



BILOXI PLANNING COMMISSION AGENDA

Community Development Auditorium
676 Dr. Martin Luther King, Jr. Boulevard
September 5, 2024 @ 2:00 p.m.

- I. **ROLL CALL**
- II. **MINUTES:** Approval of Minutes for the Planning Commission Meeting of August 15, 2024.
- III. **PLANNING STAFF/LEGAL COUNSEL/COMMITTEE REPORTS**
- IV. **CONTINUED PUBLIC HEARING:** None
- V. **NEW PUBLIC HEARINGS:** None
- VI. **TREE HEARING: THIS CASE WILL BE POSTPONED UNTIL SEPT. 19TH**

Case No. TR-24-002 – Chris Rains – a request to remove twelve (12) protected trees (Live Oaks), to authorize the construction of fifty-one (51) Single-Family Residential Rentals - tentatively titled “The Cottages at Moffett Road” presently identified as 308 & 309 Moffett Road Tax Parcel Nos. 1110H-01-035.000 & 1110H-01-036.000.

VII. CITY COUNCIL ACTION:

Case No. 24-033-PC – BE & JF Enterprises, LLC (owner) and Amanda Crose (applicant) – a **PD-I: Planned Development – Infill District Master Plan**, coupled with a **Preliminary Subdivision** under the working title: Coral Breeze, upon two and eighty-nine one-hundredths acres (2.89) (more or less) in size, presently zoned **CB-Community Business**, and identified as 1654 Beach Boulevard (re: Tax Parcel No. 1210I-02-064.177). *The Planning Commission recommended approval for this case on June 6, 2024. This Case was approved by the City Council on August 20, 2024.*

Case No. 24-043-PC – BE & JF Enterprises, LLC (owner) and Amanda Crose (applicant) – a **PD-C: Planned Development - Commercial District Master Plan**, coupled with a **Preliminary Subdivision** under the working title: Monarch Villas, upon one and fifty-one one-hundredths acre (1.51) (more or less) in size, presently zoned **RB-Regional Business**, and identified as 955 Motsie Road (re: Tax Parcel No. 1308M-02-002.004). *The Planning Commission recommended approval for this case on August 1, 2024. The City Council held a first reading on August 20, 2024.*

Case No. 24-044-PC – MS Edgewater Square, LLC (owner) and Louis Leitenberger (applicant) – a **Conditional Use** approval, to authorize an existing unit within a Commercial Building to be utilized as a Bar/Lounge, for property located within an **NB Neighborhood Business**, and identified

by municipal address 2667 Pass Road (i.e., Tax Parcel No. 1110F-02-006.000). *The Planning Commission recommended approval for this case on August 1, 2024. This Case was approved by the City Council on August 20, 2024.*

Case No. 24-045-PC James De'L George on behalf of Zydeco Properties of Louisiana, L.L.C – request for a **Conditional Use** approval, to authorize an existing Single-Family Residence, situated upon a parcel of land measuring 7,872 sq. ft., to be utilized as a **Short-Term Rental**, for property located within an **RM-30 High-Density Multi-Family Residential** zone, and identified by municipal address 1538 Beach Boulevard (i.e., Tax Parcel No. 1310L-02-136.001). *The Planning Commission recommended approval for this case on August 1, 2024. This Case was approved by City Council on August 20, 2024.*

Case No. 24-046-PC – MS Edgewater Square Investments, LLC (owner) and David Johnston, Jr., (applicant) – request for a **Conditional Use** Approval, to authorize an Indoor Entertainment/Recreational Use (i.e., Pickleball Courts) to operate in an existing structure upon two parcels of land measuring 11.2 acres (more or less) in overall size, and currently situated within a **NB Neighborhood Business** zone, located at 2649 Pass Road (re: Tax Parcel Nos. 1110K-01-046.000 & 1110F-02-006.000). *The Planning Commission recommended approval for this case on August 15, 2024. This Case was approved by City Council on August 27, 2024.*

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 19, 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) AGENDA

Community Development Auditorium
676 Dr. Martin Luther King, Jr. Boulevard
September 5, 2024

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 15, 2024.

III. PLANNING STAFF/LEGAL COUNSEL/COMMITTEE REPORTS

IV. CONTINUED PUBLIC HEARING: None

V. NEW PUBLIC HEARINGS:

Case No. 24-047-BZA – Lorrie Reid Votrian – request for a Side Yard Setback Variance, to allow a new single-family residence to be constructed six feet (6') from the side property line instead of the ten feet (10') required by ordinance, within an RS-10 Low-Density Single-Family Residential zoning district, for property identified as 182 Balmoral Avenue (re: Tax Parcel No. 1110K-02-005.000).

Case No. 24-049-BZA – Cree & Colby Cantrell – request for two Variances necessary to convert an existing structure into a single-family residence, proposed variances are as follows:

1. A two-foot (2') **Side–Yard Setback Variance**, to allow a proposed single-family residence to be situated five feet (5') from the side property line, instead of the seven feet (7') required by ordinance; and
2. A fifteen-foot (15') **Rear–Yard Setback Variance**, to allow the proposed single-family residence to be situated five feet (5') from the rear property line, instead of the twenty-foot (20') required by ordinance,

for property identified as 250 Tuxedo Street (Parcel “B”), situated within an **RS-7.5 Medium-Density Single-Family Residential** zoning district.

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, September 19, 2024, in the Auditorium of the Dr. Martin Luther King, Jr., Municipal Building, located at 676 Dr. Martin Luther King, Jr. Boulevard.

IX. ADJOURNMENT