

**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 4, 2014
2:00 p.m.

I. ROLL CALL

II. MINUTES: Approval of Minutes for the Biloxi Planning Commission Meeting of August 21, 2014.

III. PLANNING STAFF/LEGAL COUNSEL/COMMITTEE REPORTS

IV. CONTINUED PUBLIC HEARINGS: *none*

V. NEW PUBLIC HEARINGS:

Case No. 14-047-PC — Brian Tsang — An application for a **Zoning Map Amendment**, to authorize a change in zoning district classification for two adjacent parcels of land—together measuring eight and three-tenths (8.3) acres (more or less) in size—from their current zoning classification of **NB Neighborhood Business** to **CB-Community Business**, which change in zoning would allow the applicant to submit an application for a building permit to renovate a former hospital facility into a hotel, for land presently identified with the municipal address of 180 Debuys Road.

Case No. 14-049-PC — Huy D. Nguyen (owner) and David DeLorme & Ray Williams (applicants) — An application for a **Conditional Use**, to authorize the establishment of a **Pawn Shop** within an existing structure situated upon two parcels of land approximately one-quarter (1/4) of an acre in overall size, which structure is located within an **NB-Neighborhood Business** zoning district classification and is presently identified as 318 Oak Street.

VI. TREE HEARINGS: *none*

VII. CITY COUNCIL ACTION:

Case No. 14-033-PC — Phillip & Mary Jo Smith (owners) and S & E Fireworks/Sammy Handler (applicant) — An application requesting **Conditional Use** approval, to authorize the placement of a **Seasonal Fireworks Sales Outlet** upon a parcel of land which is located within an **RB-Regional Business** zoning district classification and is presently identified as 12170 Parkers Creek Road.

City Council approved this matter on August 25, 2014.

Case No. 14-034-PC — Gulf States Properties, Inc. (owner) and Snap, Krackle and Pop/Robert Anderson (applicant) — An application requesting **Conditional Use** approval, to authorize the placement of a **Seasonal Fireworks Sales Outlet** upon a parcel of land which is located within an **RB-Regional Business** zoning district classification and is presently identified as a part of 920 Cedar Lake Road.

City Council approved this matter on August 25, 2014.

Case No. 14-037-PC — Kim Thu, LLC (owner) and George Carney (applicant) — An application for **Conditional Use** approval, to authorize the establishment of a **Bail Bondsman** office within an existing structure, situated upon a parcel of land approximately one-fourth (1/4) of an acre in overall size, which structure is located within an **NB-Neighborhood Business** zoning district classification and is presently identified as 538 Division Street, Suite B.

City Council approved this matter on August 26, 2014.

Case No. 14-038-PC — Munro Terminal LLC (owner) and Murray L Moran (applicant) — An application requesting **Conditional Use** approval, to authorize the placement of a **Seasonal Fireworks Sales Outlet** upon a parcel of land located within an **RB-Regional Business** zoning district classification and presently identified as 12234 Shriners Boulevard.

City Council approved this matter on August 26, 2014.

Case No. 14-039-PC — Ronnie Blacklidge (owner) and Ben Benvenuti (applicant) — An application to authorize a change in zoning district classification for a parcel of land from its current zoning district classification of **RS-10 Low-Density Single Family Residential** to **NB-Neighborhood Business**, which change in zoning would allow the applicant to submit a separate application for **Conditional Use** approval to construct an RV Park upon a vacant parcel of land presently identified as 11189 Old Highway 15.

City Council held a first reading on this matter on August 26, 2014.

VIII. OLD BUSINESS:

IX. NEW BUSINESS:

X. CITIZENS COMMENTS:

XI. COMMUNICATIONS:

The next regularly scheduled Planning Commission meeting will be held at 2:00 p.m. on Thursday, September 18, 2014, 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 4, 2014

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 August 21, 2014.

III. PLANNING STAFF/LEGAL COUNSEL/COMMITTEE REPORTS

IV. CONTINUED PUBLIC HEARINGS: *none*

V. NEW PUBLIC HEARINGS:

Case No. 14-048-BZA — Cypress Park Development, LLC (owner) and Randy Brownlee (applicant) — An application for a **Parking Lot Paving Material Variance**, to authorize the use of limestone instead of asphalt, concrete, brick, stone, pavers, aligned concrete strips, or an equivalent material as the paving material of choice, as required by **Section 23-6-2(C)(3)** of the Land Development Ordinance, which alternate material will be utilized to construct an Employee Parking Lot for an existing medical office building, for property identified as 962 Tommy Munro Drive.

Case No. 14-050-BZA — Huy D. Nguyen (owner) and David DeLorme & Ray Williams (applicants) — An application for a **Distance Variance**, to consider a request for a four-hundred and forty foot (440') **Distance Variance**, as provided by Table 23-4-3(D)(11) *Required Minimum Spacing Between Regulated Business Uses and Protected Uses and Districts*, to authorize a proposed Pawn Shop to be situated within sixty feet (60') of a residence, instead of meeting the five hundred foot (500') requirement prescribed by ordinance, for two parcels of land comprising approximately one-fourth (1/4) of an acre in size presently identified as 318 Oak Street.

VI. OLD BUSINESS:

VII. NEW BUSINESS:

VIII. COMMUNICATIONS:

The next regularly scheduled Board of Zoning Adjustments (BZA) meeting will be held immediately following the 2:00 p.m. Biloxi Planning Commission Meeting on Thursday, September 18, 2014, in the Auditorium of the Dr. Martin Luther King, Jr., Municipal Building located at 676 Dr. Martin Luther King, Jr. Boulevard.

IX. ADJOURNMENT