



**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 15, 2024 @ 2:00 p.m.

- I. **ROLL CALL**
- II. **MINUTES:** *Approval of Minutes for the Planning Commission Meeting of February 1, 2024.*
- III. **PLANNING STAFF/LEGAL COUNSEL/COMMITTEE REPORTS**
- IV. **CONTINUED PUBLIC HEARING:** *None*
- V. **NEW PUBLIC HEARINGS:**

**Case No. 24-006-PC – Devco, Inc. (owner) and Donna Tindall on behalf of Rock Solid Property (applicant) – an application for a Zoning Map Amendment, to authorize a change in zoning district classification for two parcels of land measuring ninety-eight one-hundredths of an acre (.98) (more or less) from their present zoning district classification of **LB Limited Business** to **NB Neighborhood Business**, for parcels of land identified as 0 & 1896 Popp’s Ferry Road (re: Tax Parcel Nos. 1209B-01-005.000; 1209B-01-006.000 & 1209B-01-007.000 – Parcels were recently reconfigured creating two larger parcels from three).**

**Case No. 24-007-PC – Jennifer & Drew Weber on behalf of Magnolia on Nixon, LLC – an application for a Zoning Map Amendment, to authorize a change in zoning district classification for a parcel of land measuring 51.6’ x 205.85’, from its present zoning district classification of **RB Regional Business** to **DT Downtown**, for a parcel of land identified as 156 Nixon Street Avenue (re: Tax Parcel No. 1410K-01-031.000).**

**Case No. 24-008-PC – Reef Express, LLC (owner) and Freddie Fountain (applicant)– an application for a Zoning Map Amendment, to authorize a change in zoning district classification for two parcels of land measuring two and eighty-five one-hundredths (2.85) acres, from their present zoning district classification of **NB Neighborhood Business** to **CB Community Business**, for parcels of land identified as 2790 Beach Boulevard & 126 Debuys Road (re: Tax Parcel Nos. 1110M-03-008.000 & 1110M-03-008.002).**

**Case No. 24-009-PC – Birthplace, LLC (owner) and Tanya Darrow (applicant)** – an application for **Conditional Use** approval to authorize an existing **Single-Family Residence**, situated upon a parcel of land approximately .15 acres (more or less), to be utilized as a **Short-Term Rental**, for property located within an **NB- Neighborhood Business** zone, and identified by municipal address 142 Keller Avenue (i.e., Tax Parcel No. 1410J-04-006.002).

**Case No. 24-010-PC – Darrel & Kelly Meyer (owners) and Tanya Darrow (applicant)** – an application for **Conditional Use** approval to authorize an existing **Single-Family Residence**, situated upon a parcel of land approximately 60' x 141', 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 135 Brady Drive (i.e., Tax Parcel No. 1210L-02-087.001).

**VI. TREE HEARING:**

*Continued from February 1, 2024 meeting*

**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. 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**. City Council called for a public hearing this matter on February 6, 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, March 7, 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 15, 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 February 1, 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, March 7, 2024, in the Auditorium of the Dr. Martin Luther King, Jr., Municipal Building, located at 676 Dr. Martin Luther King, Jr. Boulevard.*
- IX. **ADJOURNMENT**