING:

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)

V. NEW PUBLIC HEARINGS:

Case No. 23-027-PC – City of Biloxi – to consider a text amendment within the Land Development Ordinance which case specifically addresses the amendment of text related to cannabis within **Section 23-4-1 (B): Use Table – Residential Districts, Table 23-4-1(C) Use Table – Non-Residential** and **Planned Development Districts, Article 23-4-3(D)n, and Article 23-4-3(D)o.**

Case No. 23-028-PC – Island Entertainment, Inc., (owner) and Deepak Kumal Patel (applicant) – to consider an application requesting a **Zoning Map Amendment**, to authorize a change in zoning district classification for two parcels of land measuring approximately four (4) acres (more or less) in size, from their present zoning district classification of **NB Neighborhood Business** to **CB Community Business** presently identified as 2694 Beach Boulevard, and 136 Gateway Drive (re: Tax Parcel Nos. 1110M-01-010.000 & 1110M-01-010.001).

Case No. 23-029-PC – Alterna Mortgage Income Fund, LLC (owner) and Elliott Homes, LLC (applicant) – to consider an application requesting **Conditional Use** approval, to authorize construction of a Multi-Family Complex comprised of 38 detached single family units, situated upon a parcel of land approximately two and eighty-nine one hundredths acres (2.89), for property located within a **CB Community Business** zone, and identified by municipal address 1654 Beach Boulevard (re: Tax Parcel No.1210I-02-064.177).

Case No. 23-030-PC – Beth Moore on Behalf of Loaves and Fishes – to consider an application requesting **Conditional Use** Approval, to authorize a Social Services Agency within an existing Commercial building located within an **NB Neighborhood Business zone**, and identified by municipal address 1157 Judge Sekul Avenue (i.e., Tax Parcel No. 1310H-03-062.000).

VI. TREE HEARING:

Case No. TR-23-002 – MS Gulf Coast Community College – A request to remove twenty-five (25) protected trees, to authorize the construction of a roadway to access MGCCC.

VII. CITY COUNCIL ACTION:

Case No. 23-016-PC – Roger Adam Bullion on behalf of MissTenn, LLC – a request for **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 Planning Commission recommended approval by a vote of 13-0-0, for this case on February 16, 2023. The City Council will vote on this case on April 4, 2023.*

Case No. 23-017-PC – City of Biloxi – 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 Planning Commission recommended approval by a vote of 13-0-0, for this case on February 2, 2023. The City Council tabled this case, subject to call on March 7, 2023.*

Case No. 23-024-PC – City of Biloxi – 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). *The Planning Commission recommended approval as Conditional Use by a vote of 13-0-0, for this case on March 16, 2023. The City Council will hold a first reading for this case on April 4, 2023.*

Case No. 23-025-PC – Chesten Lee Felsher (owner) and Gulf Coast Development & Design, LLC (applicant) – 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). *The applicant withdrew this case on March 27, 2023.*

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) – a request for **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. *The Planning Commission recommended approval as Conditional Use by a vote of 13-0-0, for this case on March 16, 2023. The City Council will hold a first reading for this case on April 4, 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 20, 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
April 6, 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 16, 2023.

III. PLANNING STAFF/LEGAL COUNSEL/COMMITTEE REPORTS

IV. CONTINUED PUBLIC HEARING: None

V. NEW PUBLIC HEARINGS:

Case No. 23-031-BZA Katelyn Shaughnessy Luckado (owner) and Kevin Shaughnessy (applicant) – to consider an application for a **Driveway Variance** to authorize a second driveway entrance to be constructed in close proximity to an existing driveway interface with Illing Court, for property situated within an **RS-10 Low-Density Single-Family Residential** zoning district, and identified by municipal address 1963 Illing Court (i.e., Tax Parcel No. 1209K-01-015.015).

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 20, 2023 in the Auditorium of the Dr. Martin Luther King, Jr., Municipal Building, located at 676 Dr. Martin Luther King, Jr. Boulevard.

IX. ADJOURNMENT