



BILOXI PLANNING COMMISSION AGENDA

Community Development Auditorium
676 Dr. Martin Luther King, Jr. Boulevard
February 6, 2025 @ 2:00 p.m.

- I. **ROLL CALL**
- II. **MINUTES:** Approval of Minutes for the Planning Commission Meeting of January 16, 2025.
- III. **PLANNING STAFF/LEGAL COUNSEL/COMMITTEE REPORTS**
- IV. **CONTINUED PUBLIC HEARING:** None
- V. **NEW PUBLIC HEARINGS:** None
- VI. **TREE HEARING:** None
- VII. **CITY COUNCIL ACTION:**

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 approved this case on January 28, 2025.*

Case No. 24-058-PC – Nick Gant (applicant) and Steven Carter-Gutierrez (owner) – a **Final Subdivision Plat** under the working title: Bayside Boat and RV Storage Facility, to establish twenty-nine (29) new commercial lots to include twenty-seven (27) boat and RV condos upon several parcels totaling six and twenty-nine one-hundredths acre (6.29) (more or less) in size, presently zoned **WF Waterfront**, and identified as 458 Back Bay Boulevard (Tax Parcel Nos. 1410B-02-002.000, 1410B-02-003.000, 1410G-01-004.001, & 1410G-01-009.000). *The Planning Commission voted 11-0 to approve this case on October 17, 2024. The City Council tabled this case subject to call on January 23, 2025.*

Case No. TR-25-001 – Biloxi Development Group – A request to remove eight (8) protected trees, to authorize the construction of a new Chick-Fil-A Restaurant. *The Planning Commission voted 11-0 to approve this case on January 2, 2025. This Case was appealed to the City Council on January 28, 2025, the appeal was denied.*

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 20, 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
February 6, 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 16, 2025.

III. PLANNING STAFF/LEGAL COUNSEL/COMMITTEE REPORTS

IV. CONTINUED PUBLIC HEARING:

Case No. 25-003-BZA – Todd Friedman and Lydia C. Hilton (owners) and Frank Genzer (applicant) – an application requesting a **Front, Rear, & Height Variance** to authorize an addition to be constructed closer to two property lines than allowed, and a courtyard fence/wall to be 6' tall within the front yard setback in an **RS-7.5 Medium-Density Single-Family** zoning district, located at 1333 Father Ryan Avenue, (re: Tax Parcel No. 1310J-04-101.000).

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 20, 2025, in the Auditorium of the Dr. Martin Luther King, Jr., Municipal Building, located at 676 Dr. Martin Luther King, Jr. Boulevard.

X. ADJOURNMENT