

# MEMORANDUM

October 15, 2022

To: Mayor Andrew Gilich  
City Council Members  
Planning Commission  
Mike Leonard, CAO  
Jerry Creel, Director of Community Development  
Eric Nolan, Arborist

From: City of Biloxi Tree Committee  
Tracy Wyman, Chair (Ex-officio); Robin Lang (1); Shirley Robinson (2); Matt Dubaz (3); Susan Peterson (4); Christine Davis (6); Pamela Barlow (7)

Re: 2022-TR 010 Reef Express Convenience Store and Gas Station (Northeast corner of Dubuys and Hwy 90, Biloxi MS)

The Reef Express Convenience Store and Gas Station project proposes the removal of 17 protected trees in order to develop the site which was previously developed as an Olive Garden Restaurant as follows:

Live Oaks DBH / (QTY)	Cabbage Palms DBH / (QTY)
16" (1)	16"-22" (4)
18" (2)	
22" (1)	
24" (6)	+/- 60-year old tree
36" (2)	+/- 100 year-old tree
48" (1)	+/- 135 year-old tree

The Committee has visited the site and makes the following notes, comments, recommendations:

### **TREE COMMITTEE RECOMMENDATION #1**

The Committee recommends that the Planning Commission consider whether this site is suitable for the proposed use, primarily due to three factors:

1. The number of mature, healthy trees that would be required to be removed; these trees are already designed to be beautifully nestled within the designed parking areas;
2. It would take 60-135 years to reestablish the oak canopy proposed for removal;
3. The existing parking lot is ample for other uses, and in very good condition.

The Committee proposes the Planning Commission deny this application and request a redesign for another use (such as a restaurant) which could utilize the existing mature and beautiful landscape.

On the following page are images reflecting the existing 24", 36" and 48" trees proposed for removal, in addition to beautiful and healthy cabbage palm clusters:



**60-135 YEARS  
OF GROWTH**



**RECOMMENDATION #2: MITIGATION**

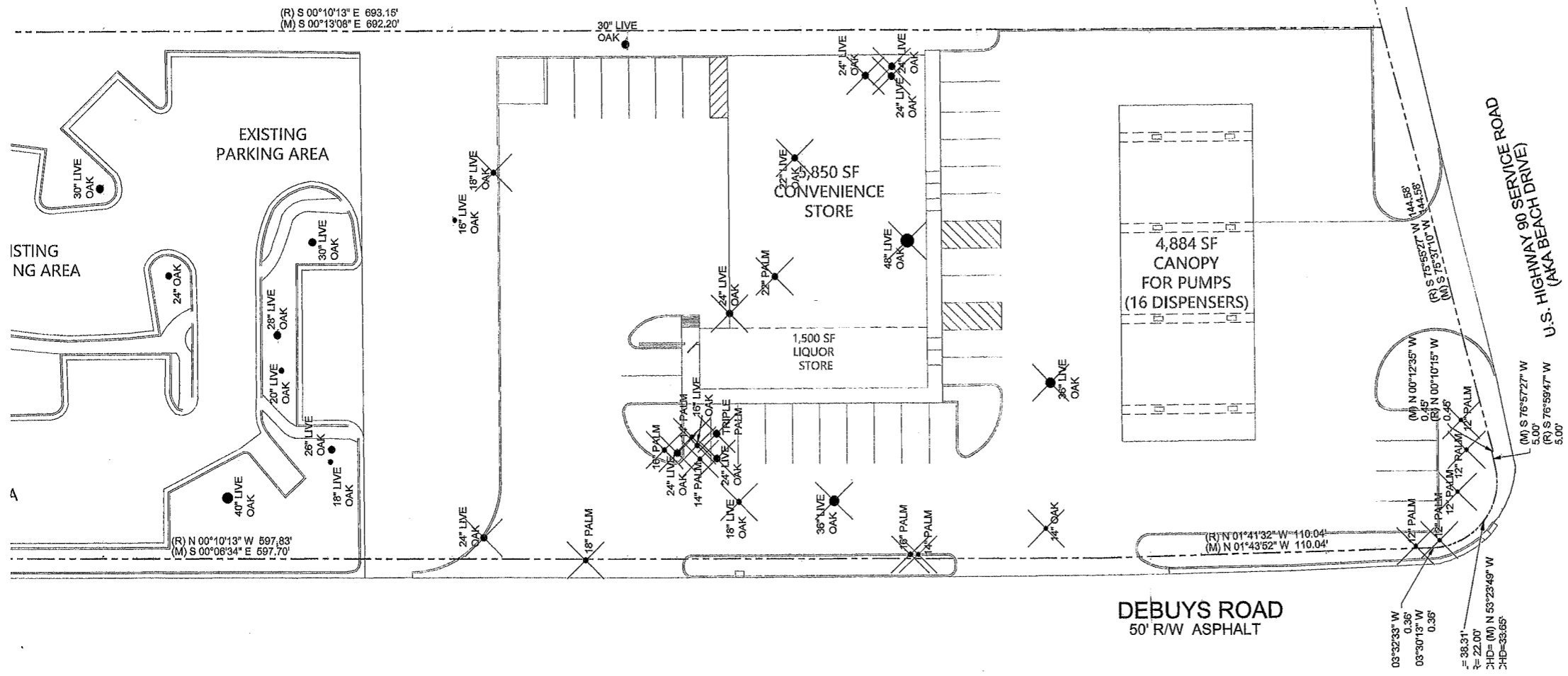
Should the Planning Commission choose to approve the project and proposed tree removals, the Tree Committee hereby recommends the applicant be liable for mitigation at a ratio of 2:1 (on-site if feasible, according to the ordinance) for any tree removed or damaged on this site, either prior to or during construction, and to 3 years following construction.

