



## **BILOXI PLANNING COMMISSION AGENDA**

*Community Development Auditorium  
676 Dr. Martin Luther King, Jr. Boulevard  
May 16, 2024 @ 2:00 p.m.*

- I. **ROLL CALL**
- II. **MINUTES:** *Approval of Minutes for the Planning Commission Meeting of May 02, 2024.*
- III. **PLANNING STAFF/LEGAL COUNSEL/COMMITTEE REPORTS**
- IV. **CONTINUED PUBLIC HEARING:** *None*
- V. **NEW PUBLIC HEARINGS:**

**Case No. 24-028-PC – David T. Vu – requested a Conditional Use approval to authorize an existing Single-Family Residence, situated upon a parcel of land approximately 75' x 120', 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 139 Briarfield Avenue (i.e., Tax Parcel No. 1110J-02-119.001).**

- VI. **TREE HEARING:** *None*
- VII. **CITY COUNCIL ACTION:**

**Case No. 24-019-PC – Highway 15 Properties, LLC (owner) and Lloyd Herbert (applicant) –requested 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). The Planning Commission approved this case on April 18, 2024, with a vote of 14-0.**

**The City Council held a first reading concerning this case on May 7, 2024.**

**Case No. 24-020-PC -- Virginia Viator and Sheri Clement (owner) and Korrean Nobles (applicant) –requested 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). The Planning Commission approved this case on April 18, 2024, with a vote of 14-0.

**The City Council heard this case on May 7, 2024, and it failed for a lack of a majority.**

**Case No. 24-026-PC – Jocade Properties, LLC (owner) and Integrity Tattoo Co., LLC (applicant) –requested 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). The Planning Commission approved this case on April 18, 2024, with a vote of 14-0.**

**The City Council heard this case on May 7, 2024, and it failed for a lack of a majority.**

**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, June 6, 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) AGENDA**

*Community Development Auditorium  
676 Dr. Martin Luther King, Jr. Boulevard  
May 16, 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 May 2, 2024.*

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

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

### **V. NEW PUBLIC HEARINGS:**

**Case No. 24-027-BZA – Bobby Ray Thomas** – *an application to consider three Variances necessary to construct a new single-family residence, which variances needed, are as follows:*

- 1. A twenty-foot (20') **Front–Yard Setback Variance**, to allow a proposed single-family residence to be situated five feet (5') from the front property line, instead of at the twenty-five-foot (25') front yard setback required by ordinance;*
- 2. A three-foot (3') **Side–Yard Setback Variance**, to allow a proposed single-family residence to be situated two feet (2') from the side property line, instead of at the five-foot (5') side yard setback required by ordinance;*
- 3. An eight-foot (8') **Rear–Yard Setback Variance**, to allow a proposed single-family residence to be situated two feet (2') from the rear property line, instead of at the ten-foot (10') foot rear yard setback required by ordinance;*

*all for the property identified as 991 Division Street, (re: Tax Parcel No. 1410E-06-033.000).*

### **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, June 6, 2024, in the Auditorium of the Dr. Martin Luther King, Jr., Municipal Building, located at 676 Dr. Martin Luther King, Jr. Boulevard.*

**IX. ADJOURNMENT**