



**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
September 7, 2017
2:00 p.m.

- I. **ROLL CALL**
- II. **MINUTES:** Approval of Minutes for the Biloxi Planning Commission Meeting of August 17, 2017.
- III. **PLANNING STAFF/LEGAL COUNSEL/COMMITTEE REPORTS**
- IV. **CONTINUED PUBLIC HEARINGS: None**
- V. **NEW PUBLIC HEARING:**

Case No. 17-037-PC – Tammy C. Carnes – To consider 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.

Case No. 17-038-PC – Andrew Cahanin for DSLD Homes Gulf Coast – To consider 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.

Case No. 17-039-PC – Andrew Cahanin, on behalf of DSLD Homes Gulf Coast – To consider 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.

Case No. 17-040-PC — Ron Savell for CHERS Biloxi Properties, LLC — To consider an application for **Vacation** of a section of Maycock Street – beginning at Water Street and proceeding northward approximately 292' feet.

Case No. 17-041-PC — Circle K Stores, Inc. — To consider 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).

Case No. 17-042-PC — Circle K Stores, Inc. — To consider 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).

Case No. 17-043-PC — Don Mitchell for MAS Limited LLC, ETAL (owner) and Bobby Heinrich for Heinrich & Associates (applicant) — To consider 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).

VI. TREE HEARINGS:

Case No. TR-17-004 — Circle K Stores, Inc. — To consider an application for removal of forty-one (41) protected trees, which include 2 Ligustrums, 21 Water Oaks, and 18 Live Oaks, the removal of which would allow the owner to construct a new Circle K Convenience Store and Gas Sales Outlet at 1000 Cedar lake Road and upon a portion of an unaddressed parcel situated along Medical Park Drive.

VII. CITY COUNCIL ACTION

Case No. 11-044-PC – Smart Living, LLC – an application request for **Final Subdivision Plat** approval for **Rock Creek Subdivision – Phase 2**, a forty (40) lot phase of an overall one hundred and forty-seven (147) lot single family residential subdivision for property situated adjacent to and east of Lorraine Road and the existing Phase 1 of Rock Creek Subdivision, north of Woolmarket Road and west of Jim Byrd Road.

City Council approved this matter on August 22, 2017.

Case No. 17-023-PC – Ronnie Barker (owner) and Terry Moran (applicant) – an application requesting **Conditional Use Approval**, to authorize the construction of a **Cemetery/Mausoleum** within an **RS-5 High-Density Single Family Residential** zoning district, for properties presently identified as 1128 Robertson Street and 205, 209, 211 & 213 Bayly Drive.

City Council tabled this matter for two weeks on August 15, 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, September 21, 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
September 7, 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 August 17, 2017.

III. PLANNING STAFF/LEGAL COUNSEL/COMMITTEE REPORTS

IV. CONTINUED PUBLIC HEARINGS: *None*

V. NEW PUBLIC HEARING: *None*

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, September 21, 2017, in the Auditorium of the Dr. Martin Luther King, Jr., Municipal Building located at 676 Dr. Martin Luther King, Jr. Boulevard.

IX. ADJOURNMENT