



**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 20, 2020  
2:00 p.m.

**I. ROLL CALL**

**II. MINUTES:** Approval of Minutes for the Planning Commission Meeting of August 6, 2020.

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

**IV. CONTINUED PUBLIC HEARINGS:**

**Case No. 20-021-PC — City of Biloxi —** a request to consider a **Vacation** of a portion of Rodeo Drive – to remove the intersection of Rodeo Drive at Pass Road as it interfaces with the driveway exit lane at Kessler Air Force Base. (Note: Minutes for the Committee meeting conducted on July 15, 2020, are provided for Planning Commission review and consideration)

**Case No. 20-027-PC — Helen Lee, on behalf of HJL Consulting, LLC (owner) and James Lee, on behalf of CCH Consulting, LLC (applicant)** — an application to consider a request for **Zoning Map Amendment**, to authorize a change in zoning district classification for a parcel of land measuring approximately one-half acre (more or less) in overall size, from its present zoning district classification of **RS-10 Low-Density Single-Family Residential** to **NB Neighborhood Business**, for property identified as 12648 Lorraine Road (formerly 12363 Tiffany Lane), and further identified as Tax Parcel No. 1108D-02-010.002.

**V. NEW PUBLIC HEARINGS:**

**Case No. 20-032-PC — Helen Lee, on behalf of HJL Consulting, LLC (owner) and James Lee, on behalf of CCH Consulting, LLC (applicant)** — an application to consider **Conditional Use Approval**, to authorize the establishment of a **Storage Facility** upon a parcel of land measuring approximately one-half acre (more or less) in overall size, which property site is currently under consideration for Zoning Map Amendment from **RS-10 Low-Density Single-Family Residential** zoning to **NB-Neighborhood Business District** zone, said **Storage Facility** having been requested to accommodate ancillary storage of the principal commodity offered for sale by the major tenant of the proposed headquarters office to be established at 12648 Lorraine Road (formerly identified as 12363 Tiffany Lane) [re: Tax Parcel No. 1108D-02-010.002].

**VI. TREE HEARINGS: None**

**VII. CITY COUNCIL ACTION:**

**Case No. 20-016-PC — City of Biloxi — a Text Change**, specifically to consider amendments to the regulations pertaining to **Short-Term Rental** and **Timeshare** uses – providing for better definitions for both uses, and also, suggesting removal of **Short-Term Rentals** as Conditional Uses within the **RM-20** and **RM-30** zoning district zones.

**[Note: The City Council denied this Text Amendment package on July 21, 2020.** However, this case has been returned to the City Council Agenda for re-consideration of those sections of Text Amendment dealing solely with definitions, and a list of upgrades suggested to better articulate the administrative requirements addressing the establishment and operation of **Short-Term Rentals** – noting that the recommendation to remove **Short-Term Rentals** from consideration as **Conditional Uses** had been deleted from the list of amendments to be reconsidered by the City Council in this revised version of Case No. 20-016.PC. The second reading of the amended Text Amendments resubmitted for Council reconsideration is scheduled to be heard on August 18, 2020.]

**VIII. OLD BUSINESS:**

**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 3, 2020, 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 20, 2020

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

**I. ROLL CALL**

**II. MINUTES:** Approval of Minutes for the Board of Zoning Adjustments (BZA) Meeting of August 6, 2020.

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

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

**V. NEW PUBLIC HEARINGS:**

**Case No. 20-030-BZA — Coastal Blue Investments, LLC (owner) and J. R. Walsh (applicant)—** an application to consider a four foot (4') **Side Yard Setback Variance**, to authorize construction of an HVAC platform adjacent to a Single-Family residence currently under construction, to be situated one foot from the side property line, instead of at the five foot (5') side yard setback required by ordinance, for property situated within an **RM-20 Medium-Density Multi-Family Residential** zoning district, and identified as 120 Kuhn Street (i.e., Tax Parcel No. 1410I-04-057.000).

**Case No. 20-031-BZA — Jenny Moestikawati —** an application to consider several **Variiances** necessary to construct a new single family residence, which variances needed are as follows:

1. A ten foot (10') **Front-Yard Setback Variance**, to allow a proposed residence to be situated ten feet (10') from the front property line, instead of at the twenty foot (20') foot front yard setback required by ordinance; and
2. A ten foot (10') **Rear-Yard Setback Variance**, to allow said proposed residence to be situated ten feet (10') from the rear property line, instead of at the twenty foot (20') foot rear yard setback required by ordinance,

all for a vacant property situated within an **RS-5 High-Density Single-Family Residential Zone**, currently identified as 272 Hopkins Boulevard.

**VI. OLD BUSINESS**

**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, September 3, 2020, in the Auditorium of the Dr. Martin Luther King, Jr., Municipal Building located at 676 Dr. Martin Luther King, Jr. Boulevard.

**IX. ADJOURNMENT**