



**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  
September 19, 2019  
2:00 p.m.*

**I. ROLL CALL**

**II. MINUTES:** *Approval of Minutes for the Planning Commission Meeting of September 5, 2019.*

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

**IV. CONTINUED PUBLIC HEARINGS: None**

**V. NEW PUBLIC HEARINGS:**

**Case No. 19-050-PC — City of Biloxi — a request for Zoning Map Amendment, to authorize a change in zoning for a single parcel of land from its present zoning district classification of AR Agricultural Restricted to RS-10 Low-Density Single-Family Residential, for property identified as an unaddressed parcel fronting upon Campbell Drive (i.e., a single property site) situated north of and adjacent to a property currently addressed as 1011 Campbell Drive. (re: Tax Parcel No. 1208N-01-001.002).**

**Case No. 19-051-PC — Elizabeth Corkren (owner) and Donna Moak on behalf of Moak Investment Properties, LLC (applicant) — a request for Zoning Map Amendment, to authorize a change in zoning district classification for a parcel of land approximately one and forty-one-hundredths (1.41) acres (more or less) in size, from its present zoning district classification of RS-5 High-Density Single-Family Residential to RM-30 High-Density Multi-Family Residential, for a property site identified as 366 Main Street (re: Tax Parcel No. 1410C-02-087.000)**

**VI. TREE HEARINGS: None**

**VII. CITY COUNCIL ACTION**

**Case No. 19-047-PC — Glenn Monk (owner) and Joe B. Agreggaard, Jr. (owner and applicant) — A request for 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 NB Neighborhood 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). **The City Council conducted a Second reading for this Zoning Map Amendment request, and amended the request from NB Neighborhood to RB Regional Business on September 3, 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, October 3, 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  
September 5, 2019*

*To Commence Immediately Following the 2:00 p.m. Biloxi Planning Commission Meeting*

**I. ROLL CALL**

**II. MINUTES:** *Approval of Minutes for the Planning Commission Meeting of September 5, 2019*

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

**IV. CONTINUED PUBLIC HEARING: None**

**V. NEW PUBLIC HEARING:**

**Case No. 19-052-BZA — Cedar Lake Medical Plaza (owner)Mark Tramontana for Mitchell Signs (applicant) — a request for a Business Identification Sign Variance, to authorize the placement of an additional sign, to advertise the Cedar Lake MRI facility – one of several medical facilities currently in operation upon a single parcel of land, for property zoned CB–Community Business and identified as 1720–C Medical Park Drive (re: Tax Parcel No. 1208P-01-002.000).**

**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, October 3, 2019, in the Auditorium of the***

*Dr. Martin Luther King, Jr., Municipal Building located at 676 Dr. Martin Luther King, Jr. Boulevard.*

**IX. ADJOURNMENT**