



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

- I. **ROLL CALL**
- II. **MINUTES:** *Approval of Minutes for the Planning Commission Meeting of March 21, 2024.*
- III. **PLANNING STAFF/LEGAL COUNSEL/COMMITTEE REPORTS**
- IV. **CONTINUED PUBLIC HEARING:** *None*
- V. **NEW PUBLIC HEARINGS:**

**Case No. 24-019-PC – Highway 15 Properties, LLC (owner) and Lloyd Hebert (applicant)– an application for a Zoning Map Amendment, to authorize a change in zoning district classification for a parcel of land measuring 1.4 acres (more or less), from its present zoning district classification of RE Residential Estate to CB Community Business, for an unaddressed parcel fronting to Reece Bergeron Road (re: Tax Parcel No. 1307O-01-016.000).**

**Case No. 24-020-PC – Virginia Viator and Sheri Clement (owners) and Korrean Nobles (applicant) – an application requesting Conditional Use approval with two Distance Variances, to authorize the establishment of a Bar/Lounge within an existing structure for property located within an NB Neighborhood Business and located 70' from an adult bookstore and 1260' from an adult theatre instead of the 1500' required by ordinance, identified as 1621 Pass Road, Units A & B (re: Tax Parcel No. 1210H-02-001.000).**

**Case No. 24-021-PC – TSG Real Estate II, LLC (owners) and Schwartz, Orgler, Jordan, and Williams, PLLC (applicants) – an application requesting Conditional Use Approval, to authorize the establishment of seven (7) Single-Family Residences (tiny homes) upon a parcel of land .54 of an acre (More or Less) in size, and located within an NB Neighborhood Business Zone, and identified as 2740 Pass Road (re: Tax Parcel No. 1110E-01-091.000).**

**Case No. 24-026-PC – Jocade Properties, LLC (owner) and Integrity Tattoo Co., LLC (applicant)– an application requesting Conditional Use Approval with a Variance, to authorize the**

*establishment of a **Tattoo Parlor** within the same block as property zoned residential, to be situated within a commercial building, and located within an **NB Neighborhood Business** zoning district, for property identified as 1604 Pass Road. (Tax Parcel No. 1310E-01-018.000).*

VI. **TREE HEARING:** *None*

VII. **CITY COUNCIL ACTION:**

**Case No. 24-008-PC – Reef Express, LLC (owners) and Freddie Fountain (applicant) – 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). The Planning Commission approved this case on March 7, 2024. **The City Council approved this matter on April 2, 2024.**

**Case No. 24-011-PC – Chris Rains – 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). The Planning Commission approved this case on March 7, 2024. **The City Council approved this matter on April 2, 2024.**

**Case No. 24-012-PC – The Venus Group, LLC (owners) and Anna Venus Martin (applicant) – 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). The Planning Commission approved this case on March 7, 2024. **The case failed at City Council on April 2, 2024.**

**Case No. 24-013-PC – Chris Rains – Vacation** of an un-improved Public Right-of-Way 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). The Planning Commission approved this case on March 7, 2024. **The City Council approved this matter on March 26, 2024.**

**Case No. 23-083-PC – Reef Express, LLC – Final Subdivision Plat**, with the condition that pervious pavement and brick pavers are used around the protected trees to protect them from damage and tree mitigation be complete, for a nineteen (19) lot Single Family Townhome Subdivision Development – for Lost Garden Villas Subdivision, inclusive of a **Lot Square Footage Variance** – to allow the townhouse lots to be less than 1,800 square feet, (lots 1-6 will be 1,200 square feet +/-; lots 7-8 will be 1,500 square feet +/-; lots 9-10 will be 1,260 square feet +/-; and lots 11-20 will be at least 1,600 square feet. The Planning Commission approved this preliminary plat on October 5, 2023. **The City Council will hear this matter on April 16, 2024.**

**Case No. 24-016-PC – Best Holdings, LLC (owner) and Dennis Stieffel (applicant) – a 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). The Planning Commission approved this case on March 21, 2024. **The City Council will hear this matter on April 16, 2024.****

**Case No. 24-017-PC BE & JF Enterprises, LLC (owner) and Amanda Crose (applicant) –requested 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). The Planning Commission approved this case on March 21, 2024. **The City Council will hold a first reading on April 16, 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, May 02, 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  
April 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 March 21, 2024.*
- III. **PLANNING STAFF/LEGAL COUNSEL/COMMITTEE REPORTS**
- IV. **CONTINUED PUBLIC HEARING:** *None*
- V. **NEW PUBLIC HEARINGS:**

**Case No. 24-022-BZA – Thomas Ward (owner)**– *an application for a twenty-five foot (25) Rear Yard Setback Variance, to authorize construction of a carport to be attached to an existing single-family residence, and situated five feet (5) from the rear property line, instead of at the twenty (25) foot rear yard setback required by ordinance on a through-lot, for property located within an **RS-7.5 Medium-Density Single-Family Residential**, and identified as 166 Jefferson Davis Avenue (i.e., Tax Parcel No. 1310L-04-030.00).*

**Case No. 24-023-BZA – TSG Real Estate II, LLC (owners) and Schwartz, Orgler, Jordan, and Williams, PLLC (applicants)**– *an application for two Variances necessary to construct seven (7) tiny home units, which variances needed are as follows:*

1. *A seventy (70) square foot structure size **Variance**, to allow several units to be three-hundred and twenty (320) square feet, instead of at the three-hundred and ninety (390) square-foot, required by **Land Development Ordinance, Section 23-10-2 Dwelling Unit**; and*
2. *A **Parking Lot Paving Material Variance**, to authorize the use of limestone instead of asphalt, concrete, brick, stone, pavers, aligned concrete strips, or an equivalent material, as the paving material of choice, for the paving of required drive and customer parking, as provided by **Section 23-6-2(C)(3)** of the Land Development Ordinance,*

*all for a property site situated in an **NB Neighborhood Business Zone**, and identified as 2740 Pass Road (re: Tax Parcel No.1110E-01-091.000).*

**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, May 02, 2024, in the Auditorium of the Dr. Martin Luther King, Jr., Municipal Building, located at 676 Dr. Martin Luther King, Jr. Boulevard.*

**IX. ADJOURNMENT**