

**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
August 7, 2014
2:00 p.m.

- I. **ROLL CALL**
- II. **MINUTES:** Approval of Minutes for the Regular Biloxi Planning Commission Meeting of July 17, 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 two (2) 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
- 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; 867 Bayview Avenue; 420, 430 & 452 Caillavet Street; 419, 420, 421, 424, 425, 427, 428, 430, 431, 433, 436, 439, 440, 443, 445, 446, 449, & 452 Fayard Street; and 427, & 431 Reynoir Street.

This case has been removed per applicant's request and will be heard at a later date.

Case No. 14-037-PC — Kim Thu, LLC (owner) and George Carney (applicant) — An application for **Conditional Use** approval, to authorize the establishment of a **Bail Bondsman** office within an existing structure, situated upon a parcel of land approximately one-fourth (1/4) of an acre in overall size, which structure is located within an **NB –Neighborhood Business** zoning district classification and is presently identified as 538 Division Street, Suite B.

Case No. 14-038-PC — Munro Terminal LLC (owner) and Murray L Moran (applicant) — An application to consider an application requesting **Conditional Use** approval, to authorize the placement of a **Seasonal Fireworks Sales Outlet** upon a parcel of land located within an **RB-Regional Business** zoning district classification and presently identified as 12234 Shriners Boulevard.

Case No. 14-039-PC — Ronnie Blacklidge (owner) and Ben Benvenuti (applicant) — An application to authorize a change in zoning district classification for a parcel of land from its current zoning district classification of **RS-10 Low-Density Single Family Residential** to **NB-Neighborhood Business**, which change in zoning would allow the applicant to submit a separate application for **Conditional Use** approval to construct an RV Park upon a vacant parcel of land presently identified as 11189 Old Highway 15.

Case No. 14-040-PC — Ronnie Blacklidge (owner) and Ben Benvenuti (applicant) — An application for **Conditional Use** approval, to authorize the establishment of an **RV Park** upon a parcel of land approximately forty (40) acres in overall size, which parcel is presently located within an **RS-10 Low-Density Single Family Residential Zone**, but for which a separate application (re:

Case No. 14-039-PC) has also been submitted requesting **NB –Neighborhood Business zoning**, for land area presently identified as 11189 Old Highway 15 – which rezoning is needed to allow this RV Park project to proceed.

VI. TREE HEARINGS: *none*

VII. CITY COUNCIL ACTION:

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.
City Council approved this matter on July 22, 2014.

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.
City Council approved this matter on July 22, 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, August 21, 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
August 7, 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 July 17, 2014.

III. PLANNING STAFF/LEGAL COUNSEL/COMMITTEE REPORTS

IV. CONTINUED PUBLIC HEARINGS:

Case No. 14-036-BZA — Elliot Land Development, LLC — An application for an eight foot, four inch (8'4") **Height Variance**, to authorize construction of a twelve foot, four inch (12'4") tall brick ornamental fence complete with subdivision identification signage, which fence and signage, together with lamp ornamentation, will exceed the four foot (4') height allowance provided by ordinance.

V. NEW PUBLIC HEARINGS:

Case No. 14-041-BZA — Don and Marsha Mitchell (owner) and Than Nguyen (applicant) — An application for a **Vehicular Use Area Landscape Variance**, to allow a parking lot for a recently opened restaurant (i.e., The Blue Crab) to be constructed without provision of requisite landscaping within the vehicular use area and surrounding perimeter, as required by the Land Development Ordinance [re: Section 23-6-3(D)] for a property site located within a **WF-Waterfront District Zone**, and currently identified as 1785 Beach Boulevard.

Case No. 14-042-BZA — Wal-Mart Stores, Inc. (owner), and SGA Design Group/Sunday Bougher (applicant) — An application for a **Sign Size Variance**, to authorize a Business Identification sign to be 186.3 square feet in overall size, instead of the 150 square feet allowed by ordinance, upon property currently zoned **NB Neighborhood Business**, the signage requested having been proposed to serve as the primary identification sign for a Wal-Mart Neighborhood Market store currently under construction, for property currently identified as 2050 Pass Road.

Case No. 14-043-BZA — Munro Terminal, Inc. (owner) and Murray L. Moran (applicant)— An application to consider a request for a thirteen hundred foot (1300') **Distance Variance**, pursuant to an exception to the performance standards established for **Seasonal Fireworks Sales Outlets** within the City of Biloxi, to authorize a proposed **Seasonal Fireworks Sales Outlet** to be located within twelve hundred feet (1200') of another Seasonal Fireworks Sales Outlet, instead of meeting the twenty-five hundred foot (2500') separation requirement prescribed by ordinance, for property identified as 12234 Shriners 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, August 21, 2014, in the Auditorium of the Dr. Martin Luther King, Jr., Municipal Building located at 676 Dr. Martin Luther King, Jr. Boulevard.

IX. ADJOURNMENT