



**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 07, 2024 @ 2:00 p.m.

I. ROLL CALL

II. MINUTES: *Approval of Minutes for the Planning Commission Meeting of February 15, 2024.*

III. PLANNING STAFF/LEGAL COUNSEL/COMMITTEE REPORTS

IV. CONTINUED PUBLIC HEARING:

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).

V. NEW PUBLIC HEARINGS:

Case No. 24-011-PC – Chris Rains (owner) – an application for a Zoning Map Amendment, to authorize a change in zoning district classification for two parcels of land that are currently split-zoned, from their present zoning district classifications of NB Neighborhood Business and RM-30 High-Density Multi-Family Residential to RM-30 High-Density Multi-Family Residential, for parcels of land identified as 308 & 309 Moffett Road (re: Tax Parcel Nos. 1110H-01-035.000 & 1110H-01-036.000).

Case No. 24-012-PC – The Venus Group, LLC (owners) and Anna Venus Martin (applicant) – an application for a Zoning Map Amendment, to authorize a change in zoning district classification for a parcel of land measuring 76.05 x 198.85 from its present zoning district classification of RS-5 High-Density Single-Family Residential to NB Neighborhood Business, for a parcel of land identified 287 Iroquois Street (re: Tax Parcel No. 1410E-06-038.000).

Case No. 24-013-PC – Chris Rains (owner) – a request for Vacation of a portion of an un-improved Public Right-of-Way (Moffett Road) measuring approximately 30' x 466' (more or less) located between Nelson Road and Agincourt Avenue (i.e., Tax Parcel Nos. 1110H-01-035.000; 1110H-01-036.000 & 1110H-01-047.001).

VI. TREE HEARING: *None*

VII. CITY COUNCIL ACTION:

Case No. 23-052-PC – City of Biloxi – 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 LB- Limited Business, A-Agricultural and AR-Agricultural Restricted.
The City Council will hold a second reading on this matter, on March 5, 2024.

Case No. 24-003-PC – Lyman C. Bradford, Jr. Post #2434 VFW (owner) and Kenny Patel (applicant) – 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).
The City Council approved this matter on February 20, 2024.

Case No. 24-004-PC – Marc Alan Mitchell – 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).
The City Council approved this matter on February 20, 2024.

Case No. 24-005-PC – Marc Alan Mitchell – 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).
The City Council approved this matter on February 20, 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, March 21, 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 07, 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 15, 2024.*

III. PLANNING STAFF/LEGAL COUNSEL/COMMITTEE REPORTS

IV. CONTINUED PUBLIC HEARING: *None*

V. NEW PUBLIC HEARINGS:

Case No. 24-014-BZA – Christopher & Cynthia Sullivan (owners)– *an application to consider two Variances necessary to construct a new single-family residence, which variances needed, are as follows:*

- 1.) *A seventeen-foot (17) **Front–Yard Setback Variance**, to allow a proposed single-family residence to be situated eight feet (8') from the front property line, instead of at the twenty-five-foot (25') foot front yard setback required by ordinance; and*
- 2.) *A five-foot (5') **Rear–Yard Setback Variance**, to allow a proposed single-family residence to be situated five-foot (5') from the rear property line, instead of at the ten-foot (10') foot rear yard setback required by ordinance,*

*all for a vacant property identified as 214 Howard Avenue, situated within an **LB Limited Business** zoning district (re: Tax Parcel 1510L-01-059.000).*

Case No. 24-015-BZA – W.S.G., Inc. (owners) and Don Parker (applicant) – *to consider an application requesting a **Landscape Buffer Perimeter Variance**, to allow a six-foot (6') privacy fence to be placed between a proposed new Boat & RV Storage Facility and a residential Mobile Home Park, instead of the Type B Aesthetic Buffer required by Ordinance [Table 23-6-6(E)(4)], within a **RB Regional Business District** Zone, upon a site approximately two and seven-tenths (2.7) acres in size, currently identified as 12900 Old Highway 67 (re: Tax Parcel No. 1208A-04-006.002).*

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 21, 2024, in the Auditorium of the Dr. Martin Luther King, Jr., Municipal Building, located at 676 Dr. Martin Luther King, Jr. Boulevard.

IX. ADJOURNMENT