

**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
November 20, 2014
2:00 p.m.

I. ROLL CALL

II. MINUTES: Approval of Minutes for the Biloxi Planning Commission Meeting of November 6, 2014.

III. PLANNING STAFF/LEGAL COUNSEL/COMMITTEE REPORTS

IV. CONTINUED PUBLIC HEARINGS:

Case No. 14-059-PC — City of Biloxi — An application requesting **Zoning Map Amendment** – to consider a zoning change for those specified properties having frontage to Beach Boulevard (U.S. Highway 90) and situated between Porter Avenue to the West and Hopkins Boulevard to the East, to investigate a change in Zoning District Classification from **RS-5 High-Density Single Family Residential, RM-10 Low-Density Multi-Family Residential** and **NB-Neighborhood Business** to **CB-Community Business** for properties identified as Tax Parcel Nos.:1310I-01-016.001,1310I-01-031.000,1310I-01-032.000,1310I-01-033.000,1310I-01-033.001,1310I-01-033.002,1310I-01-034.000,1310I-01-035.000, 1410L-03-045.001, 1410L-03-046.000, 1410L-03-069.000, 1410L-03-070.000, 1410L-05-016.000, 1410L-05-017.000, 1410L-05-018.000, 1410L-05-018.001, 1410L-05-019.000, 1410L-05-020.000, 1410L-05-054.000, 1410L-05-056.000, 1410L-05-057.000, 1410L-05-058.000, 1410L-05-087.000 and 1410L-05-088.000, further identified as properties bearing the following municipal street addresses: 964, 968, 988, 992, 994, 996, 1006, 1012, 1016, 1022, 1034, 1044, 1048 and 1050 Beach Boulevard; 115 Seal Avenue; 117 Suter Place; 110 and 128 Porter Avenue; one unaddressed parcel on Porter Avenue; and five unaddressed parcels situated along Beach Boulevard.

Case No. 14-060-PC — Edgewater Retail Partners (owner) and Wild Pete’s Fireworks, LLC/Holly Dove (applicant) — An application requesting **Conditional Use Approval** to authorize a **Seasonal Fireworks Sales Outlet** upon a portion of a parcel of land approximately thirteen and seven-tenths (13.7) acres (more or less) in size, which comprises a portion of the Edgewater Village Shopping Center, presently located within an **RB-Regional Business** zoning district classification and identified as 2650 Beach Boulevard.

V. NEW PUBLIC HEARINGS:

Case No. 14-066-PC — Jinan MS, LLC (owner) and Helen M. Hua (applicant) — An application requesting a **Zoning Map Amendment**– to consider a zoning change for three contiguous parcels of land from their current zoning district classification of **RS-10 Low-Density Single Family Residential** to **RM-30 High-Density Multi-Family Residential**, for properties identified by municipal addresses 153 & 161 Pine Grove Avenue and 2465 Deming Place.

Case No. 14-067-PC — Jinan MS, LLC (owner) and Helen M. Hua (applicant) — An application requesting **Conditional Use Approval** – to authorize the establishment of **Short-Term Rentals** within an existing single family residence, for property situated within an **RM-30 High-Density Multi-Family Residential** zoning district and identified by municipal address 2461 Deming Place.

Case No. 14-068-PC — Jinan MS, LLC (owner) and Helen M. Hua (applicant) — An application requesting **Conditional Use Approval** – to authorize the establishment of **Short-Term Rentals**

within an existing Single Family residence, for property situated within an **RS-10 Low-Density Single Family Residential** zone but for which **RM-30 High-Density Multi-Family Residential** zoning has been requested, and identified by municipal address 2465 Deming Place.

Case No. 14-069-PC — Jinan MS, LLC (owner) and Helen M. Hua (applicant) — An application requesting **Conditional Use Approval** – to authorize the establishment of **Short-Term Rentals** within an existing three unit residence, for property currently situated within an **RS-10 Low-Density Single Family Residential** zone but for which **RM-30 High-Density Multi-Family Residential** zoning has been requested, and identified by municipal address 161 Pine Grove Avenue.

