



**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
July 6, 2023 @ 2:00 p.m.*

- I. **ROLL CALL**
- II. **MINUTES:** Approval of Minutes for the Planning Commission Meeting of June 15, 2023.
- III. **PLANNING STAFF/LEGAL COUNSEL/COMMITTEE REPORTS**
- IV. **CONTINUED PUBLIC HEARING:**
- V. **NEW PUBLIC HEARINGS:**

Case No. 23-039-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 social services and a multifamily dwelling within **Article 23-10: Definitions and Interpretations, Table 23-4-1(C) Use Table – Non-Residential and Planned Development Districts, Use Standards: Section 23-4-3-(C)(3)c,** and **Article 23-4: Use Standards; Section 23-4-3-(C)(1)b.**

Case No. 23-052-PC – City of Biloxi – a request for a **Zoning Map Amendment**, to authorize a change in zoning district classification for seventy-three (73) parcels of land, from their present zoning district classification of A-Agricultural and RB-Regional Business to NB-Neighborhood Business.

Case No. 23-056-PC – Toxey Collins – a request for a **Zoning Map Amendment**, to authorize a change in zoning district classification for two parcels of land from their present zoning district classifications of NB Neighborhood Business and RER Residential Estate Restricted to RB Regional Business, for a parcel presently identified as 13041 Lorraine Road, and an unaddressed parcel situated behind above-mentioned parcel (re: Tax Parcel No. 1107 -33-044.000 & 1107 -33-042.003).

Case No. 23-057-PC – A & M Properties (owner) and Tim Murphy (applicant) – a request for an overlay **Zoning Map Amendment**, the approval of which would provide for the establishment of a **PD-I: Planned Development – Infill Master Plan** – extending authorization for a residential development to be known as The Cottages at Howard,

which includes a proposed 5 lot residential development situated on two (2) unaddressed parcels fronting upon Howard Avenue, Copp Street, and Lee Street (re: Tax Parcel Nos. 1410J-05-042.000 & 1410J-05-044.000).

Case No. 23-058-PC – A & M Properties (owner) and Tim Murphy (applicant) – a request for a **Preliminary Subdivision Re-Plat** of lots 1,2, & 3 of Keller, JH Estate (Replat of Blk 1 Keller Property), to create five (5) single-family residential lots upon two parcels of land, measuring approximately fifty-eight one-hundredths of an acre (.58) (more or less) in size, (re: Tax Parcel Nos. 1410J-05-042.000 & 1410J-05-044.00).

VI. TREE HEARING:

Case No. TR-23-004 – Our Lady of Fatima Catholic Church (owner) Kevin Shaughnessy (applicant) – A request to remove five (5) protected trees, to authorize the construction of two (2) new single-family priest homes.

VII. CITY COUNCIL ACTION:

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. *The Planning Commission recommended approval by a vote of 15-0-0, for this case on May 18, 2023. **The City Council will hear this case on July 11, 2023.***

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). *The Planning Commission recommended approval by a vote of 15-0-0, for this case on May 18, 2023. **The City Council will hear this case on July 11, 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 approved 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 denied 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 held a first reading concerning 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 20, 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*

July 6, 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 15, 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 20, 2023, in the Auditorium of the Dr. Martin Luther King, Jr., Municipal Building, located at 676 Dr. Martin Luther King, Jr. Boulevard.

IX. ADJOURNMENT