



**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  
December 6, 2018  
2:00 p.m.*

- I. **ROLL CALL**
- II. **MINUTES:** *Approval of Minutes for the Planning Commission Meeting of, and November 15, 2018.*
- III. **PLANNING STAFF/LEGAL COUNSEL/COMMITTEE REPORTS**
- IV. **CONTINUED PUBLIC HEARINGS: None**
- V. **NEW PUBLIC HEARINGS:**

**Case No. 18-054-PC — Savannah Mississippi, LLC —** *To consider a request for **Zoning Map Amendment**, to authorize a change in zoning district classification for a parcel of land six and eight-tenths (6.8) acres in size (more or less), from its present zoning district classification of **RM-30 High-Density Multi-Family Residential** to **RS-7.5 Medium-Density Single-Family Residential**, for Lot 32, Savannah Estates Subdivision – an un-addressed parcel of land situated south of and fronting to Savannah Estates Boulevard (i.e., Tax Parcel No. 1209I-01-008.032).*

**Case No. 18-055-PC — Savannah Mississippi, LLC —** *To consider a request for **Preliminary Re-Subdivision and Re-Plat** of Lot 32 of Savannah Estates Subdivision, the approval of which would result in the establishment of fifteen (15) new lots of record, to establish a second phase to this existing single family residential subdivision. (i.e. Tax Parcel No. 1209I-01-008.032).*

**Case No. 18-056-PC — Scott & Deborah Broussard, Joe Edward Schonewitz, and James Larry Schonewitz and Sale Burwell (applicant) —** *To consider an application requesting **Zoning Map Amendment**, to authorize a change in zoning district classification for seven parcels of land collectively measuring four and sixty-one hundredths (4.61) acres in size (more or less), from their present zoning district classification of **A Agricultural** to **RS-10 Low-Density Single Family Residential**, which change in zoning would allow one applicant the opportunity to apply for a Lot Line rearrangement, for parcels presently identified as 13954, 14011, 14019, 14037 & 14051 Schonewitz Road, 14004 Hudson Krohn Road and an unaddressed parcel fronting Hudson Krohn Road (i.e., Tax Parcel Nos. 1207I-01-002.000, 1207I-01-002.001, 1207H-01-030.00, 1207H-01-031.000, 1207H-01-032.000, 1207H-01-033.000 & 1207H-01-034.000).*

**VI. TREE HEARINGS:**

**Case No. TR-005 — Savannah Mississippi, LLC** — *To consider an application to remove thirty–three (33+-) protected trees to construct Phase II of Savannah Estates Subdivision, upon property currently identified as Lot 32 of Savannah Estates Subdivision.*

**VII. CITY COUNCIL ACTION:**

**Case No. 18-032-PC — Michael McDermott, Jr. on behalf of McDermott Rentals, LP** — *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 Brasher Road (i.e., a portion of Tax Parcel No. 1209G-01-005.000). [Note: This case was previously reviewed by the Planning Commission on July 19, 2018, and remanded back to the Development Review Committee for additional review on October 3, 2018.]*

***The City Council approved this case on November 27, 2018.***

**Case No. 18-046-PC — David Nguyen on behalf of DMN Associates** — *A request for a Zoning Map Amendment, to authorize a change in zoning district classification for a parcel of land, nine and forty–two one–hundredths (9.42) acres in size (more or less), from its present zoning district classification of RS-7.5 Medium–Density Single–Family Residential to RM-30 High–Density Multi–Family Residential, upon an un-addressed parcel of land situated in the Northwest corner of Cedar Lake Road and Tribe Drive, formerly known as Richards Drive.*

***The City Council had the first reading on November 27, 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:** *None*

**X. CITIZENS COMMENTS**

**XI. COMMUNICATIONS:**

*The next regularly scheduled Biloxi Planning Commission meeting will be held at 2:00 p.m. on Thursday, December 20, 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  
December 6, 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) November 15, 2018.*

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

**IV. CONTINUED PUBLIC HEARINGS: None**

**V. NEW PUBLIC HEARINGS:**

**Case No. 18-057-PC — Gregory P. & Kathy B. Muro —** *To consider an application for a four foot, eight inch (4'8") **Side Yard Setback Variance**, to authorize construction of a new Single Family Residence to be situated five feet, four inches (5'4") from the West side property line, instead of at the ten foot (10') side yard setback required by ordinance, for property situated within an **RM-30 High-Density Multi-Family Residential** zoning district, and identified as 1388 Beach Boulevard (i.e., Tax Parcel No. 1310K-03-020.000).*

*[Note: The numbers have been changed from the numbers originally advertised (i.e., a 6' side yard setback variance to allow a new single family residence to be positioned 4' from the west side property line.]*

**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) —** *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: None**

**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, December 20, 2018, in the Auditorium of the Dr. Martin Luther King, Jr., Municipal Building located at 676 Dr. Martin Luther King, Jr. Boulevard.*

**IX. ADJOURNMENT**