THE TREE COMMITTEE ALSO RECOMMENDS all mitigation plantings be *Quercus virginiana* (Live Oak), of the required size listed in the LDO.

**RECOMMENDATION #3: PROTECTION DURING CONSTRUCTION**

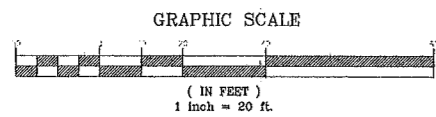
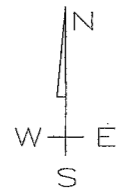
Tree protection notes and diagram should align with the LDO as follows:

- Fencing is to be erected no closer than 1' to the tree's drip line (existing canopy) before grading or other development activity begins.
- Fencing or roped off area must be well marked as "TREE SAVE AREA: KEEP OUT."
- Any tree roots must be avoided or if not greater than 50mm, cut clean (rather than torn by heavy equipment).
- No construction, grading, equipment or material storage, or any other activity shall be allowed within the fenced tree save area. Fencing shall be maintained until after the final site inspection AND until all mitigation requirements have been met.



TREE REMOVAL PLAN

SCALE: 1" = 20'-0"



TREE DATA TABLE

NUMBER OF EXISTING TREES - 48  
 TREES TO BE REMOVED (TOTAL) - 24  
 PROTECTED TREES TO BE REMOVED - 17  
 8" - 24" LIVE OAK - 11  
 24" - 48" LIVE OAK - 2  
 16" - 22" PALM - 4  
 TREES TO REMAIN - 19



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22-022

In Association With

**FA** FOUNTAIN &  
ASSOCIATES  
CIVIL AND COMMERCIAL DESIGN  
1822 15th Street, Ste. 12  
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228-861-5209

Date 10-14-2022  
 Drawn By F.O.F.  
 Check By T.J.M.  
 REV \_\_\_\_\_

PROPOSED GAS STATION  
 2790 BEACH DRIVE  
 BILOXI, MS



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