



**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
March 21, 2019
2:00 p.m.*

I. ROLL CALL

II. MINUTES: *Approval of Minutes for the Planning Commission Meeting of March 7, 2019.*

III. PLANNING STAFF/LEGAL COUNSEL/COMMITTEE REPORTS

IV. CONTINUED PUBLIC HEARINGS: None

V. NEW PUBLIC HEARINGS:

Case No. 19-020-PC — Gregory E. Bertucci (owner) and Dennis Stieffel (applicant) — To consider an application for a Conceptual Subdivision Master Plan/Zoning Map Amendment, to authorize the establishment of a PD-TND: Planned Development – Traditional Neighborhood Development Master Plan for a mixed use commercial and residential development to be known as Bertucci Subdivision, said application being submitted as a Planned Development – Traditional Neighborhood Development District, as authorized via certain provisions of the Land Development Ordinance (re: Section 23-3-4(E) of City Ordinance No. 2168), as adopted by the Biloxi City Council on September 7, 2010, all for a contiguous property site presently identified as 2330 Atkinson Road, and also 2 unaddressed parcels fronting upon Bertucci Boulevard (i.e., Tax Parcel Nos 1109P-02-007.000, 1109P-02-007.001, 1110A-01-051.000, 1110A-01-051.003 & 1110A-01-051.005).

Case No. 19-023-PC — City of Biloxi — To consider a text change, specifically to amend Section 23-4-3(D) of the Land Development Ordinance, Commercial Uses, thereby modifying requirements for Short-Term Rentals.

VI. TREE HEARINGS: None

VII. CITY COUNCIL ACTION:

Case No. 19-010-PC — Kevin Shaughnessy — A request for 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. (i.e., Tax Parcel No. 1110A-02-003.000).

The City Council approved this re-zoning case on March 12, 2019.

Case No. 19-012-PC — City of Biloxi — Street Name Change for a city roadway measuring approximately four thousand, eight-hundred and twenty feet (4820'), more or less, in length, and twenty-two feet (22') in width, which roadway is presently identified as a remnant section of Lorraine Road.
The City Council approved this case on March 12, 2019.

Case No. 19-013-PC — Suzanne Marie Huber Guillot, on behalf of Stay Gulf Coast, LLC — A request for Conditional Use Approval, to authorize the establishment of a Short-Term Rental in 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 211 (re: Tax Parcel No. 1310J-04-119.211).

The City Council tabled this request subject to call this case on March 12, 2019.

Case No. 19-014-PC — Suzanne Marie Huber Guillot, on behalf of Featherstone LLC — A request for Conditional Use Approval, to authorize the establishment of a Short-Term Rental in an existing condominium unit, for property situated within an RM-30 High-Density Multi-Family Residential zone, identified by municipal address 1282 Beach Boulevard, Units 102 & 211 (re: Tax Parcel Nos. 1310J-04-119.102 & 1310J-04-119.202).

The City Council tabled this request subject to call this case on March 12, 2019.

Case No. 19-015-PC — Benjamin J. Simms, on behalf of JEB Investments, LLC — A request for Conditional Use Approval, to authorize the establishment of a Short-Term Rental in 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 101 (re: Tax Parcel No. 1310J-04-119.101).

The City Council tabled this request subject to call this case on March 12, 2019.

Case No. 19-017-PC — Gabriel and Andrea Crawford — A request for Conditional Use Approval, to authorize the establishment of a Short-Term Rental in 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 123 (re: Tax Parcel No. 1310J-04-119.123).

The City Council tabled this request subject to call this case on March 12, 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:

X. CITIZENS COMMENTS

XI. COMMUNICATIONS:

The next regularly scheduled Biloxi Planning Commission meeting will be held at 2:00 p.m. on Thursday, April 4, 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
March 21, 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) Meeting of March 7, 2019.*

III. PLANNING STAFF/LEGAL COUNSEL/COMMITTEE REPORTS

IV. CONTINUED PUBLIC HEARINGS: None

V. NEW PUBLIC HEARINGS:

Case No. 19-022-PC — Jeffrey Register — *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 13320 Country Lane (i.e., Tax Parcel No. 1107J-01-012.004).*

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:

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, April 4, 2019, in the Auditorium of the Dr. Martin Luther King, Jr., Municipal Building located at 676 Dr. Martin Luther King, Jr. Boulevard.

IX. ADJOURNMENT