



**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 16, 2017  
2:00 p.m.

**I. ROLL CALL**

**II. MINUTES:** Approval of Minutes for the Biloxi Planning Commission Meeting of November 2, 2017.

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

**IV. CONTINUED PUBLIC HEARINGS: None**

**V. NEW PUBLIC HEARINGS:**

**Case No. 17-054-PC — Julie Grandy (owner) and Rocky Ransonet (owner/applicant) —** an application to consider a request for **Vacation** of a portion of an un-improved **Public Right-of-Way** approximately 80' feet in length and 100' feet in width, identified as a section of 4th Street presently situated immediately adjacent to two properties identified as 216 and 218 3rd Street (i.e., Tax Parcel Nos. 1510L-01-007.000 & 1510L-01-06.000).

**Case No. 17-055-PC — Richard Watkins (the Registered Agent of record and spokesperson for the Lyman C. Bradford, Jr., VFW Post 2434) —** an application to consider **Conditional Use Approval**, to authorize the establishment of a private Lodge, inclusive of a **Bar/Lounge**, to be situated within a former Restaurant with Drive-thru (i.e., McDonald's) within an existing structure located upon land approximately one (1) acre in overall size, and currently situated within an **NB-Neighborhood Business** District Zone, for properties individually identified as 1632 and 1644 Pass Road and also an unaddressed parcel located adjacent to St. Mary Boulevard and Pass Road (re: Tax Parcel Nos. 1210H-01-044.000, 1210H-01-044.001 & 1210H-01-052.000).

**VI. TREE HEARINGS: None**

**VII. CITY COUNCIL ACTION**

**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.

***City Council will hear this case on November 7, 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, December 7, 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  
November 16, 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 November 2, 2017.

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

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

**V. NEW PUBLIC HEARINGS:**

**Case No. 17-056-BZA — Richard Watkins (the Registered Agent of record and spokesperson for the Lyman C. Bradford, Jr., VFW Post 2434) —** an application to consider a request for several **Distance Variances** to spacing requirements provided by Table 23–4–3(D)(11) of the Land Development Ordinance, addressing *Required Minimum Spacing Between Regulated Business Uses and Protected Uses and Districts*, to authorize a proposed **Bar/Restaurant** to be included within a private Lodge (i.e., a VFW Lodge offered for consideration as a Conditional Use in companion Case No. 17-055-PC), which setback variances would allow the proposed Lodge to be situated:

- a. within zero feet (0') of a residence, instead of at the five hundred foot (500') distance required by ordinance,
- b. within three hundred and twenty feet (320') of the Faith Tabernacle of Grace Church, instead of at the fifteen–hundred foot (1500') distance required by ordinance from a House of Worship; and
- c. within three hundred and fifty feet (350') of a sex shop, instead of at the five hundred foot (500') distance required by ordinance,

all for the VFW Lodge proposed to be located upon three parcels of land comprising approximately one (1) acre in overall size, for properties individually identified as 1632 and 1644 Pass Road, and also an unaddressed parcel located adjacent to St. Mary Boulevard and Pass Road (re: Tax Parcel Nos. 1210H-01-044.000, 1210H-01-044.001 & 1210H-01-052.000).

**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, December 7, 2017, in the Auditorium of the Dr. Martin Luther King, Jr., Municipal Building located at 676 Dr. Martin Luther King, Jr. Boulevard.

**IX. ADJOURNMENT**