

**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
April 3, 2014
2:00 p.m.

I. ROLL CALL

II. MINUTES: Approval of Minutes for the Regular Biloxi Planning Commission Meeting of March 20, 2014.

III. PLANNING STAFF/LEGAL COUNSEL/COMMITTEE REPORTS

IV. CONTINUED PUBLIC HEARINGS:

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. The text change, as proposed, is 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.

Note: City Council held a First Reading regarding this matter on March 11, 2014, and remanded this case back to Planning Commission for further consideration.

On March 20, 2014, the Planning Commission decided to re-advertise this case for a Continued Public Hearing to be conducted on April 3, 2014.

V. NEW PUBLIC HEARINGS:

Case No. 14-013-PC — Martin J. Wagner (owner) and Chad Irby (applicant)— An application to consider a Zoning Map Amendment, to authorize a change in zoning district classification for a parcel of land measuring eight-tenths (0.8) of an acre (more or less) in size, from its current zoning district classification of **RMH-Residential Manufactured/Mobile Home** to **NB-Neighborhood Business**, which change in zoning would allow the applicant to receive consideration for a separate application submitted requesting Conditional Use approval to construct a Contractor's Office complete with Warehouse and outdoor storage upon a vacant parcel of land presently identified as 11485 Parkers Circle.

Case No. 14-014-PC — Martin J. Wagner (owner) and Chad Irby (applicant) — An application requesting **Conditional Use Approval**, to authorize the establishment of a Contractor's Office complete with Warehouse and outdoor storage upon a vacant parcel of land approximately eight tenths (0.8) of an acre (more or less) in size, which parcel is located within an **NB-Neighborhood Business** zoning district classification and is presently identified as 11485 Parkers Circle.

VI. TREE HEARINGS: *none*

VII. CITY COUNCIL ACTION:

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.
City Council approved this matter on March 18, 2014.

Case No. 14-009-PC — Mississippi Coast Coliseum Commission — A application to consider a request for **Vacation** of a portion of Oakwood Drive, approximately four hundred and fifty-two and ninety-eight one-hundredths feet in length by fifty feet in width (452.98' x 50'), which portion of right-of-way vacation would involve the roadway situated immediately adjacent to properties identified as 2312, 2313, 2316, 2317, 2320, 2321, 2323, 2324, 2328, 2329, 2332, 2336, and 2337 Oakwood Drive, (inclusive of a single unnumbered lot).
City Council approved this matter on March 25, 2014.

Case No. 14-010-PC — Jeanie Danell Louviere (owner) and Clifton Moore (applicant) — A application requesting **Conditional Use Approval**, to authorize the establishment of a Minor Automotive Repair Shop within an existing structure situated upon a parcel of land approximately fifty-nine one-hundredths (0.59) of an acre in overall size, which structure is presently located within an **NB-Neighborhood Business** zoning district classification and identified as 1785 Pass Road–Suite E.
City Council approved this matter on March 25, 2014.

VIII. OLD BUSINESS:

IX. NEW BUSINESS:

X. CITIZENS COMMENTS:

XI. COMMUNICATIONS:

The next regularly scheduled Planning Commission meeting will be held at 2:00 p.m. on Thursday, April 17, 2014, 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
April 3, 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 March 20, 2014.

III. PLANNING STAFF/LEGAL COUNSEL/COMMITTEE REPORTS

IV. CONTINUED PUBLIC HEARINGS: *None*

V. NEW PUBLIC HEARINGS:

Case No. 14-017-BZA — Cheryl White (owner) and Joshua Wagner (applicant) — an application for a six and three-tenths foot (6.3') **Rear Yard Setback Variance**, to authorize the construction of an elevated open deck to be situated thirteen and seven-tenths feet (13.7') from the rear property line, instead of at the twenty foot (20') rear yard setback required by ordinance, for property situated within an **RS-7.5 Medium Density Single Family Residential** District Zone and identified as 141 Jefferson Davis Avenue.

Case No. 14-018-BZA — Martin J. Wagner (owner) and Chad Irby (applicant) — an application for a **Parking Lot Paving Material Variance**, to authorize the use of limestone instead of asphalt, concrete, brick, stone, pavers, aligned concrete strips, or an equivalent material as the paving material of choice, as required by **Section 23-6-2(C)(3)** of the Land Development Ordinance, which alternate material will be utilized to construct a Parking Lot proposed in conjunction with the construction of a Contractor's Office complete with Warehouse and outdoor storage, for property identified as 11485 Parkers Circle.

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, April 17, 2014, in the Auditorium of the Dr. Martin Luther King, Jr., Municipal Building located at 676 Dr. Martin Luther King, Jr. Boulevard.

IX. ADJOURNMENT



BILOXI PLANNING COMMISSION ZONING TEXT AND MAP COMMITTEE

Community Development Auditorium
676 Dr. Martin Luther King, Jr. Boulevard
April 3, 2014

To Commence Immediately Following the Biloxi Board of Zoning Adjustments Regular Meeting

- I. ROLL CALL**
- II. Discussion of Potential Text Changes to the Land Development Ordinance:**
 - 1. Creation of a CRO (Corridor Redevelopment Overlay) for sections of Pass Road.**
 - 2. Initiation of text to authorize the sale of Fireworks within the City of Biloxi.**
- III. ADJOURNMENT**