



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

- I. **ROLL CALL**
- II. **MINUTES:** *Approval of Minutes for the Planning Commission Meeting of November 16, 2023.*
- III. **PLANNING STAFF/LEGAL COUNSEL/COMMITTEE REPORTS**
- IV. **CONTINUED PUBLIC HEARING:** *None*
- V. **NEW PUBLIC HEARINGS:** *None*
- VI. **TREE HEARING:** *None*
- VI. **CITY COUNCIL ACTION:**

**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. The City Council tabled this case on November 28, 2023, for a maximum of thirty days.**

**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. The City Council tabled this case on November 28, 2023, for a maximum of thirty days.**

**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. The City Council amended and approved this case on November 28, 2023.**

**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). This case failed for lack of a motion, on November 21, 2023.

**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). The case failed for lack of a motion and second, on November 21, 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, December 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  
December 7, 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 November 16, 2023.*
- III. **PLANNING STAFF/LEGAL COUNSEL/COMMITTEE REPORTS**
- IV. **CONTINUED PUBLIC HEARING:** *None*
- V. **NEW PUBLIC HEARINGS:**

**Case No. 23-103-BZA – Denise & Jeffrey Winsor–** *to consider a **Front Yard Setback Variance**, to authorize construction of an attached porch to an existing Single-Family Residence, which porch will extend this residential structure to within seventeen (17') (more or less) feet from the front property line, instead of at the twenty-five foot (25') front yard setback required by ordinance, for property situated within an **RS-7.5 Medium-Density Single-Family** zoning district, and identified as 179 Bilmarsan Drive (i.e., Tax Parcel No. 12101-02-058.00).*

**Case No. 23-104-BZA – Hung Hoang (owner) and Qi Lu (applicant)–** *to consider a **Rear Yard Setback Variance**, to authorize construction of an open patio to be attached to an existing single-family residence, and situated thirteen feet (13') from the rear property line, instead of at the twenty (20') foot rear yard setback required by ordinance, for property located within an **RS-10 Low-Density Single-Family Residential**, and identified as 850 Rue Sable (i.e., Tax Parcel No. 1109G-02-032.045).*

**Case No. 23-105-BZA – Dr. Paul Mullen (owner) and Beau LeBatard (applicant)–** *to consider a **Lot Size Variance**, to authorize a Guest Cottage to be constructed upon a parcel of land approximately sixteen thousand three hundred and thirty-five (16,335) square feet in overall size, instead of the twenty thousand (20,000) square foot lot size required by the Land Development Ordinance, for property identified as 1882 Courtney Lane (re: Tax Parcel No. 12080-01-009.074).*

**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, December 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**