

**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
February 20, 2014
2:00 p.m.

I. ROLL CALL

II. MINUTES: Approval of Minutes for the Regular Biloxi Planning Commission Meeting of February 6, 2014.

III. PLANNING STAFF/LEGAL COUNSEL/COMMITTEE REPORTS

IV. CONTINUED PUBLIC HEARINGS: *none*

V. NEW PUBLIC HEARINGS:

Case No. 14-006-PC — CC Long Beach Investments, LLC (owner) and Carlson Consulting Engineers (applicant) — an application for **Subdivision Re-plat**, to authorize the re-subdivision of existing lots 1 thru 10 of Block 14 of Beauvoir Truck Farm Subdivision, which lots currently comprise six and eighty-nine one-hundredths (6.80) acres (More or Less) in overall size, to be reconfigured and re-subdivided into two (2) separate lots of record, to become Lots 1A and 2A of Block 14 of Beauvoir Truck Farm Subdivision, as follows:

Lot “1A” – six and twelve one-hundredths (6.12) acre lot, and

Lot “2A” – sixty-eight one-hundredths (0.68) acre lot;

[Note: A section of property – 10’ X 60’ (More or Less) approximately 0.01 of an acre – has been removed from this site and has been proposed for inclusion into existing Lot 40 of adjoining Belvedere Heights 2 Subdivision; in addition, portions of lots 6, 7 and 10 of said Block 14 of Beauvoir Truck Farms Subdivision have previously been re-subdivided into a tract of land which has been developed as a Dollar General Store.]

for the property presently identified as 2050 Pass Road.

Case No. 14-007-PC — City of Biloxi — an application to amend the Land Development Ordinance (LDO) by reinstating the “Enclosure of Use” text - a key element of Zoning in Biloxi for several decades, which section of text was erroneously removed from the final draft of the Land Development Ordinance when it was updated in 2009, as follows:

[Add]-Enclosure of Uses-Section 23-4-3(G): Use Standards

Enclosure of Uses

Every principally Permitted Use in any zoning district, with the exception of the DT Downtown, I Industrial, WF Waterfront and SB Sand Beach Districts, shall be conducted entirely within a completely enclosed structure, except those uses expressly exempted from the complete enclosure requirement, as listed in subsections (a) and (b) of this Section. It should be noted that all uses (Enclosed or unenclosed) are not exempt from obtaining a Certificate of Occupancy for a permanent on-premises structure, from which general business operations must be conducted, nor are they exempt from the screening and buffering requirements set forth in the Land Development Ordinance.

(a) Exemptions from the enclosure requirement are as follows:

- 1) Vehicular or equipment and machinery sales and rentals, including but not limited to automobiles, boats, trucks, farm equipment, trailers, manufactured homes and other similar uses. This does not include maintenance repair activities, and/or pawned items.
- 2) Live bait sales
- 3) Plant nurseries
- 4) Lumber yards
- 5) Stone monument sales
- 6) Gas Stations and Car Washes

- 7) Contractor's storage yard for vehicles, materials and supplies (except where Use-Specific Standards require storage within an enclosed structure)
- 8) Animal Care, Training, or Kennels
- 9) Golf Courses, Golf Driving Ranges, and Shooting Ranges
- 10) Parks, playgrounds, Piers, Marinas and Other Recreational/Entertainment-outdoor uses
- 11) Drive-in Cinemas, Restaurants, Banks, and other similar drive-in facilities
- 12) Farm operations
- 13) Parking Lots and Garages
- 14) Cemeteries
- 15) Restaurant Cafes
- 16) Newspaper, soft drink, and other similar vending machines
- 17) Souvenir store shell displays, provided such displays are located on the same property as the principal business and are enclosed by a minimum of a four foot high fence, and conform to all other applicable regulations
- 18) Accessory patio lounges (i.e., a type of lounge which must be attached to an existing, operating, indoor lounge) provided, however, that these patio lounges are fenced, screened or otherwise closed off from public rights-of-way and adjoining properties by means of a minimum four foot high fence or wall, and meet all other requirements of the Land Development Ordinance, and other ordinances, as applicable.

(b) Requirements for Exterior Storage, Sale and/or Rental

- 1) For the following uses exempted in the preceding Subsection (a), any items stored or displayed outside, for sale and/or rent, must be located on an impervious surface:
 - (a) Vehicular or equipment and machinery sales and rentals, including but not limited to automobiles, boats, trucks, farm equipment, trailers, mobile homes or similar uses;
 - (b) Lumber yards;
 - (c) Contractor's storage yard for vehicles, materials and supplies;
 - (d) Animal Care, Training or Kennels;
 - (e) Drive-in Cinemas, Restaurants, Banks, and other similar drive-in facilities; and
 - (f) Parking Lots and Garages
- 2) Impervious surfaces shall include, but are not limited to, brick pavers, concrete and asphalt.

In order to further the goal of improving drainage throughout the City, the use of material that has the least adverse impact on drainage, and which meets the approval of the DRC, shall be encouraged.

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 approved this matter on January 30, 2014.

Case No. 13-075-PC — Morgan Square (owner) and Denton Commercial Properties (applicant) — an application for Preliminary Subdivision Plat approval, which includes six (6) single-family residential structures and seven (7) commercial structures, approximately one and eight-tenths (1.8) acres (More or Less) in overall size, 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 Lane, and include four additional parcels which have no municipal address (re: Municipal Tax Parcel Nos. 1410L-03-036.000, 1410L-03-037.000, 1410L-03-038.000, 1410L-03-039.000, 1410L-03-040.000, 1410L-03-041.000, 1410L-03-052.000, 1410L-03-053.000 & 1410L-03-054.000).

City Council approved this matter on January 30, 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, March 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
February 20, 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 February 6, 2014.

III. PLANNING STAFF/LEGAL COUNSEL/COMMITTEE REPORTS

IV. CONTINUED PUBLIC HEARINGS: *None*

V. NEW PUBLIC HEARINGS:

Case No. 14-008-BZA — Leonard and Izabella Alpert (owner), and Cad Signs (applicant) — an application for a **Variance/Waiver**, to authorize one hundred and eight (108) square feet of additional signage to allow the placement of three new permanent signs totaling one hundred and fifty square feet (150²) in overall size, and to accomplish the removal of forty-two (42) square feet of existing signage, to permit a total of two hundred and thirty-two (232) square feet of business signage upon property currently zoned **WF Waterfront**, the signage requested having been proposed to advertise an existing, legal non-conforming business - Thuy Land Pawn Shop-located at 452 Fayard 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, March 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