



**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  
July 18, 2019  
2:00 p.m.*

**I. ROLL CALL**

**II. MINUTES:** *Approval of Minutes for the Planning Commission Meeting of June 20, 2019.*

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

**IV. CONTINUED PUBLIC HEARINGS: None**

**V. NEW PUBLIC HEARINGS:**

**Case No. 19-037-PC – Community Bank of Mississippi –** *To consider an application request for Preliminary Subdivision Plat Approval of a three (3) lot Commercial Subdivision development - tentatively titled “Community Square Subdivision” – for land comprising two and ninety–six one–hundredths (2.96) acres in overall size (more or less), and presently identified as 725 Dr. Martin Luther King Jr. Boulevard (re: Tax Parcel No. 1410K-03-053.000).*

**Case No. 19-038-PC – Larry Jones (owner) and Joshua and Mary Hankins (applicants) –** *To consider an application for Conditional Use, to authorize a Tattoo Establishment within an existing commercial building presently situated in an NB Neighborhood Business zoning district, for property identified as 2037 Popp’s Ferry Road (i.e., Tax Parcel No. 1209C-02-031.000).*

**Case No. 19-039-PC – a charge from the City of Biloxi –** *To consider a Comprehensive Zoning Map Amendment, to authorize a change in zoning district classification for 69 parcels of land, collectively measuring 22 acres (more or less) in size, from their present zoning of NB Neighborhood Business and RS-5 High–Density Single–Family Residential to DT Downtown, for those properties situated along the north side of Howard Avenue (up to Esters Boulevard) and along the south side of Howard Avenue (over to Porter Avenue) inclusive of nine tax parcels located along the east side of Porter Avenue, south to an unnamed alley/drive situated south of Youngham Drive.*

**VI. TREE HEARINGS: None**

**VII. CITY COUNCIL ACTION:**

**Case No. 19-035-PC – Biloxi Lodging, LLC (owner) and Allen Young on behalf of Young Engineering Services (applicant) –** *A request for a Master Plan – to include a Zoning Map Amendment to add the overlay*

*district zone of PD-HB–Planned Development–Hospitality Business – for properties presently zoned WF Waterfront District. The application for Master Plan has been submitted to provide a recitation of amenities, attractions and support services proposed as accessory uses to complement the existing Margaritaville Resort and Hotel property – which site will encompass a total of 12.3 Acres, upon 9 contiguous parcel sites currently identified as Tax Parcel Nos. 1510M-01-018.000, 1510M-01-018.001, 1510M-01-018.002, 1510M-01-020.000, 1510M-01-021.000, 1510M-01-022.000, 1510M-1-023.000, 1510M-023.001 & 1510M-01-023.002. The Map Amendment has been submitted to establish the PD-HB overlay district – providing for key District Intensity and Dimensional Standards, as set forth in Table 23-3-5(G)(I) and provided as part of the Master Plan submitted.*

***The Biloxi City Council held a first reading on this matter on July 2, 2019.***

**Case No. 19-008-PC – A Charge from Planning Commission – For a Zoning Map Amendment,** *proposed to authorize a change in zoning district classification for an entire tract of land measuring .85 of an acre (more or less) from its present zoning of RM-30 High–Density Multi–Family Residential to CB Community Business, for property identified as 1805 Irish Hill Drive (i.e., the Sandollar Townhouse Condominiums), inclusive of apartments addressed separately as 183 McDonnell Avenue.*

***The Biloxi City Council held a first reading on this matter on July 2, 2019***

**Case No. 19-034-PC – Patrick Davis – A request for Conditional Use Approvals,** *to authorize the establishment of a Contractor’s Office, and also an Auto Repair and Servicing without Painting/Bodywork outlet, within an existing commercial building situated upon a parcel of land 60’ x 176’ (More or Less) in size, and located within an NB Neighborhood Business zoning district, for property presently identified as 246 Iberville Drive (re: Tax Parcel No. 1210H-02-006.000).*

***The Biloxi City Council approved this matter on July 2, 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, August 1, 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  
July 18, 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 June 20, 2019.*

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

**IV. CONTINUED PUBLIC HEARINGS:** *None*

**V. NEW PUBLIC HEARING:**

**Case No. 19-040-BZA — David K. Smart and Stephanie P. Rossetti —** *An application to consider a five foot (5') **Front Yard Setback Variance**, to authorize construction of a new Single Family Residence to be situated twenty feet (20') 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 identified as 1371 Brister Place (i.e., Tax Parcel No. 1310K-02-015.000).*

**VI. OLD BUSINESS:**

***The following is a BZA case held in abeyance until 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, August 1, 2019, in the Auditorium of the Dr. Martin Luther King, Jr., Municipal Building located at 676 Dr. Martin Luther King, Jr. Boulevard.*

**IX. ADJOURNMENT**