



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

**I. ROLL CALL**

**II. MINUTES:** Approval of Minutes for the Biloxi Planning Commission Meeting of July 5, 2018.

**III. PLANNING STAFF/LEGAL COUNSEL/COMMITTEE REPORTS**

**IV. CONTINUED PUBLIC HEARINGS: None**

**V. NEW PUBLIC HEARINGS:**

**Case No. 18-031-PC — Robert E. Lee on behalf of Corlee, LLC —** To consider an application for a **Zoning Map Amendment**, to authorize a change in zoning district classification for a parcel of land ten (10) acres in size (more or less), from its present zoning district classification of **A Agricultural** to **RB Regional Business**, which change in zoning would allow the applicant to propose construction of a Contractor's Office with outside storage, for land fronting upon Old Highway 67, west of Jim Husley Road (i.e., Tax Parcel No. 1308D-02-012.000).

**Case No. 18-032-PC — Michael McDermott, Jr. on behalf of McDermott Rentals, LP —** To consider a request for **Preliminary Subdivision Plat** approval, with respect to a seven (7) lot single family residential subdivision, submitted under the working title: Ixolib Estates Subdivision, for the western section of an existing parcel of land presently comprising six and eighty-nine one-hundredths (6.89) acres in overall size (more or less), and presently identified as 1920/1924 Brasher Road (i.e., a portion of Tax Parcel No. 1209G-01-005.000).

**Case No. 18-033-PC — Pamela Cooke on behalf of Business Central, LLC —** To consider an application requesting **Conditional Use authorization**, to permit the establishment of two (2) **Short-Term Rentals** within a two-family (duplex) residential unit, for property situated within an **RM-30 High-Density Multi-Family Residential** zone, identified by municipal address 157 A & B Briarfield Avenue (re: Tax Parcel No. 1110J-02-113.001).

**VI. TREE HEARINGS: none**

**VII. CITY COUNCIL ACTION:**

**Case No. 18-022-PC — Munro Oil & Paint Co. (owner) and Jeanette Ladner (applicant)** — an application request for Preliminary Subdivision Plat Approval for a three (3) lot Commercial Subdivision development titled “Munro Land Subdivision” — involving land comprising three and twenty–three one–hundredths (3.23) acres in overall size (more or less), and presently identified as 12234 Shriners Boulevard (re: Tax Parcel No. 1108H-01-006.000).

***This case was approved by the City 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)** — 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)** — 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, August 2, 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  
July 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 July 5, 2018.

**III. PLANNING STAFF/LEGAL COUNSEL/COMMITTEE REPORTS**

**IV. CONTINUED PUBLIC HEARINGS: *None***

**V. NEW PUBLIC HEARINGS:**

**Case No. 18-034-BZA — Mark & Kristy Smith** — To consider a request for a six foot (6') **Rear Yard Setback Variance**, to authorize construction of a porch addition to an existing single family residence, which addition will be situated fourteen feet (14') from the rear property line, instead of at the twenty foot (20') setback required by ordinance, for property identified as 2399 Beau Chene Drive (re: Tax Parcel No. 1109G-02-032.049).

**VI. OLD BUSINESS:**

*The 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, August 2, 2018, in the Auditorium of the Dr. Martin Luther King, Jr., Municipal Building located at 676 Dr. Martin Luther King, Jr. Boulevard.

**IX. ADJOURNMENT**