



**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 18, 2018
2:00 p.m.*

I. ROLL CALL

II. MINUTES: *Approval of Minutes for the Planning Commission Meeting of October 4, 2018.*

III. PLANNING STAFF/LEGAL COUNSEL/COMMITTEE REPORTS

IV. CONTINUED PUBLIC HEARINGS: None

V. NEW PUBLIC HEARINGS:

Case No. 18-043-PC — Knight Abbey Commercial Printing — *To consider a request for **Vacation** of a portion of an un-improved **Public Right-of-Way** approximately 126.9' feet in length and 10.05' feet in width, (more or less) presently situated immediately adjacent to five properties identified as 911 Percy Street, 316 Bohn Street, 321 & 323 Couevas Street and an unaddressed parcel located on Couevas Street.*

Case No. 18-045-PC — City of Biloxi — *To explore the possibility of naming an existing alley – specifically, to consider a **Street Name Change** for an alley measuring approximately one hundred, twenty feet (120'), more or less, in length, and fifty feet (50') in width, identified as an improved, unnamed alleyway situated north of Greater Avenue, further identified as an extension of Camellia Street.*

VI. TREE HEARINGS:

Continued from October 4, 2018 Planning Commission meeting

Case No. TR-18-003 — 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.*

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 tabled this matter for 2 weeks on October 2, 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:

A charge from the City Council to the Planning Commission to discuss and study the possibility of implementing changes & modifications to the Short-Term-Rental ordinance, which could include the designation of new overlay districts or other refinements to the Land Development Ordinance, deemed appropriate by the Commission.

X. CITIZENS COMMENTS

XI. COMMUNICATIONS:

The next regularly scheduled Biloxi Planning Commission meeting will be held at 2:00 p.m. on Thursday, November 1, 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 18, 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 October 4, 2018.*

III. PLANNING STAFF/LEGAL COUNSEL/COMMITTEE REPORTS

IV. CONTINUED PUBLIC HEARINGS: None

V. NEW PUBLIC HEARINGS:

Case No. 18-044-BZA — Knight Abbey Commercial Printing — *To consider an application for a twenty-five foot (25') **Front Yard Setback Variance**, to authorize the construction of a proposed metal building to be utilized to accommodate a print shop and office use – an addition to the Knight Abbey Commercial printers property site, which addition is proposed to be situated fifteen feet (15') from the front property line along Couevas Street (a secondary front yard setback for this business), instead of at the forty foot (40') front yard setback required by ordinance for a through lot situated within an **RB Regional Business Zoning District**, for the properties presently identified as a 316 Bohn Street, 321 Couevas Street and an unaddressed parcel fronting Couevas Street (i.e., Tax Parcel Nos. 1410E-01-076.000; 1410E-01-066.000 & 1410E-01-067.000).*

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, November 1, 2018, in the Auditorium of the Dr. Martin Luther King, Jr., Municipal Building located at 676 Dr. Martin Luther King, Jr. Boulevard.

IX. ADJOURNMENT