



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

I. ROLL CALL

II. MINUTES: Approval of Minutes for the Biloxi Planning Commission Meeting of February 1, 2018.

III. PLANNING STAFF/LEGAL COUNSEL/COMMITTEE REPORTS

IV. CONTINUED PUBLIC HEARING:

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: None

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 denied this case on February 20, 2018.

Case No. 17-058-PC — Sandi Barnes — 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.

City Council will hear this case on February 27, 2018.

Case No. 18-002-PC — Jennifer Sutton for Gulf Coast Veterinary Services — 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.

City Council will hear this case on February 27, 2018.

VIII. OLD BUSINESS -

These are cases held in abeyance until such time as final disposition is established regarding Case No. 17-059-PC (Map Amendment – Waring Investments, Inc.)

Case No. 17-060-PC — Gulf Orleans, Inc. (owner) and Waring Investments, Inc. (applicant) — To consider 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) — To consider 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, March 15, 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
March 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) Meeting of February 1, 2018.

III. PLANNING STAFF/LEGAL COUNSEL/COMMITTEE REPORTS

IV. CONTINUED PUBLIC HEARINGS: *None*

V. NEW PUBLIC HEARINGS:

Case No. 18-007-BZA — Thom Newman, representing Gulf Beach Resort — To consider several **Variations**, necessary to construct an addition to an existing Recreational Vehicle (RV) Park, which variations needed are as follows:

1. A fifteen and one-half foot (15.5) **Side-Yard Setback Variance**, to allow several RV pads to be four and one-half feet (4.5') from a side property line, instead of at the twenty (20') foot side yard setback required by ordinance;
2. A twenty-nine and one-tenths foot (29.1') **Front Yard Setback Variance**, to allow said pads to be ten and nine-tenths feet (10.9') from the front property line, instead of at the forty (40') foot front yard setback required by ordinance;
3. A six and six-tenths foot (6.6') **Rear-Yard Setback Variance**, to allow certain pads to be three and four-tenths feet (3.4') from the rear property line, instead of at the ten (10') foot rear yard setback required by ordinance;
4. A twelve percent (12%) **Impervious Surface Coverage Variance**, to allow this RV Park addition to cover seventy-two percent (72%) of the property, instead of the sixty (60%) percent maximum coverage allowed by ordinance; and
5. A five foot (5') **Landscape Buffer Variance**, to allow the Landscape Buffer along the North side of the property to

be five (5') feet in width, instead of the ten foot (10') required by ordinance.

Case No. 18-008-BZA — Thuy T. Nguyen & Quochuy L. Nham — To consider a request for a ten foot (10') **Rear Yard Setback Variance**, to authorize construction of an addition to an existing single family residence, which addition will be situated ten feet (10'), from the rear property line, instead of at the twenty foot (20') setback required by ordinance, for property identified as 805 Darius Drive.

VI. OLD BUSINESS

This is a BZA case held in abeyance until such time as final disposition is established regarding Case No. 17-059-PC (Map Amendment – Waring Investments, Inc.)

Case No. 17-062-BZA — Gulf Orleans, Inc. (owner) and Waring Investments, Inc. (applicant) — To consider 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, March 15, 2018, in the Auditorium of the Dr. Martin Luther King, Jr., Municipal Building located at 676 Dr. Martin Luther King, Jr. Boulevard.

IX. ADJOURNMENT