



**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
June 21, 2018
2:00 p.m.

I. ROLL CALL

II. MINUTES: Approval of Minutes for the Biloxi Planning Commission Meeting of June 7, 2018.

III. PLANNING STAFF/LEGAL COUNSEL/COMMITTEE REPORTS

IV. CONTINUED PUBLIC HEARING:

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.

[Note: This Preliminary Subdivision proposal was originally heard by the Planning Commission on May 3, 2018, and was remanded to the Development Review Committee for re-review at its May 16, 2018, meeting and is now before the Planning Commission for final review and recommendation to proceed to City Council.]

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 HEARING: None

VI. TREE HEARINGS:

Case No. TR-18-001— Hardy Court Shopping Center, Inc. — To consider an application to remove forty-eight (48) protected trees to construct an Assisted Living Facility and parking lot. Note: 11 trees are to be saved and 20 are to be relocated upon property identified as 1651 Popp's Ferry Road.

VII. CITY COUNCIL ACTION:

Case No. 18-022-PC — Sandi Barnes — an application request for Preliminary Subdivision Plat Approval for a three (3) lot Commercial Subdivision development - tentatively titled "Munro Land Subdivision" – involving land comprising three and twenty-three one-hundredths (3.23) acres in overall size (more or less), for property presently identified as 12234 Shriners Boulevard (re: Tax Parcel No. 1108H-01-006.000).

This case will be discussed by Council on July 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.) presently pending in Harrison County Circuit Court.

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, July 5, 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
June 21, 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 June 7, 2018.

III. PLANNING STAFF/LEGAL COUNSEL/COMMITTEE REPORTS

IV. CONTINUED PUBLIC HEARINGS: None

V. NEW PUBLIC HEARINGS:

Case No. 18-026-BZA — Robert F. & Amy K. Ramsak — To consider an application for a one-hundred and twenty square foot (120 s.f.) **Structure Size Variance**, to allow a one-thousand one-hundred and ten square foot (1110 s.f.) Guest Cottage to be expanded 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.). This existing Guest cottage was granted a variance earlier this year (re: Case No. 18-005-BZA) to expand this same structure from 750 s.f. to 990 s.f. in overall size. The applicants are presently requesting authorization to expand the square footage by 120 additional Square feet, for property identified as 13476 Old Woolmarket Road (re: Tax Parcel No.1007J-01-028.001).

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.) presently pending in Harrison County Circuit Court.

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, July 5, 2018, in the Auditorium of the Dr. Martin Luther King, Jr., Municipal Building located at 676 Dr. Martin Luther King, Jr. Boulevard.

IX. ADJOURNMENT