



BILOXI PLANNING COMMISSION AGENDA

Community Development Auditorium
676 Dr. Martin Luther King, Jr. Boulevard
January 16, 2025 @ 2:00 p.m.

I. ROLL CALL

II. MINUTES: Approval of Minutes for the Planning Commission Meeting of January 2, 2025.

III. PLANNING STAFF/LEGAL COUNSEL/COMMITTEE REPORTS

IV. CONTINUED PUBLIC HEARING: None

V. NEW PUBLIC HEARINGS:

Case No. 25-003-PC – SL Coastal, LLC (owner) and **Dennis Stieffel & Associates** (applicant) – a request for **Preliminary Subdivision Plat** approval for a seventy (70) lot single-family residential subdivision submitted under the working title: **Crystal Bay Subdivision**, to be constructed upon a parcel of land measuring twenty-two and two one-hundredths (22.2) acres (more or less) in size, and identified as an unaddressed parcel of land situated just east of Cedar Lake Road and fronting upon Brodie Road (re: Tax Parcel No. 1309D-01-005.000).

VI. TREE HEARING: None

VII. CITY COUNCIL ACTION:

Case No. 24-067-PC – Chris & Helen Hua – a request for **Conditional Use approval**, to authorize an existing Duplex, situated upon a parcel of land approximately 65' x 218', 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 281 A & B Porter Avenue (i.e., Tax Parcel No. 1310H-02-081.000). *The Planning Commission voted 12-0 to approve this case on December 5, 2024. The City Council denied this case on January 7, 2025.*

Case No. 24-068-PC – Robert Gambrell (owner) and **Cindy Hoang** (applicant) – a request for **Conditional Use Approval**, to authorize the establishment of a **Personnel Services Establishment (i.e., Nail Salon)**, to be situated within a proposed commercial building upon a vacant parcel of land measuring 100' x 138' (More or Less) in size, and located within an **LB Limited Business** zoning district, for property identified as 2462 Pass Road (re: Tax Parcel No. 1110G-03-016.000). *The Planning Commission*

*voted 12-0 to approve this case on December 5, 2024. **The City Council approved this case on January 7, 2025.***

Case No. 24-069-PC – City of Biloxi – a request for **Vacation** of an unimproved Public Right-of-Way measuring approximately 20' x 629' (more or less) for a portion of Croesus Street, adjacent to 211, 259, 265, 271, 273, 277, 283, 285 Magnolia Street, 803, 821, & 825 Division Street, and 270 & 276 Reynoir Street. Next to 1410F-06-062.000, 1410F-06-058.000, 1410F-06-057.000, 1410F-06-056.000, 1410F-06-055.000, 1410F-06-052.000, 1410F-06-051.000, 1410F-06-049.000, 1410F-06-048.000, 1410F-06-088.000, 1410F-06-087.000, 1410F-06-086.000, 1410F-06-085.000. *The Planning Commission voted 12-0 to approve this case on December 5, 2024. **The City Council approved this case on January 7, 2025.***

Case No. 25-001-PC – Mark Kluempke – a request for **Zoning Map Amendment**, to authorize a change in zoning district classification for two parcels of land measuring approximately half an acre (more or less) in size, from their present zoning district classification of **LB Limited Business** to **NB Neighborhood Business**, identified as 221 & 223 Beauvoir Road (re: Tax Parcel Nos. 1110I-04-037.000 & 1110I-04-036.000). *The Planning Commission voted 11-0 to approve this case on January 2, 2025. **The City Council will hear this case on January 21, 2025.***

Case No. 25-002-PC – Robert Jesse Nguyen (owner) and Sherry Owen (applicant) – a request for **Vacation** of an unimproved Public Right-of-Way measuring approximately 75' x 29' (more or less) for a portion of Elk Street, adjacent to 319 & 323 Caillavet Street. (Next to Tax Parcel Nos. 1410E-01-039.000 & 1410E-01-038.000. *The Planning Commission voted 11-0 to approve this case on January 2, 2025. **The City Council will hear this case on January 21, 2025.***

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, February 6, 2025, 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
January 16, 2025

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 January 2, 2025.
- III. **PLANNING STAFF/LEGAL COUNSEL/COMMITTEE REPORTS**
- IV. **CONTINUED PUBLIC HEARING:** None
- V. **NEW PUBLIC HEARINGS:** None
- VII. **OLD BUSINESS:**
- VIII. **NEW BUSINESS:**
- IX. **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, February 6, 2025, in the Auditorium of the Dr. Martin Luther King, Jr., Municipal Building, located at 676 Dr. Martin Luther King, Jr. Boulevard.
- X. **ADJOURNMENT**