

**AGENDAS FOR THE BILOXI PLANNING COMMISSION
AND THE BILOXI BOARD OF ZONING ADJUSTMENTS (BZA)**



BILOXI PLANNING COMMISSION REGULAR MEETING

Community Development Auditorium
676 Dr. Martin Luther King, Jr. Boulevard
October 2, 2014
2:00 p.m.

I. ROLL CALL

II. MINUTES: Approval of Minutes for the Biloxi Planning Commission Meeting of September 4, 2014.

III. PLANNING STAFF/LEGAL COUNSEL/COMMITTEE REPORTS

IV. CONTINUED PUBLIC HEARINGS: *none*

V. NEW PUBLIC HEARINGS:

Case No. 14-051-PC — PBJ Properties, LLC (owner) and Jim Holt with Dennis Stieffel & Associates (applicants) — An application for **Preliminary and Final Subdivision Re-plat**, to authorize the re-subdivision of existing lot “3” of Jam Lane Subdivision, which lot currently comprises one and ninety-three one-hundredths (1.93) acres (More or Less) in overall size, to be reconfigured and re-subdivided into two (2) separate lots of record to become Lots “3-A” and 3-B” of Jam Lane Subdivision, as follows:

Lot “3-A” – fifty-eight one-hundredths (.58) acre lot, having one hundred and ten feet (110.0) of frontage upon Jam Lane; and

Lot “3-B” – one and thirty-five one-hundredths (1.35) acre lot, having two hundred and fifty-four and seventy-five one-hundredths feet (254.75”) of frontage upon Jam Lane;

for the property presently identified as Lot 3 of Jam Lane Subdivision.

Case No. 14-052-PC — Pass Road Iberville, LLC (owner) and Julie A. Foxwell (applicant) — An application for **Conditional Use Approval**, to authorize the establishment of a Bar with pool tables within an existing structure situated upon a parcel of land approximately one and two-hundredths (1.02) of an acre in overall size, which structure is located within an NB –Neighborhood Business zoning district classification and presently identified as 291 Iberville Drive.

VI. TREE HEARINGS:

TR-14-001 — Sonny Bhakta — An application to authorize the removal of 37 protected trees consisting of Oaks, Live Oaks, and Twin Oaks, to allow construction of a new hotel upon property identified as 1150/1152 Beach Boulevard.

VII. CITY COUNCIL ACTION:

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.

City Council denied this request on September 2, 2014.

Case No. 14-040-PC — Ronnie Blacklidge (owner) and Ben Benvenuti (applicant) — An application requesting **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.

This case died for a lack of a motion and second.

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 (330.82' x 18.2'); 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');

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.[Note: This case was remanded for reconsideration to the Planning Commission by the Biloxi City Council on July 15, 2014. The Planning Commission public hearing advertised for August 7, 2014, was continued until this meeting date to accommodate a request for extension by the applicant.]

City Council denied this request for Vacation on September 23, 2014.

Case No. 14-044-PC — Ella M. Barq and Hamilton Bickham (owners) and Crossgate Hotels Group, LLC (applicant) — An application for a **Zoning Map Amendment**, to authorize a change in zoning district classification for two adjacent parcels of land—together measuring one and seven-tenths (1.7) acres (more or less) in size—from its current zoning classification of **RM-10 Low-Density Multi-Family Residential** to **CB-Community Business**, which change in zoning would allow the applicant to submit an application to construct a Hotel (i.e., a LaQuinta Inns and Suites) upon the two currently vacant parcels of land presently identified as 950 & 956 Beach Boulevard.

City Council remanded this matter back to the Planning Commission on September 23, 2014 with instructions to re-advertise this Zoning Map Amendment for an additional Public Hearing to include all parcels of land fronting to Beach Boulevard from Hopkins Boulevard to Benachi Avenue.

Case No. 14-047-PC — Brian Tsang — An application for a **Zoning Map Amendment**, to authorize a change in zoning district classification for two adjacent parcels of land—together measuring eight and three-tenths (8.3) acres (more or less) in size—from their current zoning classification of **NB Neighborhood Business** to **CB-Community Business**, which change in zoning would allow the applicant to submit an application for a building permit to renovate a former hospital facility into a hotel, for land presently identified with the municipal address of 180 Debuys Road.

City Council conducted a First Reading on September 23, 2014, with final disposition proposed for Council's next regular meeting.

Case No. 14-049-PC — Huy D. Nguyen (owner) and David DeLorme & Ray Williams (applicants) — An application for a **Conditional Use**, to authorize the establishment of a **Pawn Shop** within an existing structure situated upon two parcels of land approximately one-quarter (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 318 Oak Street.

City Council approved this request on September 23, 2014.

Case No. 10-057.2-PC — Brandon Elliott with Elliott Land Development — This is a request for **Final Plat** for Malpass West Subdivision a twenty (20) lot single-family residential subdivision constructed upon five and seventy-seven one-hundredths (5.77) acres of land for the property situated North, West and fronting upon Brasher Road, East of Malpass Landing Drive, and South of Popp's Ferry Road.

City Council approved this request on September 23, 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, October 16, 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
October 2, 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) Meeting of September 4, 2014.

III. PLANNING STAFF/LEGAL COUNSEL/COMMITTEE REPORTS

IV. CONTINUED PUBLIC HEARINGS: *none*

V. NEW PUBLIC HEARINGS:

Case No. 14-053-BZA — Twin Peaks, LLC (owner) and Gerrod Kilpatrick with Machado/Patano (applicant) — An application requesting variances with respect to the proposed construction of a new Hyatt Place Hotel, as follows:

- 1) a nineteen foot (19') **Structure Height Variance**, to allow construction of a principal building to reach a height of seventy-nine feet (79'), instead of the sixty feet (60') of height allowed by ordinance; and
- 2) a thirty (30) unit **Lot Density Variance**, to allow one hundred and fourteen (114) hotel units to be constructed, instead of the eighty-four (84) units permitted by ordinance,

which variances are necessary to authorize construction of a new Hotel within a **CB Community Business Zone**, for a property site situated upon two vacant parcels of land approximately two and eighty-two one-hundredths (2.82) acres, currently identified as 1150/1152 Beach Boulevard.

Case No. 14-054-BZA — Pass Road Iberville, LLC (owner) and Julie A. Foxwell (applicant) — An application for a three-hundred and fifty foot (350') **Distance Variance** [and additional Distance Variances from nearby Churches and Keesler AFB] as provided by Table 23-4-3(D)(11) *Required Minimum Spacing Between Regulated Business Uses and Protected Uses and Districts*, to authorize a proposed Bar to be situated within one-hundred and fifty feet (150') of several residences [and closer than the 500' allowed to Keesler AFB and 1500' from two established churches and one church property] instead of the distance requirements prescribed by ordinance, for a parcel of land comprising approximately one and two-hundredths (1.02) of an acre in size, presently identified as 291 Iberville Drive.

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, October 16, 2014, in the Auditorium of the Dr. Martin Luther King, Jr., Municipal Building located at 676 Dr. Martin Luther King, Jr. Boulevard.

IX. ADJOURNMENT