

**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
November 6, 2014
2:00 p.m.

- I. **ROLL CALL**
- II. **MINUTES:** Approval of Minutes for the Biloxi Planning Commission Meeting of October 16, 2014.
- III. **PLANNING STAFF/LEGAL COUNSEL/COMMITTEE REPORTS**
- IV. **CONTINUED PUBLIC HEARINGS:** *none*
- V. **NEW PUBLIC HEARINGS:**

Case No. 14-059-PC — City of Biloxi — An application requesting **Zoning Map Amendment** – to consider a zoning change for those specified properties having frontage to Beach Boulevard (U.S. Highway 90) and situated between Porter Avenue to the West and Hopkins Boulevard to the East, to investigate a change in Zoning District Classification from **RS-5 High-Density Single Family Residential, RM-10 Low-Density Multi-Family Residential** and **NB-Neighborhood Business** to **CB-Community Business** for properties identified as Tax Parcel Nos.:1310I-01-016.001,1310I-01-031.000,1310I-01-032.000,1310I-01-033.000,1310I-01-033.001,1310I-01-033.002,1310I-01-034.000,1310I-01-035.000,1410L-03-016.000, 1410L-03-017.000, 1410L-03-045.001, 1410L-03-046.000, 1410L-03-069.000, 1410L-03-070.000, 1410L-05-016.000, 1410L-05-017.000, 1410L-05-018.000, 1410L-05-018.001, 1410L-05-019.000, 1410L-05-020.000, 1410L-05-054.000, 1410L-05-056.000, 1410L-05-057.000, 1410L-05-058.000, 1410L-05-087.000 and 1410L-05-088.000, further identified as properties bearing the following municipal street addresses: 950, 956, 964. 968, 988, 992, 994, 996, 1006, 1012, 1016, 1022, 1034, 1044, 1048 and 1050 Beach Boulevard; 115 Seal Avenue; 117 Suter Place; 110 and 128 Porter Avenue; one unaddressed parcel on Porter Avenue; and five unaddressed parcels situated along Beach Boulevard.

See attached map

Case No. 14-060-PC — Edgewater Retail Partners (owner) and Wild Pete’s Fireworks, LLC/Holly Dove (applicant) — An application requesting **Conditional Use Approval** to authorize a **Seasonal Fireworks Sales Outlet** upon a portion of a parcel of land approximately thirteen and seven-tenths (13.7) acres (more or less) in size, which comprises a portion of the Edgewater Village Shopping Center, presently located within an **RB-Regional Business** zoning district classification and identified as 2650 Beach Boulevard.

Case No. 14-061-PC — Clay Gutierrez for Custom Pack Inc. — An application requesting **Zoning Map Amendment** to consider a zoning change for a parcel of land measuring three (3) acres (more or less) in size—from its current zoning district classification of **WF Waterfront** to **I-Industrial**, which change in zoning would allow the applicant to submit a separate application for Conditional Use to authorize a Manufacturing operation upon land presently identified by municipal address 555 Bayview Avenue.

Case No. 14-062-PC — Clay Gutierrez for Custom Pack Inc. — An application requesting **Conditional Use Approval** – to authorize the establishment of a **Manufacturing Operation** within an existing structure situated upon a parcel of land approximately three (3) acres in size, upon land presently identified as 555 Bayview Avenue.

Case No. 14-063-PC — Sisters 2013, LLC (owner) and Robin Herring/Georgia Ricks (applicant) — An application requesting **Conditional Use approval** to authorize Short-Term rentals within an

existing single family residential townhome unit, for property situated within the **DT-Downtown** zoning district and identified by municipal address 135 Reynoir Street.

Case No. 14-064-PC — Mladinich Holdings, LP (owner) and Anthony Marshall (applicant) — An application requesting **Vacation** of a portion of an un-improved **Public Right-of-Way** (i.e., a portion of Bush Lane) approximately two hundred and fifty feet in length by thirty feet in width (250' x 30'), which right-of-way vacation involves that portion of Bush Lane situated along the east side of Veterans Avenue, approximately 1120 feet south of Pass Road, and North of the CSX Railroad ROW.

Case No. 14-065-PC — Mladinich Holdings, LP (owner) and Anthony Marshall (applicant) — An application requesting **Conditional Use Approval**, to authorize the establishment of a **Funeral Home** and **Crematory** upon a vacant parcel of land approximately two-hundred and fifty feet by one-hundred and fifty-one feet (250' X 151') in overall size, which property is located within an **NB-Neighborhood Business** zoning district and is presently identified as a unaddressed parcel situated along the east side of Veterans Avenue, south of Pass Road and North of the CSX Railroad ROW.

VI. TREE HEARINGS: *None*

VII. CITY COUNCIL ACTION:

Case No. 14-051-PC — PBJ Properties, LLC (owner) and Jim Holt with Dennis Stieffel & Associates (applicant) — An application for a **Preliminary and Final Subdivision Re-Plat**, to authorize the re-subdivision of existing lot "3" of Jam Lane Subdivision, which lot currently comprises one and ninety-three one-hundredths (1.93) acres (More or Less) in overall size, to be reconfigured and re-subdivided into two (2) separate lots of record to become Lots "3-A" and 3-B" of Jam Lane Subdivision, as follows:

Lot "3-A" – fifty-eight one-hundredths (.58) acre lot, having one hundred and ten feet (110.0) of frontage upon Jam Lane; and

Lot "3-B" – one and thirty-five one-hundredths (1.35) acre lot, having two hundred and fifty-four and seventy-five one-hundredths feet (254.75') of frontage upon Jam Lane;

for the property presently identified as Lot 3 of Jam Lane Subdivision.

City Council approved this request on October 21, 2014.

Case No. 14-052-PC — Pass Road Iberville, LLC (owner) and Julie A. Foxwell (applicant) — An application for **Conditional Use Approval**, to authorize the establishment of a **Bar with Pool Tables** within an existing structure situated upon a parcel of land approximately one and two-hundredths (1.02) of an acre in overall size, which structure is located in an **NB -Neighborhood Business** zoning district classification and presently identified as 291 Iberville Drive.

City Council approved this request on October 21, 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, November 20, 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
November 6, 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 October 16, 2014.
- III. PLANNING STAFF/LEGAL COUNSEL/COMMITTEE REPORTS**
- IV. CONTINUED PUBLIC HEARINGS:** *none*
- V. NEW PUBLIC HEARINGS:** *none*
- 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, November 20, 2014, in the Auditorium of the Dr. Martin Luther King, Jr., Municipal Building located at 676 Dr. Martin Luther King, Jr. Boulevard.
- IX. ADJOURNMENT**

14-059 CITY OF BILOXI

Request a Comprehensive Zoning
Map Amendment from RS-5
High-Density Single Family
Residential, RM-10 Low-Density
Multi-Family Residential and NB
Neighborhood Business to CB
Community Business.

