



**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 20, 2023 @ 2:00 p.m.

I. ROLL CALL

II. MINUTES: *Approval of Minutes for the Planning Commission Meeting of April 6, 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. 23-015-PC – PFP Properties, LLC (owner) and Freddie Fountain on behalf of Fountain & Associates (applicant) – *To consider a request for a **Preliminary Subdivision Re-Plat** of lots 1,3,4 & 10 of Petit Bois Phase IV Subdivision and a **PD-R: Planned Development – Residential District Master Plan**, for an application submitted to create sixty-two (62) residential lots for the construction of townhomes, under the working title Petit Bois Cove Townhomes, upon five and five one-hundredths (5.05) acres (more or less) in size, presently zoned **NB Neighborhood Business**, and identified as 0, 2678, 2684, & 2685 Rue Palafox.*

Case No. 23-033-PC – Carol Harris – *to consider an application requesting a **Zoning Map Amendment**, to authorize a change in zoning district classification for a parcel of land, (recently subdivided into three parcels of land via Case No. 22-023, Minor Subdivision) measuring approximately one (1) acre (more or less) in size, from its present zoning district classification of **A-Agricultural** to **RE-Residential Estate** for a parcel of land presently identified as 14094*

Hudson Krohn Road Parcel B (re: Tax Parcel No. 1207H-01-008.000).

VI. TREE HEARING:

Case No. TR-23-003 – Katherine Husley/Anderson Construction – A request to remove six (6) protected trees, to authorize the construction of a new Self-Storage Facility.

VII. CITY COUNCIL ACTION:

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

Case No. 23-019-PC – Joshua Lee on behalf of Corlee, LLC – a request for Conditional Use Approval with a Variance, to authorize the establishment of an Outdoor Storage Facility with gravel parking material, 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 within an RB-Regional Business zoning district, for property identified as 11811 Old Highway 67 (re: Tax Parcel No. 1308D-02-012.000). The Planning Commission recommended approval as Conditional Use by a vote of 13-0-0, for this case on March 2, 2023. **The City Council will hear this case on April 18, 2023.**

Case No. 23-024-PC – City of Biloxi – a request for a 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 held a first reading concerning this case on April 4, 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 held a first reading concerning 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, May 4, 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 20, 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 April 6, 2023.*
- III. **PLANNING STAFF/LEGAL COUNSEL/COMMITTEE REPORTS**
- IV. **CONTINUED PUBLIC HEARING:** *None*
- V. **NEW PUBLIC HEARINGS:**
- 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, May 4, 2023 in the Auditorium of the Dr. Martin Luther King, Jr., Municipal Building, located at 676 Dr. Martin Luther King, Jr. Boulevard.
- IX. **ADJOURNMENT**