



**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 15, 2023 @ 2:00 p.m.*

- I. **ROLL CALL**
- II. **MINUTES:** Approval of Minutes for the Planning Commission Meeting of June 1, 2023.
- III. **PLANNING STAFF/LEGAL COUNSEL/COMMITTEE REPORTS**
- IV. **CONTINUED PUBLIC HEARING:**
- V. **NEW PUBLIC HEARINGS:**

Case No. 23-053-PC – City of Biloxi –a request for **Vacation** of an unimproved **Public Right-of-Way** measuring approximately 10' x 1019.1' (more or less) located in Block I of Briarfield Subdivision between Pine Grove and Beach View Avenue, between tax parcels nos. 1110J-02-083.000, 1110J-02-082.000, 1110J-02-081.000, 1110J-02-080.000, 1110J-02-079.000, 1110J-02-078.000, 1110J-02-077.000, 1110J-02-076.000, 1110J-02-075.000, 1110J-02-074.000, 1110J-02-073.000, 1110J-02-072.000, 1110J-02-071.000, 1110J-02-070.000, 1110J-02-051.000, 1110J-02-052.000, 1110J-02-053.000, 1110J-02-054.000, 1110J-02-055.000, 1110J-02-056.000, 1110J-02-057.000, 1110J-02-058.000, 1110J-02-059.000, 1110J-02-060.000, 1110J-02-061.000, 1110J-02-062.000, 1110J-02-063.000, 1110J-02-064.000.

Case No. 23-054-PC – Mary Posey (owner) and Alisha Ramsey (applicant) – a request for **Conditional Use** approval, to authorize the establishment of a Bail Bondsman office upon a parcel of land measuring 50' X 174' (more or less) in overall size to be situated within an **NB Neighborhood Business zone**, and identified by municipal address 251-A Main Street (i.e., Tax Parcel No. 1410F-03-016.000).

- VI. **TREE HEARING:** None
- VII. **CITY COUNCIL ACTION:**

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 approved 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 held a first reading 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 tabled this case subject to call 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 13, 2023.***

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 120 days before election date. *The Planning Commission recommended approval with modifications by a vote of 6-5-0, for this case on June 1, 2023. **The City Council will hear this case on June 20, 2023.***

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). *The Planning Commission recommended approval by a vote of 11-0-0, for this case on June 1, 2023.* **The City Council will hear this case on June 20, 2023.**

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). *The Planning Commission recommended approval by a vote of 11-0-0, for this case on June 1, 2023.* **The City Council will hear this case on June 20, 2023.**

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). *The Planning Commission recommended approval by a vote of 11-0-0, for this case on June 1, 2023.* **The City Council will hear this case on June 20, 2023.**

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). *The Planning Commission recommended approval by a vote of 11-0-0, for this case on June 1, 2023.* **The City Council will hear this case on June 20, 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, July 6, 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 15, 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 *June 1, 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, July 6, 2023, in the Auditorium of the Dr. Martin Luther King, Jr., Municipal Building, located at 676 Dr. Martin Luther King, Jr. Boulevard.

IX. ADJOURNMENT