



**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
September 07, 2023 @ 2:00 p.m.

- I. **ROLL CALL**
- II. **MINUTES:** Approval of Minutes for the Planning Commission Meeting of August 17, 2023.
- III. **PLANNING STAFF/LEGAL COUNSEL/COMMITTEE REPORTS**
- IV. **CONTINUED PUBLIC HEARING:**
- V. **NEW PUBLIC HEARINGS:**

Case No. 23-074-PC – Daniel T. and Heidi F. Hoyer – a request for a **Zoning Map Amendment**, to authorize a change in zoning district classification for a parcel of land measuring eighty-seven one-hundredths (.87) of an acre (more or less) in size, from its present zoning district classification of **RS-7.5 Medium-Density Single-Family Residential** to **RM-10 Low-Density Multi-Family Residential**, for a parcel of land identified as 1611 Glenn Swetman Street (re: Tax Parcel No. 1310L-04-154.006).

Case No. 23-075-PC – Windy Swetman on behalf of Secure Properties, LLC – a request for a **Zoning Map Amendment**, to authorize a change in zoning district classification for a parcel of land measuring forty-seven one-hundredths (.47) of an acre (more or less) in size, from its present zoning district classification of **RS-5 High-Density Single-Family Residential** to **RM-10 Low-Density Multi-Family Residential**, for a parcel of land identified as 321 Nelson Road (re: Tax Parcel No. 1110H-02-004.000).

Case No. 23-076-PC – Daniel and Heidi Hoyer – a request for a **Conditional Use** to authorize an existing residence to be utilized as a **Bed and Breakfast**, for property presently situated within an **RS-7.5 Medium-Density Single-Family Residential** zone [which property has been submitted for a **Zoning Map Amendment** requesting **RM-10 Low-Density Multi-Family Residential** zoning (re: Case No. 23-074-PC)], and identified as 1611 Glenn Swetman Street (re: Tax Parcel No. 1310L-04-154.006).

Case No. 23-077-PC – 2496 Pass Road, LLC – a request for a **Conditional Use** approval, to authorize a portion of an existing Commercial Building, situated upon a parcel of land approximately twenty-six one-hundredths (.26) of an acre (more or less) in size, to be utilized as a **Retail Sales** Establishment for an existing Non-profit organization, for property located within an **LB Limited Business**, for a parcel of land identified as 2496 Pass Road (re: Tax Parcel No. 1110G-03-023.000).

Case No. 23-078-PC – LeMart, LLC (owner) Vernon M. Johnson (applicant) – a request for a **Conditional Use** to authorize an existing Commercial Building, to be utilized as a **(Private) Club/Lodge**, for property located within an **NB Neighborhood Business**, and identified as 1177 Judge Sekul Avenue, Unit A (re: Tax Parcel No. 1310H-03-059.000).

VI. **TREE HEARING:** None

VII. **CITY COUNCIL ACTION:**

Case No. 23-059-PC – City of Biloxi – 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.

*The Planning Commission voted 13-0-0. **City Council approved this case on August 22, 2023.***

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. *The Planning Commission voted 13-0-0.*

City Council held a first reading concerning this case on August 22, 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 21, 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
September 07, 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 17, 2023.

III. PLANNING STAFF/LEGAL COUNSEL/COMMITTEE REPORTS

IV. CONTINUED PUBLIC HEARING: None

V. NEW PUBLIC HEARINGS:

Case No. 23-079-BZA – John W. and Gloria B. Compton – to consider a twenty-four-foot (24') **Front Yard Setback Variance**, to authorize construction of a detached open carport to be situated six feet (6') from the front property line, instead of at the thirty (30') foot front yard setback required by ordinance, for property located within an **RS-10 Low-Density Single-Family Residential**, and identified as 2531 Marshall Road (i.e., Tax Parcel No. 1110N-01-013.000).

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, September 21, 2023, in the Auditorium of the Dr. Martin Luther King, Jr., Municipal Building, located at 676 Dr. Martin Luther King, Jr. Boulevard.

IX. ADJOURNMENT