



**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  
May 04, 2023 @ 2:00 p.m.*

- I. **ROLL CALL**
- II. **MINUTES:** *Approval of Minutes for the Planning Commission Meeting of April 20, 2023.*
- III. **PLANNING STAFF/LEGAL COUNSEL/COMMITTEE REPORTS**
- IV. **CONTINUED PUBLIC HEARING:**
- V. **NEW PUBLIC HEARINGS:** *None*
- VI. **TREE HEARING:** *None*
- VII. **CITY COUNCIL ACTION:**

**Case No. 23-020-PC – Greg Knapp & Deborah Bolin – a request for 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). The Planning Commission recommended approval of this Conditional Use by a vote of 10-0-0, for this case on April 20, 2023. The City Council will hear this case on May 16, 2023.**

**Case No. 23-015-PC – PFP Properties, LLC (owner) and Freddie Fountain on behalf of Fountain & Associates (applicant) – 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. The Planning Commission recommended approval of this Conditional Use by a vote of 10-0-0, for**

*this case on April 20, 2023. The City Council will hear this case on May 16, 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 of this Conditional Use by a vote of 13-0-0, for this case on March 16, 2023. The City Council tabled this case subject to call 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 of this Conditional Use by a vote of 13-0-0, for this case on March 16, 2023. The City Council approved this case on April 18, 2023.**

**Case No. 23-027-PC – City of Biloxi – a request for 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. The Planning Commission recommended approval by a vote of 11-0-0, for this case on April 6, 2023. The City Council held a first reading for this case subject to call on April 18, 2023.**

**Case No. 23-028-PC – Island Entertainment, Inc., (owner) and Deepak Kumal Patel (applicant) – a request for 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). The Planning Commission recommended approval by a vote of 11-0-0, for this case on April 6, 2023. The City Council held a first reading for this case subject to call on April 18, 2023.**

**Case No. 23-029-PC – Alterna Mortgage Income Fund, LLC (owner) and Elliott Homes, LLC (applicant) – a request for 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). The Planning Commission recommended approval by a vote of 11-0-0, for this case on April 6, 2023. The City Council tabled this case until May 2, 2023.**

**Case No. 23-030PC – Beth Moore on Behalf of Loaves and Fishes – a request for 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). The Planning Commission recommended approval by a vote of 7-4-0, for this case on April 6, 2023. The City Council tabled this case until May 23, 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 18, 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  
May 4, 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 20, 2023.*
- III. **PLANNING STAFF/LEGAL COUNSEL/COMMITTEE REPORTS**
- IV. **CONTINUED PUBLIC HEARING:** *None*
- V. **NEW PUBLIC HEARINGS:**

**Case No. 23-034-BZA – David & Lillian Gantz – a request for an Appeal,** pursuant to Section 23-2-4(S)(2)(b) of the Biloxi Land Development Ordinance, seeking reversal of a determination of denial rendered by the Biloxi Building Official/Director of Community Development with respect to an application submitted by the property owners/appellants requesting to build an accessory structure (i.e., a shed) upon a lot which does not presently have a primary structure, said request having been denied due to City regulation [re: Section 23-4-4(B)(2)(g) of the Biloxi Land Development Ordinance] which prohibits the construction or establishment of an accessory structure prior to the establishment of a principal structure upon the lot or parcel in question, for property identified as 14188 Old Highway 67 (re: Tax Parcel No. 1207F-01-033.000).

**Case No. 23-035-BZA – David Thomas (owner) and Anthony Baker (applicant) – a request for two Variances necessary to authorize an additional driveway to be constructed in conjunction with the existing Single-Family Residence.**

- 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 18, 2023 in the Auditorium of the Dr. Martin Luther King, Jr., Municipal Building, located at 676 Dr. Martin Luther King, Jr. Boulevard.*

**IX. ADJOURNMENT**