



**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 5, 2018
2:00 p.m.

I. ROLL CALL

II. MINUTES: Approval of Minutes for the Biloxi Planning Commission Meeting of June 21, 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. 18-028-PC — M.L. Faler (owner) and William Knesal, Jr., for Knesal engineering (applicant) — To consider an application for **Zoning Map Amendment**, to authorize a change in zoning district classification for a parcel of land twenty-three and one-tenth (23.1) acres in size (more or less), from its present zoning district classification of **RS-10 Low-Density Single Family Residential** to **RS-7.5 Medium-Density Single Family Residential**, which change in zoning would allow the applicant the opportunity to apply in the future (by separate application) for Preliminary Subdivision Plat approval to request consideration of an eighty-five (85) lot single family residential subdivision, for land fronting upon Oaklawn Road (i.e., Tax Parcel No. 1108L-01-003.000).

Case No. 18-029-PC — Erskine & Iris Campbell — To consider an application requesting **Conditional Use** authorization, to permit the establishment of **Short-Term Rentals** within a single residential unit, for property situated within an RM-30 High-Density Multi-Family Residential

zone, identified by municipal address 256 Lameuse Street (re: Tax Parcel No. 1410F-03-051.000).

Case No. 18-030-PC – Katherine Husley (owner) and Elliott Land Development (applicant) – To consider a request for **Preliminary Subdivision Plat** approval for a thirty (30) lot single family residential subdivision, submitted under the working title: Cedar Crescent Subdivision, for land comprising eleven and four–tenths (11.4) acres in overall size (more or less), presently identified as 12011 Old Highway 67 (re: Tax Parcel No. 1208A-02-001.000).

VI. TREE HEARINGS:

Case No. TR-18-002 – Katherine Husley (owner) and Elliott Land Development (applicant) – To consider an application to remove fifteen (15) protected trees to include 3 Bay Trees, 9 Magnolia Trees and 3 Live Oak Trees, to authorize construction of a thirty (30) lot single family residential subdivision to be known as Cedar Crescent Subdivision (re: Case No. 18-030-PC).

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 - 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).

This case will be discussed 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) – 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 19, 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 5, 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 21, 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.) 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 19, 2018, in the Auditorium of the Dr. Martin Luther King, Jr., Municipal Building located at 676 Dr. Martin Luther King, Jr. Boulevard.

IX. ADJOURNMENT