



BILOXI PLANNING COMMISSION AGENDA

Community Development Auditorium
676 Dr. Martin Luther King, Jr. Boulevard
June 20, 2024 @ 2:00 p.m.

- I. **ROLL CALL**
- II. **MINUTES:** Approval of Minutes for the Planning Commission Meeting of June 6, 2024.
- III. **PLANNING STAFF/LEGAL COUNSEL/COMMITTEE REPORTS**
- IV. **CONTINUED PUBLIC HEARING:** None
- V. **NEW PUBLIC HEARINGS:**

Case No. 24-034-PC – City of Biloxi – request for a Text Amendment within the Land Development Ordinance removing the ability to apply for **Conditional Use** within the **DT-Downtown** zoning for certain Cannabis uses, found within **Section 23-4-1 (C) Use Table: Nonresidential and Planned Development Districts** and **Section 23-4-3(D)(8)n**.

Case No. 24-035-PC – City of Biloxi – request for a Vacation of an un-improved Public Right-of-Way measuring approximately 663.5 x 10' (more or less), adjacent to 201, 207, 209, 215, 219, 221, 225, 229, 237, 241, 245, & 249 Lee Street (i.e., Tax Parcel Nos. 1410G-06-014.000, 1410G-06-013.000, 1410G-06-012.000, 1410G-06-011.000, 1410G-06-010.000, 1410G-06-001.000, 1410G-06-009.000, 1410G-06-008.000, 1410G-06-007.000, 1410G-06-006.000, 1410G-06-005.000, & 1410G-06-004.000).

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

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).

The City Council will hold a first reading on this case on June 18, 2024.

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).

The City Council will hear this case on July 2, 2024.

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).

The City Council will hold a first reading on this case on June 18, 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, July 18, 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 20, 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 June 6, 2024.
- III. **PLANNING STAFF/LEGAL COUNSEL/COMMITTEE REPORTS**
- IV. **CONTINUED PUBLIC HEARING:** None
- V. **NEW PUBLIC HEARINGS:**

Case No. 24-036-BZA – BE & JF Enterprises, LLC. (owner) and Amanda Crose (applicant) – request for a Variance, to allow an applicant to apply for a **PD-C: Planned Development Commercial District Master Plan** upon a parcel of land measuring 1.51 acres instead of the 5 acres required by Ordinance [Section 23-3-4(D)], for property currently identified as 955 Motsie Road (re: Tax Parcel No. 1308M-02-002.004).

Case No. 24-037-BZA – Pe Choung & Yu Zhu Liu (owner) & Eduin Mendosa (applicant)– request for a twenty-five-foot (25') Front Yard Setback Variance, to authorize the construction of an open 24' x 13' porch to be attached to an existing single-family residence, and situated fifteen feet (15') from the front property line, instead of at the forty (40') foot front-yard setback required by ordinance, for property located within an **RE Residential Estate**, and identified as 13072 Michael Street (i.e., Tax Parcel No. 1107O-01-005.000).

- 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, July 18, 2024, in the Auditorium of the Dr. Martin Luther King, Jr., Municipal Building, located at 676 Dr. Martin Luther King, Jr. Boulevard.
- IX. **ADJOURNMENT**