



PRELIMINARY PLANNING COMMISSION AGENDA

Community Development Auditorium
676 Dr. Martin Luther King, Jr. Boulevard
April 3, 2025 @ 2:00 p.m.

- I. **ROLL CALL**
- II. **MINUTES:** Approval of Minutes for the Planning Commission Meeting of March 20, 2025.
- III. **PLANNING STAFF/LEGAL COUNSEL/COMMITTEE REPORTS**
- IV. **CONTINUED PUBLIC HEARING:** None
- V. **NEW PUBLIC HEARINGS:**

Case No. 25-010-PC, –The City of Biloxi – a Zoning Map Amendment from A-Agricultural, RS-10 Single-Family Residential, and NB-Neighborhood Business to AR-Agricultural Restricted, to authorize a change in zoning district classification for certain parcels within a flood hazard area identified as Tax Parcel Nos. 1308A-02-004.000, 1308A-02-002.003, 1308A-02-002.002, 1308A-02-002.004, 1308A-02-003.001, 1308A-02-002.005, 1308A-02-003.000, 1308A-02-002.000, 1308A-02-002.001, 1308A-02-001.000, 1308H-01-001.000, 1308A-01-001.000, 1308A-01-002.000, 1308A-01-002.002, 1308A-01-002.004, 1308H-01-002.000, 1308A-02-006.000, 1308A-02-005.000, 1308H-02-002.000, 1308H-02-001.000, 1307O-01-012.000, 1307O-01-011.000, 1307O-01-011.002, 1308A-01-002.003, 1308A-01-002.001, 1307O-01-011.004, 1307O-01-011.005, 1308G-01-001.000, and 1308G-01-006.000, all located in the vicinity of Old Hwy 67, Lickskillet Road and Hwy 67 intersection..

Case No. 25-011-PC – Elliott Homes, LLC (owner) and Heinrich and Associates (applicant), – a PD-R: Planned Development – Residential District Master Plan, upon sixteen and seven-tenths acre (16.7) (more or less) in size, presently zoned **RS-10-Single-Family Low-Density Residential**, and identified as 2003 Lawrence Street (re: Tax Parcel No. 1210F-03-012.000).

Case No. 25-012-PC – Starks Investments Properties, LLC – a 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 1633 Popp's Ferry Road and adjacent to Motsie Road (re: Tax Parcel Nos. 1309D-01-001.006 & 1309D-01-001.003).

Case No. 25-013-PC – Amanda Crose on behalf of Elliott Homes, LLC
– a request for **Preliminary Subdivision** approval for a forty-nine (49) lot single-family residential subdivision submitted under the working title: **Hawk Creek Subdivision**, Phase II, to be constructed upon a parcel of land measuring twenty-one and eight-tenths (21.8) acres (more or less) in size, and presently identified as lot 23 of Hawk Creek Subdivision (re: Tax Parcel No. 1108M-01-003.023).

VI. TREE HEARING:

Case No. TR-25-002 – Amanda Crose on behalf of Elliott Homes, LLC
– an application to remove twenty-six (26) protected trees (Live Oak, Magnolia), to authorize the construction of a new Single-Family Subdivision (Hawk Creek Ph II), for a parcel of land identified as lot 23 of Hawk Creek Subdivision located on W. Oaklawn Rd (Tax Parcel No. 1108M-01-003.023).

VII. CITY COUNCIL ACTION: will be posted on the final Agenda on March 27, 2025.

VIII. OLD BUSINESS:

IX. NEW BUSINESS:

X. CITIZEN COMMENTS:

XI. COMMUNICATIONS:

This agenda is a preliminary draft of submitted cases for the Biloxi Planning Commission Meeting on April 3, 2025. A final copy will be reposted on Thursday, March 27, 2025. At this public hearing, any person is invited to comment on the particular matters and requests presented by the application. Additional information regarding this notice can be obtained from the Planning & Zoning office – 228-435-6266.

XII. ADJOURNMENT



BILOXI BOARD OF ZONING ADJUSTMENTS (BZA) AGENDA

Community Development Auditorium
676 Dr. Martin Luther King, Jr. Boulevard

April 3, 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 March 20, 2025.

III. PLANNING STAFF/LEGAL COUNSEL/COMMITTEE REPORTS

IV. CONTINUED PUBLIC HEARING: None

V. NEW PUBLIC HEARINGS:

Case No. 25-014-BZA – Starks Investments Properties, LLC – an application requesting a four and a half foot (4.5”) **Side Yard Setback Variance**, to authorize a new commercial building to be constructed eight (8’) feet from the side property line, instead of the twelve and a half (12.5”) feet required by ordinance upon a parcel of land measuring 1.5 of an acre (more or less), in a **proposed NB Neighborhood Business** zoning district (Case No. 25-012-PC), located at 1633 Poppo Ferry Road, (Tax Parcel No. 1309D-01-001.006).

VI. OLD BUSINESS:

VII. NEW BUSINESS:

VIII. COMMUNICATIONS:

This agenda is a preliminary draft of submitted cases for the Biloxi Planning Commission Meeting on Thursday, April 3, 2025. A final copy will be reposted on Thursday, March 27, 2025. At this public hearing, any person is invited to comment on the particular matters and requests presented by the application. Additional information regarding this notice can be obtained from the Planning & Zoning office – 228-435-6266.

IX. ADJOURNMENT