



**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 15, 2018
2:00 p.m.*

- I. **ROLL CALL**
- II. **MINUTES:** *Approval of Minutes for the Planning Commission Meeting of October 18, 2018, and November 1, 2018.*
- III. **PLANNING STAFF/LEGAL COUNSEL/COMMITTEE REPORTS**
- IV. **CONTINUED PUBLIC HEARINGS: None**
- V. **NEW PUBLIC HEARINGS:**

Case No. 18-047-PC — Scott & Karen Chenaille — *To consider a request for Conditional Use Approval, to authorize the establishment of a **Short-Term Rental** within an existing condominium unit, for property situated within an **RM-30 High-Density Multi-Family Residential** zone, identified by municipal address 1282 Beach Boulevard, Unit 205 (re: Tax Parcel No. 1310J-04-119.205).*

Case No. 18-048-PC — Scott & Karen Chenaille — *To consider a request for Conditional Use Approval, to authorize the establishment of a **Short-Term Rental** within an existing condominium unit, for property situated within an **RM-30 High-Density Multi-Family Residential** zone, identified by municipal address 1664 Beach Boulevard, Unit 169 (re: Tax Parcel No. 1210I-02-064.169).*

Case No. 18-049-PC — Next Level Homes, LLC (owner) and Sale Burwell (applicant) — *To consider an application requesting **Conditional Use Approval**, to allow the applicant to convert an existing single-family residential home into a **Duplex**, for property situated within an **RS-7.5 Medium-Density Single-Family Residential** zone, identified by municipal address 349 Hiller Drive (re: Tax Parcel No. 1210F-02-066.000).*

Case No. 18-050-PC — John M Pitts, Jr., (owner) and Sam Tran and Viet Nguyen (applicants) — *To consider an application requesting **Conditional Use Approval**, to authorize the establishment of a **Pawn Shop**, to be situated within an existing structure upon a parcel of land approximately 141.99' x 128.78' in size, and located within an **NB Neighborhood Business** zoning district, for property presently identified as 2008 A & B Pass Road (re: Tax Parcel No. 1210F-01-015.002). [See also companion Case No. 18-052-BZA]*

Case No. 18-051-PC — N.M. Markup, LLC — *To consider an application for Conditional Use Approval, to authorize the establishment of a Self-Storage Facility in concert with a limited amount of Outdoor Storage within a portion of an existing building site (i.e., the former Walmart store), for property presently located upon two parcels of land collectively measuring approximately eleven and three-tenths (11.3) acres (more or less) in overall size, situated within an NB-Neighborhood Business District zone, and collectively identified as 2381 Pass Road (re: Tax Parcel Nos. 1110H-03-010.000 & 1110H-03-014.002).*

VI. TREE HEARINGS: None

VII. CITY COUNCIL ACTION:

Case No. 18-042-PC — City of Biloxi — Street Name Change *for a city roadway measuring approximately one thousand, two-hundred and sixty-six feet (1266'), more or less, in length, and twenty-five feet (25') in width, which roadway is presently identified as Gay Road, further identified as a section of roadway running north and south from Popp's Ferry Road to Interstate 10.*
The City Council approved this case on November 6, 2018.

Case No. 18-043-PC — Knight Abbey Commercial Printing — Vacation *of a portion of an un-improved Public Right-of-Way approximately 126.9' feet in length and 10.05' feet in width, (more or less) presently situated immediately adjacent to five properties identified as 911 Percy Street, 316 Bohn Street, 321 & 323 Couevas Street and an unaddressed parcel located on Couevas Street.*
The City Council approved this case on November 6, 2018.

Case No. 18-045-PC — City of Biloxi — Street Name Change *for an alley measuring approximately one hundred, twenty feet (120'), more or less, in length, and fifty feet (50') in width, identified as an improved, unnamed alleyway situated north of Greater Avenue, further identified as an extension of Camellia Street to become "Kitty Kat Alley"*
The City Council approved this case on November 6, 2018.

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).

Continue Discussion concerning Short-Term-Rentals Overlay District.

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, December 6, 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 15, 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, and November 1, 2018.*

III. PLANNING STAFF/LEGAL COUNSEL/COMMITTEE REPORTS

IV. CONTINUED PUBLIC HEARINGS: None

V. NEW PUBLIC HEARINGS:

Case No. 18-052-BZA — John M Pitts, Jr., (owner) and Sam Tran and Viet Nguyen (applicants) — To consider an application for several Required Spacing Between Certain Uses Variances, to authorize the establishment of a Pawn Shop upon a certain defined property situated within a NB-Community Business zoning district, upon a property site identified as 2008 A & B Pass Road (re: Tax Parcel No. 1210F-01-015.002).

Case No. 18-053-BZA — Edwin & Brittany Robinson — To consider an application for two Side Yard Setback Variances: a four foot (4') Side Yard Setback Variance and a two and eight-tenths foot (2.8') Side Yard Setback Variance, to authorize construction of a new single family residence to be situated six feet (6') from the south side property line and seven and four-tenths feet (7.4') from the north property line, instead of at the ten foot (10') side yard setbacks from both property lines, as required by ordinance, for property situated within an RS-10 Low-Density Single-Family Residential zoning district, for a property site identified as 178 Pine Grove Avenue (re: Tax Parcel No. 1110J-02-082.000).

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, December 6, 2018, in the Auditorium of the Dr. Martin Luther King, Jr., Municipal Building located at 676 Dr. Martin Luther King, Jr. Boulevard.

IX. ADJOURNMENT