



**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
August 16, 2018
2:00 p.m.*

I. ROLL CALL

II. MINUTES: *Approval of Minutes for the Biloxi Planning Commission Meeting of July 19, 2018.*

III. PLANNING STAFF/LEGAL COUNSEL/COMMITTEE REPORTS

IV. CONTINUED PUBLIC HEARING:

Case No. 18-032-PC — Michael McDermott, Jr. on behalf of McDermott Rentals, LP — *To consider a request for Preliminary Subdivision Plat approval, with respect to a seven (7) lot single family residential subdivision, submitted under the working title: Ixolib Estates Subdivision, for the western section of an existing parcel of land presently comprising six and eighty–nine one–hundredths (6.89) acres in overall size (more or less), and presently identified as 1920/1924 Brasher Road (i.e., a portion of Tax Parcel No. 1209G-01-005.000). [Note: This case was originally discussed by the Planning Commission on July 19, 2018, where upon the Planning Commission voted to remand this Preliminary Subdivision Plat back to the Development Review Committee for modifications, to include Right-of-Way addition to provide an interconnection between Phases One and Two.]*

Note: The Planning Commission will revisit this case on September 6, 2018.

V. NEW PUBLIC HEARINGS:

Case No. 18-037-PC — Carol Davis & Gina Prater — *To consider an application requesting Conditional Use Approval, to specifically grant formal approval to and designation of a structure originally constructed circa 1964, which structure apparently was subsequently transformed into a two unit (duplex) residence without formal authorization, for a parcel of land measuring approximately 182' x 89' in size, situated within an RS-7.5 Medium Density Single–Family Residential zone, and presently identified as 1082 A & B Bolton Lane (re: Tax Parcel No. 1310I-01-059.000).*

VI. TREE HEARINGS: none

VII. CITY COUNCIL ACTION:

Case No. 18-001-PC — John P. Kavanagh for Verda A. Skrmetta Trust (owner) and Cynthia S. Joachim (applicant) — an application for Zoning Map Amendment, requesting a change in zoning district classification for several parcels of land collectively measuring approximately 1.1 acres (more or less) in overall size, from their current zoning district classifications of RS-5 High-Density Single-Family Residential and RM-10 Low-Density Multi-Family Residential to CB Community Business, for four (4) properties currently identified as 117 & 121 Hopkins Boulevard, and also two unaddressed parcels: one situated next to 121 Hopkins Boulevard, and the second fronting to Beach Boulevard (re: Tax Parcel Nos. 1410L-03-018.000, 1410L-03-019.000, 1410L-03-020.000 & 1410L-03-045.001). This case was denied on its first reading by the City Council on July 24, 2018.

Case No. 18-031-PC — Robert E. Lee on behalf of Corlee, LLC — an application for a Zoning Map Amendment, to authorize a change in zoning district classification for a parcel of land ten (10) acres in size (more or less), from its present zoning district classification of A Agricultural to RB Regional Business, which change in zoning would allow the applicant to propose construction of a Contractor's Office with outside storage, for land fronting upon Old Highway 67, west of Jim Husley Road (i.e., Tax Parcel No. 1308D-02-012.000). This first reading for this case was held by the City Council on August 7, 2018.

Case No. 18-033-PC — Pamela Cooke on behalf of Business Central, LLC — an application requesting Conditional Use authorization, to permit the establishment of two (2) Short-Term Rentals within a two-family (duplex) residential unit, for property situated within an RM-30 High-Density Multi-Family Residential zone, identified by municipal address 157 A & B Briarfield Avenue (re: Tax Parcel No. 1110J-02-113.001). The City Council approved this case on August 7, 2018.

VIII. OLD BUSINESS:

The following cases will be held in abeyance until such time as final disposition is established regarding the appeal of Case No. 17-059-PC (Map Amendment – Waring Investments, Inc.) presently pending in Harrison County Circuit Court.

