



BILOXI PLANNING COMMISSION AGENDA

Community Development Auditorium
676 Dr. Martin Luther King, Jr. Boulevard
June 6, 2024 @ 2:00 p.m.

- I. **ROLL CALL**
- II. **MINUTES:** Approval of Minutes for the Planning Commission Meeting of May 16, 2024.
- III. **PLANNING STAFF/LEGAL COUNSEL/COMMITTEE REPORTS**
- IV. **CONTINUED PUBLIC HEARING:** None
- V. **NEW PUBLIC HEARINGS:**

Case No. 24-030-PC – Tchouta 1, LLC (owner) and Eddy Cochran (applicant) – request for a Zoning Map Amendment, to authorize a change in zoning district classification for a parcel of land measuring approximately twenty-nine hundredths (.29) of an acre (more or less) in size, from its present zoning district classification of **RS-5 High-Density Single-Family Residential to **RM-20 Medium-Density Multi-Family Residential**, identified as 12105 Cedar Lake Road (re: Tax Parcel No. 1208H-01-003.001).**

Case No. 24-031-PC – Tchouta 1, LLC (owner) and Eddy Cochran (applicant) – request for **Conditional Use approval, to authorize an existing Single-Family Residence, situated upon a parcel of land approximately twenty-nine hundredths (.29) of an acre (more or less) in size, to be utilized as a **Short-Term Rental**, for property located within a proposed **RM-20 Medium-Density Multi-Family Residential Zone**, and identified as 12105 Cedar Lake Road (re: Tax Parcel No. 1208H-01-003.001).**

Case No. 24-033-PC – BE & JF Enterprises, LLC (owner) and Amanda Crose (applicant) – request for a **PD-I: Planned Development – Infill District Master Plan, coupled with a **Preliminary Subdivision** under the working title: Coral Breeze, upon two and eighty-nine one-hundredths acres (2.89) (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. 24-019-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 approved this case on May 21, 2024.

Case No. 24-021-PC -- TSG Real Estate II, LLC (owner) and **Schwartz, Orgler, Jordan, and Williams, PLLC** (applicant) – requested **Conditional Use** 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 an unaddressed parcel recently divided from 2740 Pass Road (re: Tax Parcel No.1110E-01-091.000) currently known as Parcel “B”.

The City Council tabled this case until June 4, 2024.

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 again and approved it on May 28, 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, June 20, 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
June 6, 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 16, 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, June 20, 2024, in the Auditorium of the Dr. Martin Luther King, Jr., Municipal Building, located at 676 Dr. Martin Luther King, Jr. Boulevard.

- IX. ADJOURNMENT**