

**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 17, 2014  
2:00 p.m.

**I. ROLL CALL**

**II. MINUTES:** Approval of Minutes for the Regular Biloxi Planning Commission Meeting of April 3, 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. The Planning Commission decided on April 3, 2014, to continue discussion of this text amendment at the Zoning Text and Map Committee meeting which followed the BZA Meeting on this same date.*

**V. NEW PUBLIC HEARINGS:**

**Case No. 14-015-PC — William Holmes, Jr. (owner) and Les Seymour (applicant)** — An application to consider a **Zoning Map Amendment**, to authorize a change in zoning district classification for a parcel of land approximately eighty and one-half (80.5) acres (more or less) in size, from **A-Agricultural** to **RS-7.5 Medium-Density Single Family Residential**, which change in zoning would allow the applicant to apply separately for Preliminary Subdivision Plat approval, for consideration of a one hundred and ten (110) lot single family residential subdivision, upon an unaddressed tract of land located along Mason Road.

**Case No. 14-019-PC — City of Biloxi** — An application requesting a **Text Amendment** to the LDO, as per a specific request made by the Biloxi Planning Commission, which proposed text change involves the following:

*Amend-Table 23-6-2(D)(2) Minimum Number of Off-Street Parking Spaces—as follows: Under the Use Category Visitor Accommodations, within the minimum off-street parking spaces chart addressing minimum parking required for Hotel or Motel—substitute the standard of 1 space per guest room for both Hotels and Motels, instead of the of current 1 space per 2 guest rooms for Hotels and 1space per 1 guest room for Motels.*

**Case No. 14-020-PC — City of Biloxi** —An application requesting a **Text Amendment** to the LDO in this instance as per a specific request conveyed via a Resolution from the Biloxi City Council to the Planning Commission, requesting consideration of a text change as follows:

*Amend-Table 23-4-1(B) and (C): Use Tables for Residential Districts and Non Residential and Planned Development Districts—by including the specific use “Bail Bondsman” as a Conditional Use within the NB-Neighborhood Business Zoning District – providing for an expansion of this Regulated Use into the NB zone.*

**VI. TREE HEARINGS:** *none*

**VII. CITY COUNCIL ACTION:** *none*

**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, May 1, 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 17, 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 April 3, 2014.
- III. PLANNING STAFF/LEGAL COUNSEL/COMMITTEE REPORTS**
- IV. CONTINUED PUBLIC HEARINGS:** *None*
- V. NEW PUBLIC HEARINGS:** *None*
- 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, May 1, 2014, in the Auditorium of the Dr. Martin Luther King, Jr., Municipal Building located at 676 Dr. Martin Luther King, Jr. Boulevard.
- IX. ADJOURNMENT**