

**AGENDAS FOR THE BILOXI PLANNING COMMISSION
AND THE BILOXI BOARD OF ZONING ADJUSTMENTS**



BILOXI PLANNING COMMISSION REGULAR MEETING

Community Development Auditorium
676 Dr. Martin Luther King, Jr. Boulevard
January 16, 2014
2:00 p.m.

I. ROLL CALL

II. MINUTES: Approval of Minutes for the Regular Biloxi Planning Commission Meeting of January 2, 2014.

III. PLANNING STAFF/LEGAL COUNSEL/COMMITTEE REPORTS

IV. CONTINUED PUBLIC HEARINGS: *none*

V. NEW PUBLIC HEARINGS: *none*

VI. TREE HEARINGS: *none*

VII. CITY COUNCIL ACTION:

Case No. 13-074-PC — Morgan Square (owner) and Denton Commercial Properties (applicant) — an application for an overlay **Zoning Map Amendment**, the approval of which would provide for the establishment of a **PD-I: Planned Development–Infill District**—an overlay zone which will extend authorization for a Mixed Use development to be known as Morgan Square—which PD–I Master Plan has been submitted in compliance with provisions of the Land Development Ordinance. The **Morgan Square PD-I: Planned Development–Infill District**, as submitted, includes six (6) single-family residential structures and seven (7) commercial structures proposed upon an assortment of lots and parcels of land, which arrangement of properties and parcels bear the municipal addresses of 951, 953 & 955 Howard Avenue, 151 & 156 Baltar Avenue, and include four additional parcels which have no municipal address.

City Council held a First Reading regarding this matter on January 7, 2014.

Case No. 13-078-PC — Thomas M. and Cynthia W. Kennedy — an application for **Vacation** of a portion of an unnamed, **Public Right-of-Way (Alley)**, oftentimes referred to as “Kennedy Alley,” which portion of right-of-way measures twelve feet (12’) in width by seventy-eight feet (78’) in length (More or Less) and is further described as being situated adjacent to two parcels of land presently identified as 1034 Beach Boulevard and an unnumbered parcel fronting upon the Public Right-of-way.

City Council Tabled this matter, Subject To Call, on January 7, 2014.

VIII. OLD BUSINESS:

IX. NEW BUSINESS:

X. COMMUNICATIONS:

The next regularly scheduled Planning Commission meeting will be held at 2:00 p.m. on Thursday, February 6, 2014, in the Auditorium of the Dr. Martin Luther King, Jr., Municipal Building located at 676 Dr. Martin Luther King Jr. Boulevard.

XI. ADJOURNMENT



BILOXI BOARD OF ZONING ADJUSTMENTS (BZA) REGULAR MEETING

Community Development Auditorium
676 Dr. Martin Luther King, Jr. Boulevard
January 16, 2014

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) Regular Meeting of January 2, 2014.

III. PLANNING STAFF/LEGAL COUNSEL/COMMITTEE REPORTS

IV. CONTINUED PUBLIC HEARINGS: *None*

V. NEW PUBLIC HEARINGS:

Case No. 14-002-BZA — Mednet Systems, Inc. (owner) and Jace Nguyen (applicant) — The purpose of the hearing is to consider a request for **Variances to Required Spacing Between Certain Uses**, pursuant to performance standards contained within Table 23-11-18-A of the Land Development Ordinance, to authorize the conversion of an existing vacant commercial structure, approximately eight thousand (8,000) square feet in size, for utilization as a Lounge and Nightclub, to include indoor live entertainment and dancing – said facility to be known as The Flipside, said structure being situated upon a parcel of land approximately thirty-nine one-hundredths (0.39) of an acre in size, as follows:

1) a **Distance Variance** of up to five hundred feet (500'), to authorize a proposed **Lounge** and **Nightclub** to operate at a distance of approximately three hundred forty-five feet (345') from an existing **Bar and Lounge** (i.e., Just Us), instead of at the five hundred foot (500') separation distance prescribed by the Land Development Ordinance; and

2) a **Distance Variance** of up to eight hundred and seventy feet (870'), to authorize the aforementioned **Lounge** and **Nightclub** to operate at a distance of up to approximately six hundred and thirty feet (630') from five (5) **Places of Worship** (i.e., Emanuel Baptist Church, Our Mother of Sorrows Catholic Church, Nativity BVM Catholic Church, Division Street Church of Christ, and Lighthouse Church AFA), instead of at the fifteen hundred foot (1,500') separation distance prescribed by the Land Development Ordinance, all for the property identified as 273 Caillavet Street.

VI. OLD BUSINESS:

VII. NEW BUSINESS:

VIII. COMMUNICATIONS:

The next regularly scheduled Board of Zoning Adjustments (BZA) meeting will be held immediately following the 2:00 p.m. Biloxi Planning Commission Meeting on Thursday, February 6, 2014, in the Auditorium of the Dr. Martin Luther King, Jr., Municipal Building located at 676 Dr. Martin Luther King, Jr. Boulevard.

IX. ADJOURNMENT