



**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 1, 2018  
2:00 p.m.*

**I. ROLL CALL**

**II. MINUTES:** *Approval of Minutes for the Planning Commission Meeting of October 18, 2018.*

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

**IV. CONTINUED PUBLIC HEARINGS:**

**Case No. 18-032-PC — Michael McDermott, Jr. on behalf of McDermott Rentals, LP —** *To consider a request for Preliminary Subdivision Plat approval, with respect to a seven (7) lot single family residential subdivision, submitted under the working title: Ixolib Estates Subdivision, for the western section of an existing parcel of land presently comprising six and eighty-nine one-hundredths (6.89) acres in overall size (more or less), and presently identified as 1920 Brasher Road (i.e., a portion of Tax Parcel No. 1209G-01-005.000). [Note: This case was previously reviewed by the Planning Commission on July 19, 2018, and remanded back to the Development Review Committee for additional review on October 3, 2018.]*

**V. NEW PUBLIC HEARINGS:**

**Case No. 18-046-PC — David Nguyen on behalf of DMN Associates —** *To consider a request for a Zoning Map Amendment, to authorize a change in zoning district classification for a parcel of land, nine and forty-two one-hundredths (9.42) acres in size (more or less), from its present zoning district classification of RS-7.5 Medium-Density Single-Family Residential to RM-30 High-Density Multi-Family Residential, upon an un-addressed parcel of land situated in the Northwest corner of Cedar Lake Road and Tribe Drive, formerly known as Richards Drive.*

**VI. TREE HEARINGS: None**

**VII. CITY COUNCIL ACTION: None**

## VIII. OLD BUSINESS:

**The following cases will be held in abeyance until such time as final disposition is established regarding the appeal of Case No. 17-059-PC (Map Amendment – Waring Investments, Inc.) presently pending in Harrison County Circuit Court.**

**Case No. 17-060-PC – Gulf Orleans, Inc. (owner) and Waring Investments, Inc. (applicant) – an application requesting Conditional Use approval, to authorize the establishment of a Convenience Store with Gas Sales, to be constructed upon land measuring approximately 4.4 acres (more or less) in overall size, (and submitted for re-zoning to NB-Neighborhood Business District Zone re: Companion Case No. 17-059-PC), for property currently situated at the NW corner of Mississippi State Highway 67 and Rue Sanchez (re: Tax Parcel No. 1308H-02-001.000).**

**Case No. 17-061-PC – Gulf Orleans, Inc. (owner) and Waring Investments, Inc. (applicant) – acceptance of a Site Plan, which Site Plan provides for the Dedication of Property to the City of Biloxi, specifically for land area which will allow for the widening of the northernmost section of Rue Sanchez, for land area encompassing a total of seven thousand, eight hundred (7800) square feet (more or less), (i.e., a portion of land currently identified as a part of Tax Parcel No. 1308H-02-001.000).**

**Open Discussion of the charge from City Council to the Planning commission to explore the advisability of proposing a text amendment to the Land Development Ordinance to creating a special overlay districts with respect to expanding Short-Term Rentals within the city of Biloxi.**

**IX. NEW BUSINESS:** *None*

**X. CITIZENS COMMENTS**

**XI. COMMUNICATIONS:**

*The next regularly scheduled Biloxi Planning Commission meeting will be held at 2:00 p.m. on Thursday, November 15, 2018, 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 1, 2018*

*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 October 18, 2018.*

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

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

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

**VI. OLD BUSINESS:**

***The following is a BZA case held in abeyance until such time as final disposition is established regarding the appeal of Case No. 17-059-PC (Map Amendment – Waring Investments, Inc.) presently pending in Harrison County Circuit Court.***

**Case No. 17-062-BZA — Gulf Orleans, Inc. (owner) and Waring Investments, Inc. (applicant) — an application for an eighty-four foot (84') Entrance/Exit Drive Separation Variance, to allow an entrance/exit drive associated with a proposed Convenience Store with Gas Sales (re: Conditional Use Case No. 17-060-PC) to be situated sixteen feet (16') from the edge of a right-of-way (i.e., at the intersection of Mississippi State Highway 67 and Rue Sanchez), instead of at the one hundred foot (100') entrance/exit separation minimum required by ordinance, upon a parcel of land approximately four and four-tenths (4.4) acre in size, currently situated at the NW corner of Mississippi State Highway 67 and Rue Sanchez (re: Tax Parcel No. 1308H-02-001.000).**

**VII. NEW BUSINESS:** *None*

**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, November 15, 2018, in the Auditorium of the Dr. Martin Luther King, Jr., Municipal Building located at 676 Dr. Martin Luther King, Jr. Boulevard.*

**IX. ADJOURNMENT**