



**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 7, 2018
2:00 p.m.

I. ROLL CALL

II. MINUTES: Approval of Minutes for the Biloxi Planning Commission Meeting of May 17, 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 HEARING:

Case No. 18-022-PC — Munro Oil & Paint Co. (owner) and Jeanette Ladner (applicant) — To consider 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), presently identified as 12234 Shriners Boulevard (re: Tax Parcel No. 1108H-01-006.000).

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 denied this case on May 15, 2018.

Case No. 18-015-PC — A1 Development (owner) and Dennis Stieffel (applicant) — an application for **Preliminary Subdivision Plat** approval for a fifteen (15) lot single family residential subdivision, submitted under the working title: Shorecrest Road Subdivision, presently identified as two unaddressed tax parcels fronting to Shorecrest Road.

City Council approved this case on May 15, 2018.

Case No. 18-016-PC — City of Biloxi — 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).

City Council denied this case on May 15, 2018.

Case No. 18-018-PC — Swetman Properties, LLC (owner) and Frank Sucharsky (applicant) — an application requesting **Conditional Use** Approval, to authorize the establishment of an Auto Repair and Servicing Facility (without painting/bodywork), 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).

City Council approved this case on May 22, 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, June 21, 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 7, 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 May 17, 2018.

III. PLANNING STAFF/LEGAL COUNSEL/COMMITTEE REPORTS

IV. CONTINUED PUBLIC HEARINGS: *None*

V. NEW PUBLIC HEARINGS:

Case No. 18-023-BZA — Robert & Jennifer Schmidt (owners) and Kyle Tootle for Tootle Homes (applicant) — To consider an application for a ten and one-half foot (10.5') **Front Yard Setback Variance**, to authorize construction of a new single family residence to be built fourteen and one-half feet (14.5') from the front property line, instead of at the twenty-five foot (25') front yard setback required by ordinance, for property identified as 1245 Kensington Drive (i.e., Tax Parcel No. 1309O-02-020.000).

Case No. 18-024-BZA — George & Meloney Salloum — To consider an application for a two foot (2') **Height Variance**, to authorize construction of a six foot (6') tall privacy fence to be constructed along Saylor Drive, instead of at a height of four foot (4') as provided by ordinance for all structures situated within an **RS-10 Low-Density Zone Single Family Residential**, for property identified as 460 Saylor Drive (i.e., Tax Parcel No. 1109P-02-003.002).

Case No. 18-025-BZA — Munro Oil & Paint Co. (owner) and Jeanette Ladner (applicant) — To consider an application for a fifteen and one-half foot (15.5') **Front Yard Setback Variance**, to authorize the construction of a new retail building proposed to be situated twenty-four and one-half feet (24.5') from the front property line, instead of at the forty foot (40') front yard setback required by ordinance for a through Lot located within an RB Regional Business Zoning District, for the property presently identified as a portion of 12234 Shriners Boulevard (i.e., Tax Parcel No. 1108H-01-006.000).

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, June 21, 2018, in the Auditorium of the Dr. Martin Luther King, Jr., Municipal Building located at 676 Dr. Martin Luther King, Jr. Boulevard.

IX. ADJOURNMENT