



**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  
January 18, 2024 @ 2:00 p.m.

**I. ROLL CALL**

**II. MINUTES:** *Approval of Minutes for the Planning Commission Meeting of December 21, 2023.*

**III. PLANNING STAFF/LEGAL COUNSEL/COMMITTEE REPORTS**

**IV. CONTINUED PUBLIC HEARING:**

**Case No. 23-052-PC – City of Biloxi – a request for a Zoning Map Amendment, to authorize a change in zoning district classification for seventy-three (73) parcels of land, from their present zoning district classification of A-Agricultural and RB-Regional Business to NB-Neighborhood Business.**

**V. NEW PUBLIC HEARINGS:** *None*

**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, February 1, 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  
January 18, 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 December 21, 2023.*

**III. PLANNING STAFF/LEGAL COUNSEL/COMMITTEE REPORTS**

**IV. CONTINUED PUBLIC HEARING:** *None*

**V. NEW PUBLIC HEARINGS:**

**Case No. 24-001-BZA – James R. (Mikey) McElroy, Inc (owner) Terry Moran (applicant)– to consider several Variances, necessary to construct a new storage facility upon an existing slab, which variances needed, are as follows:**

- 1.) A *thirty-seven-foot (37)* **Front–Yard Setback Variance**, to allow a proposed storage facility to be situated three feet (3') from the front property line, instead of at the forty-foot (40') foot front yard setback required by ordinance;
- 2.) A *twenty-foot (20')* **Side–Yard Setback Variance**, to allow a proposed storage facility to be situated zero feet (0) from the side property line, instead of at the twenty-foot (20') foot side yard setback required by ordinance;
- 3.) A *seven-foot (7')* **Rear–Yard Setback Variance**, to allow said proposed storage facility to be situated three-foot (3') from the rear property line, instead of at the ten-foot (10') foot rear yard setback required by ordinance

**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, February 1, 2024, in the Auditorium of the Dr. Martin Luther King, Jr., Municipal Building, located at 676 Dr. Martin Luther King, Jr. Boulevard.*

**IX. ADJOURNMENT**