

**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 19, 2014  
2:00 p.m.

**I. ROLL CALL**

**II. MINUTES:** Approval of Minutes for the Regular Biloxi Planning Commission Meeting of June 5, 2014.

**III. PLANNING STAFF/LEGAL COUNSEL/COMMITTEE REPORTS**

**IV. CONTINUED PUBLIC HEARINGS:** *none*

**V. NEW PUBLIC HEARINGS:**

**Case No. 14-030-PC — Treasure Bay, LLC (owner) and Brown, Mitchell & Alexander, Inc. (applicant)** — An application to consider to a **Zoning Map Amendment**, to authorize a change in zoning district classification for six (6) parcels of land from their original zoning of **CB-Community Business** to **WF-Waterfront District**, and thereby expanding the existing **WF-Waterfront** zoning to involve additional properties, inclusive of a newly submitted property site to be utilized for an additional public parking lot proposed in companion Case No. 14-031-PC.

**Case No. 14-031-PC — Treasure Bay, LLC (owner) and Brown, Mitchell & Alexander, Inc. (applicant)** — An application to consider a **Master Plan Update**, to authorize the establishment of an **Overlay Zoning District** (i.e., a **PD-GE** overlay zone) upon a number of parcels of land which have been utilized for many years to accommodate and/or support the long-standing gaming establishment operated at this site. Specifically, the **Master Plan Update** provides for the addition of 111,550 square feet of land area to the Treasure Bay Casino and Hotel Complex, and further requests the removal of 966,804 square feet of land area from said property site – which modifications upon the site will result in the addition of a new public parking lot providing 295 new parking spaces.

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

**VII. CITY COUNCIL ACTION:**

**Case No. 14-022-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:

Amendment to **Tables 23-4-1(B) and (C):** Use Tables Residential and Nonresidential and Planned Development Districts, respectively, by Adding Seasonal Firework Sales as a Conditional Use “C” in RB Regional Business zones; in addition,

Add–**Section 23-4-3(D)(8)(m)**

**m. Seasonal Firework Sales** – providing specific standards which must be met in the establishment of said Seasonal Fireworks Sales outlets.

*The City Council approved this matter on June 10, 2014, with modifications.*

**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, July 3, 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 19, 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 June 5, 2014.

**III. PLANNING STAFF/LEGAL COUNSEL/COMMITTEE REPORTS**

**IV. CONTINUED PUBLIC HEARINGS:** *None*

**V. NEW PUBLIC HEARINGS:**

**Case No. 14-032-BZA — Treasure Bay, LLC (owner) and Brown, Mitchell & Alexander, Inc.(applicant) —** An application to consider a request for a six percent (6%) **Impervious Surface Coverage Area Variance**, to authorize an additional parking lot to be constructed upon a single parcel of land approximately two and fifty-two one-hundredths (2.52) acres (more or less) in size, which site has been submitted in conjunction with the existing Treasure Bay Casino and Hotel property, and which project will result in coverage of eighty-six percent (86%) of the individual property site, instead of the eighty percent (80%) coverage allowed within the **WF Waterfront** zone, for the property currently identified as 1994 Beach Boulevard.

**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, July 3, 2014, in the Auditorium of the Dr. Martin Luther King, Jr., Municipal Building located at 676 Dr. Martin Luther King, Jr. Boulevard.

**IX. ADJOURNMENT**