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).*

IX. NEW BUSINESS

The Mayor and City Council of the City of Biloxi have set a public hearing on City Downtown Façade and Redevelopment Incentive Grant Projects on the real property located at the following six addresses: 820 - 838 Howard Avenue, 801 Howard Avenue, 814 Howard Avenue, 808 Howard Avenue, 784 Howard Avenue, and 0 Rue Magnolia. The hearing will be held at the regular meeting of the City Council at 1:30 pm on Tuesday, August 21, 2018 in the Council Chambers at Biloxi City Hall, 140 Lameuse Street, Biloxi, MS 39530. Summary descriptions of the projects are available for review at the Mayor's office at City Hall and at the Community Development Department, 676 Dr. Martin Luther King, Jr., Boulevard.

The purpose of the hearing is to hear public comments in favor or, or opposed to, the Downtown Façade and Redevelopment Incentive Grant Projects at the six sites described in this notice. The urban renewal project area is composed of parcels of land located at 820 - 838 Howard Avenue, 801 Howard Avenue, 814 Howard Avenue, 808 Howard Avenue, 784 Howard Avenue, and 0 Rue Magnolia, Biloxi, Mississippi. The general scope of the urban renewal projects under consideration are described as follows: Howard Avenue Development, LLC, a Mississippi limited liability company, proposes redevelopment of the buildings and grounds of existing buildings and development of new buildings and grounds on the vacant properties, as well as the redesign and redevelopment of the facades of the existing buildings on the properties, and compatible designs on the new buildings, to conform with Biloxi's downtown historic district architectural guidelines. The redesigns, redevelopments and new developments in the aggregate for the six sites will cost approximately \$47 Million, constituting in the aggregate the six, individual Urban Renewal Redevelopment Projects for the grant incentives defined herein. The redevelopments and new developments of facades, buildings and grounds are for the purposes more specifically described in the summary descriptions available at Mayor's office and Community Development Department; however, overall the purposes are to provide new spaces for lease or sale to businesses in the following categories: food and beverage, live music venues, other retail, offices, apartments, and any other lawful businesses permitted by City ordinances.

More details and illustrations of some of the proposed redesign and redevelopment of the facades will be available for review at the hearing. The City's Downtown Façade and Redevelopment Incentive Grant Program pertaining to these projects will be administered by a qualified non-profit corporation to be selected by the City to enter into an agreement with the City and Howard Avenue Development, LLC, for the purpose of the City and the non-profit providing certain property and sales tax reimbursements to Howard Avenue Development, LLC, as incentive for it to invest, or cause to be invested, approximately \$47 Million in the aggregate for all these developments, which may be developed seriatim, subject to market feasibility, and to implement the projects.

X. CITIZENS COMMENTS

XI. COMMUNICATIONS:

The next regularly scheduled Biloxi Planning Commission meeting will be held at 2:00 p.m. on Thursday, September 6, 2018, 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
August 16, 2018*

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 July 19, 2018.*

III. PLANNING STAFF/LEGAL COUNSEL/COMMITTEE REPORTS

IV. CONTINUED PUBLIC HEARING:

Case No. 18-036-BZA — Jennifer Lidman on behalf of Dora Land — *To consider an application for a **Parking Lot Paving Material Variance**, to authorize the use of limestone, instead of asphalt, concrete, brick, stone, pavers, aligned concrete strips, or an equivalent material as the paving material of choice, as required by **Section 23-6-2(C)(3)** of the Land Development Ordinance, which alternate material will be utilized to construct an additional parking area upon a 0.2 acre size lot which presently accommodates an existing commercial building containing several business outlets, for property identified as 1867 Pass Road (i.e. Tax Parcel No. 1210G-03-010.000).*

V. NEW PUBLIC HEARINGS: None

VI. OLD BUSINESS:

The following is a BZA case held in abeyance until such time as final disposition is established regarding the appeal of Case No. 17-059-PC (Map Amendment – Waring Investments, Inc.) presently pending in Harrison County Circuit Court.

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).*

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 6, 2018, in the Auditorium of the Dr. Martin Luther King, Jr., Municipal Building located at 676 Dr. Martin Luther King, Jr. Boulevard.

IX. ADJOURNMENT