



**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
December 20, 2018
2:00 p.m.*

- I. **ROLL CALL**
- II. **MINUTES:** *Approval of Minutes for the Planning Commission Meeting of December 6, 2018.*
- III. **PLANNING STAFF/LEGAL COUNSEL/COMMITTEE REPORTS**
- IV. **CONTINUED PUBLIC HEARINGS: None**
- V. **NEW PUBLIC HEARINGS:**

Case No. 18-058-PC — Floyd & Janet Phillips, Debbie & Kurt Kelner, Charles Show, William & Joan Newton, Richard Davis, Barbara Jordan, Mark & Margaret Maddox, Pearl Trinh, Thomas Cupples, Betty Best, Patricia Patton, Wilfred Caillavet, Thomas Ardoline, Gulf Shores Inc., Charles D. & Thera M. Conner, Hung T. Nguyen & Dag T. Hanh, Betty Stacy & Warren Serignet— *To consider a request for Zoning Map Amendment, to authorize a change in zoning district classification for several parcels of land collectively measuring six and fifteen—one hundredths (6.15) acres in size (more or less), to allow the affected properties to be available for possible (but unspecified) commercial uses, from its present zoning district classification of **RS-10 Low-Density Single-Family Residential** to **CB Community Business**, for parcels presently identified as 129, 130, 131, 134, 135, 136, 137, 140, 141, 142, 145, 148, 149, 150, 153, 154, 157, 160, 161, 164, 165, 168, 169, 170, 173, 174 & 175 Oakmont Place (r.e: Tax Parcel Nos. 1110J-02-033.000, 1110J-02-014.000, 1110J-02-018.000, 1110J-02-013.000, 1110J-02-019.000, 1110J-02-012.000, 1110J-02-020.000, 1110J-02-011.000, 1110J-02-021.000, 1110J-02-010.000, 1110J-02-022.000, 1110J-02-009.000, 1110J-02-023.000, 1110J-02-008.000, 1110J-02-024.000, 1110J-02-007.000, 1110J-02-025.000, 1110J-02-006.000, 1110J-02-026.000, 1110J-02-005.000, 1110J-02-027.000, 1110J-02-004.000, 1110J-02-028.000, 1110J-02-003.000, 1110J-02-029.000, 1110J-02-002.000 and 1110J-02-030.000).*

Case No. 18-059-PC — Mariely & Ricky Plaisance — *To consider an application requesting **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 118, (re: Tax Parcel No. 1210I-02-064.118).*

Case No. 18-060-PC — Dennis P. & Wendall L Smith — *To consider an application requesting **Conditional Use** Approval, to authorize the establishment of **Short-Term Rentals** within two (2) existing condominium units, for property situated within an **RM-30 High-Density Multi-Family***

Residential zone, identified by municipal address 1664 Beach Boulevard, Units 132 & 137(re: Tax Parcel Nos. 1210I-02-064.132 &1210I-02-064.137).

Case No. 18-061-PC — Tanya Darrow, representing Kerr’s Common Ground, Inc. — To consider an application requesting 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 100 (re: Tax Parcel No. 1210I-02-064.100).

Case No. 18-062-PC — Tanya Darrow, representing Portia’s Properties Inc. — To consider an application requesting 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 101 (re: Tax Parcel No. 1210I-02-064.101).

Case No. 18-063-PC — Thomas E. Quave, on behalf of Happy Vacations, LLC — To consider an application requesting Conditional Use Approval, to authorize the establishment of Short–Term Rentals within three (3) existing condominium units, for properties situated within an RM-30 High–Density Multi–Family Residential zone, identified by municipal address 1664 Beach Boulevard, Units 89, 125 & 145 (re: Tax Parcel Nos. 1210I-02-064.089, 1210I-02-064.125 & 1210I-02-064.145).

Case No. 18-064-PC — Guy & Jamillah Grant — To consider an application requesting 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 123 (re: Tax Parcel No. 1210I-02-064.123).

Case No. 18-065-PC — Tanya Darrow, representing Clarence & Kendrick Buckner — To consider an application requesting 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 135 (re: Tax Parcel No. 1210I-02-064.135).

Case No. 18-066-PC — Tanya Darrow, representing Hibble Oak Shores, LLC — To consider an application requesting Conditional Use Approval, to authorize the establishment of Short–Term Rentals within two (2) existing condominium units, for properties situated within an RM-30 High–Density Multi–Family Residential zone, identified by municipal address 1664 Beach Boulevard, Units 63 & 139 (re: Tax Parcel Nos. 1210I-02-064.063 &1210I-02-064.139).

Case No. 18-067-PC — Tanya Darrow, representing Larry Reeves & Terry Canezaro — To consider an application requesting 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 106 (re: Tax Parcel No. 1210I-02-064.106).*

Case No. 18-068-PC — Tanya Darrow, representing Larry T. Barnes on behalf of LB & P.B., LLC — *To consider an application requesting **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 69 (re: Tax Parcel No. 1210I-02-064.069).*

Case No. 18-069-PC — Lagniappe Rentals, LLC, on behalf of Brent & Kim Robin — *To consider an application requesting **Conditional Use Approval**, to authorize the establishment of **Short-Term Rentals** within two (2) existing condominium units, for properties situated within an **RM-30 High-Density Multi-Family Residential** zone, identified by municipal address 1664 Beach Boulevard, Units 54 & 55 (re: Tax Parcel Nos. 1210I-02-064.054 & 1210I-02-064.055).*

Case No. 18-070-PC — Brent Robin, representing Moravia Jesus Silva — *To consider an application requesting **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 174 (re: Tax Parcel No. 1210I-02-064.174).*

Case No. 18-071-PC — Tanya Darrow, on behalf of 6217 Holdings, LLC — *To consider an application requesting **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 1805 Irish Hill Drive, Unit 5, (re: Tax Parcel No. 1210J-02-009.005).*

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).**

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, January 3, 2019, 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
December 20, 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 December 6, 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, January 3, 2019, in the Auditorium of the Dr. Martin Luther King, Jr., Municipal Building located at 676 Dr. Martin Luther King, Jr. Boulevard.

IX. ADJOURNMENT