



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

I. ROLL CALL

II. MINUTES: *Approval of Minutes for the Planning Commission Meeting of April 4, 2019.*

III. PLANNING STAFF/LEGAL COUNSEL/COMMITTEE REPORTS

IV. CONTINUED PUBLIC HEARINGS: *(Note: The following cases were originally scheduled for the second Planning Commission meeting in April; however, due to the cancellation of that meeting as a result of severe weather and closure of city offices, these cases have been transferred to this agenda as follows:*

Case No. 19-027-PC — Sidney J. Brown Sr. — *To consider an application for a Zoning Map Amendment, to authorize a change in zoning district classification for a parcel of land measuring 124' x 82' in size (more or less) from its present zoning district classification of I Industrial to RM-30 High-Density Multi-Family Residential, for property identified as 212 Reynoir Street (i.e., Tax Parcel No. 1410F-06-074.000).*

Case No. 19-028-PC — Kevin Shaughnessy — *To consider an application for Preliminary Subdivision Plat approval for a five (5) lot single family residential subdivision, submitted under the working title: Kabree Cove Subdivision, for land comprising eighty-seven one-hundredths (.87) of an acre (more or less) in size, and presently identified as an unaddressed parcel fronting upon Rosalie Maria Drive (re: Tax Parcel No. 1110A-02-003.000).*

Case No. 19-031-PC — Paul and Virginia Ladner trustees (owners) and Michael Fern on behalf of Progeon & Fearn Builders (applicant) — *To consider an application for a Preliminary Subdivision Re-Plat, to accomplish the re-platting of two (2) full lots and a portion of a third lot, all situated within Unger Subdivision, said lots to be re-platted into four (4) lots to allow for the construction of four individual townhome units upon a property site currently comprising thirty-one one-hundredths (.31) of an acre (more or less), and presently identified as 1535 and 1539 Collins Street (re: Tax Parcel Nos. 1310L-02-134.000 & 1310L-02-134.001).*

V. NEW PUBLIC HEARINGS: None

VI. TREE HEARINGS: None

VII. CITY COUNCIL ACTION:

Case No. 19-009-PC — City of Biloxi — Text Amendment to the Land Development Ordinance (LDO) to establish the Downtown Howard Avenue CRO District Overlay District zone.

The City Council approved this case on April 2, 2019.

Case No. 19-020-PC — Gregory E. Bertucci (owner) and Dennis Stieffel (applicant) — 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).

The City Council called for a Public Hearing relative to this matter to be conducted by the City Council on June 4, 2019.

Case No. 19-021-PC — Ronnie Barker (owner) and Terry Moran (applicant) — An application requesting Conditional Use Approval, to authorize the eventual construction of four (4) Mausoleum Structures within an RS-5 High-Density Single-Family Residential zoning district, for a site involving individual properties presently identified as 1128 Robertson Street, and also 205, 209, 211 & 213 Bayly Drive. (i.e., Tax Parcel Nos. 1310H-03-045.000, 1310H-03-046.000, 1310H-03-47.000, 1310H-03-048.000 & 1310H-03-050.000).

The City Council approved this case on April 2, 2019.

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

The City Council conducted a workshop and discussed this matter at its regular council meeting on April 23, 2019, and expects to further consider an amended version of this zoning text change and potentially vote on this matter at the regular City Council Meeting on May 7, 2019.

Case No. 19-025-PC — Sarah Grace Husley Estate (owner) and Scott Delano on behalf of Southeast Commercial of MS, LLC (applicant) — An application for a Zoning Map Amendment, to authorize a change in zoning district classification for a parcel of land presently measuring four and six-tenths (4.6) acres (more or less) in size, from its present zoning district classification of A Agricultural to NB Neighborhood Business and RM-30 High-Density Multi-Family Residential, for a parcel of land currently identified as 1751 Popp’s Ferry Road (re: Tax Parcel No. 1209A-01-004.000). The City Council approved this re-zoning case on April 23, 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, May 16, 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
May 2, 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 April 4, 2019.*

III. PLANNING STAFF/LEGAL COUNSEL/COMMITTEE REPORTS

IV. CONTINUED PUBLIC HEARINGS: *None*

V. NEW PUBLIC HEARINGS:

Case No. 19-032-BZA — Edward Russell Evans, Jr. — *To consider an application for a six foot (6') **Rear Yard Setback Variance**, to authorize construction of a new Single Family Residence to be situated fourteen feet (14') from the rear property line, instead of at the twenty foot (20') rear yard setback required by ordinance, for property situated within an **RS-5 High-Density Single-Family Residential** zoning district, and identified as 119 Suter Place (i.e., Tax Parcel No. 1410L-05-053.000)*

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:

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, May 16, 2019, in the Auditorium of the Dr. Martin Luther King, Jr., Municipal Building located at 676 Dr. Martin Luther King, Jr. Boulevard.

IX. ADJOURNMENT