



**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 16, 2019

2:00 p.m.

I. ROLL CALL

II. MINUTES: Approval of Minutes for the Planning Commission Meeting of May 2, 2019.

III. PLANNING STAFF/LEGAL COUNSEL/COMMITTEE REPORTS

IV. CONTINUED 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.

[Note: This case was originally advertised for Public Hearing and was discussed by the Planning commission on February 7, 2019. This case was Tabled Subject to Call at that meeting]

V. NEW PUBLIC HEARINGS: None

VI. TREE HEARINGS: None

VII. CITY COUNCIL ACTION:

Case No. 19-023-PC — City of Biloxi — A **Zoning Text change**, specifically to amend **Section 23-4-3(D)(10)e** of the Land Development Ordinance, modifying requirements for **Short-Term Rentals**.

The City Council approved this text change as modified on May 7, 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 denied this request on May 7, 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 two **Short-Term Rentals** within existing condominium units, 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 denied this request on May 7, 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 denied this request on May 7, 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 denied this request on May 7, 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, June 6, 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 16, 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 May 2, 2019.

III. PLANNING STAFF/LEGAL COUNSEL/COMMITTEE REPORTS

IV. CONTINUED PUBLIC HEARINGS: None

V. NEW PUBLIC HEARINGS:

Case No. 19-033-BZA — Anthony & Laney Butler — To consider a request for an eight-thousand, three-hundred and seventy-two square foot (8372 s.f.) **Lot Size Variance** – to allow for the construction of a seven hundred and forty square foot (740 s.f.) **Guest Cottage**, upon a lot which presently accommodates an existing single-family residence, for property zoned **RS-10 Low-Density Single Family Residential**, taking into account that a **Guest cottage** is restricted by ordinance to those lots which have a minimum lot size of twenty thousand square feet (20,000 s.f.), [Noting further that the lot herein under consideration measures eleven thousand, six hundred and twenty-eight square feet (11,628s.f.)], for property currently identified as 405 Walda Drive.

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, June 6, 2019, in the Auditorium of the Dr. Martin Luther King, Jr., Municipal Building located at 676 Dr. Martin Luther King, Jr. Boulevard.

IX. ADJOURNMENT