



**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
October 4, 2018
2:00 p.m.*

I. ROLL CALL

II. MINUTES: *Approval of Minutes for the Planning Commission Meeting of September 6, 2018.*

III. PLANNING STAFF/LEGAL COUNSEL/COMMITTEE REPORTS

IV. CONTINUED PUBLIC HEARINGS: *None*

V. NEW PUBLIC HEARINGS:

Case No. 18-042-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 city roadway measuring approximately one thousand, two–hundred and sixty–six feet (1266’), more or less, in length, and twenty–five feet (25’)in width, which roadway is presently identified as Gay Road, further identified as a section of roadway running north and south from Popp’s Ferry Road to Interstate 10.*

VI. TREE HEARINGS:

Case No. TR-003 — Biloxi Beach RV Park represented by Terry Moran – *To consider an application to remove more than one–hundred (100) protected trees to construct a New RV Park, upon property identified as 289 Veterans Avenue.*

Case No. TR-004 — Nature’s Trail Subdivision — *To consider an application to remove one–hundred twenty–six (126) protected trees to allow for the construction of Phase 2 of Nature’s Trail Subdivision*

VII. CITY COUNCIL ACTION:

Case No. 18-038-PC — W.C. Fore, LLC — *an application for **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 Low–Density Single–Family Residential** to **NB Neighborhood Business**, for land identified as 2730 Pass Road (i.e., Tax Parcel No. 1110E-01-089.000).*

The City Council held a first reading for this case on September 25, 2018.

Case No. 18-039-PC — Treasure Bay, LLC (owner) and Dax Alexander on behalf of Brown, Mitchell and Alexander (applicant)

*— an application for a change in zoning district classification for two (2) 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 also includes 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. (re: Tax Parcel Nos. 1210K-03-116.000 & 1210K-03-124.000).*

The City Council approved this case on September 25, 2018.

Case No. 18-040-PC — Treasure Bay, LLC (owner) and Dax Alexander on behalf of Brown, Mitchell and Alexander (applicant) — *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 specifically identified as 1980 Beach Boulevard.*

The City Council approved this case on September 25, 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) — *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) — *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: None

X. CITIZENS COMMENTS

XI. COMMUNICATIONS:

The next regularly scheduled Biloxi Planning Commission meeting will be held at 2:00 p.m. on Thursday, October 18, 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
October 4, 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 September 6, 2018.*

III. PLANNING STAFF/LEGAL COUNSEL/COMMITTEE REPORTS

IV. CONTINUED PUBLIC HEARINGS: *None*

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) — 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, October 18, 2018, in the Auditorium of the Dr. Martin Luther King, Jr., Municipal Building located at 676 Dr. Martin Luther King, Jr. Boulevard.

IX. ADJOURNMENT