



**AGENDAS FOR THE BILOXI PLANNING COMMISSION AND  
THE BILOXI BOARD OF ZONING ADJUSTMENTS (BZA)**

**BILOXI PLANNING COMMISSION REGULAR MEETING**

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

**I. ROLL CALL**

**II. MINUTES:** *Approval of Minutes for the Planning Commission Meeting of April 18, 2024.*

**III. PLANNING STAFF/LEGAL COUNSEL/COMMITTEE REPORTS**

**IV. CONTINUED PUBLIC HEARING:**

**Case No. 24-021-PC – TSG Real Estate II, LLC (owners) and Schwartz, Orgler, Jordan, and Williams, PLLC (applicants) – an application requesting Conditional Use Approval, to authorize the establishment of seven (7) Single-Family Residences (tiny homes) upon a parcel of land .54 of an acre (More or Less) in size, and located within an NB Neighborhood Business Zone, and identified as an unaddressed parcel recently divided from 2740 Pass Road (re: Tax Parcel No. 1110E-01-091.000) currently known as Parcel “B”.**

**V. NEW PUBLIC HEARINGS:** *None*

**VI. TREE HEARING:** *None*

**VII. CITY COUNCIL ACTION:**

**Case No. 24-017-PC BE & JF Enterprises, LLC (owner) and Amanda Crose (applicant) –requested a PD-C: Planned Development – Commercial District Master Plan, coupled with a Preliminary Subdivision under the working title: Coral Breeze, upon two and nine-tenths acres (2.9) (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 Planning Commission approved this case on March 21, 2024. The City Council continued this case until May 7, 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, May 16, 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) REGULAR MEETING**

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

May 2, 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 April 18, 2024.*

### **III. PLANNING STAFF/LEGAL COUNSEL/COMMITTEE REPORTS**

### **IV. CONTINUED PUBLIC HEARING:**

**Case No. 24-023-BZA – TSG Real Estate II, LLC (owners) and Schwartz, Orgler, Jordan, and Williams, PLLC (applicants)– an application for two Variances necessary to construct seven (7) tiny home units, which variances needed are as follows:**

1. A seventy (70) square foot structure size **Variance**, to allow several units to be three-hundred and twenty (320) square feet, instead of at the three-hundred and ninety (390) square-foot, required by **Land Development Ordinance, Section 23-10-2 Dwelling Unit**; and
2. A **Parking Lot Paving Material Variance**, to authorize the use of limestone instead of asphalt, concrete, brick, stone, pavers, aligned concrete strips, or an equivalent material, as the paving material of choice, for the paving of required drive and customer parking, as provided by **Section 23-6-2(C)(3)** of the Land Development Ordinance,

*all for a property site situated in an **NB Neighborhood Business Zone**, and identified as an unaddressed parcel recently divided from 2740 Pass Road (re: Tax Parcel No.1110E-01-091.000) currently known as Parcel "B".*

### **V. NEW PUBLIC HEARINGS:** *none*

### **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 16, 2024, in the Auditorium of the Dr. Martin Luther King, Jr., Municipal Building, located at 676 Dr. Martin Luther King, Jr. Boulevard.*

### **IX. ADJOURNMENT**