



**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  
April 4, 2019  
2:00 p.m.*

**I. ROLL CALL**

**II. MINUTES:** *Approval of Minutes for the Planning Commission Meeting of March 21, 2019.*

**III. PLANNING STAFF/LEGAL COUNSEL/COMMITTEE REPORTS**

**IV. CONTINUED PUBLIC HEARINGS: None**

**V. NEW PUBLIC HEARINGS:**

**Case No. 19-025-PC — Sarah Grace Husley Estate (owner) and Scott Delano on behalf of Southeast Commercial of MS, LLC (applicant) — To consider an application for a Zoning Map Amendment, to authorize a change in zoning district classification for a parcel of land presently measuring four and six-tenths (4.6) acres (more or less) in size, from its present zoning district classification of A Agricultural to NB Neighborhood Business and RM-30 High-Density Multi-Family Residential, for a parcel of land currently identified as 1751 Popp's Ferry Road (re: Tax Parcel No. 1209A-01-004.000).**

**VI. TREE HEARINGS: None**

**VII. CITY COUNCIL ACTION:**

**Case No. 19-009-PC — City of Biloxi — Text Amendment to the Land Development Ordinance (LDO) to establish the Downtown Howard Avenue CRO District Overlay District zone.**

***The City Council tabled this case until April 2, 2019.***

**Case No. 19-019-PC — Community Bank of Mississippi — a request for Conditional Use Approval, to authorize the establishment of a Bank with Drive Through Service, to be situated upon a parcel of land two and nine tenths (2.9) acres (More or Less) in size, and located within the DT Downtown zoning district, for property presently identified as 725 Dr. Martin Luther King Jr. Boulevard (re: Tax Parcel No. 1410K-03-053.000).**

***The City Council approved this case on March 26, 2019.***

**Case No. 19-023-PC — City of Biloxi — a text change, specifically amending Section 23-4-3(D)(10)e of the Land Development Ordinance, thereby modifying requirements for Short-Term Rentals (STR).**

***The City Council removed this case from the agenda on March 26, 2019.***

**Case No. 19-021-PC — Ronnie Barker (owner) and Terry Moran (applicant) — a request for Conditional Use Approval, to authorize the eventual construction of four (4) Mausoleum Structures within an RS-5 High-Density Single Family Residential zoning district, for a site involving individual properties presently identified as 1128 Robertson Street, and also 205, 209, 211 & 213 Bayly Drive. (re: Tax Parcel Nos. 1310H-03-045.000, 1310H-03-046.000, 1310H-03-047.000, 1310H-03-048.000 & 1310H-03-050.000).**

**The City Council removed this case from the agenda on March 26, 2019.**

**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:**

**X. CITIZENS COMMENTS**

**XI. COMMUNICATIONS:**

*The next regularly scheduled Biloxi Planning Commission meeting will be held at 2:00 p.m. on Thursday, April 18, 2019, 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  
April 4, 2019*

*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 March 21, 2019.*

**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, April 18, 2019, in the Auditorium of the Dr. Martin Luther King, Jr., Municipal Building located at 676 Dr. Martin Luther King, Jr. Boulevard.*

**IX. ADJOURNMENT**