



**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
October 05, 2023 @ 2:00 p.m.

- I. **ROLL CALL**
- II. **MINUTES:** Approval of Minutes for the Planning Commission Meeting of September 21, 2023.
- III. **PLANNING STAFF/LEGAL COUNSEL/COMMITTEE REPORTS**
- IV. **CONTINUED PUBLIC HEARING:** None
- V. **NEW PUBLIC HEARINGS:**

Case No. 23-083-PC – Reef Express, LLC – to consider an application request for **Preliminary Subdivision Plat** approval of a twenty (20) lot Single Family Townhome Subdivision Development - tentatively titled “Lost Garden Villas” - inclusive of the following subdivision variances:

- 1) **Lot Square Footage Variance** – to allow the townhouse lots to be less than 1,800 square feet, lots 1-6 will be 1,200 square feet +/-; lots 7-8 will be 1,500 square feet +/-; lots 9-10 will be 1,260 square feet +/-; and lots 11-20 will be at least 1,600 square feet.
- 2) **Right-of-Way Width Variance** – to allow the right-of-way to be 40’ in width instead of the 50’ width required by ordinance.

all for property presently identified as a portion of 2790 Beach Blvd. Tax Parcel No. 1110M-03-008.000.

- VI. **TREE HEARING:** None

VI. CITY COUNCIL ACTION:

Case No. 23-080-PC – City of Biloxi – a Text Amendment to the **Land Development Ordinance**, to consider a charge from the Director of Community Development to consider a Text Amendment to the Land Development Ordinance related to **Section 23-6-1(F)(3)b1**: Number of access points – A second driveway access is allowed along a lot frontage with a width between 80 and 1,500 feet. *The Planning Commission voted 13-0. The City Council will hear this case on October 17, 2023.*

Case No. 23-081-PC – Deborah Bolin (owner) Gregory Knapp (applicant) – a Conditional Use, to authorize an existing duplex, situated upon a parcel of land approximately 62' x 262', to be utilized as **Short-Term Rentals**, for property located within an **RM-20 Medium-Density Multi-Family** zone, and identified as 136 Keller Ave A & B (re: Tax Parcel No.1410J-04-025.000). *The Planning Commission voted 13-0. The City Council will hear this case on October 17, 2023.*

Case No. 23-082-PC – Biloxi Marking Products Inc (owner) Evan Tran (applicant) – a Conditional Use to authorize the construction of a Two-Family Residential Dwelling (Duplex), upon a parcel of land measuring approximately 6000 square feet (more or less) in overall size, for property presently situated within an **NB Neighborhood Business** zone, and identified as 2730 Fernwood Road (re: Tax Parcel No.1110E-02-023.000). *The Planning Commission voted 13-0. The City Council will hear this case on October 17, 2023.*

VII. 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, October 19, 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
October 05, 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 September 21, 2023.

III. PLANNING STAFF/LEGAL COUNSEL/COMMITTEE REPORTS

IV. CONTINUED PUBLIC HEARING: None

V. NEW PUBLIC HEARINGS:

Case No. 23-085-BZA – Reef Express, LLC – To consider several Variances, necessary for the construction of the proposed Townhome Development, tentatively titled “Lost Garden Villas” as follows:

- 1.) Lots 1-6 – **Front Yard Setback Variance** to allow this section of townhomes to be situated 10’ from the front property line instead of the 25’ required by Ordinance;
Rear Yard Setback Variance to allow this section of townhomes to be situated 5’ from the rear property line instead of the 10’ required by Ordinance;
Side Yard Setback Variance to allow this section of townhomes to be situated 3’ from the side property line instead of 5’ required by Ordinance.
- 2.) Lots 7 & 8 – **Front Yard Setback Variance** to allow this section of townhomes to be situated 13’ from the front property line instead of the 25’ required by Ordinance;
Side Yard Setback Variance to allow this section of townhomes to be situated 3’ from the side property line instead of 5’ required by Ordinance.
- 3.) Lots 9 & 10 – **Front Yard Setback Variance** to allow this section of townhomes to be situated 13’ from the front property line instead of the 25’ required by Ordinance;
Rear Yard Setback Variance to allow this section of townhomes to be situated 5’ from the rear property line instead of the 10’ required by Ordinance;

Side Yard Setback Variance to allow this section of townhomes to be situated 3' from the side property line instead of 5' required by Ordinance.

4.) Lots 11-14 – **Front Yard Setback Variance** to allow this section of townhomes to be situated 10' from the front property line instead of the 25' required by the Ordinance.

5.) Lots 15-20 – **Front Yard Setback Variance** to allow this section of townhomes to be situated 10' from the front property line instead of the 25' required by Ordinance;

Side Yard Setback Variance to allow this section of townhomes to be situated 5' from the corner property line instead of 12.5' required by the Ordinance.

for property presently identified as a portion of 2790 Beach Blvd. Tax Parcel No. 1110M-03-008.000.

VI. OLD BUSINESS:

VII. NEW BUSINESS:

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, October 19, 2023, in the Auditorium of the Dr. Martin Luther King, Jr., Municipal Building, located at 676 Dr. Martin Luther King, Jr. Boulevard.

IX. ADJOURNMENT