



**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
May 3, 2018
2:00 p.m.

I. ROLL CALL

II. MINUTES: Approval of Minutes for the Biloxi Planning Commission Meeting of April 19, 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).

This case is continued until July 5, 2018.

V. NEW PUBLIC HEARINGS:

Case No. 18-017-PC — Allen Industries, LLC (owner) and Robert Heinrich (applicant) — To consider a request for **Preliminary Subdivision Plat Approval** for a proposed nine (9) lot Single Family Residential Subdivision development, inclusive of six **Driveway Access Variances**, all for property presently identified as Tax Parcel No. 1107 -33-038.000 for the property site fronting upon John Lee Road and Wash Fayard Road.

Case No. 18-018-PC — Swetman Properties, LLC (owner) and Frank Sucharsky (applicant) — To consider an application requesting **Conditional Use Approval**, to authorize the establishment of an **Auto Repair and Servicing Facility** (without painting/bodywork) [i.e., a Motorcycle Repair and Renovation Shop] to be situated within an existing structure upon a parcel of land located within an **NB-Neighborhood Business** zoning district, for property presently identified as 1791 Pass Road (re: Tax Parcel No. 1210G-02-006.000).

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. 18-010-PC — 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, and identified as a portion of Tax Parcel No. 1208A-02-001.000.

City Council approved this matter April 17, 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 17, 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
May 3, 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 April 19, 2018.

III. PLANNING STAFF/LEGAL COUNSEL/COMMITTEE REPORTS

IV. CONTINUED PUBLIC HEARINGS: *None*

V. NEW PUBLIC HEARINGS:

Case No. 18-019-BZA — David & Tammy Eakes — To consider two **Variances** necessary to construct two additions to an existing single family residential property, which variances needed are as follows:

1. A three foot (3') **Side–Yard Setback Variance**, to allow an attached pool house, 25' 3" x 17' in size (including stairs), to be situated seven feet (7') from the side property line, instead of at the ten foot (10') side yard setback required by ordinance; and
2. An eight foot (8') **Height Variance**, to allow 20' of privacy fencing to be erected to an overall height of sixteen feet (16'), instead of at the eight foot (8') maximum height allowed by ordinance for fences,

all for property situated within an **RS-10 Low–Density Single Family Residential Zone** and currently identified as 2544 South Shore Drive (re: Tax Parcel No.1109F-01-028.003).

Case No. 18-020-BZA — Stratos Mandas (owner) and Michael Gillich III (applicant) — To consider an application for several **Required Spacing Between Certain Uses Variances**, to authorize the establishment of a Bar/Grill in a **CB-Community Business** zoning district upon property which does not meet certain distance spacing requirements, as prescribed within Table 23-4-3(D)(11) of the Land Development Ordinance, for property identified as 176 Veterans Avenue (re: Tax Parcel No. 1210J-02-024.000).

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 17, 2018, in the Auditorium of the Dr. Martin Luther King, Jr., Municipal Building located at 676 Dr. Martin Luther King, Jr. Boulevard.

IX. ADJOURNMENT