



**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  
August 03, 2023 @ 2:00 p.m.*

- I. **ROLL CALL**
- II. **MINUTES:** *Approval of Minutes for the Planning Commission Meeting of July 20, 2023.*
- III. **PLANNING STAFF/LEGAL COUNSEL/COMMITTEE REPORTS**
- IV. **CONTINUED PUBLIC HEARING:**
- V. **NEW PUBLIC HEARINGS:**

**Case No. 23-062-PC – Brodie Wells, LLC – a request for a Preliminary Subdivision Re-Plat coupled with a PD-C: Planned Development – Commercial District Master Plan for the construction of seventy-eight (78) Single-Family Residential lots, two-hundred and forty-seven (247) apartments, and commercial redevelopment of an existing structure situated upon thirty-eight and seventy-nine one-hundredths acres (38.79) (more or less) in size, presently zoned **NB-Neighborhood Business** and **LB Limited Business**, identified as four parcels addressed as 1735 Tribe Drive, 1716 AJ Holloway Drive, 1717 AJ Holloway Drive and one (1) unaddressed parcel fronting Brodie Road (re: Tax Parcel Nos. 1209H-01-001.000, 1209H-01-001.001, 1209H-01-001.002 & 1309E-01-016.001).**

**Case No. 23-063-PC – City of Biloxi – a request to authorize a change in zoning district classification for eighteen (18) parcels of land from their present zoning district classification of **I-Industrial** to **DT-Downtown**, situated to the North of and adjacent to Esters Boulevard; to the South of Division Street; to the West of and fronting upon Elmer Street; and to the East of Lameuse Street.**

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

**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. Planning Commission voted 13-0-0. City Council will vote on this case August 1, 2023.**

**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). Planning Commission voted 13-0-0. City Council will vote on this case August 1, 2023.**

**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). Planning Commission voted 13-0-0. City Council will vote on this case August 1, 2023.**

**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). Planning Commission voted 13-0-0. City Council will vote on this case August 1, 2023.**

**VIII. OLD BUSINESS:**

**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, August 17, 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

August 03, 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 July 20, 2023.*

**III. PLANNING STAFF/LEGAL COUNSEL/COMMITTEE REPORTS**

**IV. CONTINUED PUBLIC HEARING:** *None*

**V. NEW PUBLIC HEARINGS:**

**Case No. 23-036-BZA- David and Lori Hickman (owners) - to consider an Appeal, pursuant to Section 23-2-4(S)(2)(b) of the Biloxi Land Development Ordinance, seeking reversal of a determination of decision rendered by the Biloxi Building Official/Director of Community Development to discontinue the nonconforming use of four parcels identified as 12304 Hickman Road (re: Tax Parcel Nos. 1308F-01-002.000, 1308F-01-002.001, 1308F-01-001.003, 1308C-02-001.003).**

**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, August 17, 2023, in the Auditorium of the Dr. Martin Luther King, Jr., Municipal Building, located at 676 Dr. Martin Luther King, Jr. Boulevard.*

**IX. ADJOURNMENT**