



**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  
September 5, 2019  
2:00 p.m.*

**I. ROLL CALL**

**II. MINUTES:** *Approval of Minutes for the Planning Commission Meeting of August 15, 2019.*

**III. PLANNING STAFF/LEGAL COUNSEL/COMMITTEE REPORTS**

**IV. CONTINUED PUBLIC HEARINGS:** *None*

**V. NEW PUBLIC HEARINGS:**

**Case No. 19-048-PC — City of Biloxi (Administration Request) — a request for Zoning Map Amendment, to authorize a change in zoning for 5 parcels of land collectively measuring 16.89 acres (more or less) in overall size, from their present zoning district classification of **RS-10 Low-Density Single-Family Residential** to **RB Regional Business**, for properties identified as 9338, 9378 (involving two properties), and other two properties all fronting upon West Oaklawn Road (re: Tax Parcels Nos. 1108K-02-005.000, 1108K-02-005.001, 1108L-02-001.000, 1108-01-001.000 and 1108M-01-002.015)**

**Case No. 19-049-PC — Deborah House — a request for Conditional Use Approval, to authorize an existing Single Family Residence to be utilized as a Short-Term Rental, for property situated within an **NB Neighborhood Business** zone and identified by municipal address 551 Howard Avenue (re: Tax Parcel No. 1410J-04-034.000).**

**VI. TREE HEARINGS:** *None*

**VII. CITY COUNCIL ACTION:**

**Case No. 19-028-PC — Kevin Shaughnessy — a request 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).  
*The City Council approved this Preliminary/Final Subdivision request on August 27, 2019.***

**Case No. 19-030-PC — City of Biloxi — a request for Zoning Map Amendment, to authorize the extension of the boundaries of the existing AHRC West Central Historic Overlay District, to include those properties fronting upon Division Street extending from I-110 to Keesler Air Force Base, inclusive of additional properties in the surrounding area; properties included are as follows:**

1310H-02-001.000 - Corner of Division/Benachi; 1310H-02-077.000 - Division St; 1410E-05-001.000 - George Quint Cir; 1310H-02-035.000- Querens Ave; 1410E-06-037.000 – 1011 Division St; 1410E-06-071.000 - 1015 Division St; 1410E-06-072.000 - 1029 Division St; 1310H-01-008.000 - 1040 Division St; 1310H-01-009.000 - 1046 Division St; 1310H-01-018.000 - 1053 Cherokee St; 1310H-01-010.000 - 1054 Division St; 1310H-01-017.000 - 1057 Cherokee St; 1310H-02-036.000 - 1057 Division St; 1310H-01-011.000- 1060 Division St; 1310H-01-016.000- 1061 Cherokee St; 1310H-01-012.000 - 1066 Division St; 1310H-02-078.000 - 1067 Division St; 1310H-02-079.000 - 1075 Division St; 1310H-01-081.000 - 1076 Division St; 1310H-01-082.000 - 1080 Division St; 1310H-01-083.000 - 1084 Division St; 1310H-01-078.000 - 1085 Cherokee St; 1310H-02-104.000 - 1087 Division St; 1310H-01-077.000 -1089 Cherokee St; 1310H-01-076.000 - 1091 Cherokee St; 1310H-01-084.000 - 1092 Division St; 1310H-01-075.000 - 1093 Cherokee St; 1310H-01-074.000 - 1095 Cherokee St; 1310H-01-085.000 - 1098 Division St; 1310H-04-014.000 - 287 Forrest Ave; 1310H-02-105.000 - 290 Forrest Ave; 1310H-02-105.001 - 290 Forrest Ave; 1310H-04-013.000 - 293 Forrest Ave; 1310H-04-012.000 - 295 Forrest Ave; 1310H-04-011.000 - 299 Forrest Ave; 1310H-04-010.000 - 301 Forrest Ave; 1310H-01-013.000 - 304 Porter Ave; 1310H-04-009.000 - 305 Forrest Ave; 1310H-01-080.000 - 305 Porter Ave; 1310H-01-014.000 - 306 Porter Ave; 1310H-04-008.000 - 307 Forrest Ave; 1410E-04-018.000 - 308 Santini St; 1410E-04-024.000 - 309 Santini St; 1310H-04-007.000 - 311 Forrest Ave; 1310H-01-015.000 - 312 Porter Ave; 1310H-01-079.000 - 315 Porter Ave. **The City Council approved this Map Amendment request on August 27, 2019.**

**Case No. 19-042-PC** — a charge from the City of Biloxi — *For a Text Amendment to the Land Development Ordinance, to authorize a text change, specifically amending Section 23-2-2(E)(2)a – the Membership, Appointment, and Terms of Office of the Land Development Ordinance – thereby modifying certain requirements relative to qualifications for members for the Architectural and Historical Review Commission. The City Council approved this Text change request, as amended, on August 27, 2019.*

**Case No. 19-047-PC** — Glenn Monk (owner) and Joe B. Agreggaard, Jr. (owner and applicant) — *A request for Zoning Map Amendment, to authorize a change in zoning district classification for two parcels of land approximately one and one-tenths (1.1) acres (more or less) in size, from their present zoning district classification of RER Residential Estate Restricted to RB Regional Business, for two properties presently identified as 5155 (and an unaddressed parcel fronting upon) Road 536 (re: Tax Parcel Nos. 1208H-02-014.003 & 1208H-02-015.000). The City Council conducted a First Reading for this Zoning Map Amendment request on August 27, 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, September 19, 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  
September 5, 2019*

*To Commence Immediately Following the 2:00 p.m. Biloxi Planning Commission Meeting*

**I. ROLL CALL**

**II. MINUTES:**

**III. PLANNING STAFF/LEGAL COUNSEL/COMMITTEE REPORTS**

**IV. CONTINUED PUBLIC HEARING: None**

**V. NEW PUBLIC HEARING: None**

**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, September 19, 2019, in the Auditorium of the Dr. Martin Luther King, Jr., Municipal Building located at 676 Dr. Martin Luther King, Jr. Boulevard.*

**IX. ADJOURNMENT**