

**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
May 15, 2014
2:00 p.m.

I. ROLL CALL

II. MINUTES: Approval of Minutes for the Regular Biloxi Planning Commission Meeting of May 1, 2014.

III. PLANNING STAFF/LEGAL COUNSEL/COMMITTEE REPORTS

IV. CONTINUED PUBLIC HEARINGS: *None*

V. NEW PUBLIC HEARINGS:

Case No. 14-023-PC — Boyd Gaming Corporation (owner) and Seymour Engineering/Nancy Depreo (applicant) — An application to consider a request for **Vacation** of three (3) improved **Public Rights-of-Way** as follows:

- 1.) a portion of Anglada Street, for that section of roadway situated south of Bayview Avenue, approximately three hundred thirty and eighty-two one-hundredths feet in length by eighteen and two-tenths feet in width (33.82' x 18.02'); and
- 2.) a portion of Fayard Street, for that section of roadway situated south of Bayview Avenue, approximately four hundred four and seventy-nine one-hundredths feet in length by twenty-five and ninety-eight one hundredths feet in width (404.79' x 25.98'); and
- 3.) a portion of Reynoir Street, for that section of roadway situated south of Bayview Avenue, approximately five hundred twenty-three and ninety-eight one-hundredths feet in length by forty and seven one-hundredths feet in width (523.98' x 40.07'),

which vacation of said rights-of-way will directly involve those properties situated alongside and identified as 421,423, 427, 431, 441, 445, 447 Anglada Street; 831 & 867 Bayview Avenue; 420 & 452 Caillavet Street; 427 & 441 Croesus Street; 420, 421, 424, 427,428, 430, 431, 433, 436, 439, 440, 443, 445, 446, 449, 452 Fayard Street; and 426, 427, 428, 431, 434, 435, 439, 440, 444, 445, 452, 453, 456, 457, 460, 465 & 468 Reynoir Street.

Case No. 14-027-PC — BHL (owner) and Rumsey Consulting Engineering (applicant) — An application to consider a request for **Preliminary Subdivision Plat** approval, to reconfigure two (2) existing parcels of land into five (5) separate, but contiguous parcels of land, approximately sixty-four and forty-four one-hundredths (64.44) acres (More or Less) in overall size, to become known as Ellzey Place Subdivision, for properties fronting Popp's Ferry Road (re: Municipal Tax Parcel Nos.1208O-01-001.003 and 1208O-01-002.000).

VI. TREE HEARINGS: *none*

VII. CITY COUNCIL ACTION:

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

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.

The City Council conducted a first reading relative to this matter on May 6, 2014.

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.

The City Council approved this matter on May 6, 2014.

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.

The City Council approved this matter on May 6, 2014.

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.

The City Council conducted a first reading relative to this matter on May 6, 2014, with a motion to deny.

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.

The City Council conducted a first reading relative to this matter on May 6, 2014.

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.*

The City Council conducted a first reading relative to this matter on May 6, 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, June 5, 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
May 15, 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 May 1, 2014.

III. PLANNING STAFF/LEGAL COUNSEL/COMMITTEE REPORTS

IV. CONTINUED PUBLIC HEARINGS: *None*

V. NEW PUBLIC HEARINGS:

Case No. 14-024-BZA — George Salloum — An application to consider a five foot (5') **Height Variance**, to allow a new single family residence, to be built at a height of forty (40') feet, instead of at the thirty-five foot (35') maximum height allowed by ordinance, for property identified as 460 Saylor Drive (i.e., Tax Parcel Nos. 1109P-2-003.002 and 1109P-02-003.005).

Case No. 14-025-BZA — Ivan and Kelly Spinner (owner) and Don Parker (applicant) — An application to consider a 2.2 foot **Accessory Structure Setback Variance** and a **Driveway Variance** to authorize construction of a retaining wall eight-tenths (.08') of a foot distance from the side property line, and also to permit a second driveway entrance to be placed on the property identified as 440 Green Teal Court (i.e., Tax Parcel No. 1110D-01-081.000).

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, June 5, 2014, in the Auditorium of the Dr. Martin Luther King, Jr., Municipal Building located at 676 Dr. Martin Luther King, Jr. Boulevard.

IX. ADJOURNMENT