



BILOXI PLANNING COMMISSION AGENDA

Community Development Auditorium
676 Dr. Martin Luther King, Jr. Boulevard
May 1, 2025 @ 2:00 p.m.

I. ROLL CALL

II. MINUTES: Approval of Minutes for the Planning Commission Meeting of April 17, 2025.

III. PLANNING STAFF/LEGAL COUNSEL/COMMITTEE REPORTS

IV. CONTINUED PUBLIC HEARING:

V. NEW PUBLIC HEARINGS:

Case No. 25-017-PC – City of Biloxi – The purpose of this hearing is to determine whether the New Seasons Methadone Clinic, located at 1989 Pass Road, is in compliance with the conditions outlined in its Conditional Use approval, or whether violations exist that would justify considering the revocation of their Conditional Use permit. (Tax Parcel No. 1210F-03-011.021).

THIS CASE HAS BEEN POSTPONED UNTIL JUNE 5, 2025.

Case No. 25-018-PC – Blaise Meadows – a request for **Conditional Use** approval, to authorize an existing Single-Family Residence, situated within the McDonnell Square Condominium complex, 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 245 McDonnell Avenue, Unit 166 (i.e., Tax Parcel No. 1210G-02-037.166).

Case No. 25-019-PC – TT&M, LLC (owner) and Stephen Seawood (applicant), – a request for **Conditional Use** approval to authorize the establishment of a **Tattoo Parlor** within an existing commercial building, and located within an **NB Neighborhood Business** zoning district, for property identified as 291 Covenant Square Drive, Suite C (Tax Parcel No. 1110G-02-004.010).

VI. TREE HEARING: *None*

VII. CITY COUNCIL ACTION:

Case No. 25-011-PC – Elliott Homes, LLC (owner) and Heinrich and

Associates (applicant), – a PD-R: Planned Development – Residential District Master Plan, upon property measuring sixteen and seven-tenths acres (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). *The Planning Commission voted 13-1-0, to approve this case on April 3, 2025. The City Council held a first reading on April 22, 2025.*

Case No. 25-012-PC – Starks Investments Properties, LLC – a Zoning Map Amendment, requesting the reclassification of two parcels of land, totaling approximately 1.5 acres, from LB (Limited Business) to NB (Neighborhood Business). The parcels are located at 1633 and 1635 Popp's Ferry Road, adjacent to Motsie Road (Tax Parcel Nos. 1309D-01-001.006 & 1309D-01-001.003). *The Planning Commission voted 14-0 to approve this case on April 3, 2025. The City Council held a first reading on April 22, 2025.*

Case No. 25-015-PC – Donna Tindall on behalf of Rock-Solid Property (Applicant) – a Zoning Map Amendment, to authorize a change in zoning district classification for a parcel of land measuring sixty-five one-hundredths of an acre (.65) (more or less) from its present zoning district classification of **LB Limited Business to NB Neighborhood Business**, for a parcel of land identified as 1896 Popp's Ferry Road (re: Tax Parcel No. 1209B-01-007.000). *The Planning Commission voted 4-10-0 to recommend denial of this case on April 17, 2025. The City Council will hear this case on May 6, 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, May 15, 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

May 1, 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 April 17, 2025.
- III. **PLANNING STAFF/LEGAL COUNSEL/COMMITTEE REPORTS**
- IV. **CONTINUED PUBLIC HEARING:** None
- V. **NEW PUBLIC HEARINGS:**

Case No. 25-020-BZA – Lisa Kinworthy – a Side Yard Setback Variance, to allow an accessory use structure (i.e., storage shed) to be constructed one foot three inches (1'.3") from the side property line instead of the three feet (3') required by ordinance, within an **RS-10 Low-Density Single-Family Residential** zoning district, for property identified as 748 Canterbury Drive (re: Tax Parcel No. 1209E-02-082.000).

Case No. 25-021-BZA – Kurt Satchfield (owner) and Charles Taylor (applicant) – request for a twenty-four percent (24%) Impervious Surface Coverage Area Variance, to authorize the construction of an additional **Parking Lot** to provide overflow parking for North Bay Elementary School situated at 1825 Popp's Ferry Road, upon two parcels of land measuring one and seven one-hundredths (1.07) acres (more or less) in size, which project will result in eighty-four percent (84%) coverage of the individual property site, instead of the sixty percent (60%) coverage permitted by ordinance within the **NB Neighborhood Business** zone, for property identified as 1831 Popp's Ferry Road (Tax Parcel Nos. 1209B-01-025.000 & 1209B-01-024.001).

- 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, May 15, 2025, in the Auditorium of the Dr. Martin Luther King, Jr., Municipal Building, located at 676 Dr. Martin Luther King, Jr. Boulevard.

IX. ADJOURNMENT