



**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 21, 2023 @ 2:00 p.m.

- I. **ROLL CALL**
- II. **MINUTES:** *Approval of Minutes for the Planning Commission Meeting of December 07, 2023.*
- III. **PLANNING STAFF/LEGAL COUNSEL/COMMITTEE REPORTS**
- IV. **CONTINUED PUBLIC HEARING:** *None*
- V. **NEW PUBLIC HEARINGS:**

Case No. 23-101-PC – Hagos Investment 242, LLC – to consider a Conditional Use to authorize two existing Duplexes, situated upon two separate parcels of land both measuring approximately 71' x 96.75', to be utilized as Short-Term Rentals, for properties located within an LB Limited Business zone, and identified as 238 & 242 Rodenberg Avenue A & B (re: Tax Parcel Nos. 1210H-02-076.010 & 1210H-02-076.011).

Case No. 23-102-PC – Alain Harpin on behalf of PAMS, LLC – to consider an application for a Zoning Map Amendment, to authorize a change in zoning district classification for two parcels of land measuring 60' x 120' each, from their present zoning district classification of RS-7.5 Medium-Density Single-Family Residential to LB Limited Business, for parcels of land identified as 285 & 289 Rodenberg Avenue (re: Tax Parcel Nos. 1210H-03-138.000 & 1210H-03-139.000).

Case No. 23-106-PC – Amanda Crose on behalf of Elliott Homes, LLC – to consider an application for a Preliminary/Final Subdivision Plat approval of a twenty-two (22) lot Residential Subdivision development known as Hawk Creek, for land comprising of twenty-nine (29) acres in overall size (more or less) of which five (5) acres will be developed, for property presently identified as 9630 West Oaklawn Road (re: Tax Parcel No. 1108M-01-003.000).
- VI. **TREE HEARING:** *None*

VI. CITY COUNCIL ACTION:

Case No. 23-095-PC – City of Biloxi – a Text Amendment to the Land Development Ordinance related to Section 23-4-3-(D)(10)e concerning Short-Term Rentals.

City Council amended this matter on December 12, 2023, changing the number of allowed Conditional Use approved Short-Term Rentals to a max of 75.

Case No. 23-098-PC – Best Holding, LLC (owner) and Marty Hardy (applicant) – an application for a PD-C: Planned Development – Commercial District Master Plan, under the working title: Tomaston Medical Park, upon seventeen and seventy-nine one-hundredths acre (17.79) (more or less) in size, presently zoned RB-Regional Business, and identified as 12290 North Oaklawn Road and an unaddressed parcel fronting Shriners Boulevard (re: Tax Parcel Nos. 1108H-04-001.000 & 1108H-04-002.000).

City Council approved this matter on December 12, 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, January 18, 2024, 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 21, 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 December 07, 2023.*

III. PLANNING STAFF/LEGAL COUNSEL/COMMITTEE REPORTS

IV. CONTINUED PUBLIC HEARING: *None*

V. NEW PUBLIC HEARINGS:

Case No. 23-107-BZA – Jason & Princisita Stedman– to consider a Front Yard Setback Variance, to authorize an accessory structure (carport) to be located in the front yard, 20' from the front property line, instead of the side or rear yard which the City's Land Development Ordinance, Section 23-4-4(B)(4)e3, states that no accessory structure shall occupy a required front setback area, for property located within an **RS-7.5 Medium-Density Single-Family Residential and identified as 2284 Club Moss Circle (re: Tax Parcel No. 1109A-01-004.008).**

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, January 18, 2024, in the Auditorium of the Dr. Martin Luther King, Jr., Municipal Building, located at 676 Dr. Martin Luther King, Jr. Boulevard.

IX. ADJOURNMENT