



**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  
August 15, 2019  
2:00 p.m.*

**I. ROLL CALL**

**II. MINUTES:** *Approval of Minutes for the Planning Commission Meeting of August 1, 2019.*

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

**IV. CONTINUED PUBLIC HEARINGS: None**

**V. NEW PUBLIC HEARING:**

**Case No. 19-047-PC — Glenn Monk (owner) and Joe B. Agregard, Jr. (owner and applicant) — A request for a Zoning Map Amendment, to authorize a change in zoning district classification for two parcels of land approximately one and one-tenths (1.1) acres (more or less) in size, from their present zoning district classification of RER Residential Estate Restricted to RB Regional Business, for two properties presently identified as 5155 (and an unaddressed parcel fronting upon) Road 536 (re: Tax Parcel Nos. 1208H-02-014.003 & 1208H-02-015.000).**

**VI. TREE HEARINGS: None**

**VII. CITY COUNCIL ACTION:**

**Case No. 19-037-PC — Community Bank of Mississippi — A request for Preliminary/Final 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). **The City Council approved this Preliminary/Final Subdivision request on August 6, 2019.****

**Case No. 19-038-PC — Larry Jones (owner) and Joshua and Mary Hankins (applicants) — A request 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). **The City Council approved this Conditional Use request on August 6, 2019.****

**Case No. 19-039-PC** — a charge from the City of Biloxi — *For 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. The City Council conducted a First Reading for this Zoning Map Amendment request on August 6, 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, September 5, 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  
August 15, 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 August 1, 2019.*

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

**IV. CONTINUED PUBLIC HEARING:** *None*

**V. NEW PUBLIC HEARING:** *None*

**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:** *None*

**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 5, 2019, in the Auditorium of the Dr. Martin Luther King, Jr., Municipal Building located at 676 Dr. Martin Luther King, Jr. Boulevard.*

**IX. ADJOURNMENT**