



**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 6, 2018
2:00 p.m.*

- I. **ROLL CALL**
- II. **MINUTES:** *Approval of Minutes for the Biloxi Planning Commission Meeting of August 16, 2018.*
- III. **PLANNING STAFF/LEGAL COUNSEL/COMMITTEE REPORTS**
- IV. **CONTINUED PUBLIC HEARING: None**
- V. **NEW PUBLIC HEARINGS:**

Case No. 18-038-PC — W.C. Fore, LLC — *To consider an application for a Zoning Map Amendment, to authorize a change in zoning district classification for a parcel of land four (4) acres in size (more or less) from its present zoning district classification of **RS-10 Single-Family Residential Low-Density** to **NB-Neighborhood Business**, for land identified as 2730 Pass Road.*

Case No. 18-039-PC — Treasure Bay, LLC (owner) and Dax Alexander on behalf of Brown, Mitchell and Alexander (applicant) — *To authorize a change in zoning district classification for two (2) for parcels of property collectively comprising a total of four (4) acres (more or less), from their present zoning district classification of **CB Commercial Business** to **WF Waterfront District** zone – which Map Amendment shall also include authorization of the **PD-GE Planned Development Gaming Establishment Overlay District** designation required by the Land Development Ordinance to accommodate any Gaming Establishment activities and ancillary uses requested as part of the Master Plan process,(re: Case No. 18-040-PC) for land collectively identified as 1994 Beach Boulevard.*

Case No. 18-040-PC — Treasure Bay, LLC (owner) and Dax Alexander on behalf of Brown, Mitchell and Alexander (applicant) — *To consider an application for a **Master Plan Update /Conditional Use**, which application has been submitted to provide specific amendments to an existing Master Plan currently in place (re: Case No. 14-031-PC) for the Treasure Bay Casino and Hotel. This **Master Plan Update/Conditional Use** authorization provides for the addition of 174,240 square feet of land area to the Treasure Bay Casino and Hotel Complex site, and also includes information relative to surface parking as well as a multi-level parking garage to be constructed in support of the existing casino complex, upon additional parcels currently identified as Tax Parcel Nos. 1210K-03-116.000 and 1210K-03-124.000 that*

will be appended to existing land presently identified as Tax Parcel Nos. 1210K-03-117.000, 1210K-03-118.001, 1210K-03-119.000, 1210K-03-120.000, 1210K-03-120.001, 1210K-03-121.000, 1210K-03-122.000, 1210N-01-008.000, 1210N-01-008.002, 1210K-04-004.000, 1210K-04-005.00 and 1210K-02-047.000 which two new parcels will become part of the overall Treasure Bay Casino Property site collectively identified as 1980 Beach Boulevard.

VI. TREE HEARINGS: None

VII. CITY COUNCIL ACTION:

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).

The City Council approved this case on August 21, 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

To consider the recommendation of the Nominating Committee

X. CITIZENS COMMENTS

XI. COMMUNICATIONS:

The next regularly scheduled Biloxi Planning Commission meeting will be held at 2:00 p.m. on Thursday, September 20, 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
September 6, 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 August 16, 2018.*

III. PLANNING STAFF/LEGAL COUNSEL/COMMITTEE REPORTS

IV. CONTINUED PUBLIC HEARING: None

V. NEW PUBLIC HEARINGS:

Case No. 18-041-BZA — Carol Davis & Gina Prater — *To consider an application for an eighteen foot (18') **Front Yard Setback Variance**, to authorize placement of a pergola (i.e., an accessory structure) to be situated seven feet (7') from the front property line, instead of at the twenty-five foot (25') front yard setback required by ordinance, for property situated within an **RS-7.5 Medium-Density Single-Family Residential** zoning district, and currently identified as 125 Caldwell Avenue.*

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 20, 2018, in the Auditorium of the Dr. Martin Luther King, Jr., Municipal Building located at 676 Dr. Martin Luther King, Jr. Boulevard.

IX. ADJOURNMENT