



**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
December 21, 2017
2:00 p.m.

- I. **ROLL CALL**
- II. **MINUTES:** Approval of Minutes for the Biloxi Planning Commission Meeting of December 7, 2017.
- III. **PLANNING STAFF/LEGAL COUNSEL/COMMITTEE REPORTS**
- IV. **CONTINUED PUBLIC HEARINGS: None**
- V. **NEW PUBLIC HEARINGS:**

Case No. 17-059-PC — Gulf Orleans, Inc. (owner) and Waring Investments, Inc. (applicant) — To consider an application requesting a **Zoning Map Amendment**, resulting in a change in zoning district classification for a parcel of land measuring approximately 4.4 acres (more or less) in overall size, from the current zoning district classification of **RS-10 Low-Density Single-Family Residential** to **NB Neighborhood Business**, for property currently situated at the NW corner of Mississippi State Hwy 67 and Rue Sanchez (re: Tax Parcel No. 1308H-02-001.000).

Case No. 17-060-PC — Gulf Orleans, Inc. (owner) and Waring Investments, Inc. (applicant) — To consider an application requesting **Conditional Use** approval, to authorize the establishment of a Convenience Store with Gas Sales, to be constructed upon land measuring approximately 4.4 acres (more or less) in overall size, (and submitted for re-zoning to NB-Neighborhood Business District Zone re: Companion Case No. 17-059-PC), for property currently situated at the NW corner of Mississippi State Highway 67 and Rue Sanchez (re: Tax Parcel No. 1308H-02-001.000).

Case No. 17-061-PC — Gulf Orleans, Inc. (owner) and Waring Investments, Inc. (applicant) — To consider acceptance of a Site Plan, which Site Plan provides for the **Dedication of Property** to the City of Biloxi, specifically for land area which will allow for the widening of the northernmost section of Rue Sanchez, for land area encompassing a total of seven thousand, eight hundred (7800) square feet (more or less), (i.e., a portion of land currently identified as a part of Tax Parcel No. 1308H-02-001.000).

Case No. 17-064-PC — J & B Properties (owner) and Joshua K. Covacevich (applicant) — To consider an application requesting **Conditional Use** approval, to authorize the establishment of an E-Vape Cigarette Shop, and/or another moderate retail-level use, to be located within an existing Commercial Strip Center, for a property site currently situated within an LB-Limited Business District Zone and identified as 2432 A-2 Pass Road (re: Tax Parcel No. 1110G-01-016.000).

Case No. 17-065-PC — City of Biloxi — To consider a charge from the Director of Community Development to explore the possibility of renaming an existing street – specifically, to consider a **Street Name Change** for a roadway measuring approximately one thousand, fifty feet (1050’), more or less, in length, and averaging forty-six to sixty-seven feet (46’-67’) in width, which roadway is presently identified upon the City’s Comprehensive Street Map as the “Vieux Marche Mall” which street is under consideration to be officially renamed “Howard Avenue.”

VI. TREE HEARINGS: None

VII. CITY COUNCIL ACTION

Case No. 17-039-PC — Andrew Cahanin for DSLD Homes Gulf Coast — an application for **Final 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 approved this case on December 12, 2017.

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).

City Council approved this case on December 5, 2017.

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 a request for **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).

City Council approved this case on December 5, 2017.

Case No. 13-064-PC — BelleWood LLC (owner) and Dennis Stieffel & Associates, P.A., Inc. (applicant) — an application for Final Subdivision Plat approval for a thirty-eight (38) lot residential subdivision submitted as BelleWood Subdivision- Phase One for property presently identified as 13539 Lorraine Road.

City Council approved this case on December 5, 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, January 4, 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
December 21, 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 December 7, 2017.

III. PLANNING STAFF/LEGAL COUNSEL/COMMITTEE REPORTS

IV. CONTINUED PUBLIC HEARINGS:

Case No. 17-057-BZA — Mau Van Trinh — to consider an application for two (2) Variances necessary to construct a new single family residence upon an existing lot, which request for variances includes the following:

1. A four foot , four inch (4'4") Rear–Yard Setback Variance, to allow a single family residence to be built fifteen feet, eight inches (15'8") from the rear property line, instead of at the twenty (20') foot rear yard setback required by ordinance; and
2. A four foot (4') Front Yard Setback Variance, to allow this same principal residence to be constructed sixteen feet (16') from the front property line, instead of at the twenty (20') foot front yard setback required by ordinance.

all for property situated within an **RS-5 High–Density Single–Family Residential Zone**, identified as 341 Crawford Street.

V. NEW PUBLIC HEARINGS:

Case No. 17-062-BZA — Gulf Orleans, Inc. (owner) and Waring Investments, Inc. (applicant) — To consider an application for an eighty-four foot (84') **Entrance/Exit Drive Separation Variance**, to allow an entrance/exit drive associated with a proposed Convenience Store with Gas Sales (re: Conditional Use Case No. 17-060-PC) to be situated sixteen feet (16') from the edge of a right-of-way (i.e., at the intersection of Mississippi State Highway 67 and Rue Sanchez), instead of at the one hundred foot (100') entrance/exit separation minimum required by ordinance, upon a parcel of land approximately four and four–tenths (4.4) acre in size, currently situated at the NW corner of

Mississippi State Highway 67 and Rue Sanchez (re: Tax Parcel No. 1308H-02-001.000.

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, January 4, 2018, in the Auditorium of the Dr. Martin Luther King, Jr., Municipal Building located at 676 Dr. Martin Luther King, Jr. Boulevard.

IX. ADJOURNMENT