



**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
August 1, 2019
2:00 p.m.*

I. ROLL CALL

II. MINUTES: *Approval of Minutes for the Planning Commission Meeting of July 18, 2019.*

III. PLANNING STAFF/LEGAL COUNSEL/COMMITTEE REPORTS

IV. CONTINUED PUBLIC HEARINGS: None

V. NEW PUBLIC HEARINGS:

Case No. 19-030-PC — City of Biloxi — *A charge from the City of Biloxi Administration to the Planning Commission to review and consider a **Zoning Map Amendment**, specifically to authorize the extension of the existing **AHRC West Central Historic Overlay District** to include those properties fronting along Division Street, extending from I-110 to Keesler Air Force Base, inclusive of additional properties situated within the surrounding area, as depicted upon the attached map.*

Case No. 19-041-PC — William K. Landry — *An application requesting **Zoning Map Amendment**, to authorize a change in zoning district classification for a parcel of land measuring 65' x 113' in size (more or less), for property identified as 1012 Tullier Court (re: Tax Parcel No. 1410L-05-044.000).*

Case No. 19-042-PC — City of Biloxi — *An application for a **Text Amendment of Section 23-2-2(E)(2)a – the Membership, Appointment, and Terms of Office Section of the Land Development Ordinance** – thereby modifying certain membership requirements for the Architectural and Historical Review Commission.*

Case No. 19-043-PC — Jacqueline Coale — *An application requesting **Conditional Use Approval**, to authorize utilization of an existing Single Family Residence as a **Short-Term Rental**, for property situated within an **NB Neighborhood Business** zone and identified by municipal address 141 Keller Avenue (re: Tax Parcel No. 1410J-04-029.000).*

VI. TREE HEARINGS: None

VII. CITY COUNCIL ACTION:

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, August 15, 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
August 1, 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 July 18, 2019.*

III. PLANNING STAFF/LEGAL COUNSEL/COMMITTEE REPORTS

IV. CONTINUED PUBLIC HEARINGS: None

V. NEW PUBLIC HEARING:

Case No. 19-044-BZA — Natalie Holcomb — To consider several Variances necessary to construct a new single family residence, which variances needed are as follows:

1. *A twelve and one-half foot (12.5') **Front-Yard Setback Variance**, to allow a proposed single family residence to be seventeen and one-half feet (17.5') from the front property line, instead of at the thirty (30') foot front yard setback required by ordinance;*
2. *A five foot (5') **Side Yard Setback Variance**, to allow said residence to be five feet (5') from the side property line, instead of at the ten (10') foot side yard setback required by ordinance; and*
3. *A seventeen and eleven one-hundredths foot (17.11') **Rear-Yard Setback Variance**, to allow certain portions of the residence to be located two and nine-tenths feet (2.9') from the rear property line, instead of at the twenty (20') foot rear yard setback required by ordinance,*

*all for property situated within an **RS-10 Low-Density Single-Family Residential Zone** and currently identified as 10169 South River Drive (i.e., Lot 12 of Eagle Point Subdivision South).*

VI. OLD BUSINESS:

The following is a BZA case held in abeyance until 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, August 15, 2019, in the Auditorium of the Dr. Martin Luther King, Jr., Municipal Building located at 676 Dr. Martin Luther King, Jr. Boulevard.

IX. ADJOURNMENT