



**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
February 7, 2019
2:00 p.m.*

I. ROLL CALL

II. MINUTES: *Approval of Minutes for the Planning Commission Meetings of January 3, 2019, & January 17, 2019.*

III. PLANNING STAFF/LEGAL COUNSEL/COMMITTEE REPORTS

IV. CONTINUED PUBLIC HEARINGS: None

V. NEW PUBLIC HEARINGS:

Case No. 19-008-PC – Charge from Planning Commission – *To consider a Zoning Map Amendment, proposed to authorize a change in zoning district classification for an entire tract of land measuring .85 of an acre (more or less) from its present zoning of **RM-30 High-Density Multi-Family Residential** to **CB Community Business**, for property identified as 1805 Irish Hill Drive (i.e., the Sandollar Townhouse Condominiums), and inclusive of apartments addressed separately as 183 McDonnell Avenue.*

Case No. 19-009-PC – City of Biloxi – Text Amendment to the Land Development Ordinance (LDO) *to establish an Overlay District zone.*

Case No. 19-010-PC – Kevin Shaughnessy – *To consider a Zoning Map Amendment, to authorize a change in zoning district classification for a parcel of land measuring approximately 120' x 310' in size, from its present zoning district classification of **RM-30 High-Density Multi-Family Residential** to **RS-7.5 Medium-Density Single-Family Residential**, for a parcel of land currently identified as 398 Rosalie Maria Drive.*

Case No. 19-011-PC – Peruna Acquisition, LLC. (owner) and Heather Klein (applicant) – *To consider an application requesting **Conditional Use Approval**, to authorize the establishment of a **Kennel/Pet Grooming** facility to be situated upon a parcel of land two and fifty-seven one-hundredths (2.57) acres (More or Less) in size, and located within an **A Agricultural** zoning district, for property presently identified as 14066 Schonewitz Road.*

VI. TREE HEARINGS: None

VII. CITY COUNCIL ACTION:

Case No. 19-001-PC — Gary S. Morykwas — *A request for Zoning Map Amendment, to authorize a change in zoning district classification for a parcel of land measuring 132.25' x 102' in size (more or less) from its present zoning district classification of RM-30 High-Density Multi-Family Residential to LB Limited Business, for property identified as 308 Santini Street (i.e., Tax Parcel No. 1410E-04-018.000).*

The City Council conducted a first reading for this re-zoning case on January 29, 2019.

Case No. 19-002-PC — Gulf Coast Enterprises, Inc. (Owner) and Joao Monteverde, on behalf of P & C Properties, LLC (applicant) — *A request for Conditional Use Approval, to authorize the establishment of Short-Term Rentals for four (4) existing apartment units, for property situated within an RM-30 High-Density Multi-Family Residential zone, identified by municipal address 1880 Southern Avenue, Units B4, B8, D7 & E3 (re: Tax Parcel No. 1210J-04-010.000).*

The City Council denied this request for Conditional Use on January 29, 2019.

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 — *an application requesting 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 (i.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).*

The City Council denied this request for re-zoning on January 29, 2019, without prejudice (which will allow for resubmittal and reconsideration of a future Zoning Map Amendment including those same properties, without having to wait the timeline prescribed by ordinance for reconsideration of a previously heard Zoning Map Amendment request).

VIII. OLD BUSINESS:

Continuation of discussion related to a charge from the City Council to the Planning Commission to study the possibility of implementing changes & modifications to the Short-Term-Rental ordinance, which charge could include the designation of new overlay districts or other refinements to the Land Development Ordinance deemed appropriate by the Commission, and discuss the possibility of conducting a workshop.

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 21, 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
February 7, 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 January 3, 2019, & January 17, 2019.*

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, February 21, 2019, in the Auditorium of the Dr. Martin Luther King, Jr., Municipal Building located at 676 Dr. Martin Luther King, Jr. Boulevard.

IX. ADJOURNMENT