



**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  
February 1, 2024 @ 2:00 p.m.

- I. **ROLL CALL**
- II. **MINUTES:** *Approval of Minutes for the Planning Commission Meeting of January 18, 2024.*
- III. **PLANNING STAFF/LEGAL COUNSEL/COMMITTEE REPORTS**
- IV. **CONTINUED PUBLIC HEARING:** *None*
- V. **NEW PUBLIC HEARINGS:**

**Case No. 24-003-PC – Lyman C. Bradford, Jr. Post #2434 VFW (owner) and Kenny Patel (applicant) – an application requesting Conditional Use approval, to authorize the establishment of a Convenience Store, with Gas Sales, upon several parcels of land measuring approximately 1.2 acres in overall size, presently situated within an NB Neighborhood Business zoning and identified as 1644 Pass Road (re: Tax Parcel Nos. 1210H-01-044.001, 1210H-01-044.000, 1210H-01-052.000).**

**Case No. 24-004-PC – Marc Alan Mitchell – an application for Conditional Use approval, to authorize an existing single-family residence to be converted into a two-unit dwelling (duplex), situated upon a parcel of land measuring approximately 73' x 103', located within an NB Neighborhood Business zone, and identified by municipal address 244 Porter Avenue (i.e., Tax Parcel No. 1310H-02-068.000).**

**Case No. 24-005-PC – Marc Alan Mitchell – an application for Conditional Use approval to authorize a duplex to be used as Short-Term Rentals (re: pending Case No. 24-004-PC), situated upon a parcel of land approximately 73' x 103', for property located within an NB Neighborhood Business zone, and identified by municipal address 244 Porter Avenue (i.e., Tax Parcel No. 1310H-02-068.000).**

**VI. TREE HEARING:**

**Case No. TR-24-001 – Reef Express, LLC (owner) and Freddie Fountain W/ Fountain & Associates, LLC (applicant) – a request to remove five (5) protected trees, to authorize the construction of a twenty (20) lot Single Family Townhome Subdivision Development - tentatively titled “Lost Garden Villas” (re: Case No. 23-083-PC), identified as 126 Debuys Road, Parcel No. 1110M-03-008.002.**

**VI. CITY COUNCIL ACTION:**

**Case No. 21-059 – Maenza Property Management, LLC & Jolene Weill (owners) and Freddie Fountain on behalf of Fountain & Associates (applicant) – an application for Final Subdivision Plat for a sixteen (16) lot subdivision known as Christiano Boardwalk Subdivision, for properties presently identified as 1845 & 1851 Beach Boulevard (re: Tax Parcel Nos. 1210J-03-016.000 & 1210J-03-017.000). City Council approved this matter on December January 23, 2024.**

**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). This case failed at City Council on January 16, 2024.**

**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). City Council approved this matter on December January 23, 2024.**

**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). City Council approved this matter on December January 23, 2024.**

**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 15, 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

February 1, 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 January 18, 2024.*

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

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

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

**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 15, 2024, in the Auditorium of the Dr. Martin Luther King, Jr., Municipal Building, located at 676 Dr. Martin Luther King, Jr. Boulevard.*

**IX. ADJOURNMENT**