

**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  
April 16, 2015  
2:00 p.m.

**I. ROLL CALL**

**II. MINUTES:** Approval of Minutes for the Biloxi Planning Commission Meeting of April 2, 2015.

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

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

**V. NEW PUBLIC HEARINGS:**

**Case No. 15-018-PC — Roland Weeks** — to consider an application for **Conditional Use** authorization to permit establishment of **Short-Term Rentals** (for time frames of less than 30 days) within an existing, single family residential townhome unit, for property situated within the **DT-Downtown** zoning district and identified by municipal address 137 Reynoir Street.

**Case No. 15-019-PC — Desporte Land Company, LLC (owner) and Ray Williams (applicant)** — an application requesting **Conditional Use** approval to establish a **Pawn Shop** within an existing structure situated upon a leased portion of two parcels of land approximately one third (1/3) of an acre in size, which parcels are presently collectively identified as 284 Howard Avenue.

**Case No. 15-021-PC — MTB Transportation, Inc. (owner) and Michael Cavanaugh (applicant)** — an application requesting **Conditional Use** approval to establish an **RV Park** upon several parcels of land presently located within a **WF Waterfront Zone**, for properties included within the Boomtown Casino property site and further identified as 676 Bayview Avenue.

**VI. TREE HEARINGS:**

**TR-15-003 — Dennis Stieffel and Associates, Inc.**— to consider an application requesting the removal of 72 protected trees to allow construction of a new 102 lot Single Family subdivision to be known as Duarte Subdivision. Protected trees to be removed are as follows: 5 Maple, 9 Live Oak, 24 Magnolia, 2 Poplar, 17 Oak, 5 Cedar, 9 Pecan and 1 Sweet Gum.

**TR-15-004 — Dennis Stieffel and Associates, Inc.** — to consider an application requesting the removal of 23 protected trees to allow construction of a new 89 lot Single Family subdivision to be known as BelleWood Subdivision (formally known as Lorraine Road Subdivision). Protected trees to be removed are as follows: 1 Holly, 7 Pecan, 12 Oak, 2 Live Oak, and 1 Magnolia.

**VII. CITY COUNCIL ACTION:**

**Case No. 15-014-PC — John Felsher for Watercourse Acquisition Group, LLC** — an application requesting **Preliminary Subdivision Plat** approval, to authorize an existing parcel of land, twenty-one one-hundredths (.21) of an acre (more or Less) in overall size, to be reconfigured and re-subdivided into two (2) separate lots of record to become known as Bill's Subdivision, which parcels will be configured as follows:

**Lot “A”** – 67.71’ X 69.11’ in size (more or less) or eleven one-hundredths (.11) of an acre, having 67.71 feet of frontage upon Croesus Street and 69.11 feet of frontage upon Jackson Street; and

**Lot “B”** – 58’ X 81’ in size (more or less) or one-tenth (0.1) of an acre, having 81.03’ feet of frontage upon Jackson Street and 58.50 feet of frontage upon Rue Magnolia,

for property presently identified 130 Croesus Street (i.e., Tax Parcel No. 1410K-03-124.004) and further described as a parcel of land most nearly bounded by the following streets: to the North by Jackson Street; to the South by Water Street; to the East by Rue Magnolia (Street); and to the West by and fronting upon Croesus Street.

*The City Council approved this request on April 7, 2015.*

**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, May 7, 2015, 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  
April 16, 2015

*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 April 2, 2015.

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

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

**V. NEW PUBLIC HEARINGS:**

**Case No. 15-020-BZA — Desporte Land Company, LLC (owner) and Ray Williams (applicant)** — an application to consider a request for several **Distance Variances**, as required 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 ninety-five feet (95') of a residence, within three hundred and forty feet (340') of a gaming establishment, within two hundred and forty feet (240') of the Vietnamese Martyrs Catholics Church, three hundred and forty-five feet (345') from East Howard Avenue Baptist Church, and four hundred and twenty feet (420') from the Vietnamese Buddhist Temple, said **Conditional Use** proposed to be located upon a leased portion of two parcels of land comprising approximately one-third (1/3) of an acre in size, and identified as 284 Howard Avenue.

**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, May 7, 2015, in the Auditorium of the Dr. Martin Luther King, Jr., Municipal Building located at 676 Dr. Martin Luther King, Jr. Boulevard.

**IX. ADJOURNMENT**