



**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  
June 6, 2019  
2:00 p.m.*

**I. ROLL CALL**

**II. MINUTES:** *Approval of Minutes for the Planning Commission Meeting of May 16, 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 and tabled a second time on May 16, 2019, in order for the new owners to do research on the possible effects that the new zoning proposed may have on this condominium site.]**

**V. NEW PUBLIC HEARINGS:**

**Case No. 19-034-PC – Patrick Davis –** *To consider a request for two Conditional Use Approvals, to authorize the establishment of a Contractor’s Office, and also an Auto Repair and Servicing without Painting/Bodywork outlet, within an existing commercial building situated upon a parcel of land 60’ x 176’ (More or Less) in size, and located within an NB Neighborhood Business zoning district, for property presently identified as 246 Iberville Drive (re: Tax Parcel No. 1210H-02-006.000).*

**Case No. 19-035-PC – Biloxi Lodging, LLC (owner) and Allen Young on behalf of Young Engineering Services (applicant) –** *To consider a Master Plan, to include a Zoning Map Amendment to add the overlay district zone of PD-HB-Planned Development-Hospitality Business, for properties presently zoned WF Waterfront District. The application for Master Plan has been submitted to provide a recitation of amenities, attractions and support services proposed as accessory uses to complement the existing Margaritaville Resort and Hotel property – which site will encompass a total*

of 12.3 Acres, upon 9 contiguous parcel sites currently identified as Tax Parcel Nos. 1510M-01-018.000, 1510M-01-018.001, 1510M-01-018.002, 1510M-01-020.000, 1510M-01-021.000, 1510M-01-022.000, 1510M-1-023.000, 1510M-023.001 & 1510M-01-023.002, further identified as 195, 205, 219, and three unaddressed parcels fronting upon Beach Boulevard.

#### **VI. TREE HEARINGS:**

**Case No. TR 19-001 – United Majestic RV Resort** – *To consider a request to remove one-hundred and forty-six (146) total trees (125 of which are protected trees) upon a vacant property site situated along Beach Boulevard East of Brady Drive and South of and adjacent to the CSX Railroad R.O.W. [re: Tax Parcel Nos. 1510M-01-018.000, 1510M-01-018.001, 1510M-01-018.002, 1510M-01-020.000, 1510M-01-021.000, 1510M-01-022.000, 1510M-1-023.000, 1510M-023.001 & 1510M-01-023.002].*

#### **VII. CITY COUNCIL ACTION:**

**Case No. 19-027-PC – Sidney J. Brown Sr.** – *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).*

***The City Council approved this rezoning request on May 28, 2019.***

**Case No. 19-028-PC – Kevin Shaughnessy** – *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).*

***The City Council approved this Preliminary Subdivision Plat on May 21, 2019.***

**Case No. 19-031-PC – Paul and Virginia Ladner trustees (owners) and Michael Fern on behalf of Progeon & Fearn Builders (applicant)** – *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).*

***The City Council approved this Preliminary Subdivision Plat on May 21, 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 20, 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  
June 6, 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 16, 2019.*

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

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

**V. NEW PUBLIC HEARINGS:** *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:**

**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 20, 2019, in the Auditorium of the Dr. Martin Luther King, Jr., Municipal Building located at 676 Dr. Martin Luther King, Jr. Boulevard.*

**IX. ADJOURNMENT**