

**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
June 5, 2014
2:00 p.m.

I. ROLL CALL

II. MINUTES: Approval of Minutes for the Regular Biloxi Planning Commission Meeting of May 15, 2014.

III. PLANNING STAFF/LEGAL COUNSEL/COMMITTEE REPORTS

IV. CONTINUED 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-one-hundredths feet in width (330.82' 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.

V. NEW PUBLIC HEARINGS: *none*

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.

The City Council approved a modified version of this text amendment on May 20, 2014.

Case No. 14-021-PC — BHL Development, LLC (owner) and MJ Kane, LLC (applicant) — An application to consider a **Zoning Map Amendment**, to authorize a change in zoning district classification for a parcel of land approximately thirty-eight and seventy one-hundredths (38.70) acres (more or less) in size, from **RS-10 Low-Density Single Family Residential** to **NB-Neighborhood Business**, which change in zoning would allow the applicant to submit an application for the construction of a new Bank and to allow consideration for other commercial activities upon a portion of two unaddressed properties located along Popp’s Ferry Road
The City Council approved this matter on May 27, 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; after an initial motion to deny failed, a motion to approve this Zoning Map Amendment was granted by Council on May 20, 2014.

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 approved this matter on May 20, 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 approved this matter on May 20, 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 19, 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
June 5, 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 15, 2014.

III. PLANNING STAFF/LEGAL COUNSEL/COMMITTEE REPORTS

IV. CONTINUED PUBLIC HEARINGS: *None*

V. NEW PUBLIC HEARINGS:

Case No. 14-028-BZA — Grand Casino of Biloxi, LLC (owner) and W. G. Yates Construction (applicant) — An application to consider 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 an open green space for properties which are part of the Grand Casino Complex [now known as Harrah's Casino] which properties are currently identified by the municipal address of 311 Beach Boulevard (i.e., Tax Parcel Nos. 1410P-01-002.000, 1410I-03-003-000 & 1410I-03-004.000).

Case No. 14-029-BZA — Virece Proby — To consider an **Appeal**, pursuant to Section 23-2-4(S)(2)(b) of the Biloxi Land Development Ordinance of 2010, seeking reversal of a determination of denial rendered by the Biloxi Building Official/Director of Community Development with respect to a request by the appellant requesting the right to retain an existing carport and shed (i.e., Accessory Structures) situated upon two contiguous lots of record which currently provide no principal structures, for lots located within an **RS-5 High-Density Single Family Residential Zone**, which action of denial was based upon a city regulation [re: Section 23-4-4(B)(2)(g)] which prohibits the construction or establishment of any accessory use or structure prior to the establishment of a principal use or structure upon the lot or parcels in question, for properties currently identified as 410 and 414 Main Street (i.e., Tax Parcel Nos. 1410C-02-054.000 & 1410C-02-055.000).

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 19, 2014, in the Auditorium of the Dr. Martin Luther King, Jr., Municipal Building located at 676 Dr. Martin Luther King, Jr. Boulevard.

IX. ADJOURNMENT