



**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
November 5, 2015
2:00 p.m.

I. ROLL CALL

II. MINUTES: Approval of Minutes for the Biloxi Planning Commission Meeting of October 15, 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.

Case No. 15-039-PC — City of Biloxi — To consider a Text Change to the Land Development Ordinance 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.

V. NEW PUBLIC HEARINGS:

Case No. 15-054-PC — City of Biloxi — An application to consider a **Text Amendment** to the Land Development Ordinance amending **Article 23-3: Zoning Districts**, by adding **Section 23-3-5(F): STR: Short-Term Rental**

Overlay District and amending **Section 23-4-3(D): Commercial Uses** by providing requirements for **Short-Term Rentals**.

Case No. 15-055-PC — Pegasus Development Group, LLC (owner) and Seymour Engineering/Nancy Depreo (applicant) — An application to consider a request for **Vacation** of an improved **Public Right-of-Way** (Camille Street) to allow for the collapse of two parcels of land currently separated by Camille Street to become a single property.

Case No. 15-056-PC — Pegasus Development Group, LLC (owner) and Seymour Engineering/Nancy Depreo (applicant) — An application to consider acceptance of a site plan, which site plan provides for the **Dedication of Property** to the City of Biloxi, for land area which would allow for the widening of the southernmost section of Croesus Street at its termination with Beach Boulevard, for land area encompassing a total of one thousand, four hundred and four (1404) square feet (more or less), which portion of said land area would involve a portion of property presently identified as 830 Beach Boulevard.

VI. TREE HEARINGS: None

VII. CITY COUNCIL ACTION:

Case No. 15-047-PC — Phyllis W. & Robert J. Wiltz (owners) and Dennis Stieffel (applicant) — a **Zoning Map Amendment** to authorize a change in zoning district classification for several parcels of land, ninety-six (96) acres in size (more or less), from its present zoning district classification of **A-Agricultural** to **RS-10 Low-Density Single Family Residential**, which change in zoning would allow the applicant to apply separately for Preliminary Subdivision Plat approval (re: Case No.15-048-PC) to allow for consideration of a one-hundred thirty-one (131) lot single family residential subdivision to be located between Hudson-Krohn Road and Old Highway 67(identified currently as Tax Parcel Nos. 1207H-01-007.000, 1207I-01-003.000, 1207I-01-003.001 and 1207J-01-001.000).

City Council called for a public hearing on this matter on October 27, 2015. The Public Hearing is scheduled for November 17, 2015, to be conducted by the City Council.

15-049-PC — Elliott Land Development — a request for **Preliminary Subdivision Plat** approval for a twenty-one (21) lot single-family residential subdivision submitted under the working title: Malpass Landing Subdivision – Phase II, for land comprising seven and six-tenths (7.6) acres in overall size (more or less) and presently identified as an unaddressed parcel situated adjacent to Fearn Court (re: Tax Parcel No. 1209F-01-022.000).

City Council approved this matter on October 20, 2015.

Case No. 15-050-PC — Phyllis W. & Robert J. Wiltz (owners) and Dennis Stieffel (applicant) — Sheila A. Smith (owner) and Dennis Stieffel & Associates (applicant) — a request for Preliminary Subdivision Plat approval for an eighty-seven (87) lot single-family residential subdivision submitted under the working title: Smith Tract Subdivision, for parcels of land together comprising thirty-nine (39) acres in overall size (more or less) and collectively identified as 13151 Old Hwy 67 (re: Tax Parcel Nos. 1207O-01-005.000 & 1207O-01-005.006).

City Council called for a public hearing on this matter on October 27, 2015. The Public Hearing is scheduled for November 17, 2015, to be conducted by the City Council.

Case No. 15-051-PC — TSG Real Estate II, LLC (owner) and Gulf Coast Exotic Auto, LLC (applicant) — a request for Conditional Use Approval, to authorize the establishment of an Automobile Sales Outlet within an existing structure, upon a parcel of land approximately three-tenths (.3) of an acre in size, which parcel is located within an NB-Neighborhood Business zoning district and is presently identified as 2747 Pass Road (re: Tax Parcel No. 1110E-02-028.001).

City Council approved on this matter on October 20, 2015.

VIII. OLD BUSINESS: *None*

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, November 19, 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
November 5, 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 October 15, 2015.

III. PLANNING STAFF/LEGAL COUNSEL/COMMITTEE REPORTS

IV. CONTINUED PUBLIC HEARINGS: *None*

V. NEW PUBLIC HEARINGS:

Case No. 15-057-PC — Andrew and Kimberly Meyers — An application to consider a request for an eighteen foot (18') **Front Yard Setback Variance**, to authorize a new single family residence with attached garage to be situated twelve feet (12') 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 Zoning District**, for a vacant parcel of land currently identified as Lot 4 in Lopez Point Subdivision.

Case No. 15-058-PC — Kimberly Bui — An application to consider request for a three-thousand, four-hundred and twenty-eight square foot (3428s.f.) **Lot Size Variance**—a request to sanction the conversion of an existing accessory structure from its original designation as a garage to a proposed re-classification as a **Guest cottage**, upon a lot of record which also accommodates a principal use involving an existing single family residence, for property zoned **RS-5 Low-Density Single Family Residential**, noting that a **Guest cottage** is restricted by ordinance to those lots which have a minimum lot size of twenty thousand (20,000) square feet [in this case, the lot under consideration measures only sixteen thousand, five hundred and seventy-two (16,572) square feet], for property currently identified as 320 Lee Street.

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, November 19, 2015, in the Auditorium of the Dr. Martin Luther King, Jr., Municipal Building located at 676 Dr. Martin Luther King, Jr. Boulevard.

IX. ADJOURNMENT