



**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
August 6, 2015
2:00 p.m.

I. ROLL CALL

II. MINUTES: Approval of Minutes for the Biloxi Planning Commission Meeting of July 16, 2015.

III. PLANNING STAFF/LEGAL COUNSEL/COMMITTEE REPORTS

IV. CONTINUED PUBLIC HEARINGS:

Case No. 15-035-PC — Marvin D. Hendrix — To consider an application requesting **Conditional Use** approval to authorize establishment of **Short-Term Rentals** (for time frames of less than 30 days) within a single family residential unit, for property situated within an **RM-20 Medium-Density Multi-Family Residential** zoning district and identified by municipal address 129 Lee Street.

V. NEW PUBLIC HEARINGS:

Case No. 15-039-PC — City of Biloxi — To consider a Text Change to amend **Article 23-7 Subdivision Standards**, as follows:

Section 23-7-5(C) – Utilities by Private Utility Companies

(1) A subdivision developer shall install or cause to be installed all utilities provided by private utility companies such as, but not limited to, power, gas, telecommunication and television cable and *high-speed internet*, before final plat approval can be granted. The developer will be required to install fiber Optic Cable Conduit of sufficient size and material composition [as determined by the city] to provide accommodation of high-speed internet throughout the affected subdivision property site.

Case No. 15-040-PC — Boyd Gaming Corporation (owner) and Seymour Engineering/Nancy Depreo (applicant) — To consider an application requesting **Vacation** and **Realignment** of a portion of an improved **Public Right-of-Way** approximately two hundred and ninety-seven feet in length by one hundred and one feet in width (297' x 101'), which portion of said right-of-way would involve that part of **Fayard Street**

situated immediately adjacent to properties identified as 449, 445, 443, 439, 452, 446 & 440 Fayard Street and 867 Bayview Avenue.

VI. TREE HEARINGS: *None*

VII. CITY COUNCIL ACTION:

Case No. 15-028-PC — Boyd Gaming Corporation (owner) and Seymour Engineering/Nancy Depreo (applicant) — 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.

The City Council approved this request, on Tuesday, July 21, 2015, subject to providing a twenty-five foot (25') paved easement to the City interconnecting Anglada with Fayard Street.

Case No. 15-031-PC — Mark D. Swetman — 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.

The City Council approved this request, on Tuesday, July 21, 2015, subject to fencing and landscaping upgrades at this location.

VIII. OLD BUSINESS:

Conduct a workshop (as requested by the Planning Commission) to discuss issues and explore options related to the possible expansion or contraction authorization of **Short-Term Rentals** within certain areas of Biloxi. The Public is invited to participate in all discussions and presentations involving this topic.

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 20, 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
August 6, 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 July 16, 2015.

III. PLANNING STAFF/LEGAL COUNSEL/COMMITTEE REPORTS

IV. CONTINUED PUBLIC HEARINGS: *None*

V. NEW PUBLIC HEARINGS:

Case No. 15-041-BZA — Brent Warr — To consider a request for several **Variances**, necessary to authorize additional buildings to be constructed to the existing Water Street Apartments site, as follows:

1. a six (6') foot **Side Yard Setback Variance**, to allow several proposed apartment buildings to be situated four feet (4') from the west (side) property line, instead of at the ten foot (10') setback required by ordinance;
2. a fifteen (15') foot **Rear Yard Setback Variance**, to allow several new buildings to be situated five (5') feet from the north (rear) property line, instead of at the twenty (20') foot setback required by ordinance; and also
3. a ten (10) unit **Lot Density Variance**, to allow thirty (30) additional apartment units to be constructed, instead of the twenty (20) units permitted by ordinance for the combined property site situated within an **RM-30 High- Density Multi-Family Residential** zone,

all for properties currently identified as 634, 638 and 642 Water Street (i.e., Tax Parcel Nos. 1410J-07-042.001, 1410K-01-058.000 & 1410K-01-059.000). [Corrected from ad]

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 20, 2015, in the Auditorium of the Dr. Martin Luther King, Jr., Municipal Building located at 676 Dr. Martin Luther King, Jr. Boulevard.

IX. ADJOURNMENT