



**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  
July 6, 2017  
2:00 p.m.

**I. ROLL CALL**

**II. MINUTES:** Approval of Minutes for the Biloxi Planning Commission Meetings of June 1, 2017 and June 15, 2017.

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

**IV. CONTINUED PUBLIC HEARINGS:**

**Case No. 17-022-PC — Capital Investments, LLC (owner) and Kenny & David Allison (applicant) —** to consider an application request for Preliminary Subdivision Plat Approval of a twenty-four (24) lot Single Family Residential Subdivision development - tentatively titled “The Peninsula Subdivision” - inclusive of the following subdivision variances:

- 1) to allow a cul-de-sac to be constructed three thousand and sixty feet (3,060’) in length, instead of the five-hundred foot (500’) maximum cul-de-sac length allowed by Ordinance;
- 2) to allow a new roadway (i.e., the western extension of Wetzel Drive) to be constructed without benefit of providing curbs and gutters or sidewalks, as required by ordinance (and at roadway paved width similar to the existing Wetzel Drive); and
- 3) to allow up to eight (8) residential lots to exceed the lot length-to-width ratio prescribed by ordinance;

all for property presently identified as 610 Wetzel Drive.

[Note: This Preliminary Subdivision request Public Hearing was continued to allow the applicants the opportunity to re-submit drawings which would negate the need for Subdivision Variance No. 2, as originally submitted.]

**Case No. 17-023-PC — Ronnie Barker (owner) and Terry Moran (applicant) —** an application requesting **Conditional Use Approval**, to authorize the construction of a **Cemetery/Mausoleum** within an **RS-5 High-Density Single Family Residential** zoning district, for properties presently identified as 1128 Robertson Street and 205, 209, 211 & 213 Bayly Drive.

**[Note:** This Conditional Use request was continued to allow the applicants the opportunity to provide additional information relative to specific design

characteristics of the mausoleums and fencing to be constructed, and also to further provide the exact locations, sizes, and species of trees to be impacted by this project.]

**V. NEW PUBLIC HEARING:**

**Case No. 17-027-PC — City of Biloxi** — an application to consider a charge from the Biloxi City Council to explore the possibility of renaming an existing street – specifically, to consider changing the name of two roadways together measuring approximately five thousand, two hundred and fifty–nine feet (5259’), more or less, in length, which two roadways are presently identified upon the City’s Comprehensive Street Map as the east-west sections of Jam Lane and Richard Drive as they continue eastward to their intersection with Cedar Lake Road, whereupon these streets eventually turn into Brodie Road. The new street name suggested for the sections of streets to be changed is Tribe Drive.

**VI. TREE HEARINGS:**

**Tree Case No. 17-003 — Ronnie Barker and Terry Moran** — 1128 Robertson Street, 205, 209, 211 & 213 Bayly Drive – [Note: original request cannot proceed until a detailed plan outlining the number, location, species and condition of all trees suggested for removal is presented.]

**VII. CITY COUNCIL ACTION**

**Case No. 17-018-PC — John and Rebecca Gill and KGB Properties, LP** — an application requesting a **Zoning Map Amendment**, to authorize a change in zoning district classification for three (3) parcels of land, together measuring fourteen and five–tenths (14.5) acres (more or less) in size, from its current zoning classification of **RS-7.5 Medium–Density Single Family Residential** to **NB Neighborhood Business**, which change in zoning would permit the applicant the opportunity to apply by separate application for Conditional Use approval to construct an RV Park upon property identified as 732 Wells Drive, 714 Wells Drive, and a third unaddressed property situated on Wells Drive (i.e., Tax Parcel Nos. 1209H-01-005.006, 1209H-01-005.005 & 1209H-01-005.004 respectively).

