

**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

June 4, 2015

2:00 p.m.

I. ROLL CALL

II. MINUTES: Approval of Minutes for the Biloxi Planning Commission Meeting of May 21, 2015.

III. PLANNING STAFF/LEGAL COUNSEL/COMMITTEE REPORTS

IV. CONTINUED PUBLIC HEARINGS: Case No. 15-028-PC — Boyd Gaming Corporation (owner) and Seymour Engineering/Nancy Depreo (applicant) — to consider a request for Vacation of a portion of an improved Public Right-of-Way approximately three hundred thirty and eighty-two one-hundredths feet in length by eighteen feet in width (330.82' x 18.0'), which portion of said right-of-way vacation would involve that part of Anglada Street situated immediately adjacent to properties identified as 423, 427, 431, 441, 445, 447, Anglada Street, 867 Bayview Avenue, 420, 430 & 452 Caillavet Street and 421, 425, 427, 431, 433, 439, 443, 445 & 449 Fayard Street.

V. NEW PUBLIC HEARINGS:

Case No. 15-025-PC — Huy Duc Nguyen (owner) and Wayne O'Neal (applicant) — to consider a request for a Zoning Map Amendment, to authorize a change in zoning district classification for a parcel of land measuring one-half (1/2) acre (more or less) in size, from its current zoning district classification of RS-5 High-Density Single Family Residential to NB Neighborhood Business, which change in zoning would allow this parcel and adjacent property to be consolidated and extended consideration for a proposed Conditional Use (re: Tandem Case No. 15-026-PC) to construct a Storage facility to be built as part of the existing Southern Supply Company – for property currently identified as 320/326 Howard Avenue [noting that the land herein submitted for rezoning was formerly identified as 142 Hoxie Street (i.e., Tax Parcel No. 1410I-05-025.000)].

Case No. 15-026-PC — Huy Duc Nguyen (owner) and Wayne O'Neal (applicant) — to consider a request for Conditional Use Approval, to authorize the establishment of a Storage Facility upon a parcel of land approximately one-half acre (more or less) in size, said storage facility to be constructed upon this ½ acre site to adjoin adjacent property which currently contains the existing Southern Supply Company, for a property site previously identified as 142 Hoxie Street, to be combined with the existing Southern Supply Company Facility site identified as 320/326 Howard Avenue.

Case No. 15-031-PC — Mark D. Swetman — to consider a request for a Conditional Use, to authorize the establishment of an additional Automotive Wrecker Service to be known as S & S Towing and Storage, upon a property site which also houses an existing vehicle towing and storage business (i.e., Swetman Motor Company) for property identified as 361 & 363 Caillavet.

VI. TREE HEARINGS: None

VII. CITY COUNCIL ACTION: Case No. 13-067-PC — Knight Properties, Inc. — an application request for Final Subdivision Plat approval for Reunion Place Subdivision – Phase 1 – for property situated south of Popp's Ferry Road, north of and fronting to Brodie Road, West of Lucius Drive and east of Cedar Lake Road.

The City Council approved this request on Tuesday, May 26, 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, June 18, 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
June 4, 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 May 21, 2015.

III. PLANNING STAFF/LEGAL COUNSEL/COMMITTEE REPORTS

IV. CONTINUED PUBLIC HEARINGS:

Case No. 15-029-BZA — Tommy Brooks for Broocks Real Estate, LLC — to consider an application for a three foot (3') **Side Yard Setback Variance**, to authorize construction of a 23' x 16' garage to be attached to an existing single family residence and situated two feet (2') from the side property line, instead of at the five (5') foot side yard setback required by ordinance for structures situated within an **RS-5 High-Density Single Family Residential Zone**, for a residence located at 1056 Frank P. Corso Street.

V. NEW PUBLIC HEARINGS:

Case No. 15-030-BZA — Brent A. & Patrice B. Futrell (owners) and Butler Homes (applicant) — to consider an application an eight foot (8') Accessory Structure **Height Variance**, to allow a Garage to be built to a height of twenty-four (24') feet, instead of at the sixteen (16') maximum height allowed by ordinance, for property identified as 2353 N. Country Club Lane.

Case No. 15-032-BZA — Brian Chevalier — to consider an application for several **Variations** necessary to authorize a proposed upgrade of an existing residential structure into a **Lounge/Nightclub** facility, as follows:

1. a fourteen (14') foot **Accessory Structure Setback Variance**, to allow the placement of a dumpster pad six feet (6') from the side property line, instead of at the twenty foot (20') Side Yard setback required for an accessory structure situated adjacent to Dukate Street;
2. a three foot (3') **Landscape Buffer Area Variance**, to allow a proposed vehicular access way to be situated zero feet (0') from the north property line, instead of providing a minimum required three foot (3') Landscape Buffer Area adjacent to Howard Avenue, as required by ordinance[re: Section 23-6-3(D)(3)] ;
3. a request 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; and also
4. Several **Distance Variations**, as required by Table 23-4-3(D)(11) *Required Minimum Spacing Between Regulated Business Uses and Protected Uses and Districts*, as follows:
 - a. a **Distance Variance** of up to one thousand feet (1000'), to authorize the aforementioned **Lounge/Nightclub** to operate at a distance of up to approximately five hundred feet (500') from two (2) **Places of Worship** (i.e., The Episcopal Church of the Redeemer and Saint Paul United Methodist Church), instead of at the fifteen hundred foot (1,500') separation distance prescribed by Ordinance;
 - b. a **Distance Variance** of up to one-hundred forty-seven feet (147'), to authorize the proposed **Lounge/Nightclub** to operate at a distance of approximately three-hundred fifty-three feet (353') from an existing Child Care Facility (i.e., Biloxi's Childcare

Adventure), instead of at the five hundred foot (500') separation distance prescribed by Ordinance; and

- c. a **Distance Variance** of up to three-hundred eighty-seven feet (387'), to authorize the proposed **Lounge/Nightclub** to operate at a distance of approximately one-hundred thirteen feet (113') from **RM-30** zoned property, instead of at the five hundred foot (500') separation distance prescribed by Ordinance,

all for the property identified as 657 Howard Avenue (i.e., Tax Parcel No. 1410K-01-050.000).

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 18, 2015, in the Auditorium of the Dr. Martin Luther King, Jr., Municipal Building located at 676 Dr. Martin Luther King, Jr. Boulevard.

IX. ADJOURNMENT