



**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
October 19, 2017
2:00 p.m.

I. ROLL CALL

II. MINUTES: Approval of Minutes for the Biloxi Planning Commission Meeting of October 5, 2017.

III. PLANNING STAFF/LEGAL COUNSEL/COMMITTEE REPORTS

IV. CONTINUED PUBLIC HEARINGS: None

V. NEW PUBLIC HEARINGS:

Case No. 17-049-PC — Chevis C. Swetman — an application requesting **Conditional Use Approval**, to authorize the establishment of a Duplex within a property which at one time supported two separate rental units in the 1940's and 1950's and was later converted into a single unit as part of a church expansion in the 1960's, upon a parcel of land approximately 96' x 175' in size, for property situated within an **RS-7.5 Medium-Density Single-Family Residential** zone, and presently identified as 1211 Father Ryan Avenue.

VI. TREE HEARINGS: None

VII. CITY COUNCIL ACTION

Case No. 17-037-PC — Tammy C. Carnes — an application for **Zoning Map Amendment**, requesting a change in zoning district classification for ten (10) parcels of land collectively measuring approximately 2.4 acres (more or less) in overall size, from their current zoning district classifications of **RM-20 Medium-Density Multi-Family Residential** and **RS-7.5 Medium-Density Single-Family Residential** to **CB Community Business**, for those properties currently identified as 1086, 1090, 1092 & 1096 Beach Boulevard; 120 Gill Avenue; 1083 & 1091 Bolton Lane; and 2 unaddressed parcels situated along or near Bolton Lane.

City Council approved this matter on October 3, 2017.

Case No. 17-038-PC — Andrew Cahanin for DSLD Homes Gulf Coast — an application for **Zoning Map Amendment**, to authorize a change in zoning district classification for multiple parcels of land from their present zoning district classification of **RM-10 Low-Density Multi-Family Residential** to

RS-5 High-Density Single-Family Residential, which change in zoning would permit the owner and applicant the opportunity to apply (by separate application) for Preliminary Subdivision Re-Plat approval, to allow an existing forty-four (44) multi-family lots, to be considered for transformation into a twenty-one (21) lot single family residential subdivision (inclusive of all common areas), for land situated along Reunion Place Circle and Jubilee Lane, identified as sections of Phases 1 and 2 of Reunion Place Subdivision.
City Council approved this matter on October 3, 2017.

Case No. 17-041-PC — Circle K Stores, Inc. — an application for **Zoning Map Amendment**, requesting a change in zoning district classification for a parcel of land measuring approximately 1.6 acres (more or less) in overall size, from its current zoning district classification of **CB-Community Business** to **RB-Regional Business**, for property identified as an unaddressed parcel situated north of Medical Park Drive and west of Cedar Lake Road (re: Tax Parcel No. 1208P-01-002.002).
City Council approved this matter on October 3, 2017.

Case No. 17-043-PC — Don Mitchell for MAS Limited LLC, ETAL (owner) and Bobby Heinrich for Heinrich & Associates (applicant) — an application requesting **Conditional Use Approval**, to authorize the establishment of a Go-Kart Track (i.e., **Other Outdoor Recreational /Entertainment Uses**) upon five (5) parcels of land collectively measuring approximately fourteen and six one-hundredths (14.06) acres (more or less) in size, which properties are presently located within two different (i.e., **CB-Community Business** and **WF Water Front**) zoning district classifications, said properties presently being identified as 1782 & 1798 Beach Boulevard, 134 McDonnell Avenue, and also an unaddressed parcel situated along McDonnell Avenue (re: Tax Parcel Nos. 1210J-02-005.000, 1210J-02-006.000, 1210J-02-007.000, 1210J-02-007.001 & 1210J-02-008.000).
City Council approved this matter on October 3, 2017.

Case No. 17-039-PC — Andrew Cahanin, on behalf of DSLD Homes Gulf Coast — an application for **Preliminary Subdivision Re-Plat** of Reunion Place Subdivision Phases 1 and 2, to authorize thirty (31) lots in Phase 1 to be considered for transformation into fourteen (14) single family lots and a common area, and thirteen (13) lots in Phase 2 to be considered for transformation into five (5) single family lots and a common area.
City Council will hear this case on October 17, 2017.

Case No. 17-042-PC — Circle K Stores, Inc. — an application for **Preliminary Subdivision Plat** approval for a two (2) lot commercial subdivision submitted under the working title: Circle K Store Subdivision, for land comprising two and fifty-two one-hundredths (2.52) acres in overall size (more or less), and presently identified as 1000 Cedar Lake Road, and also an unaddressed parcel situated north of Medical Park Drive and west of

Cedar Lake Road (re: Tax Parcel Nos. 1208P-01-001.000 & 1208P-01-002.002).

City Council will hear this case on October 17, 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, November 2, 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
October 19, 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) Meeting of October 5, 2017.

III. PLANNING STAFF/LEGAL COUNSEL/COMMITTEE REPORTS

IV. CONTINUED PUBLIC HEARINGS: *None*

V. NEW PUBLIC HEARINGS:

Case No. 17-050-BZA — Charles A. Webb, III — An application for a five foot (5') **Side Yard Setback Variance**, to authorize the construction of a new single family residence to be built five feet (5') from the side property line, instead of at the ten foot (10') side yard setback required by ordinance, for property situated in an **RE-Residential Estate** zoning district, identified as 10274 Webb Lane.

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, November 2, 2017, in the Auditorium of the Dr. Martin Luther King, Jr., Municipal Building located at 676 Dr. Martin Luther King, Jr. Boulevard.

IX. ADJOURNMENT