



**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  
June 1, 2023 @ 2:00 p.m.*

- I. **ROLL CALL**
- II. **MINUTES:** Approval of Minutes for the Planning Commission Meeting of May 18, 2023.
- III. **PLANNING STAFF/LEGAL COUNSEL/COMMITTEE REPORTS**
- IV. **CONTINUED PUBLIC HEARING:**
- V. **NEW PUBLIC HEARINGS:**

**Case No. 23-044-PC – City of Biloxi** – a request for a text change, specifically amending **Section 23-6-13(B)(4)c** allowing a maximum size of 32 square foot for political signs to be erected 180 days before election date.

**Case No. 23-045-PC – Josh Fleming on Behalf of Elliott Homes, LLC** – a request for a **Preliminary/Final Subdivision Plat** approval of a seventeen (17) lot Residential Subdivision development known as Pointe Breeze Phase 2, for land comprising of two and thirty-two one-hundredths (2.32) acres in overall size (more or less), for property presently identified as 2506 Beach Boulevard (re: Tax Parcel No. 1110O-01-020.000).

**Case No. 23-046-PC – Aubin St. Clair & Elizabeth Beck Brookshire, Bruce C. Brookshire and Brandon Anderson Brookshire (owners/applicants)** – a request for **Vacation** of an unimproved Right-of-Way between 845 & 853 Auburn Drive approximately 120' feet in length and 50' feet in width (More or Less) (re: Tax Parcel Nos. 1109H-01-133.000 & 1109H-01-134.000).

**Case No. 23-047-PC – Chris & Helen Hua** – a request for **Conditional Use** approval, to authorize an existing duplex, situated upon a parcel of land approximately 65' x 218.75', to be utilized as a Short-Term Rental, for property located within an **RM-30 High-Density Multi-Family Residential** zone, and identified by municipal address 281 A & B Porter Avenue (i.e., Tax Parcel No. 1310H-02-081.000).

**Case No. 23-048-PC – W.S.G. Inc., (owner) and Don Parker (applicant)** – a request for **Zoning Map Amendment**, to authorize a change in zoning district classification for a portion of a parcel of land currently split-zoned, from its present zoning district classification of **NB Neighborhood Business** and **RB Regional Business** to **RB Regional Business**, for a parcel presently identified as 12900 Old Highway 67 (re. Tax Parcel No. 1208A-04-006.002).

VI. **TREE HEARING:** None

VII. **CITY COUNCIL ACTION:**

**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 denied this case on May 23, 2023.***

**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). *The Planning Commission recommended approval by a vote of 13-0-0, for this case on May 18, 2023. **The City Council will hear this case on June 6, 2023.***

**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). *The Planning Commission recommended approval by a vote of 13-0-0, for this case on May 18, 2023. **The City Council will hear this case on June 6, 2023.***

**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). *The Planning Commission recommended approval by a vote of 13-0-0, for this case on May 18, 2023. The City Council will hear this case on June 6, 2023.*

**Case No. 23-042-PC – Steps Coalition (owner) and K. Moye 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). *The Planning Commission recommended approval by a vote of 13-0-0, for this case on May 18, 2023. The City Council will hear this case on June 6, 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 15, 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  
June 1, 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 18, 2023.
- III. **PLANNING STAFF/LEGAL COUNSEL/COMMITTEE REPORTS**
- IV. **CONTINUED PUBLIC HEARING:** None
- V. **NEW PUBLIC HEARINGS:**

**Case No. 23-049-BZA – W.S.G. Inc. (Owners) and Don Parker (Applicant)** – a request for a **Paving Material Variance** to authorize the use of **limestone parking material** for the proposed establishment of an RV and Boat Storage Facility, upon a parcel of land measuring 6.98 acres (more or less), 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, for property identified as 12900 Old Highway 67 (re: Tax Parcel No.1208A-04-006.002).

**Case No. 23-050-BZA – Robert and Courtney Myers** – a request for a **Driveway Variance** to allow a second driveway access from the street on a lot that has less than 250 feet of frontage, for a property situated within an RS-10 Low-Density Single-Family Residential zoning district, and identified by municipal address 1894 Courtney Lane (i.e., Tax Parcel No. 1208O-01-009.068).

**Case No. 23-051-BZA – Larry and Sheila Meyer** – a request for a seven-foot (7') **Side Yard Setback Variance**, to authorize construction of an attached carport to be situated three feet (3') from the side property line, instead of at the ten-foot (10') side yard setback required by ordinance, for property located within an **RS-10 Low-Density Single-Family Residential**, and presently identified as 2431 Martin Road (i.e., Tax Parcel No. 1110B-02-029.000).

**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 15, 2023, in the Auditorium of the Dr. Martin Luther King, Jr., Municipal Building, located at 676 Dr. Martin Luther King, Jr. Boulevard.

**IX. ADJOURNMENT**