



**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
February 1, 2018
2:00 p.m.

I. ROLL CALL

II. MINUTES: Approval of Minutes for the Biloxi Planning Commission Meetings of December 21, 2017 and January 4, 2018.

III. PLANNING STAFF/LEGAL COUNSEL/COMMITTEE REPORTS

IV. CONTINUED PUBLIC HEARINGS:

Case No. 18-001-PC — John P. Kavanagh for Verda A. Skrmetta Trust (owner) and Cynthia S. Joachim (applicant) — To consider an application for Zoning Map Amendment, requesting a change in zoning district classification for several parcels of land collectively measuring approximately 1.1 acres (more or less) in overall size, from their current zoning district classifications of RS-5 High-Density Single-Family Residential and RM-10 Low-Density Multi-Family Residential to CB Community Business, for four (4) properties currently identified as 117 & 121 Hopkins Boulevard, and also two unaddressed parcels: one situated next to 121 Hopkins Boulevard, and the second fronting to Beach Boulevard (re: Tax Parcel Nos. 1410L-03-018.000, 1410L-03-019.000, 1410L-03-020.000 & 1410L-03-045.001).

V. NEW PUBLIC HEARINGS:

Case No. 17-058-PC — Sandi Barnes — To consider an application for Zoning Map Amendment, to consider a change in zoning district classification for a parcel of land measuring approximately 4.1 acres (more or less) in overall size, from its current zoning district classification of RE Residential Estate to CB Community Business, for property currently identified as 13251 Reece Bergeron Road.

Case No. 18-002-PC — Jennifer Sutton for Gulf Coast Veterinary Services — To consider an application for Conditional Use Approval, to authorize the establishment of a crematorium, to be situated next to and in conjunction with an existing Veterinary Business (i.e., Gulf Coast Veterinary Services, LLC) located upon land approximately one (1) acre in overall size, and currently situated within an RB-Regional Business District Zone, for property identified as 8144 E. Oaklawn Road.

VI. TREE HEARINGS: None

VII. CITY COUNCIL ACTION:

Case No. 17-059-PC — Gulf Orleans, Inc. (owner) and Waring Investments, Inc. (applicant) — an application requesting a **Zoning Map Amendment**, for a change in zoning district classification for a parcel of land measuring approximately 4.4 acres (more or less) in overall size, from its current zoning district classification of **RS-10 Low-Density Single-Family Residential** to **NB Neighborhood Business**, for property currently situated at the NW corner of Mississippi State Hwy 67 and Rue Sanchez (re: Tax Parcel No. 1308H-02-001.000).

City Council will conduct a public hearing concerning this case on February 20, 2018.

Case No. 17-064-PC — J & B Properties (owner) and Joshua K. Covacevich (applicant) — an application requesting **Conditional Use** approval, to authorize the establishment of an E-Vape Cigarette Shop, and/or other moderate retail-level use, to be located within an existing Commercial Strip Center, for a property site currently situated within an LB-Limited Business District Zone and identified as 2432 A-2 Pass Road (re: Tax Parcel No. 1110G-01-016.000).

City Council approved this matter on January 16, 2018.

Case No. 17-065-PC — City of Biloxi — a charge from the Director of Community Development to explore the possibility of renaming an existing street – specifically, to consider a **Street Name Change** for a roadway measuring approximately one thousand, fifty feet (1050’), more or less, in length, and averaging forty-six to sixty-seven feet (46’-67’) in width, which roadway is presently identified upon the City’s Comprehensive Street Map as the “Vieux Marche Mall,” which portion of street has been recommended to be officially renamed “Howard Avenue.”

City Council approved this matter on January 16, 2018.

VIII. OLD BUSINESS

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, March 1, 2018, 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
February 1, 2018

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) Meetings of December 21, 2017 and January 4, 2018.

III. PLANNING STAFF/LEGAL COUNSEL/COMMITTEE REPORTS

IV. CONTINUED PUBLIC HEARINGS: None

V. NEW PUBLIC HEARINGS:

Case No. 18-003-BZA — Elliott Homes, LLC — To consider a request for a six foot (6') **Driveway Width Variance**, to authorize expansion of an existing driveway for a single family residence currently under construction, which driveway will measure thirty feet (30'), in width, instead of the twenty-four foot (24') maximum driveway width customarily allowed, for property identified as 696 Wetzel Drive.

Case No. 18-004-BZA — Elliott Homes, LLC — To consider a request for an eleven and one-half foot (11.5') **Driveway Width Variance**, to authorize expansion of an existing driveway for a single family residence currently under construction, which driveway will measure thirty-five and one-half feet (35.5'), in width, instead of the twenty-four foot (24') maximum driveway width customarily allowed, for property identified as 686 Wetzel Drive.

Case No. 18-005-BZA — Robert F. & Amy K. Ramsak — To consider a request for a two-hundred and forty square foot (240 s.f.) **Structure Size Variance**, to allow a nine hundred and ninety square foot (990 s.f.) **Guest Cottage** to be authorized (i.e., expanded) within an existing boat house shed, structure located upon a lot presently accommodating an existing Single Family Residence and other ancillary structures. A **Guest Cottage**, by definition, is limited in size to seven hundred and fifty square feet (750 s.f.) in overall size. The applicants are requesting authorization to exceed this square foot limitation, for a property site presently identified as 13476 Old Woolmarket Road.

VI. OLD BUSINESS

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, March 1, 2018, in the Auditorium of the Dr. Martin Luther King, Jr., Municipal Building located at 676 Dr. Martin Luther King, Jr. Boulevard.

IX. ADJOURNMENT