



**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 17, 2023 @ 2:00 p.m.

- I. **ROLL CALL**
- II. **MINUTES:** Approval of Minutes for the Planning Commission Meeting of August 03, 2023.
- III. **PLANNING STAFF/LEGAL COUNSEL/COMMITTEE REPORTS**
- IV. **CONTINUED PUBLIC HEARING:**
- V. **NEW PUBLIC HEARINGS:**

Case No. 23-064-PC – Ramiro Rodriguez – a request for a **Conditional Use** to authorize an existing Single-Family Residence, situated upon a parcel of land approximately 77' x 117.5', 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 116 Acacia Avenue (i.e., Tax Parcel No. 1310L-04-052.001).

Case No. 23-065-PC – Michael Gorman – a request for a **Conditional Use** to authorize an existing single-family residence, situated upon a parcel of land approximately 60.5' x 138', 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 197 Briarfield Avenue (i.e., Tax Parcel No. 1110J-02-087.000).

Case No. 23-066-PC – Brain Chevalier – a request for a **Conditional Use** to authorize an existing Single-Family Residence, situated upon a parcel of land approximately 42' x 120', to be utilized as a **Short-Term Rental**, for property located within an **NB Neighborhood Business** zone, and identified by municipal address 1190 Judge Sekul Avenue (i.e., Tax Parcel No. 1310H-04-043.000).

Case No. 23-067-PC – The Thrash Group LLC (owners) and Tracey Ross (applicant) – a request for an **Overlay Zoning Map Amendment** the approval of which would provide for the establishment of a **PD-C Planned Development – Commercial Master Plan** – extending authorization for the construction of one-hundred forty-four (144) apartments within twelve (12) 3-story buildings, a clubhouse,

office, and pool, under the working title: The Current, and identified as 2068 Beach Boulevard (re: Tax Parcel No. 1210L-02-050.000).

Case No. 23-068-PC – Dreux A. Seghers on behalf of 755, LLC – a request for a **Conditional Use** to authorize an existing Single-Family Residence, situated upon a parcel of land approximately 50' x 55', to be utilized as a **Short-Term Rental**, for property located within a **NB Neighborhood Business** zone, and identified by municipal address 140 Comfort Place (i.e., Tax Parcel No. 1410J-07-003.001).

VI. TREE HEARING: None

VII. CITY COUNCIL ACTION:

Case No. 23-059-PC – City of Biloxi – a request for a **Text Amendment** within the Land Development Ordinance which case specifically amends Section 23-4-3(D)(10)e3 of the Land Development Ordinance, requiring the annual short-term rental fee to increase to \$250.00, and the property owner or manager must present documentation from the Mississippi Department of Revenue or other platform demonstrating taxes have been collected and/or paid for the previous year before city license renewals will be processed.

*Planning Commission voted 13-0-0. **City Council will hear on this case September 5, 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, September 7, 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 17, 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 August 03, 2023.

III. PLANNING STAFF/LEGAL COUNSEL/COMMITTEE REPORTS

IV. CONTINUED PUBLIC HEARING: None

V. NEW PUBLIC HEARINGS:

Case No. 23-069-BZA- Marvin Hendrix on behalf of Biloxi Acquisitions, LLC - to consider a **Driveway Variance**, to authorize a second driveway entrance to be constructed upon a lot that has 58.29' of road frontage, for property situated within an **NB Neighborhood Business** zoning district, and identified by municipal address 517 Howard Avenue (i.e., Tax Parcel No. 1410J-04-004.000).

Case No. 23-070-BZA- Mary A. Hamilton - to consider a **Side Yard Setback Variance**, to authorize the construction of an attached, screened patio to be situated directly on the side property line, instead of at the three-foot (3') side yard setback required by the building code for zero lot line subdivisions, for property located within an **RS-7.5 Medium Density Single-Family Residential** zone, and presently identified as 2276 Waldon Court (i.e., Tax Parcel No. 1109I-02-001.009).

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, September 07, 2023, in the Auditorium of the Dr. Martin Luther King, Jr., Municipal Building, located at 676 Dr. Martin Luther King, Jr. Boulevard.

IX. ADJOURNMENT