



**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
April 19, 2018
2:00 p.m.

I. ROLL CALL

II. MINUTES: Approval of Minutes for the Biloxi Planning Commission Meeting of March 15, 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:

Case No. 18-015-PC — A1 Development (owner) and Dennis Stieffel (applicant) — To consider a request for **Preliminary Subdivision Plat** approval for a fifteen (15) lot single family residential subdivision, submitted under the working title: Shorecrest Road Subdivision, for land comprising nineteen and ninety one-hundredths (19.90) acres in overall size (more or less), presently identified as two unaddressed tax parcels fronting to Shorecrest Road (re: Tax Parcel Nos. 1008P-02-006.000 & 1008P-03-001.000).

Case No. 18-016-PC — City of Biloxi — To consider a request initiated by individual property owners, but authorized for investigation and hearing by the City of Biloxi, to consider entertaining the possibility of a **Vacation** of a portion of an improved **Public Right-of-Way**, approximately 112' feet in length by 50' feet in width, which section of improved Right-of-way (i.e., an existing roadway) is identified as that section of Terrace Court situated immediately between and adjacent to two properties identified as 1583 &

1587 Rachel Drive (i.e., Tax Parcel Nos. 1309C-01-005.137 & 1309C-01-005.138).

VI. TREE HEARINGS: None

VII. CITY COUNCIL ACTION:

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 tabled this case on February 27, 2018, until May 15, 2018.

Case No. 15-048-PC — Biloxi Development, LLC (owners) and Dennis Stieffel & Associates, P.A., Inc. (applicant) — Resolution for Final Subdivision Plat approval for Emerald Lake Estates Subdivision-Phase 2 for land comprising of ninety-six (96) acres in overall size (more or less) and situated west of and adjacent to Hudson-Krohn Road, in the vicinity of Schonewitz Road.

City Council approved this request on March 6, 2018.

Case No. 18-013 — Joshua and Bethany Thomas (owners) — Resolution to grant Minor Subdivision Final Plat approval for certain defined property currently identified as 13253 Husley Road.

City Council approved this request on March 6, 2018.

Case No. 18-006 — Edgewater Exchange, LLC (owner) and David Wheeler (applicant) — Resolution to grant Minor Subdivision Final Plat approval for certain defined property currently identified as 2650 Beach Boulevard. ***City Council approved this request on March 20, 2018.***

Case No. 18-010 — Katherine Husley (owner) and Kenneth Jones, representative for Elliott Land Development (applicant) — Ordinance to approve a Zoning Map Amendment to authorize a change in zoning district classification for a parcel of land from its current zoning classification of **NB Neighborhood Business** to **RS-7.5 Medium Density Single Family Residential** for a portion of the property identified as an unaddressed parcel fronting upon Old Highway 67, East of Cedar Lake Road.

City Council held a first reading on this matter April 3, 2018.

Case No. 18-009 — Felix and Irene Herring — Resolution granting Vacation of a fifteen foot (15') wide by 826.7 feet in length Utility and Drainage Easement bisecting Lots 1 through 9 of Savannah Estates Subdivision.

City Council approved this request on April 3, 2018.

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.)

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, May 3, 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
April 19, 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 March 15, 2018.

III. PLANNING STAFF/LEGAL COUNSEL/COMMITTEE REPORTS

IV. CONTINUED PUBLIC HEARINGS: *None*

V. NEW PUBLIC HEARINGS: *None*

VI. OLD BUSINESS:

This following is a BZA case 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.)

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, May 3, 2018, in the Auditorium of the Dr. Martin Luther King, Jr., Municipal Building located at 676 Dr. Martin Luther King, Jr. Boulevard.

IX. ADJOURNMENT