



**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 17, 2019
2:00 p.m.*

I. ROLL CALL

II. MINUTES: *Approval of Minutes for the Planning Commission Meetings of December 20, 2018, & January 3, 2019.*

III. PLANNING STAFF/LEGAL COUNSEL/COMMITTEE REPORTS

IV. CONTINUED PUBLIC HEARINGS: None

V. NEW PUBLIC HEARINGS:

Case No. 19-007-PC — *To consider a change in zoning for two parcels of land together totaling 12 acres (more or less), from their present zoning district classification of **RM-30 High-Density Multi-Family Residential** to **CB Community Business** (which zoning change, if approved, would allow for **Short-Term Rentals** by right), for properties collectively identified as 1664 Beach Boulevard (i.e., Tax Parcel Nos. 1210I-02-064.000 & 1210I-02-064.177) and referred to as the Oak Shores Condominiums*

VI. TREE HEARINGS: None

VII. CITY COUNCIL ACTION:

Case No. 18-047-PC — Scott & Karen Chenaille — *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).*

The City Council denied the request for this Conditional Use on January 8, 2019.

Case No. 18-054-PC — Savannah Mississippi, LLC — *A request for **Zoning Map Amendment**, to authorize a change in zoning district classification for a parcel of land six and eight-tenths (6.8) acres in size (more or less), from its present zoning district classification of **RM-30 High-Density Multi-Family Residential** to **RS-7.5 Medium-Density Single-Family Residential**, for Lot 32, Savannah Estates Subdivision — an un-addressed parcel of land situated south of and fronting to Savannah Estates Boulevard (i.e., Tax Parcel No. 1209I-01-008.032).*

The City Council conducted a first reading for this re-zoning case on January 8, 2019.

Case No. 18-056-PC — Scott & Deborah Broussard, Joe Edward Schonewitz, and James Larry Schonewitz (applicant) — an application requesting Zoning Map Amendment, to authorize a change in zoning district classification for seven parcels of land collectively measuring four and sixty-one hundredths (4.61) acres in size (more or less), from their present zoning district classification of A Agricultural to RS-10 Low-Density Single Family Residential, for parcels presently identified as 13954, 14011, 14019, 14037 & 14051 Schonewitz Road, 14004 Hudson-Krohn Road and an unaddressed parcel fronting Hudson-Krohn Road, (i.e., Tax Parcel Nos. 1207I-01-002.000, 1207I-01-002.001, 1207H-01-030.00, 1207H-01-031.000, 1207H-01-032.000, 1207H-01-033.000 & 1207H-01-034.000).

The City Council conducted a first reading for this re-zoning on January 8, 2019.

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, February 7, 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
January 17, 2019

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) Meetings of December 20, 2018, & January 3, 2019.*

III. PLANNING STAFF/LEGAL COUNSEL/COMMITTEE REPORTS

IV. CONTINUED PUBLIC HEARINGS: None

V. NEW PUBLIC HEARINGS:

Case No. 19-006-PC — Joel & Susan Jahnke — *To consider a three foot, four inch (3'4") Accessory Structure **Height Variance**, to allow a proposed Accessory Use (i.e., a Garage) to be constructed at a height of nineteen feet, four inches (19'4"), instead of at the sixteen foot (16') maximum height allowed by ordinance, for property identified as 946 Riverview Drive (i.e., Tax Parcel No. 1209D-01-018.000).*

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, February 7, 2019, in the Auditorium of the Dr. Martin Luther King, Jr., Municipal Building located at 676 Dr. Martin Luther King, Jr. Boulevard.

IX. ADJOURNMENT