



**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 19, 2023 @ 2:00 p.m.

- I. **ROLL CALL**
- II. **MINUTES:** Approval of Minutes for the Planning Commission Meeting of October 5, 2023.
- III. **PLANNING STAFF/LEGAL COUNSEL/COMMITTEE REPORTS**
- IV. **CONTINUED PUBLIC HEARING:** None
- V. **NEW PUBLIC HEARINGS:**

Case No. 23-086-PC – City of Biloxi – a Text Amendment to the Land Development Ordinance, to consider a charge extended by the City of Biloxi Administration to consider a Text Amendment to the Land Development Ordinance related to **Article 23-4-3(D)(10)c** pertaining to Recreational Vehicle Parks.

Case No. 23-087-PC – City of Biloxi – a Text Amendment to the Land Development Ordinance, to consider a charge extended by the City of Biloxi Administration to consider a Text Amendment to the Land Development Ordinance related to **Article 23-4-4(C)(22)** pertaining to Storage or Parking of Heavy Trucks, Trailers, Major Recreational Equipment, or Mobile Homes.

Case No. 23-088-PC – City of Biloxi – a Text Amendment to the Land Development Ordinance, to consider a Text Amendment to the Land Development Ordinance related to **Article 23-4-5(G)** pertaining to Special Events.

Case No. 23-089-PC – Jeffrey and Tientse Reisch – a request for a Zoning Map Amendment to authorize a change in zoning district classification for two parcels of land measuring sixty-one-hundredths (.60) of an acre (more or less) in size, from their present zoning district classification of **RS-7.5 Medium-Density Single-Family Residential** to **RM-30 High-Density Multi-Family Residential**, for parcels of land identified as 1387 & 1397 A & B Father Ryan Avenue (re: Tax Parcel Nos. 1310K-03-019.000 & 1310K-03-019.001).

Case No. 23-090-PC – Jeffrey and Tientse Resich– a Conditional Use to authorize an existing Two-Unit Duplex, situated upon a parcel of land approximately 82' x 100', to be utilized as a **Short-Term Rental**, for property located within a proposed **RM-30 High-Density Multi-Family Residential**, and identified as 1397 A & B Father Ryan Avenue (re: Tax Parcel No. 1310K-03-019.001).

Case No. 23-091-PC – RRR Real Estate Holding Company, LLC– a Conditional Use to authorize an existing Single-Family Residence/Commercial Office Space, situated upon a parcel of land measuring approximately 64 x 198.5, to be converted into a **Duplex**, for property located within an **CB Community Business** zone, and identified by municipal address 1120 Beach Boulevard (i.e., Tax Parcel No. 1310I-03-043.000).

VI. TREE HEARING: None

VI. CITY COUNCIL ACTION:

Case No. 23-074-PC – Daniel T. and Heidi F. Hoyer – 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). *The Planning Commission voted 14-0. The City Council will hear this case on October 17, 2023.*

Case No. 23-075-PC – Windy Swetman on behalf of Secure Properties, LLC –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). *The Planning Commission voted 14-0. The City Council will hear this case on October 17, 2023.*

Case No. 23-076-PC – Daniel and Heidi Hoyer – 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). *The Planning Commission voted 14-0. The City Council will hear this case on October 17, 2023.*

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, November 2, 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 19, 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 October 5, 2023.
- III. **PLANNING STAFF/LEGAL COUNSEL/COMMITTEE REPORTS**
- IV. **CONTINUED PUBLIC HEARING:** None
- V. **NEW PUBLIC HEARINGS:**

Case No. 23-092-BZA – Darrell and Kelly Meyer (owners) Jason Cospelich (applicant) – to consider an application for a two-foot (2') **Height Variance**, to authorize a six-foot (6') tall metal fence to be constructed on the front property line instead of the max four-foot (4') height as required by ordinance for all structures situated within the front yard of a Residential District, for properties currently identified as 131 & 135 Brady Drive (i.e., Tax Parcel Nos. 1210L-02-088.000 & 1210L-02-087.001).

Case No. 23-093-BZA – Jeffrey W. Hoffman – To consider two **Variances** necessary to construct an Accessory Use Structure (garage/shop), as follows:

1. A fourteen-foot (14') **Front-Yard Setback Variance**, to allow an Accessory Use (garage/shop) to be constructed twenty-six feet (26') from the front property line, instead of at the forty-foot (40') front yard setback required by ordinance; and
2. An eight-foot (8') **Height Variance**, to allow this proposed garage/shop to be twenty-four feet (24') in overall height, instead of at the sixteen feet (16') height required by ordinance;

for property situated within an **RE Residential Estate** Zone, currently identified as 8480 Victory Lane (re: Tax Parcel No.1107J-01-001.000).

Case No. 23-094-BZA – John C. Ryle and Ashley K. Russell– To consider an application for a **Front Yard Setback Variance**, to authorize the expansion of a detached Accessory Use structure (shed/shop) situated within the Front Yard, instead of being located within the rear or side setback areas as required by **Section 23-4-4(B)(4)e** of the Land Development Ordinance, for property located within an **RE Residential Estate District** and identified as 13249 Paradise Lane (i.e., Tax Parcel No. 1307N-01-001.001).

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, November 2, 2023, in the Auditorium of the Dr. Martin Luther King, Jr., Municipal Building, located at 676 Dr. Martin Luther King, Jr. Boulevard.

IX. ADJOURNMENT