



**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
March 21, 2024 @ 2:00 p.m.

I. ROLL CALL

II. MINUTES: *Approval of Minutes for the Planning Commission Meeting of March 7, 2024.*

III. PLANNING STAFF/LEGAL COUNSEL/COMMITTEE REPORTS

IV. CONTINUED PUBLIC HEARING: *None*

V. NEW PUBLIC HEARINGS:

Case No. 24-016-PC – Best Holdings, LLC (owner) and Dennis Stieffel (applicant)– an application requesting Preliminary Subdivision Plat Approval of a four (4) lot Commercial Subdivision Development - tentatively titled “Tomaston Medical Park” – for land comprising seventeen and six-tenths (17.6) acres in overall size (more or less), presently identified as 0 & 12300 North Oaklawn Lane (re: Tax Parcel Nos. 1108H-04-001.000 & 1108H-04-002.000).

Case No. 24-017-PC – BE & JF Enterprises, LLC (owners) and Amanda Crose (applicant) – an application for a PD-C: Planned Development – Commercial District Master Plan, coupled with a Preliminary Subdivision under the working title: Coral Breeze, upon two and nine-tenths acres (2.9) (more or less) in size, presently zoned CB-Community Business and identified as 1654 Beach Boulevard (re: Tax Parcel No. 1210I-02-064.177).

VI. TREE HEARING: *None*

VII. CITY COUNCIL ACTION:

Case No. 24-006-PC – Devco, Inc. (owners) and Donna Tindall on behalf of Rock-Solid Property (applicant) – Zoning Map Amendment to deny 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).

The City Council approved this denial on March 5, 2024.

Case No. 24-009-PC – Birthplace LLC (owner) and Tanya Darrow (applicant) – 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).

The City Council approved this matter on March 5, 2024.

Case No. 24-010-PC – Darrell & Kelly Meyer (owners) and Tanya Darrow (applicant) – 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).

The City Council approved this matter on March 5, 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, April 4, 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
March 21, 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 March 7, 2024.*

III. PLANNING STAFF/LEGAL COUNSEL/COMMITTEE REPORTS

IV. CONTINUED PUBLIC HEARING: *None*

V. NEW PUBLIC HEARINGS:

Case No. 24-018-BZA – Billy Anderson (owner)– an Appeal, pursuant to Section 23-2-4(S)(2)(b) of the Biloxi Land Development Ordinance, seeking reversal of a determination of denial, rendered by the City of Biloxi Director of Community Development, for a request by the property owner/appellant to exclude sidewalks upon a new development site, [sidewalks are required by Ordinance - Section 23-6-1-(G)b.1 and 2] for property identified as 12011 Old Highway 67 (i.e., Tax Parcel No. 1208A-02-001.004).

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, April 4, 2024, in the Auditorium of the Dr. Martin Luther King, Jr., Municipal Building, located at 676 Dr. Martin Luther King, Jr. Boulevard.

IX. ADJOURNMENT