



**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 18, 2023 @ 2:00 p.m.*

- I. **ROLL CALL**
- II. **MINUTES:** Approval of Minutes for the Planning Commission Meeting of May 4, 2023.
- III. **PLANNING STAFF/LEGAL COUNSEL/COMMITTEE REPORTS**
- IV. **CONTINUED PUBLIC HEARING:**
- V. **NEW PUBLIC HEARINGS:**

**Case No. 23-038-PC – Jeremiah Newman (owner) and Seymour Engineering (applicant)** – a request for a **Preliminary Subdivision** approval for a seven (7) lot Single-Family Residential Subdivision submitted under the working title: Golden Gulf Estates, to be constructed upon a portion of a parcel of land measuring three and sixty-eight one-hundredths (3.68) acre (more or less) in size, and identified as 380 Porter Avenue (re: Tax Parcel No. 1310A-02-046.000).

**Case No. 23-040-PC – Steps Coalition (owner) and K. Moye Land Design and Development, LLC (applicant)** – a request for a **Preliminary Subdivision** Re-Plat of a portion of Bragg & Graham Subdivision coupled with the establishment of a **PD-I: Planned Development – Infill District Master Plan**, for an application submitted to create eighteen (18) lots upon three and five one-hundredths (3.05) acres (more or less) in size, presently zoned RS-5 High-Density Single-Family Residential, and identified as four (4) unaddressed parcels situated north of Esters Blvd; between Brown St and Holley St. (re: Tax Parcel Nos. 1410G-02-067.000, 1410G-02-068.000, 1410G-02-069.000, and 1410G-02-070.000).

**Case No. 23-041-PC – Carol Harris** – a request for **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 **RS-10 Single-Family Low**

**Density** for a parcel of land presently identified as 14094 Hudson Krohn Avenue Parcel B (re: Tax Parcel No. 1207H-01-008.000).

**Case No. 23-042-PC – Steps Coalition (owner) and K. Moyer Land Design and Development, LLC (applicant)** – a request for **Vacation** of an un-improved **Public Right-of-Way** measuring 40' x 150' (more or less) located between two parcels of land having frontage to Brown Street and Holley Street (platted as 3rd Street) (i.e., Tax Parcel Nos. 1410G-02-069.000 & 1410G-02-070.000).

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. 23-027-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, June 1, 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 18, 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 May 4, 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, June 1, 2023, in the Auditorium of the Dr. Martin Luther King, Jr., Municipal Building, located at 676 Dr. Martin Luther King, Jr. Boulevard.
- IX. **ADJOURNMENT**