***City Council tabled this matter, subject to call, on June 13, 2017.***

**Case No. 17-014-PC — Mississippi Edgewater Square Investors, LLC (owner) and CSL Plasma (applicant)** — an application requesting **Conditional Use Approval**, to authorize the establishment of a **Blood/Tissue Collection Facility** within an existing commercial structure situated in an **NB–Neighborhood Business** zoning district, for property identified as 298 Eisenhower Drive, [Former Location of Hancock Fabrics] (re: Tax Parcel No. 1110F-02-006.000).

***This Case was removed from the Agenda at the request of the applicant.***

**Case No. 15-017-PC — Saxony Partners (owner) and Ted Conley (applicant)** — a resolution to obtain approval for a **Final Subdivision Condominium Plat** for Cypress Cove Condominiums, for property previously operated as the Saxony Apartments but now to become a Condominium complex, for property identified as 1282 Beach Boulevard.  
***City Council approved this matter on June 20, 2017.***

**Case No. 17-019-PC — Bellewood, LLC (owner) and Robert Heinrich (applicant)** — an application for amendment of the **PD-R: Planned Development – Residential Master Plan** for what was originally titled as “Lorraine Road Subdivision” (re: Case No. 13-063-PC) which subdivision will now be referred to as Bellewood Subdivision. The amendment, provides for a change in the setbacks originally authorized for this subdivision, designating that the thirty foot (30’) front yard and ten foot (10’) side yard setbacks be modified to reflect twenty-five foot (25’) front yard and seven foot (7’) side yard setbacks throughout this development. The **Bellewood PD-R: Planned Development – Residential Master Plan Update**, as submitted, affects the eighty-nine (89) lot single-family residential development proposed for a forty-seven (47) acre parcel of land, for a property site presently identified as 13539 Lorraine Road (re: Tax Parcel No. 1107K-01-005.000).

***City Council will consider this matter on July 5, 2017.***

**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, July 20, 2017, 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  
July 6, 2017

*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) Meetings of June 1, 2017 and June 15, 2017.

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

**IV. CONTINUED PUBLIC HEARINGS:**

**Case No. 17-024-BZA — Ronnie Barker (owner) and Terry Moran (applicant) —** an application requesting **Setback Variances** necessary to construct a **Cemetery/Mausoleum** less than fifty feet (50') from all property lines, as required by ordinance, for properties presently identified as 1128 Robertson Street and 205, 209, 211 & 213 Bayly Drive.

**V. NEW PUBLIC HEARINGS:**

**Case No. 17-026-BZA — Thomas H. and Fredda Newman —** an application requesting two (2) Setback Variances requested with respect to a proposed new Business Identification sign, as follows:

1. A four foot (4') **Front Yard Setback Variance**, to allow the placement of a Business Identification (pole) sign six feet (6') from the front property line alongside Howard Avenue, instead of at the ten foot (10') Front Yard setback required within an **NB Neighborhood Business Zone**; and
2. A six foot (6') **Side Yard (alternate front yard) Setback Variance**, to allow this same Business Identification sign to be situated four feet (4') from the side property line alongside Oak Grove Place, instead of at the ten foot (10') Side Yard Setback required by Ordinance,

both variances necessary to authorize the placement of a pole sign proposed to provide identification for an existing and other planned businesses located at 999 Howard Avenue (re: Tax Parcel No. 1410L-05-036.000).

**Case No. 17-028-BZA — Rebecca Ann Clement —** an application requesting a **Front Yard Set Back Variance** of eleven and one-half feet (11.5') to authorize construction of a living room addition to an existing Single

Family Residence, said addition to be situated thirteen and one-half feet (13.5') from the front property line, instead of at the twenty-five foot (25') front yard setback required by ordinance, for the property identified as 172 Saint Jude Street (re: Tax Parcel No. 1310J-04-053.000).

**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, July 20, 2017, in the Auditorium of the Dr. Martin Luther King, Jr., Municipal Building located at 676 Dr. Martin Luther King, Jr. Boulevard.

**IX. ADJOURNMENT**