

**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
March 19, 2015
2:00 p.m.

I. ROLL CALL

II. MINUTES: Approval of Minutes for the Biloxi Planning Commission Meeting of March 5, 2015.

III. PLANNING STAFF/LEGAL COUNSEL/COMMITTEE REPORTS

IV. CONTINUED PUBLIC HEARINGS: *None*

V. NEW PUBLIC HEARINGS:

Case No. 15-014-PC — John Felsher for Watercourse Acquisition Group, LLC — to consider an application requesting **Preliminary Subdivision Plat** approval, to authorize an existing parcel of land, twenty-one one-hundredths (.21) of an acre (more or Less) in overall size, to be reconfigured and re-subdivided into two (2) separate lots of record to become known as Bill's Subdivision, which parcels will be configured as follows:

Lot "A" – 67.71' X 69.11' in size (more or less) or eleven one-hundredths (.11) of an acre, having 67.71 feet of frontage upon Croesus Street and 69.11 feet of frontage upon Jackson Street; and

Lot "B" – 58' X 81' in size (more or less) or one-tenth (0.1) of an acre, having 81.03' feet of frontage upon Jackson Street and 58.50 feet of frontage upon Rue Magnolia,

for property presently identified 130 Croesus Street (i.e., Tax Parcel No. 1410K-03-124.004) and further described a parcel of land most nearly bounded by the following streets: to the North by Jackson Street; to the South by Water Street; to the East by Rue Magnolia (Street); and to the West by and fronting upon Croesus Street.

VI. TREE HEARINGS:

TR-15-002 — D.R. Horton — To consider removal of 14 protected trees to allow construction of a new office building for D.R. Horton, upon a parcel of land situated upon Tommy Munro Drive (i.e., Tax Parcel No. 1208P-01-003.022).

VII. CITY COUNCIL ACTION:

Case No. 15-003-PC — City of Biloxi — A **Text Change** to the City of Biloxi Land Development Ordinance – Amend Section **23-3-2(B-1): AR: Agricultural Restricted District** – by modifying Table 23-3-2(B-1) AR District Basic Intensity and Dimensional Standards, increasing the minimum standard of lot size for property to be included within this district from one acre (43,560 square feet) to five (5) acres (217,800 square feet or greater). [Note: This text change will also reflect changes within Table 23-5-2 *Intensity and Dimensional Standards*, of the LDO, as well.]
City Council approved this matter on March 3, 2015.

Case No. 15-005-PC — Karen Jerome Black for A & J Mini Mart — An application requesting **Conditional Use Approval**, to authorize the establishment of a Truck Rental Facility (U-Haul) complete with a sign to advertise said business, which facility will be situated upon a parcel of land approximately sixty–nine one–hundredths (.69) of an acre in overall size, and will be co–located in an existing commercial structure situated within an **NB-Neighborhood Business** zoning district, for property identified as 270 Iberville Drive (re: Tax Parcel No. 1210H-02-002.000).

City Council approved this matter on March 3, 2015.

Case No. 15-006-PC — Jimmy Lane for BHL, LLC (owner) and Mike Dedman with Carlson Consulting Engineers, (applicant) — An application for **Preliminary Subdivision Re-plat**, to authorize the re-plat of existing Lot 3 of Ellzey Place Subdivision, which lot currently comprises thirty–three and eighty–eight one–hundredths (33.88) acres (More or Less) in overall size, said existing lot to be reconfigured and re-subdivided into two (2) separate lots of record to become Lot 3–A – five and eighty–five one–hundredths (5.85) acres in size, and Lot 3–B – twenty–eight and three one–hundredths (28.03) acres in size, for property presently identified as Lot 3 of Ellzey Place Subdivision (a portion of Tax Parcel No. 1208O-01-001.003).

City Council approved this matter on March 3, 2015.

Case No. 15-007-PC — Jimmy Lane for BHL, LLC (owner) and Mike Dedman with Carlson Consulting Engineers, (applicant) — A request for **Conditional Use** approval, to authorize a Self-Serve Gas Station, proposed within an **NB Neighborhood Business** zoning district upon a five and eighty–five one–hundredths (5.85) acre parcel of land [submitted for re–subdivision consideration via Case No 15-006-PC], for the property presently identified as an un-numbered parcel situated upon Popp’s Ferry Road, west of Tommy Munro Drive (re: a portion of Tax Parcel No. 1208O-01-001.003).

City Council approved this matter on March 3, 2015.

Case No. 15-009-PC — Devco, Inc. (owner) and Tiffany Soljan (applicant) — An application requesting **Conditional Use Approval**, to authorize the establishment of a Beauty Salon (i.e., a Personal Services Establishment) within an existing structure situated upon a parcel of land approximately seven one –hundredths (.07) of an acre (more or less) in size, which structure is located within an **LB–Limited Business** zoning district and is presently identified as 1896 Popp’s Ferry Road (re: Tax Parcel No. 1209B-01-007.000).

City Council approved this matter on March 3, 2015.

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, April 2, 2015, 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
March 19, 2015

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 March 5, 2015.

III. PLANNING STAFF/LEGAL COUNSEL/COMMITTEE REPORTS

IV. CONTINUED PUBLIC HEARINGS: *None*

V. NEW PUBLIC HEARINGS:

Case No. 15-015-BZA — Glen and Kim Chatham — To consider an application for a five foot (5') **Side Yard Setback Variance**, to authorize construction of an additional 22' X 22' garage to be attached to an existing single family residence and to be situated five feet (5') from the side property line, instead of at the ten (10') foot side yard setback required by ordinance for structures situated within an **RS-10 Low-Density Single Family Residential Zone**, for a residence located at 2003 Bent Oaks Boulevard (i.e., Tax Parcel No.1210C-01-005.035).

Case No. 15-016-BZA — Isla Carlile and Myrna Ray — To consider an application for a seven foot (7') **Front Yard Setback Variance**, to authorize construction of a proposed pergola to be situated twenty-three feet (23') from the front property line, instead of at the thirty (30') foot front yard setback required by ordinance for structures situated within an **RS-10 Low-Density Single Family Residential Zone**, for a residence located at 136 Kenmore Avenue (i.e., Tax Parcel No.1110K-02-101.000).

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, April 2, 2015, in the Auditorium of the Dr. Martin Luther King, Jr., Municipal Building located at 676 Dr. Martin Luther King, Jr. Boulevard.

IX. ADJOURNMENT