

**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  
January 15, 2015  
2:00 p.m.

**I. ROLL CALL**

**II. MINUTES:** Approval of Minutes for the Biloxi Planning Commission Meeting of December 18, 2014.

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

**IV. CONTINUED PUBLIC HEARINGS:** *None*

**V. NEW PUBLIC HEARINGS:**

**Case No. 15-001-PC — City of Biloxi** — To consider a Text Change to the City of Biloxi Code of Ordinances – which changes would authorize the establishment of a **Tree Committee** – which committee would function to provide an outlet for citizen input with respect to tree-related concerns for large-scale development projects proposed within the City of Biloxi.

**VI. TREE HEARINGS:** *None*

**VII. CITY COUNCIL ACTION:**

**Case No. 14-044-PC — Ella M. Barq and Hamilton Bickham (owners) and Crossgate Hotels Group, LLC (applicant)** — An application for a **Zoning Map Amendment**, to authorize a change in zoning district classification for two adjacent parcels of land—together measuring one and seven-tenths (1.7) acres (more or less) in size—from its current zoning classification of **RM-10 Low-Density Multi-Family Residential** to **CB-Community Business**, which change in zoning would allow the applicant to submit an application to construct a Hotel (i.e., a LaQuinta Inns and Suites) upon the two currently vacant parcels of land presently identified as 950 & 956 Beach Boulevard.  
*City Council approved this matter with proviso on December 16, 2014.*

**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.

*City Council denied this matter on January 6, 2015.*

**Case No. 14-063-PC — Sisters 2013, LLC (owner) and Robin Herring/Georgia Ricks (applicant)** — An application requesting **Conditional Use approval** to authorize Short-Term rentals within an

existing single family residential townhome unit, for property situated within the **DT-Downtown** zoning district and identified by municipal address 135 Reynoir Street.

*City Council approved this matter on December 16, 2014.*

**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.

*City Council tabled this matter subject to call on December 16, 2014.*

**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.

*City Council approved this matter on December 16, 2014.*

**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.

*City Council tabled this matter subject to call on December 16, 2014.*

**Case No. 14-079-PC — Glen Jordan (owner) and Dennis Stieffel (applicant)** — An application to consider a **Zoning Map Amendment** to authorize the establishment of a **PD-R: Planned Development – Residential District Zone**, to allow consideration of a single-family residential development to be known as **Jordan Subdivision**–which subdivision would comply with standards established as per a PD-R Master Plan submitted in concert with the Land Development Ordinance. The **Jordan Road PD-R: Planned Development – Residential Master Plan**, as submitted, includes a proposed eighty-eight (88) lot single-family residential development to be situated upon a sixty-seven and eight-tenths (67.8) acre site, presently identified as 13445 Old Highway 67 (i.e., Tax Parcel Nos. 1207K-01-005.000 & 1207K-01-005.001).

*City Council conducted a first reading on this matter on January 6, 2015.*

**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, February 5, 2015, 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  
January 15, 2015

*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 December 18, 2014.
- III. PLANNING STAFF/LEGAL COUNSEL/COMMITTEE REPORTS**
- IV. CONTINUED PUBLIC HEARINGS:** *None*
- V. NEW PUBLIC HEARINGS:** *None*
- 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, February 5, 2015, in the Auditorium of the Dr. Martin Luther King, Jr., Municipal Building located at 676 Dr. Martin Luther King, Jr. Boulevard.
- IX. ADJOURNMENT**