Case No. 14-070-PC — Jinan MS, LLC (owner) and Helen M. Hua (applicant) — An application requesting **Conditional Use Approval** – to authorize the establishment of **Short-Term Rentals** within an existing four unit (four-plex) residence, for property currently situated within an **RS-10 Low-Density Single Family Residential Zone** – but for which **RM-30 High-Density Multi-Family Residential** zoning has been requested, for land identified by municipal address 153 Pine Grove Avenue.

Case No. 14-071-PC — Robert and Janet Thompson — An application requesting a **Conditional Use** – to authorize the establishment of an additional **Auto Towing (Wrecker) Service Facility** (i.e., for the establishment of a second business – Performance Towing) which structure and land is located within an **RB – Regional Business** zoning district and presently identified as 13043 Hudson-Krohn Road.

Case No. 14-072-PC — Jim Peckenpaugh & Lee Ann Faulk — An application requesting a **Zoning Map Amendment**– to consider a zoning change for a parcel of land from its current zoning district classification of **RS-7.5 Medium-Density Single Family Residential** to **RM-20 Medium-Density Multi-Family Residential**, for property presently identified by municipal address 121 Saint Peter Street.

Case No. 14-073-PC — Jim Peckenpaugh & Lee Ann Faulk — An application requesting **Conditional Use Approval** – to authorize the establishment of **Short-Term Rentals** within an existing single family residence, for property currently situated within an **RS 7.5 Medium-Density Single-Family Residential** zone (but submitted for consideration of **RM-20 Medium -Density Multi-Family Residential** zoning) and identified by municipal address 121 Saint Peter Street.

VI. TREE HEARINGS: *None*

VII. CITY COUNCIL ACTION:

Case No. 14-055-PC — James B. & Naomi A. Foster — An application requesting **Conditional Use** authorization, to permit the establishment of **Short-Term Rentals** within an existing single family residence, for property situated within an **RM-30 High-Density Multi-Family** zoning district classification and identified by municipal address 156 Briarfield Avenue.

City Council tabled this Case subject to call, on November 4, 2014.

VIII. OLD BUSINESS:

IX. NEW BUSINESS:

X. CITIZENS COMMENTS:

XI. COMMUNICATIONS:

The next regularly scheduled Planning Commission meeting will be held at 2:00 p.m. on Thursday, December 4, 2014, 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
November 20, 2014

To Commence Immediately Following the 2:00 p.m. Biloxi Planning Commission Meeting

I. ROLL CALL

II. MINUTES: Approval of Minutes for the Biloxi Board of Zoning Adjustments (BZA) Meeting of November 6, 2014.

III. PLANNING STAFF/LEGAL COUNSEL/COMMITTEE REPORTS

IV. CONTINUED PUBLIC HEARINGS: *none*

V. NEW PUBLIC HEARINGS:

Case No. 14-074-PC — Sean Anthony — An application requesting 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 as required by Section 23-6-2(C)(3) of the Land Development Ordinance, which alternate material will be utilized to construct parking bays for a restaurant currently under construction (i.e., The Blind Tiger) for property identified as 1775 Beach Boulevard.

Case No. 14-075-PC — Carroll Campbell — An application to consider an **Appeal**, pursuant to Section 23-2-4(S)(2)(b) of the City of Biloxi's Land Development Ordinance, whereby the appellant is seeking reversal of the decision made by the Director of Community Development with respect to the recommendation of approval made by the Biloxi Planning Commission in support of the request for removal of thirty-six (36) of the thirty-seven (37) protected trees located upon two parcels of land identified as 1150 and 1152 Beach Boulevard to allow for the construction of a hotel project.

VI. OLD BUSINESS:

VII. NEW BUSINESS:

VIII. COMMUNICATIONS:

The next regularly scheduled Board of Zoning Adjustments (BZA) meeting will be held immediately following the 2:00 p.m. Biloxi Planning Commission Meeting on Thursday, December 4, 2014, in the Auditorium of the Dr. Martin Luther King, Jr., Municipal Building located at 676 Dr. Martin Luther King, Jr. Boulevard.

IX. ADJOURNMENT

